

**Colorado Springs, CO
Planning and Development**

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required
Application No. DEPN-23-0002

Description : proposing to build (4) 3-story apartment buildings with clubhouse and pool

Address : 0 A

Record Type : Development Plans

Document Filename : VV-apt-DP Submittal1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
ayoka.paek@spaceforce.mil	ayoka.paek@spaceforce.mil	-
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Patrick Morris	Patrick.Morris@coloradosprings.gov	-
Steve Smith	steven.smith@coloradosprings.gov	-
District #3	gishd@wsd3.org	719-391-3531
Brent Johnson	brent@pprbd.org	-
TJ Gajda	tj.gajda@coloradosprings.gov	-
Patrick Dosch	Patrick.Dosch@coloradosprings.gov	-
Kris Andrews	Kristine.Andrews@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-
Corey Masoumi	cmasoumi@csu.org	-

General Comments

Comment ID	Author : Department	Review Comments
12	Kris Andrews : COS Airport	1/26/2023 - The AAC had no objections to the comments below - The following comments will be presented at the January 25, 2023 Airport Advisory Commission meeting: Airport staff recommends no objection with the following conditions: • □Avigation Easement: An avigation easement is required or provide proof of previous recording

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		<p>(book/page or reception number).</p> <ul style="list-style-type: none"> •□Airport Acknowledgement: Upon accepting residency within Veterans Victory, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Veterans Victory lies within an Airport Overlay Zone and is located less than 1 mile from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport. •□Accident Potential Zone: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential is prohibited in APZ-1; Industrial/Commercial and Office development is permissible within the APZ-1 subzone. •□Lighting: Add note to development plan/plat: The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air. •□Noise: Although the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents. •□FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (https://oeaaa.faa.gov/oeaaa/external/portal.jsp).
30	Brent Johnson : Regional Building-Enumerations	<p>Regarding a request for approval of a development plan for Veterans Victory Lot 1, Enumerations has the following comments:</p> <ol style="list-style-type: none"> 1.□Enumerations feels that the internal streets for this project need to be named private streets. All addressing will be assigned from these internal streets. 2.□When submitting a copy of this plan to Enumerations for address assignment, show the locations of any secondary structure which require separate addresses and building permits such as carports, garages, etc. so that a comprehensive addressing plan can be created. 3.□When submitting building plans for permitting, show secondary addressing for apartment units which follows RBD secondary addressing guidelines available on our website. <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>
29	District #3 : School Districts	<p>January 23, 2023</p> <p>Attn: Gabe Sevigny Colorado Springs Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO, 80903</p> <p>Dear Gabe,</p>

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		<p>Per correspondence dated January 5, 2023, for Veterans Victory, SUBD-23-0008 and DEP N 23-0002, 240 planned units in four- three story buildings. Widefield School District #3 has no opposition to Veterans Victory SUBD-23-0008 or DEP N 23-0002 at this time. The school district is owed 5.1 acres of land from this development. We would prefer to accept the land instead of fees. Widefield School District #3 respectfully requests a conversation with the developer about the acreage owed.</p> <p>If you need to contact me, I can be reached at 719-391-3531 or by email at gishd@wsd3.org.</p> <p>Sincerely,</p> <p>David Gish Chief Operations Officer Widefield School District #3</p>

Corrections in the following table need to be applied before a permit can be issued

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3	4	Zaker Alazzeh : City Eng - Traffic Engineering	<p>1- Please add the following to the development plan general notes:</p> <p>A- The developer will be responsible to construct all of the recommended roadway improvements shown on Figure 18 & 19 of LSC Transportation Consultants Traffic Impact and Access Analysis B- The developer will be responsible to construct a traffic signal at Bradley Road/ Legacy Hill Drive intersection.</p> <p>2- Please coordinate with CDOT & El Paso County on roadway improvements. 3-Please show and callout the speed line of sight with the adequate sight distance length (footage) for all proposed intersections. 4- The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review.</p>
39	1	TJ Gajda : City Engineering - SWENT	Label all creeks.
40	1	TJ Gajda : City Engineering - SWENT	Add note stating who owns and maintains detention pond treating site. Where is this occurring?
54	1	TJ Gajda : City Engineering - SWENT	<p>Additional information:</p> <p>1.□Reviewed by Gajda Environmental Consulting (tj.gajda@coloradosprings.gov). Please direct urgent comments to Hao.vo@coloradosprings.gov. Email me with all other comments and cc lead reviewer. 2.□The FDR must be submitted to project dox, and was not reviewed in digeplan. SWENT may have more comments as the stormwater infrastructure and full spectrum detention for entire site need to be addressed via project dox. 3.□It is unclear whether development will have downstream infrastructure. Please verify the timing of overall site prior to proceeding. Pipes accepting site, pond and other infrastructure must be in place prior to any site construction. I cannot fully review this site until I see calculations for the stormwater infrastructure. 4.□All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system. Please note that this does not change</p>

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			<p>the Planning department's submittal process in any way.</p> <p>5. The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise via ProjectDox for review and approval. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. These plans must be approved and included in the building permit set prior to the issuance of a building permit for this project. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela.</p> <p>6. Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction.</p> <p>7. The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm-water connection Permit from the City Engineering Department. The applicant will need to contact Jeanie Duncan at 385-6017 or at Jeanie.duncan@coloradosprings.gov to obtain this permit.</p> <p>8. Please be aware that Step 1 of the Four Step Process has changed in the revised (rev. Dec. 2020) DCM Volume 2, and that the new Step 1 requirements have been implemented as of Nov 1, 2022 for all approvals. In order to assist engineers with meeting the new Step 1 requirements the Stormwater Enterprise has posted a new Green Infrastructure Manual on its website: https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf</p>
55	5	TJ Gajda : City Engineering - SWENT	Please show pipe infrastructure (pipes, MH, inlets) on grading sheets. It can be labeled on other sheets, but needs to be shown here.
47	6	TJ Gajda : City Engineering - SWENT	Please show pipe infrastructure (pipes, MH, inlets) on grading sheets. It can be labeled on other sheets, but needs to be shown here.
58	6	TJ Gajda : City Engineering - SWENT	Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet.
61	6	TJ Gajda : City Engineering - SWENT	Label swales (all)
56	7	TJ Gajda : City Engineering - SWENT	Please show pipe infrastructure (pipes, MH, inlets) on grading sheets. It can be labeled on other sheets, but needs to be shown here.
62	7	TJ Gajda : City Engineering - SWENT	Please show pipe infrastructure on grading sheet. It can be labeled on other sheets, but needs to be shown here.
63	7	TJ Gajda : City Engineering - SWENT	Label swales (all)
65	7	TJ Gajda : City Engineering - SWENT	Is there a swale to get flows to go to this inlet? (not shown)
41	8	TJ Gajda : City Engineering - SWENT	Add MH types
42	8	TJ Gajda : City Engineering - SWENT	What is the pipe leaving this inlet? 42" pipe leading into it is quite large.
43	8	TJ Gajda : City Engineering - SWENT	This is a very large pipe connecting to the inlet. While private pipes can use inlets as junctions, It must fit within the standard inlet (existing) without modification to meet DCM.
44	8	TJ Gajda : City Engineering - SWENT	This pipe is not labeled. It should connect to the MH.
45	8	TJ Gajda : City Engineering - SWENT	What is the purpose of this overflow pipe? Is there no curb capacity? The inlet must have capacity. Trench drains tend to clog more than standard inlets. Please use standard inlet with capacity and no overflow pipe.
49	8	TJ Gajda : City Engineering - SWENT	I have not seen any FDR with calculations of pipes or ponds that will receive this site's flows. I cannot do a full review without knowing that full spectrum detention and the four step process is addressed.
51	8	TJ Gajda : City Engineering - SWENT	Pipe confluence cannot be >90 degrees.

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52	8	TJ Gajda : City Engineering - SWENT	What happens to flows if these trench drains (north end) clog?
53	8	TJ Gajda : City Engineering - SWENT	Green infrastructure flows will not work as proposed in this area. Impervious areas must be treated with FSD, and the WQ reduction for this area would not meet that. Is there capture downstream that would resolve this?
48	9	TJ Gajda : City Engineering - SWENT	Please see previous sheet for stormwater comments and resolve here as applicable.
57	11	TJ Gajda : City Engineering - SWENT	Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet.
60	11	TJ Gajda : City Engineering - SWENT	Label swales (all)
46	12	TJ Gajda : City Engineering - SWENT	The outfall of a pipe shouldn't be over sidewalk. It should have erosion protection.
59	12	TJ Gajda : City Engineering - SWENT	Any trash enclosures cannot be placed this close to stormwater inlets. Please move any enclosures that are near an inlet.
64	13	TJ Gajda : City Engineering - SWENT	Is there a swale to get flows to go to this inlet?
50	14	TJ Gajda : City Engineering - SWENT	Label swales (all)
6	4	Patrick Morris : City Engineering Dev Review	This development is required to fully construct Legacy Hill Drive from Bradley Road to the northern property line. Update the development plan to show Legacy Hill Drive and the Bradley Road/Legacy Hill Drive intersection
7	4	Patrick Morris : City Engineering Dev Review	Include a street cross-section for the public 80' ROW collector Legacy Hill Dr. and plat the entire 80' public ROW.
8	4	Patrick Morris : City Engineering Dev Review	Include a street cross-section for the residential street. Plat the entire 50' ROW and fully construct A Street
9	4	Patrick Morris : City Engineering Dev Review	Label as "Private"
10	4	Patrick Morris : City Engineering Dev Review	label as "private"
11	4	Patrick Morris : City Engineering Dev Review	Call out all the proposed public ROW improvements on the development plan. All public improvements shall follow City Engineering and Traffic Engineering standards.
4	8	Patrick Morris : City Engineering Dev Review	Traffic Engineering cross-section for a collector is 67" ROW with 2 6' eaeements
26	9	Corey Masoumi : Col Springs Utilities	Before reviewing this project, Utilities Development Services needed more information. This region is not currently annexed to the city of Colorado Springs. We are, however, aware of the annexation process. However, no Springs Utilities infrastructure, including wet and dry utilities, exists surrounding this area. As a result, more work is required before we can even begin to review this DP.
27	9	Corey Masoumi : Col Springs Utilities	At this point, requesting HGL and WWMFF will be beneficial, and please include that this parcel will be included in the "Villages at Waterview Annexation." Submit "Hydraulic Grade Line" and "Wastewater Master Facilities" forms; see the following links: https://www.csu.org/Documents/HydraulicGradeLineRequest.pdf https://www.csu.org/Documents/WastewaterMasterFacilityForm.pdf
28	9	Corey Masoumi : Col Springs Utilities	Information Items: □□Contact Customer Contract Administration (CCA) 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.

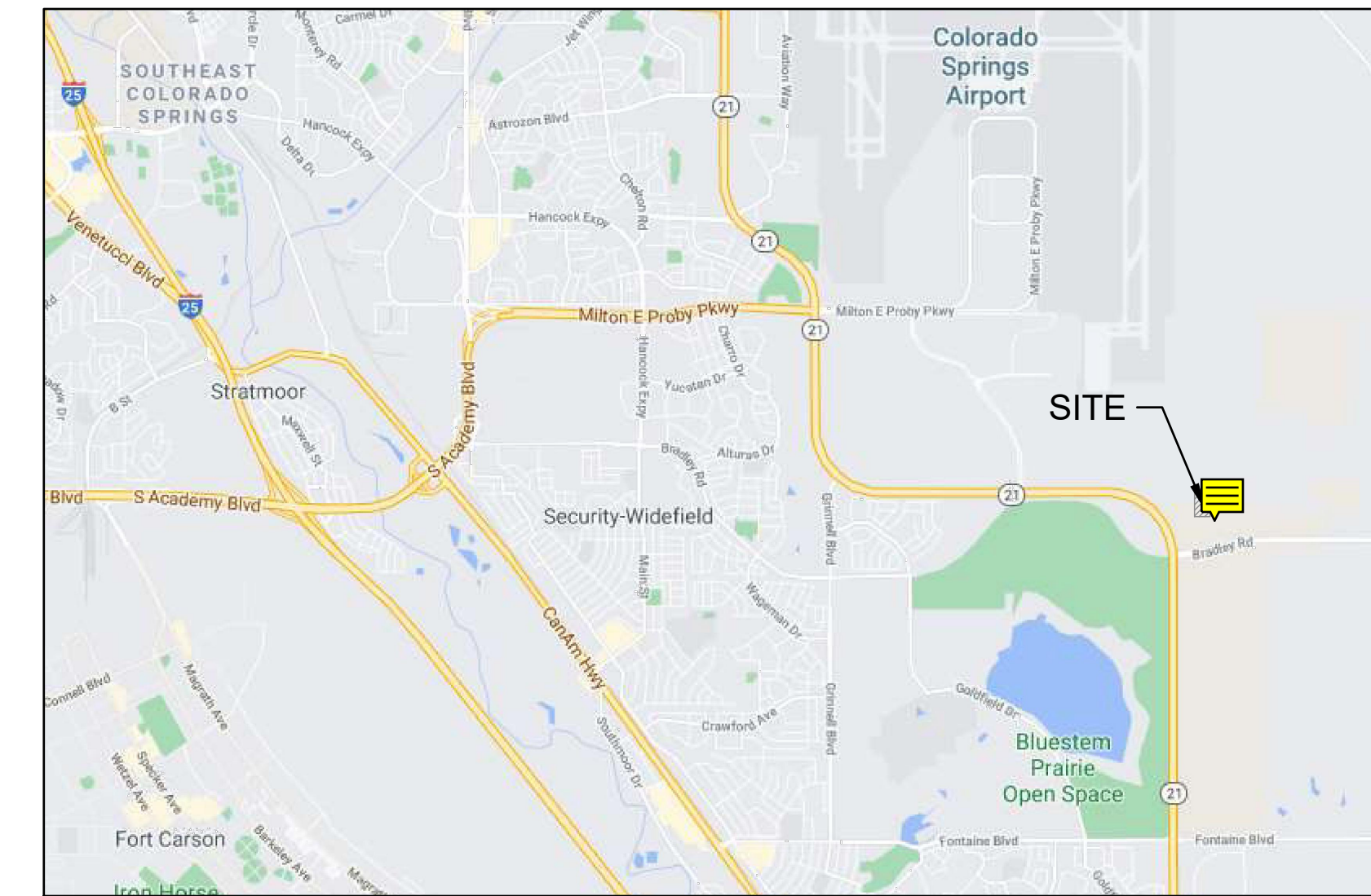
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			<p>o In instances where metered water and/or wastewater connections existed on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.</p> <p>When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval.</p> <p>Colorado Springs Utilities 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 Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985.</p> <p>Colorado Springs Utilities 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. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.</p> <p>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 Colorado Springs Utilities' policies.</p> <p>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.</p> <p>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.</p> <p>Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.</p> <p>The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. Colorado Springs Utilities will assess the need for a Water Quality Plan based on information presented in the Development Plan. Colorado Springs Utilities may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.</p>
31	1	Steve Smith : Fire	What are the proposed road networks to get to this site?
35	1	Steve Smith : Fire	Provide a note on the plans that indicates all apartment buildings will be provided with an internal fire standpipe system per NFPA 14, in lieu of required hose reach around the building.
36	1	Steve Smith : Fire	Provide a fire apparatus movement exhibit showing fire apparatus driving along all roadways . Utilize the data found in this document (https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2023.pdf) to input into AutoTurn to generate the exhibit.
32	4	Steve Smith : Fire	Identify on the plans, all areas that will be marked as a fire lane.
33	4	Steve Smith : Fire	Remove this reference as this will not be permitted as a fire lane.
34	4	Steve Smith : Fire	Remove this reference as this will not be permitted as a fire lane.
37	8	Steve Smith : Fire	Show the proposed location of the fire department connection (FDC) for each building. Coordinate this location with the landscape plans to ensure adequate access and visibility. Also ensure a fire hydrant is provided within 100' of each FDC.
38	10	Steve Smith : Fire	Coordinate locations of fire hydrants and fire department connections with the landscape plans. There are some instances where proposed fire hydrant locations are in conflict with landscaping.

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1	1	ayoka.paek@spaceforce.mil : Military Installations	It is unclear how close the proposed development is to the APZ1 and Clear Zones for the Colorado Springs Airport (COSA). If the development is within the APZ1 area PSFB recommends that uses are restricted to heavy industrial as is the standard for USAF airfields. If it is in the Clear Zone we would recommend complete denial of the development.
20	1	Patrick Dosch : Planning	<p>Please add the following notes clarifying who will own and maintain all landscape improvements in ROW/Private ROW on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.I).</p> <ul style="list-style-type: none"> • "Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns". • "All street trees and streetscape improvements located in the ROW will be maintained by the property owner." (Revise note as needed)
67	1	Gabe Sevigny : Planning	Who is responsible for the installation of landscaping and irrigation, and further more who is responsible for the maintenance, please include a note of this information.
69	1	Gabe Sevigny : Planning	Add a note that Lot 2 is not a part of this development plan and any future development will require a development plan to be submitted for review and approval prior to any land disturbance.
71	1	Gabe Sevigny : Planning	<p>Add the below standards notes as well:</p> <ol style="list-style-type: none"> 1. "An avigation easement effecting the subject property and development is therein established by the "Subdivision Plat Name" subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado." 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." 3. "Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application." 4. "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." 5. • Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions. <ul style="list-style-type: none"> • Accessible parking spaces shall be marked with four inch (4") lines, • Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue. • Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface." 6.
72	1	Gabe Sevigny : Planning	Please clarify, the only, the only submitted document was the Environmental Assessment, which does not constitute a geological hazard study as the information required did not included a soils test as indicated on the document
66	4	Gabe Sevigny : Planning	Be sure the swale will not negatively impact the ADA spaces and the mx slope of 2% at the back end
70	4	Gabe Sevigny : Planning	Where is the mail kiosk located? Inside the office/clubhouse? if not please depict where to be located to determine access/parking
73	4	Gabe Sevigny : Planning	Provide a hatch sidewalk anywhere a pedestrian needs to cross

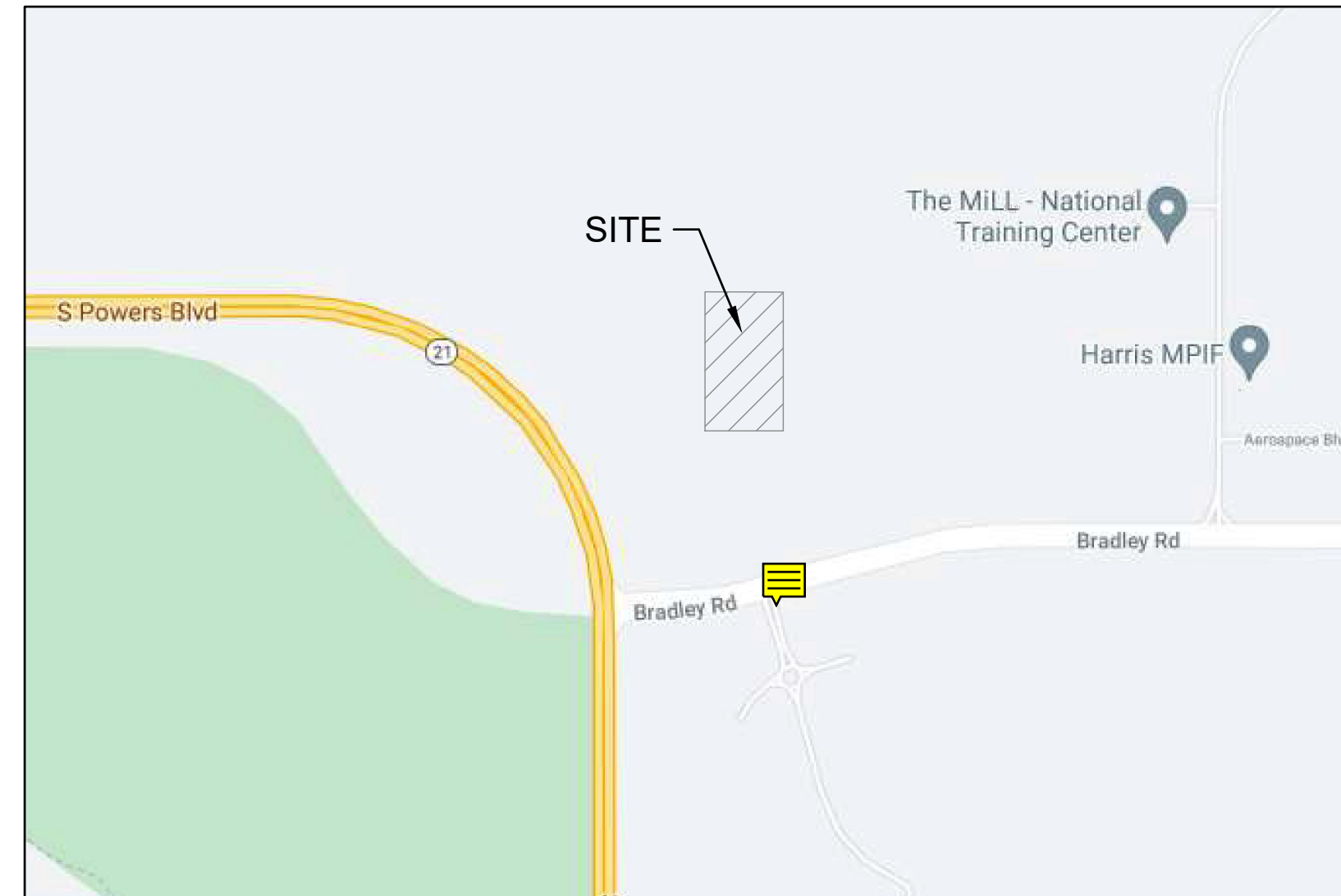
Comment ID	Page Reference	Author : Department	Review Comments
13	10	Patrick Dosch : Planning	<p>A Preliminary Landscape Plan has been submitted. A future Final Landscape and Irrigation Plan application (including review fees) will be due at time of the first building permit (Core and Shell) if not concurrently approved with the Development Plan. All final plant review and counts are done with the Final Landscape Plan application. Plan for and provide the required landscape soils testing report and recommendations with the future Final Landscape Plan application.</p> <p>Update the Index (DP Sheet 1) and all landscape sheets to read "Preliminary Landscape" in the title block.</p>
22	10	Patrick Dosch : Planning	<p>1. Per the current required City Green Infrastructure requirements for all projects over 1 AC, confirm if the required Final Drainage Report for this project has been (or will be) submitted to Stormwater Enterprise on or after May 1, 2022. If so, please provide the following on the landscape plans.</p> <ul style="list-style-type: none"> • All proposed PIA's (Planned Infiltration Areas) should be shown and labeled and should match the Drainage Report, Preliminary Grading and/or Site plan sheet(s) showing these locations. Please show these areas with a solid hatch (send to the back in the drawing) on the landscape sheet. • Show and label all proposed PIA swales with flow arrows on the landscape plan. Confirm all proposed trees are not located at the bottom of any swale. <p>2. Please see the following links for more information on the current Green Infrastructure requirements and contact the Civil Engineer for the project with additional questions.</p> <ul style="list-style-type: none"> • https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf • https://coloradosprings.gov/sites/default/files/policy_clarification_-_green_infrastructure.pdf
14	11	Patrick Dosch : Planning	Label all existing and proposed zoning information for the site and surrounding properties on all landscape sheets (PLP checklist # 1c)
15	11	Patrick Dosch : Planning	Label all streets (public and private drives) with traffic classifications on all landscape sheets (PLP checklist # 1c)
18	11	Patrick Dosch : Planning	Identify all trash enclosures (and provide required screening with FLP) (PLP checklist # 1h)
19	11	Patrick Dosch : Planning	Confirm if any retaining walls or fencing is proposed. If so please provide general heights, material, (and details with FLP) (PLP checklist # 1i and 1j)
24	11	Patrick Dosch : Planning	Label all site elements / amenities (IE bike racks, mail kiosk, landscape lighting, ETC) (PLP Checklist # 6A and 6c)
21	15	Patrick Dosch : Planning	Revise lawn sodding and maintenance notes to specifically reflect the 50/50 mix proposed (currently high water turf notes)
23	15	Patrick Dosch : Planning	Add the following note: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENTLY WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT (PLP checklist # 5c)
25	15	Patrick Dosch : Planning	Add a general irrigation note that ID's the proposed irrigation system for each landscape treatment (PLP checklist # 7a)
16	16	Patrick Dosch : Planning	The Design Landscape Architect is responsible for completing the soil sampling and submitting the samples to a soil testing lab for testing and shall coordinate with the Landscape Contractor regarding the required Horticultural Soil Analysis report. This includes a separate lab test report and recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed). The soils lab results and recommendations are required to be reviewed and approved by the City of Colorado Springs prior to installing any landscaping (plants/sod/native seed) onsite to be reviewed with the Final Irrigation Plan application submittal at the latest. When will the horticultural soils report be provided for Staff review?
17	16	Patrick Dosch : Planning	Confirm "A street"?
74	A200 - OVERALL ELEVATIONS	Gabe Sevigny : Planning	Include any wall mounted lights on elevations

VETERANS VICTORY - LOT 1 DEVELOPMENT PLAN

LOCATED IN PORTION OF SECTION 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP



LOCATION MAP

Please clarify, the only, the only submitted document

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;

THENCE S89°51'23"E CONTINUING ON SAID NORTH LINE, A DISTANCE OF 497.06 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 880.81 FEET;

THENCE N90°00'00"W A DISTANCE OF 497.06 FEET;

THENCE N00°00'00"E A DISTANCE OF 882.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 438,128 SQUARE FEET OR 10.058 ACRES MORE OR LESS

TO BE PLATTED AS LOT 1 OF VETERANS VICTORY FILING NO. 1.

GENERAL NOTES

1. 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 NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
4. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
5. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
6. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
7. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
8. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
9. 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.

BUILDING INFORMATION

NUMBER OF UNITS: 240

CONFIGURATION: 3 STORY MULTI-FAMILY

LIGHTS: FULL CUT-OFF ATTACHED TO STRUCTURE AND GROUND BOLLARD LIGHTING

DENSITY: 23.9 DU/ACRE

OWNER/DEVELOPER

VETERANS VILLA OPERATING, LLC
17332 EDNA ST.
OMAHA, NE 68136
402-639-8855

APPLICANT

HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
719-570-1599

PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
51 N TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
719-227-7388

SCHEDULE

BEGIN EARTHWORK JUNE 2023
FINAL STABILIZATION DEC 2023

SHEET LIST

NO.	TITLE
1	COVER
2	DETAILS (1 OF 2)
3	DETAILS (2 OF 2)
4	SITE PLAN
5	OVERALL GRADING PLAN
6	DETAILED GRADING (SOUTH)
7	DETAILED GRADING (NORTH)
8	STORM SYSTEM
9	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
10	LANDSCAPE SHEET INDEX - L-701
11	LANDSCAPE PLAN - L-702
12	LANDSCAPE PLAN - L-703
13	LANDSCAPE PLAN - L-704
14	LANDSCAPE PLAN - L-705
15	LANDSCAPE NOTES - L-706
16	LANDSCAPE DETAILS - L-707
17	PHOTOMETRIC PLAN - E100
18	PHOTOMETRIC DETAILS - AE100
19	APT A ELEVATIONS - A200
20	APT A ELEVATIONS - A201
21	APT A ELEVATIONS - A202
22	APT A ELEVATIONS - A203
23	APT B ELEVATIONS - A200
24	APT B ELEVATIONS - A201
25	APT B ELEVATIONS - A202
26	APT B ELEVATIONS - A203
27	APT C ELEVATIONS - A200
28	APT C ELEVATIONS - A201
29	APT C ELEVATIONS - A202
30	APT C ELEVATIONS - A203
31	APT D ELEVATIONS - A200
32	APT D ELEVATIONS - A201
33	APT D ELEVATIONS - A202
34	APT D ELEVATIONS - A203
35	CLUBHOUSE ELEVATIONS - A200

SITE INFORMATION

SITE ADDRESS: TO BE DETERMINED

FLOODPLAIN STATEMENT:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.

GEOLOGIC HAZARD STATEMENT:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF GEOLOGIC HAZARD REPORTS PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD AND ENGINEERED MITIGATION: EXPANSIVE SOILS MAY BE MITIGATED PRIOR TO AND DURING CONSTRUCTION BY OVEREXCAVATION AND DRILLED PIER FOUNDATIONS. 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 AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LOT AREA: 438,128 S.F. (10.058 ACRES)

SCHEDULE #: 5500000453

ZONING: R-5

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

SETBACKS:	
FRONT	20
SIDE	5
REAR	25

PARKING:	
GARAGE	
HANDICAP STALLS:	12 SPACES
STANDARD:	228 SPACES

EXTERIOR	
HANDICAP STALLS:	8 SPACES
STANDARD:	248 SPACES

TOTAL SPACES PROVIDED:	476
TOTAL H.C. SPACES PROVIDED:	20
TOTAL BIKE SPACES PROVIDED:	72

APARTMENTS	
1 BEDROOM - 80 @ 1.5 REQ'D:	120
2 BEDROOM - 80 @ 1.7 REQ'D:	136
3 BEDROOM - 80 @ 2.0 REQ'D:	160
CLUBHOUSE - ASSUMED RESIDENT USE	

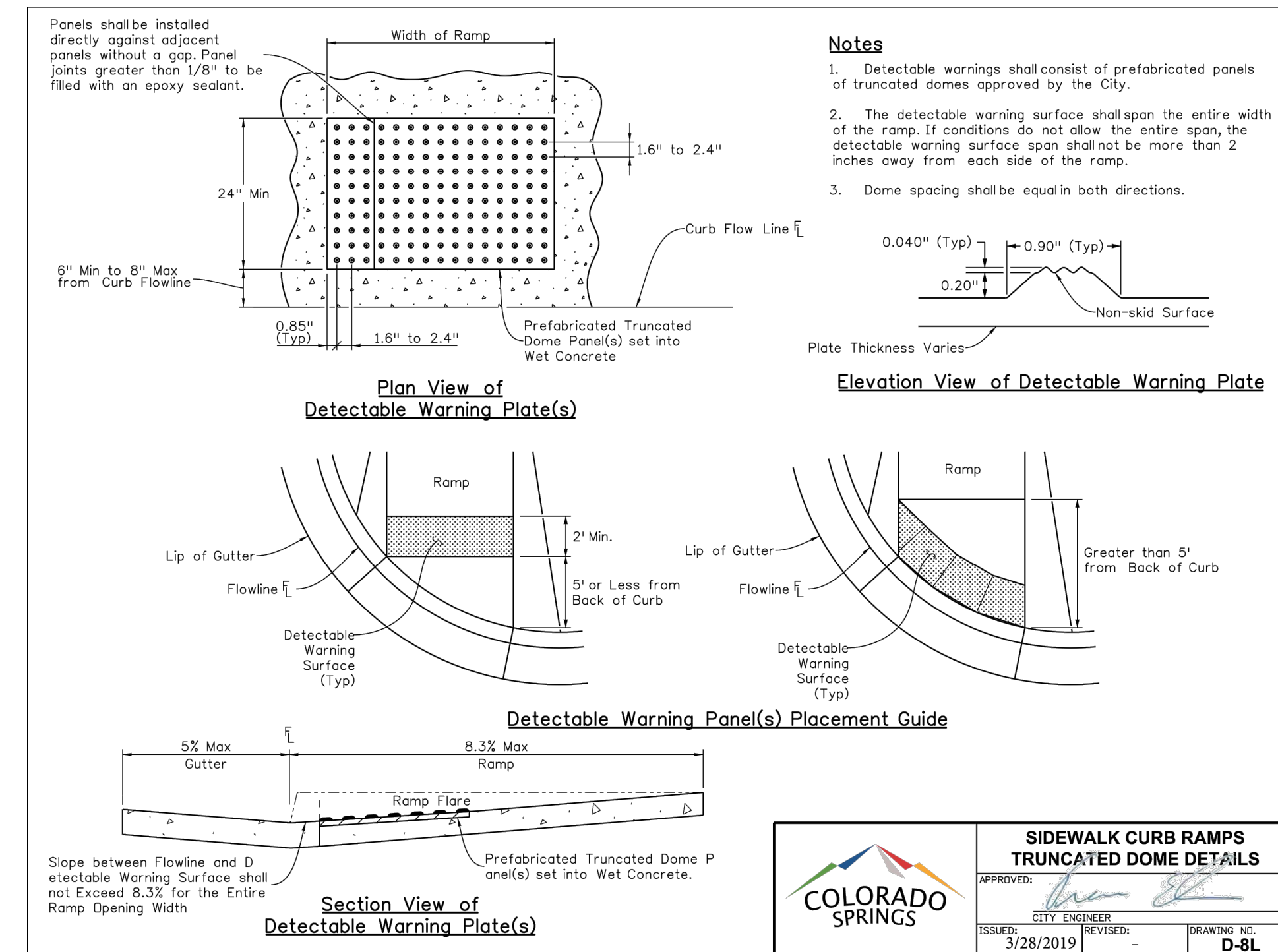
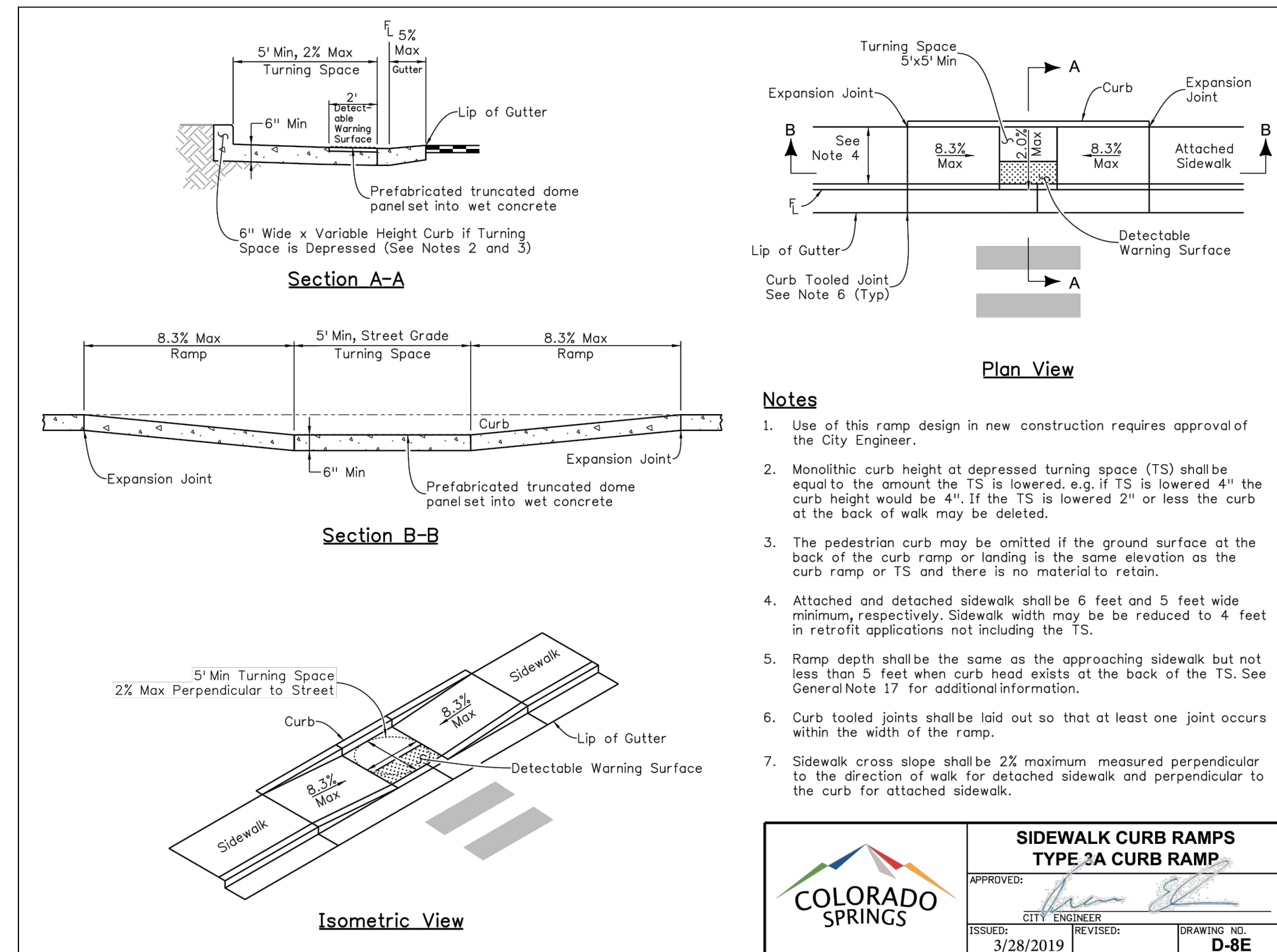
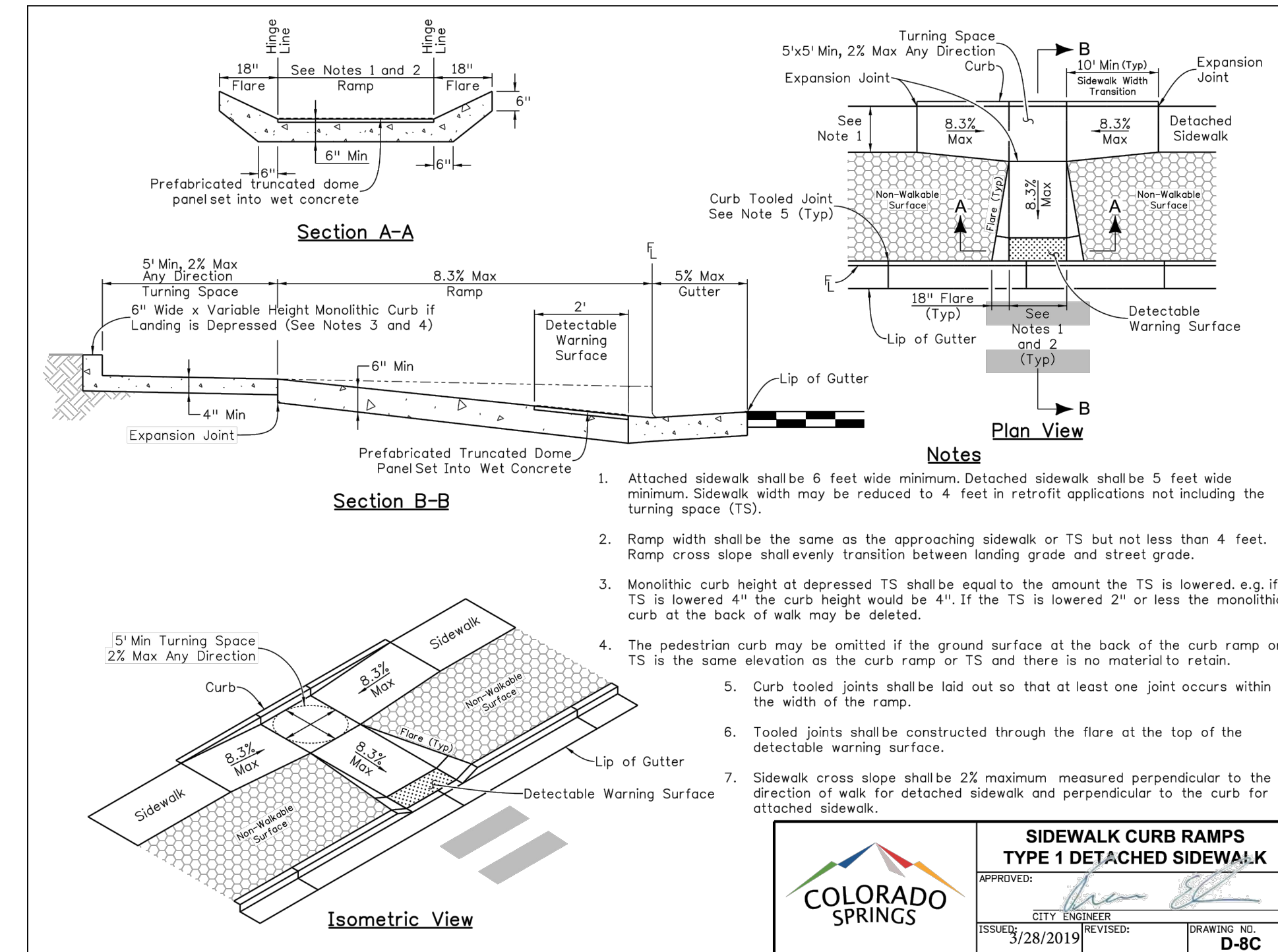
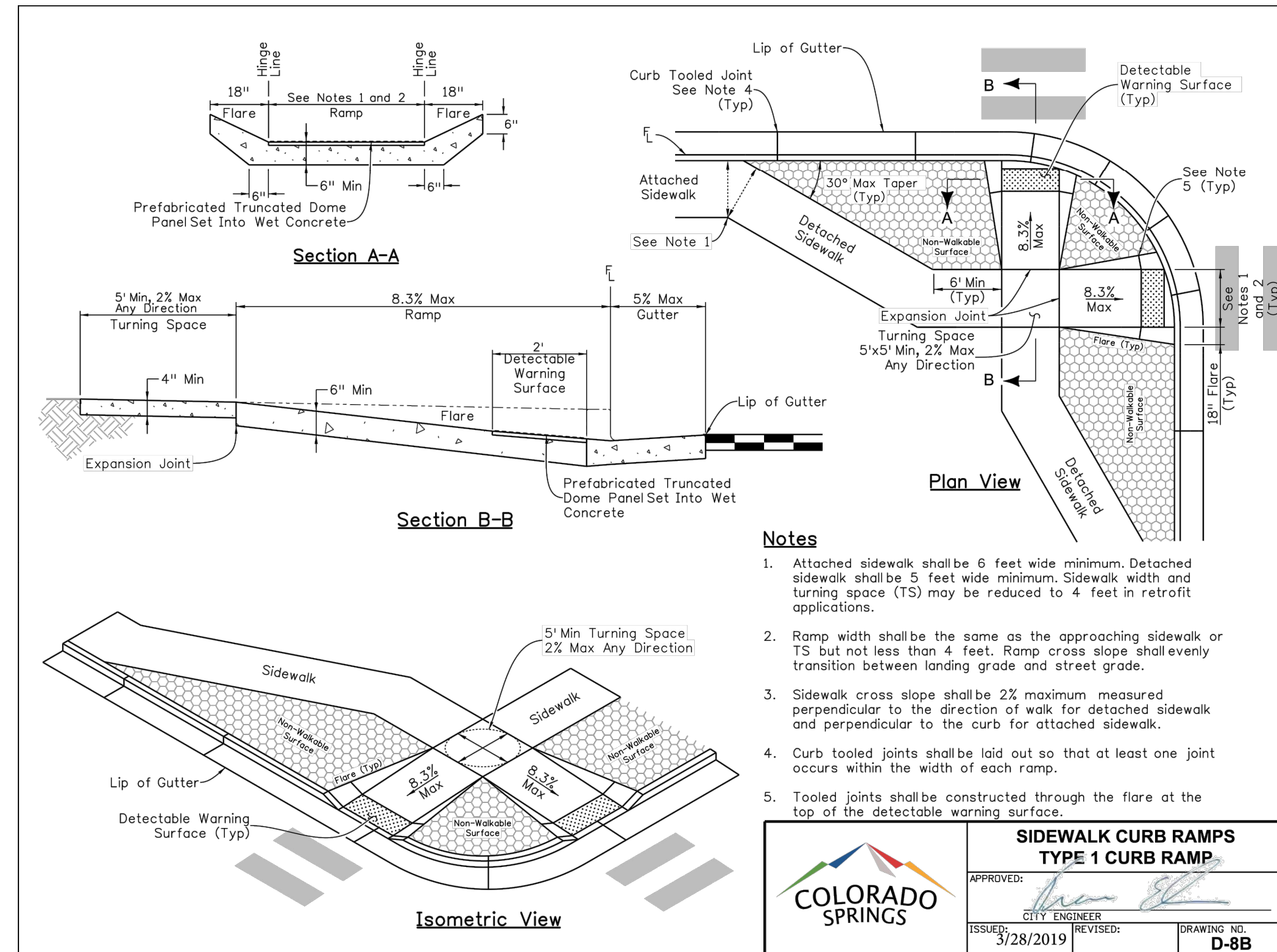
SPACES REQUIRED:	416
H.C. SPACES REQUIRED:	9

LOT COVERAGE:	
BUILDING	24.7%
PAVEMENT	38.3%
PERVIOUS AREA	37.0%
TOTAL	100.0%

BUILDING SQUARE FOOTAGE	
APARTMENT BUILDING A:	25,424SF
APARTMENT BUILDING B:	25,424SF
APARTMENT BUILDING C:	25,424SF
APARTMENT BUILDING D:	25,424SF
CLUBHOUSE:	6,606SF

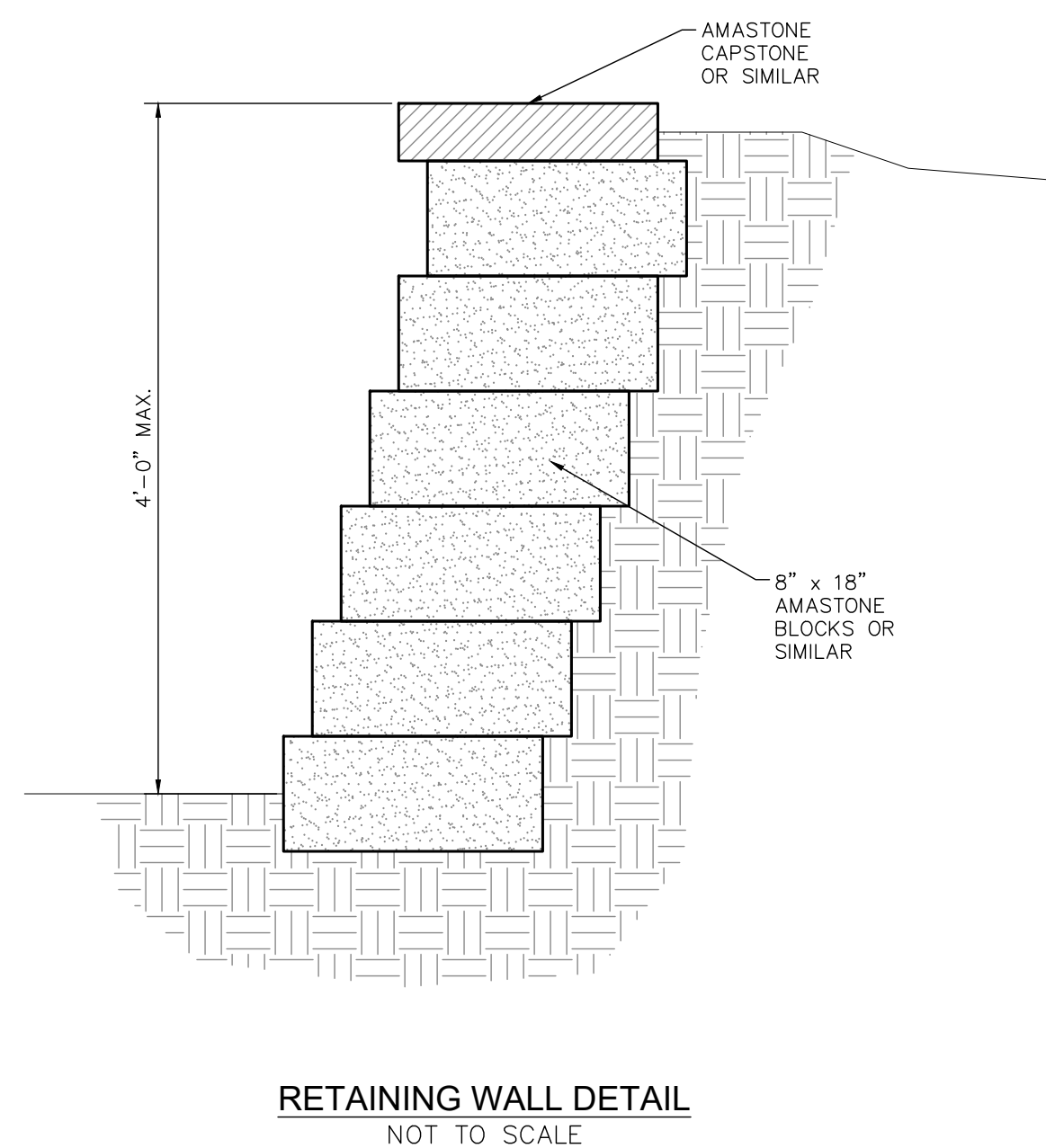
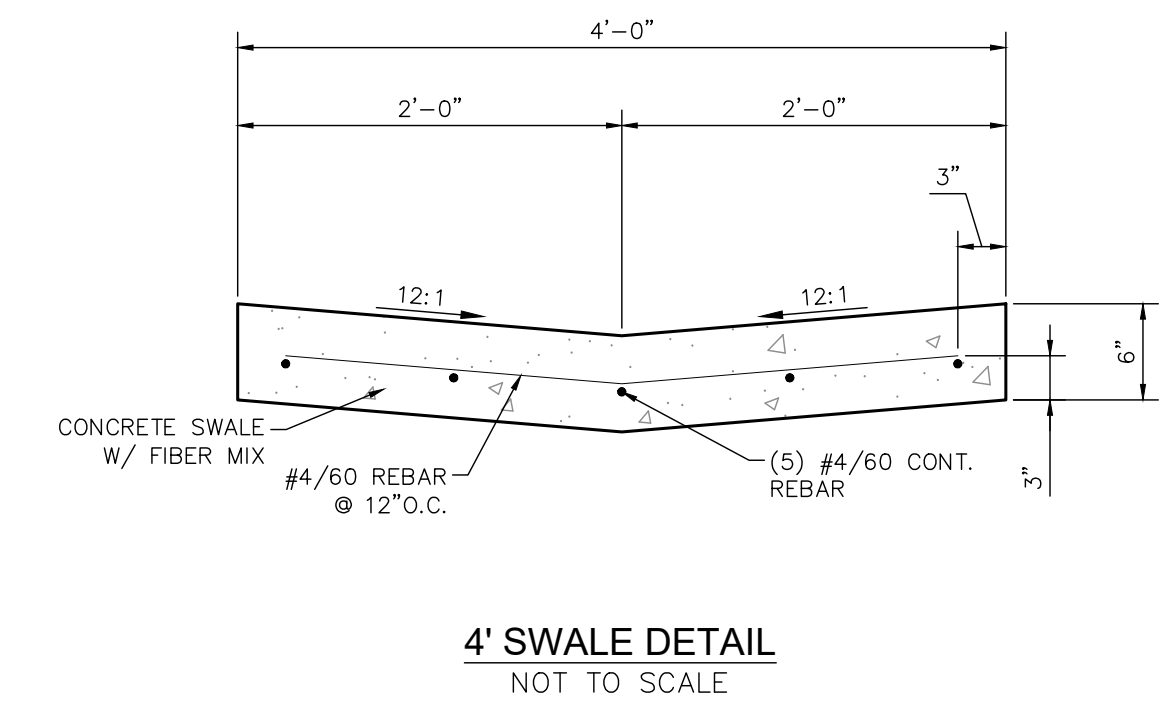
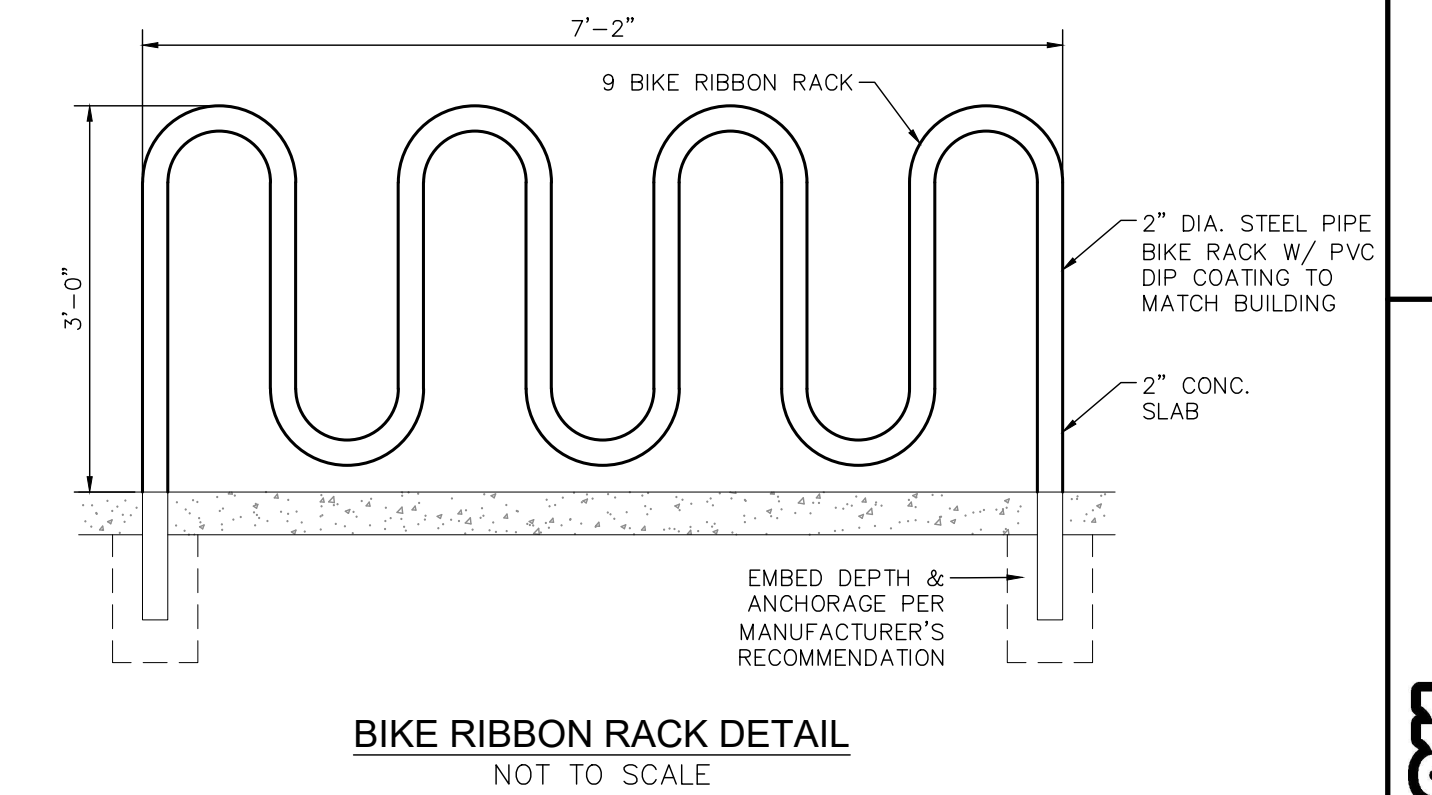
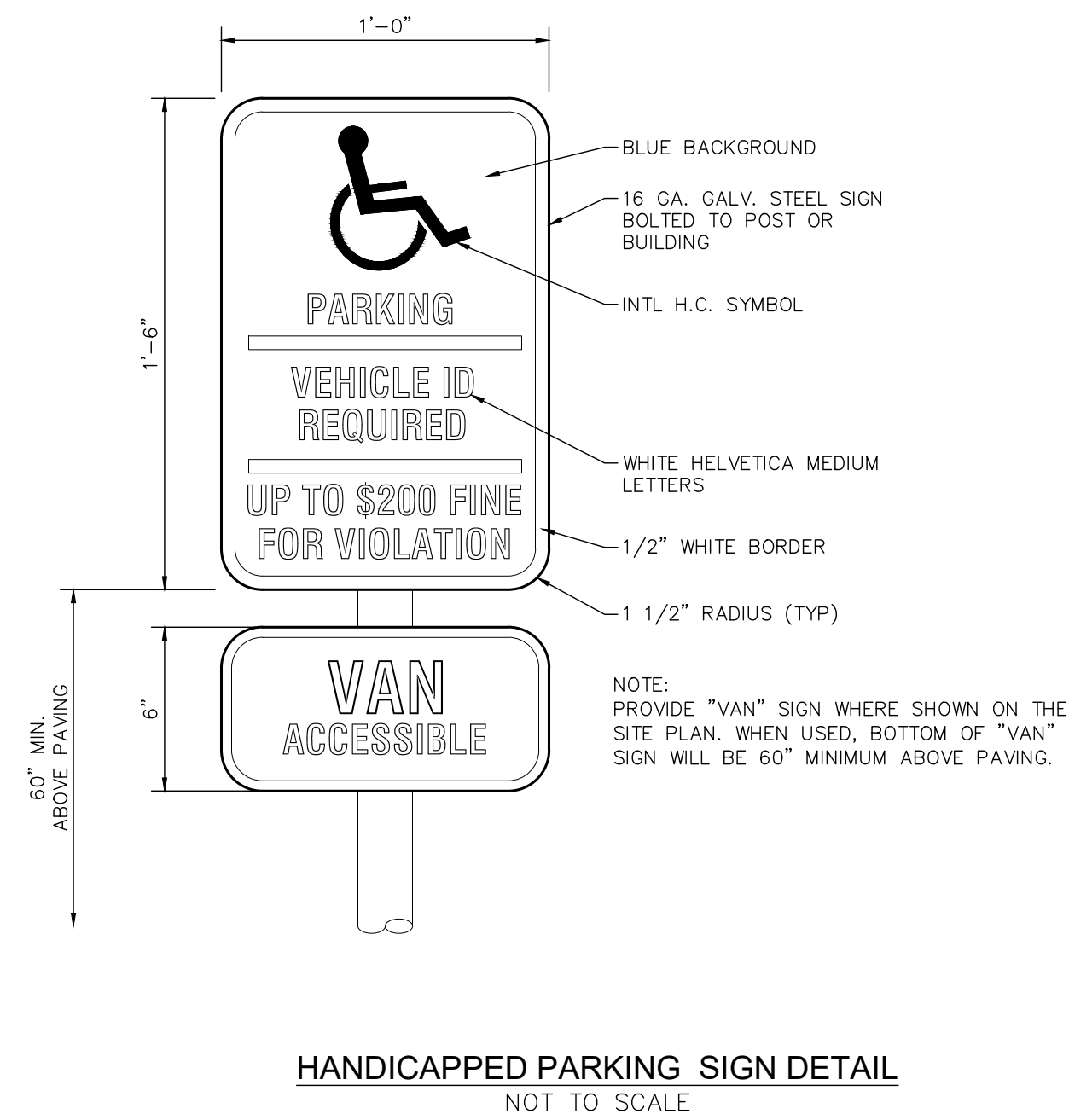
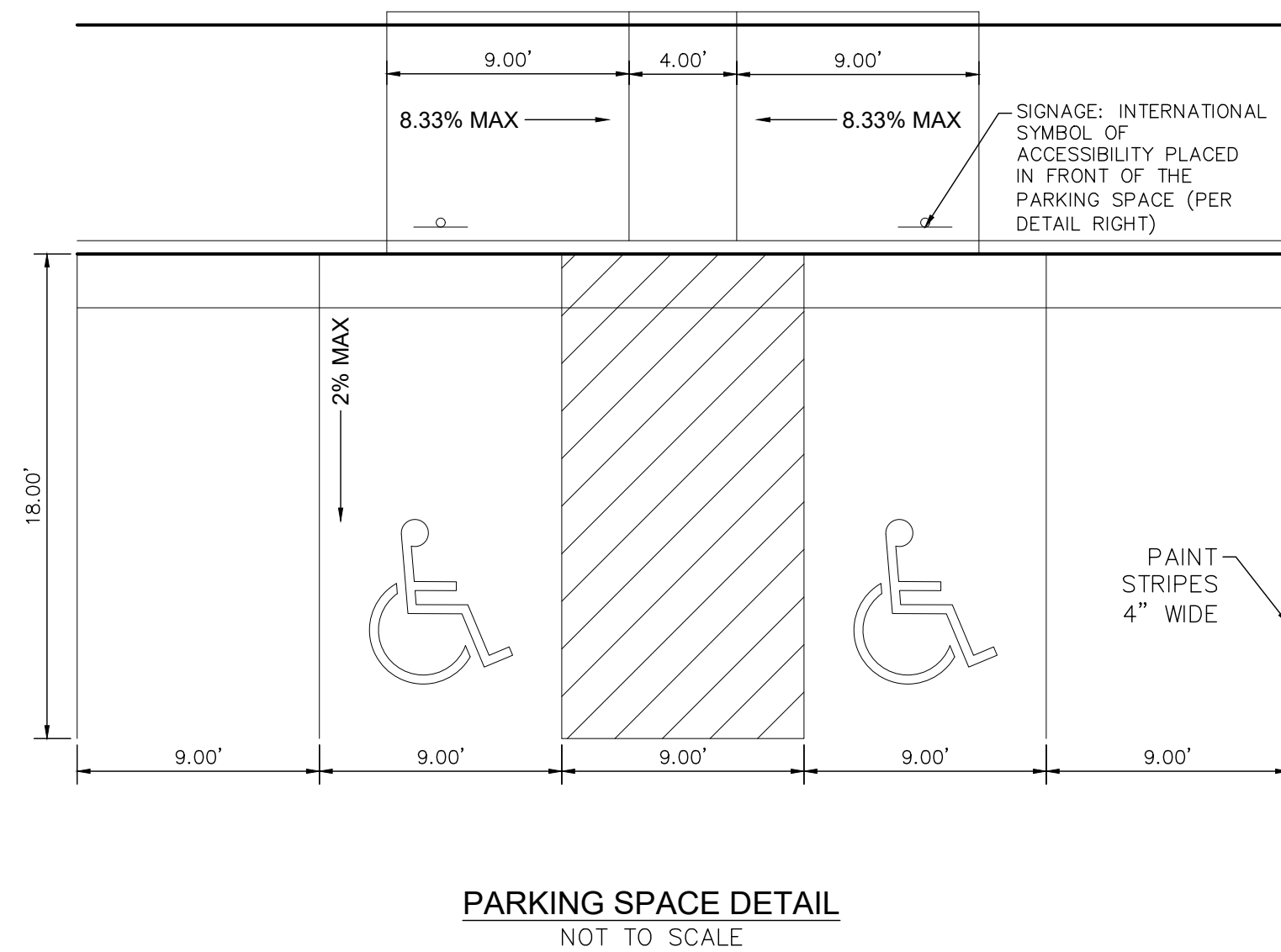
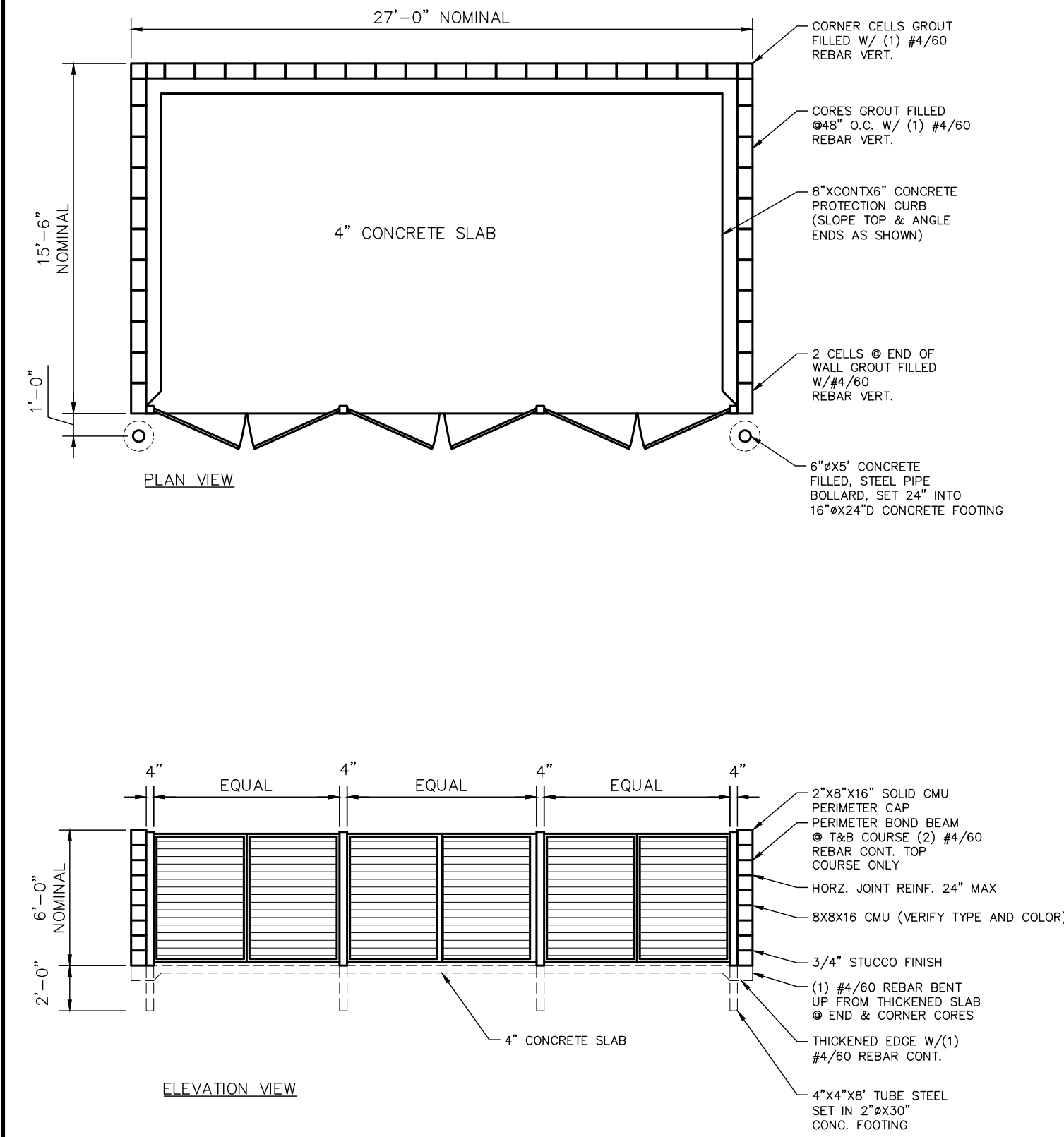
BUILDING HEIGHT (MAX 45')	
APARTMENT BUILDING A:	44'-3"
APARTMENT BUILDING B:	44'-3"
APARTMENT BUILDING C:	44'-3"
APARTMENT BUILDING D:	44'-3"
CLUBHOUSE:	18'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

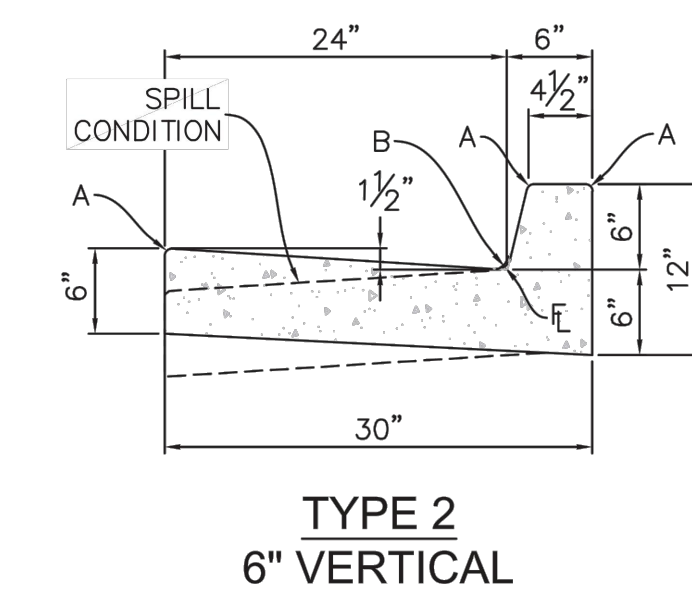
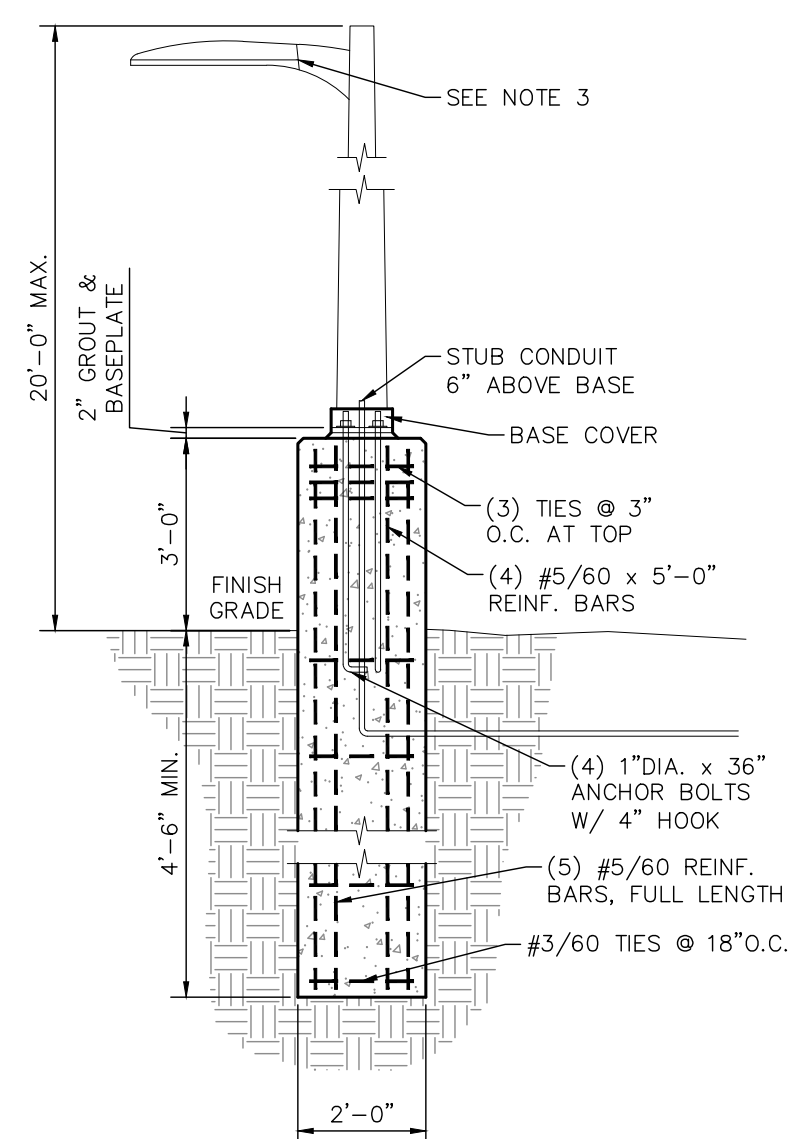


PRELIMINARY
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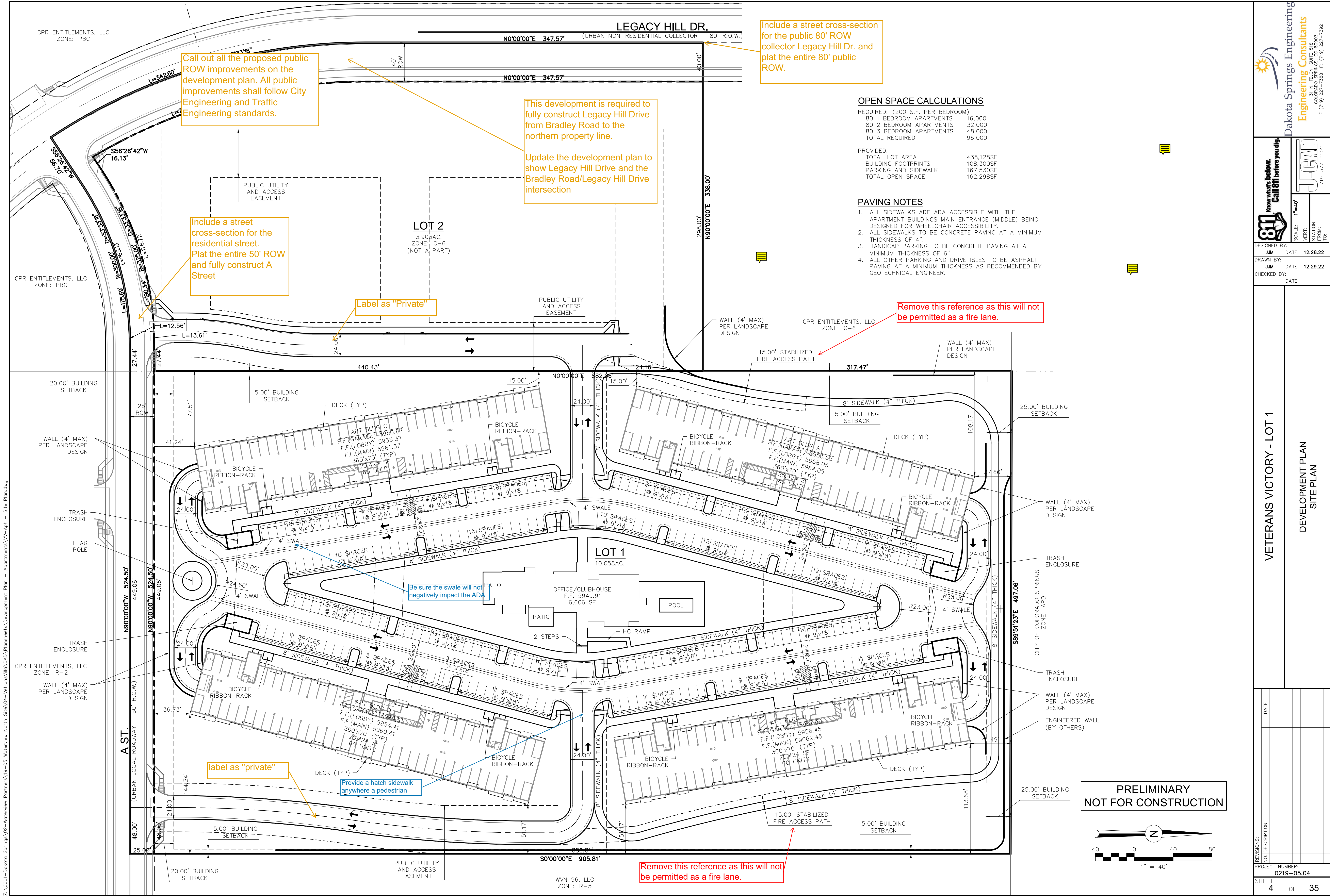
Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans\04-Plan\04-Details\04-Details.dwg



- NOTES:**
- LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURES @ GROUND LEVEL.
 - IF LIGHT POLE BASE IS WITHIN 36" OF CURB OR DRIVE ISLE THE BASE WILL STICK UP 36" ABOVE FINISHED GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.
 - LIGHTING WILL BE OF A TYPE AND LOCATION AS DEPICTED ON PHOTOMETRIC PLANS.
 - ALL POLES, LIGHTS, AND HOUSING TO BE PAINTED TO MATCH BUILDING EXTERIOR.
 - NO LIGHTING WILL SHINE OFF SITE.



PRELIMINARY
NOT FOR CONSTRUCTION

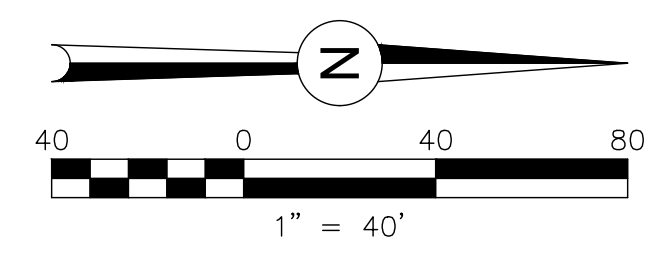


OPEN SPACE CALCULATIONS

REQUIRED: (200 S.F. PER BEDROOM)	
80 1 BEDROOM APARTMENTS	16,000
80 2 BEDROOM APARTMENTS	32,000
80 3 BEDROOM APARTMENTS	48,000
TOTAL REQUIRED	96,000
PROVIDED:	
TOTAL LOT AREA	438,128SF
BUILDING FOOTPRINTS	108,300SF
PARKING AND SIDEWALK	167,530SF
TOTAL OPEN SPACE	162,298SF

- PAVING NOTES**
1. ALL SIDEWALKS ARE ADA ACCESSIBLE WITH THE APARTMENT BUILDINGS MAIN ENTRANCE (MIDDLE) BEING DESIGNED FOR WHEELCHAIR ACCESSIBILITY.
 2. ALL SIDEWALKS TO BE CONCRETE PAVING AT A MINIMUM THICKNESS OF 4".
 3. HANDICAP PARKING TO BE CONCRETE PAVING AT A MINIMUM THICKNESS OF 6".
 4. ALL OTHER PARKING AND DRIVE ISLES TO BE ASPHALT PAVING AT A MINIMUM THICKNESS AS RECOMMENDED BY GEOTECHNICAL ENGINEER.

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Dakota Springs Engineering
Engineering Consultants
311 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 447-7388 F: (719) 447-7392

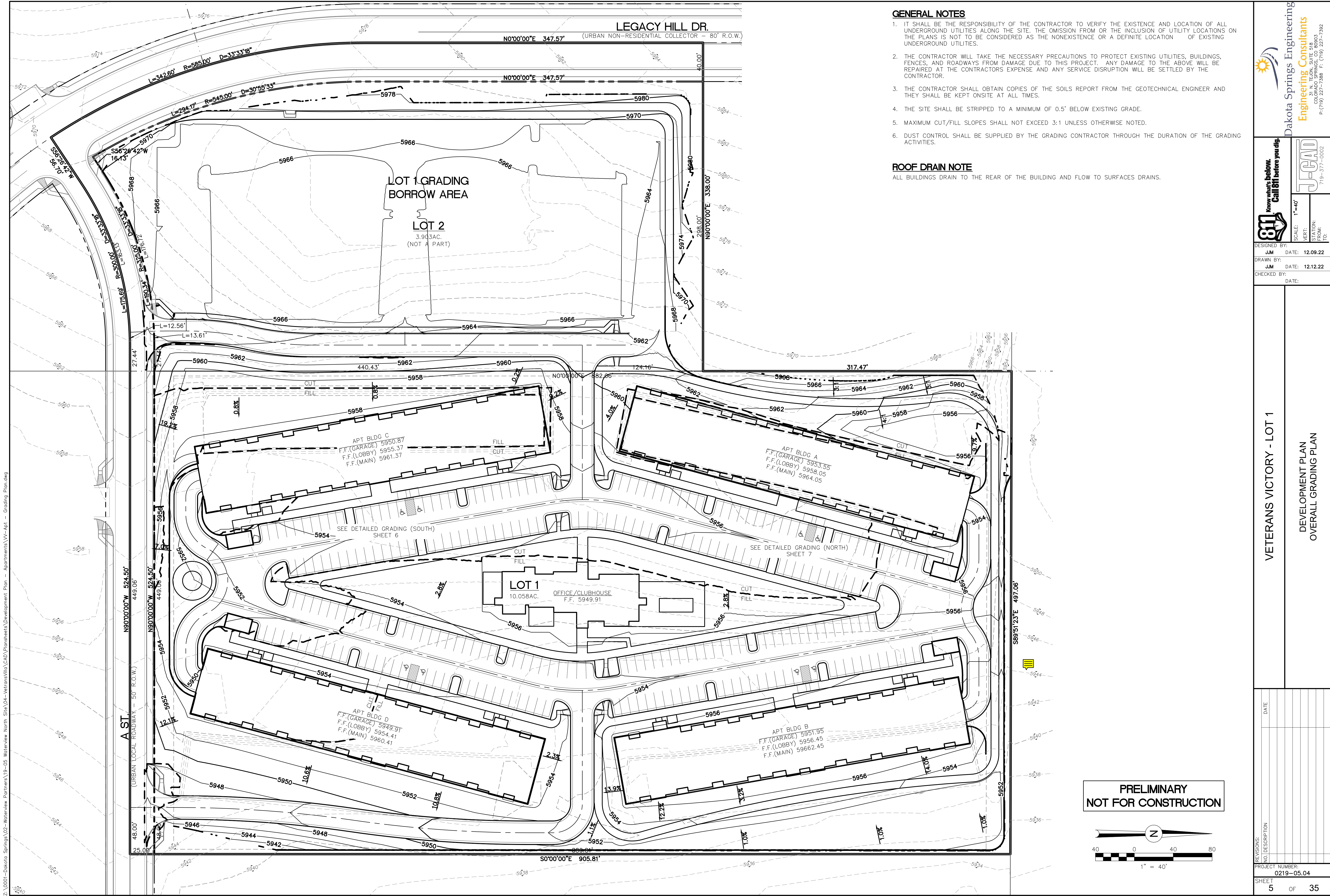
811
Know what's below.
Call 811 before you dig.

DESIGNED BY: **JJM** DATE: **12.28.22**
 DRAWN BY: **JJM** DATE: **12.29.22**
 CHECKED BY: _____ DATE: _____

VETERANS VICTORY - LOT 1
DEVELOPMENT PLAN
SITE PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05.04**
 SHEET **4** OF **35**



LEGACY HILL DR.
N0°00'00"E 347.57' (URBAN NON-RESIDENTIAL COLLECTOR - 80' R.O.W.)

A ST.
(URBAN LOCAL ROADWAY - 50' R.O.W.)

LOT 1 GRADING BORROW AREA

LOT 2
3.903AC.
(NOT A PART)

APT BLDG C
F.F.(GARAGE) 5950.87
F.F.(LOBBY) 5953.37
F.F.(MAIN) 5961.37

APT BLDG A
F.F.(GARAGE) 5953.55
F.F.(LOBBY) 5958.05
F.F.(MAIN) 5964.05

LOT 1
10.058AC. OFFICE/CLUBHOUSE
F.F. 5949.91

APT BLDG D
F.F.(GARAGE) 5949.91
F.F.(LOBBY) 5954.41
F.F.(MAIN) 5960.41

APT BLDG B
F.F.(GARAGE) 5951.95
F.F.(LOBBY) 5956.45
F.F.(MAIN) 5962.45

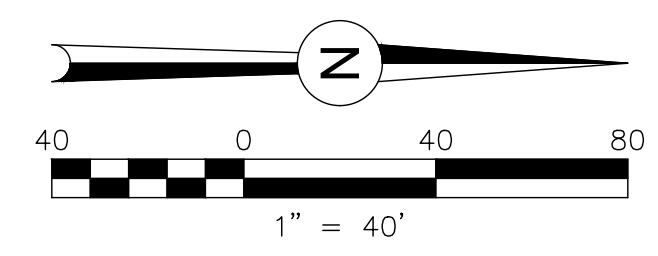
GENERAL NOTES

- 1. 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 NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
- 4. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- 5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- 6. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.

ROOF DRAIN NOTE

ALL BUILDINGS DRAIN TO THE REAR OF THE BUILDING AND FLOW TO SURFACES DRAINS.

**PRELIMINARY
NOT FOR CONSTRUCTION**



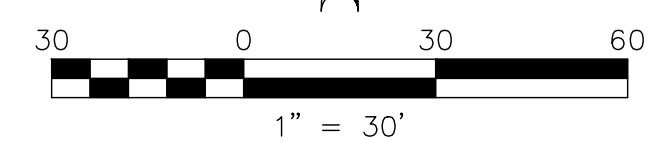
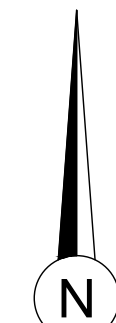
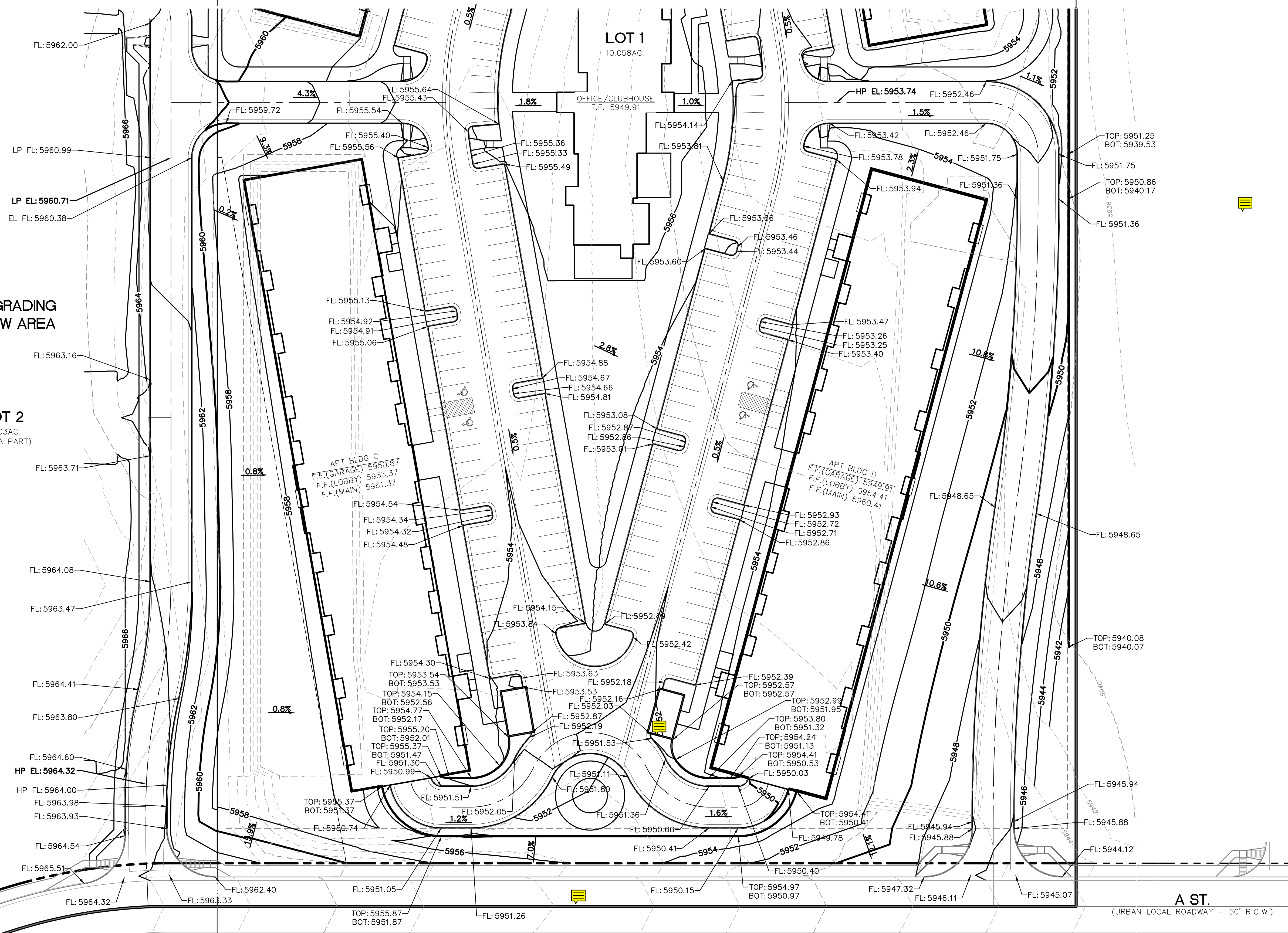
REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	0219-05.04
SHEET	5 OF 35

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVillla\CAD\Plansheets\Development Plan - Apartments\W-Apt - Grading Plan.dwg

SEE DETAILED GRADING (NORTH)
SHEET 7

LOT 1 GRADING
BORROW AREA

LOT 2
3.903AC.
(NOT A PART)



PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY: JMM DATE: 12.09.22
DRAWN BY: JMM DATE: 12.12.22
CHECKED BY: DATE:

VETERANS VICTORY - LOT 1
DEVELOPMENT PLAN
DETAILED GRADING (SOUTH)

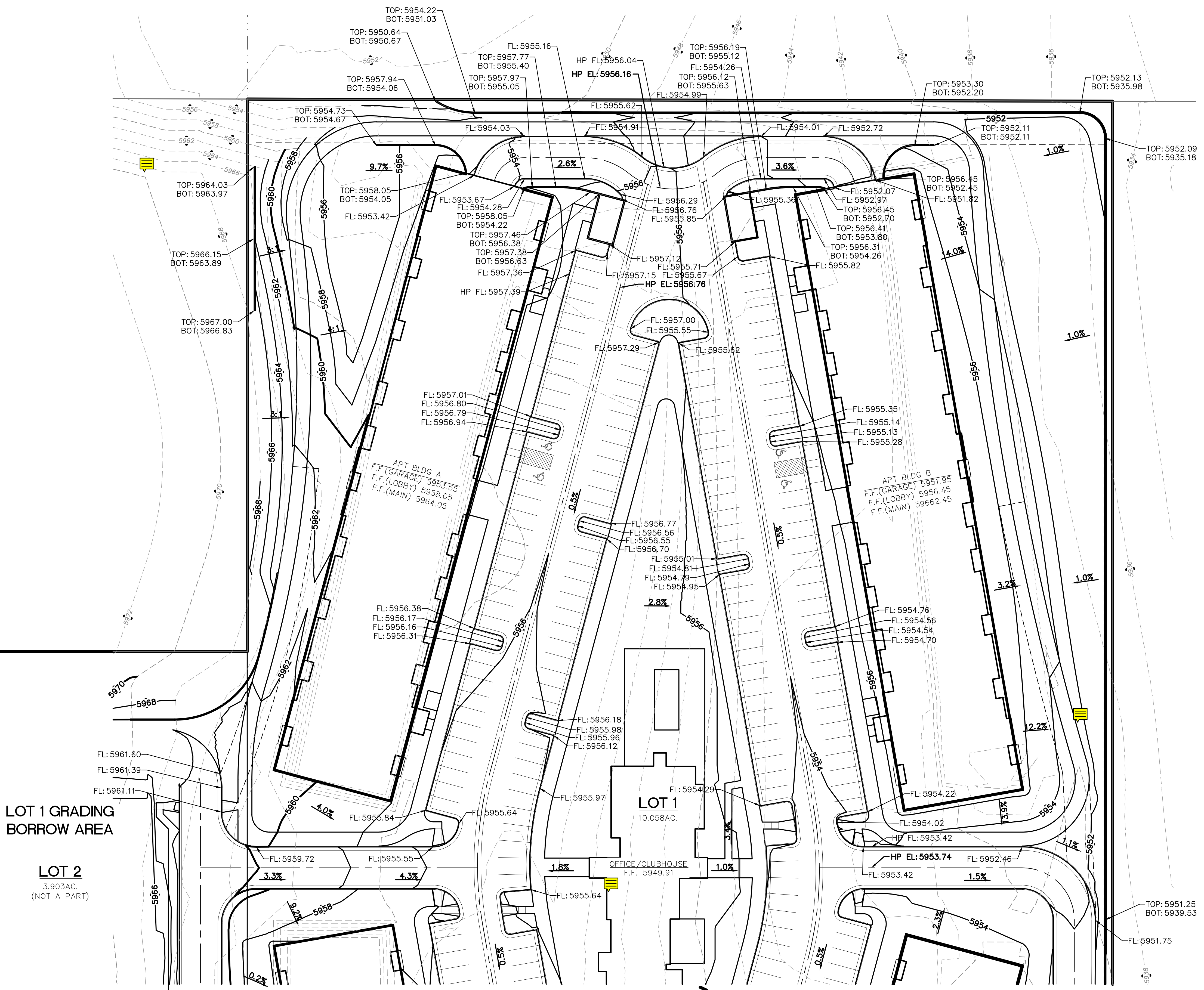
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04
SHEET 6 OF 35

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 447-7388 F: (719) 447-7392

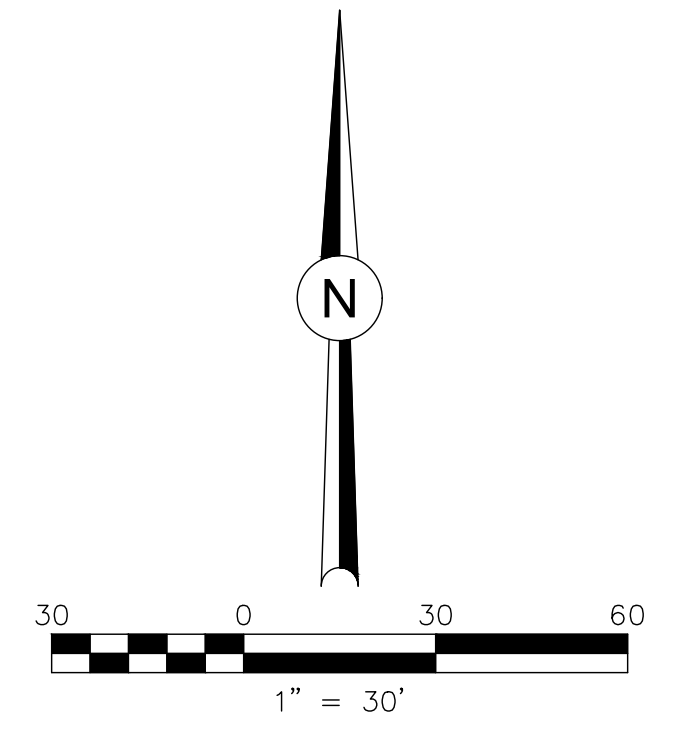
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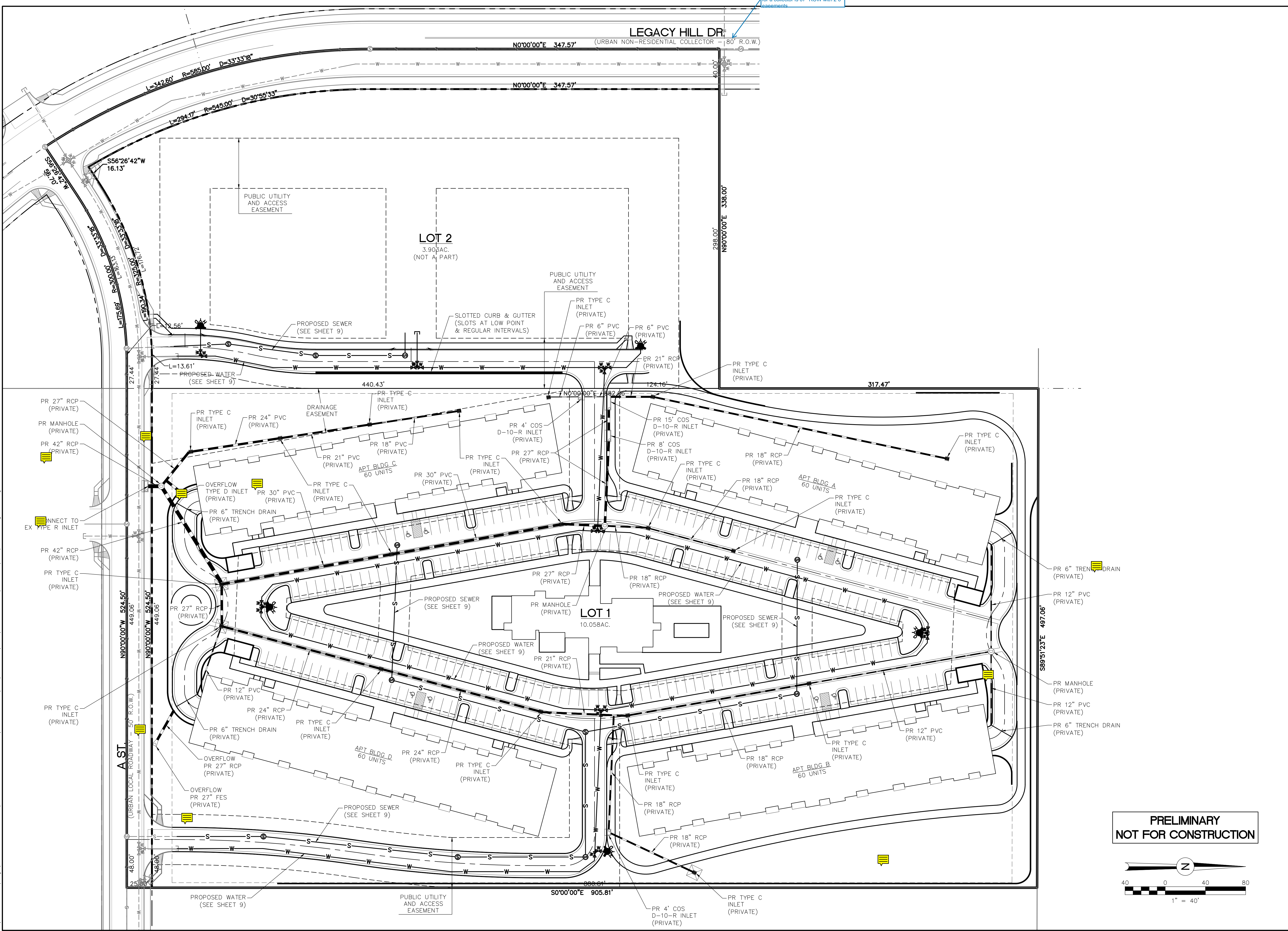
LOT 1 GRADING BORROW AREA
LOT 2
3.903AC.
(NOT A PART)

SEE DETAILED GRADING (SOUTH)
SHEET 6

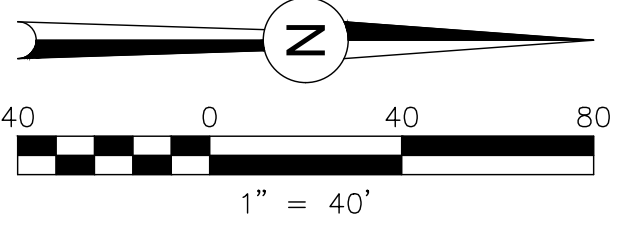


PRELIMINARY
NOT FOR CONSTRUCTION

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**PRELIMINARY
NOT FOR CONSTRUCTION**



LEGACY HILL DR.

N0°00'00"E 347.57' (URBAN NON-RESIDENTIAL COLLECTOR - 80' R.O.W.)

LOT 2
3.903AC.
(NOT A PART)

LOT 1
10.058AC.



Dakota Springs Engineering
Engineering Consultants

311 N. TOLON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 447-7587 F: (719) 447-7592



Know what's below.
Call 811 before you dig.

SCALE: 1"=40'

VERT: 1"=40'

STATION: FROM: TO:

DESIGNED BY: **JJM** DATE: **12.09.22**

DRAWN BY: **JJM** DATE: **12.12.22**

CHECKED BY: _____ DATE: _____

PROJECT NUMBER: **0219-05.04**

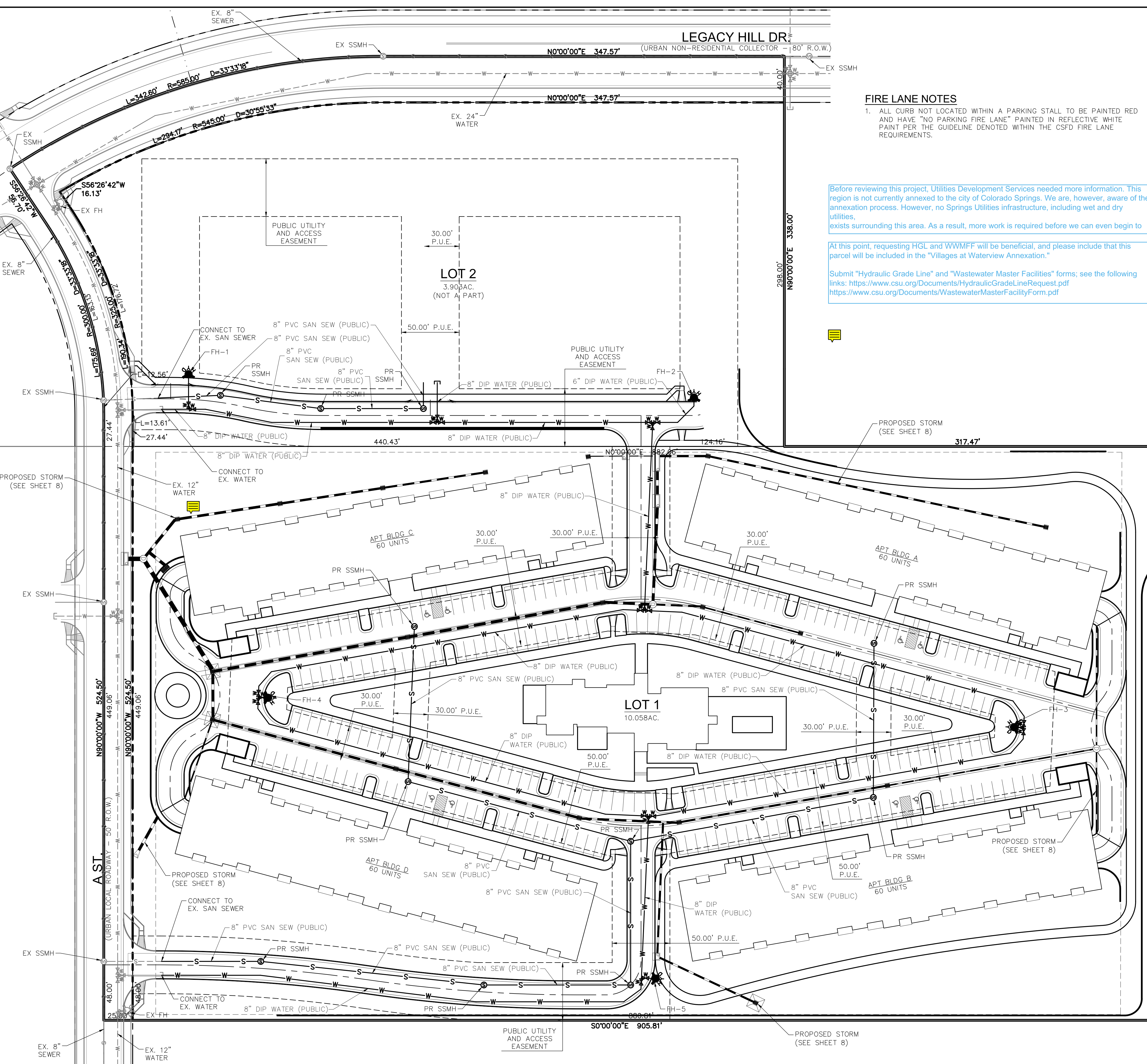
SHEET **8** OF **35**

VETERANS VICTORY - LOT 1

**DEVELOPMENT PLAN
STORM SYSTEM**

NO.	DESCRIPTION

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Vetans\Map\CAD\Plans\Development Plan - Apartments\19-05-04 - Utility Plan.dwg



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO 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") ACKNOWLEDGE 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 AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE 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 PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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, AT ITS SOLE COST AND EXPENSE, 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 (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
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 SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE 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, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.
12. REQUIRED WATER SUPPLIES FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE. (2009 IFC §1412)
13. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BE EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410)
14. NOTICE OF PRIVATE UTILITY LINES WILL BE REQUIRED BY SEPARATE INSTRUMENT AT TIME OF CONSTRUCTION PLAN REVIEW.

FIRE LANE NOTES

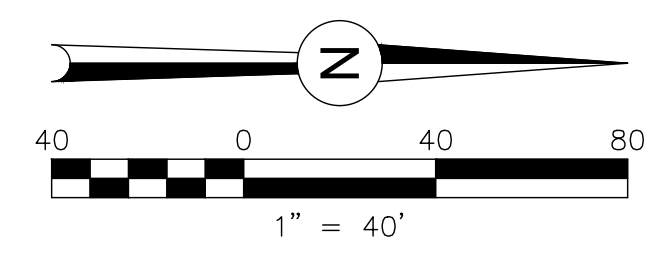
1. ALL CURB NOT LOCATED WITHIN A PARKING STALL TO BE PAINTED RED AND HAVE "NO PARKING FIRE LANE" PAINTED IN REFLECTIVE WHITE PAINT PER THE GUIDELINE DENOTED WITHIN THE CSFD FIRE LANE REQUIREMENTS.

Before reviewing this project, Utilities Development Services needed more information. This region is not currently annexed to the city of Colorado Springs. We are, however, aware of the annexation process. However, no Springs Utilities infrastructure, including wet and dry utilities, exists surrounding this area. As a result, more work is required before we can even begin to

At this point, requesting HGL and WWMFF will be beneficial, and please include that this parcel will be included in the "Villages at Waterview Annexation."

Submit "Hydraulic Grade Line" and "Wastewater Master Facilities" forms; see the following links: <https://www.csu.org/Documents/HydraulicGradeLineRequest.pdf> <https://www.csu.org/Documents/WastewaterMasterFacilityForm.pdf>

PRELIMINARY NOT FOR CONSTRUCTION



VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY: **JM** DATE: **12.09.22**

DRAWN BY: **JM** DATE: **12.12.22**

CHECKED BY: _____ DATE: _____

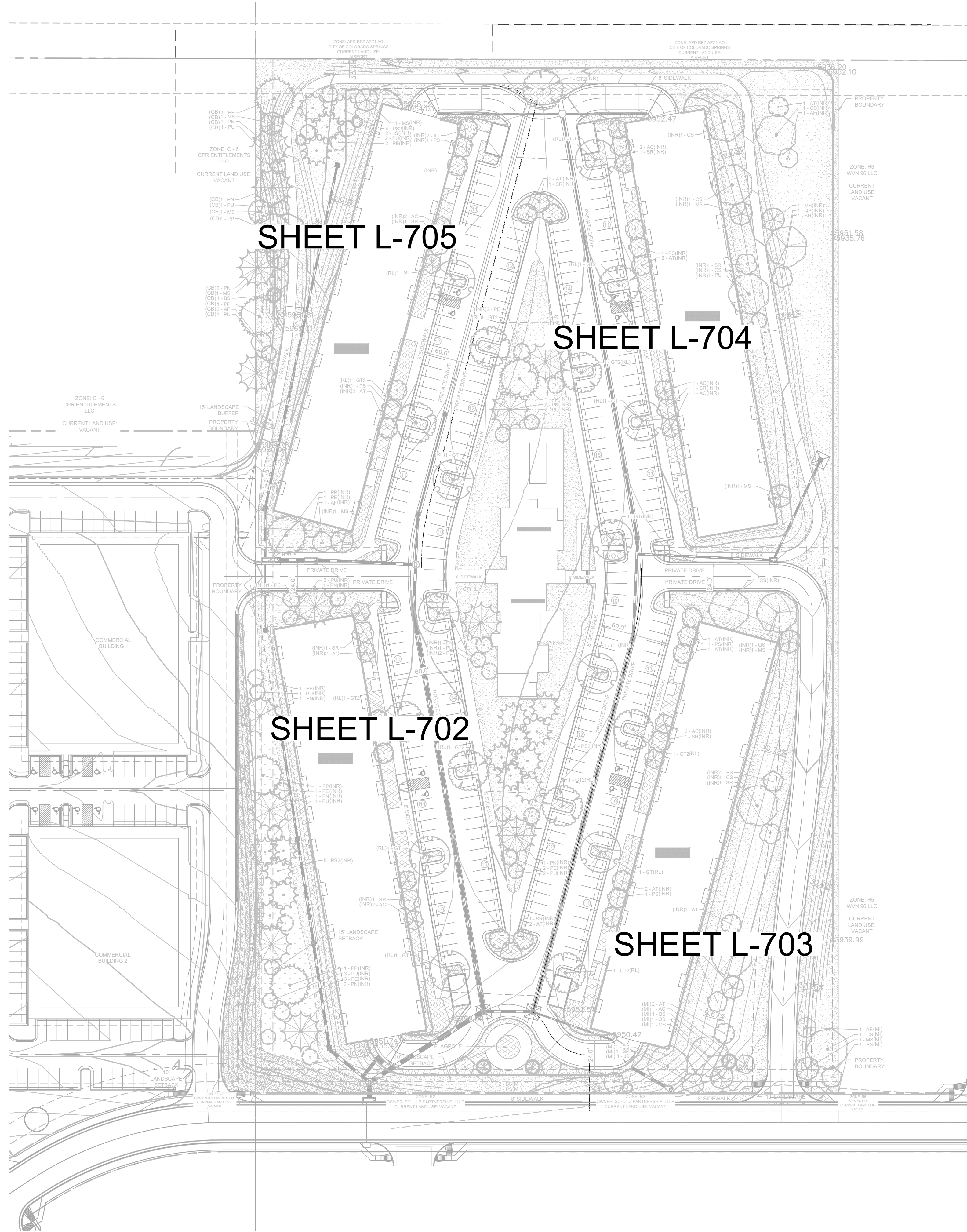
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05.04**

SHEET **9** OF **35**

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 447-1388 F: (719) 447-1392



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
L-701	LANDSCAPE SHEET INDEX
L-702	LANDSCAPE PLAN
L-703	LANDSCAPE PLAN
L-704	LANDSCAPE PLAN
L-705	LANDSCAPE PLAN
L-706	LANDSCAPE NOTES
L-707	LANDSCAPE DETAILS

CITY APPROVAL:

VETERANS VICTORY - LOT 1

LANDSCAPE SHEET INDEX

Dakota Springs Engineering
Engineering Consultants

811 Know what's below. Call before you dig.

Kimley-Horn

DESIGNED BY: AJV
DATE: 12-13-2022

DRAWN BY: AJV
DATE: 12-13-2022

CHECKED BY: JEH
DATE: 12-13-2022

SCALE: AS SHOWN

VERT. AS SHOWN

STATION: FROM: TO:

REVISIONS:
NO. DESCRIPTION

DATE

PROJECT NUMBER:

SHEET
L-701



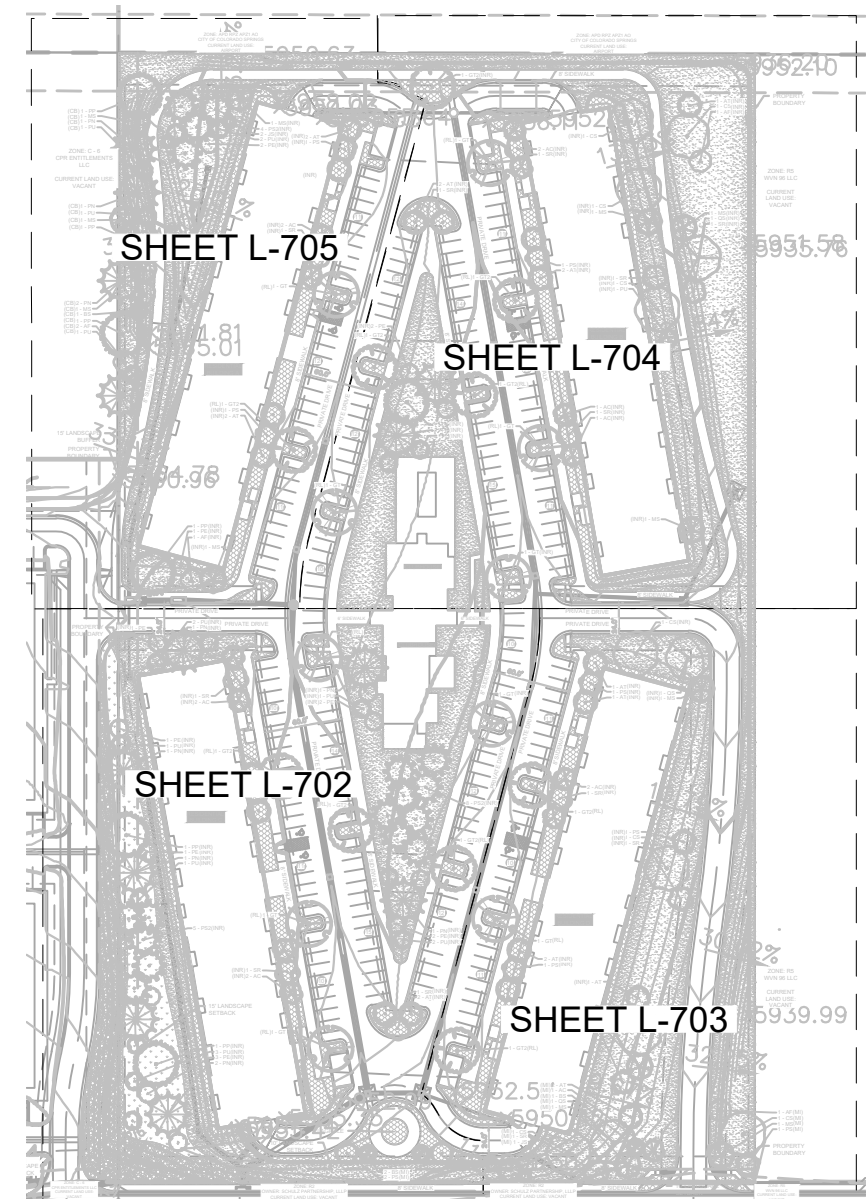
MATCHLINE: SEE SHEET L-705



PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	REMARKS
AC	13	AMELANCHIER CANADENSIS / SHADBLAW SERVICEBERRY MULTITRUNK	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	15'-25'		
AF	5	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	15'-25'		
AT	20	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN.	15'-20'	15'-20'	15'-20'		
CS	8	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN.	30'-40'	40'-60'	40'-60'		
GT	10	GLEDITSIA TRACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN.	30'-40'	30'-40'	30'-40'		
GT2	10	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL MIN.	30'-40'	40'-60'	40'-60'		
MS	12	MALUS X 'SPRING SNOW' / CRAB APPLE	B & B	1.5" CAL MIN.	20'-25'	20'-25'	20'-25'		
PS	11	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN.	15'-20'	20'-30'	20'-30'		
QS	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN.	30'-40'	40'-50'	40'-50'		
SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN.	15'-20'	15'-25'	15'-25'		
EVERGREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	REMARKS
BS	4	PICEA PLUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'	25'-40'		
JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'	20'-30'		
PE	15	PINUS EDULIS / PINON PINE	B & B	6' HGT.	15'-20'	20'-30'	20'-30'		
PN	13	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	40'-60'		
PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	60'+		
PS2	17	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'	30'-50'		
PU	18	PICEA PLUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'	20'-30'		
GROUND COVERS		CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	REMARKS
ROCK	38,720 SF			1"-12" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND	SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
ROCK2	3,574 SF			1"-2" RIVER ROCK AND SHRUB PLANTINGS / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND	
SEED	127,654 SF			PBSI NATIVE LAWN MIX	SEED				PAINNEE BUTTES SEED INSTALL PER DETAIL 50% BUFFALOGRASS, 50% BLUE GRAMA
SEED2	9,882 SF			EPC ALL PURPOSE MIX	SEED	PER CHART			INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PERCENT SIGNATURE TREES* SIGNATURE TREES: 170
 TOTAL NO. OF TREES: 182 = 93% SIGNATURE TREES
 PERCENT SIGNATURE SHRUBS* SIGNATURE SHRUBS: N/A
 TOTAL NO. OF SHRUBS: 0
 *CLASSIFIED AS N, B, H OR C IN APPENDIX B. SELECTED PLANTS FOR COLORADO SPRINGS



VETERANS VICTORY — LOT 1
LANDSCAPE PLAN

Dakota Springs Engineering
Engineering Consultants

811 Know what's below. Call 811 before you dig.

SCALE: AS SHOWN
VERT. AS SHOWN
STATION: FROM:
FROM:
TD:

DESIGNED BY: AJV
DATE: 12-13-2022
DRAWN BY: AJV
DATE: 12-13-2022
CHECKED BY: JEH
DATE: 12-13-2022

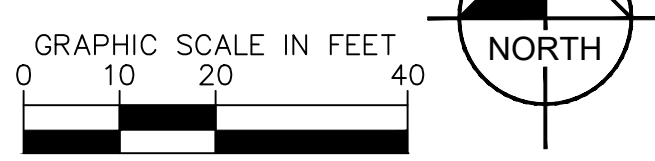
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PROJECT NUMBER:	

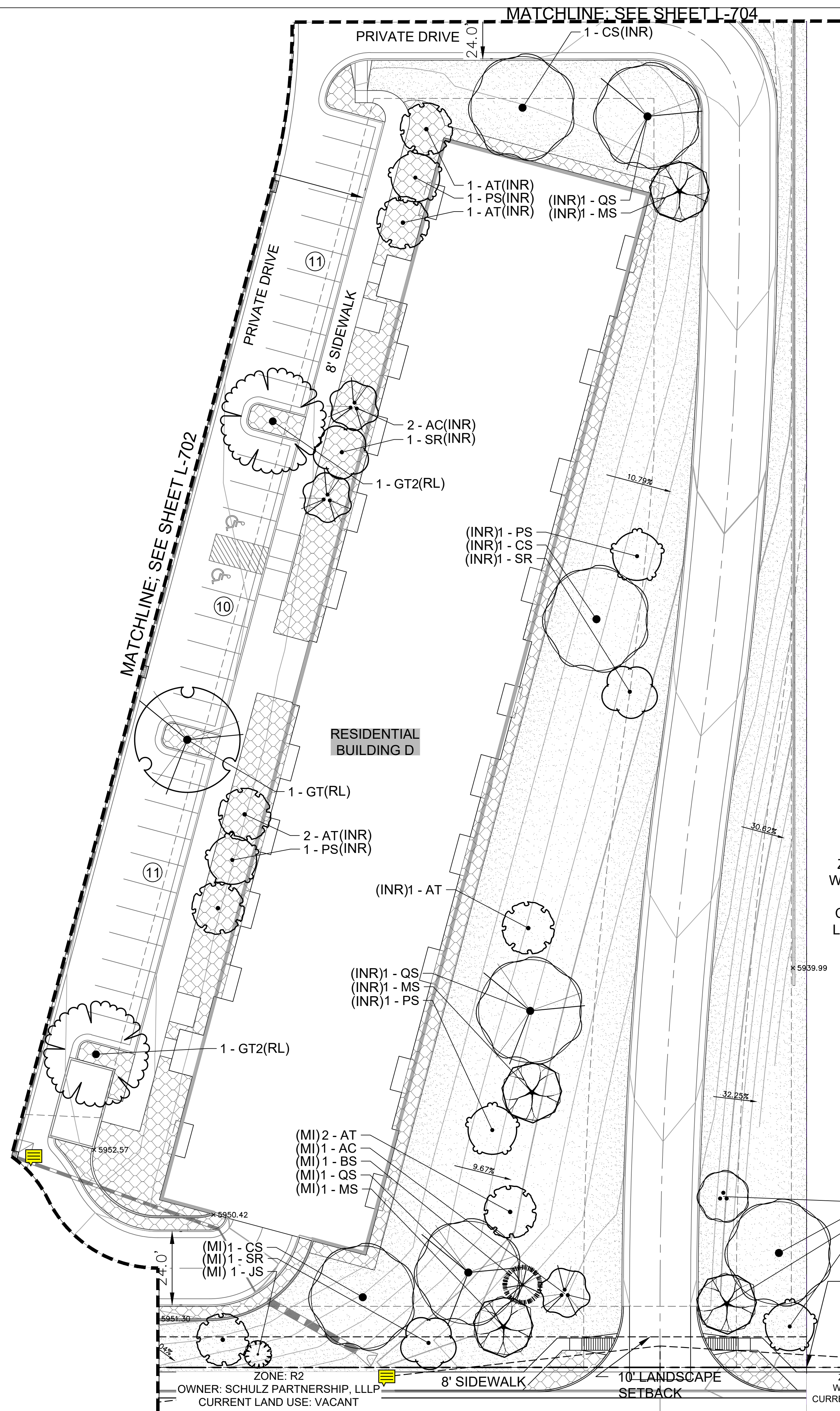
SHEET
L-702

CITY APPROVAL:

ZONE: C-6
CPR ENTITLEMENTS LLC
CURRENT LAND USE:
VACANT

ZONE: R2
OWNER: SCHULZ PARTNERSHIP, LLLP
CURRENT LAND USE: VACANT





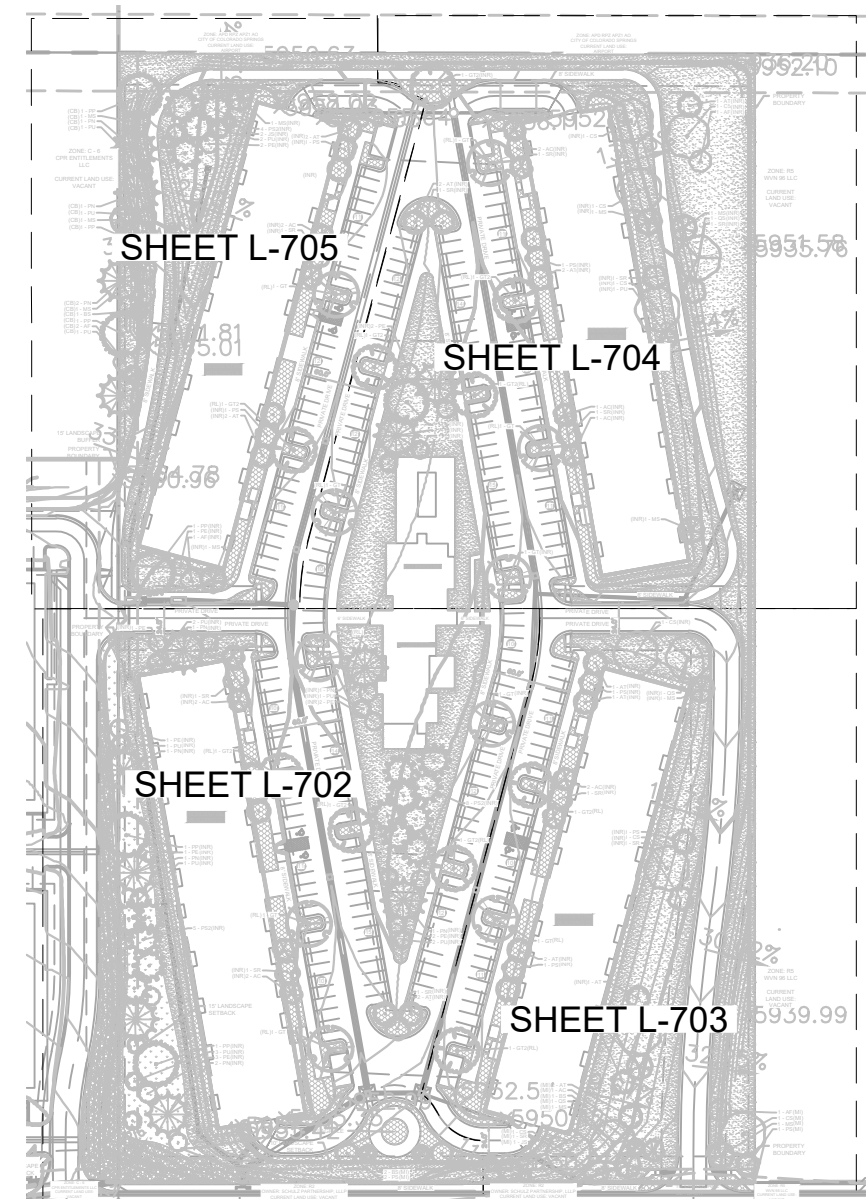
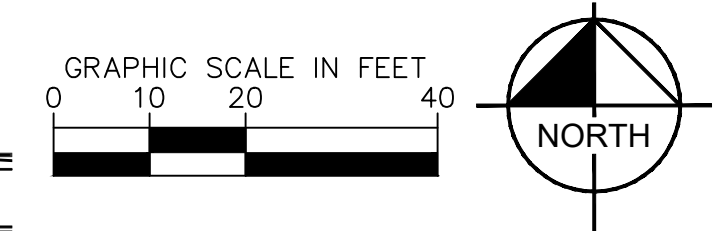
PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AC	13	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	1.5" OA, 3-STEM MIN.	15'-20'	15'-25'
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	CS	8	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40'	40'-60'
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CITY APPROVAL:

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	
SHEET	
L-703	



VETERANS VICTORY - LOT 1
LANDSCAPE PLAN

Dakota Springs Engineering
Engineering Consultants

Know what's below.
Call 811 before you dig.

Kimley-Horn
Engineering & Architecture

DESIGNED BY: AJV
DATE: 12-13-2022
DRAWN BY: AJV
DATE: 12-13-2022
CHECKED BY: JEH
DATE: 12-13-2022

ZONE: APD RPZ APZ1 AO
 CITY OF COLORADO SPRINGS
 CURRENT LAND USE:
 AIRPORT

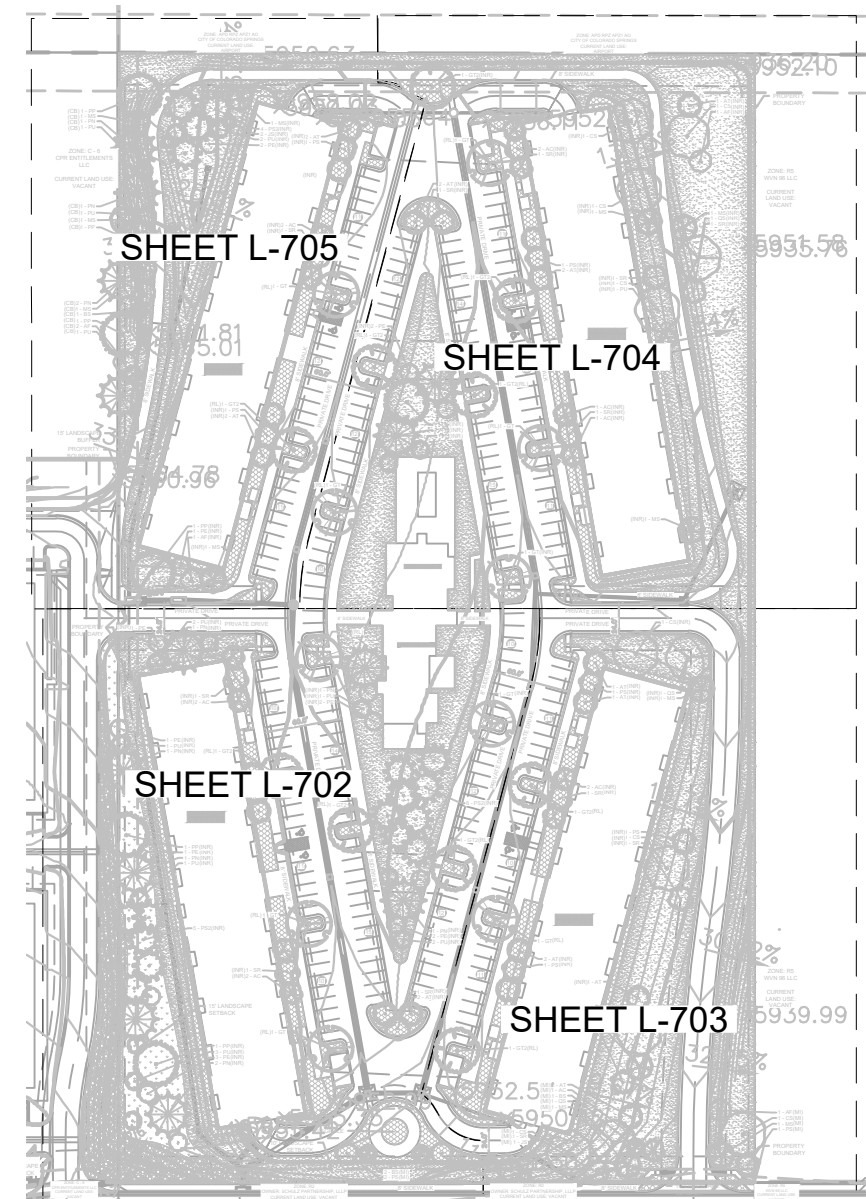
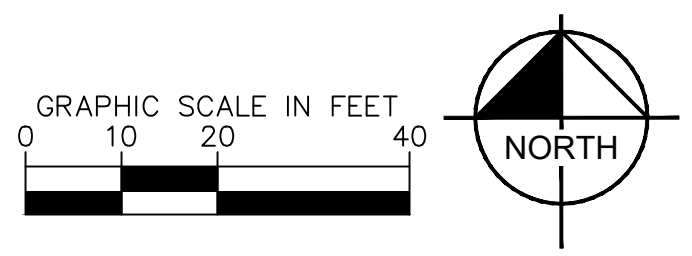
ZONE: R5
 WVN 96 LLC

CURRENT
 LAND USE:
 VACANT

PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
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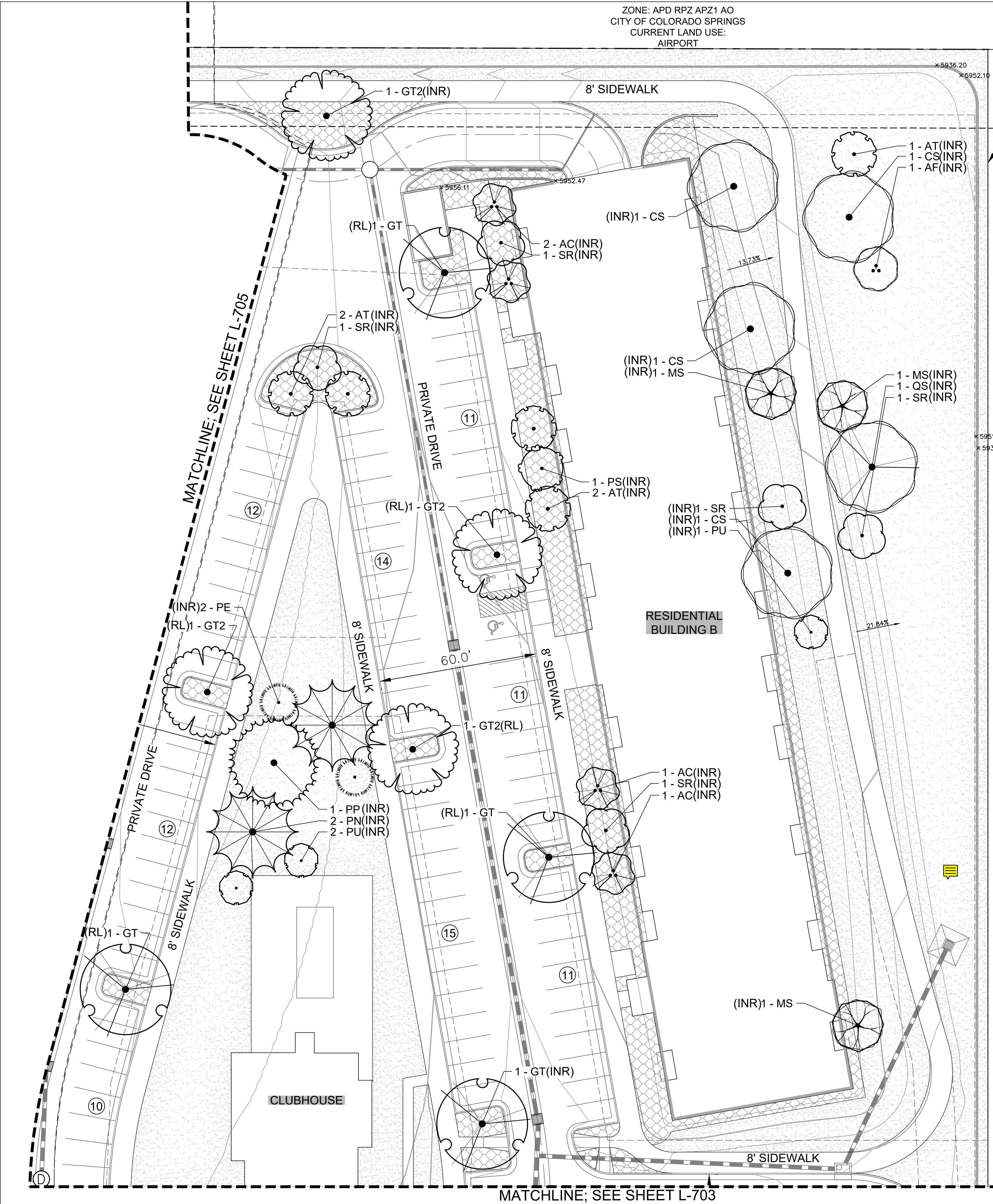


Dakota Springs Engineering
 Engineering Consultants
 Know what's below.
 Call 811 before you dig.
 Kimley-Horn
 SCALE: AS SHOWN
 VERT: AS SHOWN
 STATION: FROM: TO:
 DESIGNED BY: AJV
 DATE: 12-13-2022
 DRAWN BY: AJV
 DATE: 12-13-2022
 CHECKED BY: JEH
 DATE: 12-13-2022

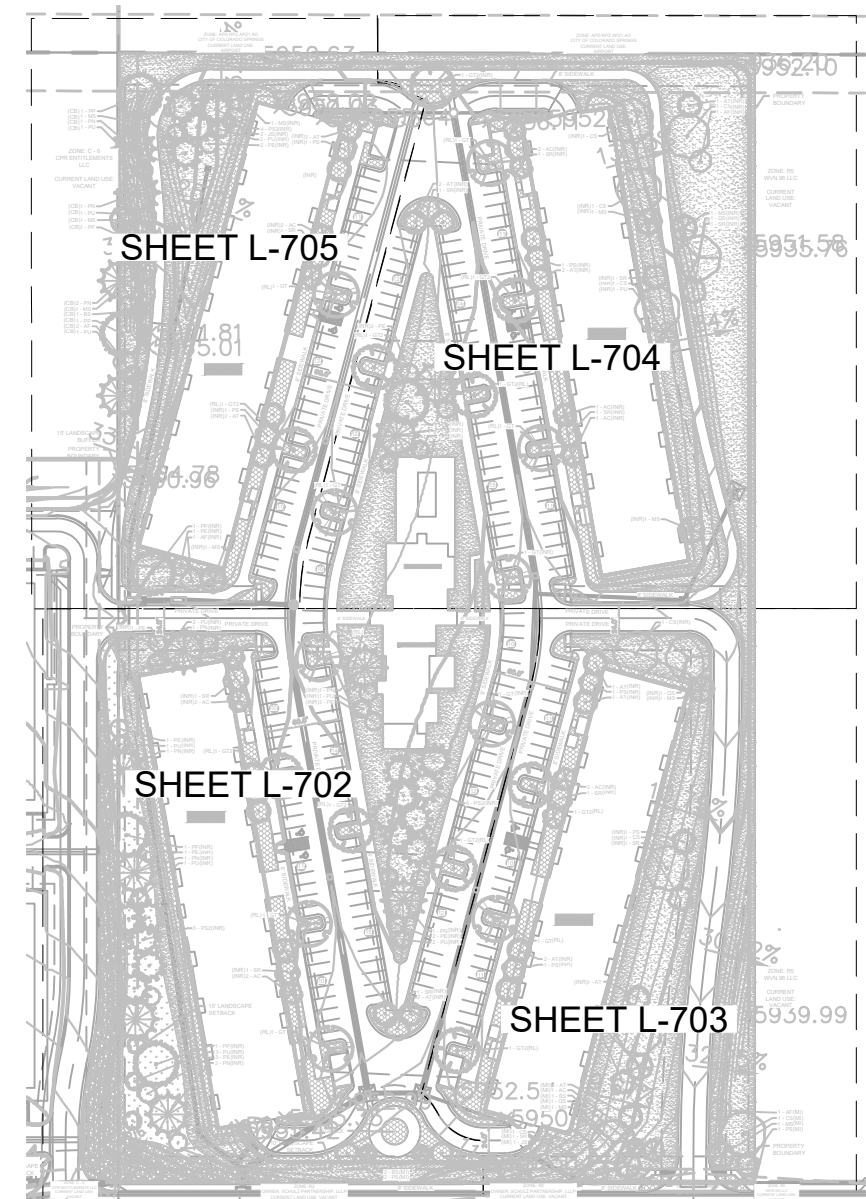
VETERANS VICTORY - LOT 1
 LANDSCAPE PLAN

CITY APPROVAL:

DATE	
REVISIONS:	
NO. DESCRIPTION	
PROJECT NUMBER:	
SHEET	L-704



ZONE: APD RPZ APZ1 AO
CITY OF COLORADO SPRINGS
CURRENT LAND USE:
AIRPORT



Dakota Springs Engineering
Engineering Consultants

811 Know what's below. Call 811 before you dig.

Kimley-Horn
Engineering, Inc.

SCALE: AS SHOWN
VERT: AS SHOWN
STATION: FROM:
FROM:
TD:

DESIGNED BY: AJV
DATE: 12-13-2022
DRAWN BY: AJV
DATE: 12-13-2022
CHECKED BY: JEH
DATE: 12-13-2022

(CB) 1 - PP
(CB) 1 - MS
(CB) 1 - PN
(CB) 1 - PU

ZONE: C-6
CPR ENTITLEMENTS
LLC
CURRENT LAND USE:
VACANT

(CB) 1 - PN
(CB) 1 - PU
(CB) 1 - MS
(CB) 1 - PP

(CB) 2 - PN
(CB) 1 - MS
(CB) 1 - BS
(CB) 1 - PP
(CB) 2 - AF
(CB) 1 - PU

15' LANDSCAPE
BUFFER
PROPERTY
BOUNDARY

1 - MS(INR)
4 - PS2(INR)
2 - JS(INR)
2 - PU(INR) (INR)2 - AT
2 - PE(INR) (INR)1 - PS

(INR)2 - AC
(INR)1 - SR

(RL)1 - GT

RESIDENTIAL
BUILDING A

(RL)1 - GT2
(INR)1 - PS
(INR)2 - AT

1 - PP(INR)
1 - PE(INR)
1 - AF(INR)
(INR)1 - MS

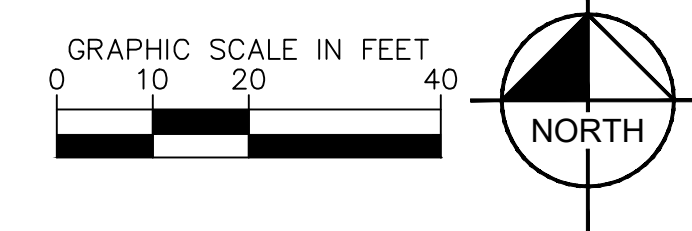
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CITY APPROVAL:

DATE	
REVISIONS:	
NO. DESCRIPTION	
PROJECT NUMBER:	
SHEET	L-705



VETERANS VICTORY - LOT 1
LANDSCAPE PLAN

MATCHLINE; SEE SHEET L-702

PRIVATE DRIVE
MATCHLINE; SEE SHEET L-704

8' SIDEWALK

8' SIDEWALK

60.0'

33.47%

32.94%

28.01%

21.30%

5961.81

5965.01

5964.78

5960.96

5950.63

5958.02

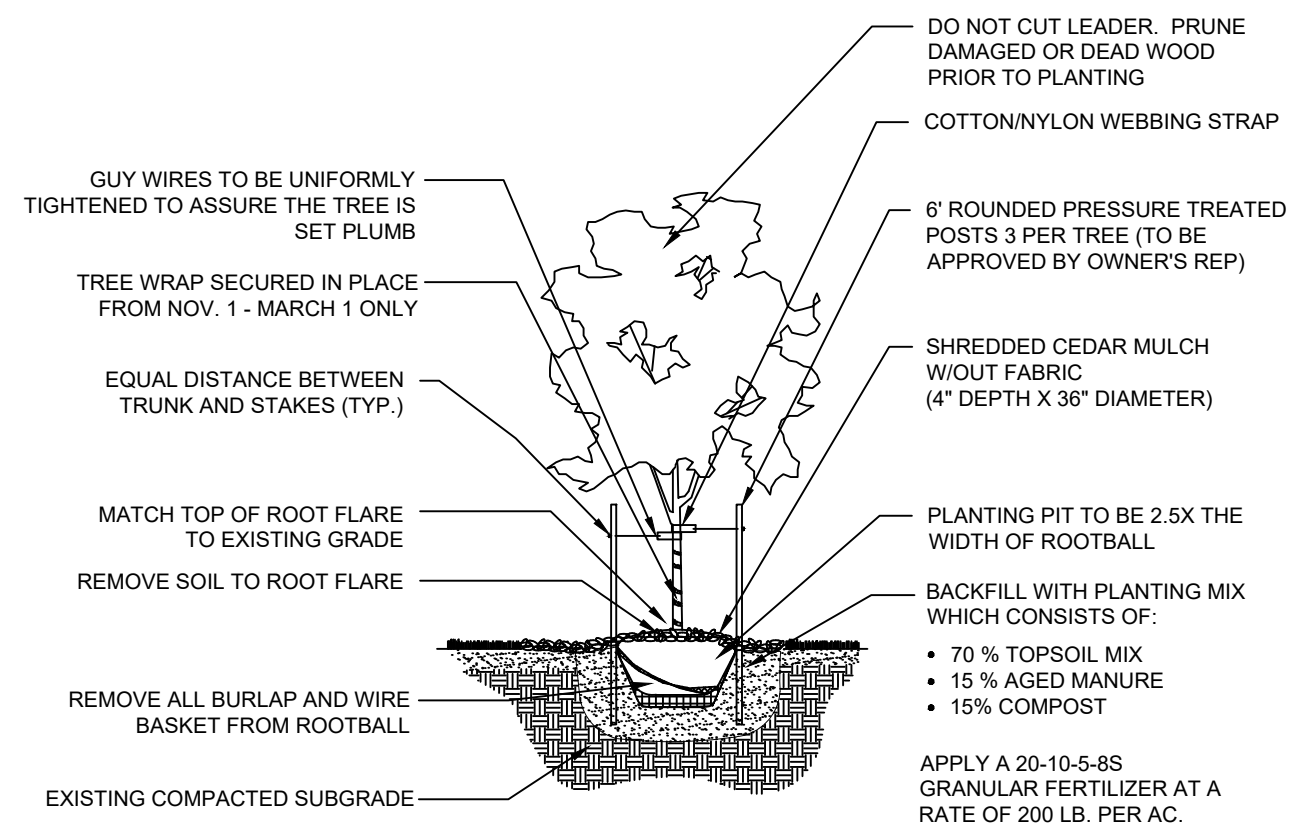
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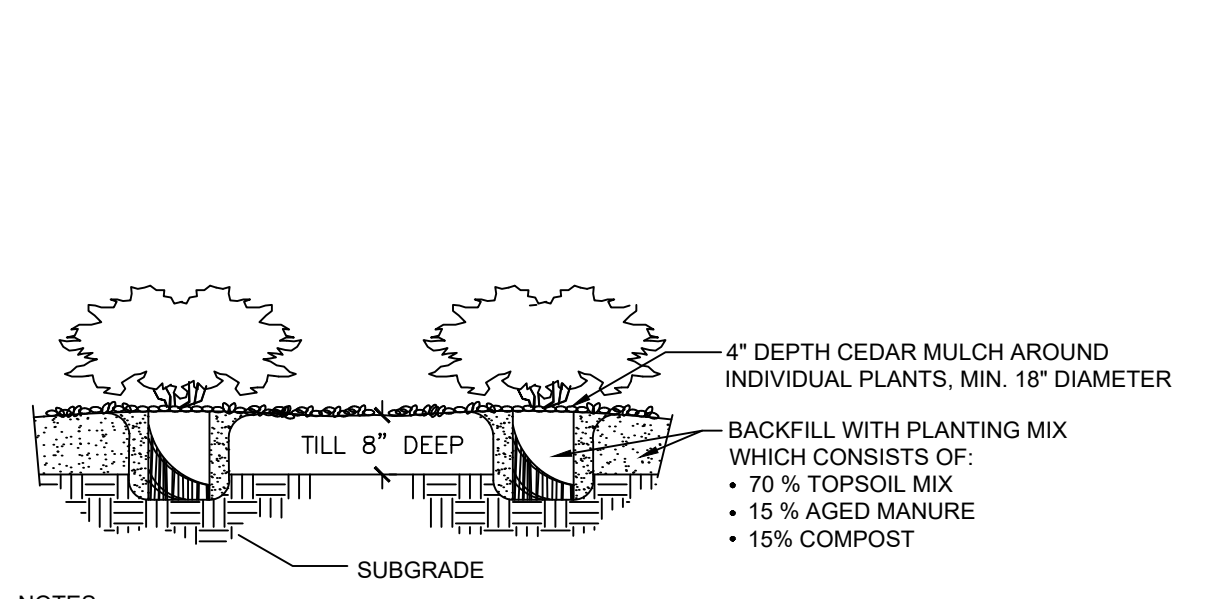
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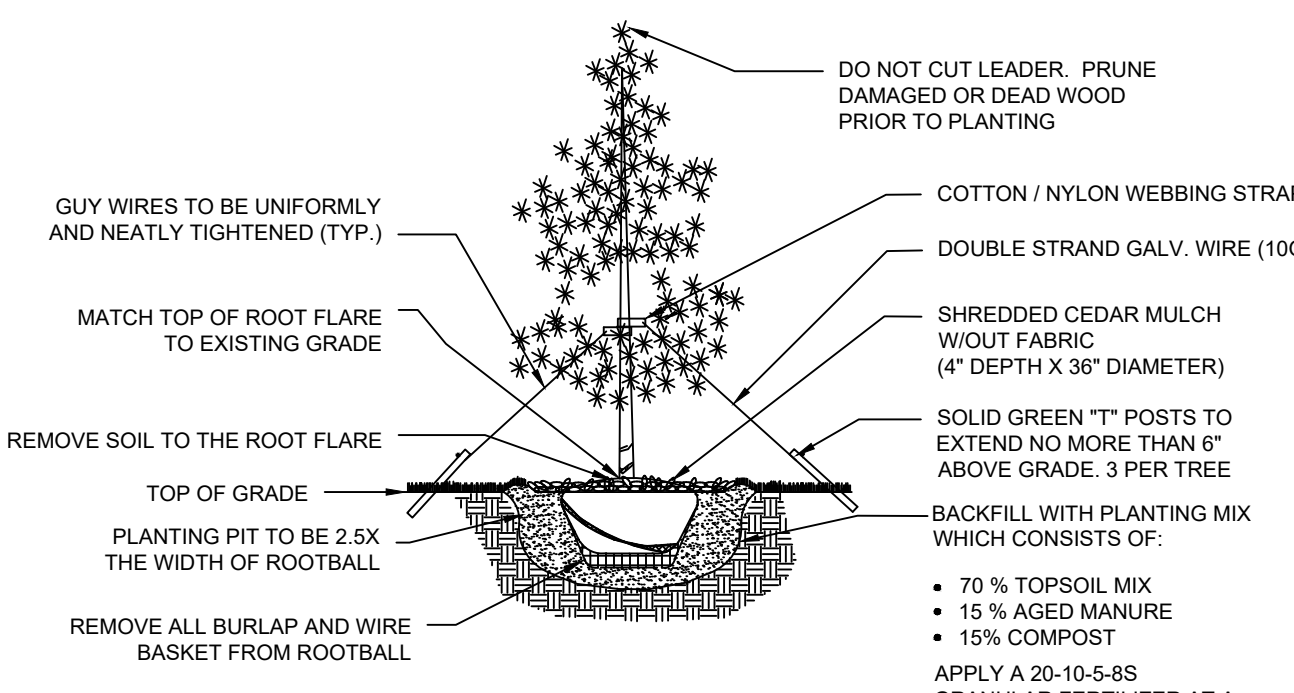
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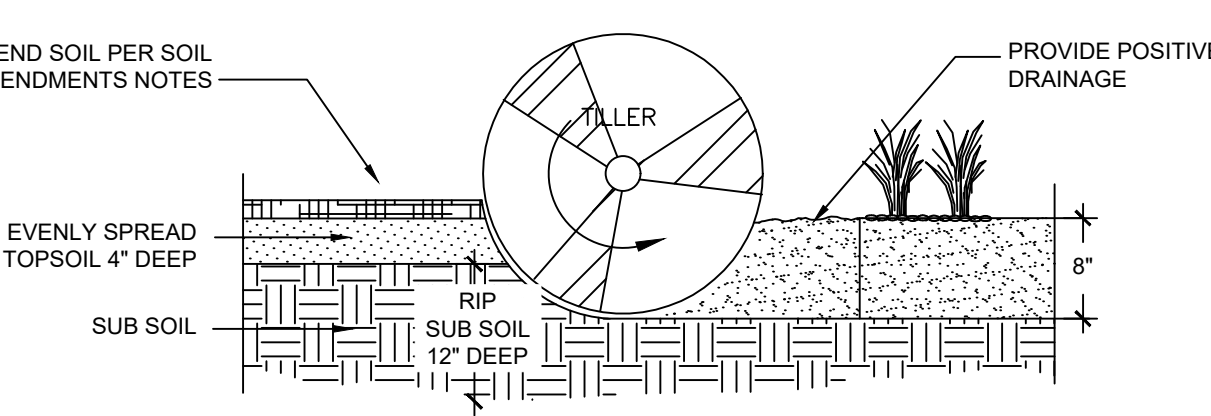
1 DECIDUOUS TREE PLANTING
NTS 096-668-022-02



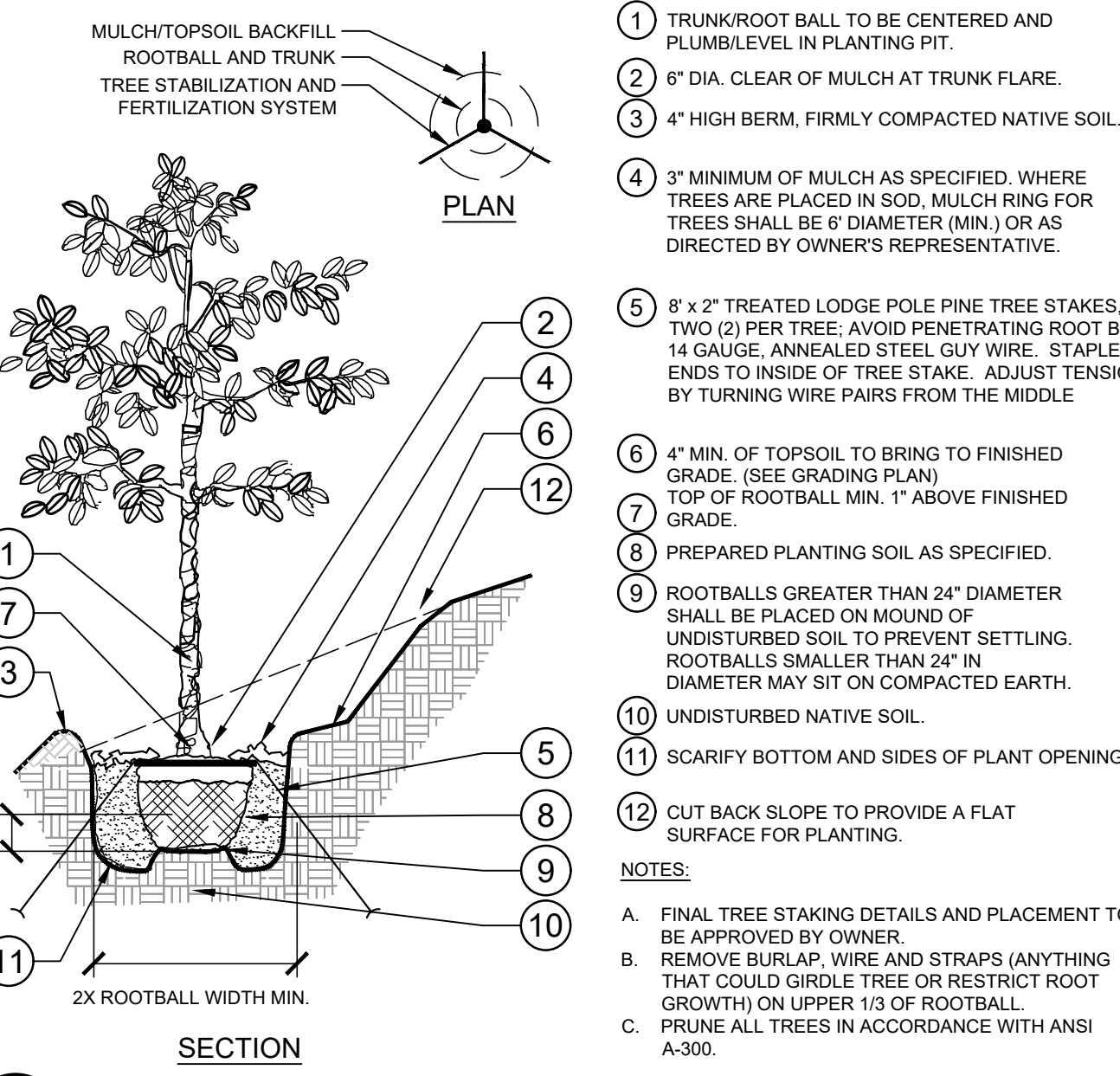
4 SHRUB PLANTING
NTS 096-668-022-05



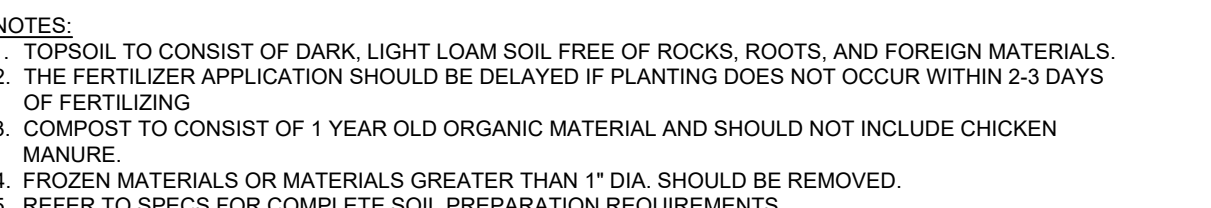
2 EVERGREEN TREE PLANTING
NTS 096-668-022-03



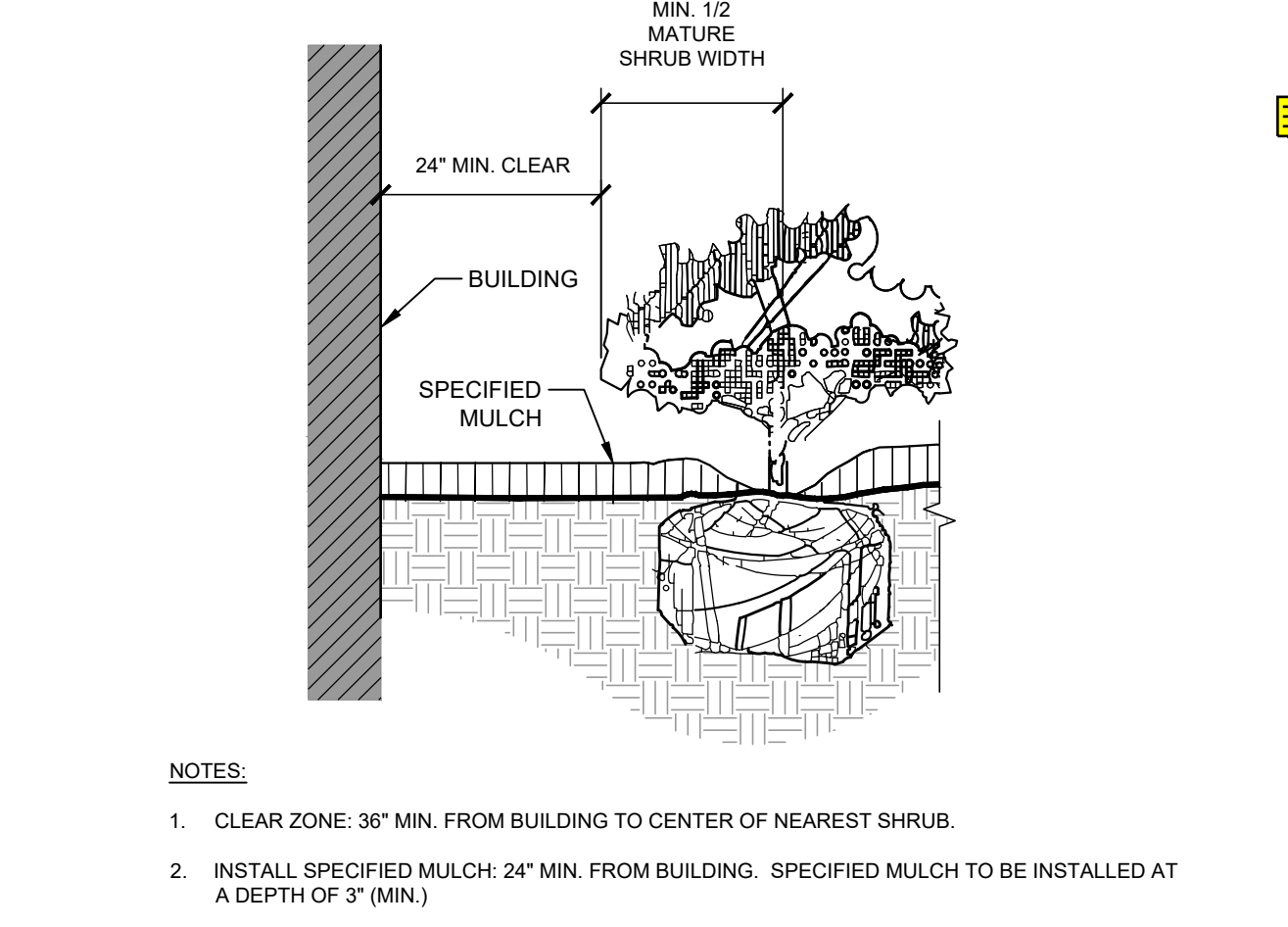
5 SOIL PREP - PLANTING BEDS
NTS 096-668-022-01



3 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



6 SOIL PREPARATION - SOD AREAS
NTS 096-668-022-04



7 PLANTINGS ADJACENT TO BUILDINGS
NTS 096-668-022-07

Schematic Landscape Diagram

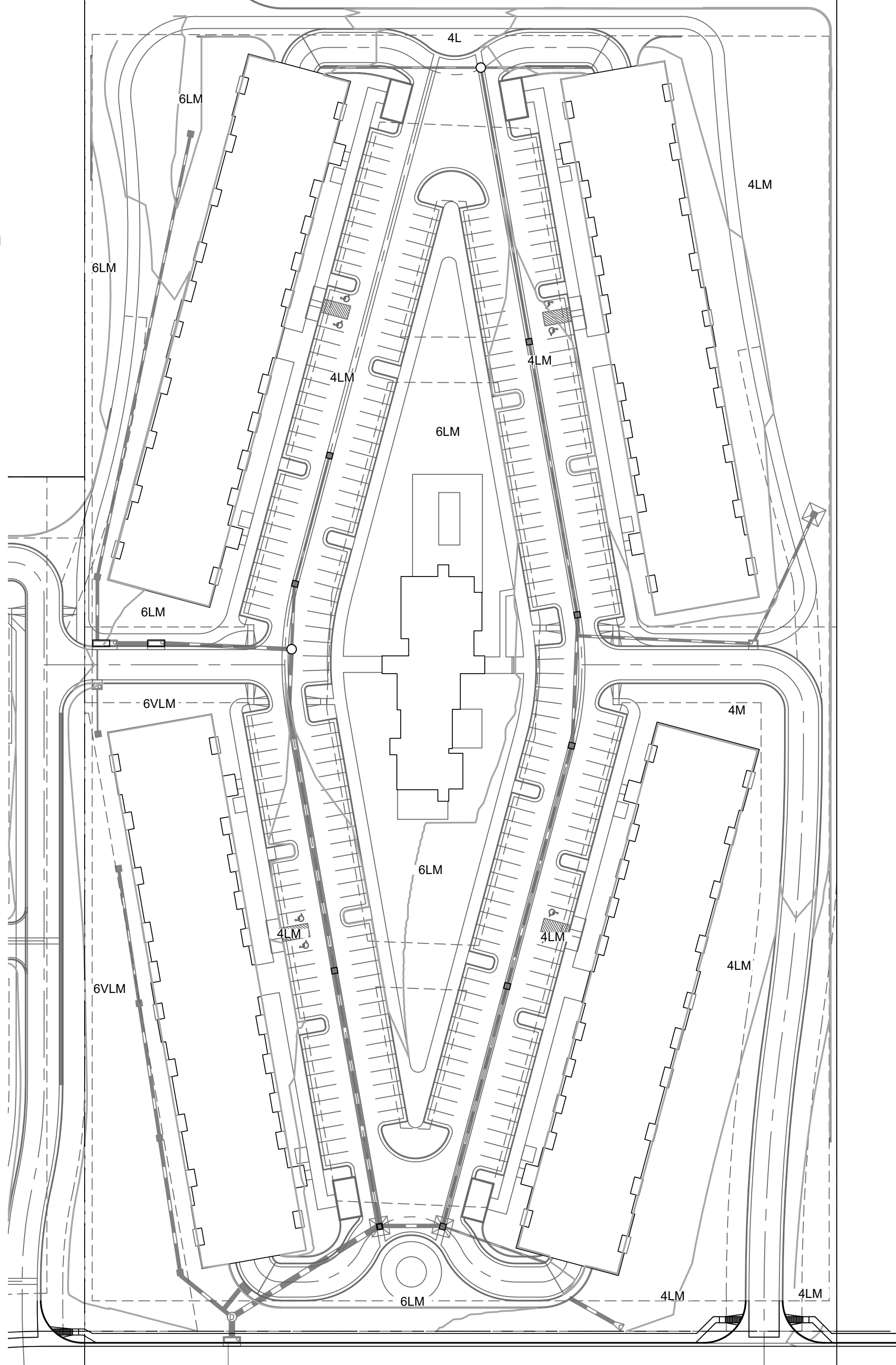
Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:
Foothills Foothills & Plains Plains

Plant Communities
-to be labeled by number(s) on diagram:
1 - Semiarid Shrublands
2 - Pinon-juniper woodlands
3 - Prairie
4 - Lower Elevation Riparian
5 - Foothill Shrublands
6 - Ponderosa Pine Forest
7 - Upper Elevation Riparian
8 - Douglas-fir Forest

Hydrozones (supplemental water) -to be labeled by letter(s) on diagram:
V - Very Low (0 to 7 inches per year)
L - Low (7 to 15 inches per year)
M - Moderate (15 to 25 inches per year)
H - High (more than 25 inches per year)
2,3,4,5,6 - L

SOIL AMENDMENTS:		TEST NO. 2022S011 PH = 7.2				SOIL TYPE = ORGANIC MATERIAL = 1.4 %	
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT OM	NITROGEN = 7.0 ppm	PHOSPHORUS = 13.1 ppm	POTASSIUM = 282.3 ppm	OTHER S, Zn, Fe, Mn, B or Cu	E.C. SALT OR PH TREATMENT	ROOTILL DEPTH
SODDED TURFGRASS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF		NA	8"
SEEDED AREAS-NATIVE	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF		NA	8"
TREES	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF		NA	8"
SHRUBS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF		NA	8"

ACCEPTABLE FERTILIZERS:
*USE CLASS I COMPOST FOR ORGANIC MATTER
*FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 LB (27-3-4) LAWN FERTILIZER, OR 1 LB BLOODMEAL, OR 1 LB CORN GLUTEN MEAL, OR 50 LB ALFALFA MEAL/PELLETS, OR 1000 SQ. FT.
*APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.



LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	MINOR COLLECTOR	CENTRAL BUFFER
ZONE DISTRICT BOUNDARY:	NO	YES
STREET CLASSIFICATION:	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 30'
LINEAR FOOTAGE:	497'	318'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.	17 / 17	16 / 16
EVERGREEN TREES REQ. / PROV.	N/A	6 / 11
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MI	CB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%

PARKING LOT LANDSCAPING

NUMBER OF VEHICLE SPACES PROVIDED:	255 (RESIDENTIAL)
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	17 / 17
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	RL

INTERNAL LANDSCAPING

NET SITE AREA:	438,154 SF (10.06 AC)
PERCENT MINIMUM INTERNAL AREA:	15% (RESIDENTIAL)
INTERNAL LANDSCAPE AREA REQ. / PROV.	65,724 SF / 156,961 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	132 / 132
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	INR
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

CITY APPROVAL:

DATE: _____

REVISIONS:
NO. DESCRIPTION

PROJECT NUMBER: _____

SHEET L-707

VETERANS VICTORY - LOT 1
 LANDSCAPE DETAILS

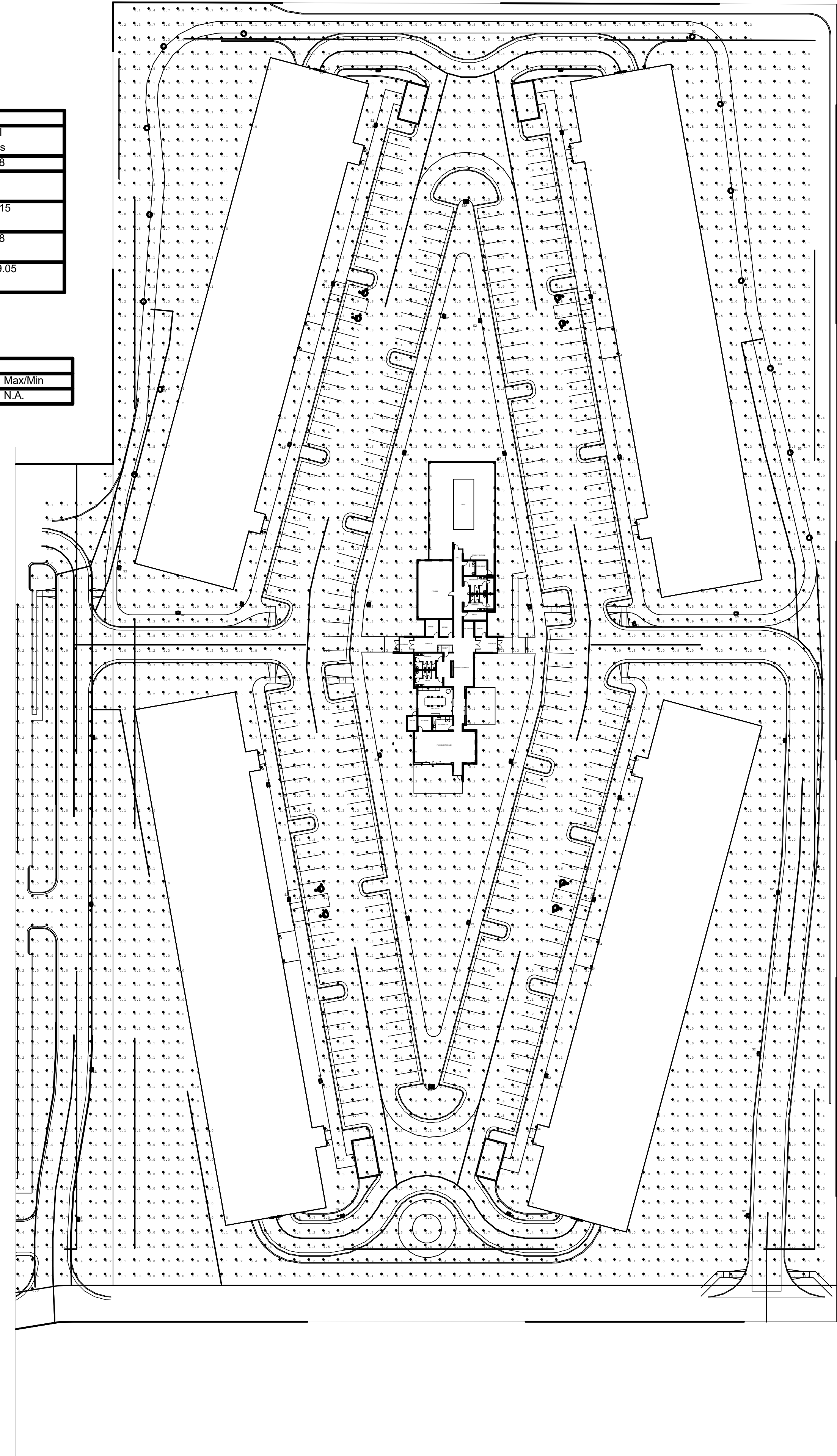
Know what's below. Call 811 before you dig.
 Kimley-Horn
 ENGINEERING CONSULTANTS
 SCALE: AS SHOWN
 VERT. AS SHOWN
 STATION: _____
 FROM: _____
 TD: _____

DESIGNED BY: AJV
 DATE: 12-13-2022
 DRAWN BY: AJV
 DATE: 12-13-2022
 CHECKED BY: JEH
 DATE: 12-13-2022

Dakota Springs Engineering
 Engineering Consultants

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Total Watts
	4	RN-D-8-5-3K8-SM-DL	Single	RN-D-8-5-3K8-SM-DL	S5	0.540	4554	198.8
	24	BAL19201	Single	GL-6541-B-CC-R5-TBL-A	S4	0.900	968	312
	14	RAD1_LED_P2_40K_PATH	Single	RAD1 LED P2 40K PATH	S3	0.900	4514	532.15
	2	DSX0_LED_P3_40K_80CRI_T4M_double head	Back-Back	DSX0 LED P3 40K 80CRI T4M	S2A	0.900	8190	275.8
	39	DSX0_LED_P3_40K_80CRI_T2M	Single	DSX0 LED P3 40K 80CRI T2M	S2	0.900	7977	2689.05

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	illuminance	Fc	1.00	4.3	0.0	N.A.	N.A.



D4 PHOTOMETRIC PLAN
1" = 50'-0" 0" 75'

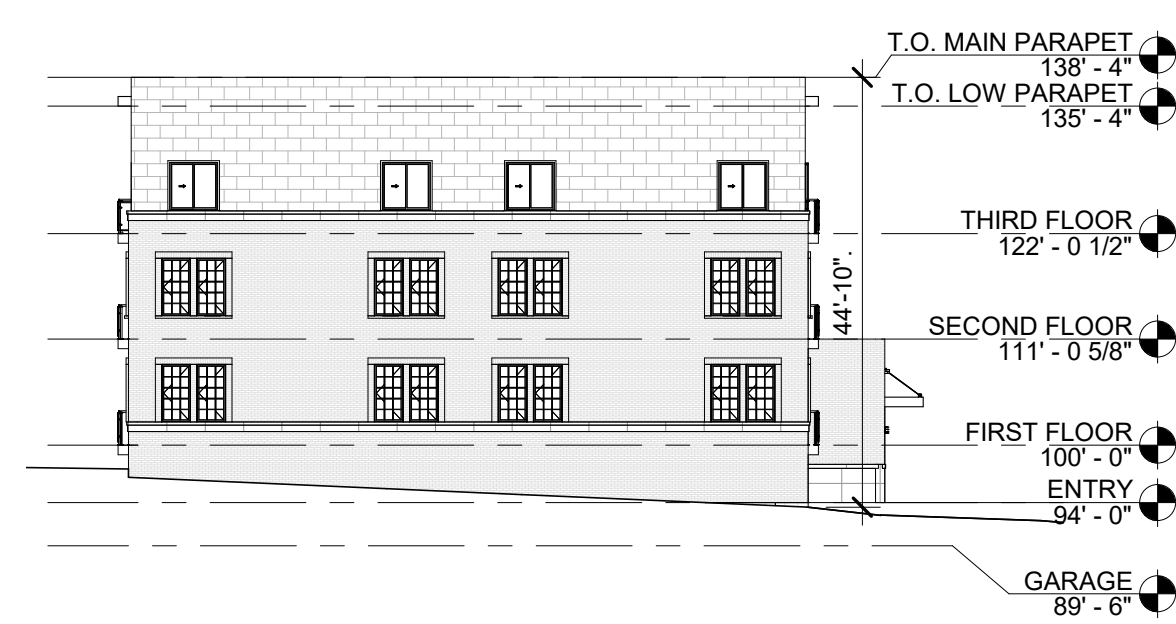
INCLUDES SITE (PARKING / ROADWAY) LIGHTING AND APARTMENT COMMON BUILDING LIGHTING; CLUBHOUSE BUILDING LIGHTING IS NOT INCLUDED IN CALCS.

DRAWN:	Author
APPROVED:	Approver
ISSUED FOR:	Issued For
DATE:	01-03-2023
PROJECT #:	521270
FIELD BOOK:	

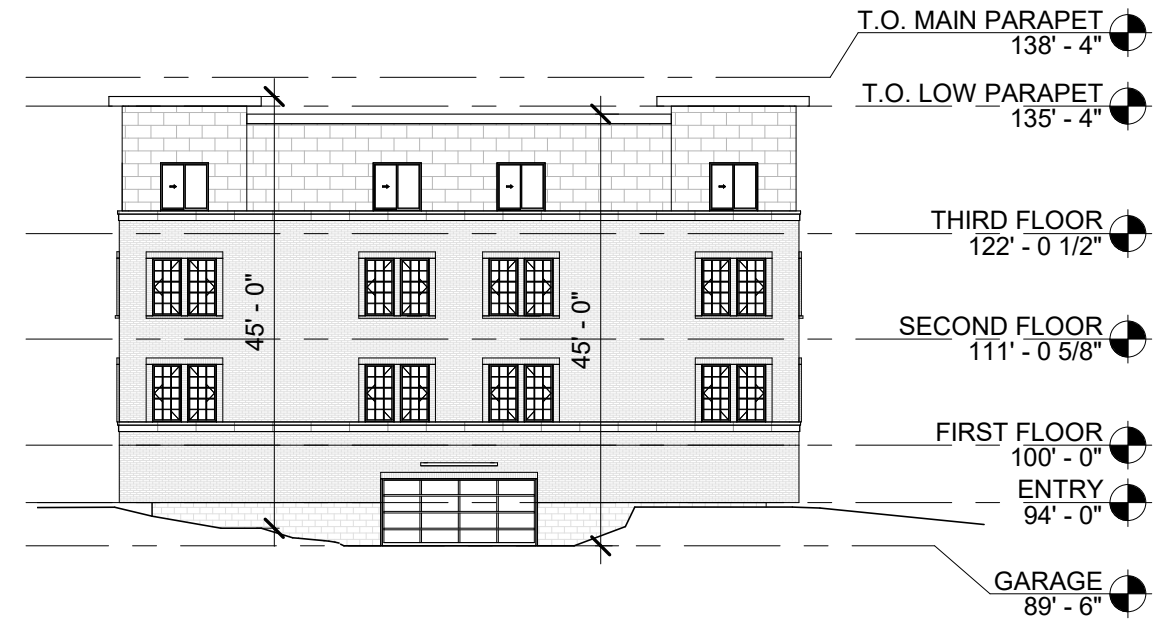
SQUARE FOOT CALCS.		Max Height (Feet) (45' Max Allowed)	
Building A	Gross SF	Building A	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-10"
Third Floor	22,922	West	44'-10"
Total	92,367		
Building B	Gross SF	Building B	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-4"
Third Floor	22,922	West	45'
Total	92,367		
Building C	Gross SF	Building C	3 stories over Parking
Garage	23,350	North	42'-7"
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	40'-10"
Total	92,367		
Building D	Gross SF	Building D	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	44'-9"
Total	92,367		



A2 EAST ELEVATION
1" = 20'-0" 0 30'



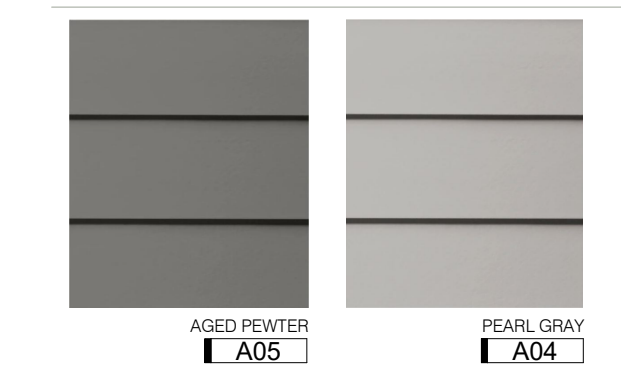
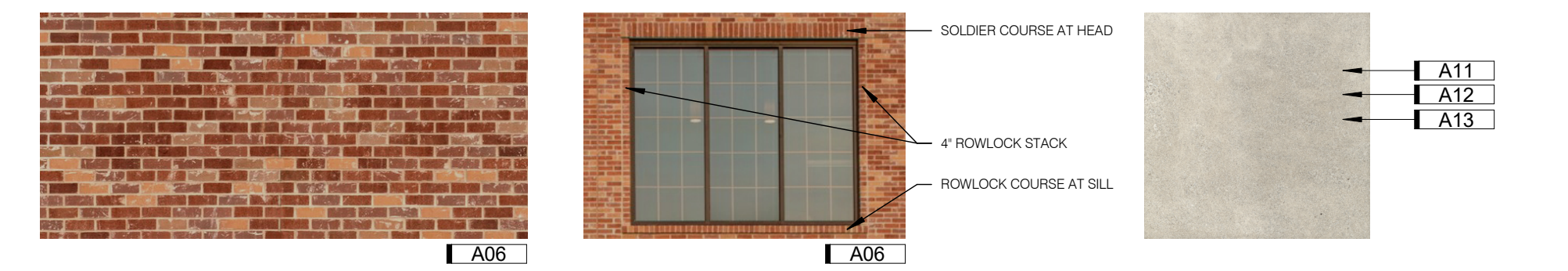
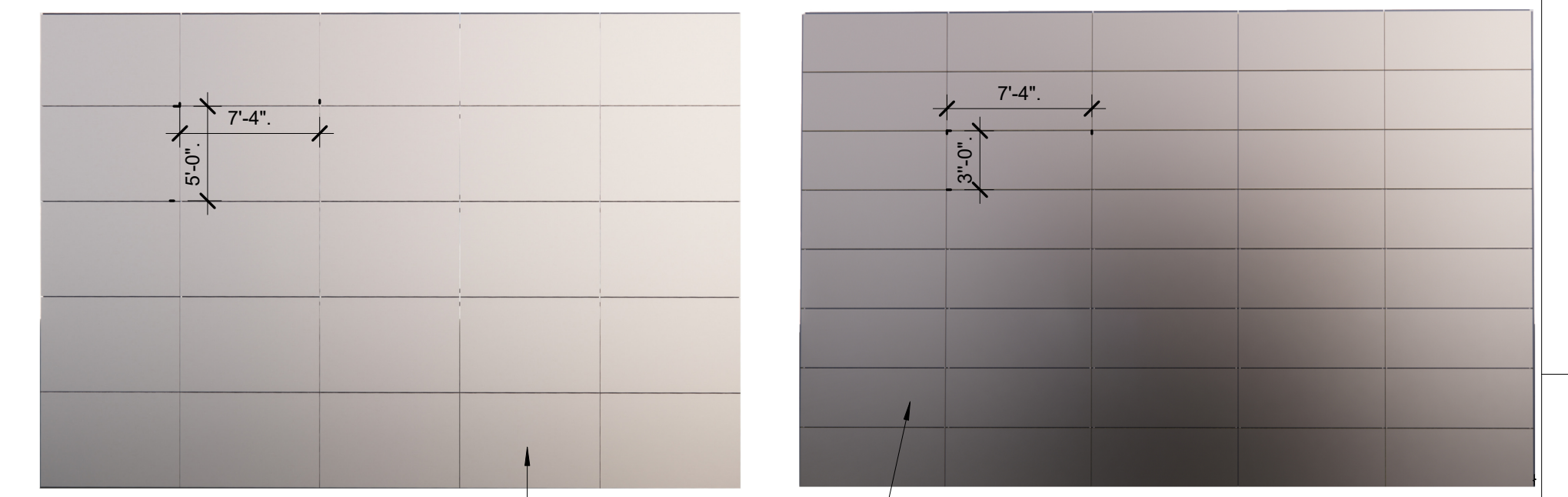
A3 SOUTH ELEVATION
1" = 20'-0" 0 30'



B3 NORTH ELEVATION
1" = 20'-0" 0 30'



A4 WEST ELEVATION
1" = 20'-0" 0 30'



D4 Exterior Material Legend
1/4" = 1'-0" 0 6'

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Preliminary
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VETERANS VICTORY
VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
ELEVATIONS

NO. ISSUED FOR: DATE:
Development Plan 01-03-2023

JOB NO. > 5212720

A201

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 1'-6" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER SURROUND.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSpan MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING. FULL-GLASS PANEL. PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR. 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT. 8" LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT. 8" LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3a EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'



A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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VETERANS VICTORY
VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -
Development Plan 01-03-2023

JOB NO. > 5212720

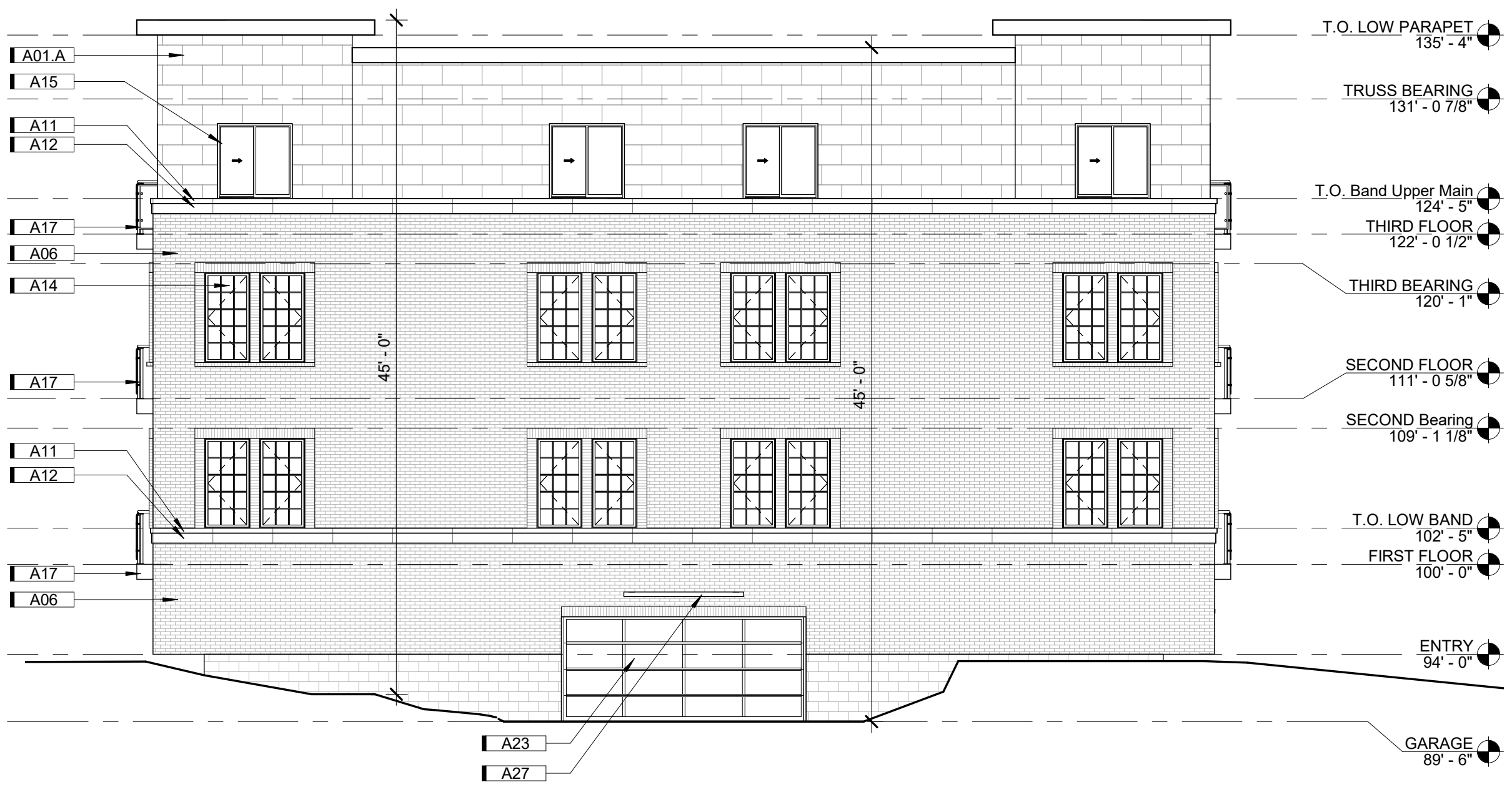
A202

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 1'-6" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS. MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING. FULL-GLASS PANEL. PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR. 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION. IN FINISH: BLACK MATTE
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION. IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 NORTH ELEVATION
1/8" = 1'-0" 0" 12'



C3 SOUTH ELEVATION
1/8" = 1'-0" 0" 12'

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VETERANS VICTORY APARTMENT 'A'
Colorado Springs, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -
Development Plan 01-03-2023

JOB NO. > 5212720

A203

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL.
A18	TWO-PANEL FIBERGLASS SLIDING. FULL-GLASS PANEL PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR, 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12



A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12

Preliminary
Not For
Construction

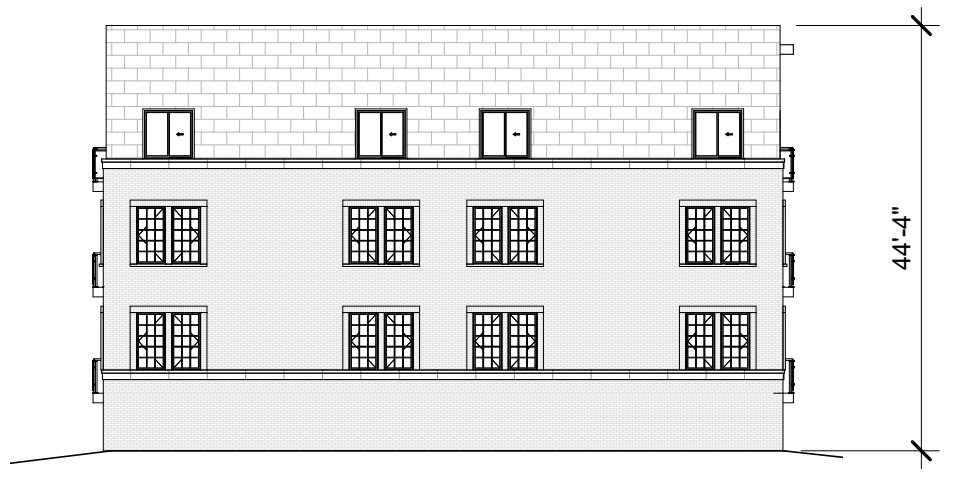
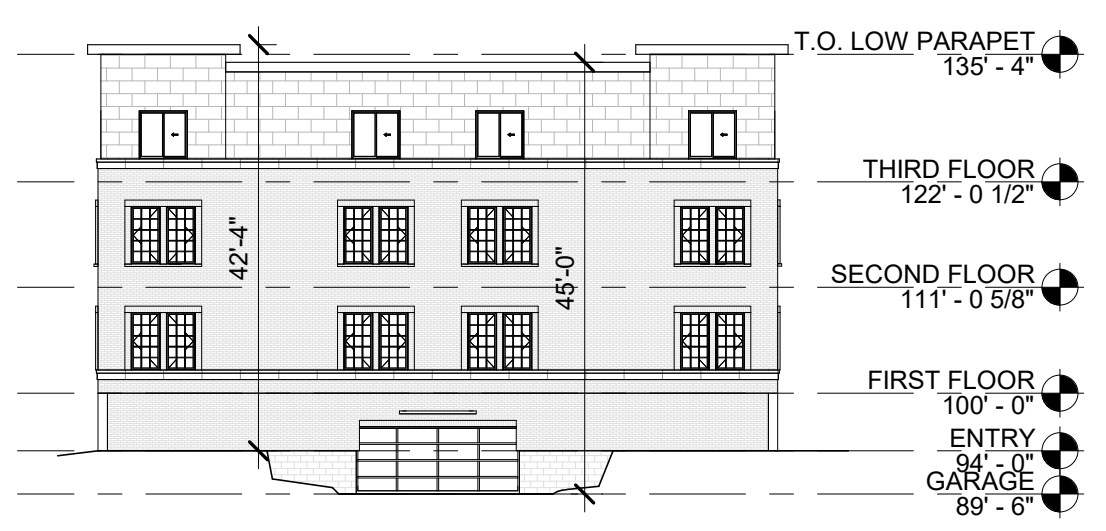
VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
OVERALL ELEVATIONS

NO. > ISSUED FOR >	DATE >
DEVELOPMENT PLAN	2022.12.16

SQUARE FOOT CALCS.		Max Height (Feet) (45' Max Allowed)	
Building A	Gross SF	Building A	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-10"
Third Floor	22,922	West	44'-10"
Total	92,367		
Building B	Gross SF	Building B	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-4"
Third Floor	22,922	West	45'
Total	92,367		
Building C	Gross SF	Building C	3 stories over Parking
Garage	23,350	North	42'-7"
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	40'-10"
Total	92,367		
Building D	Gross SF	Building D	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	44'-9"
Total	92,367		

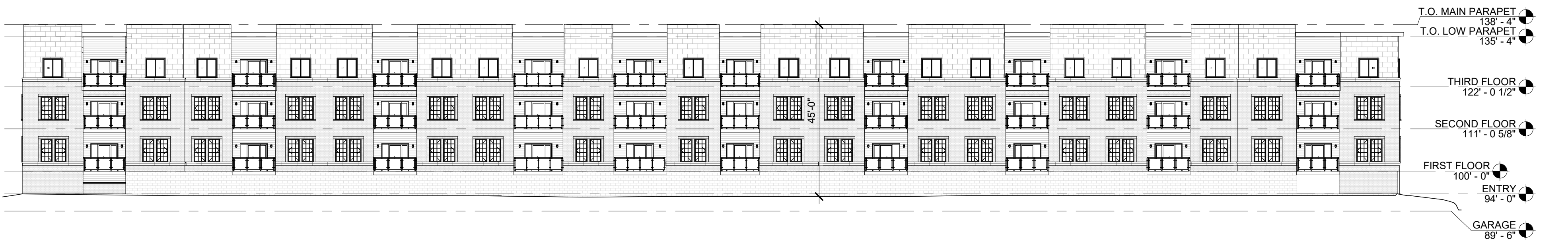


A2 WEST ELEVATION
1" = 20'-0" 0 30'

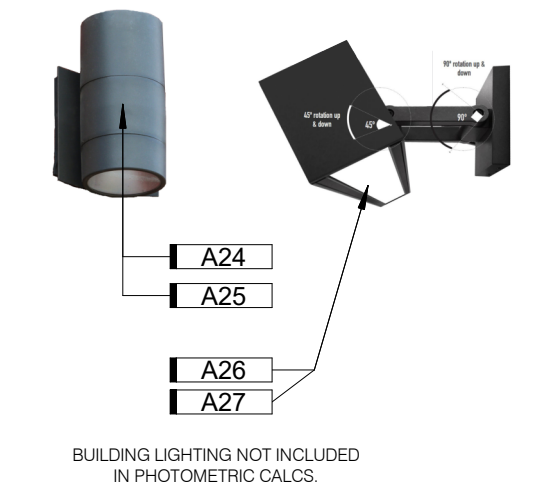
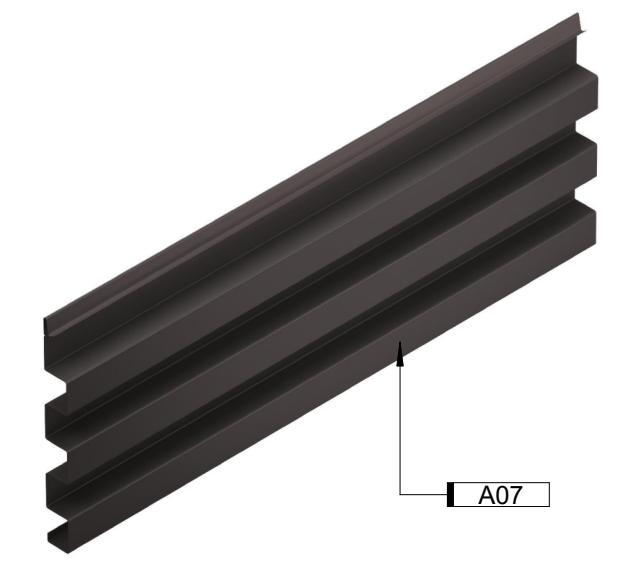
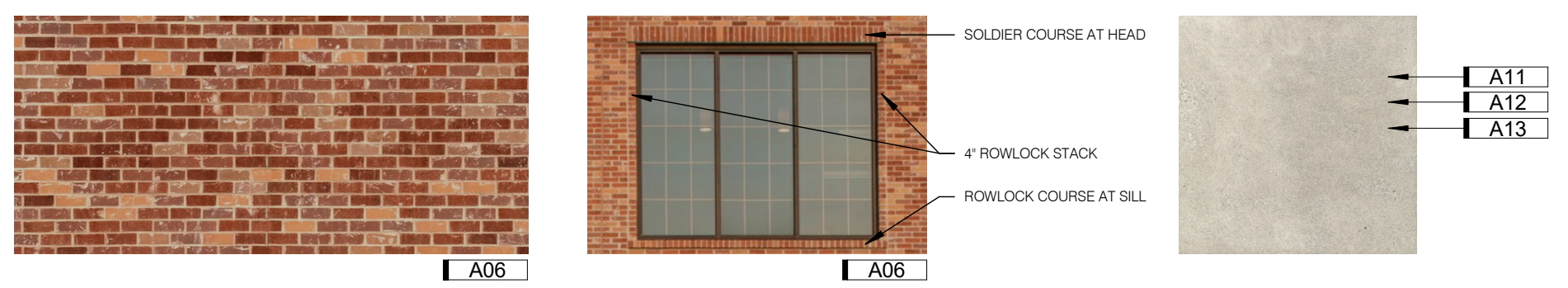
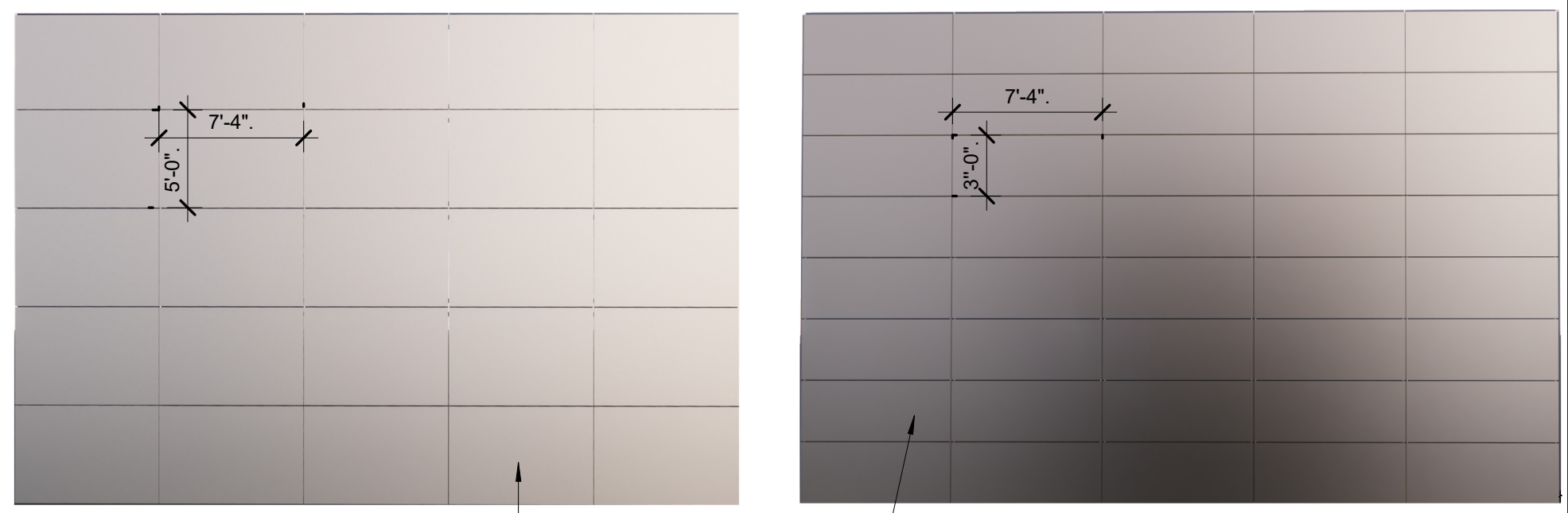


A3 NORTH ELEVATION
1" = 20'-0" 0 30'

B3 SOUTH ELEVATION
1" = 20'-0" 0 30'



A4 EAST ELEVATION
1" = 20'-0" 0 30'



D4 Exterior Material Legend
1/4" = 1'-0" 0 6'

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12



A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12

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SHIVEHATTERY

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Preliminary
Not For
Construction

VETERANS VICTORY
APARTMENT B
COLORADO SPRINGS, CO

ELEVATIONS

NO. →	ISSUED FOR →	DATE →

JOB NO. > 5212720

A201

NO.	ISSUED FOR	DATE

A B C D E F

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COBERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCIENCE; ALUMINUM BODY WITH DIRECT-DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC. CLOSED CAP. UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCIENCE; ALUMINUM BODY WITH DIRECT-DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC. CLOSED CAP. UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT. 8LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT. 8LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



(A3) EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'



(A4) EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

A B C D E F

Preliminary
Not For
Construction

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -

JOB NO. > 5212720

A203



B:\16\5212720\Veterans Victory Housing - CO Springs\5212720\Apartment Building BA\Cont.rvt
Printed: 12/20/2022 8:20:50 PM

A

B

C

D

E

F

SQUARE FOOT CALCS.

Building A	Gross SF
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

Max Height (Feet)
(45' Max Allowed)

Building A	3 stories over Parking
North	45'
East	45'
South	44'-10"
West	44'-10"

Building B	Gross SF
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

Building B	3 stories over Parking
North	45'
East	45'
South	44'-4"
West	45'

Building C	Gross SF
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

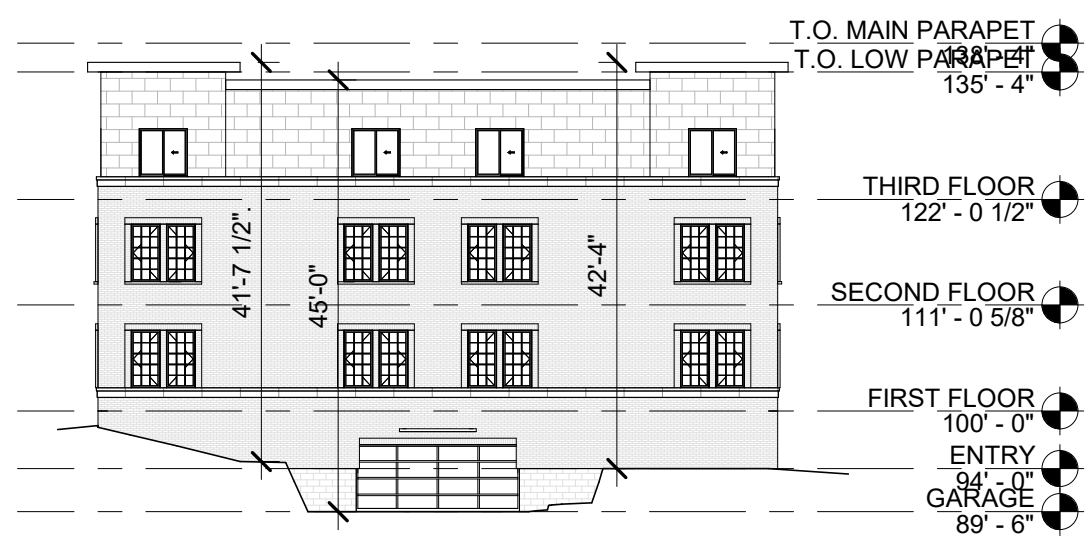
Building C	3 stories over Parking
North	42'-7"
East	45'
South	45'
West	40'-10"

Building D	Gross SF
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922
Total	92,367

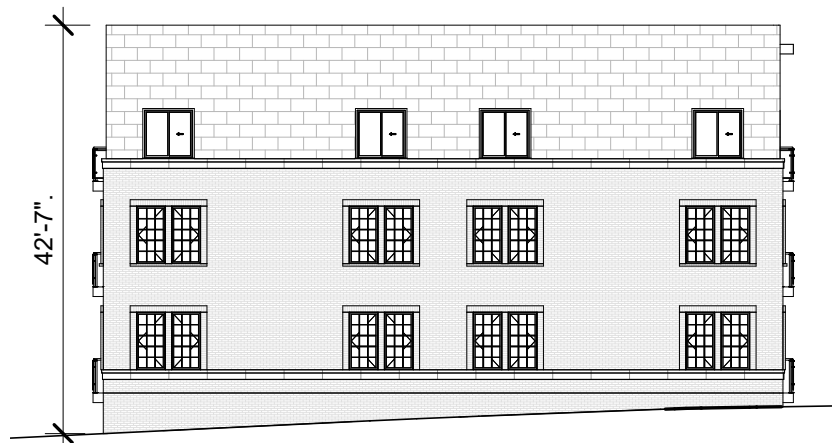
Building D	3 stories over Parking
North	45'
East	45'
South	45'
West	44'-9"



A2 EAST ELEVATION
1" = 20'-0" 0 30'



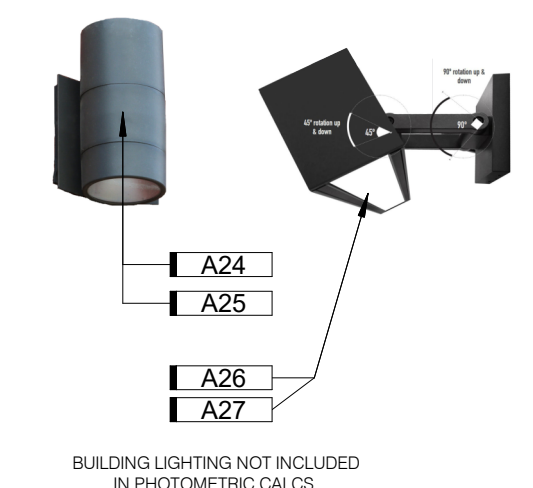
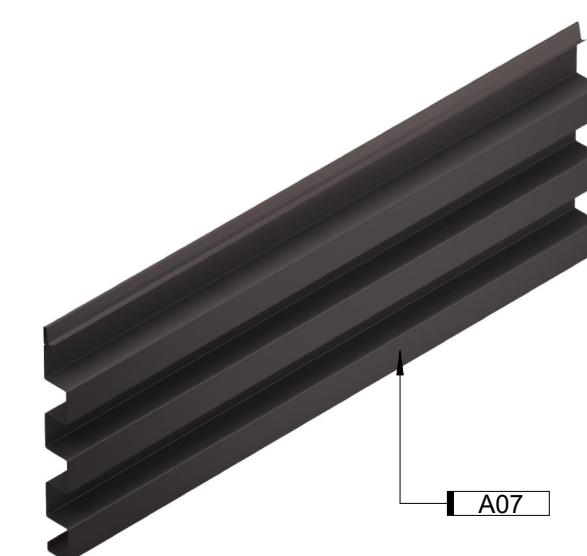
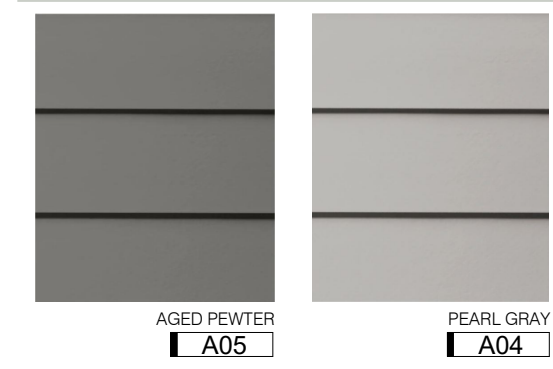
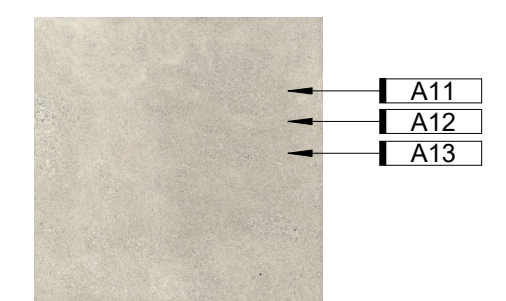
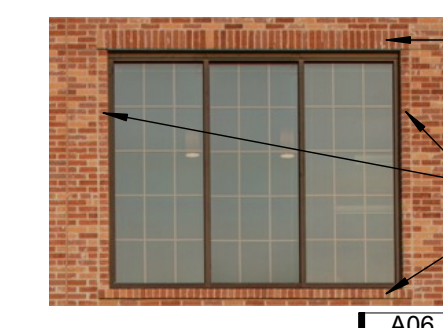
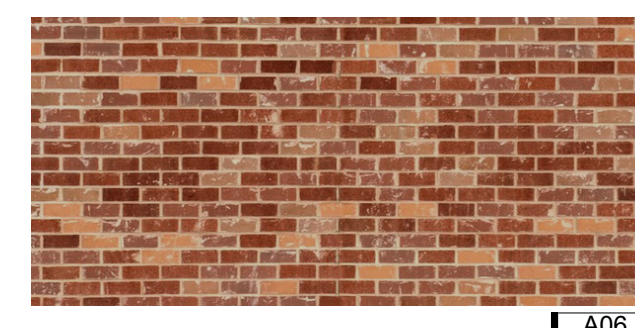
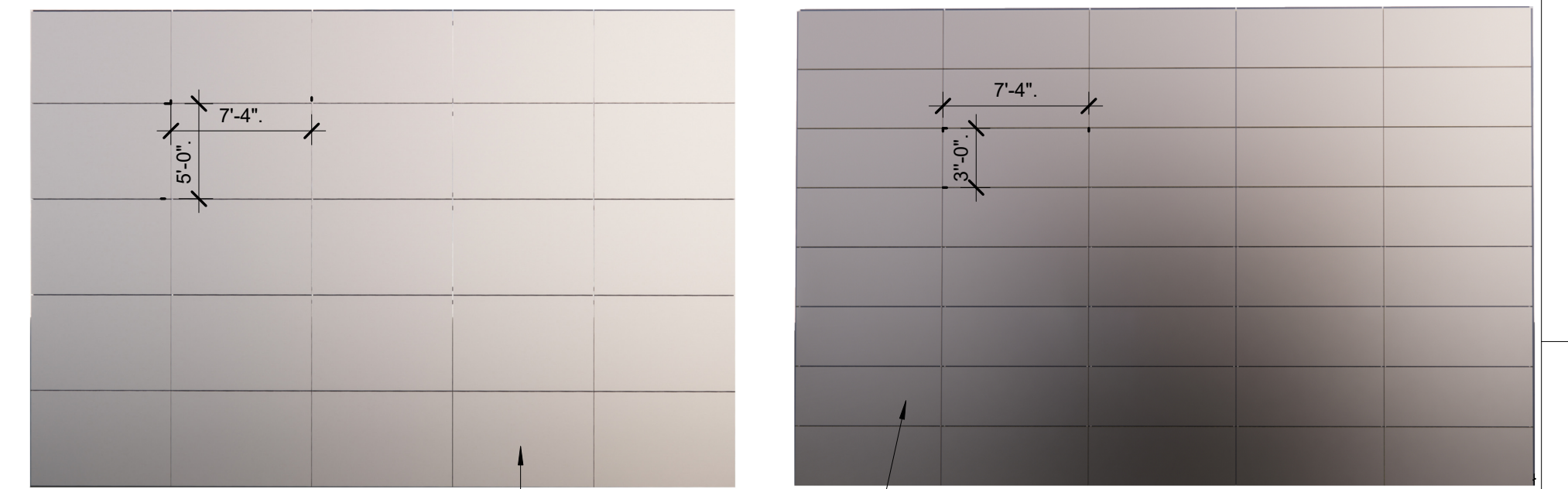
A3 SOUTH ELEVATION
1" = 20'-0" 0 30'



B3 NORTH ELEVATION
1" = 20'-0" 0 30'



A4 WEST ELEVATION
1" = 20'-0" 0 30'



BUILDING LIGHTING NOT INCLUDED IN PHOTOMETRIC CALCS.

D4 Exterior Material Legend
1/4" = 1'-0" 0 6'



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Preliminary Not For Construction

VETERANS VICTORY APARTMENT 'C' COLORADO SPRINGS, CO OVERALL ELEVATIONS

NO.	ISSUED FOR	DATE
1	DEVELOPMENT PLAN	2023.01.03

JOB NO. > 5212720

A200

Preliminary
Not For
Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

NO.	ISSUED FOR	DATE



KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT, TEXTURE SMOOTH, B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT, TEXTURE SMOOTH, B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH, B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

A3 EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12

A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8" x 2 1/4" x 7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND. 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND. 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC. CLOSED CAP. UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC. CLOSED CAP. UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT. 8LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT. 8LENGTH. WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'



A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

Preliminary
Not For
Construction

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -

JOB NO. > 5212720

A203



KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS, 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND, 3 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND, 7 5/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP. UP).

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP. UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

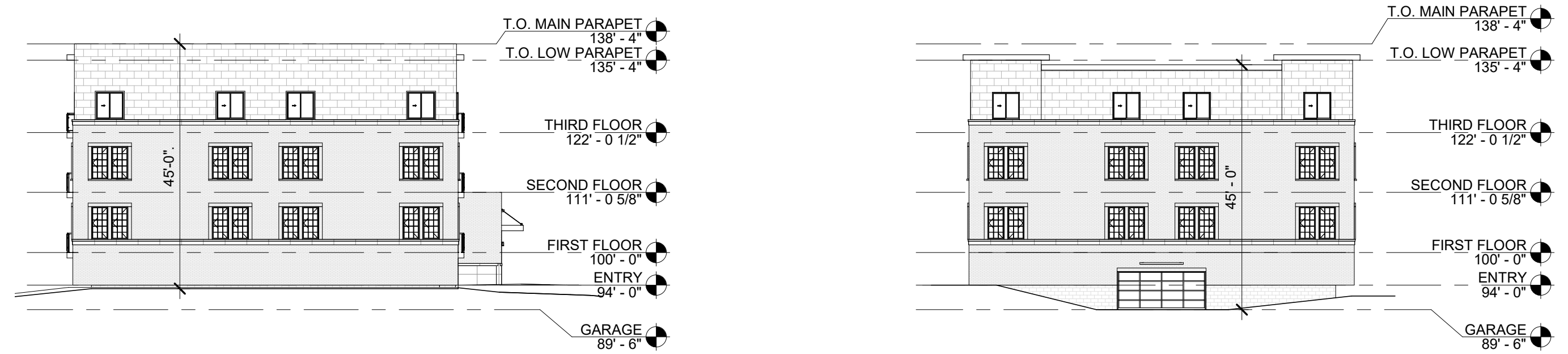
A3 NORTH ELEVATION
1/8" = 1'-0" 0' 12'

D3 SOUTH ELEVATION
1/8" = 1'-0" 0' 12'

SQUARE FOOT CALCS.		Max Height (Feet) (45' Max Allowed)	
Building A	Gross SF	Building A	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-10"
Third Floor	22,922	West	44'-10"
Total	92,367		
Building B	Gross SF	Building B	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	44'-4"
Third Floor	22,922	West	45'
Total	92,367		
Building C	Gross SF	Building C	3 stories over Parking
Garage	23,350	North	42'-7"
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	40'-10"
Total	92,367		
Building D	Gross SF	Building D	3 stories over Parking
Garage	23,350	North	45'
First Floor	23,173	East	45'
Second Floor	22,922	South	45'
Third Floor	22,922	West	44'-9"
Total	92,367		



A2 EAST ELEVATION
1" = 20'-0" 0 30'

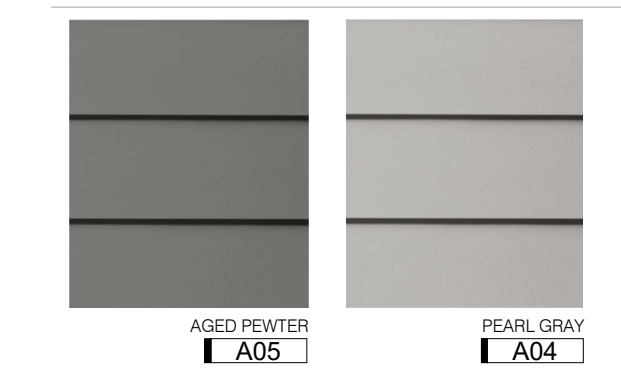
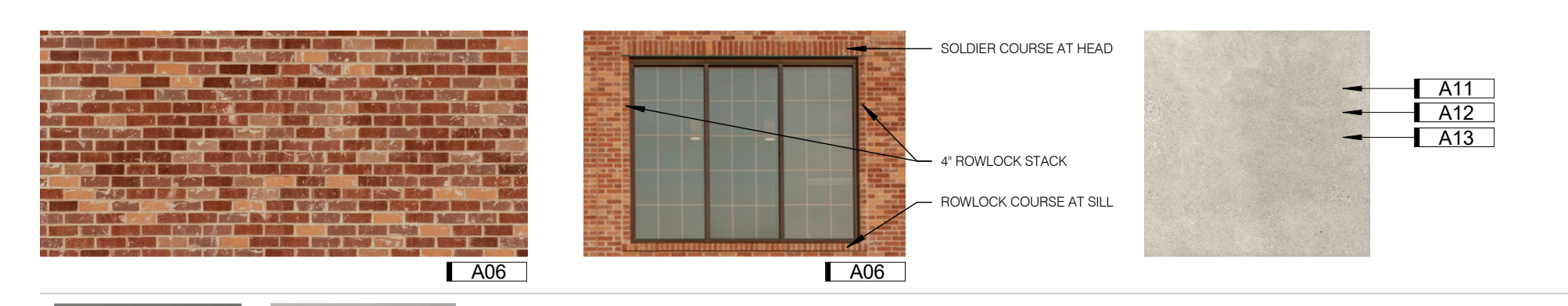
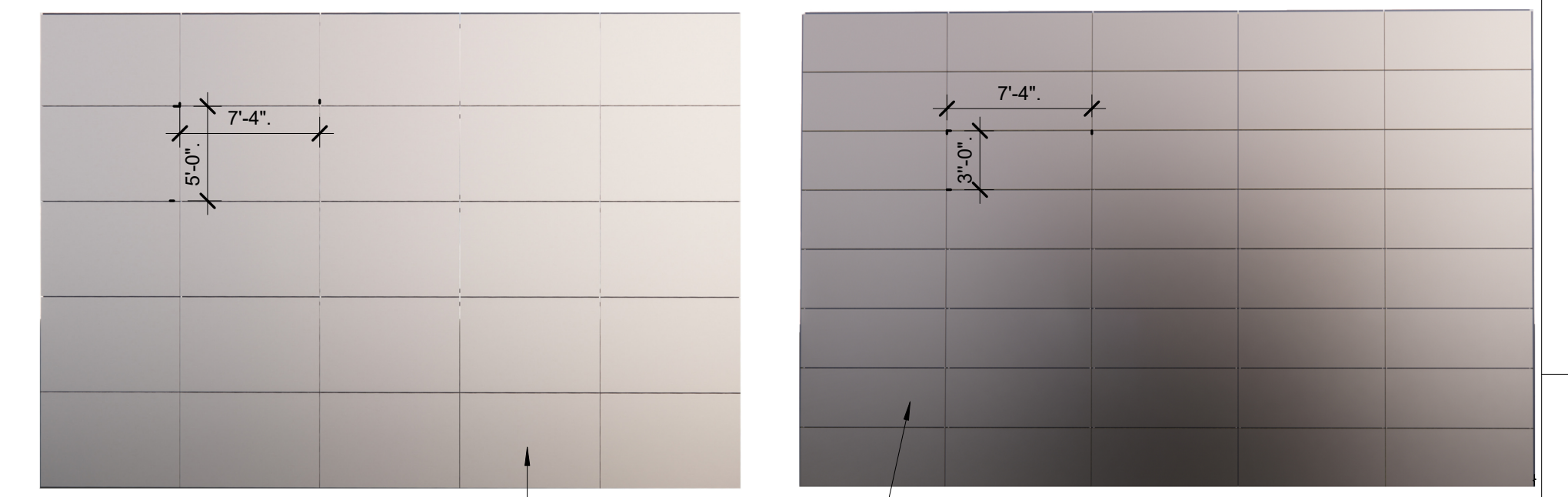


A3 SOUTH ELEVATION
1" = 20'-0" 0 30'

B3 NORTH ELEVATION
1" = 20'-0" 0 30'



A4 WEST ELEVATION
1" = 20'-0" 0 30'



D4 Exterior Material Legend
1/4" = 1'-0" 0 6'

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Preliminary
Not For
Construction

VETERANS VICTORY
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. ISSUED FOR: DATE:
Development Plan 01-03-2023

JOB NO. > 5212720

A201

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 1'-6" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING. FULL-GLASS PANEL. PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR. 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT. 8" LENGTH. WALL WASH LIGHT DISTRIBUTION. IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT. 8" LENGTH. WALL WASH LIGHT DISTRIBUTION. IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3a EAST ELEVATION - SIDE A
1/8" = 1'-0" 0 12'



A4 EAST ELEVATION - SIDE B
1/8" = 1'-0" 0 12'

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Preliminary
Not For
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VETERANS VICTORY
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -
Development Plan 01-03-2023

JOB NO. > 5212720

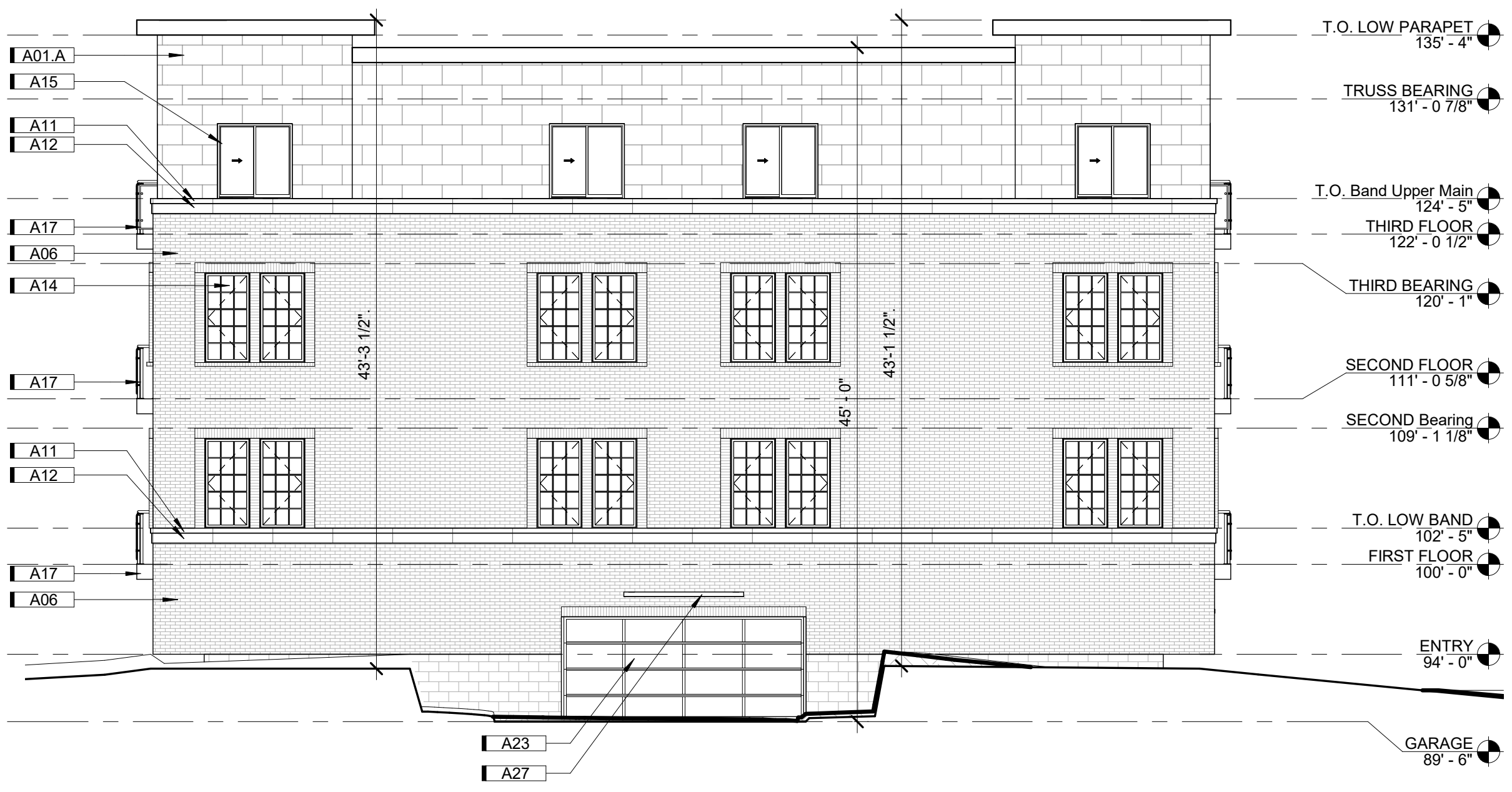
A202

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION. COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM. BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND. 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL, PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR. 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION. IN FINISH: BLACK MATTE
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION. IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 NORTH ELEVATION
1/8" = 1'-0" 0" 12"



C3 SOUTH ELEVATION
1/8" = 1'-0" 0" 12"

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Preliminary
Not For
Construction

VETERANS VICTORY
VETERANS VICTORY APARTMENT 'D'
Colorado Springs, CO
ELEVATIONS

NO. - ISSUED FOR - DATE -
Development Plan 01-03-2023

JOB NO. > 5212720

A203

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR C0-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS, SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM; BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A11	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 3 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A12	INDIANA LESTONE FULL COLOR BLEND - FULL BED BAND; 7 5/8" HEIGHT. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A13	INDIANA LESTONE FULL COLOR BLEND - FULL BED VENEER. TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LESTONE - FULL COLOR BLEND.
A14	CASEMENT FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A15	SLIDING FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A16	FIXED PICTURE FIBERGLASS WINDOW. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZR-3 SERIES WINDOW
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL.
A18	TWO-PANEL FIBERGLASS SLIDING. FULL-GLASS PANEL PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR. 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE: SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



A3 WEST ELEVATION - SIDE A
1/8" = 1'-0" 0 12



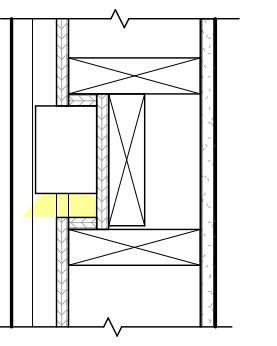
A4 WEST ELEVATION - SIDE B
1/8" = 1'-0" 0 12

SQUARE FOOT CALCS.

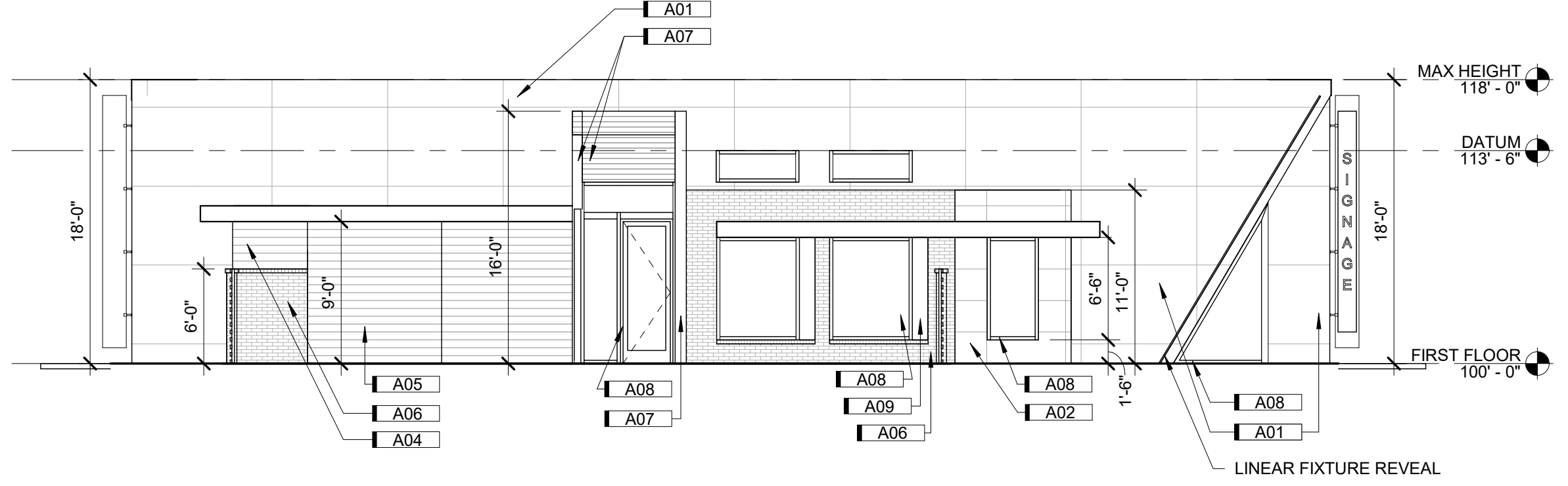
Clubhouse	Gross SF
First Floor	6,504
Pool Amenity	3,130

Max Height (Feet)
(45' Max Allowed)

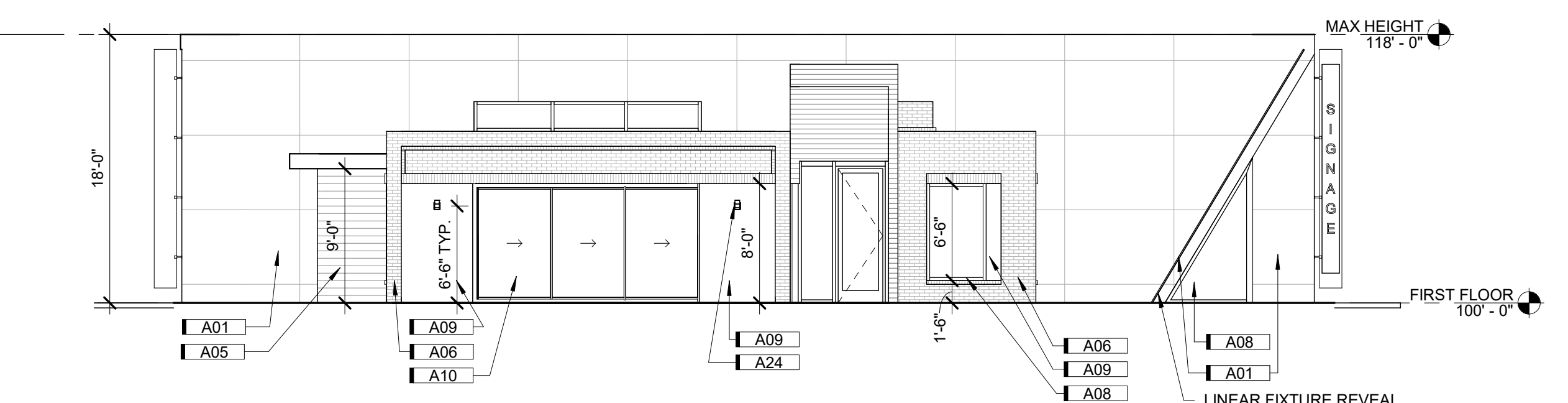
Clubhouse	1 story
East	18'



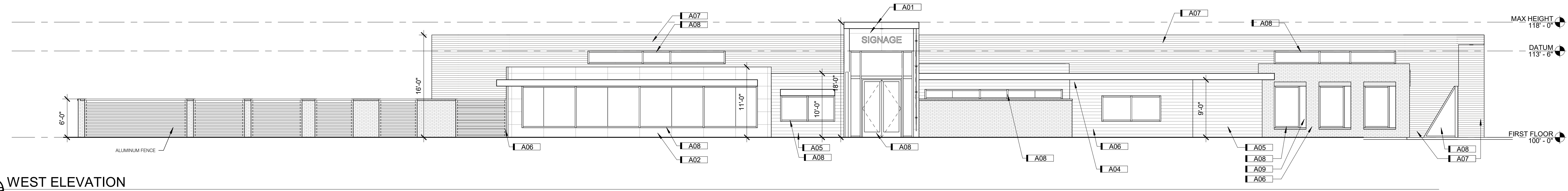
C1 FIXTURE REVEAL
1 1/2" = 1'-0"



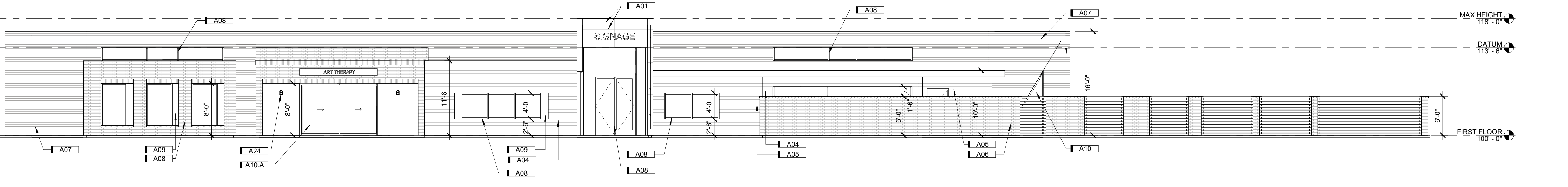
A2 NORTH ELEVATION
1/8" = 1'-0"



A3 SOUTH ELEVATION
1/8" = 1'-0"



A4 WEST ELEVATION
1/8" = 1'-0"



A4 EAST ELEVATION
1/8" = 1'-0"

ANODIZED D2-EV1

ANODIZED C-31

ANODIZED C-32

AGED PEWTER

PEARL GRAY

SOLDER COURSE AT HEAD

4" ROWLOCK STACK

ROWLOCK COURSE AT SILL

FLANGELESS

The flangeless mounting system is designed for recessed lighting. It allows for clean, flush lighting in recessed soffits and is preferred for its sleek, modern look.

NOTE: DESIGN INTENT IS RECESS LIGHTS IN SOFFIT OVERHANGS AT EACH OF THE 4 MAIN ENTRIES

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION, COLOR C0-EV1.
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION, COLOR C-32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS. MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM, BOX RIB CONFIGURATION. COLOR: DARK BRONZE
A08	ALUMINUM STOREFRONT SYSTEM; CLASS 1 CLEAR ANODIZED. COLOR: DARK BRONZE
A09	FIBER CEMENT PANEL; TEXTURE SMOOTH. BASIS OF DESIGN: JAMES HARDIE ARCHITECTURAL COLLECTION FIBER CEMENT PANEL, FINE SAND TEXTURE. INSTALL VERTICALLY. COLOR: AGED PEWTER
A10	ALUMINUM SLIDING GLASS WALL SYSTEM, 3 PANELS, WITH FLUSH SILL. BASIS OF DESIGN: NANAWALL CERO MINIMAL SLIDING GLASS WALL SYSTEM WITH FLUSH SILL.
A10.A	ALUMINUM SLIDING GLASS WALL SYSTEM, 2 PANELS, WITH FLUSH SILL. BASIS OF DESIGN: NANAWALL CERO MINIMAL SLIDING GLASS WALL SYSTEM WITH FLUSH SILL.
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A28	OUTDOOR LINEAR LIGHT FIXTURE; RECESSED. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT RECESSED, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.

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Preliminary
Not For
Construction

VETERANS VICTORY
VETERANS VICTORY CLUBHOUSE
COLORADO SPRINGS, CO

ELEVATIONS

NO.	ISSUED FOR	DATE

JOB NO. > 5212720
A200