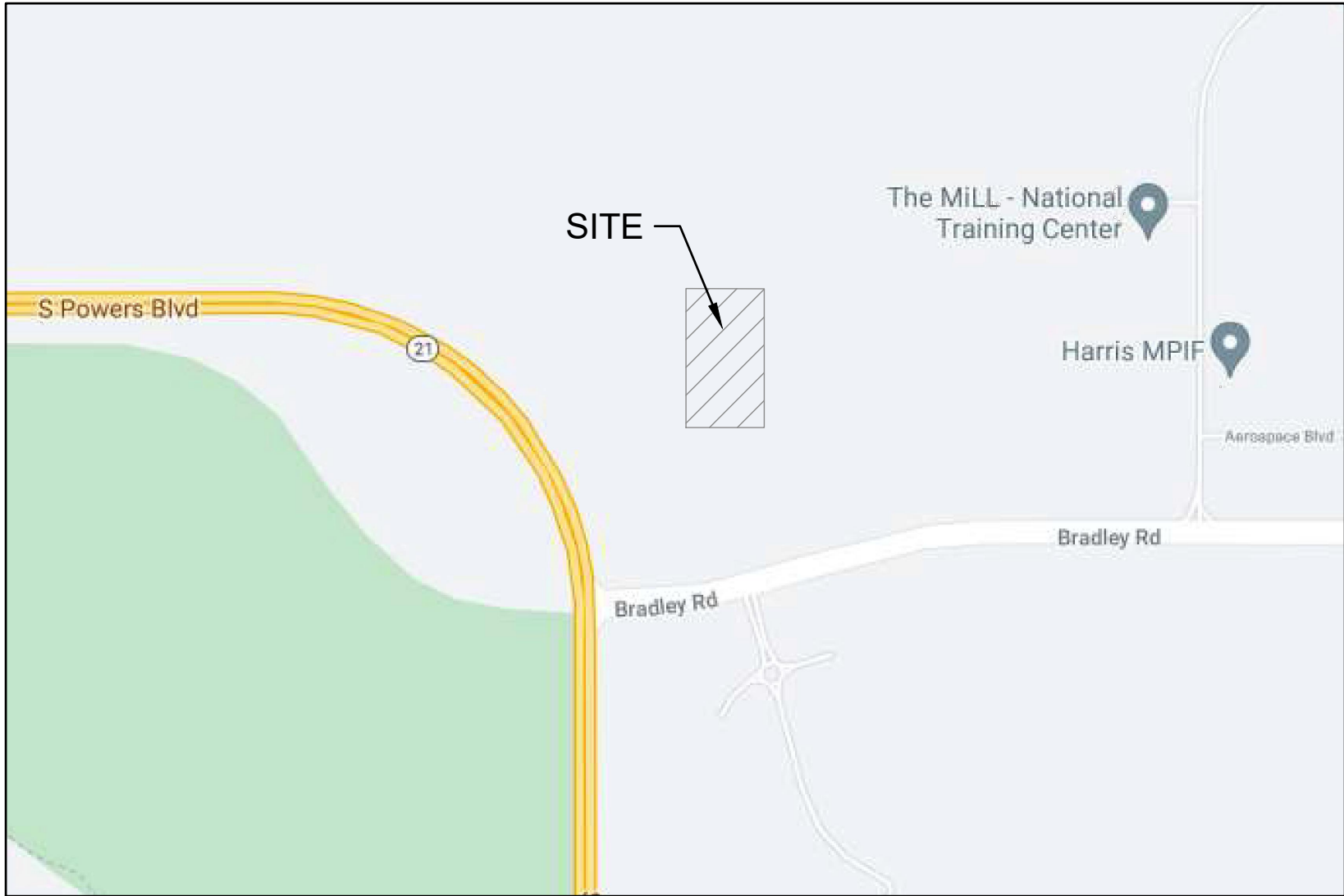


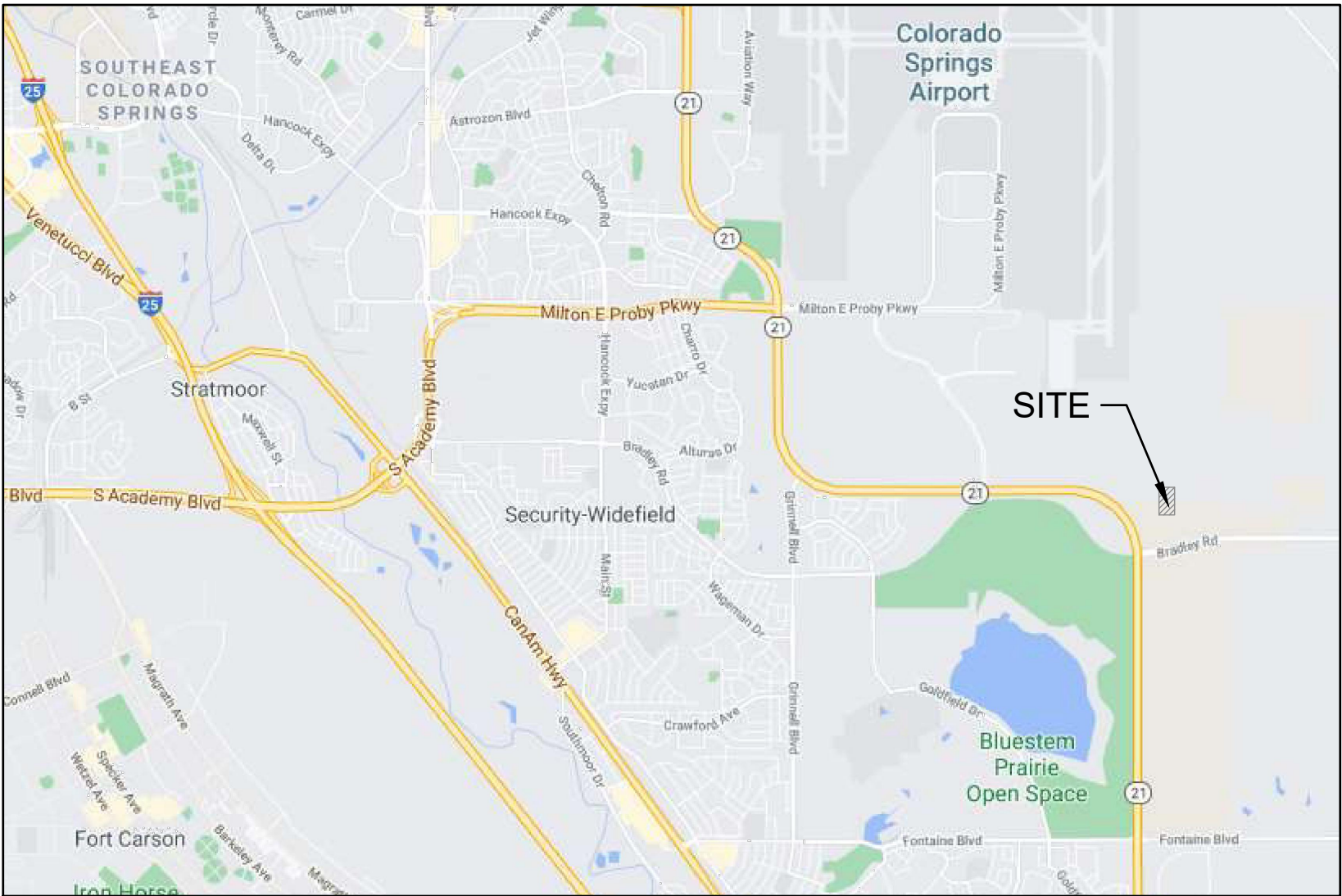
Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VetransVilla\CAD\Plansheets\Development Plan - Apartments\W-Apt - Cover.dwg

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



LOCATION MAP



VICINITY MAP

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

- T 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.
- 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.
- DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- 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).
- 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 STUCTURE
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
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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

<u>SETBACKS:</u>	
FRONT	20
SIDE	5
REAR	25

<u>PARKING:</u>	
GARAGE	
HANDICAP STALLS:	12 SPACES
STANDARD:	228 SPACES

<u>EXTERIOR</u>	
HANDICAP STALLS:	8 SPACES
STANDARD:	248 SPACES

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

<u>APARTMENTS</u>	
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

<u>LOT COVERAGE:</u>	
BUILDING	24.7%
PAVEMENT	38.3%
PERVIOUS AREA	37.0%
TOTAL	100.0%

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

<u>BUILDING HEIGHT (MAX 45')</u>	
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

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

SCALE:
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JIM DATE: 12.28.22
DRAWN BY: JIM DATE: 12.29.22
CHECKED BY: DATE:

VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
COVER

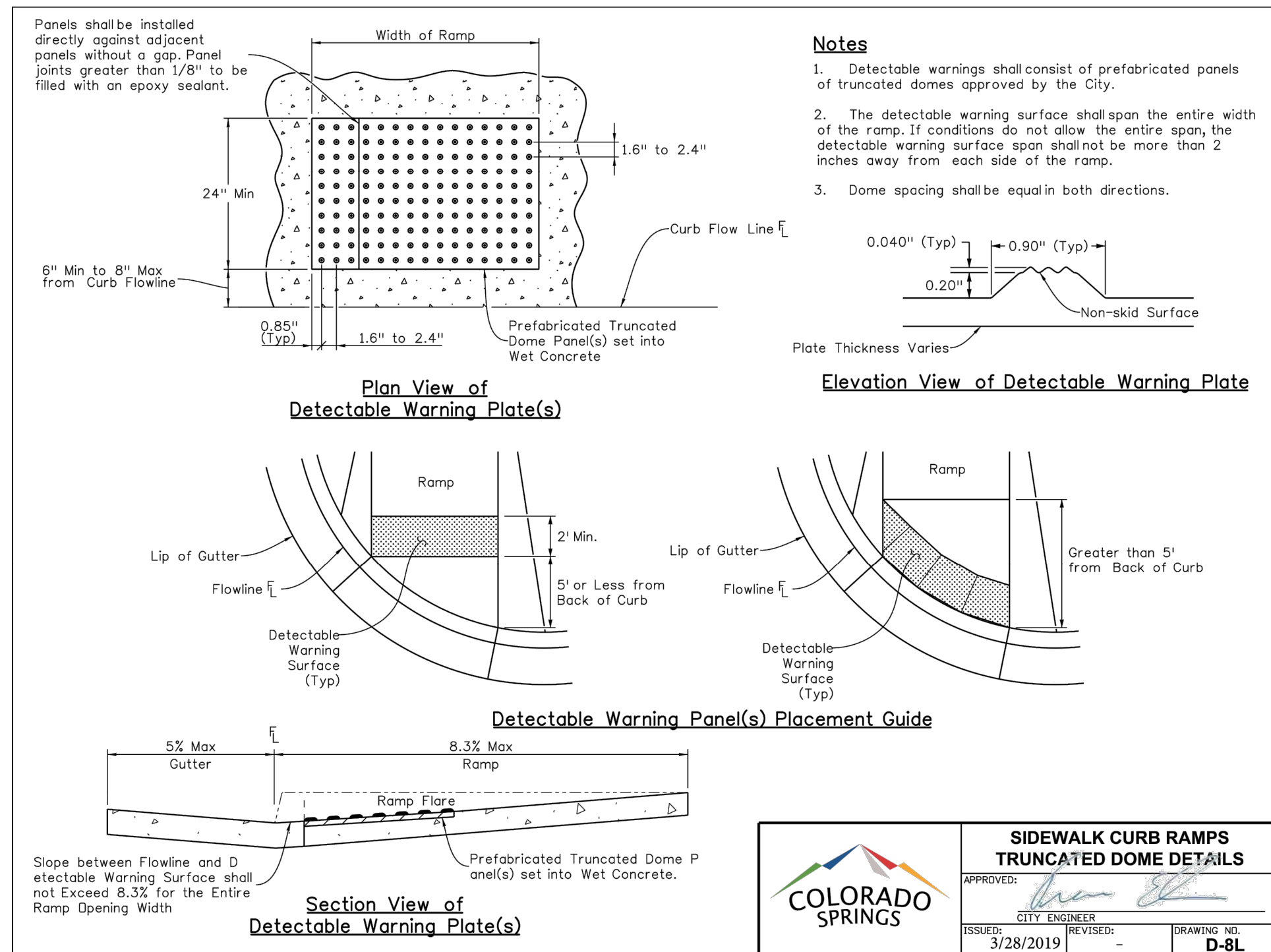
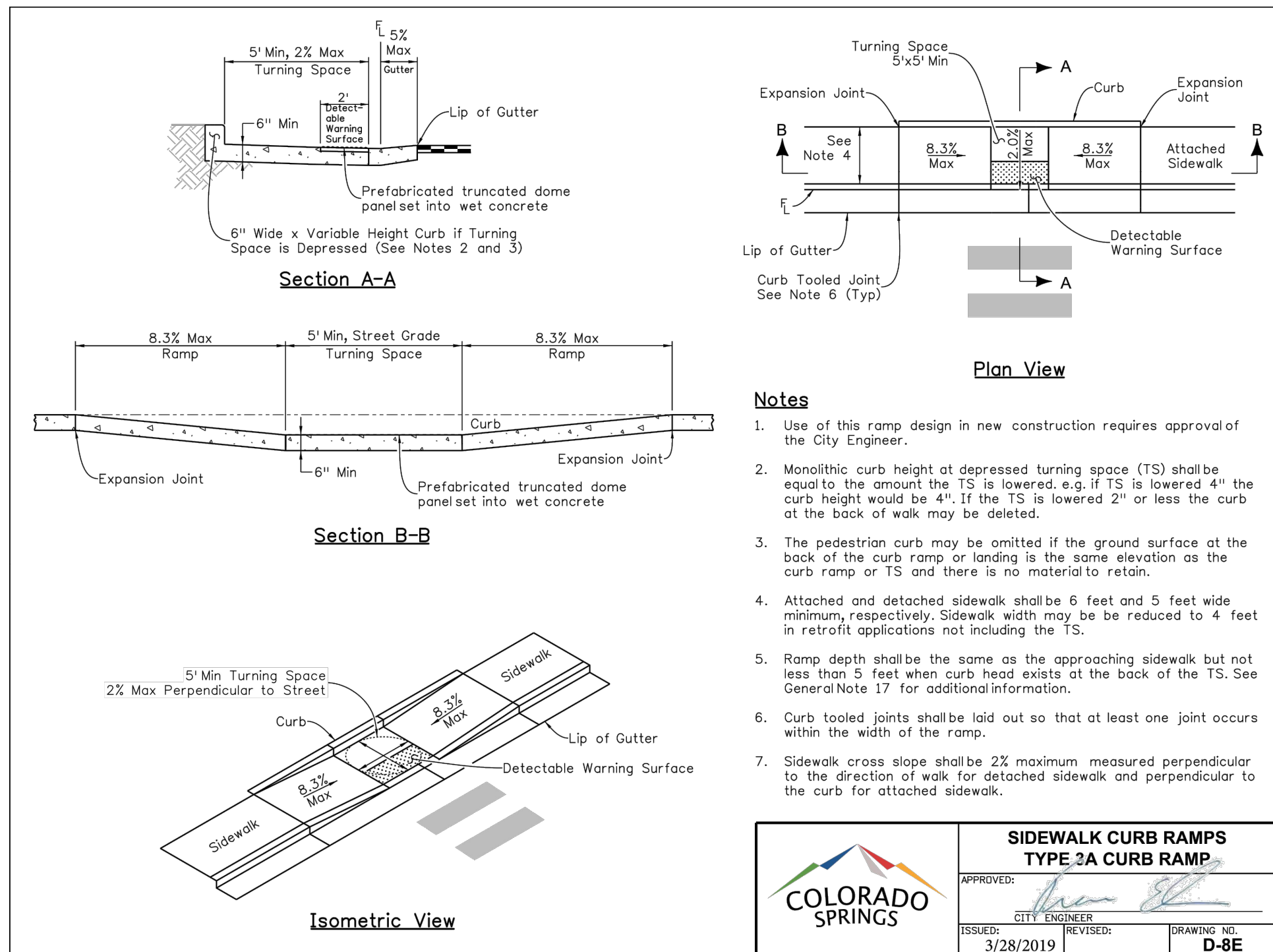
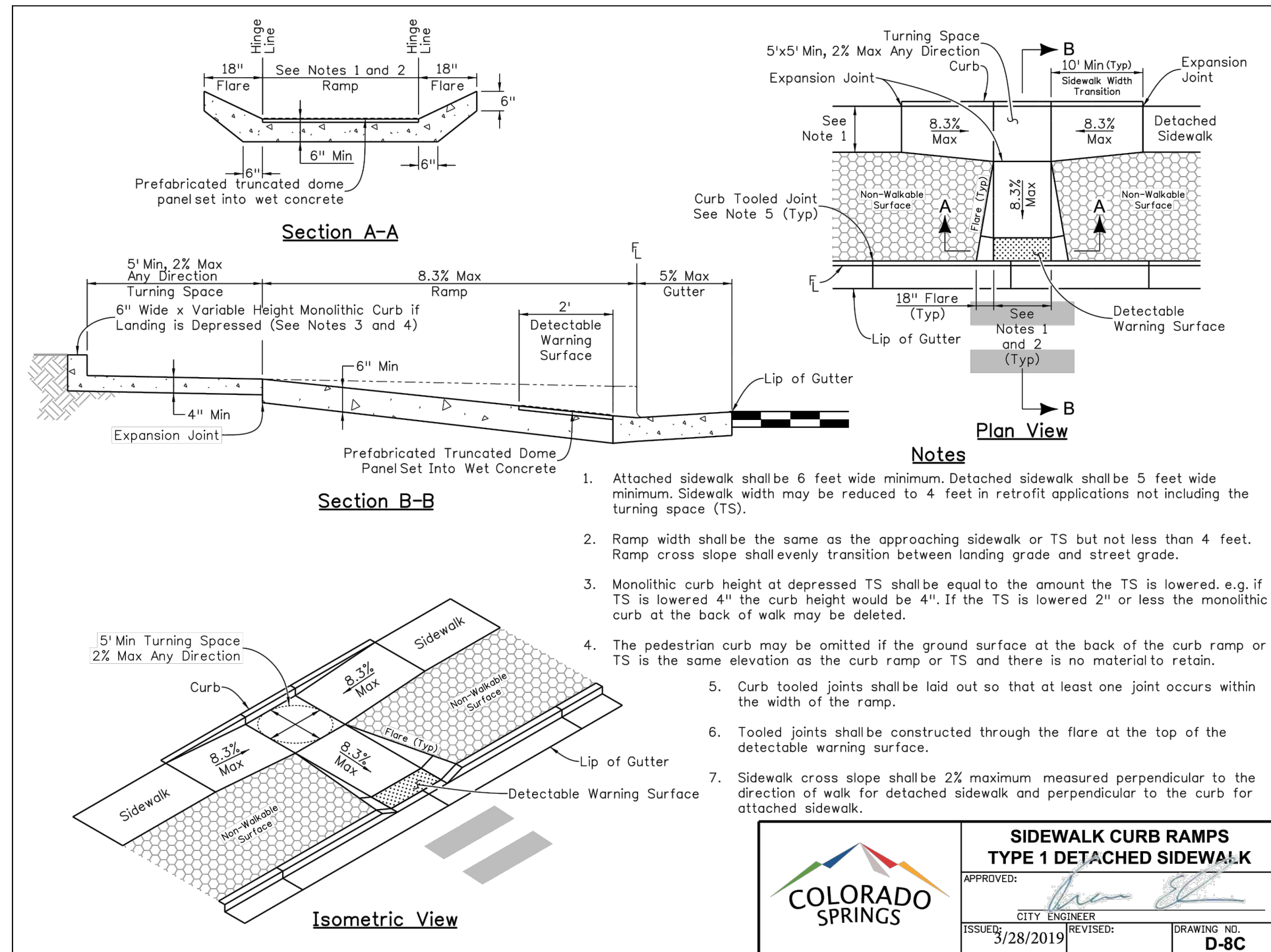
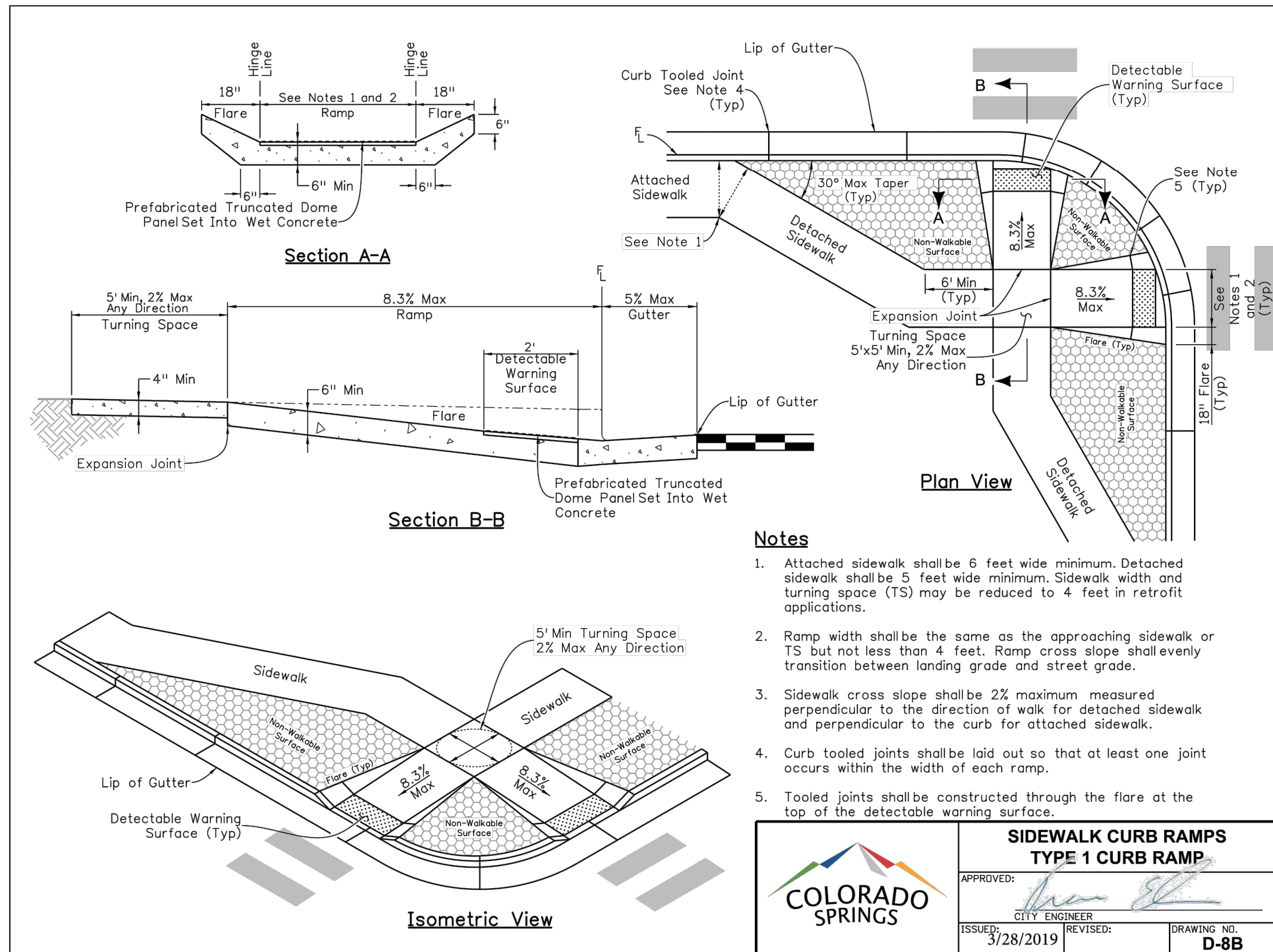
REVISIONS:	DATE								
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PROJECT NUMBER:
0219-05.04

SHEET
1 OF 35

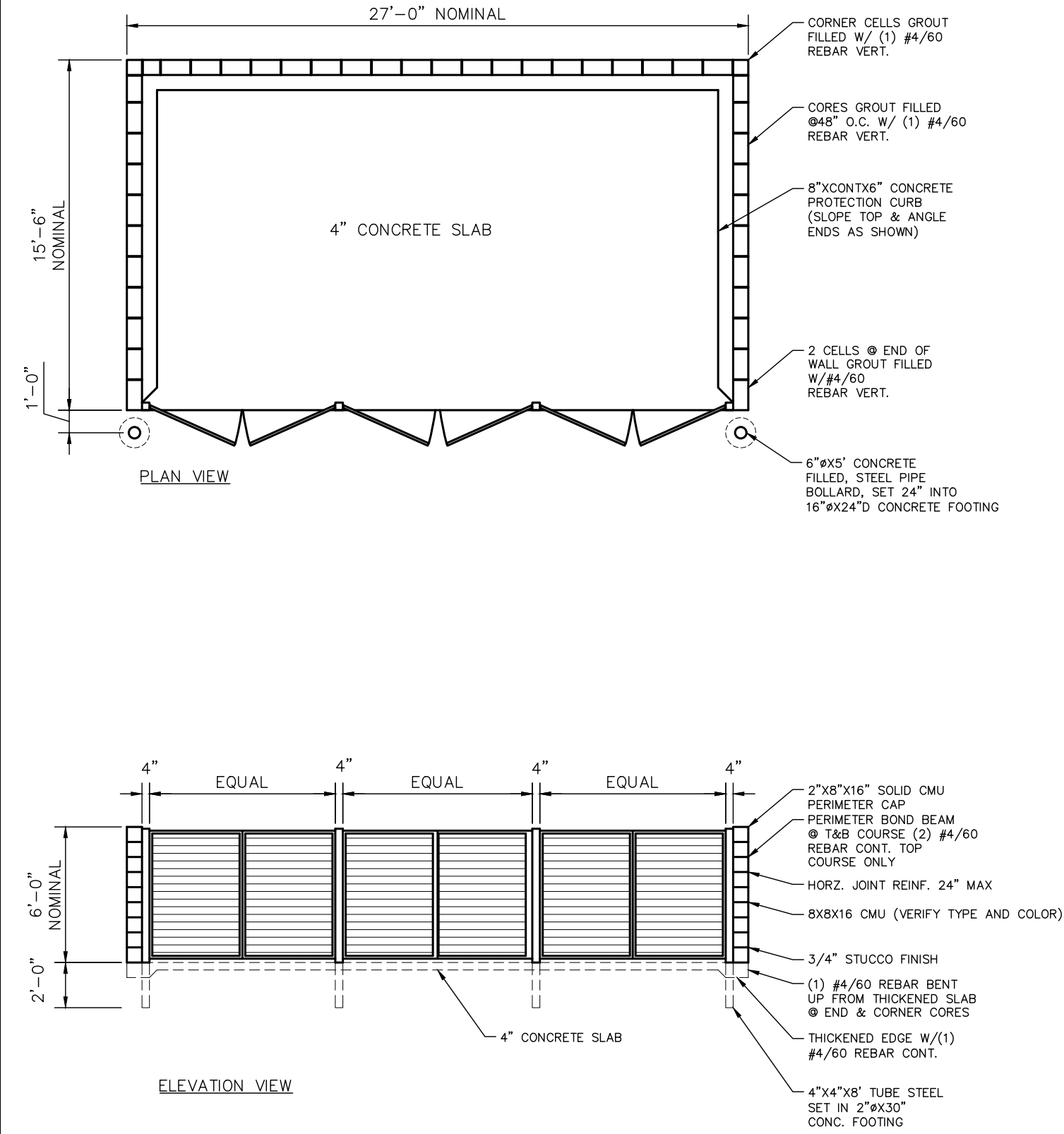
Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 427-7388 F: (719) 427-7392

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

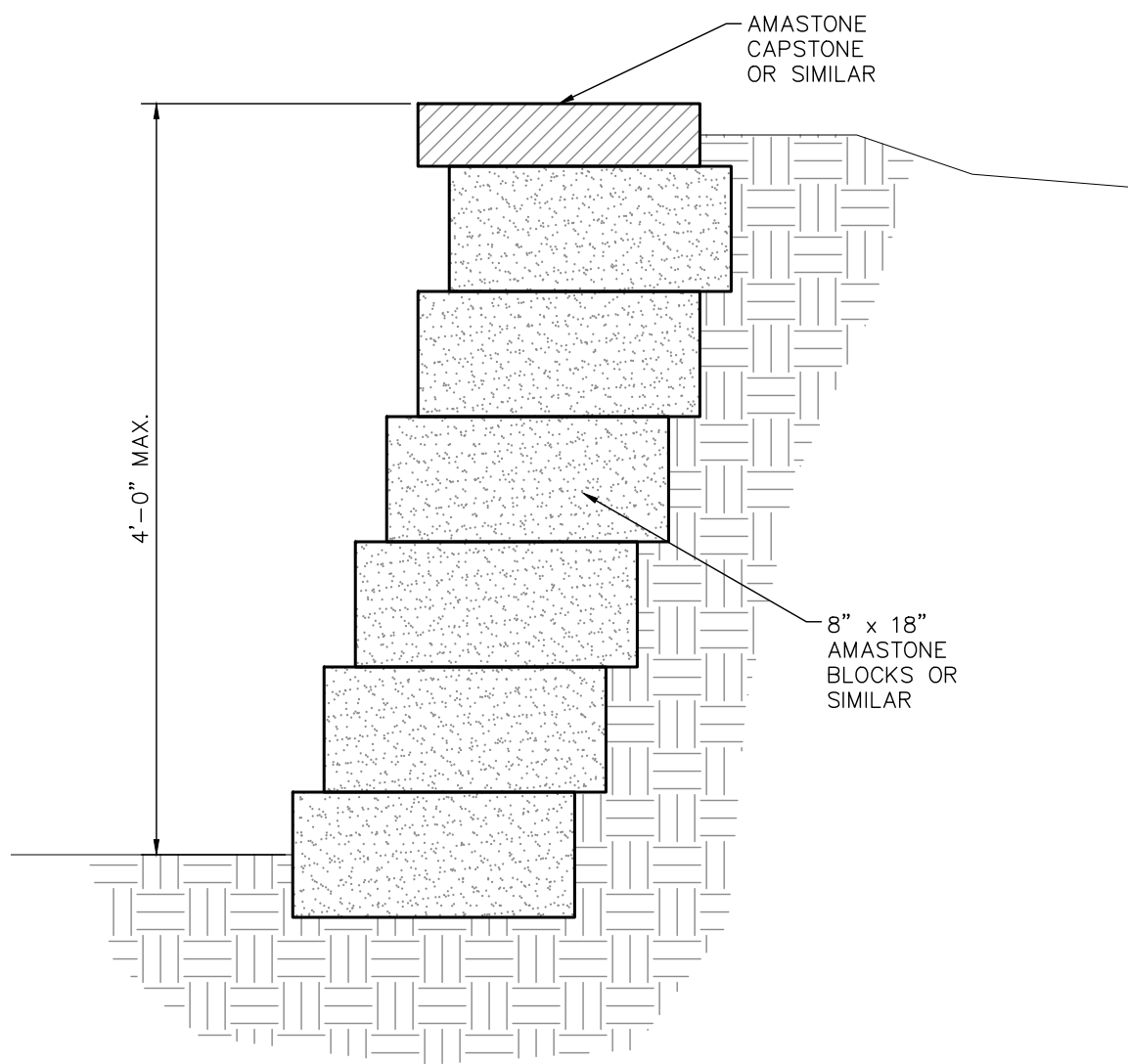


PRELIMINARY
NOT FOR CONSTRUCTION

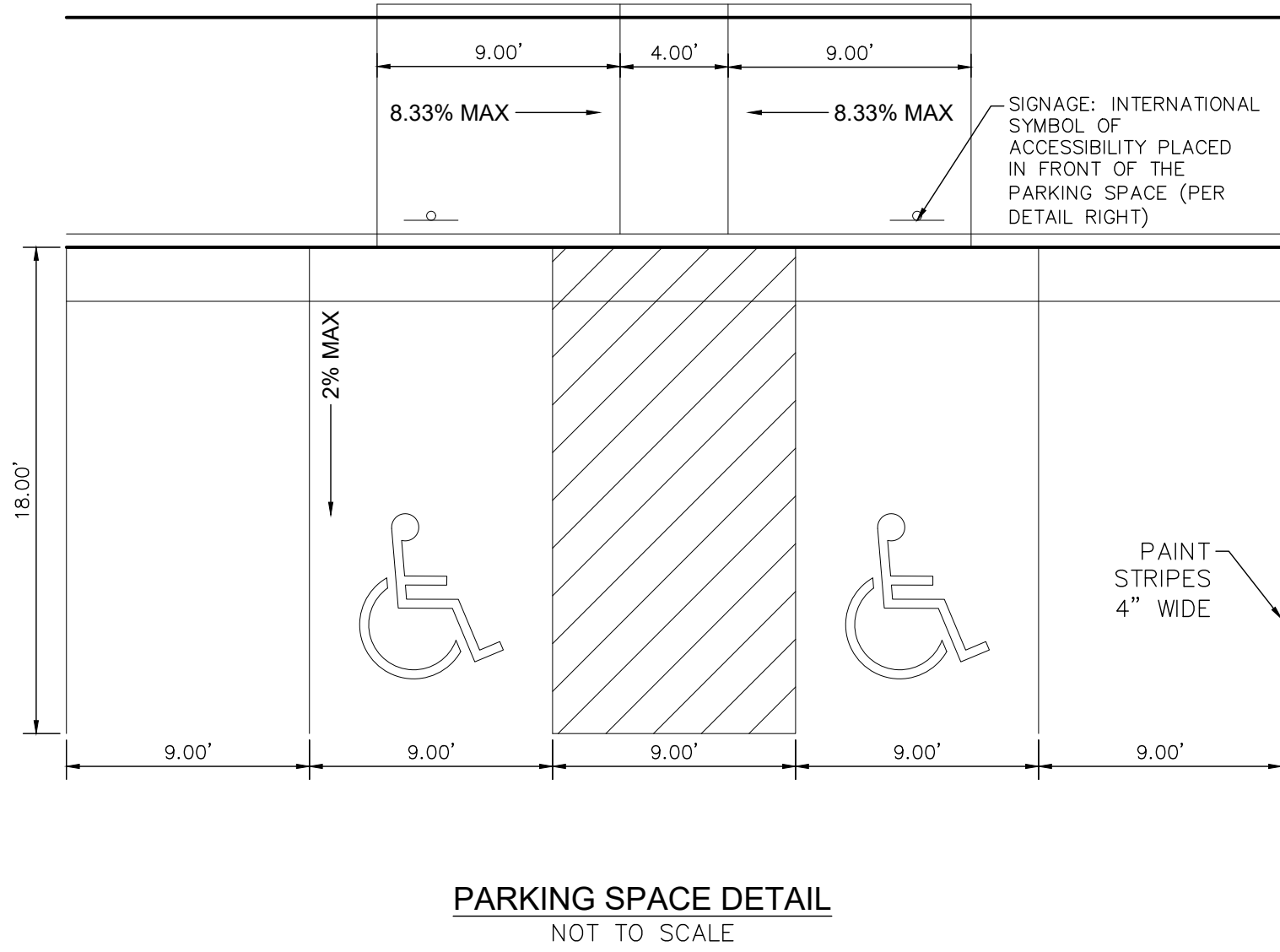
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DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

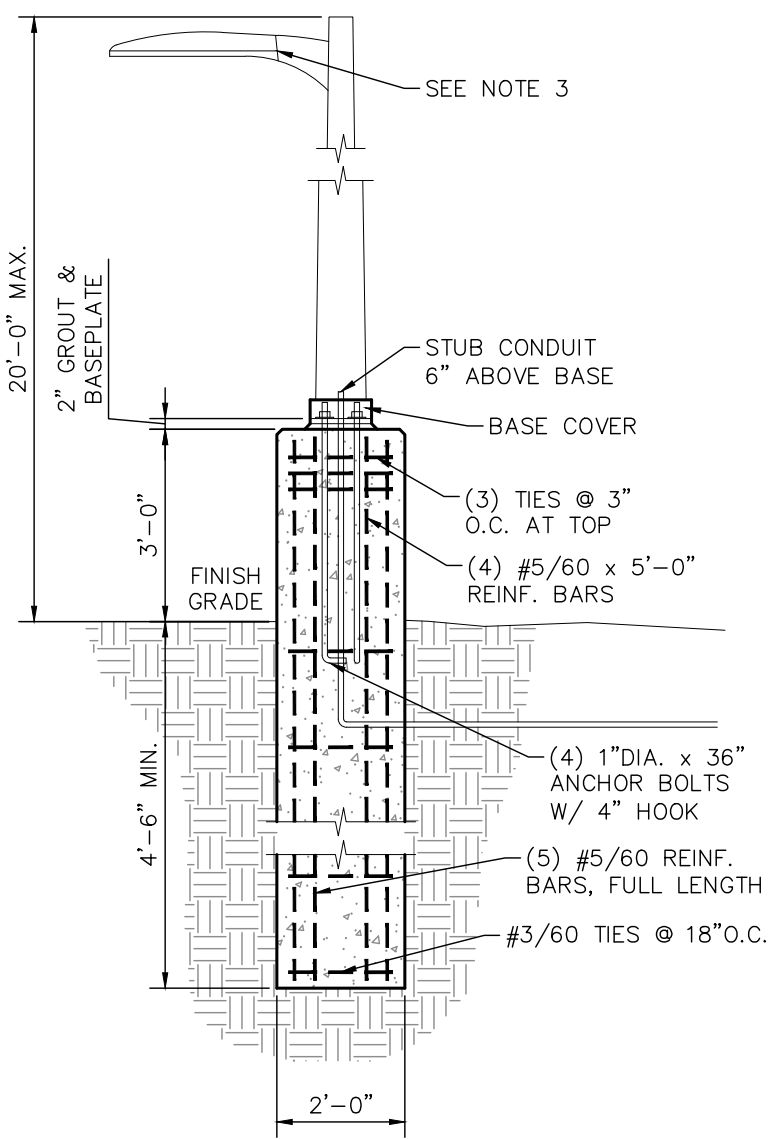


RETAINING WALL DETAIL
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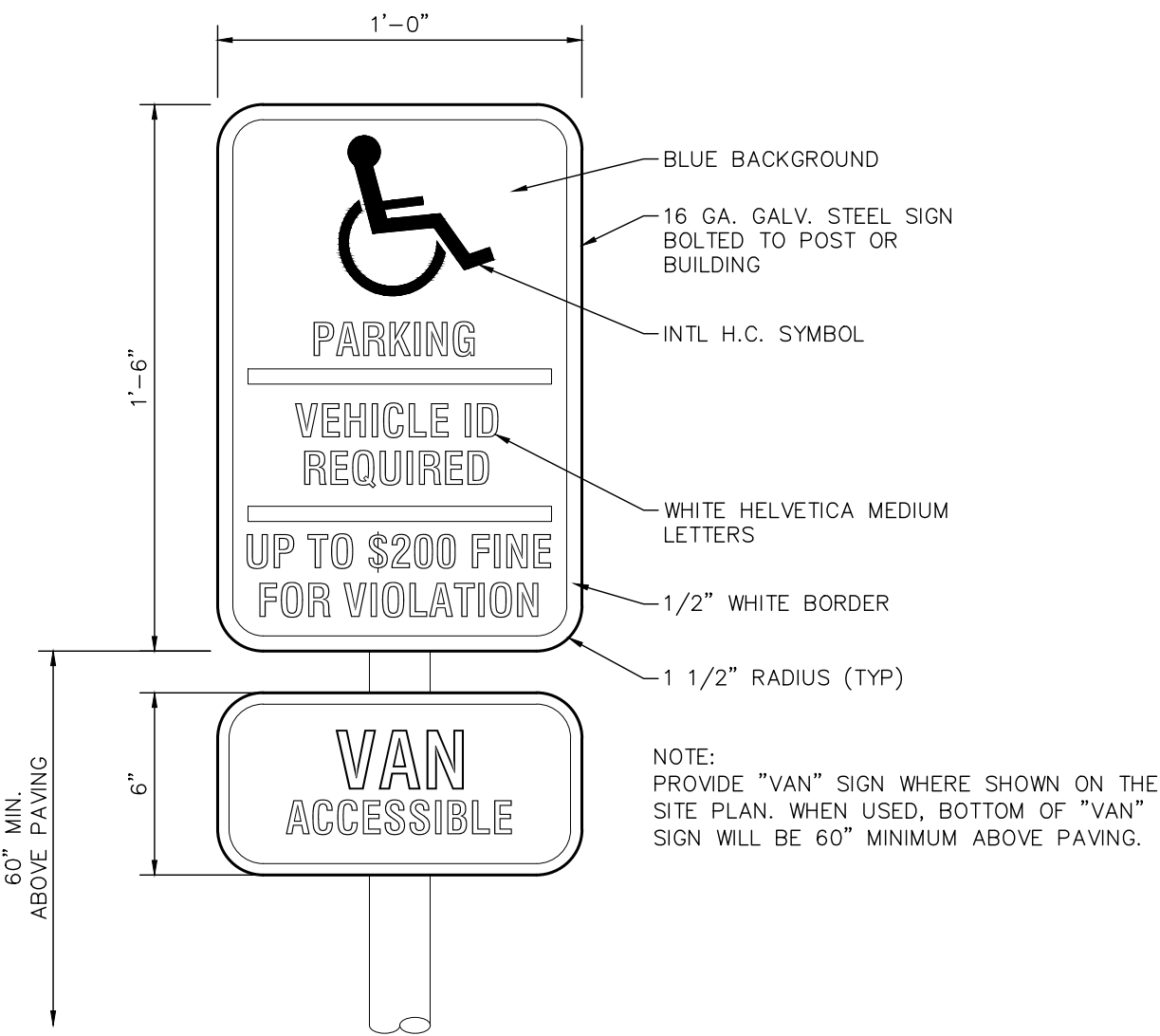


PARKING SPACE DETAIL
NOT TO SCALE

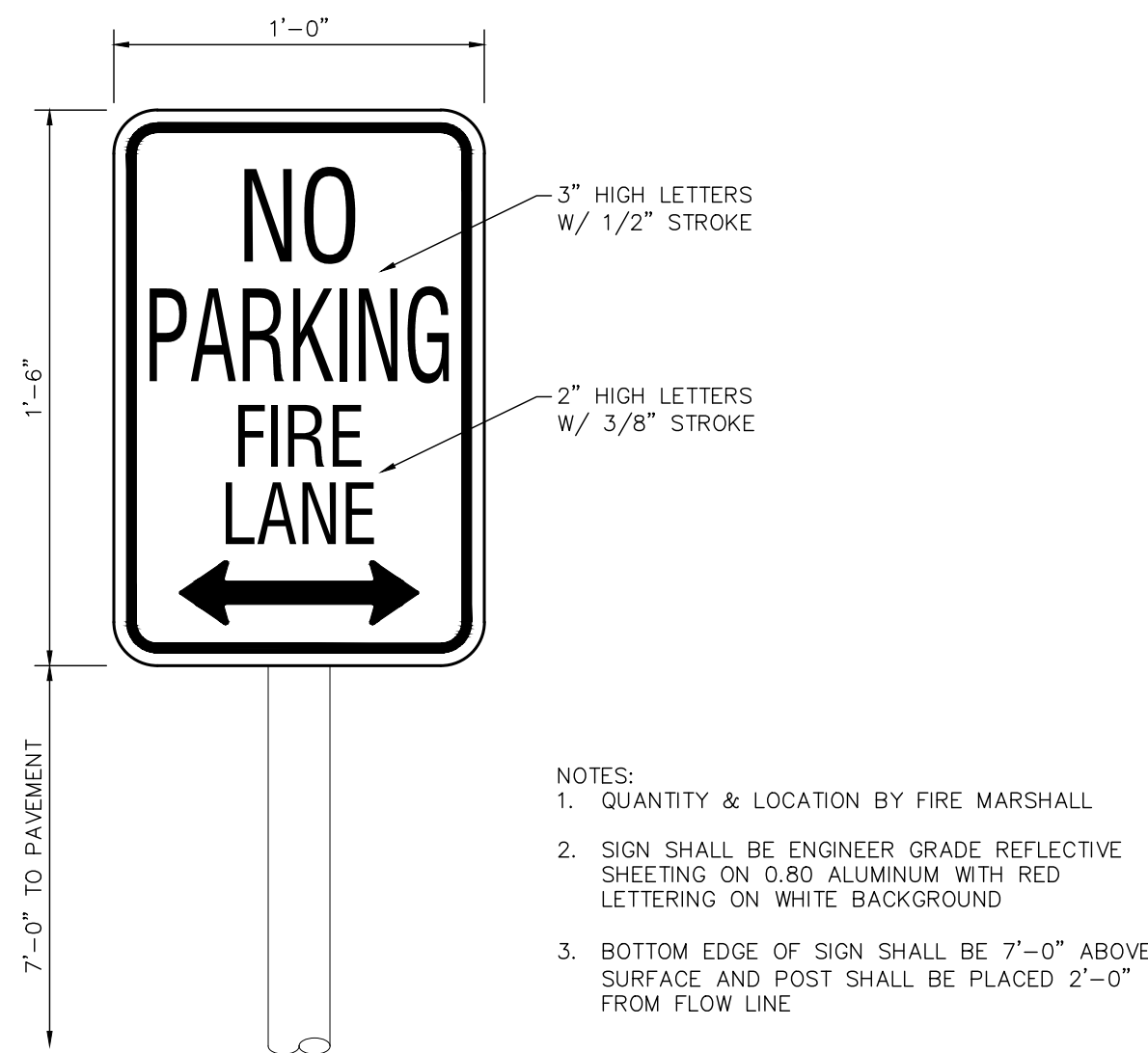
- NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURES @ GROUND LEVEL.
 2. IF LIGHT POLE BASE IS WITHIN 36" OF CURB OR DRIVE ISLE THE BASE WILL STICK UP 36" ABOVE FINISHED GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.
 3. LIGHTING WILL BE OF A TYPE AND LOCATION AS DEPICTED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



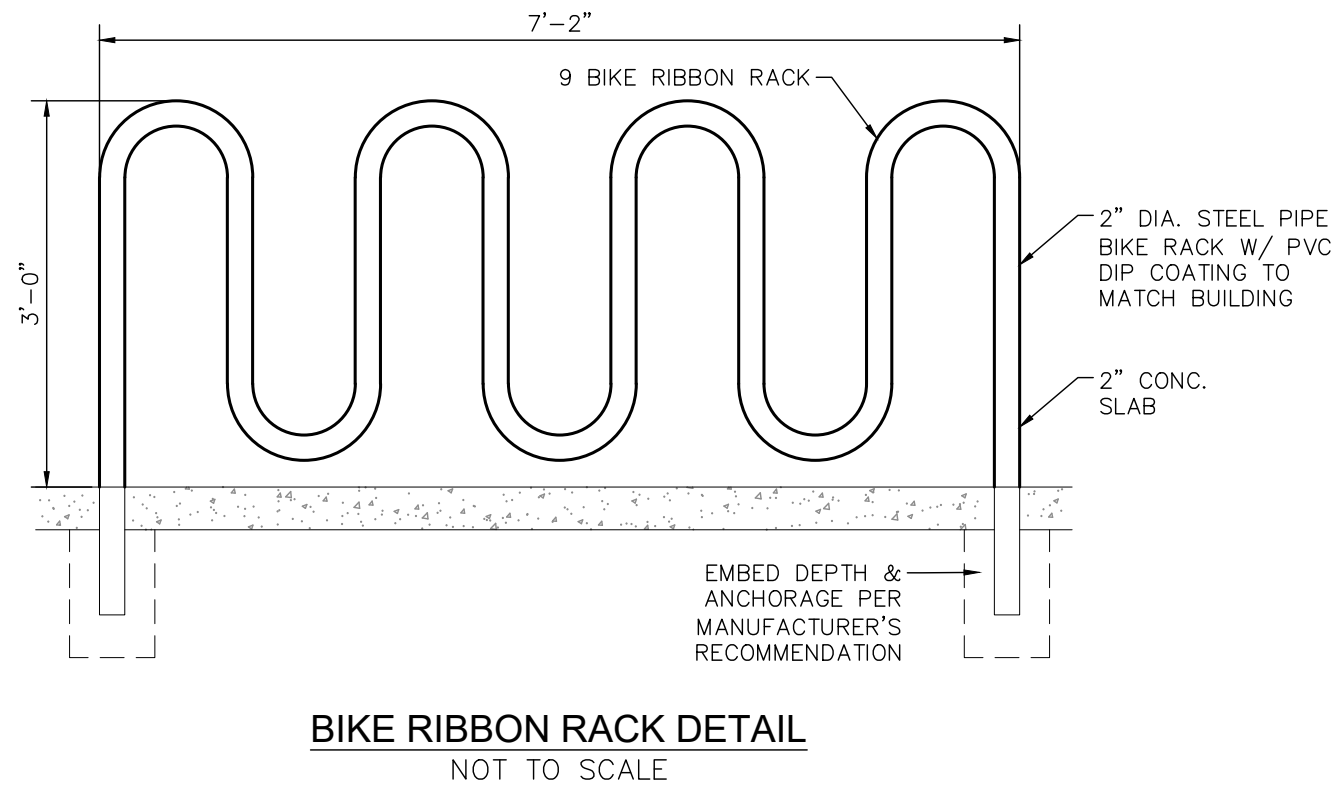
LIGHT POLE BASE DETAIL
NOT TO SCALE



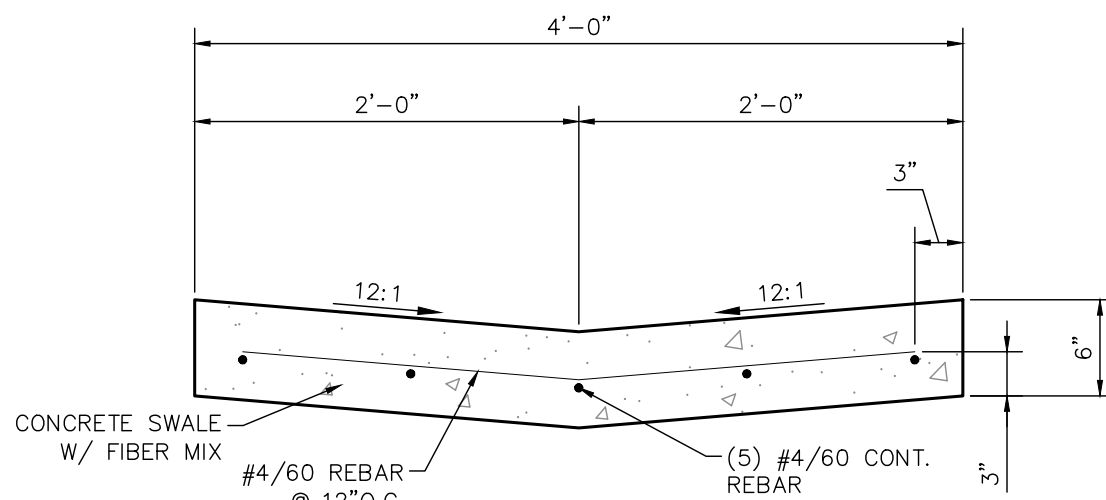
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



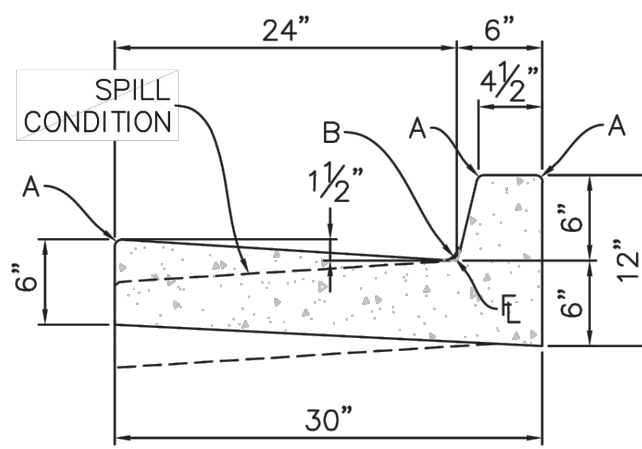
FIRE LANE SIGN DETAIL
NOT TO SCALE



BIKE RIBBON RACK DETAIL
NOT TO SCALE

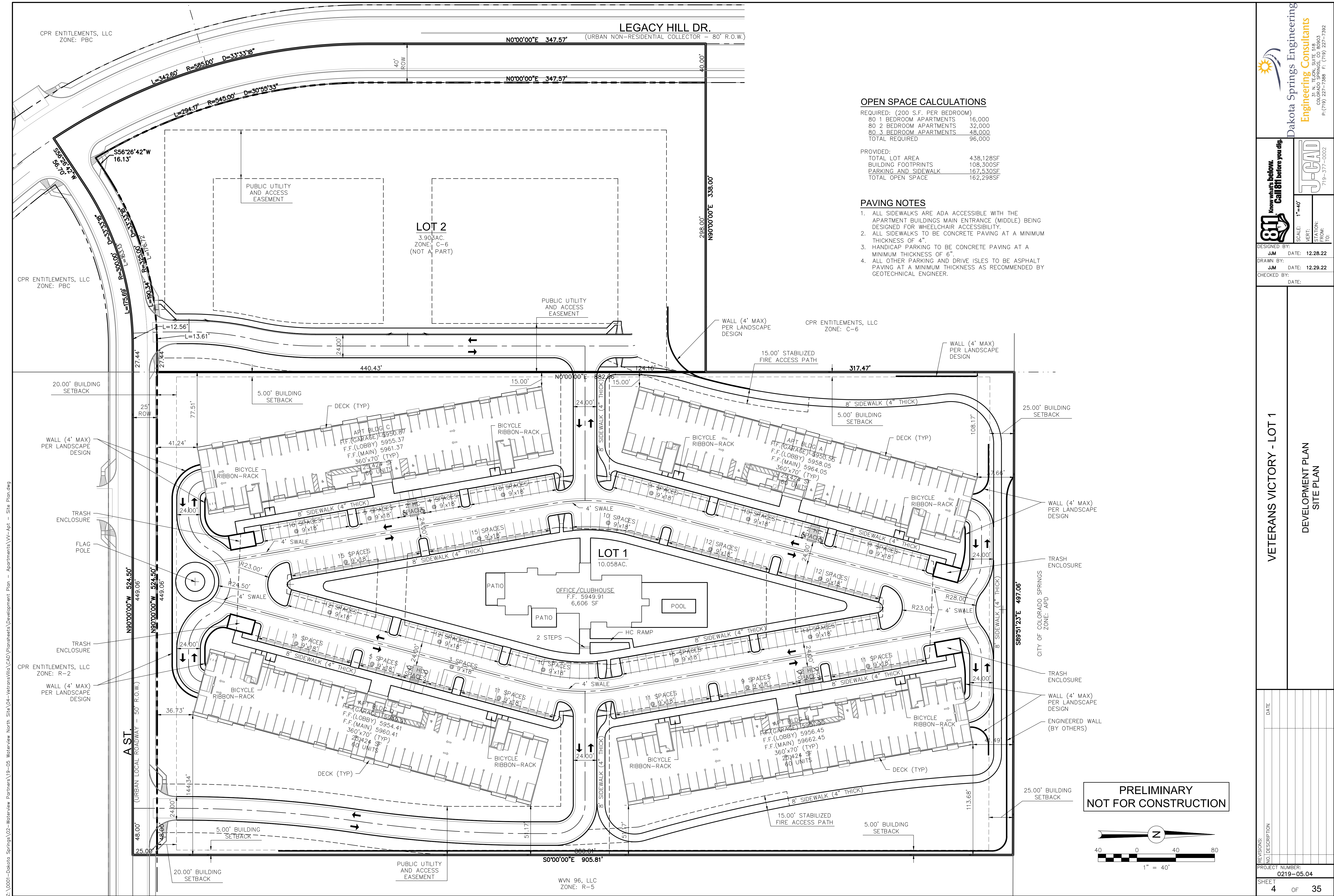


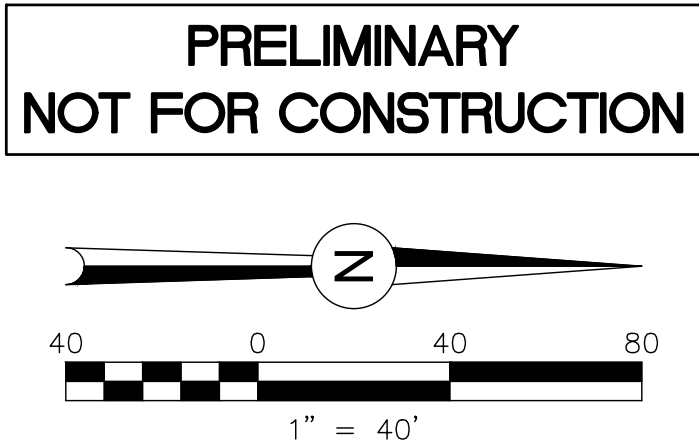
4' SWALE DETAIL
NOT TO SCALE



TYPE 2
6" VERTICAL

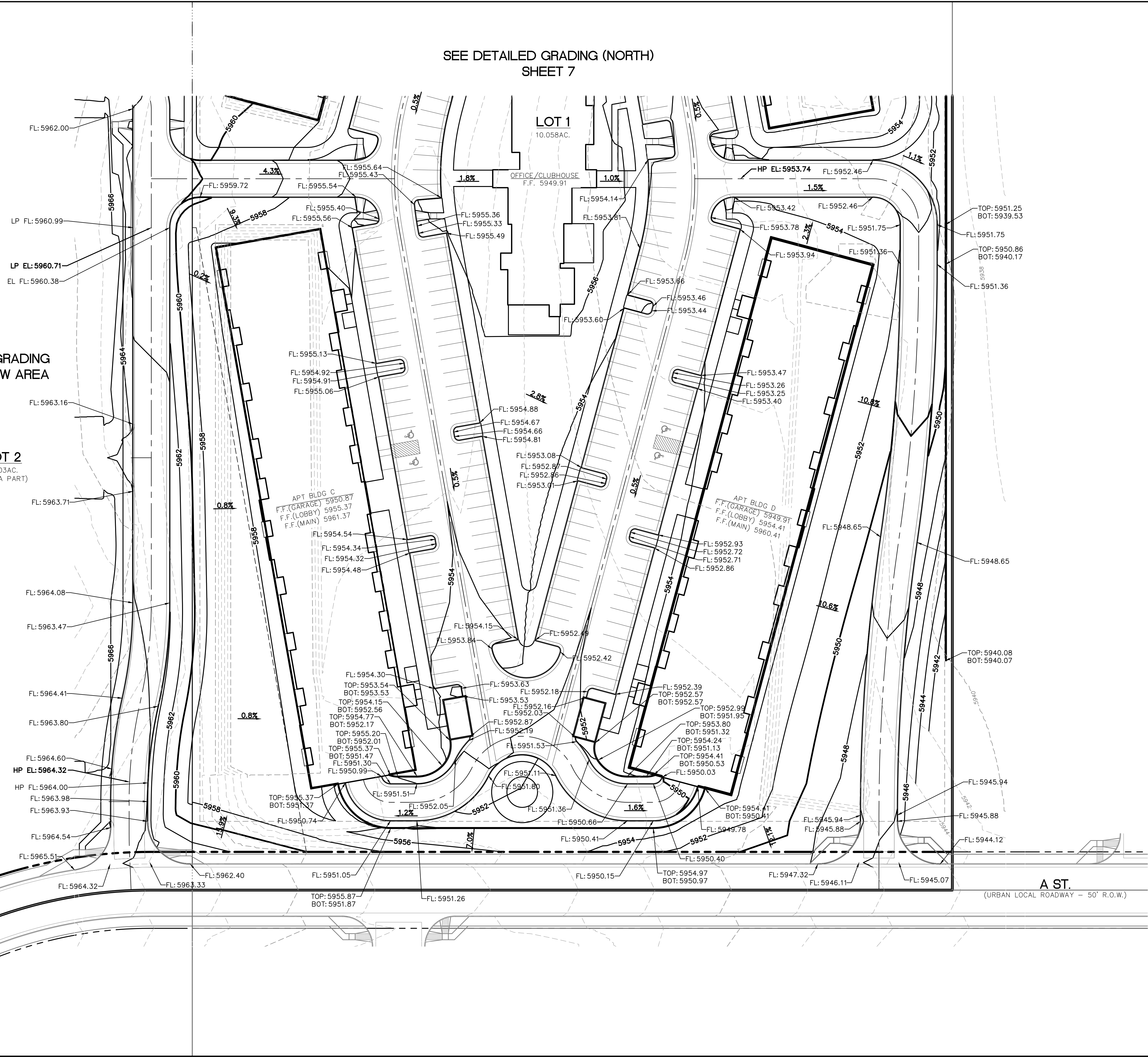
PRELIMINARY
NOT FOR CONSTRUCTION





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 THROUGHOUT THE DURATION OF THE GRADING ACTIVITIES.

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



FL: 5960

LP FL: 5960

LP EL: 5960

EL FL: 5960.

LOT 1 GRADING BORROW AREA

FL: 5960

LOT 2

3.903AC.
(NOT A PART)

FL: 5960

FL: 5960

FL: 5960

FL: 5960

FL: 5960

FL: 5960

FL: 5960

HP EL: 5960

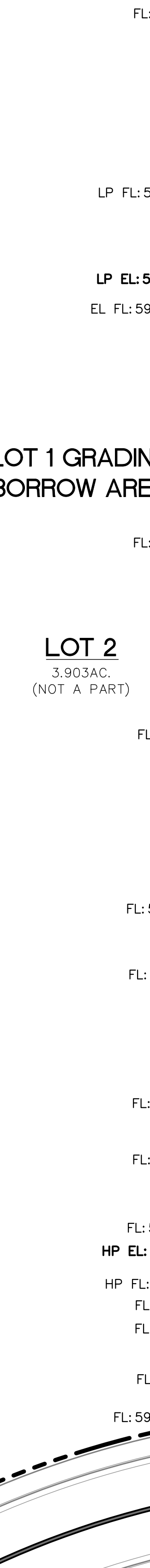
HP FL: 5960

FL: 5960

FL: 5960

FL: 5960

FL: 5965.



LP FL

LP EL

EL FL

LOT 1 GRAD

ORROW AR

LOT 2

3.903AC.

(NOT A PART)

F

F

F

HP F

HP

FL



A ST.




ROADWAY - 50' R.O.W.)

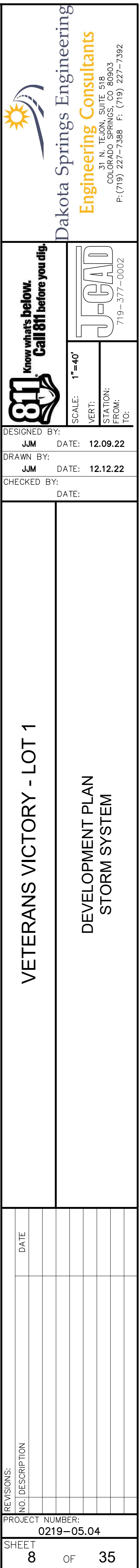


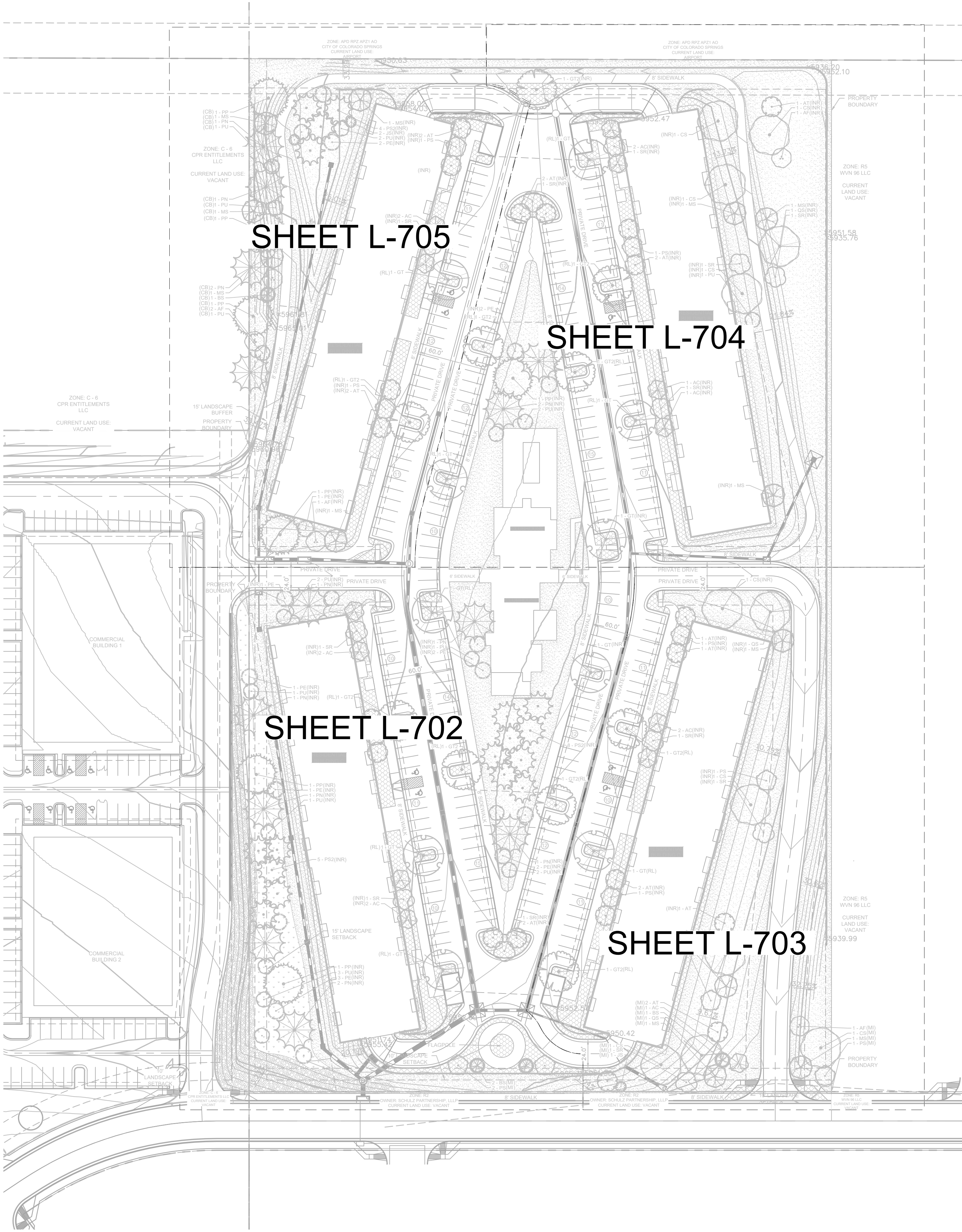
30 0 30 60

1" = 30'

**PRELIMINARY
NOT FOR CONSTRUCTION**

<p>VETERANS VICTORY - LOT 1</p> <p>DEVELOPMENT PLAN DETAILED GRADING (SOUTH)</p>				
	DESIGNED BY: JUM DATE: 12.09.22	SCALE: 1" = 30' VERT:		
	DRAWN BY: JUM DATE: 12.12.22	STATION: FROM: TO:	31 N. TEJON, SUITE 518 COLO SPRINGS, CO 80909 P: (719) 227-7386 F: (719) 227-7392	
	CHECKED BY:	DATE:		





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:



811

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

DESIGNED BY: AJV
DATE: 12-13-2022

DRAWN BY: AJV
DATE: 12-13-2022

CHECKED BY: JEH
DATE: 12-13-2022

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

VERT: AS SHOWN

STATION: FROM: TO:

Dakota Springs Engineering
Engineering Consultants

Kimley-Horn

SCALE: AS SHOWN

VERT: AS SHOWN

STATION: FROM: TO:

VETERANS VICTORY – LOT 1

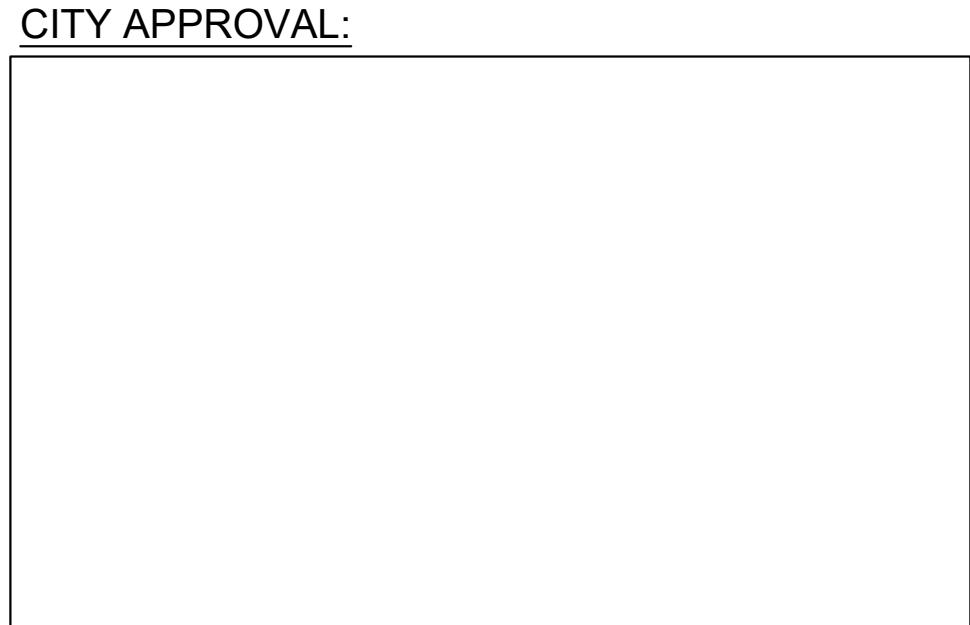
LANDSCAPE SHEET INDEX

REVISIONS:
NO. DESCRIPTION

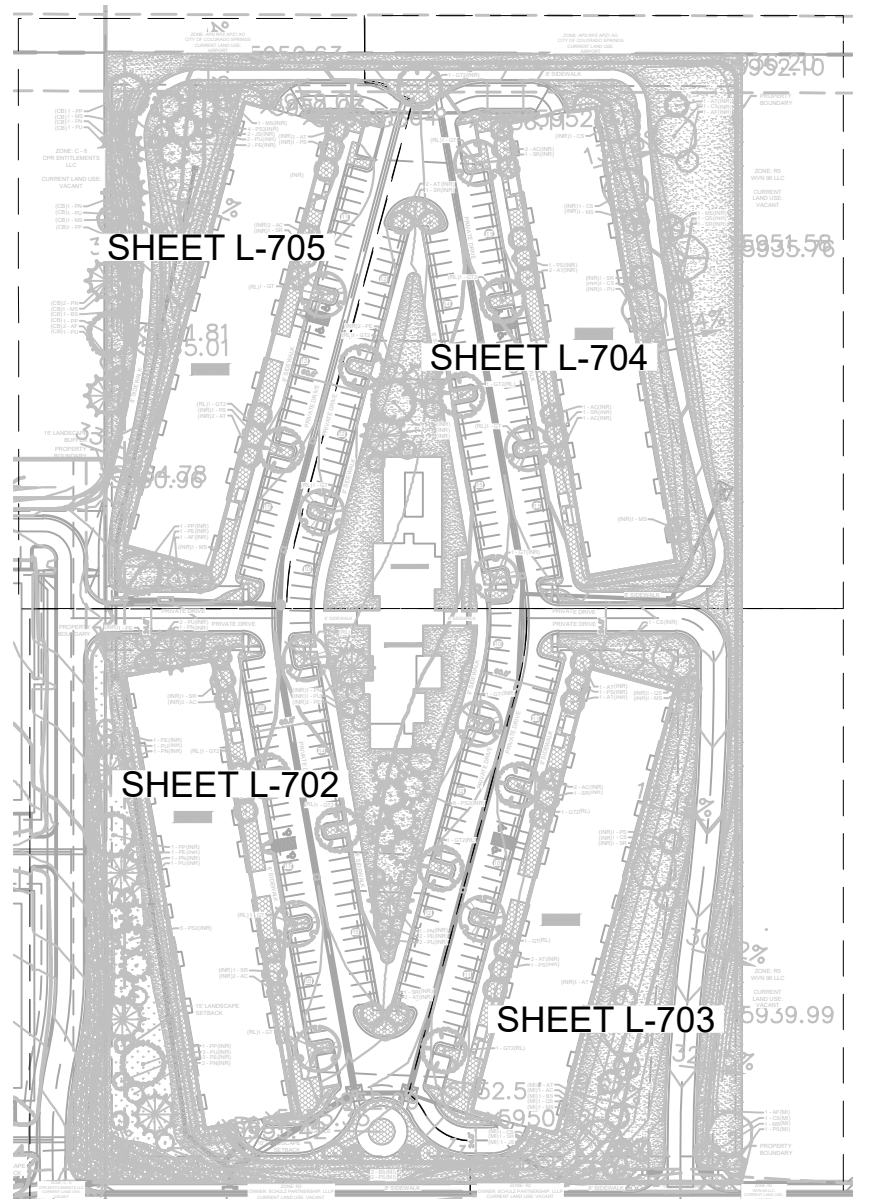
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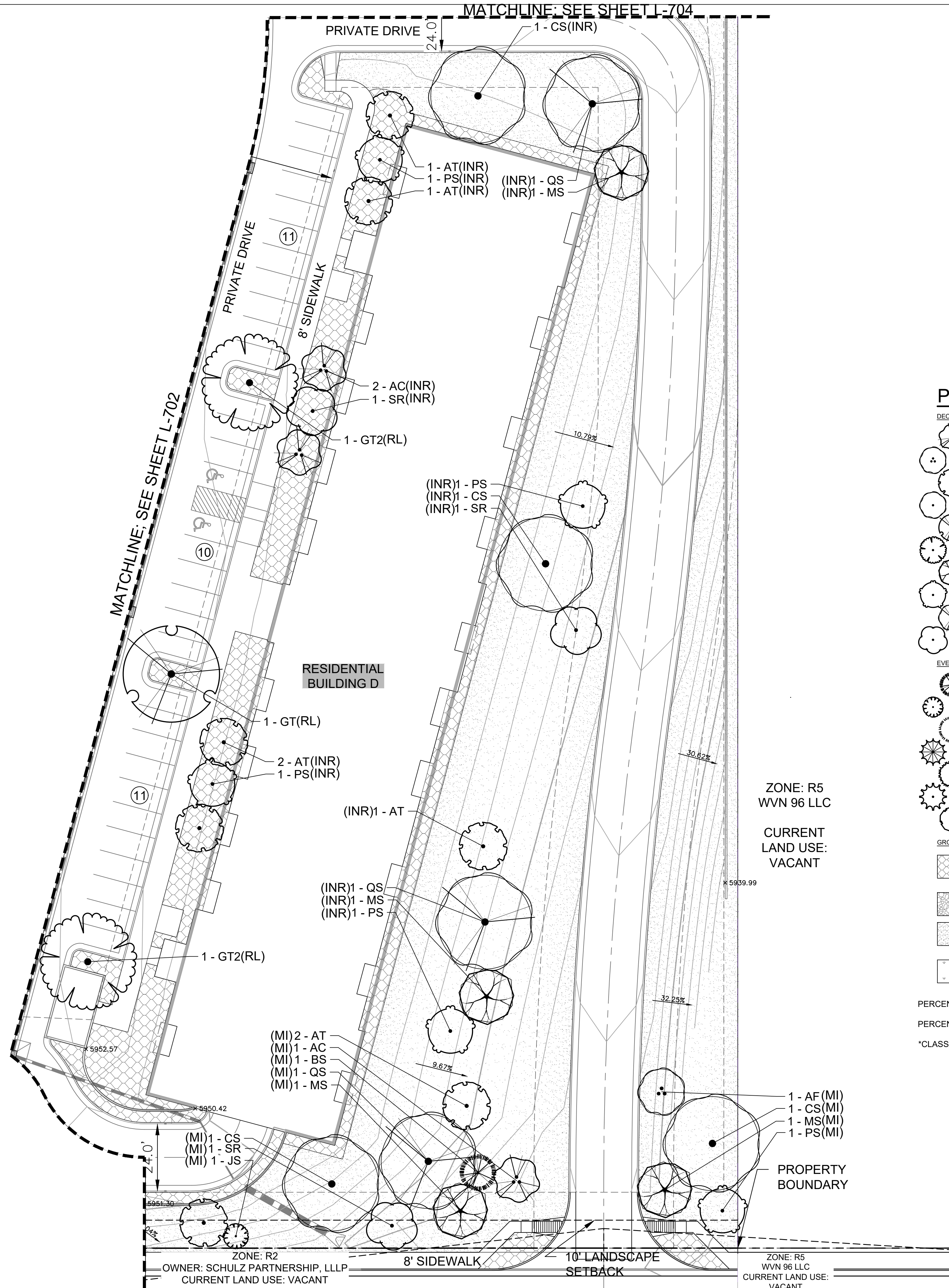
PROJECT NUMBER:

SHEET
L-701



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

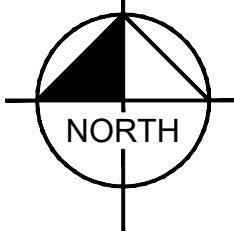
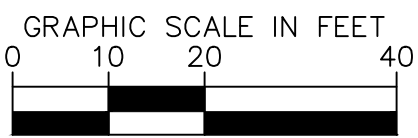




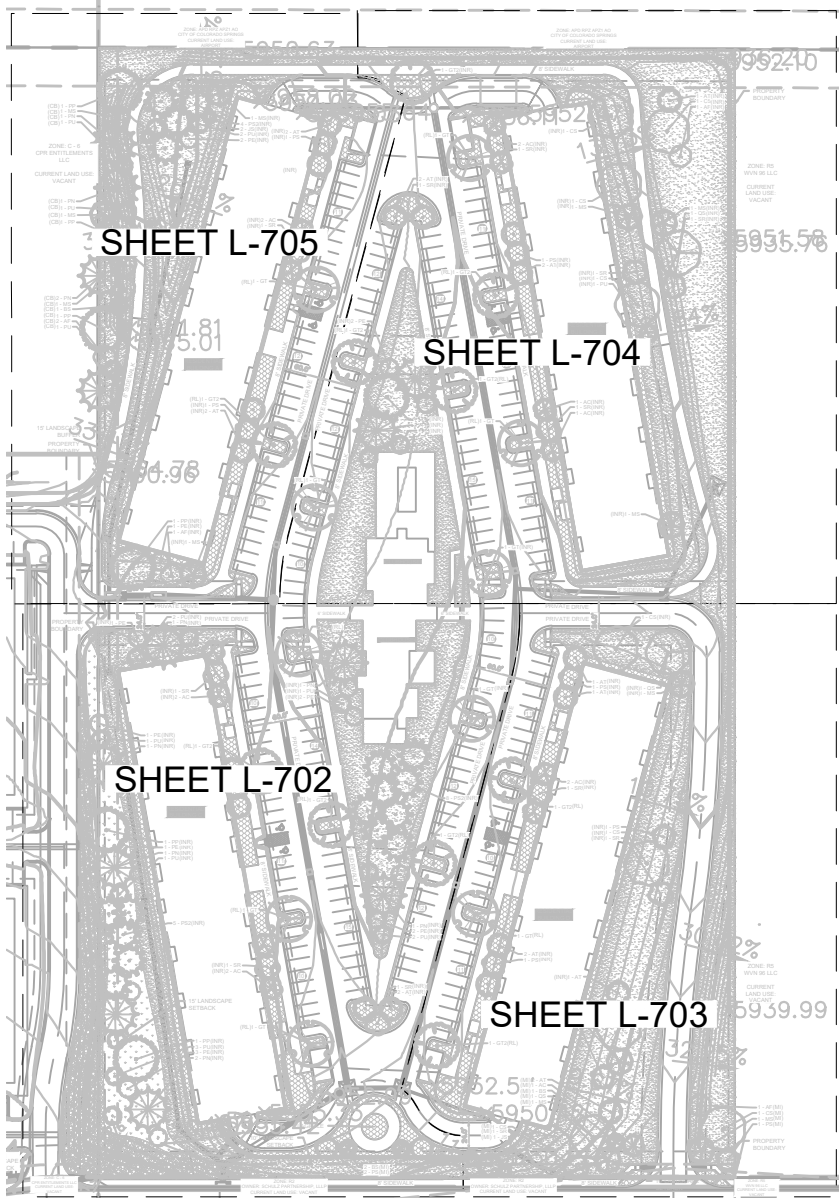
PLANT SCHEDULE RESIDENTIAL

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'
	AF	5	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.	15'-20'	15'-25'
	AT	20	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	CS	8	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40'	40'-60'
	GT	10	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'
	GT2	10	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL MIN	30'-40'	40'-60'
	MS	12	MALUS X 'SPRING SNOW' / CRAB APPLE	B & B	1.5" CAL MIN	20'-25'	20'-25'
	PS	11	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20'	20'-30'
	QS	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40'	40'-50'
	SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15'-20'	15'-25'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	BS	4	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10'-15'	25'-40'
	JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
	PE	15	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PN	13	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PS2	17	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6" HGT.	20'-30'	30'-50'
	PU	18	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	38,720 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	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			PAWNEE BUTTES SEED
	SEED2	9,882 SF	EPC ALL PURPOSE MIX	SEED	PER CHART		

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



CITY APPROVAL:



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

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

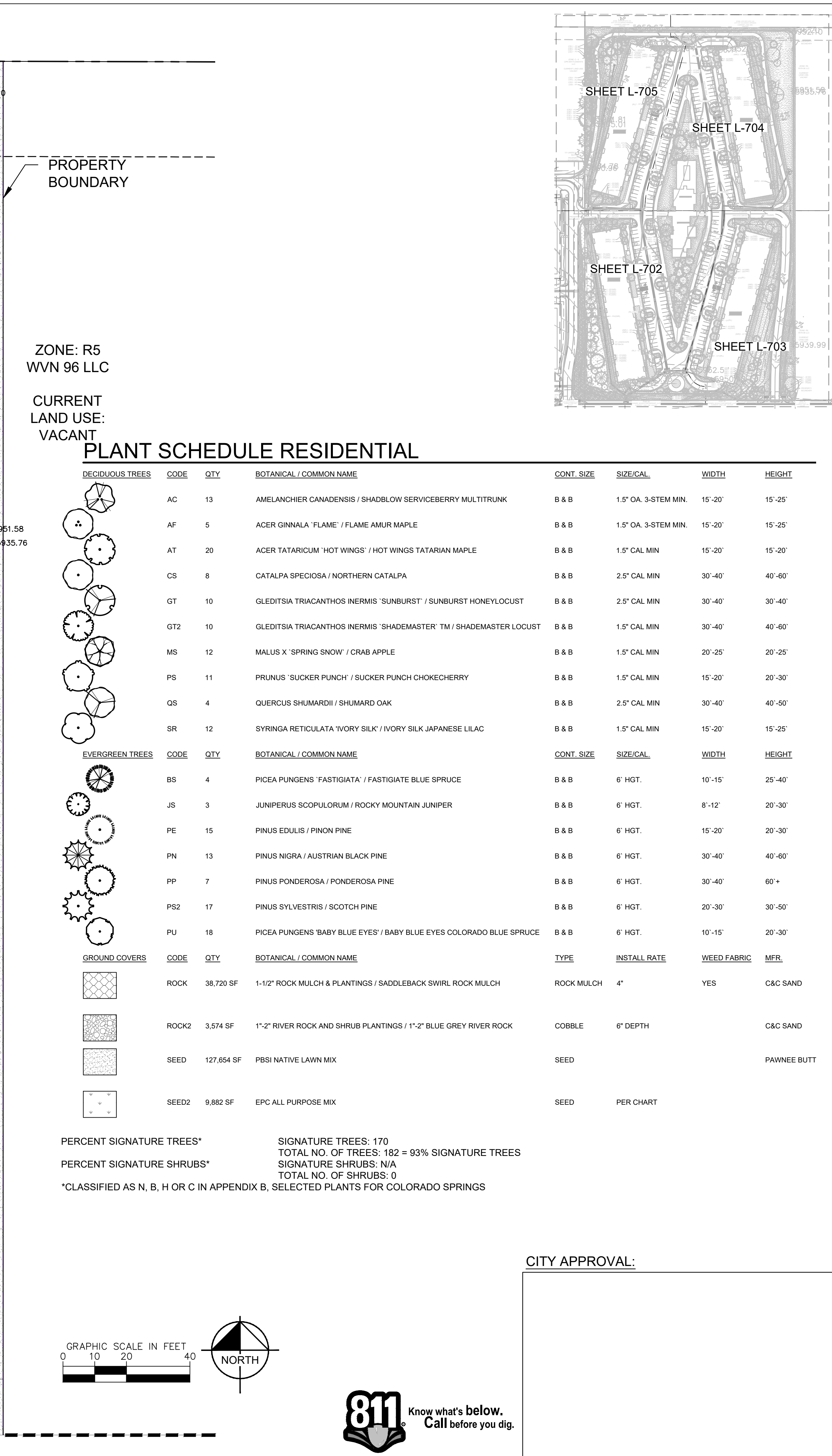
Kimley-Horn
KIMLEY-HORN ASSOCIATES, INC.
3000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.8800
WWW.KIMLEY-HORN.COM

VETERANS VICTORY — LOT 1
LANDSCAPE PLAN

REVISIONS:
NO. DESCRIPTION
DATE


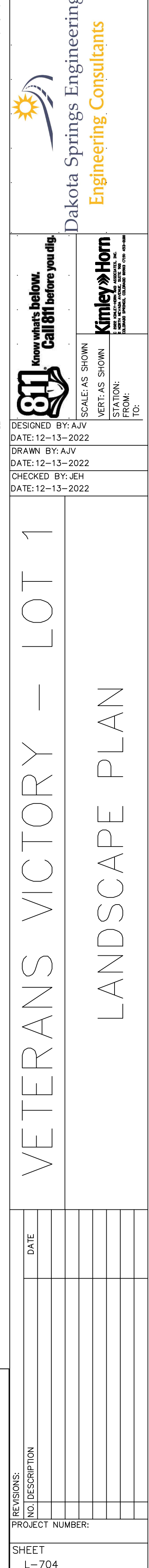

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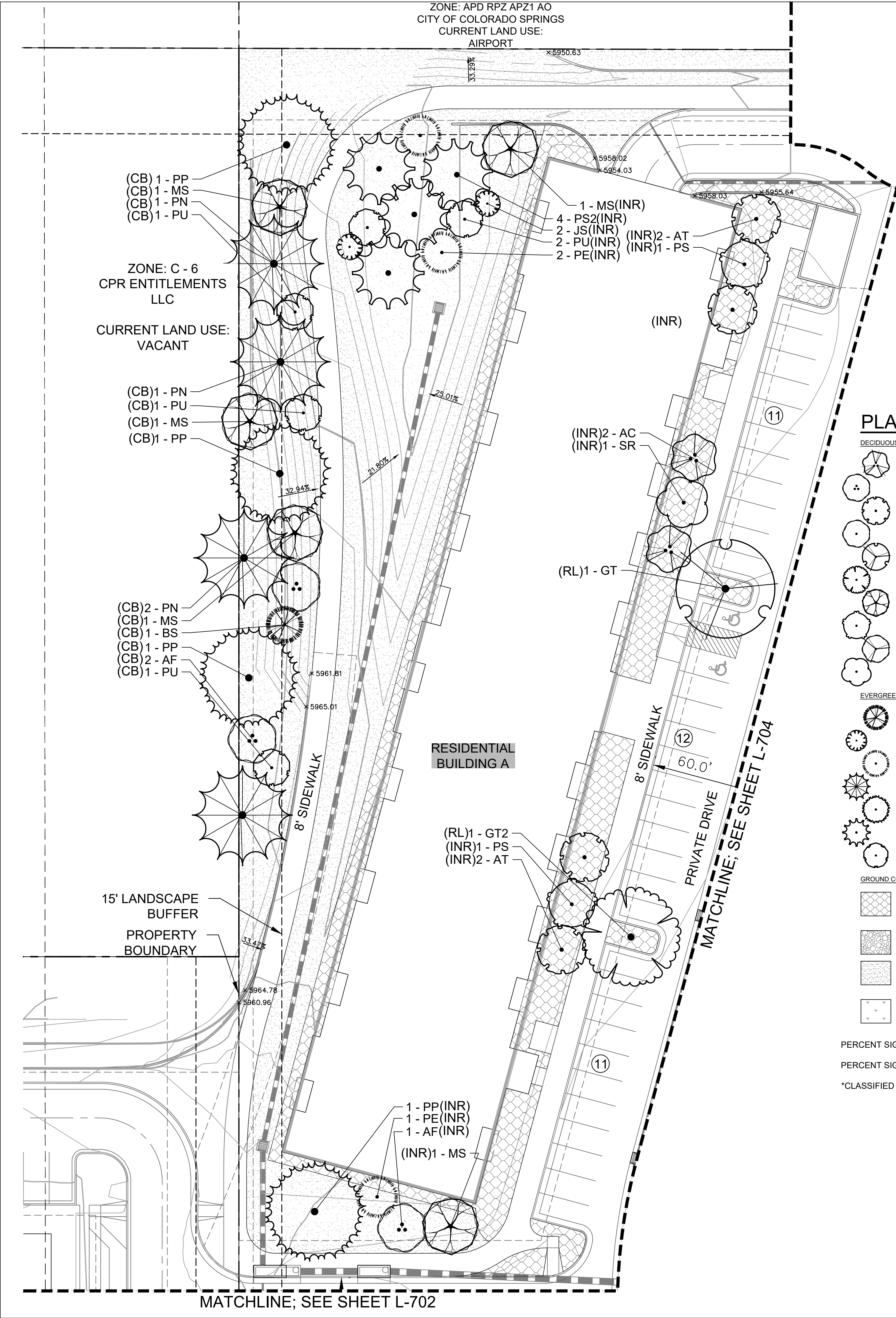
SHEET
L-703



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

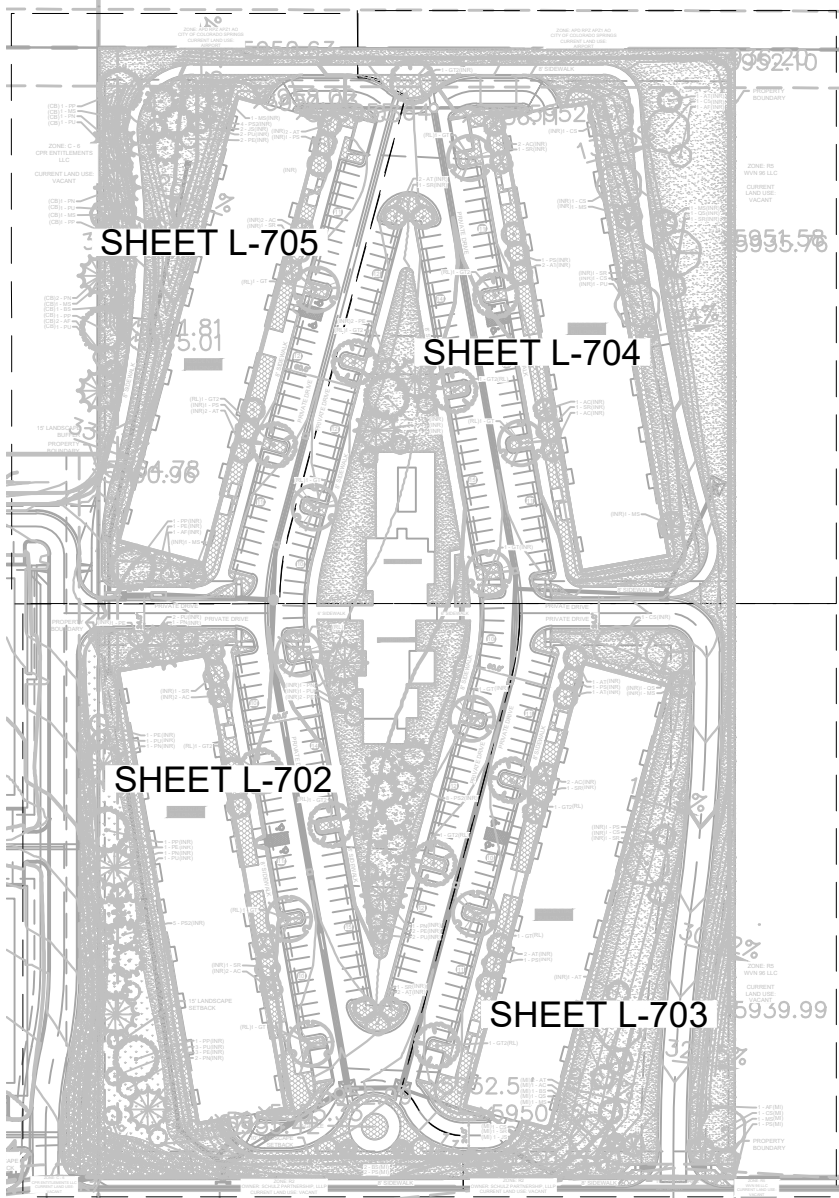





PLANT SCHEDULE RESIDENTIAL

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	REMARKS
	AC	13	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	
	AF	5	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	
	AT	20	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	
	CS	8	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40'	40'-60'	
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'	
	GT2	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL MIN	30'-40'	40'-60'	
	MS	12	MALUS X 'SPRING SNOW' / CRAB APPLE	B & B	1.5" CAL MIN	20'-25'	20'-25'	
	PS	11	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20'	20'-30'	
	QS	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40'	40'-50'	
	SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15'-20'	15'-25'	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	REMARKS
	BS	4	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'	
	JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'	
	PE	15	PINUS EDULIS / PINON PINE	B & B	6' HGT.	15'-20'	20'-30'	
	PN	13	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	
	PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	
	PS2	17	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'	
	PU	18	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	REMARKS
	ROCK	38,720 SF	1-1/2" 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			PAWNEE 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



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

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

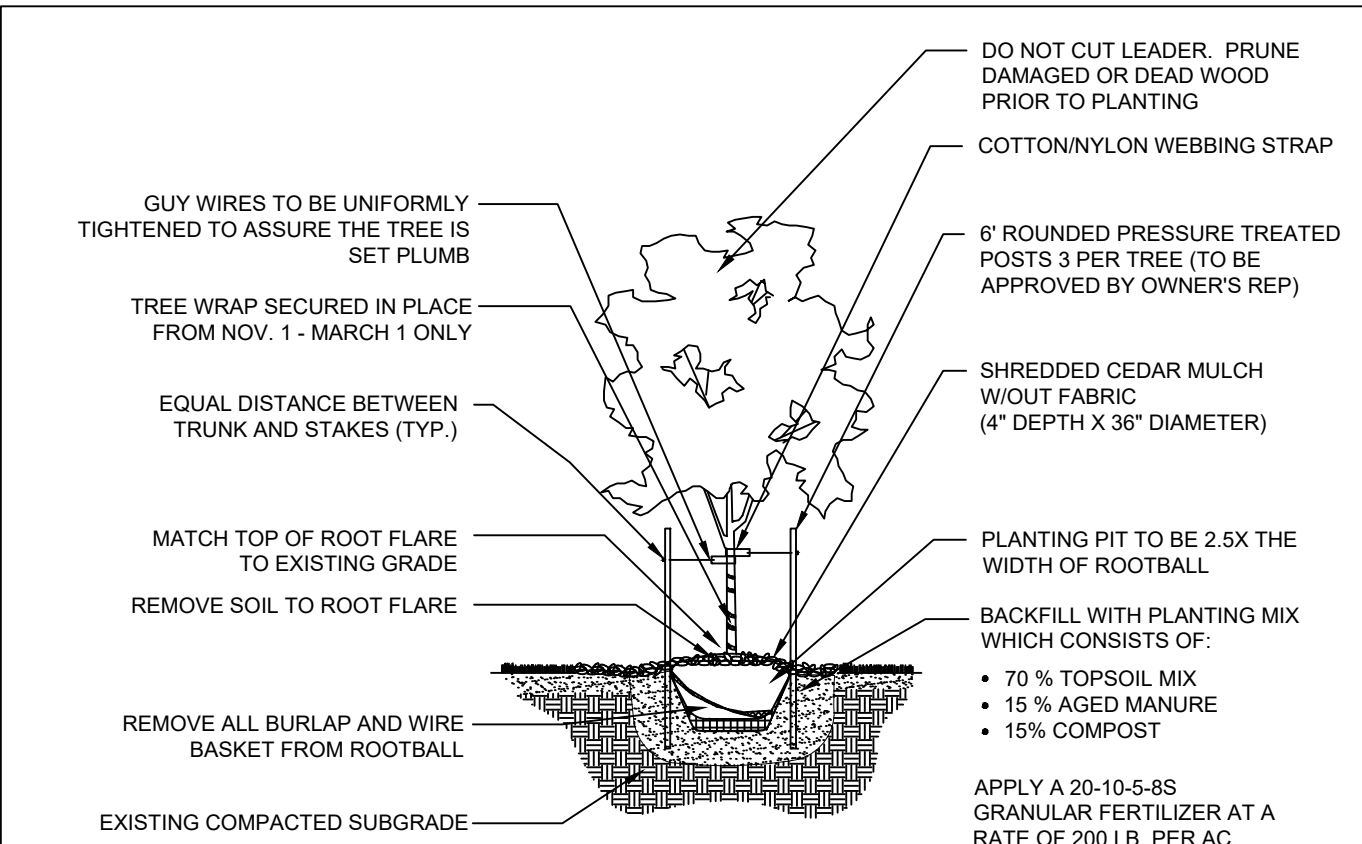
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NO. DESCRIPTION
DATE

PROJECT NUMBER:

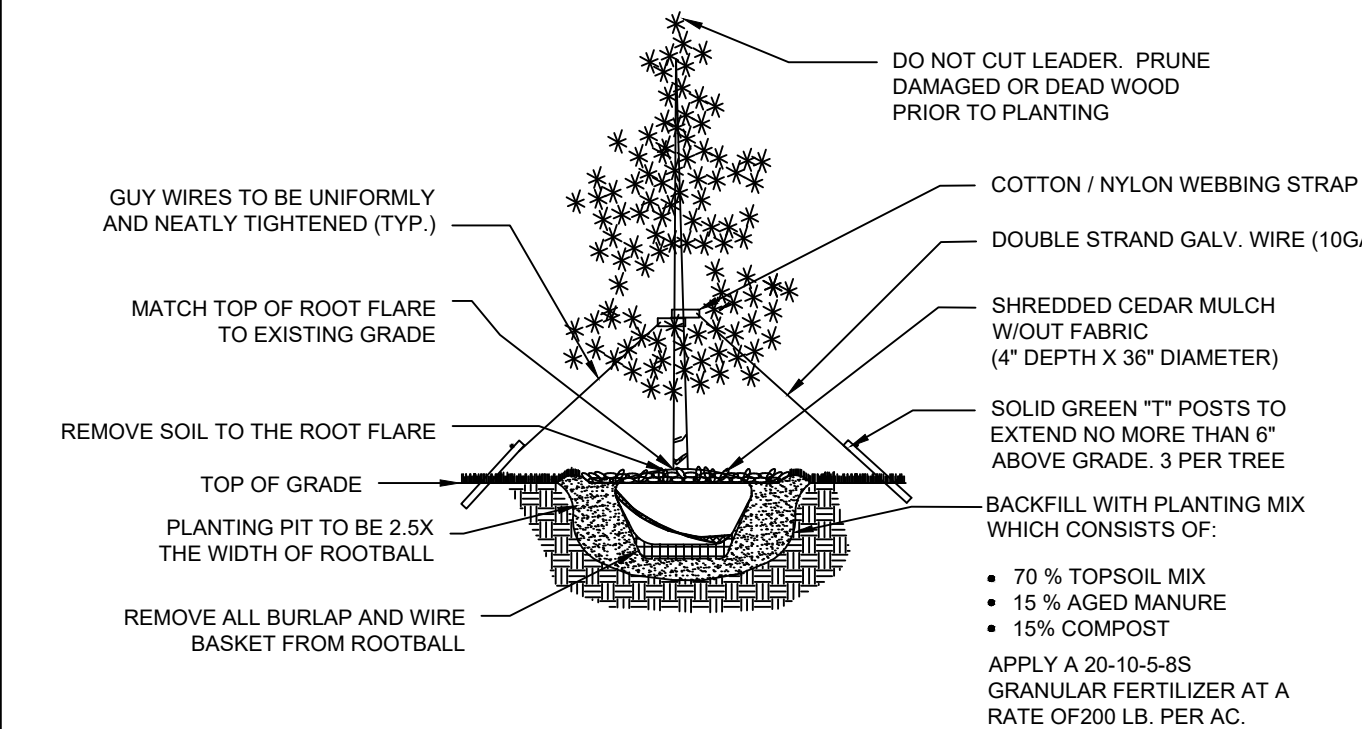
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L-705

Dakota Springs Engineering
Engineering Consultants

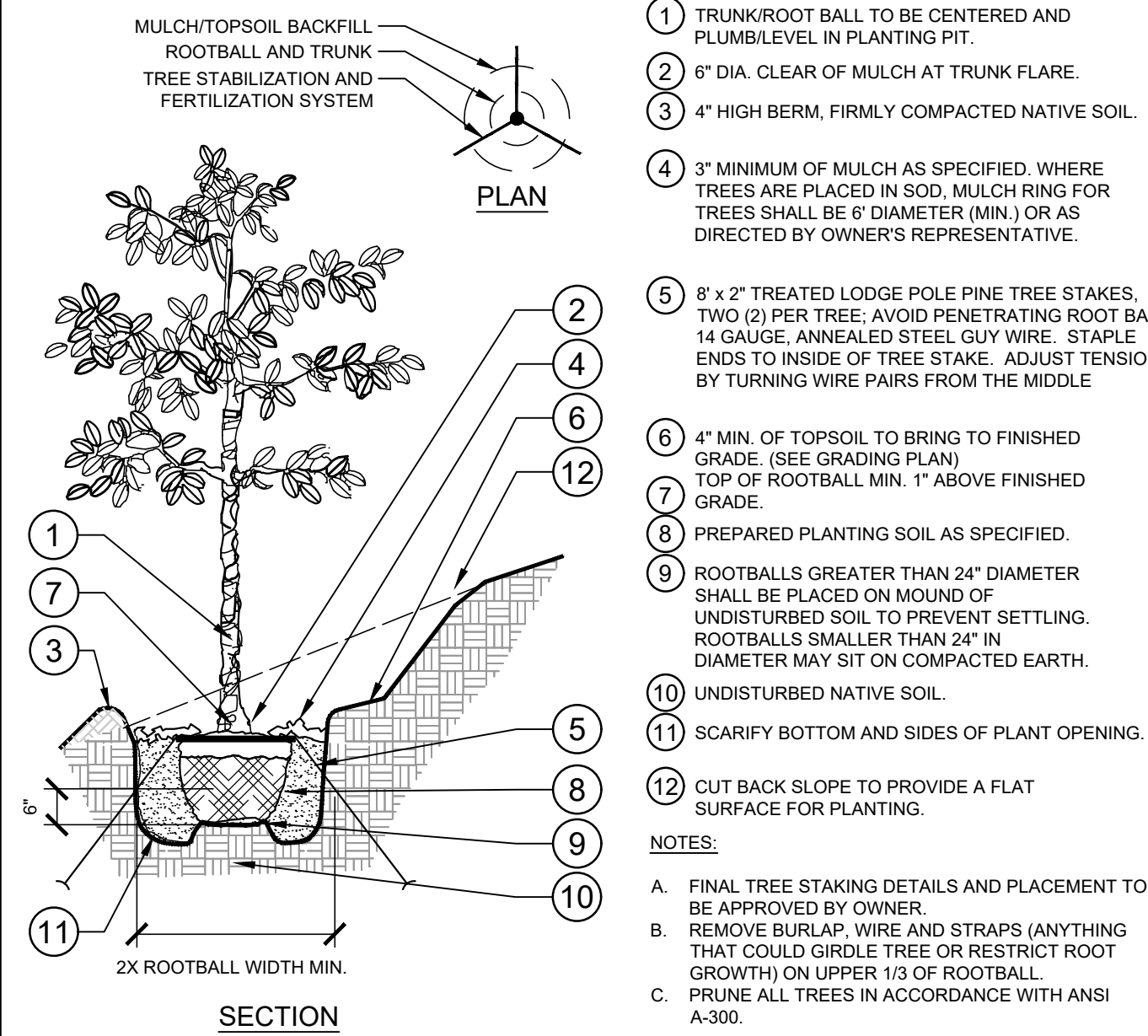
Kimley-Horn
KIMLEY-HORN ASSOCIATES, INC.
1000 N. GARDEN AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.8900
WWW.KIMLEY-HORN.COM



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

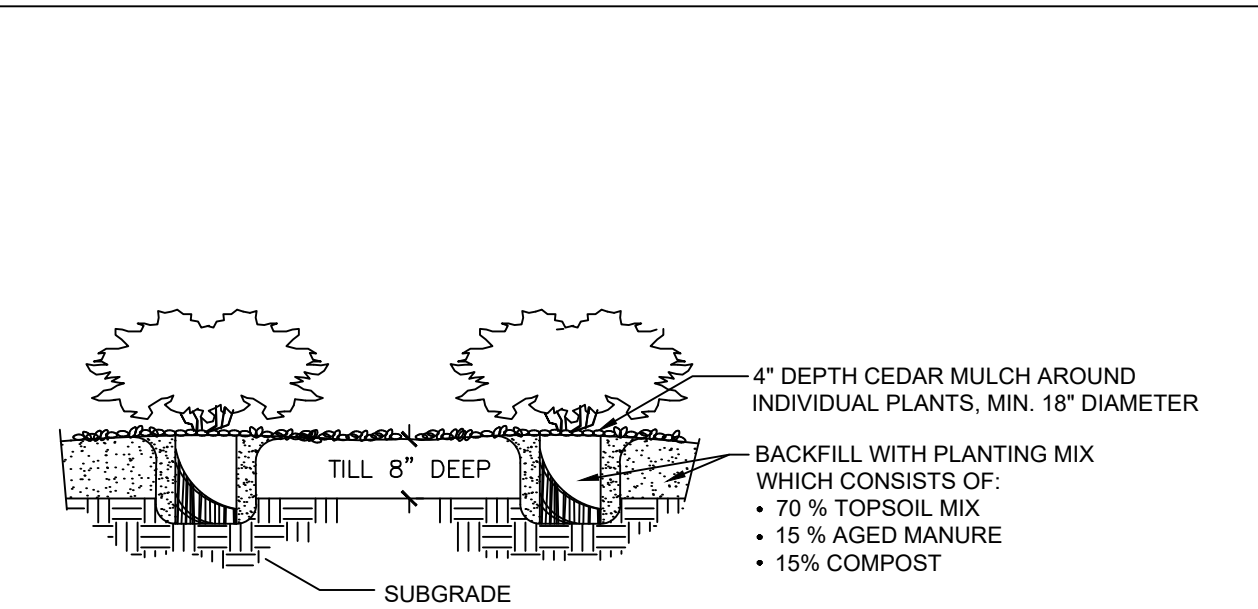


2 EVERGREEN TREE PLANTING
NTS 096-668-022-03

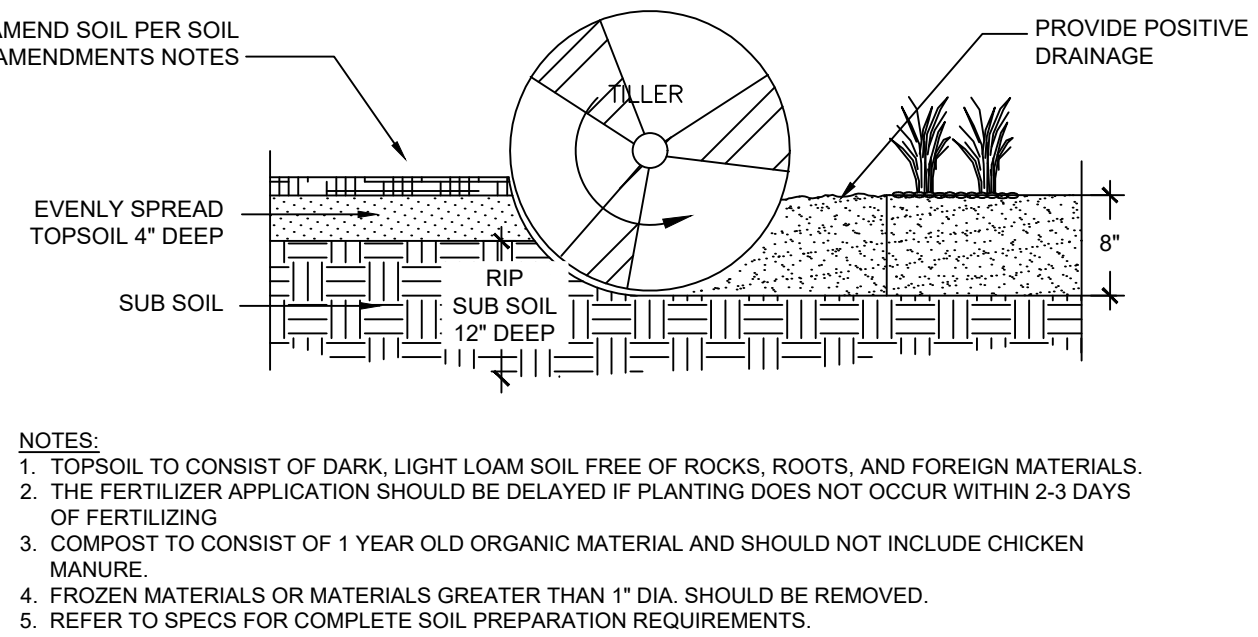


3 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS

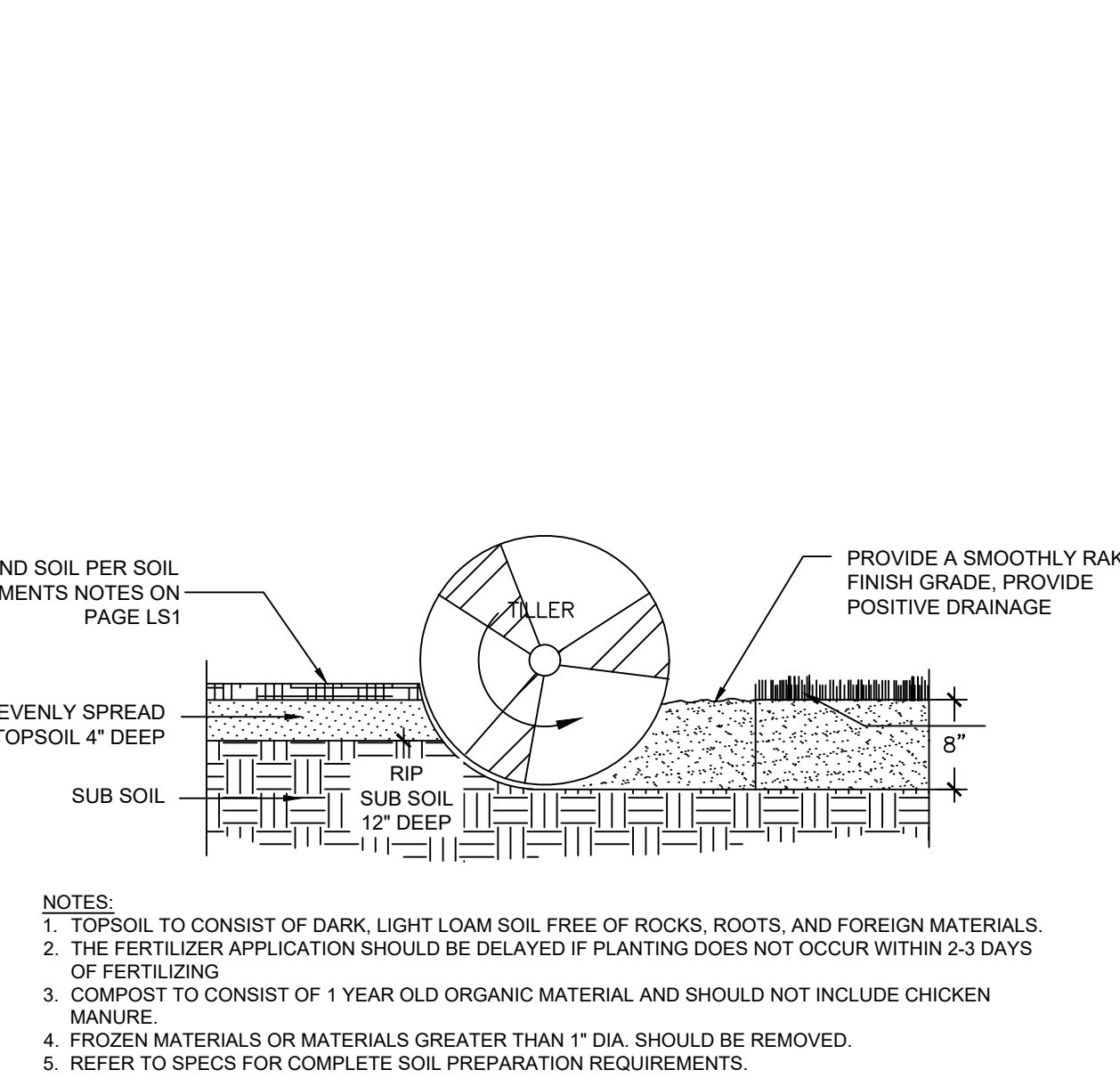
LANDSCAPE SETBACKS AND BUFFERS		
STREET NAME OR BOUNDARY:	MINOR COLLECTOR	CENTRAL BUFFER
ZONE DISTRICT BOUNDARY:	NO	YES
STREET CLASSIFICATION:	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 30'
LINEAR FOOTAGE:	497'	318'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF
NUMBER 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%



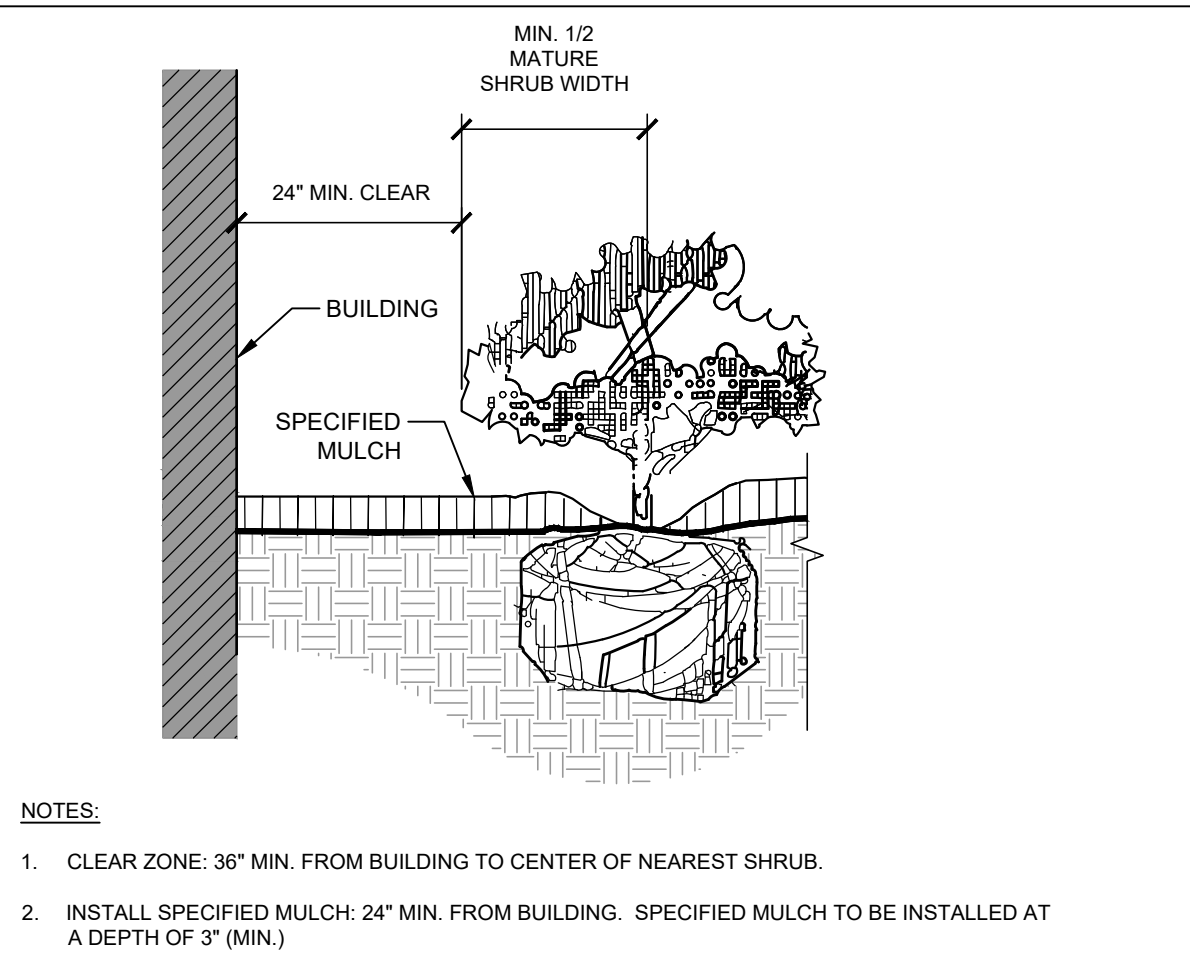
4 SHRUB PLANTING
NTS 096-668-022-05



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



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)

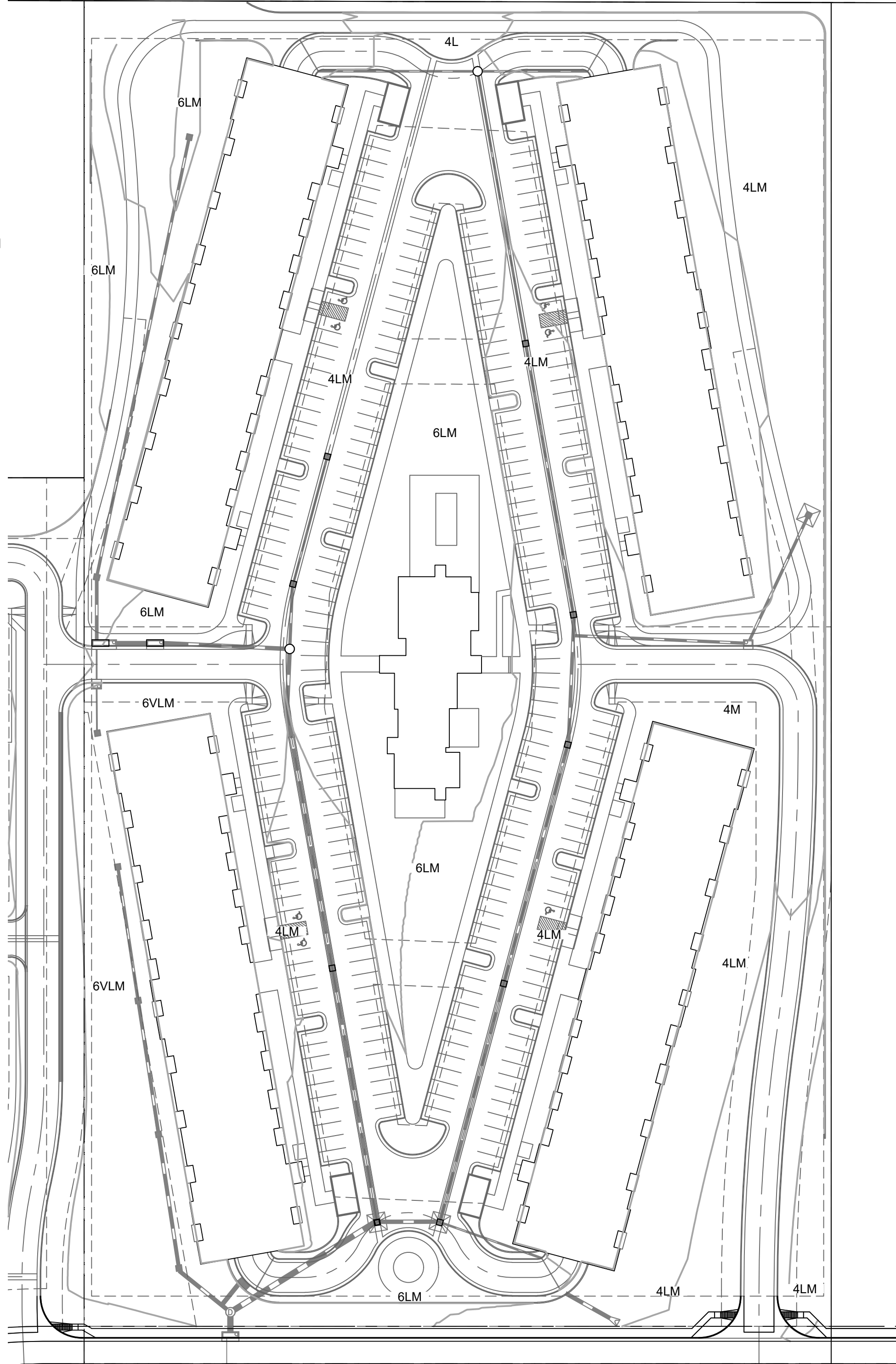
M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)

2,3,4,5,6 - L


SOIL AMENDMENTS:			TEST NO. 2022S3011 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	ROTOTILL DEPTH
SODDED TURFGRASS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 100 SF MAGNESIUM - 0.25LB OF MAG 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	SULFUR - 1LB OF S PER 100 SF MAGNESIUM - 0.25LB OF MAG 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	SULFUR - 1LB OF S PER 100 SF MAGNESIUM - 0.25LB OF MAG 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	SULFUR - 1LB OF S PER 100 SF MAGNESIUM - 0.25LB OF MAG 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 ½ LB (27-3-4) LAWN FERTILIZER, OR 8 LB BLOODMEAL, OR 11 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.



CITY APPROVAL:





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

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 DETAILS

REVISIONS:
NO. DESCRIPTION
PROJECT NUMBER:
SHEET
L-707

Dakota Springs Engineering
Engineering Consultants

A

B

C

D

E

F

1

2

3

4

A

B

C

D

E

F



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Total Watts
S5	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
S3	14	RAD1_LED_P2_40K_PATH	Single	RAD1 LED P2 40K PATH	S3	0.900	4514	532.15
S2A	2	DSX0_LED_P3_40K_80CRI_T4M_double head	Back-Back	DSX0 LED P3 40K 80CRI T4M	S2A	0.900	8190	275.8
S2	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.

PHOTOMETRICS

PRELIMINARY
- NOT FOR
CONSTRUCTION

VETERANS VICTORY APARTMENT 'A'

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

Enter Office Number in Global Parameters
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VETERANS VICTORY
Colorado Springs, CO

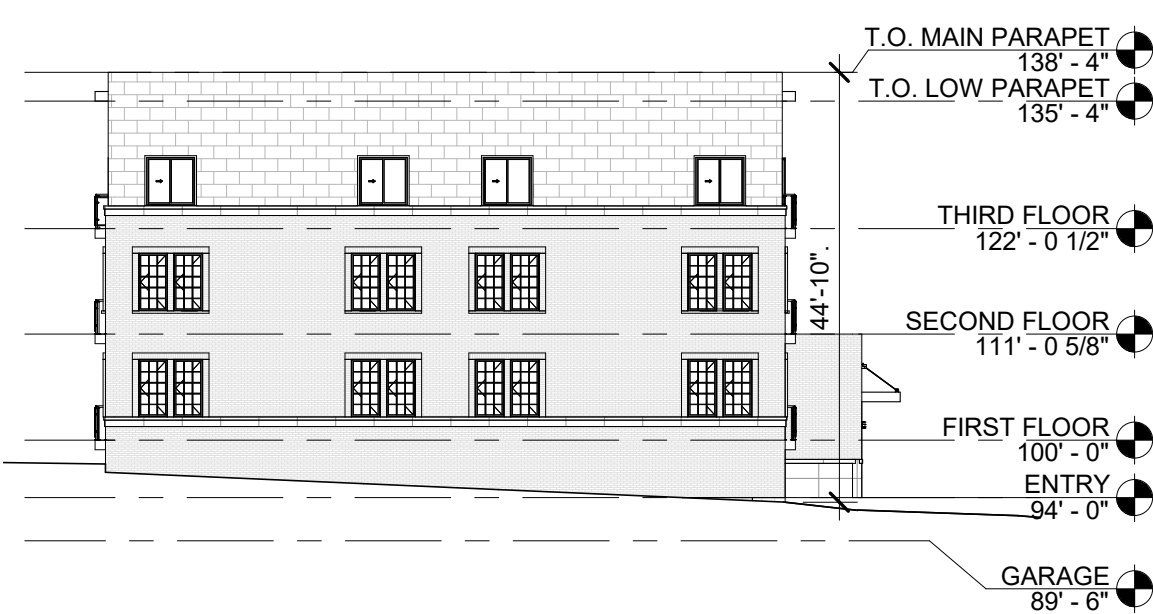
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APPROVED: Approver
ISSUED FOR: Issued For
DATE: 01-03-2023
PROJECT #: 521270
FIELD BOOK:

E100

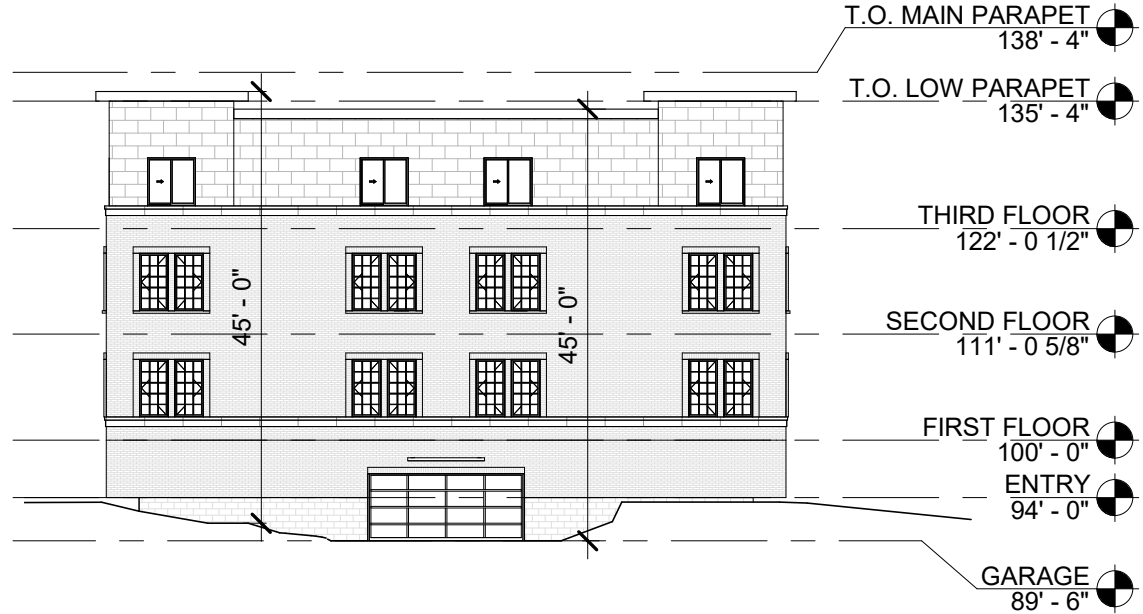
BM 36015212720 Veterans Victory Housing - CO Springs 5212720 Apartment Building-A-Cont Lvt
Printed: 12/20/2022 8:27:21 PM



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'

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

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

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

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

Max Height (Feet)

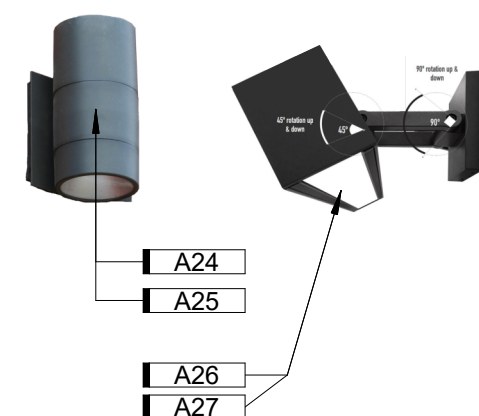
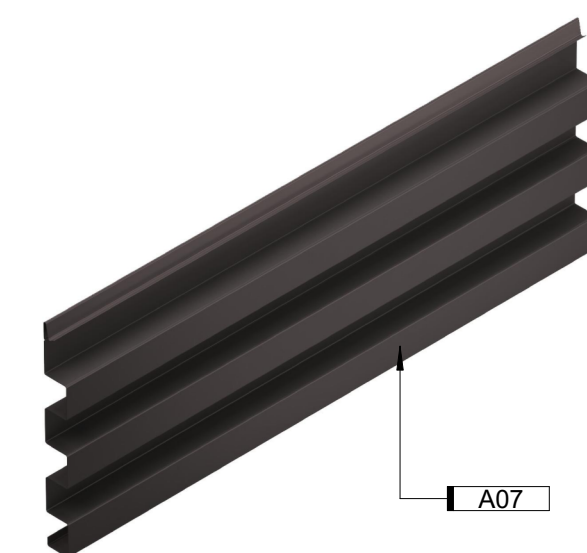
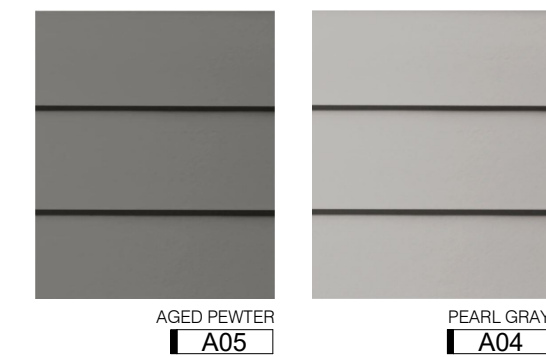
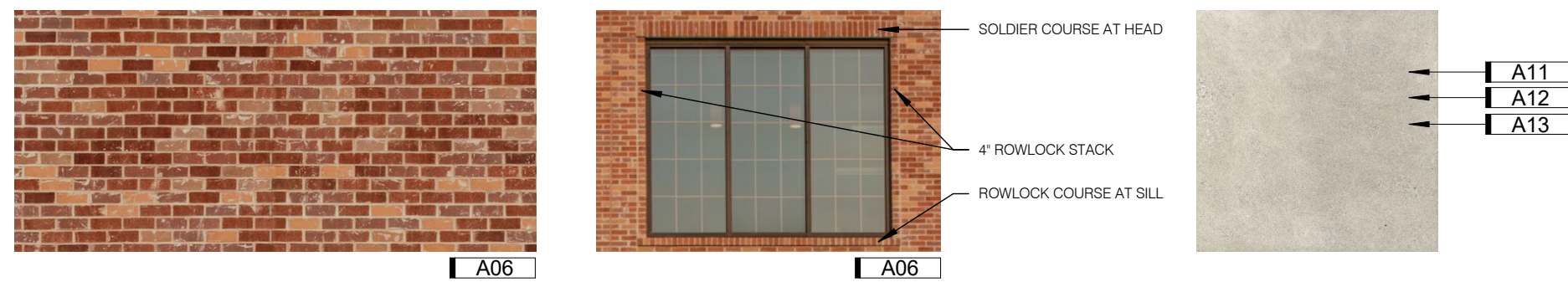
(45' Max Allowed)

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

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

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

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



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

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Preliminary
Not For
Construction

VETERANS VICTORY
VETERANS VICTORY APARTMENT A
Colorado Springs, CO

OVERALL ELEVATIONS

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

JOB NO. > 5212720

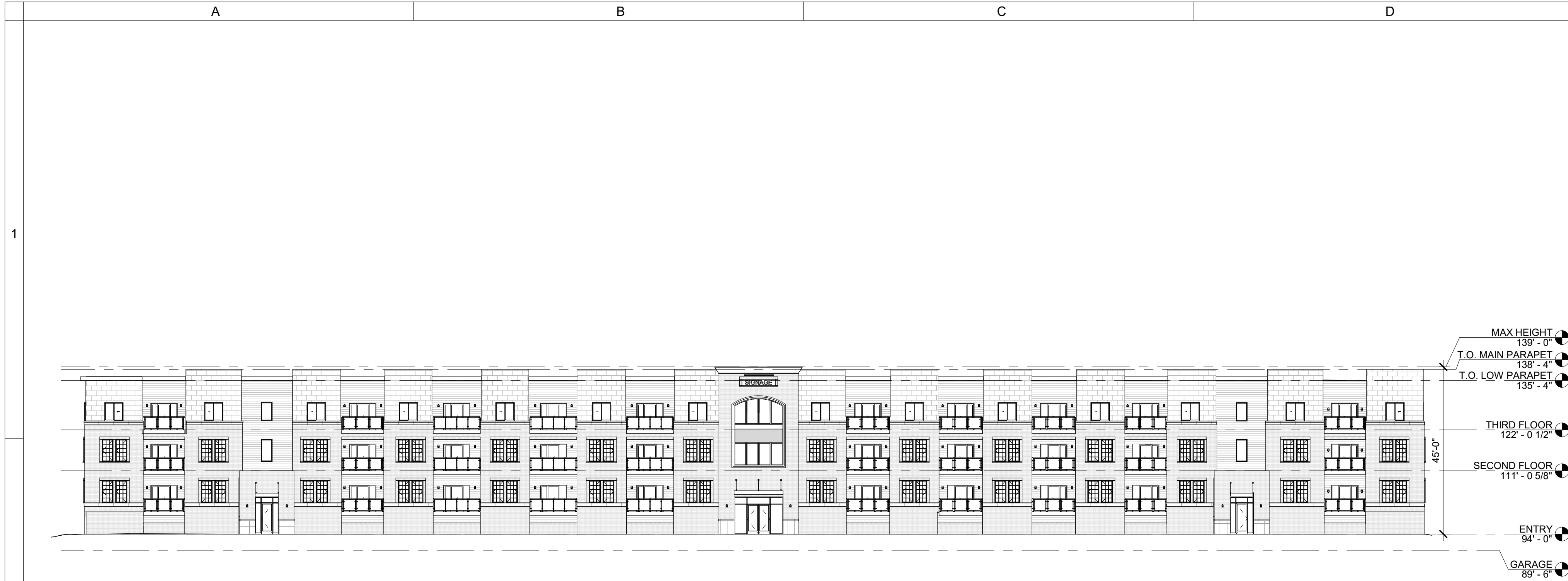
A200

[illegible]

KEYNOTES	
A20	NOTE
A21	CANOPY WITH TIE-BACK SUPPORTS
A22	DECORATIVE PARAPET COPING
A23	ALUMINUM STOREFRONT
A24	OVERHEAD GARAGE DOOR, 8'-0" TALL X 16'-0" WIDE
A25	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).
A26	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).
A27	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.



BIM 360://5212720 Veterans Victory Housing - CO Springs/5212720 Apartment Building BA-Cont.rvt
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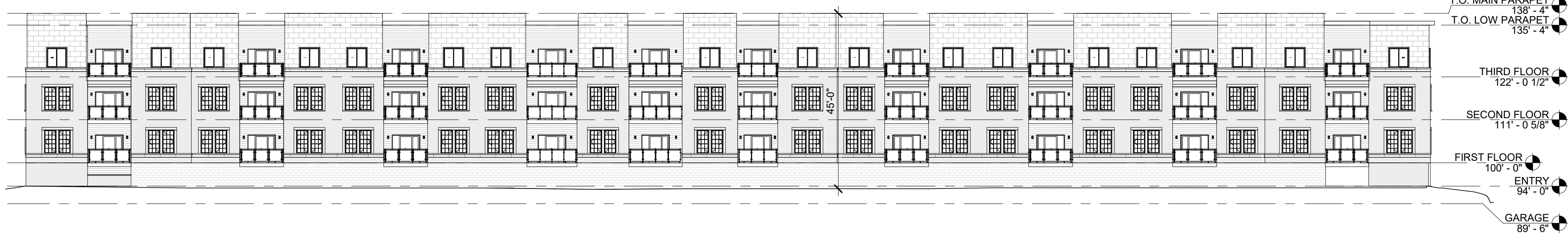


A2 WEST ELEVATION
1" = 20'-0" 0' 30'



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

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



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

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

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

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

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

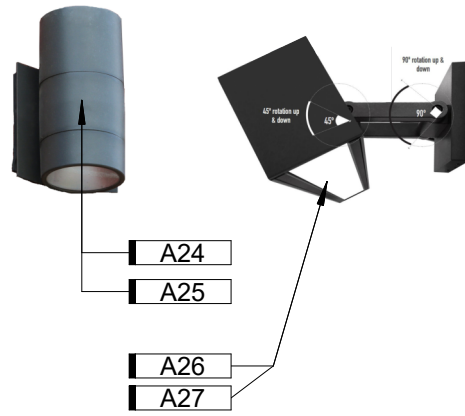
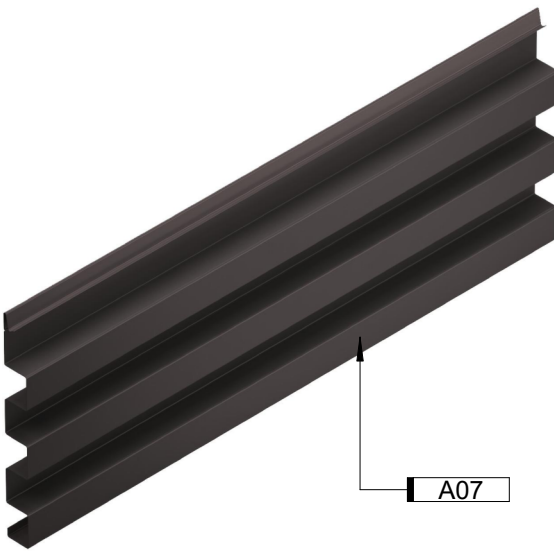
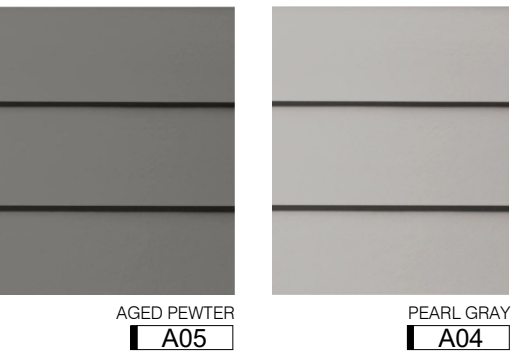
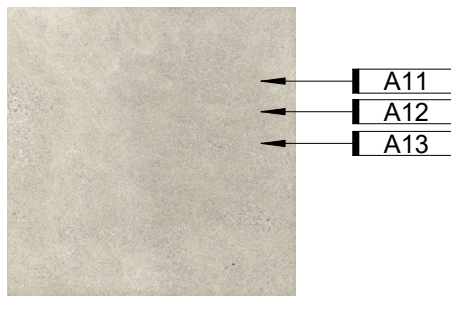
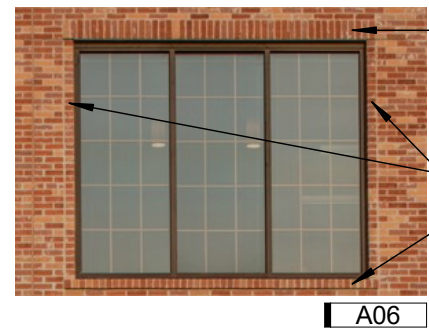
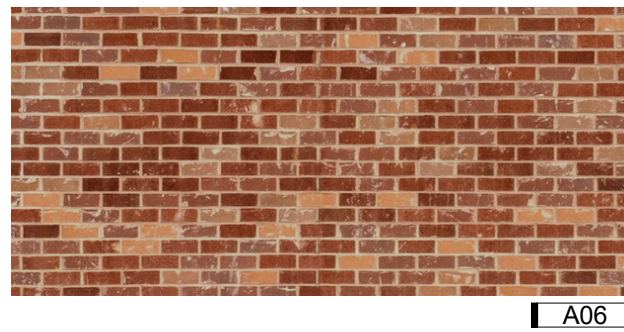
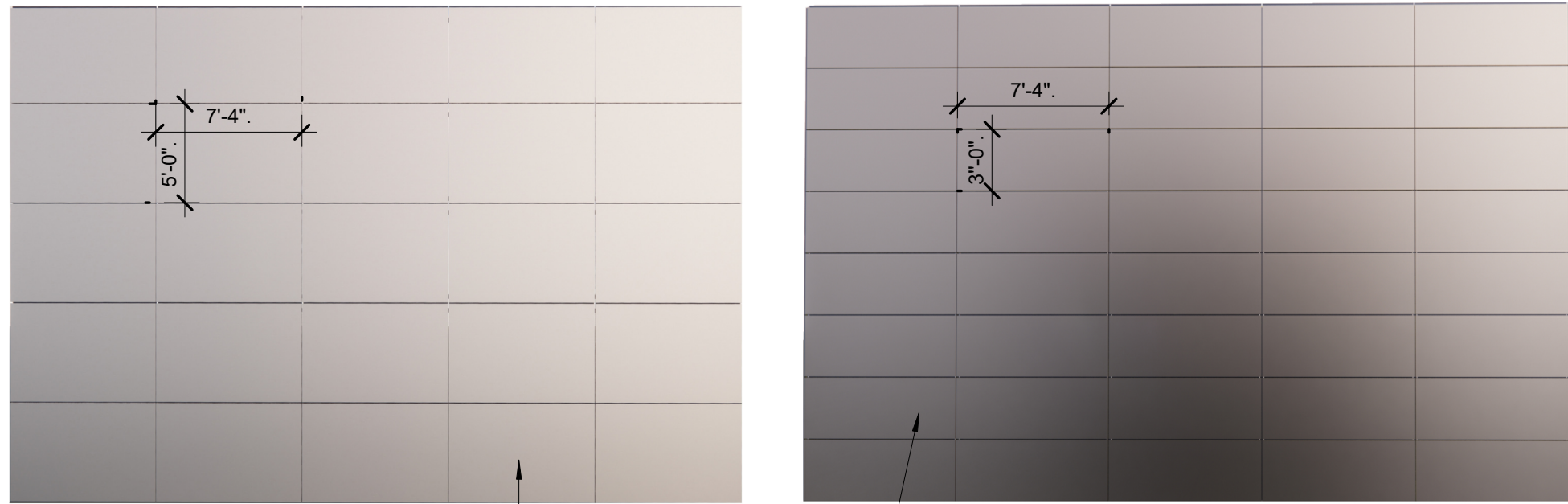
Max Height (Feet)
(45' Max Allowed)

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

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

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

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



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

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Preliminary
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Construction

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

NO. > ISSUED FOR > DATE >
DEVELOPMENT
PLAN 2022.12.16

JOB NO. > 5212720

A200

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 CO-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: END/COTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1 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, MITESEAM 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: 3/8" HEIGHT, TEXTURE SMOOTH. B.O.D. POLYCOR VANDERBILT FULL BED - FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

KEYNOTES	
KEY	NOTE
A12	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED BAND HEIGHT: 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: RPD 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: RPD PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



Architectural drawing showing the South and North Elevations of a building, along with keynotes and a title block.

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.

SOUTH ELEVATION

1/8" = 1'-0" 0' 12'

NORTH ELEVATION

1/8" = 1'-0" 0' 12'

TITLE BLOCK

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

JOB NO. > 5212720

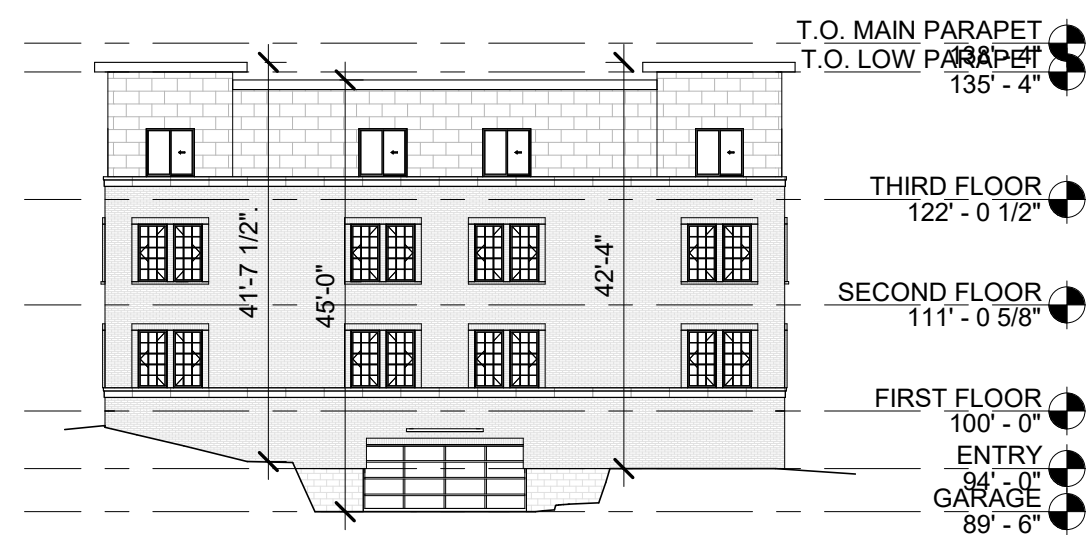
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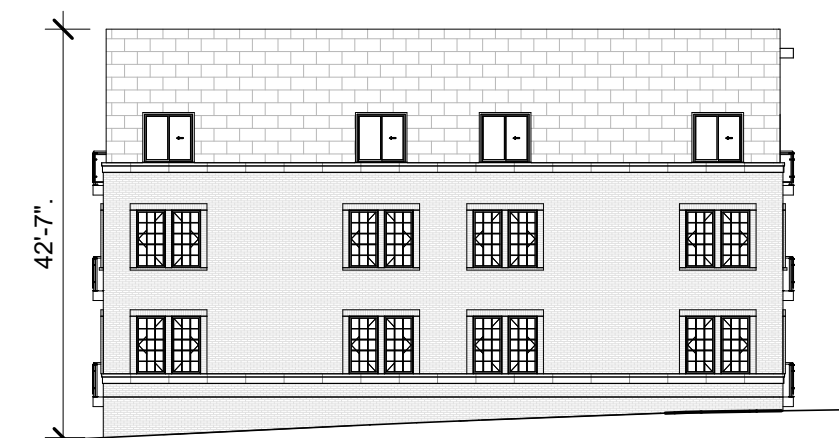
Autodesk Revit 2020



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'

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

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

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

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

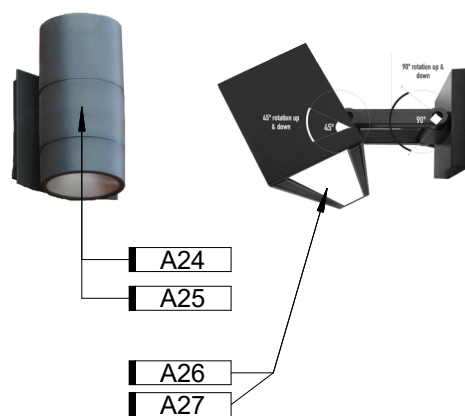
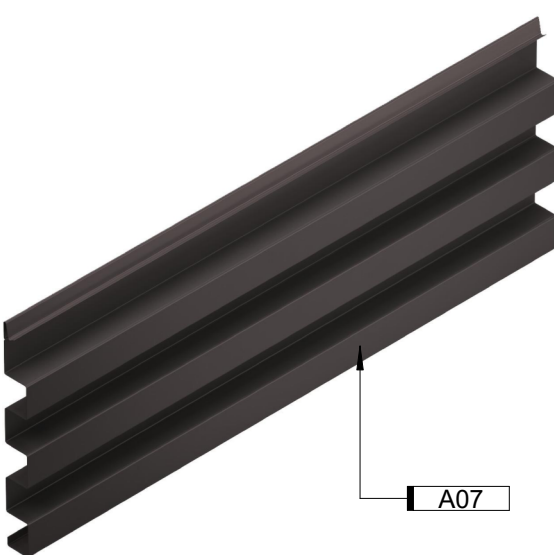
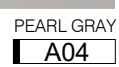
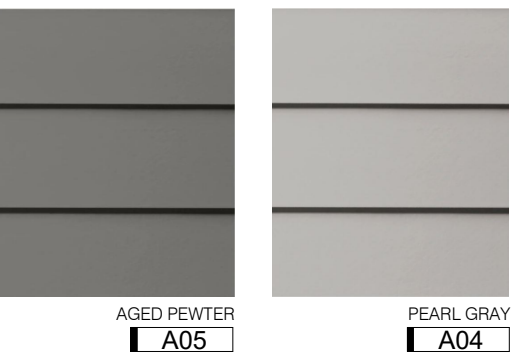
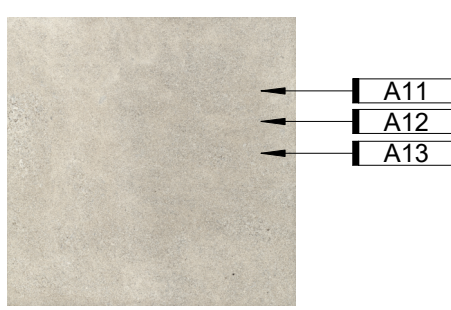
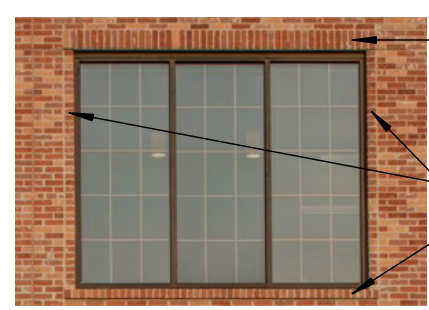
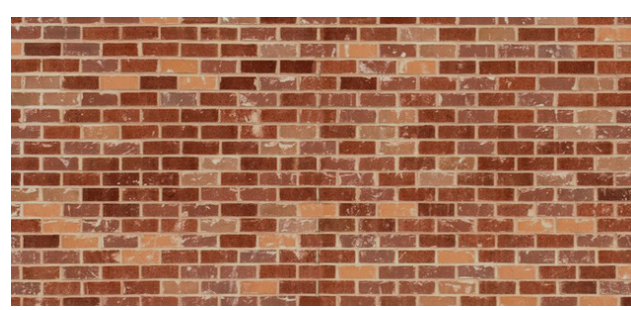
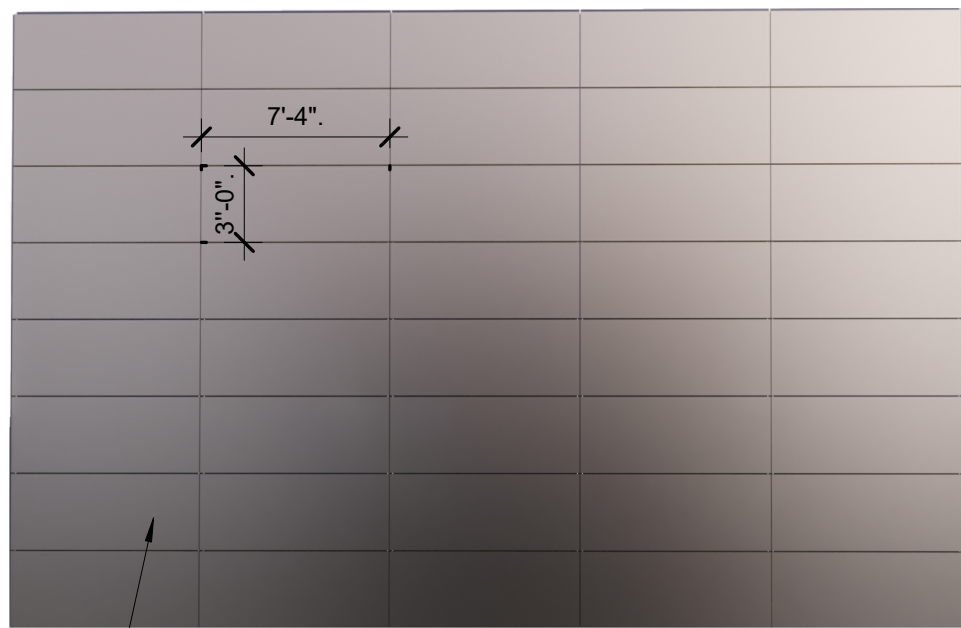
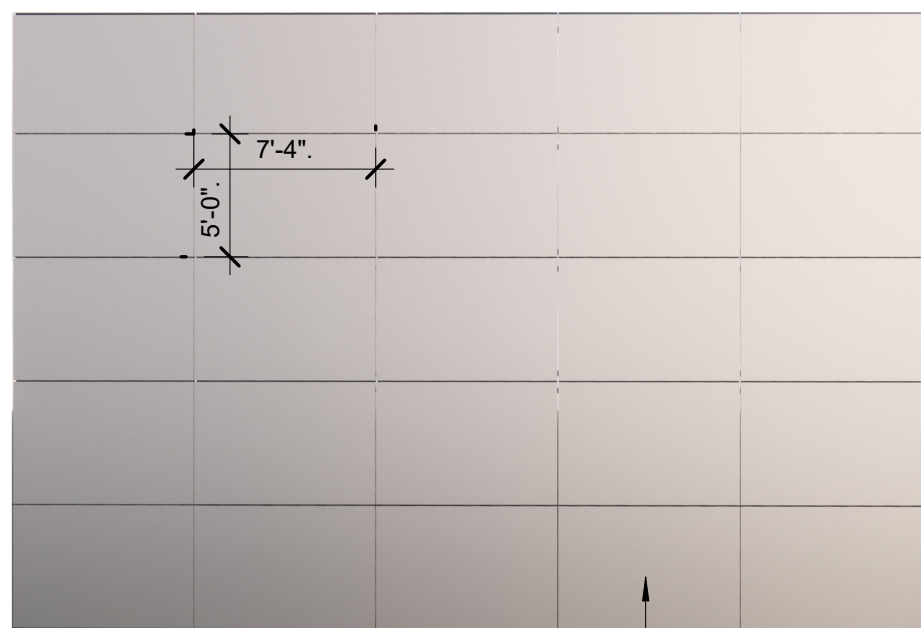
Max Height (Feet)
(45' Max Allowed)

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

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

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

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



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 >
DEVELOPMENT PLAN 2023.01.03

JOB NO. > 5212720

A200

Architectural drawing showing the West Elevation - Side A and West Elevation - Side B of a building. The drawing includes a grid system (A-F) and a vertical scale (1-4).

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.

WEST ELEVATION - SIDE A

1/8" = 1'-0" 0' 12'

WEST ELEVATION - SIDE B

1/8" = 1'-0" 0' 12'

ELEVATIONS

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO

JOB NO. > 5212720

A202

Architectural drawing showing two elevations of a building: NORTH ELEVATION (A3) and SOUTH ELEVATION (D3). The drawing includes a grid system (A-F) and a vertical scale (1-4). The elevations show the building's facade with windows, doors, and rooflines. Keynotes (KEY and NOTE) are provided for specific details.

KEYNOTES (North Elevation):

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 (South Elevation):

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 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 (East Elevation):

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 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 (West Elevation):

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.

Dimensions and Levels:

- North Elevation: 42'-7" (Total Height), 94'-0" (Entry), 89'-6" (Garage).
- South Elevation: 42'-4" (Total Height), 94'-0" (Entry), 89'-6" (Garage).
- Levels: T.O. MAIN PARAPET (136'-4"), T.O. LOW PARAPET (135'-4"), THIRD FLOOR (122'-0 1/2"), SECOND FLOOR (111'-0 5/8"), FIRST FLOOR (100'-0"), ENTRY (94'-0"), GARAGE (89'-6").

Scale: 1/8" = 1'-0" (0' to 12')

Project Information:

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

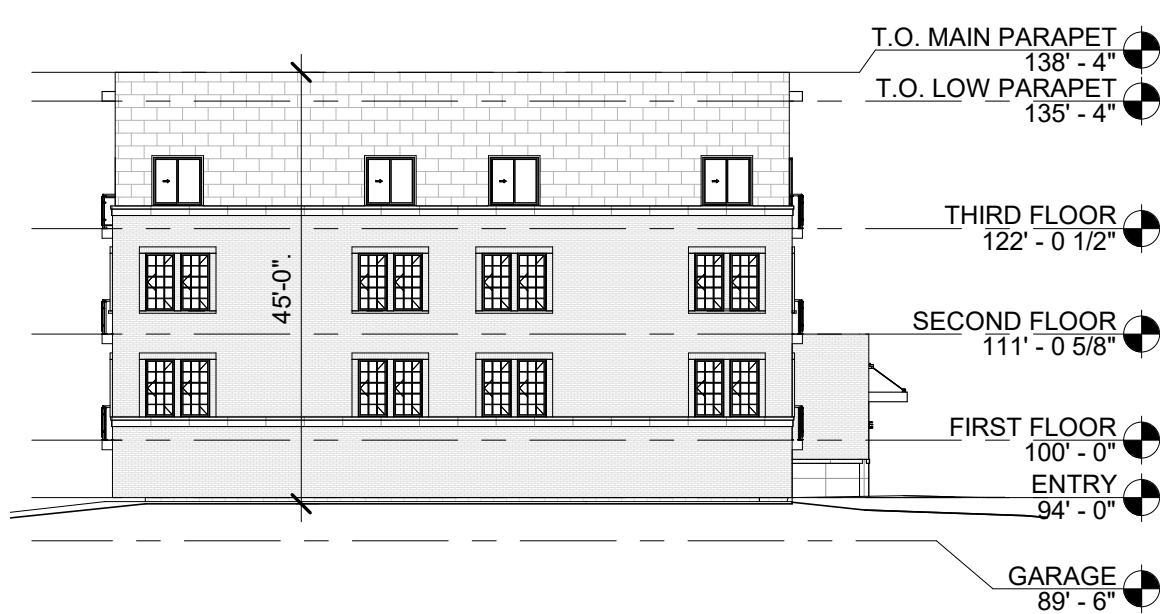
JOB NO. > 5212720

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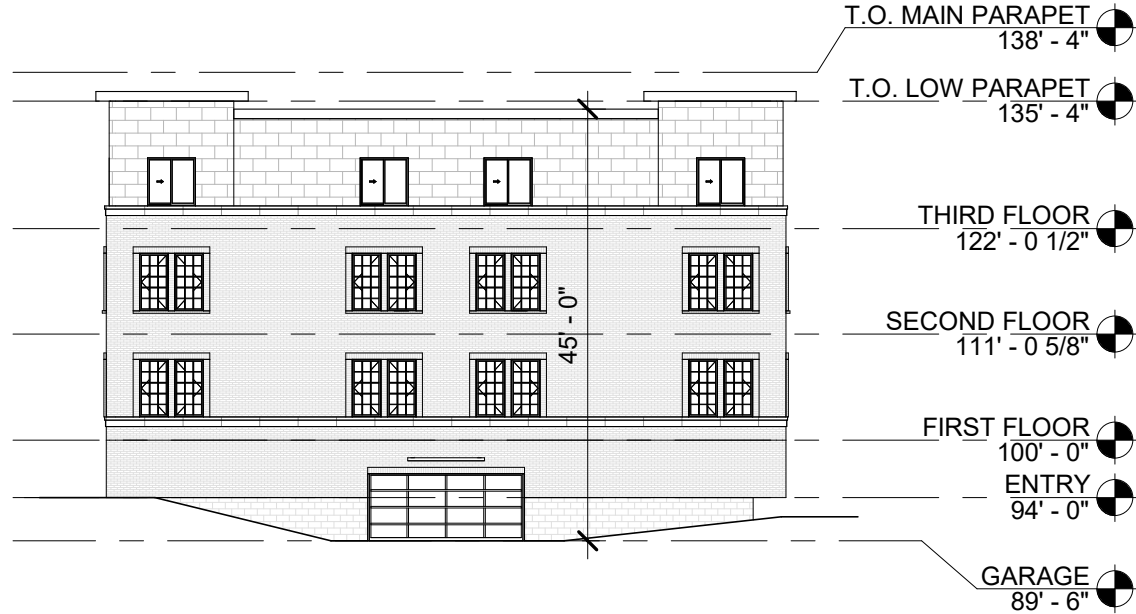
Autodesk Revit 2020



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'

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

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

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

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

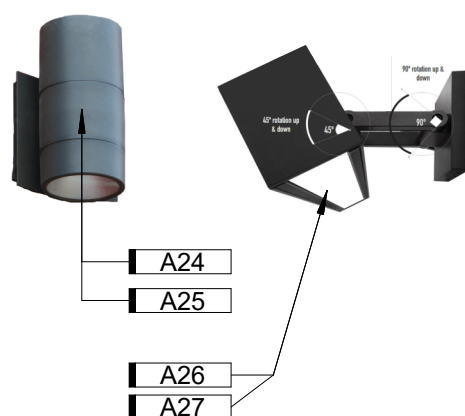
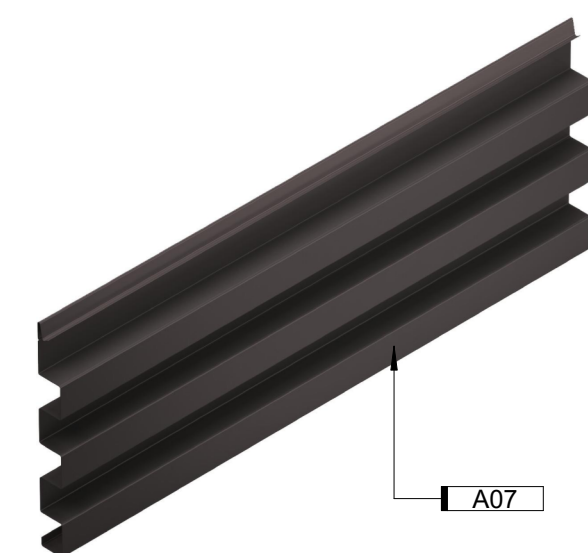
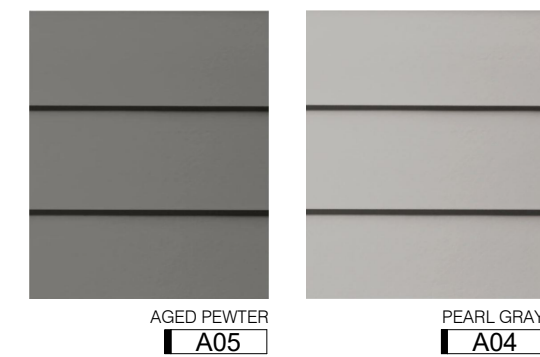
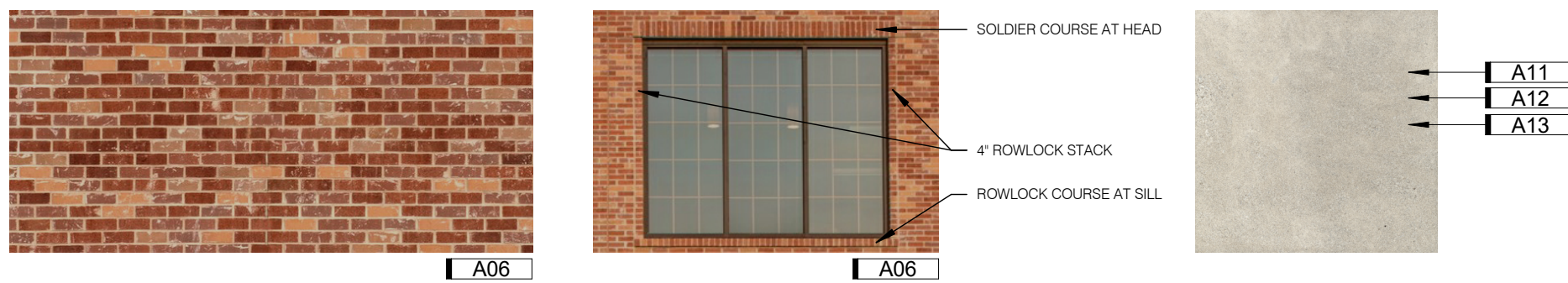
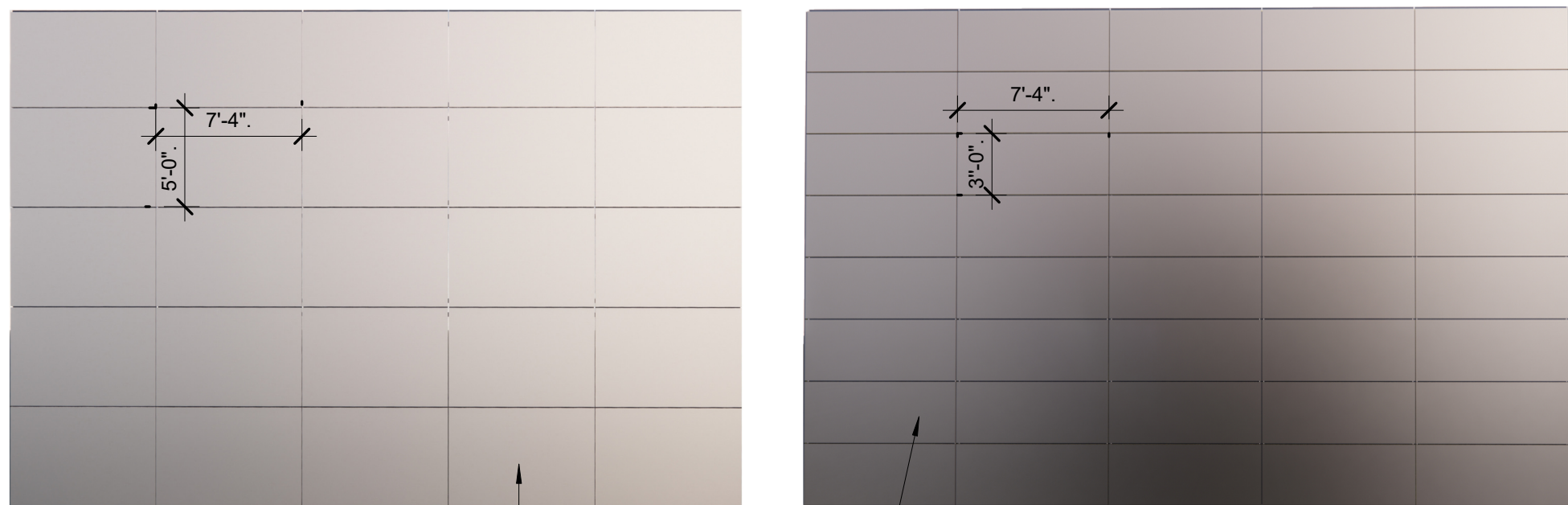
Max Height (Feet)
(45' Max Allowed)

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

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

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

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



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
VETERANS VICTORY APARTMENT D
Colorado Springs, CO

OVERALL ELEVATIONS

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

JOB NO. > 5212720

A200

Architectural drawing showing the North and South Elevations of a building, including keynotes and dimensions.

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.

North Elevation

Dimensions: 43'-3 1/2", 43'-1 1/2", 45'-0", 135'-4", 131'-0 7/8", 124'-5", 122'-0 1/2", 120'-1", 111'-0 5/8", 109'-1 1/8", 102'-5", 100'-0", 94'-0", 89'-6".

South Elevation

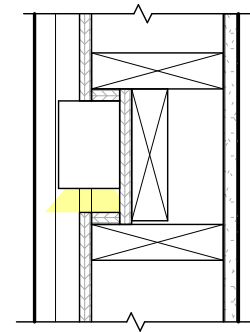
Dimensions: 45'-0", 135'-4", 131'-0 7/8", 124'-5", 122'-0 1/2", 120'-1", 111'-0 5/8", 109'-1 1/8", 102'-5", 100'-0", 94'-0", 89'-6".

SQUARE FOOT CALCS.

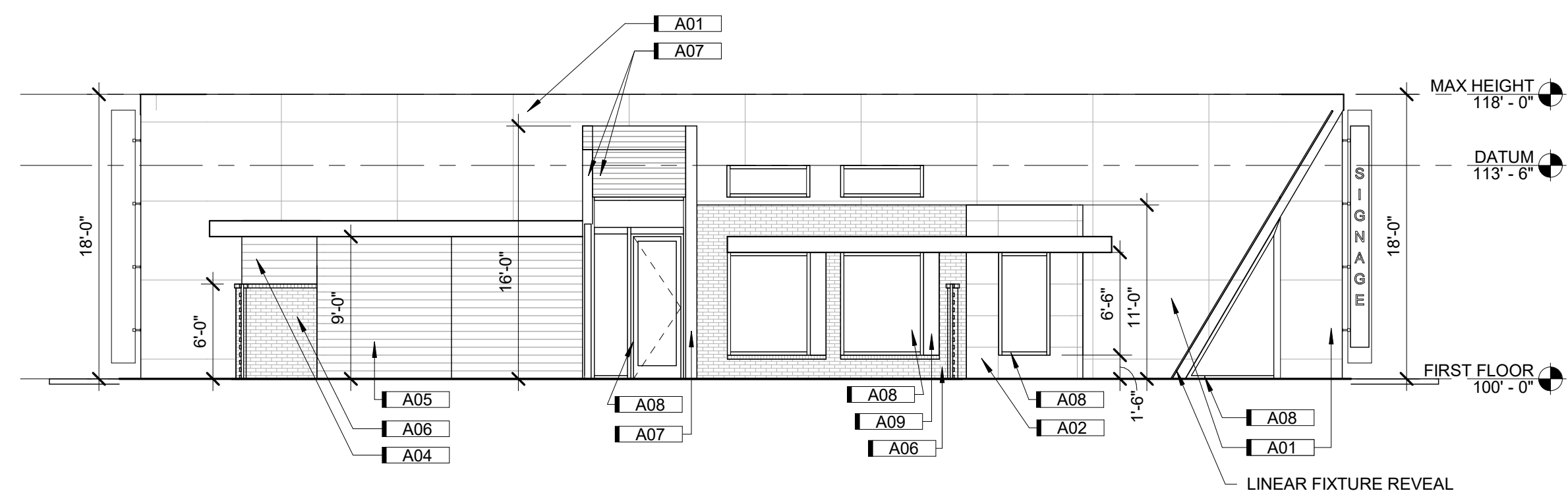
<u>Clubhouse</u>	<u>Gross SF</u>
First Floor	6,504
Pool Amenity	3,130

Max Height (Feet)

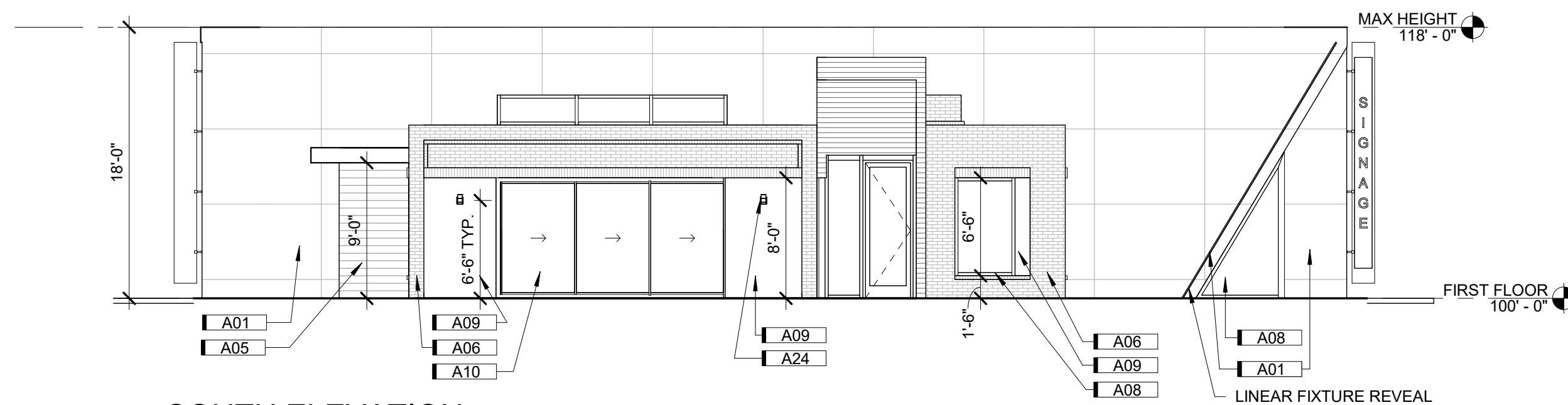
Clubhouse 1 story
East 18'



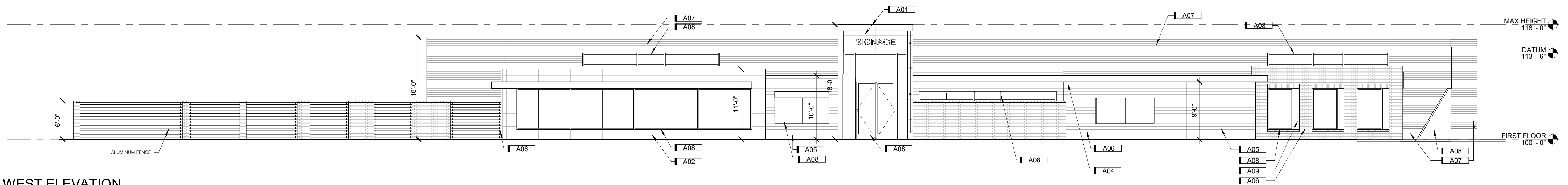
©1 **FIXTURE REVEAL**
1 1/2" = 1'-0" 0'



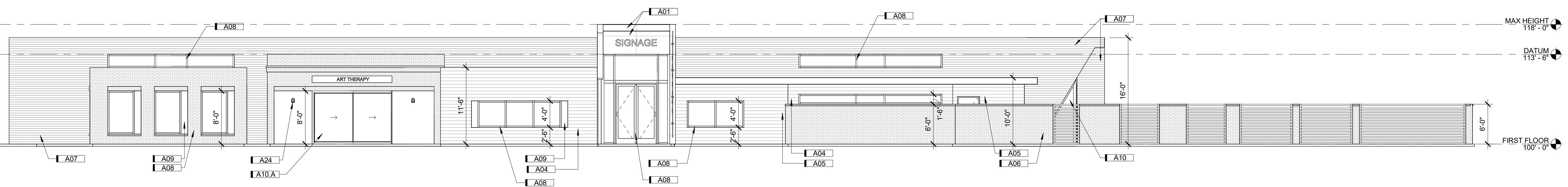
(A2) NORTH ELEVATION
1/8" = 1'-0" 0' 1'



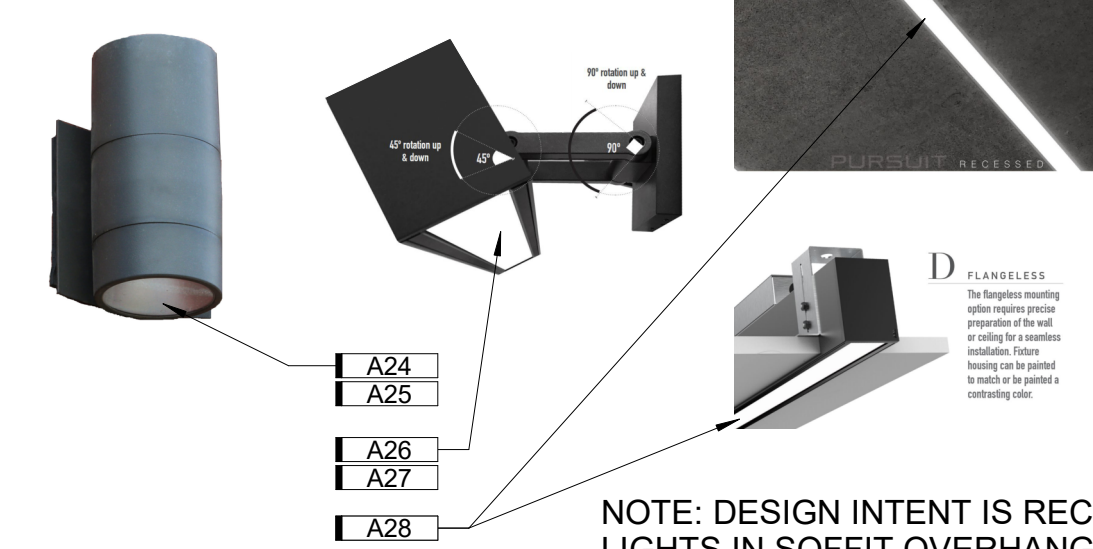
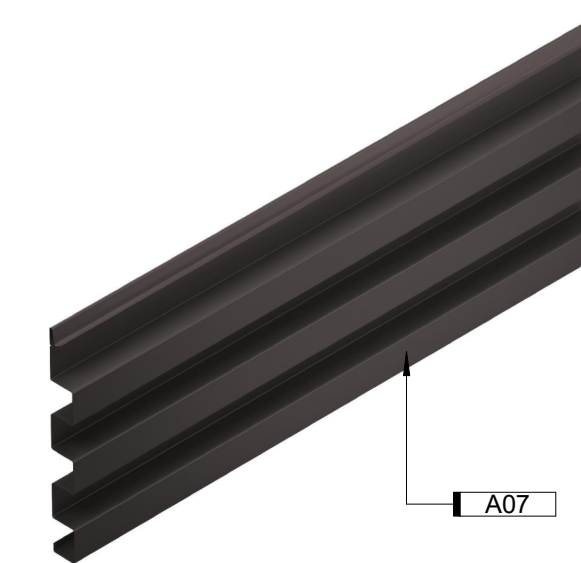
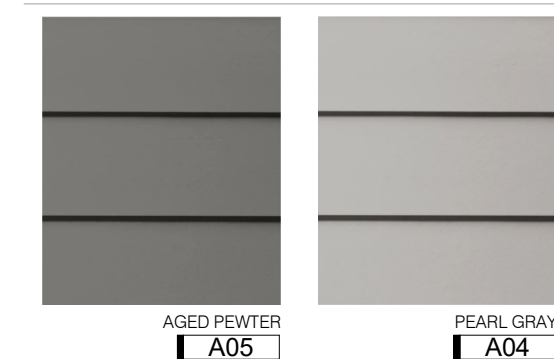
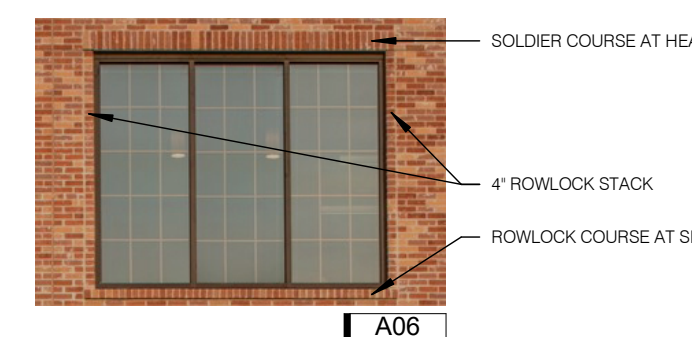
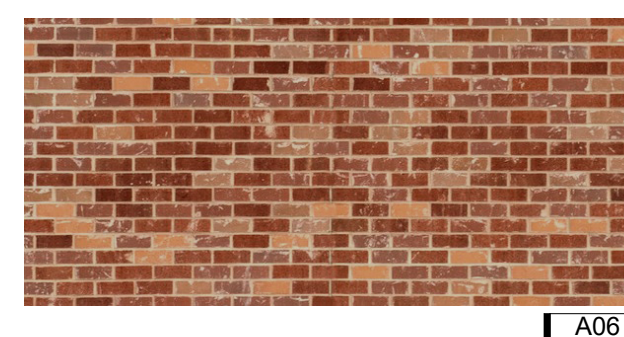
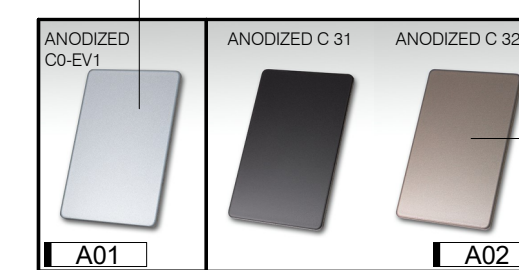
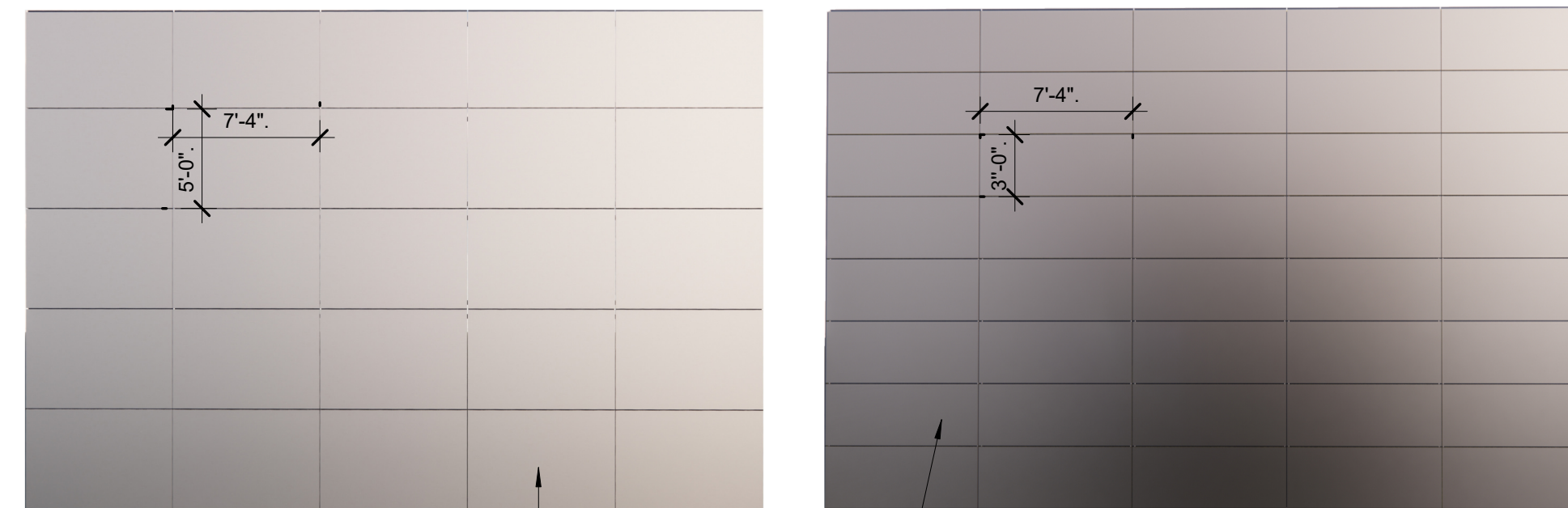
A3a SOUTH ELEVATION
1/8" = 1'-0" 0' 1'



WEST ELEVATION



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



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 CO-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 LAR SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAR SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENCIOTTI RED COPPERTONE. BLIND RUSTIC MOUNTAIN (3 5/8" X 11 1/2 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. MITESEAM CORNERS. BASIS OF DESIGN: KINGSPAN 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: QUICKS 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 SCOTCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G L LIGHTING SYSTEMS: PER GL-6542 (R5 REFLECTOR DOWN AND CC. CLOSED CAP. UP).
A25	OUTDOOR ADA WALL LED SCOTCE: 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.