

## 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-DP\_V4\_8-30-23**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
District #3	gishd@wsd3.org	719-391-3531
Brent Johnson	brent@pprbd.org	-
TJ Gajda	tj.gajda_OLD@coloradosprings.gov	-
Kris Andrews	Kristine.Andrews@coloradosprings.gov	-
Mike Gackle	mgackle@csu.org	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-
Scott Mathis	Scott.Mathis@coloradosprings.gov	-
Jonathan Scherer	Jonathan.Scherer@coloradosprings.gov	-

#### General Comments

<b>Comment ID</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
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 (book/page or reception number).

Comment ID	Reviewer : Department	Review Comments
		<ul style="list-style-type: none"> <li>•□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.</li> <li>•□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.</li> <li>•□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.</li> <li>•□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.</li> <li>•□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 (<a href="https://oeaaa.faa.gov/oeaaa/external/portal.jsp">https://oeaaa.faa.gov/oeaaa/external/portal.jsp</a>).</li> </ul>
75	Scott Mathis : CSPD	Cannot complete a full review without a photometric plan. Cannot comment on potential issues from surrounding areas as this is currently in the county.
140	Brent Johnson : Regional Building-Enumerations	<p>Enumerations has no further comments.</p> <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> <p>Per correspondence dated January 5, 2023, for Veterans Victory, SUBD-23-0008 and DEPN 23-0002, 240 planned units in four- three story buildings. Widefield School District #3 has no opposition to Veterans Victory SUBD-23-0008 or DEPN 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>

Comment ID	Reviewer : Department	Review Comments
		<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>
102	District #3 : School Districts	<p>March 15, 2023</p> <p>Dear Gabe Sevigny,</p> <p>Per your correspondence dated March 2, 2023 for DEPN-23-0002 Veteran's Victory Lot 1-Development Plan and SUBD-23-0008 Veteran's Victory Filing No. 1 Final Plat, located northeast of the intersection of Powers Boulevard and Bradley Road. Widefield School District #3 has no objections for this project. Widefield School District #3 has had conversations with the developer about the 5.123 acres of land owed to the district from this development. The land owed may be deeded in a different development owned by the developer.</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>
123	District #3 : School Districts	<p>May 22, 2023</p> <p>Gabe Sevigny Colorado Springs Planning and Development Colorado Springs, CO 80903</p> <p>Dear Gabe:</p> <p>In reference to your correspondence dated 5/8/23, for DEPN-23-0002 Veteran's Victory Lot 1-Development Plan and SUBD-23-0008 Veterans Victory Filing No. 1-Final Plat (both part of Villages at Waterview Annexation), parcel number 5500000453. Widefield School District #3 has no opposition to the development plan or the final plat at this time. We respectfully request further conversations with the developer about the expected total number of dwelling units in this development. We have had conversations with the developer about land owed from this development, but accepting the land in the Bradley Heights development instead. If you have further questions please feel free to contact me at gishd@wsd3.org, 719-391-3531.</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

Comment ID	Page Reference	Reviewer : Department	Review Comments
157	1	Jonathan Scherer : City Engineering - SWENT	Informational update: The FDR has been reviewed and returned to the engineer. The site layout is in general conformance with the DP. SWENT requests the DP not be approved until the FDR is approved.The review # is STM-REV23-0334.
111	6	TJ Gajda : City Engineering - SWENT	Show and Label planned infiltration areas for green stormwater infrastructure on all three grading sheets. (not addressed properly)
127	8	TJ Gajda : City Engineering - SWENT	Please show the PIA with texture or colour. You also are not proposing a basin here, just a swale per the landscape plan.
152	8	Jonathan Scherer : City Engineering - SWENT	Planned infiltration areas: Show the exact area from the FDR that is proposed on the Grading and Landscape plans. This needs to be shaded, textured coloured, etc. This is a global comment.
153	10	Jonathan Scherer : City Engineering - SWENT	Planned infiltration areas: Show the exact area from the FDR that is proposed on the Grading and Landscape plans. This needs to be shaded, textured coloured, etc. This is a global comment.
154	10	Jonathan Scherer : City Engineering - SWENT	33" and 27" pipes are not as common sizes. These are acceptable per the DCM, so this is an informational comment.
156	10	Jonathan Scherer : City Engineering - SWENT	There was no existing pipe shown here previously. Please verify this is correct.
143	11	Mike Gackle : Col Springs Utilities	An approved HGL response letter is required.
144	11	Mike Gackle : Col Springs Utilities	An approved WWMFF is required.
145	11	Mike Gackle : Col Springs Utilities	Final approval is contingent on the Annexation being approved.
146	11	Mike Gackle : Col Springs Utilities	Verify there is proper separation b/t FH & bldg.
147	11	Mike Gackle : Col Springs Utilities	Appears you will have a conflict with Storm and sanitary/manhole
148	11	Mike Gackle : Col Springs Utilities	If the Fire Hydrants are not in an easement are they going to be Private?? If Public change the easement lines on this plan and the Plat.
149	11	Mike Gackle : Col Springs Utilities	Show and label all proposed services.
150	14	Mike Gackle : Col Springs Utilities	Show and label propose sanitary main
151	14	Mike Gackle : Col Springs Utilities	Show and label proposed water and wastewater mains and services on all Landscape Plans.
137	1	Caroline Miller : Planning	Please revise note to state: 'In reference to COPN-22-0002, PLDO obligations for this parcel will be met by fees in lieu of land dedication.'
138	1	Caroline Miller : Planning	CDI: Citywide Development Impact Fees for Police and Fire apply to all new and redeveloped residential and nonresidential development. This development is applicable to CDI and an estimate of PLDO, School, and CDI fees have been uploaded to this file and will be due at time of building permit.
139	1	Caroline Miller : Planning	Clarification is needed by School District 3 if Veterans Victory Lot 1 school obligations is to be met by Land Dedication or Fees in Lieu. If no clarification is provided, fees in lieu are assumed.
159	1	Gabe Sevigny : Planning	Add DEPN-23-0002 to each page of the plan set

# 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



## 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 349.43 FEET;

THENCE N10°00'00"W A DISTANCE OF 414.73 FEET;

THENCE N90°00'00"W A DISTANCE OF 2.61 FEET;

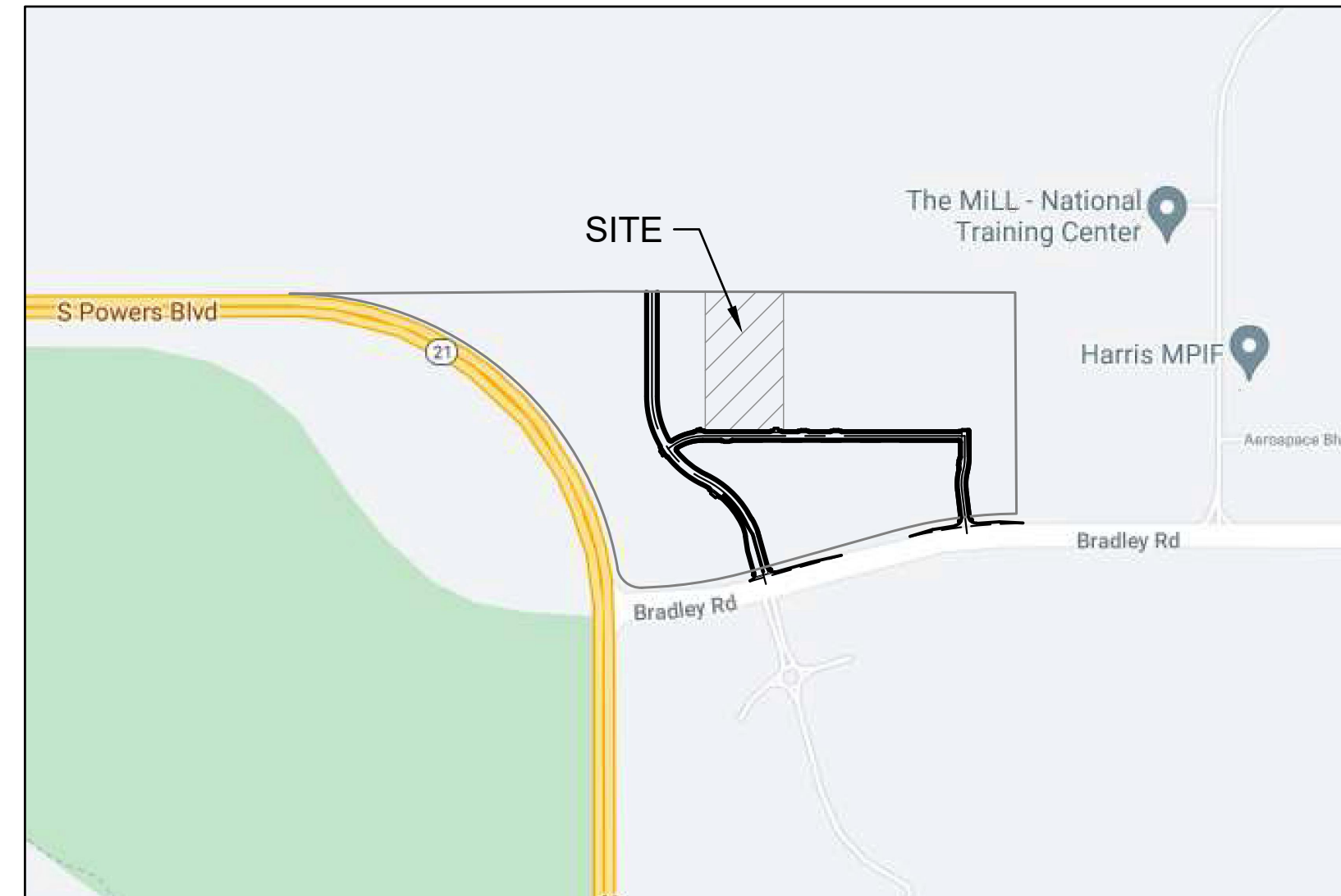
THENCE N00°00'00"E A DISTANCE OF 473.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 422,354 SQUARE FEET OR 9.696 ACRES MORE OR LESS

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

## GENERAL NOTES

- 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.
- 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.
- LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTENANCE RESPONSIBILITIES SHALL BE THE ASSUMED BY THE OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- 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.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "VETERANS VICTORY FILING NO. 1" 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.
- 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.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- 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 ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
  - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
  - ACCESSIBLE AISLE SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
- THE METRO DISTRICT 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 PRIOR TO DEVELOPMENT OF THIS SITE..
- THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
- THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
- 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.



LOCATION MAP

## 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

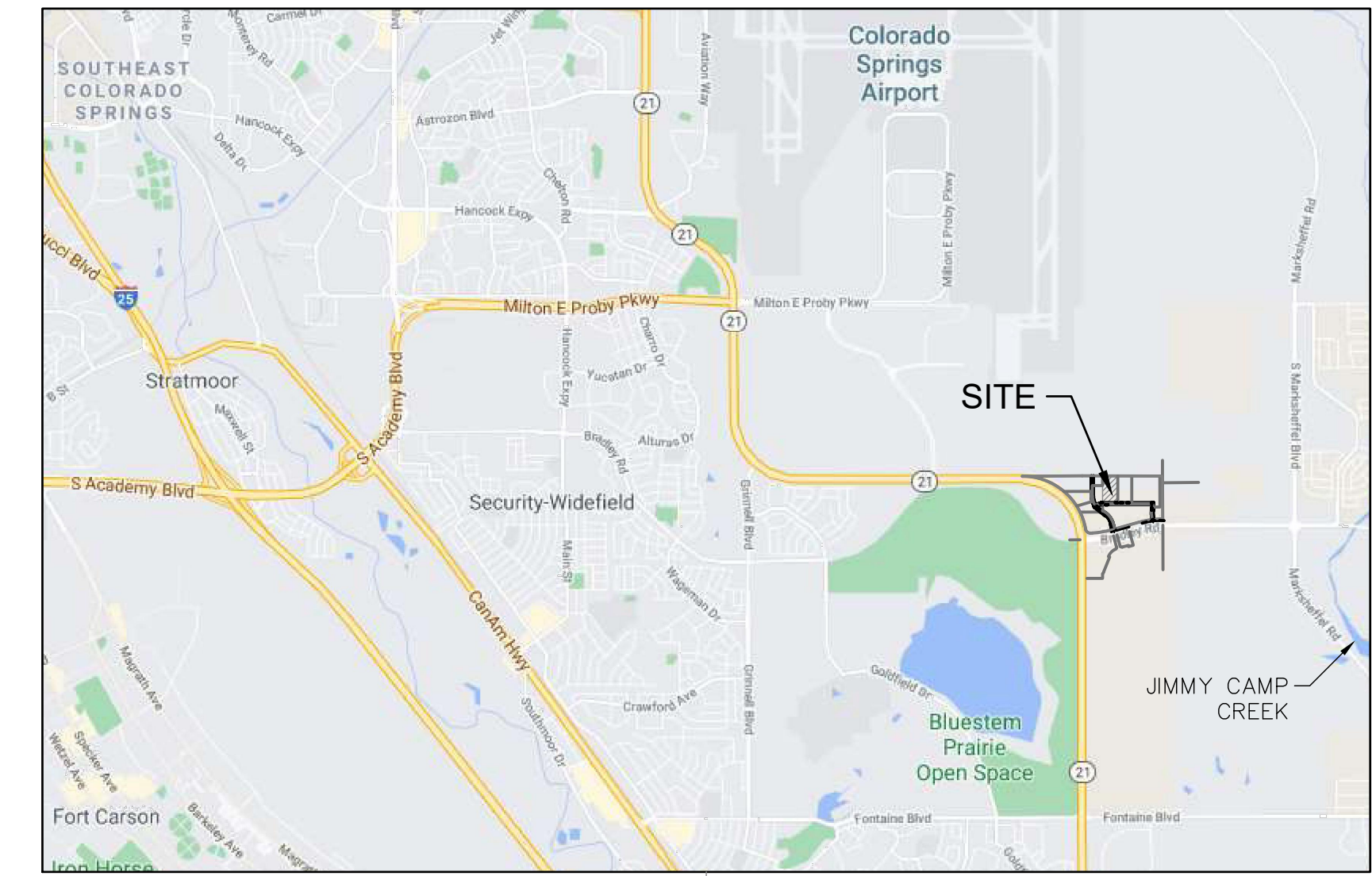
DAKOTA SPRINGS ENGINEERING, LLC  
51 N TEJON ST., SUITE 518  
COLORADO SPRINGS, CO 80903  
719-227-7388

## SCHEDULE

BEGIN EARTHWORK SEPT 2023  
FINAL STABILIZATION MAR 2024

## SHEET LIST

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



VICINITY MAP

## 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 36.3%  
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"

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS			
240	X	0.0041	= 0.98
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT	LAND DEDICATION REQUIREMENT ACRES

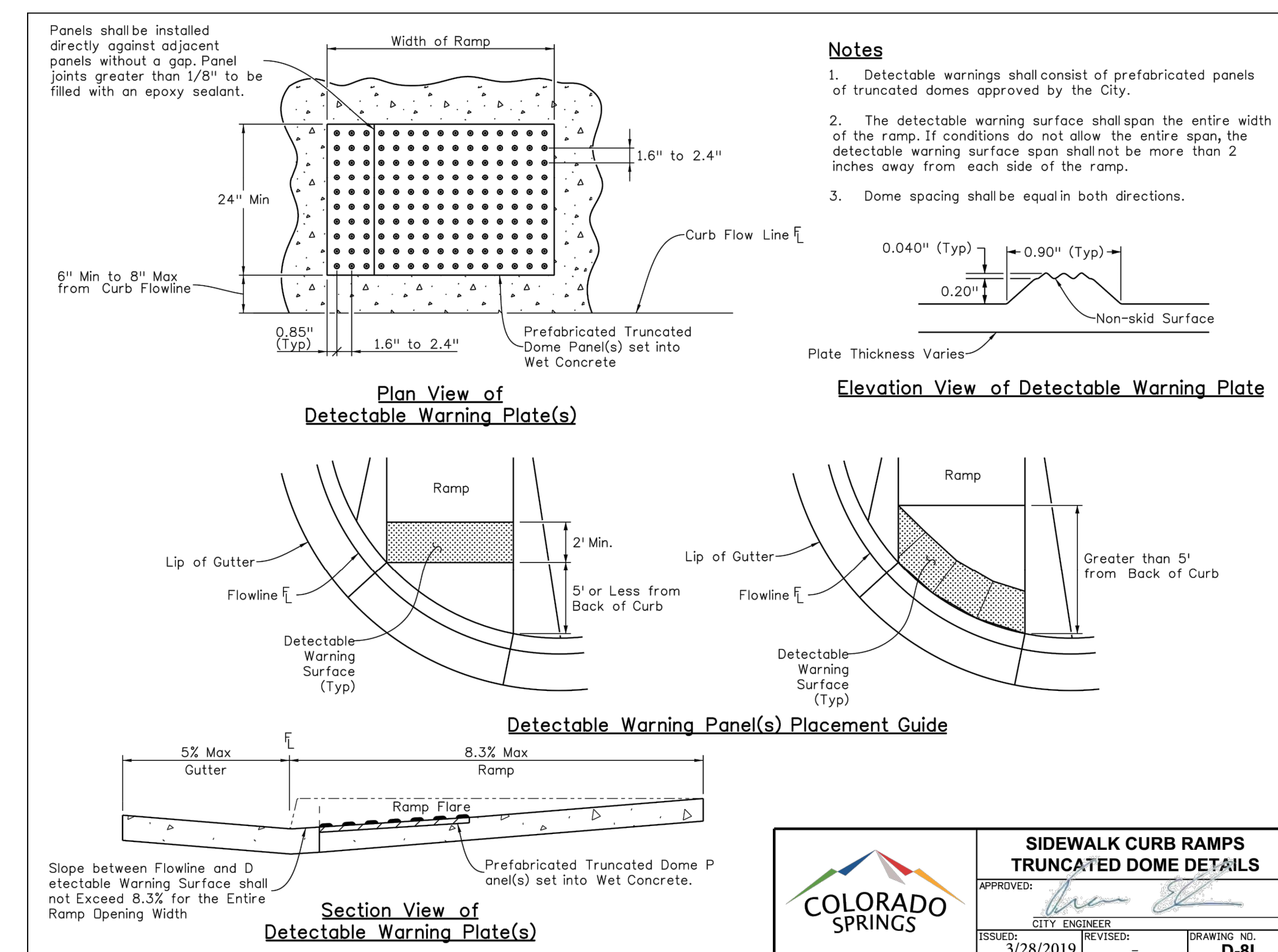
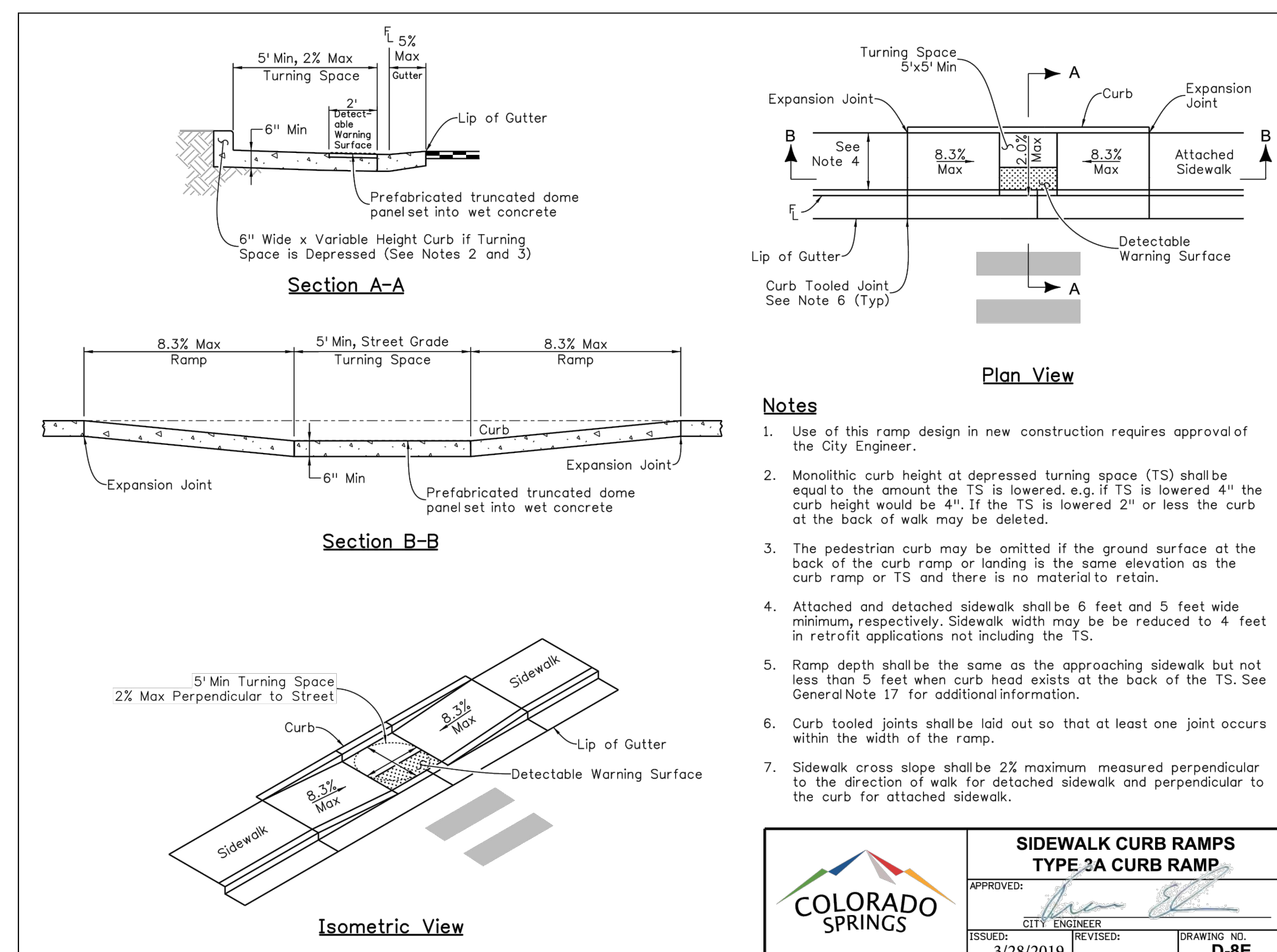
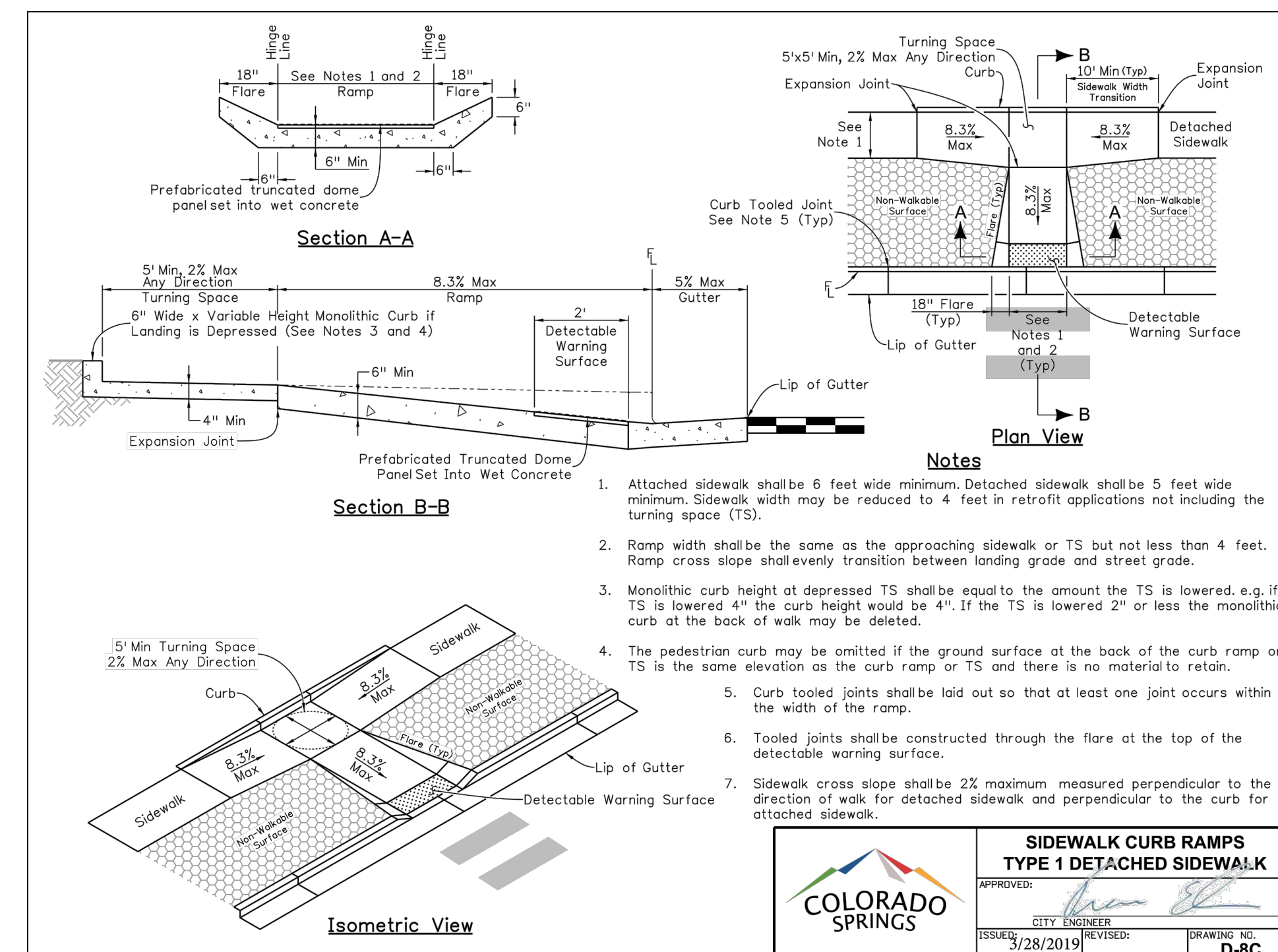
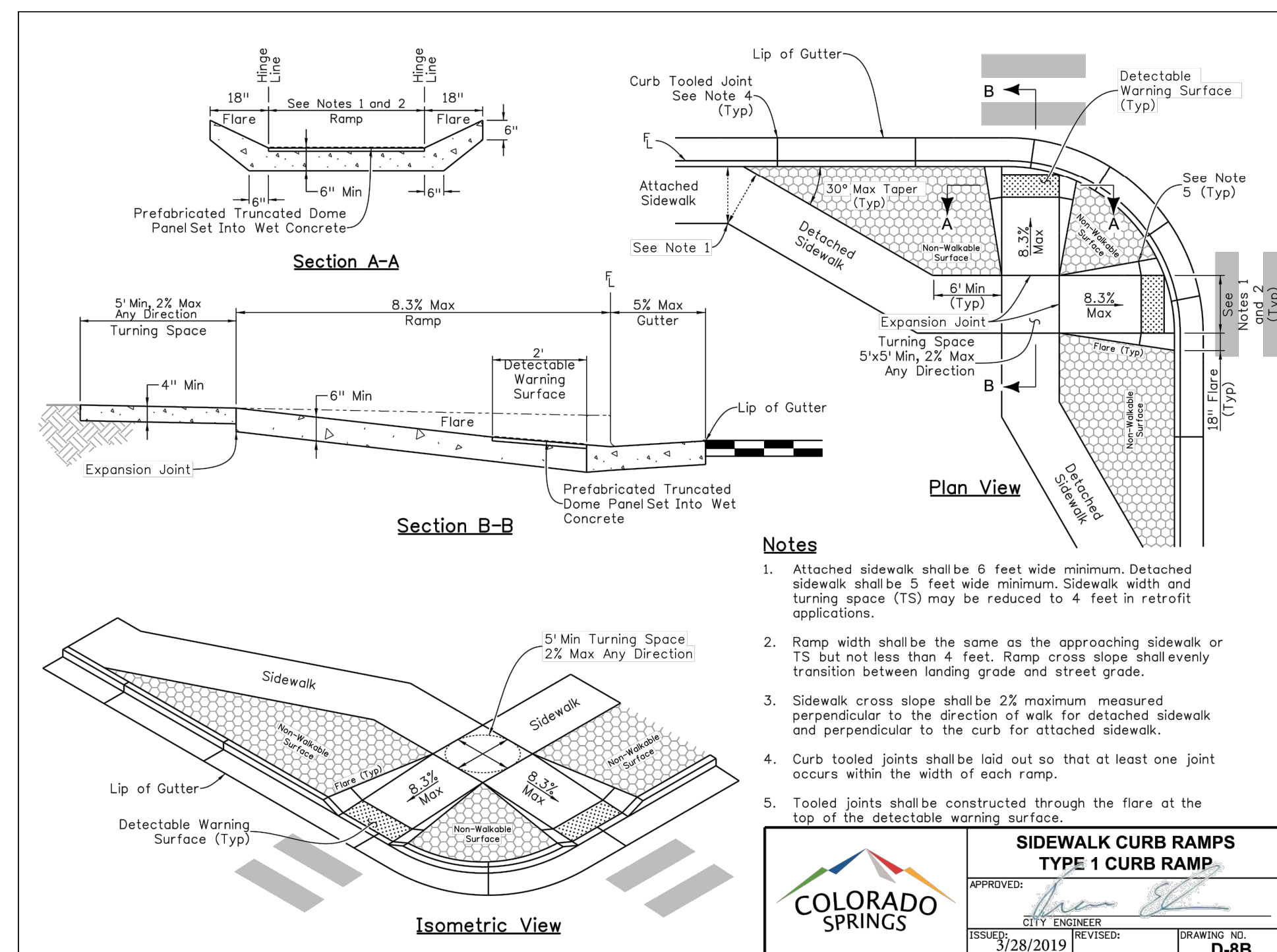
B. LAND DEDICATION FORMULA FOR COMMUNITY PARKS			
240	X	0.0049	= 1.18
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT	LAND DEDICATION REQUIREMENT ACRES

TOTAL LAND DEDICATION = 2.16 ACRES

NOTE: LAND DEDICATION OR FEES IN LIEU WILL BE DETERMINED ONCE DETERMINATIONS ARE MADE AT THE MASTER/CONCEPT PLAN LEVEL

Add DEP-N-23-0002 to each page of the plan set

PRELIMINARY  
NOT FOR CONSTRUCTION



**PRELIMINARY  
NOT FOR CONSTRUCTION**

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

**JCAD**  
 719-377-0002  
 SCALE: VERT: STATION: FROM: TO:

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

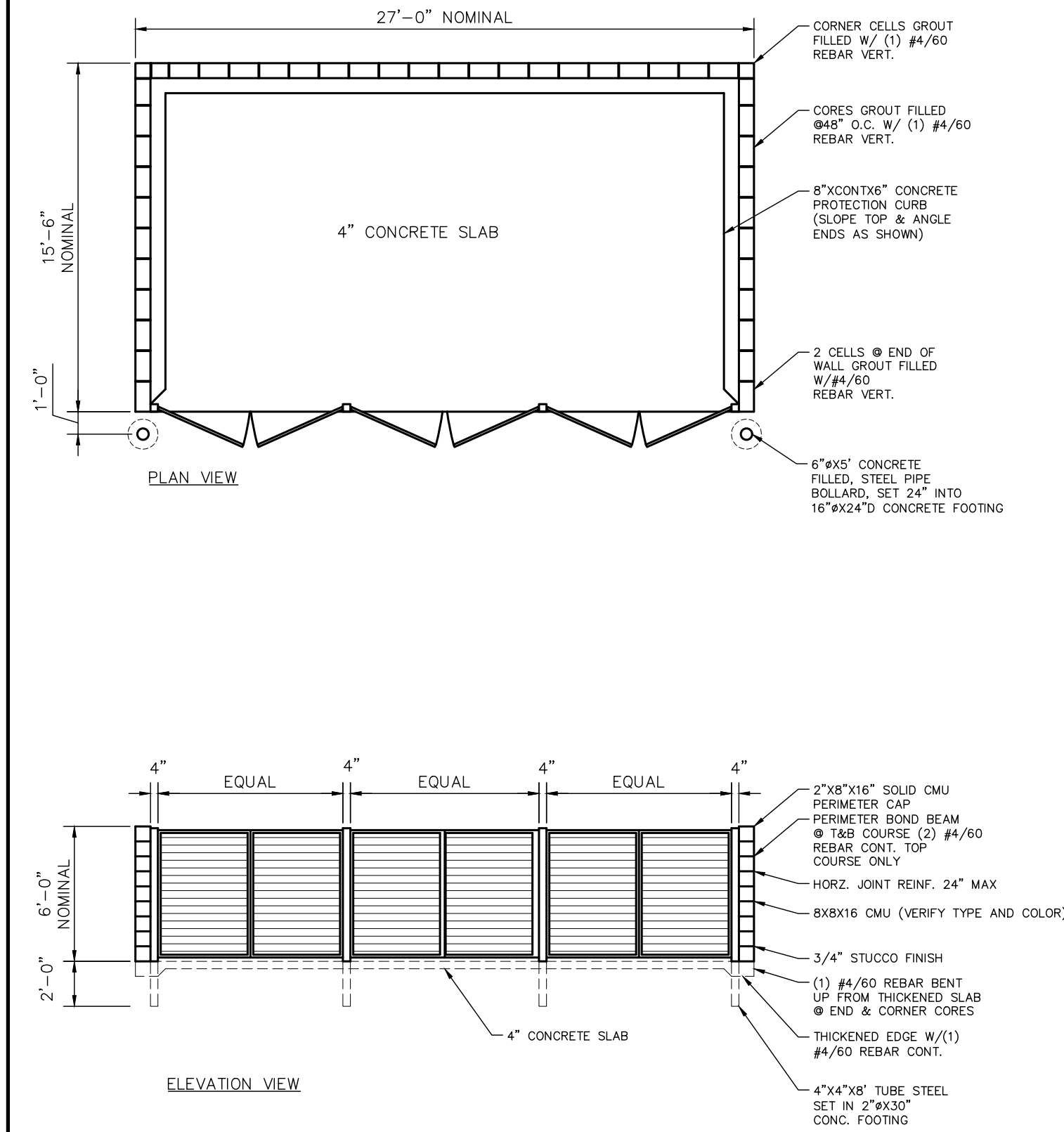
DESIGNED BY: **JJM** DATE: **12.28.22**  
 DRAWN BY: **JJM** DATE: **12.29.22**  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**VETERANS VICTORY - LOT 1**  
**DEVELOPMENT PLAN**  
**DETAILS (1 OF 2)**

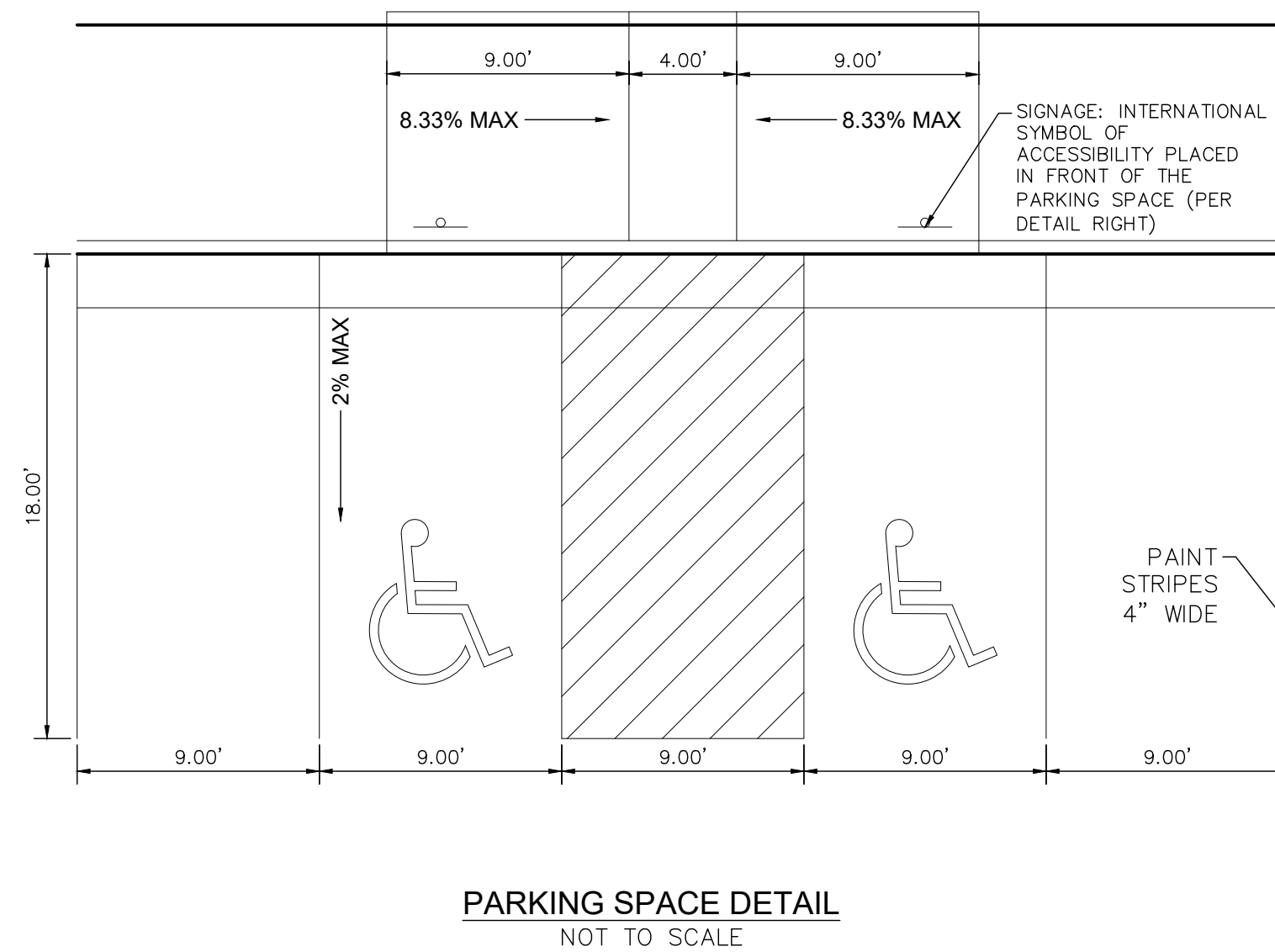
NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05.04**  
 SHEET **2** OF **36**

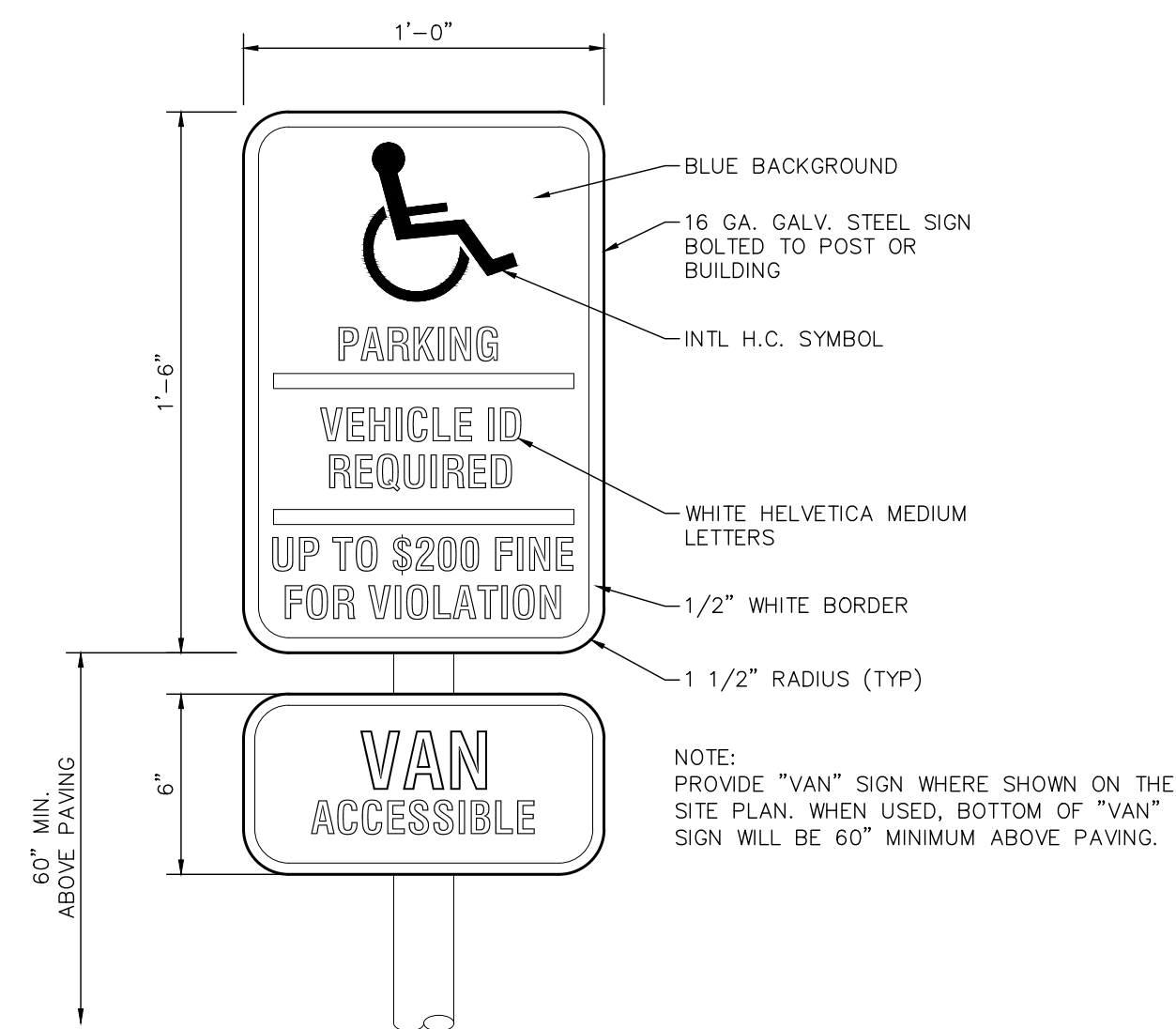
Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans\04-Plans\04-Details\Development Plan - Apartments\19-05 Waterview North Site\04-Veterans\04-Plans\04-Details.dwg



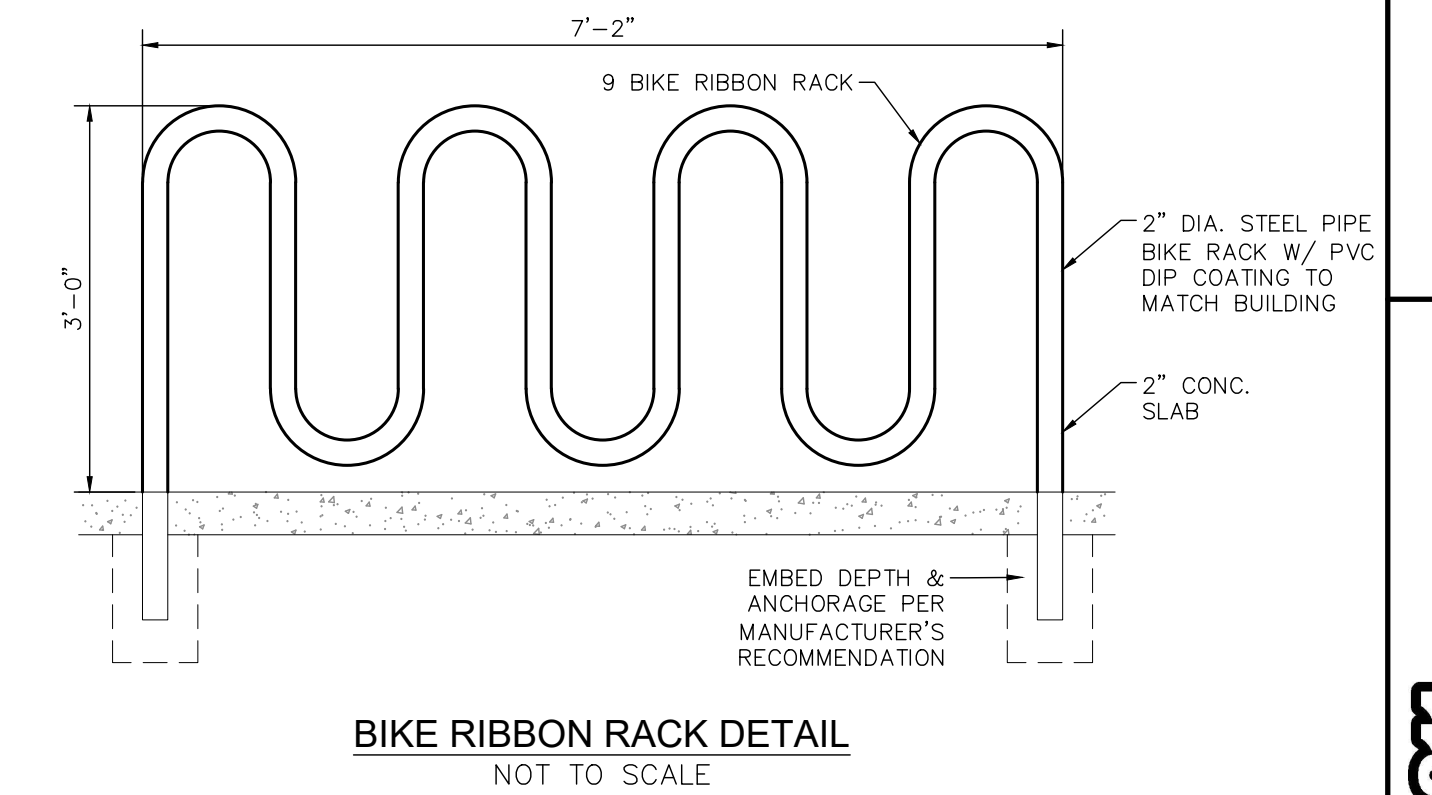
**DUMPSTER ENCLOSURE DETAIL**  
NOT TO SCALE



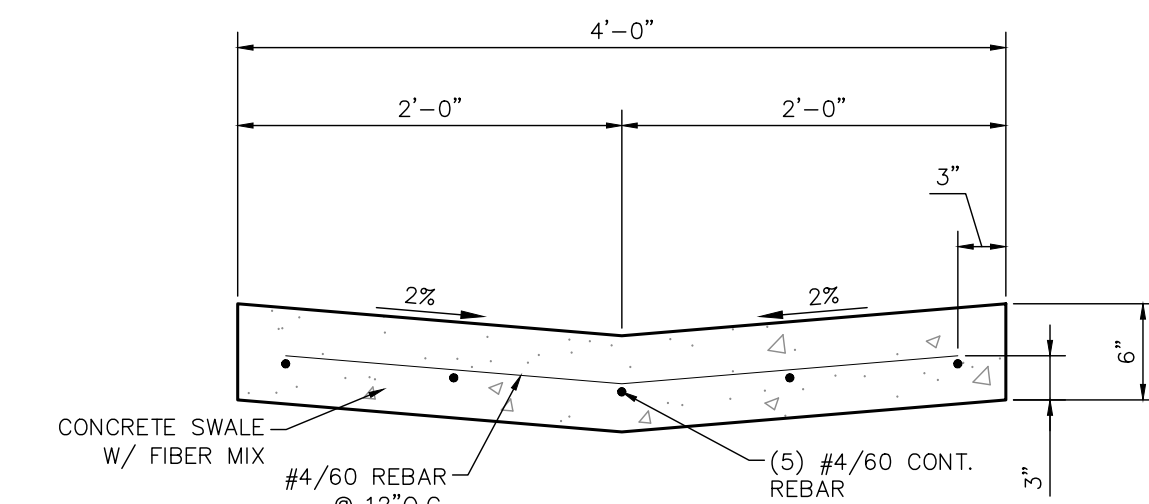
**PARKING SPACE DETAIL**  
NOT TO SCALE



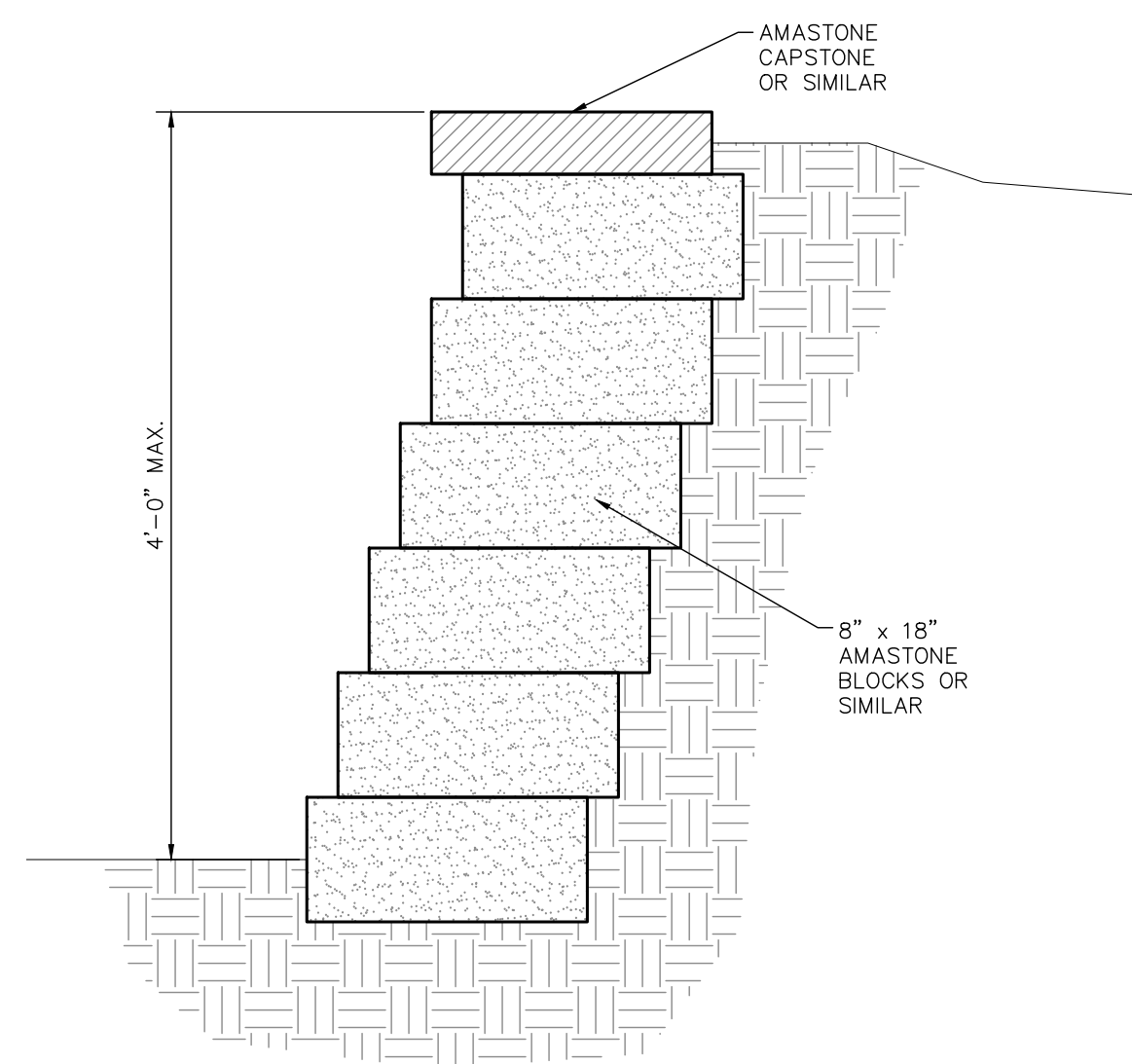
**HANDICAPPED PARKING SIGN DETAIL**  
NOT TO SCALE



**BIKE RIBBON RACK DETAIL**  
NOT TO SCALE

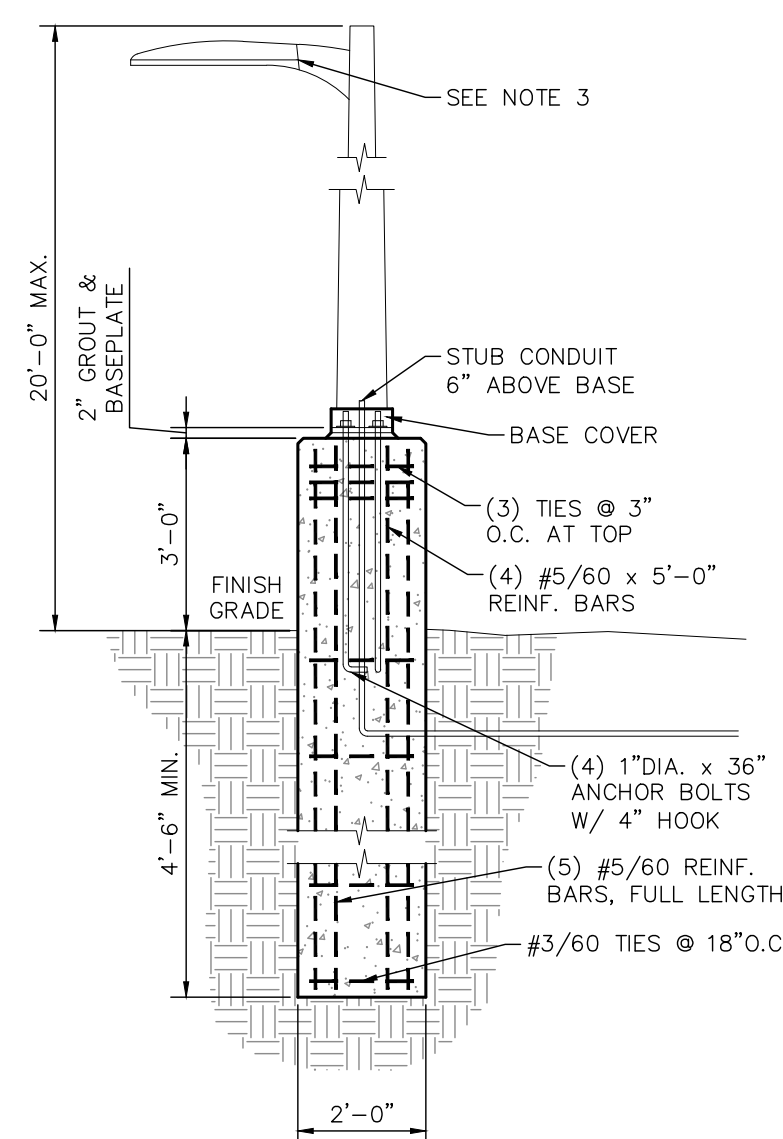


**4' CONCRETE VALLEY PAN**  
NOT TO SCALE



**RETAINING WALL DETAIL**  
NOT TO SCALE

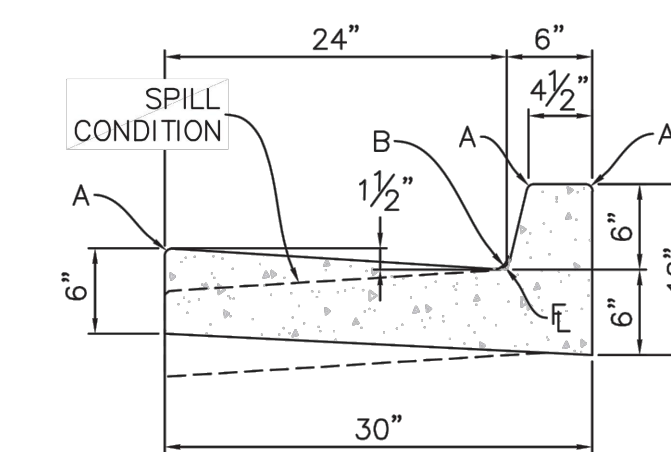
- NOTES:**
- LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURES @ GROUND LEVEL.
  - IF LIGHT POLE BASE IS WITHIN 36" OF CURB OR DRIVE ISLE THE BASE WILL STICK UP 36" ABOVE FINISHED GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.
  - LIGHTING WILL BE OF A TYPE AND LOCATION AS DEPICTED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



**LIGHT POLE BASE DETAIL**  
NOT TO SCALE



**FIRE LANE SIGN DETAIL**  
NOT TO SCALE

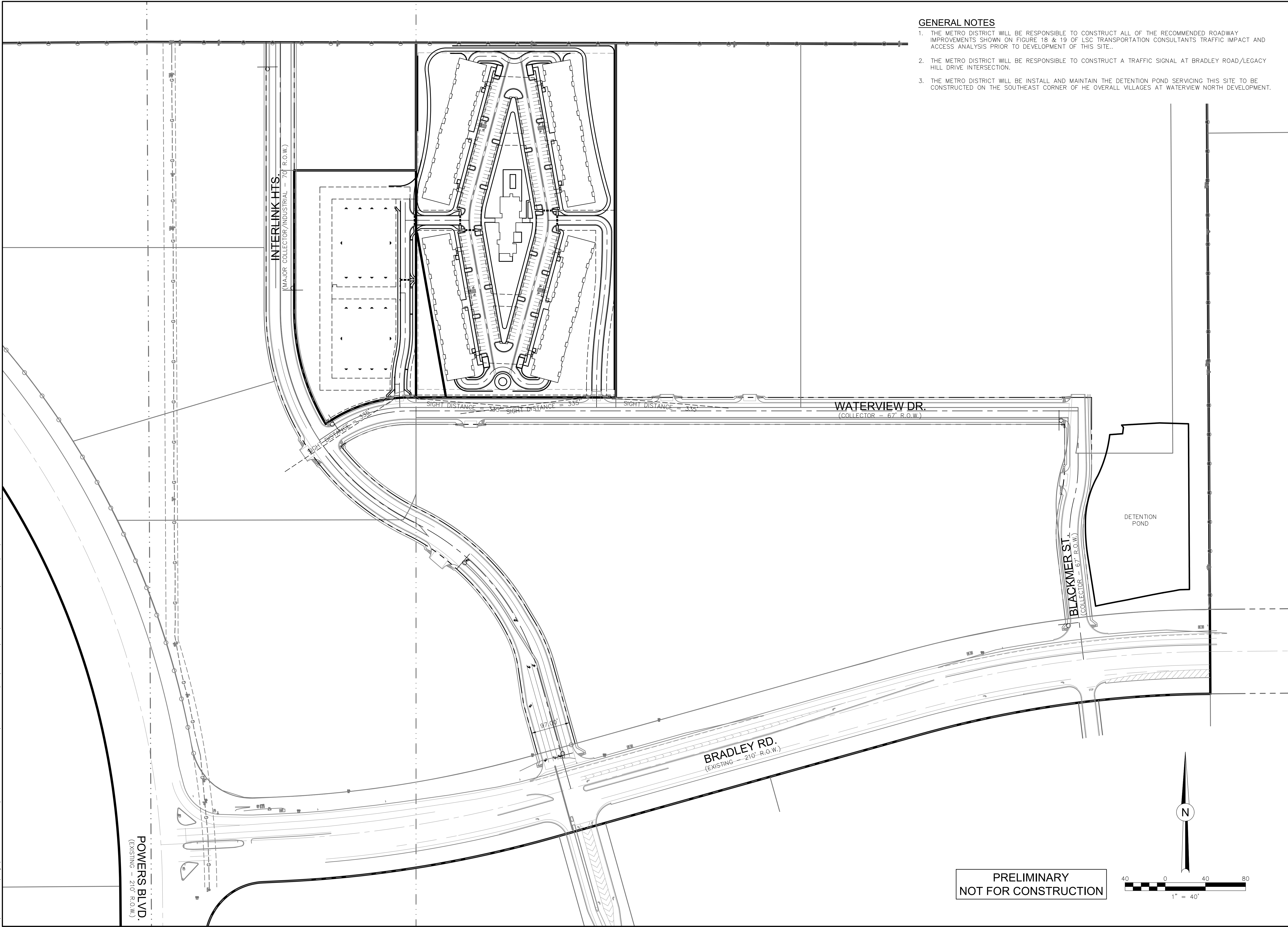


**TYPE 2 6" VERTICAL**

- NOTES:**
- QUANTITY & LOCATION BY FIRE MARSHALL
  - SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND
  - BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Z:\0001-Dakota Springs\02--Waterview Partners\19--05 Waterview North Site\04--Veterans\04\Planners\Development Plan - Apartments\W-Apt - Site Plan.dwg



- GENERAL NOTES**
1. THE METRO DISTRICT 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 PRIOR TO DEVELOPMENT OF THIS SITE..
  2. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
  3. THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF HE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.

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

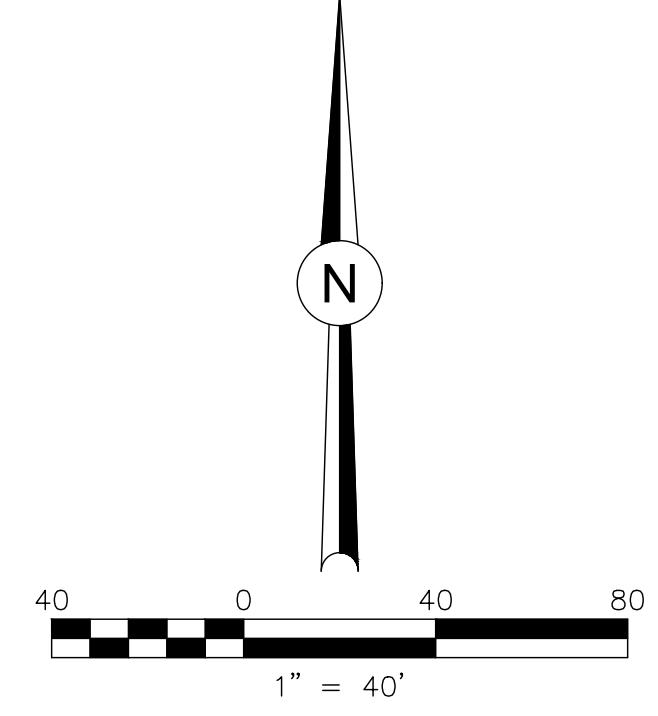
**811** Know what's below. Call 811 before you dig.  
 SCALE: 1"=40'  
 VERT. STATION: FROM: TO:  
 DESIGNED BY: JMM DATE: 12.28.22  
 DRAWN BY: JMM DATE: 12.29.22  
 CHECKED BY: DATE:

**VETERANS VICTORY - LOT 1**  
 DEVELOPMENT PLAN  
 VILLAGES AT WATERVIEW NORTH SITE PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04  
 SHEET 4 OF 36

**PRELIMINARY  
NOT FOR CONSTRUCTION**





CPR ENTITLEMENTS, LLC  
ZONE: PBC

**INTERLINK HTS.**  
(MAJOR COLLECTOR/INDUSTRIAL - 70' R.O.W.)

**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.

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

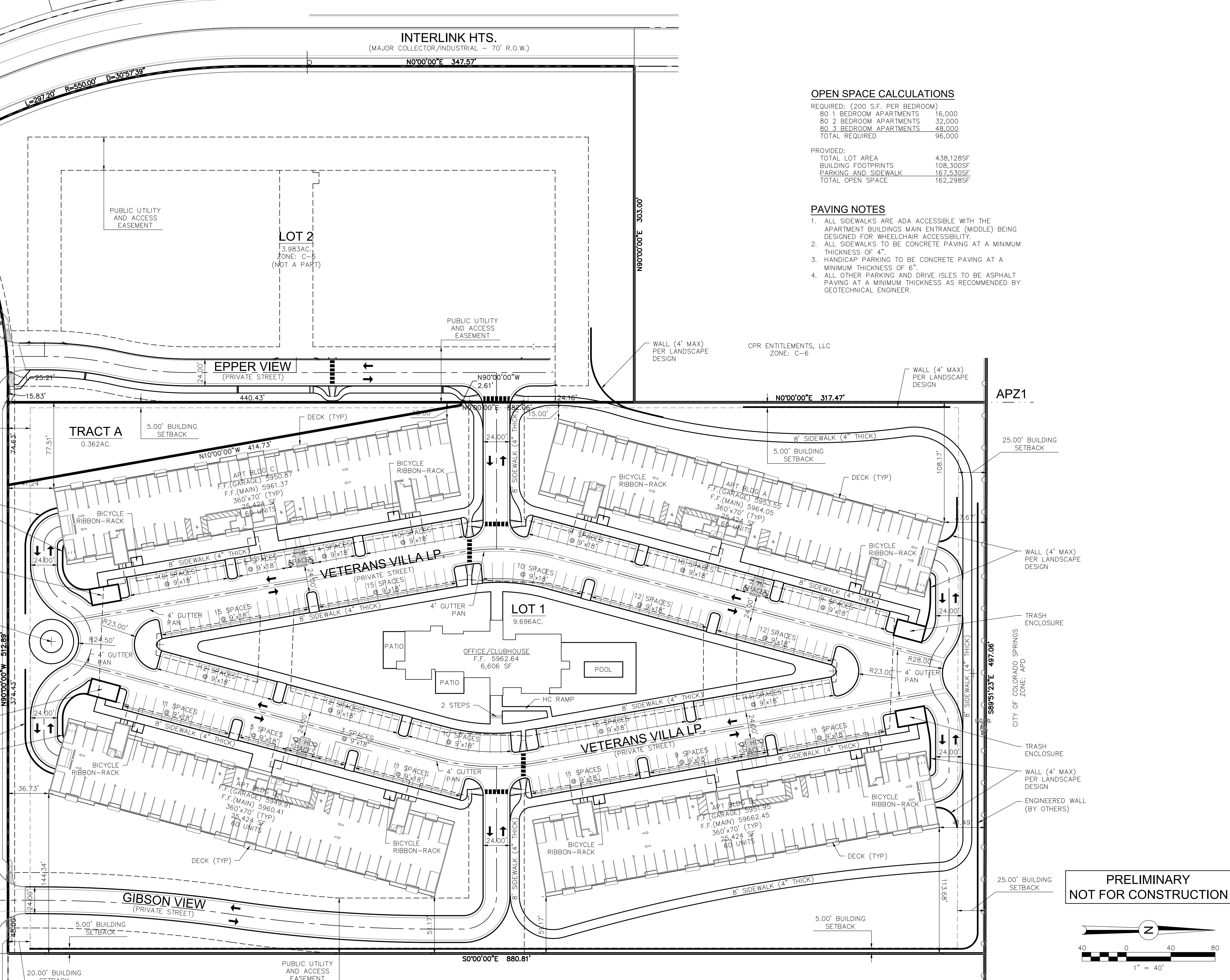
**WATERVIEW DR.**  
(COLLECTOR - 67' R.O.W.)

**APZ1**

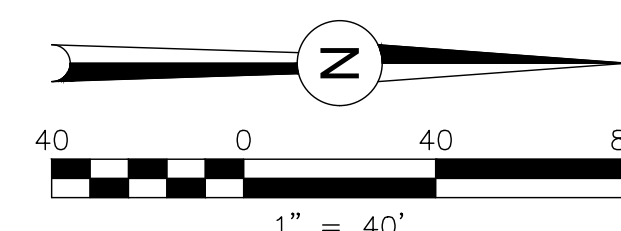
CPR ENTITLEMENTS, LLC  
ZONE: PBC

CPR ENTITLEMENTS, LLC  
ZONE: PBC

CPR ENTITLEMENTS, LLC  
ZONE: PBC



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**VETERANS VICTORY - LOT 1**  
DEVELOPMENT PLAN  
SITE PLAN

NO. DESCRIPTION	DATE
PROJECT NUMBER: 0219-05.04	
SHEET 5	OF 36

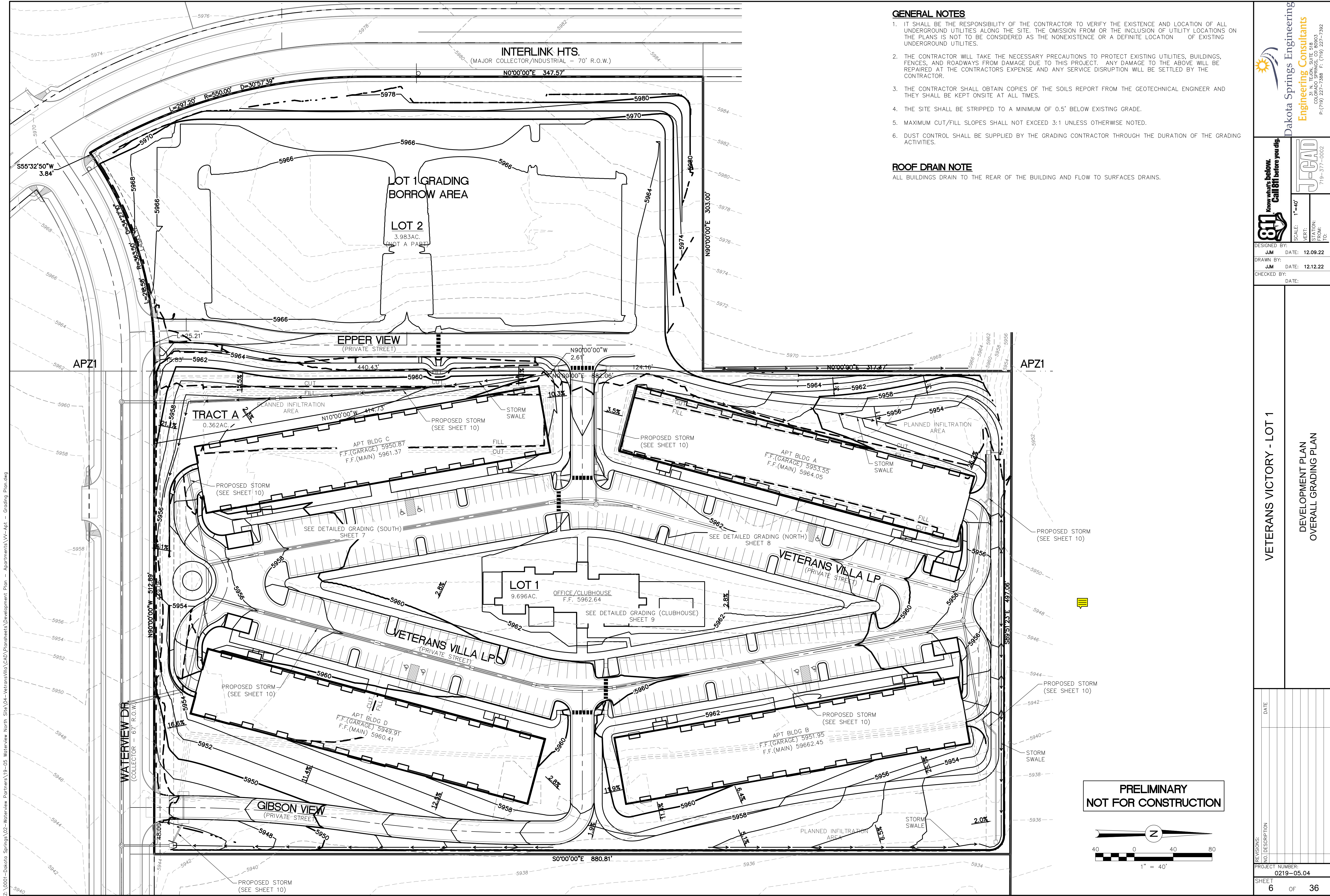
**INTERLINK HTS.**  
(MAJOR COLLECTOR/INDUSTRIAL - 70' R.O.W.)

**GENERAL NOTES**

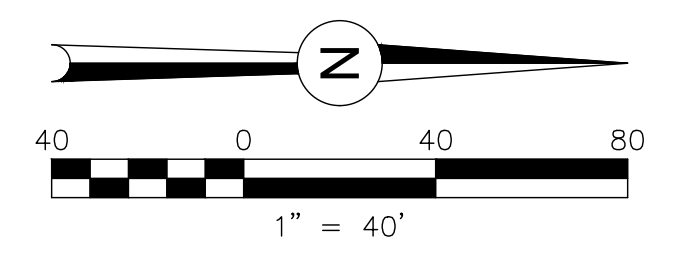
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
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**



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

DESIGNED BY: **JJM** DATE: **12.09.22**  
 DRAWN BY: **JJM** DATE: **12.12.22**  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**Dakota Springs Engineering**  
**Engineering Consultants**  
 311 N. TEJON, SUITE 518  
 COLORADO SPRINGS, CO 80903  
 P: (719) 447-7387 F: (719) 447-7392

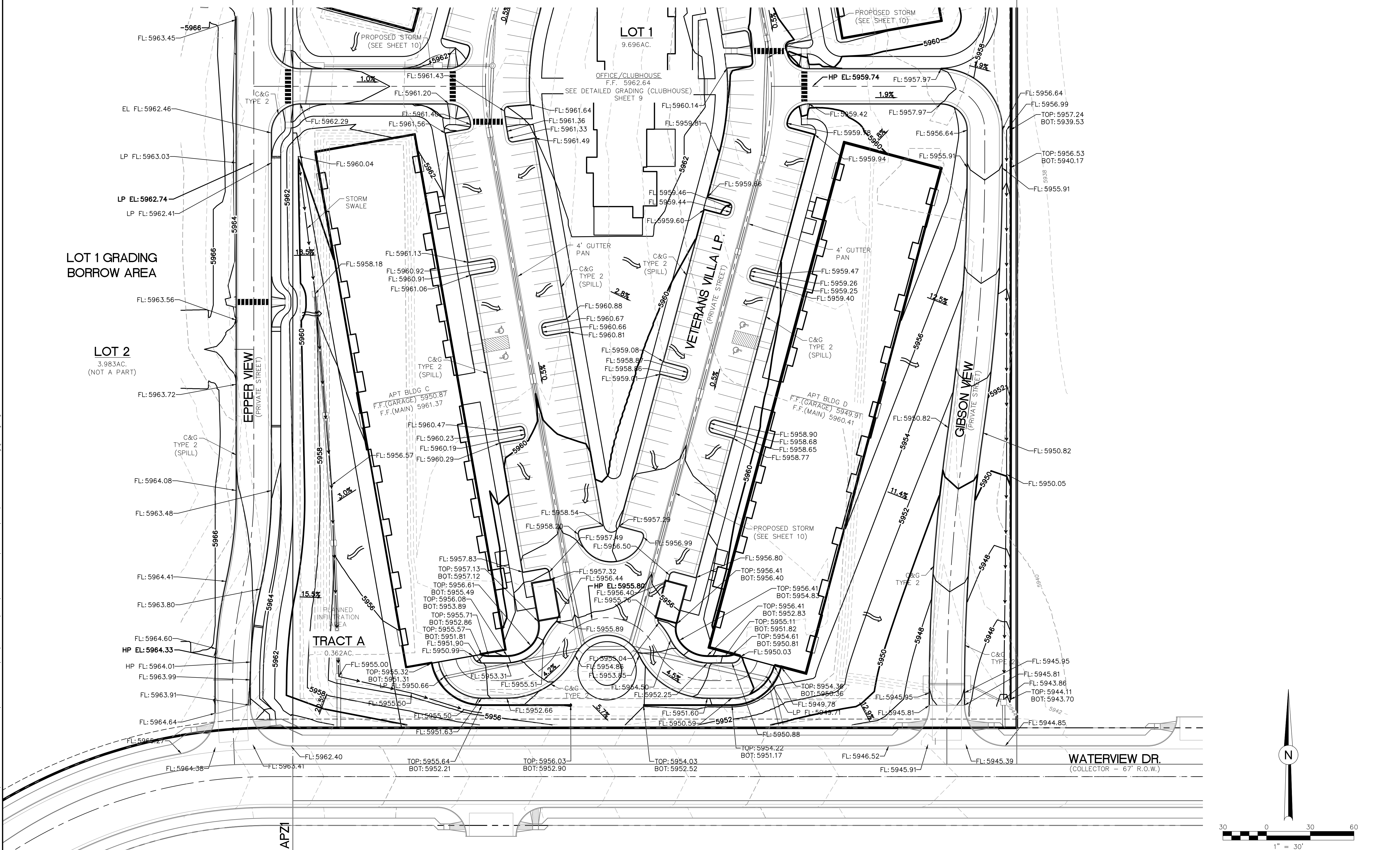
VETERANS VICTORY - LOT 1  
 DEVELOPMENT PLAN  
 OVERALL GRADING PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05.04**  
 SHEET **6** OF **36**

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVilla\CAD\Plans\Development Plan - Apartments\VV-Apt - Grading Plan.dwg

SEE DETAILED GRADING (NORTH)  
SHEET 8



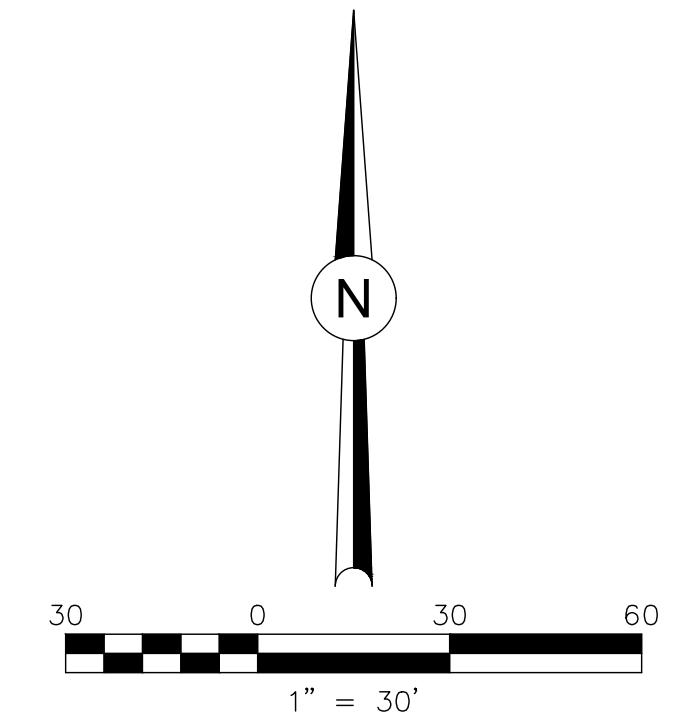
LOT 1 GRADING  
BORROW AREA

LOT 2  
3.983AC.  
(NOT A PART)

TRACT A  
0.362 AC.

LOT 1  
9.696 AC.

WATERVIEW DR.  
(COLLECTOR - 67' R.O.W.)



**PRELIMINARY  
NOT FOR CONSTRUCTION**

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

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

SCALE: 1" = 30'  
STATION: FROM: TO:  
VERT: FROM: TO:

JCAD  
719-377-0002

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

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04  
SHEET 7 OF 36

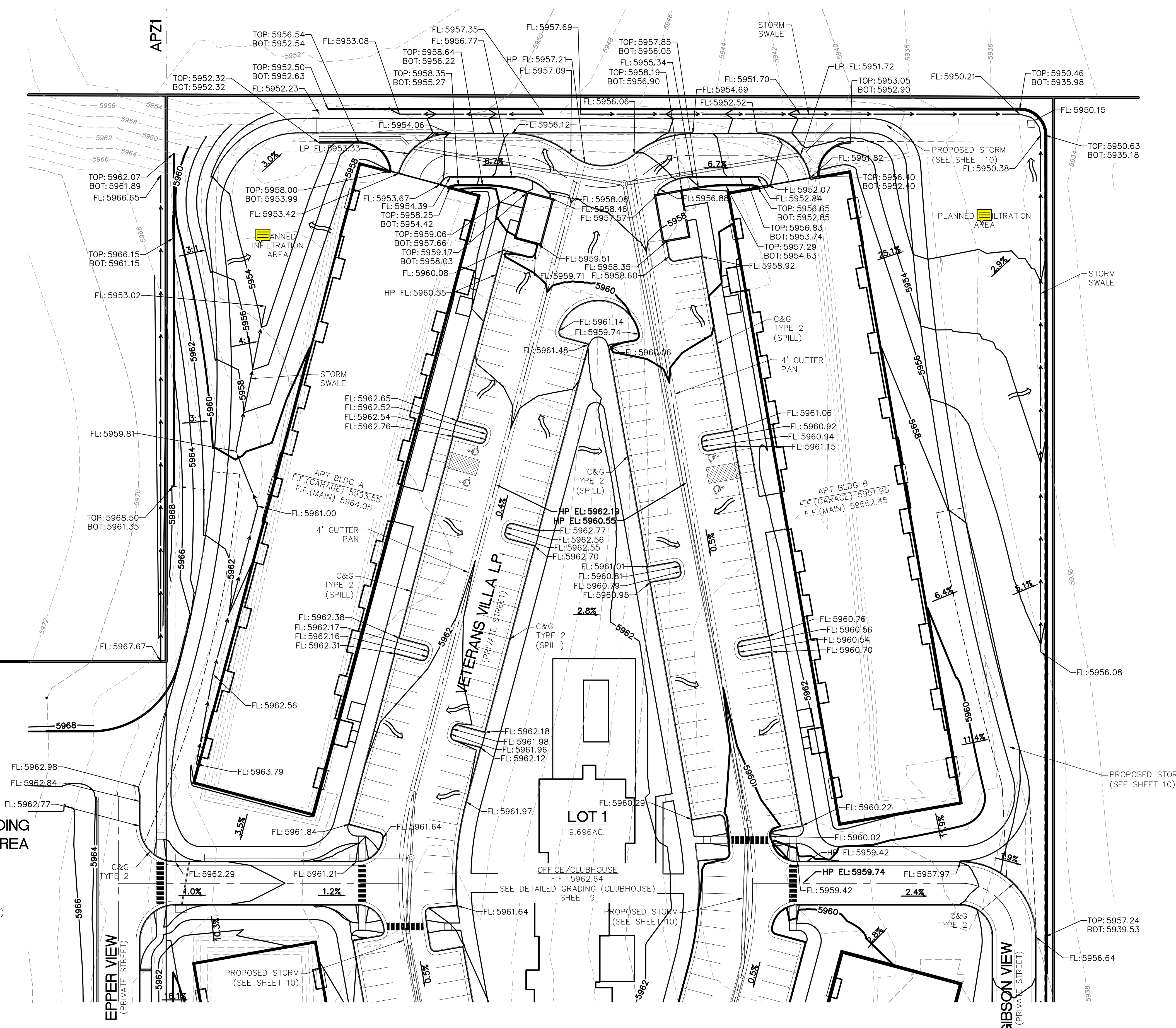
Dakota Springs Engineering  
Engineering Consultants  
311 N. TEXON, SUITE 518  
COLORADO SPRINGS, CO 80903  
P: (719) 447-7388 F: (719) 447-7392

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\04-VeteransVilla\CAD\Plansheets\Development Plan - Apartments\WV-Apt - Detailed Grading [South].dwg

Z:\0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\04-VeteransVila\CAD\Plans\Development Plan - Apartments\19-05-05-Waterview North Site\04-VeteransVila\CAD\Plans\Development Plan - Apartments\19-05-05-Waterview North Site - Detailed Grading [North].dwg

LOT 1 GRADING BORROW AREA

LOT 2  
3.983AC.  
(NOT A PART)



SEE DETAILED GRADING (SOUTH)  
SHEET 7

North arrow pointing up with 'N' in a circle.  
Graphic scale bar showing 0, 30, and 60 feet.  
Text: 1" = 30'

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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

SCALE: 1" = 30'	DATE: 12.09.22
VERT: JMM	DRAWN BY: JMM
STATION: FROM: TO:	DATE: 12.12.22
DATE:	CHECKED BY:

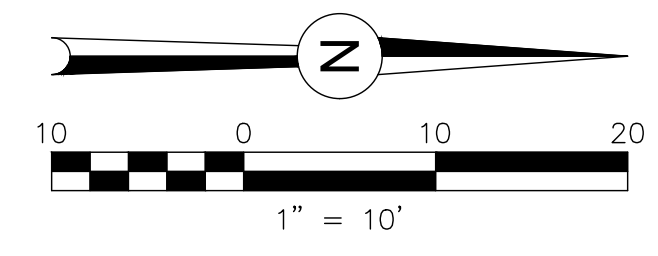
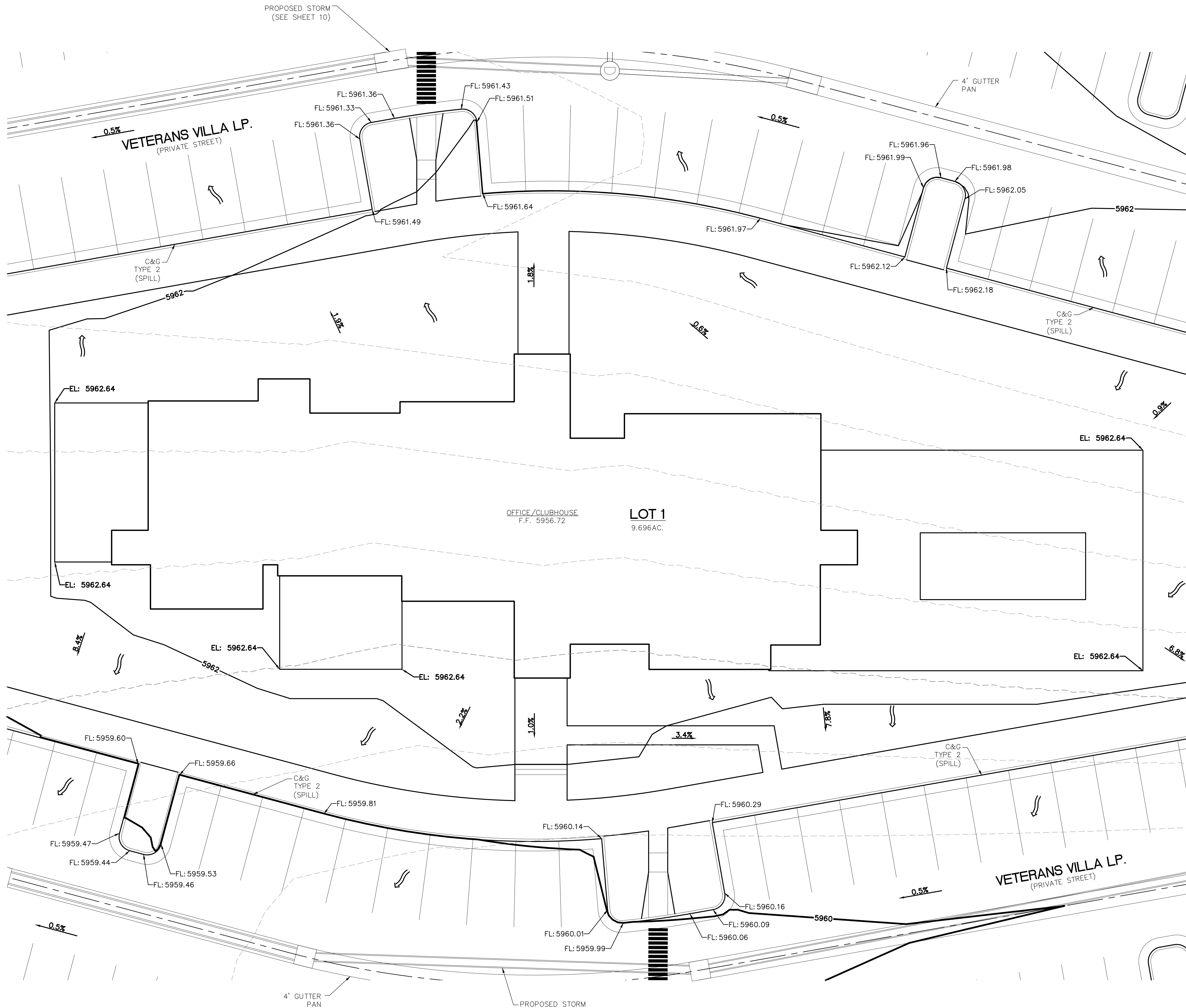
VETERANS VICTORY - LOT 1  
DEVELOPMENT PLAN  
DETAILED GRADING (NORTH)

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	0219-05.04
SHEET	8 OF 36

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-VeteransVila\CAD\Plans\Development Plan - Apartments\W-Apt - Detailed Grading [C].dwg

SEE DETAILED GRADING (SOUTH)  
SHEET 7

SEE DETAILED GRADING (NORTH)  
SHEET 8



**PRELIMINARY  
NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.04  
SHEET 9 OF 36

INTERLINK HTS.

(MAJOR COLLECTOR/INDUSTRIAL - 70' R.O.W.)

N0°00'00"E 347.57'

LOT 2  
3.983AC.  
(NOT A PART)

EPPER VIEW  
(PRIVATE STREET)

TRACT A  
0.362AC.  
PLANNED INFILTRATION AREA

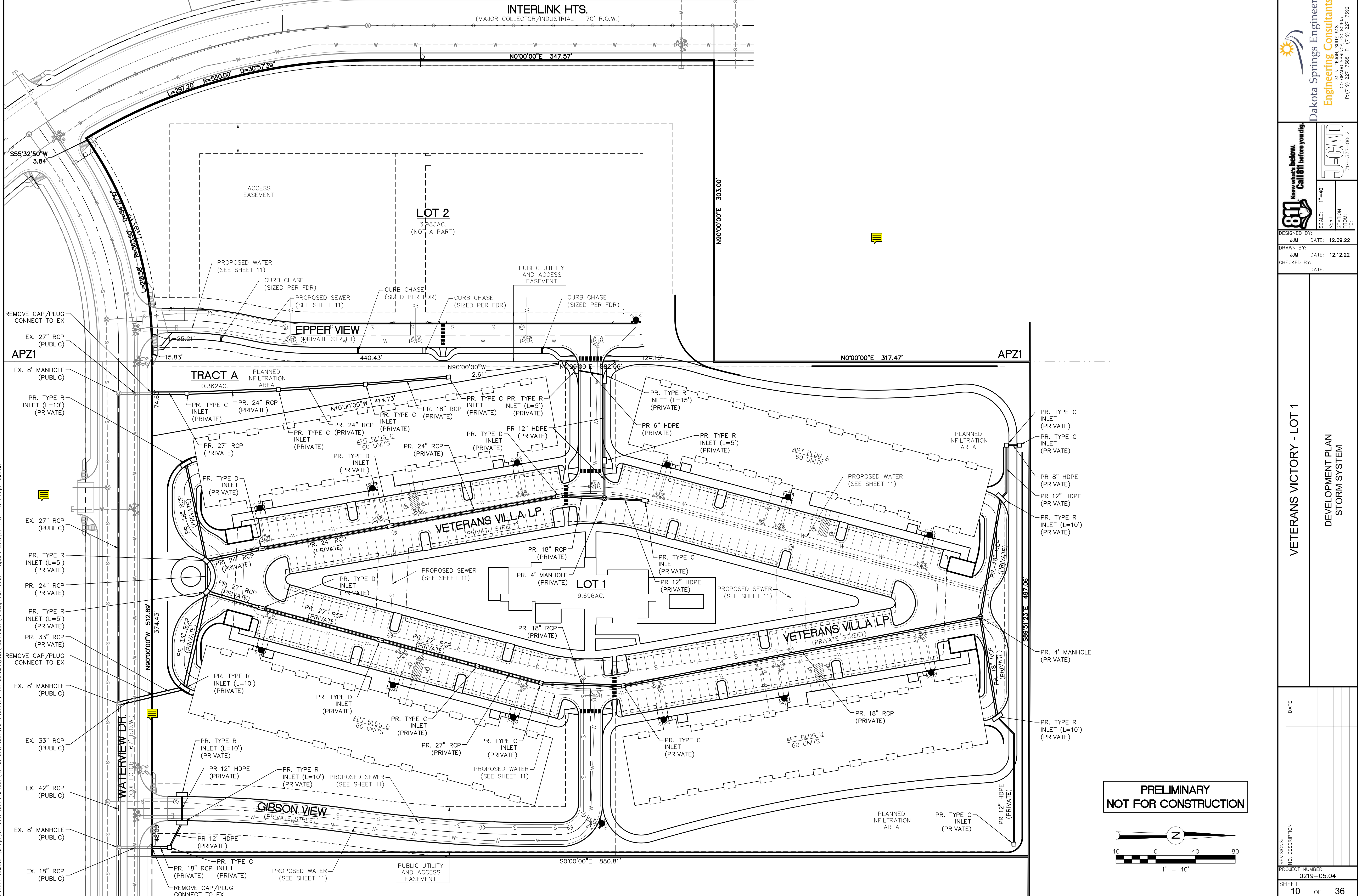
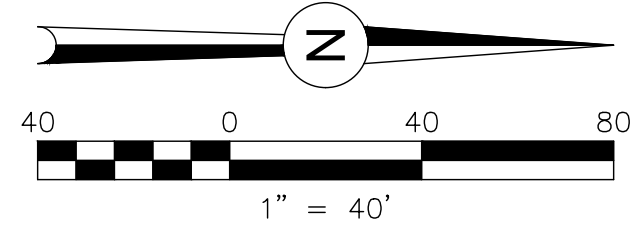
VETERANS VILLA LP.  
(PRIVATE STREET)

LOT 1  
9.696AC.

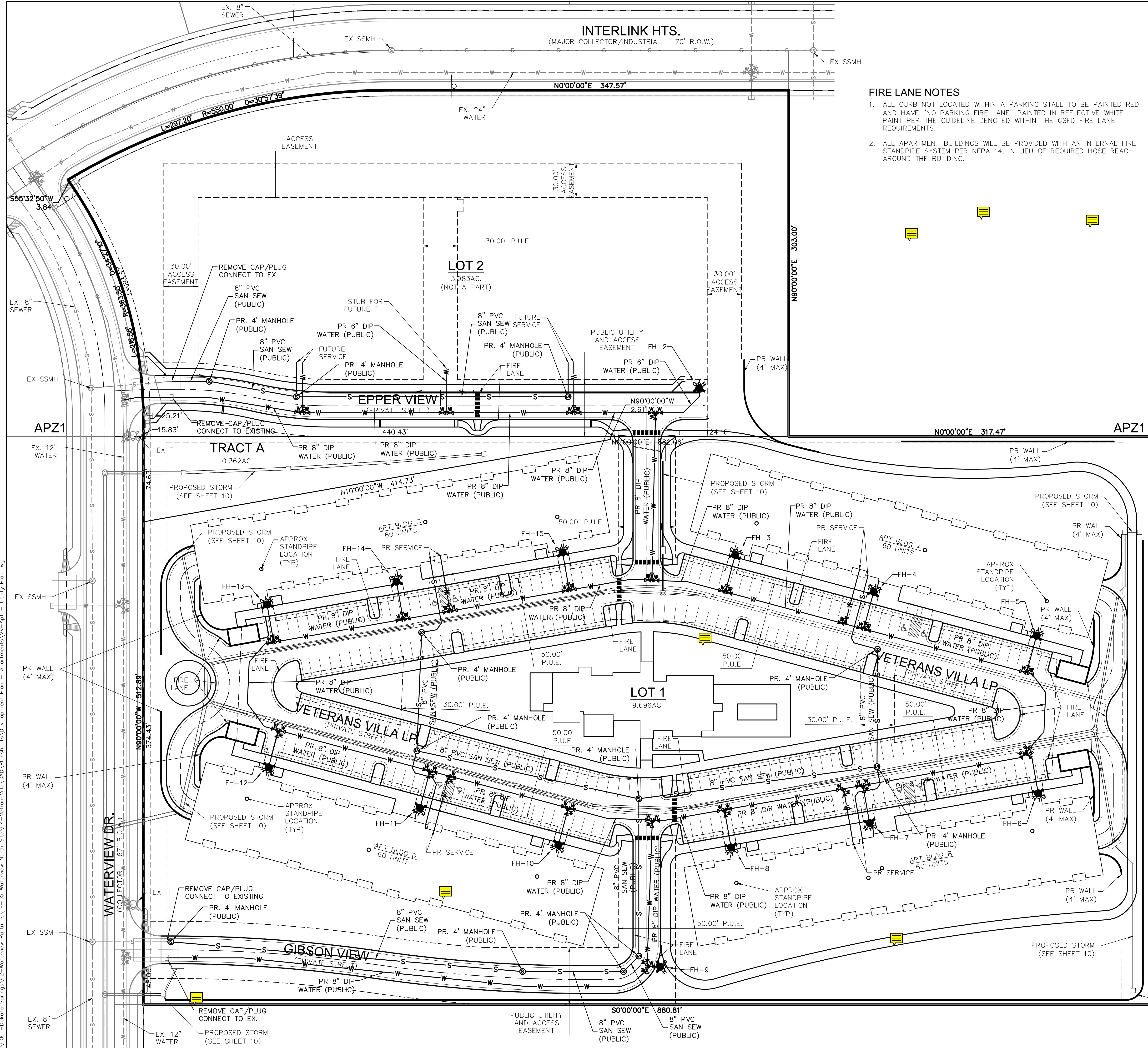
VETERANS VILLA LP.  
(PRIVATE STREET)

GIBSON VIEW  
(PRIVATE STREET)

**PRELIMINARY  
NOT FOR CONSTRUCTION**



NO.	DESCRIPTION	DATE



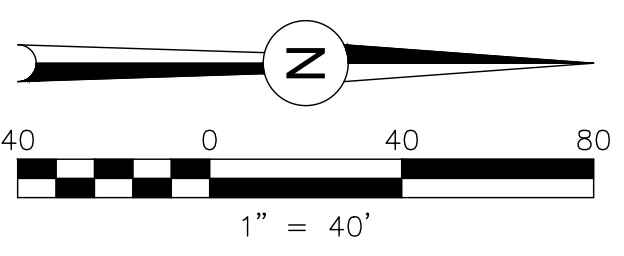
**FIRE LANE NOTES**

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.
2. ALL APARTMENT BUILDINGS WILL BE PROVIDED WITH AN INTERNAL FIRE STANDPIPE SYSTEM PER NFPA 14, IN LIEU OF REQUIRED HOSE REACH AROUND THE BUILDING.

**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.

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**VETERANS VICTORY - LOT 1**

**DEVELOPMENT PLAN  
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

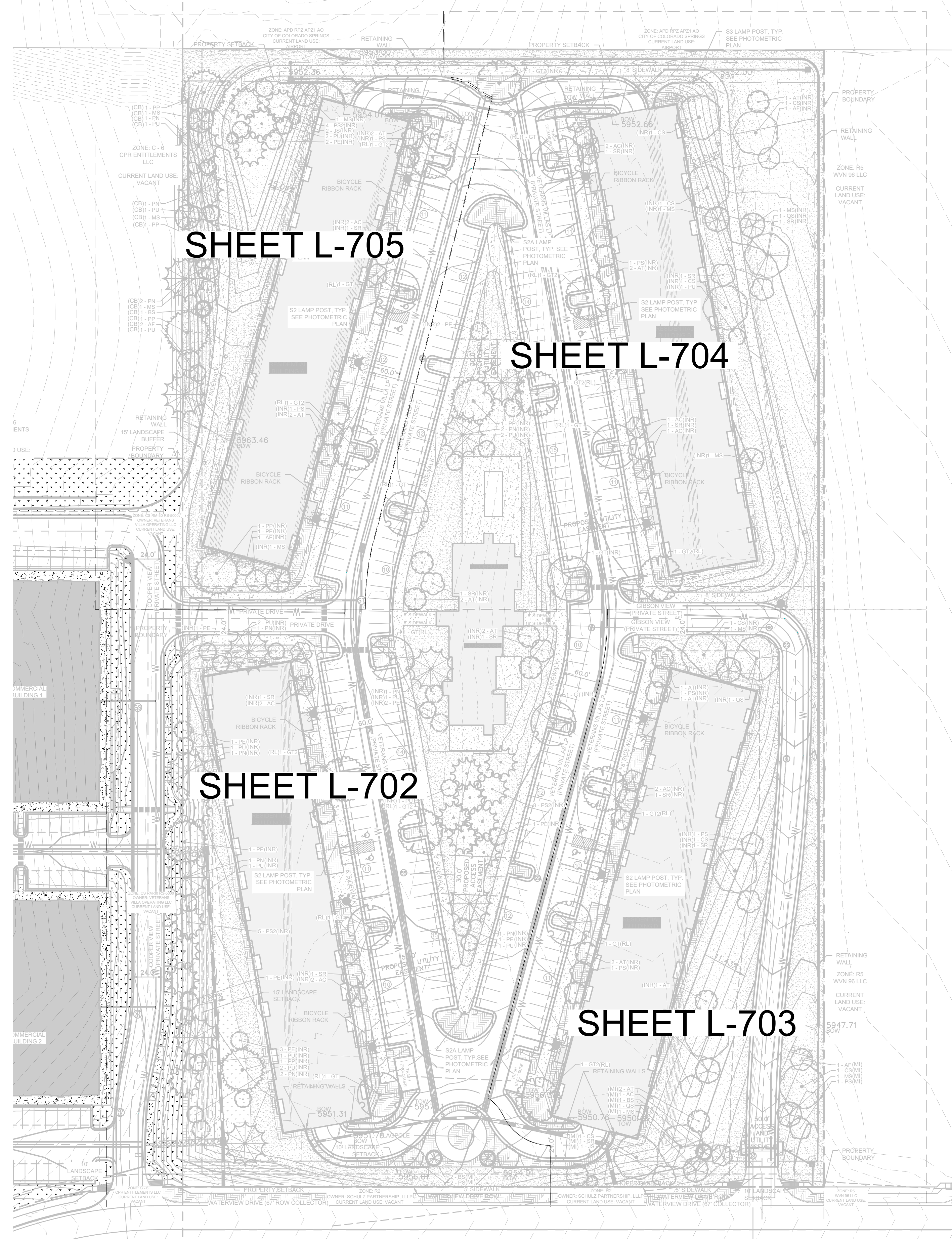
DESIGNED BY: **JM** DATE: **12.09.22**  
 DRAWN BY: **JM** DATE: **12.12.22**  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: **1"=40'**  
 VERT. FROM: \_\_\_\_\_ TO: \_\_\_\_\_  
 STATION: \_\_\_\_\_

REVISIONS:  
 NO. DESCRIPTION  
 DATE

PROJECT NUMBER: **0219-05.04**  
 SHEET **11** OF **36**

Dakota Springs Engineering  
 Engineering Consultants  
 31 N. TEJON, SUITE 518  
 COLORADO SPRINGS, CO 80903  
 P: (719) 447-3887 F: (719) 447-1992



**SHEET L-705**

**SHEET L-704**

**SHEET L-702**

**SHEET L-703**

**SHEET INDEX**

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

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%

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

**LANDSCAPE SETBACKS AND BUFFERS**

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

CITY APPROVAL:



VETERANS VICTORY - LOT 2

PRELIMINARY LANDSCAPE SHEET INDEX

REVISIONS:  
NO. DESCRIPTION

DATE

PROJECT NUMBER:

SHEET

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

Dakota Springs Engineering  
Engineering Consultants

DESIGNED BY: AJV  
DATE: 8-10-2023

CHECKED BY: JEH  
DATE: 8-10-2023

SCALE: AS SHOWN

STATION: FROM: TO:

Know what's below. Call before you dig.

Kimley-Horn



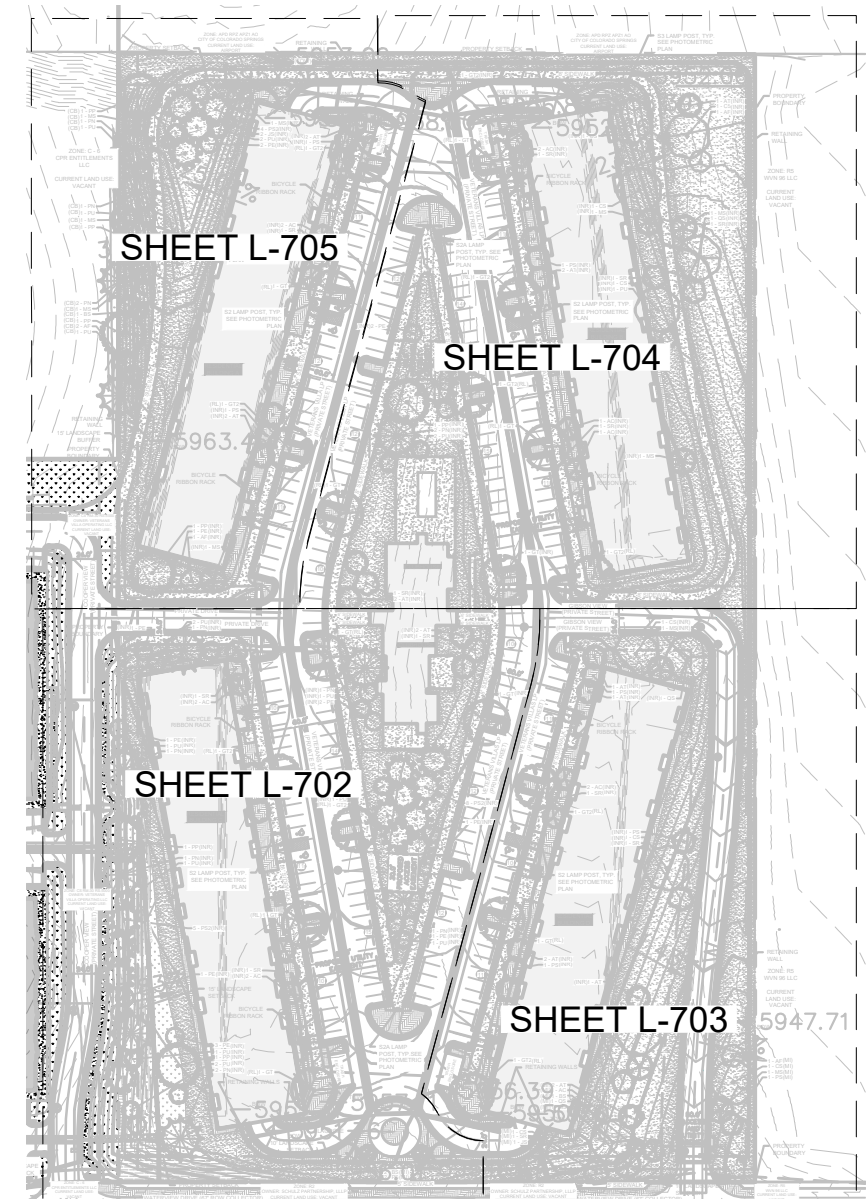


**PLANT SCHEDULE**

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		GLEDITSIA TRACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN.	30'-40'	30'-40'
GT2	10		GLEDITSIA TRACANTHOS 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 JUNPER	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'
FU	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	MISC.
ROCK		41,588 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH SHRUBS AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	C&C SAND
ROCK2		2,611 SF	1"-2" RIVER ROCK / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND
SEED		126,159 SF	EPC LOW GROW MIX INSTALL PER TABLE 5.1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
SEED2		10,606 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5.1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED

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

PLANNED INFILTRATION AREA (PIA)



**811** Know what's below. Call 811 before you dig.  
 SCALE: AS SHOWN  
 VERT: AS SHOWN  
 STATION: FROM: TO:  
 ID:

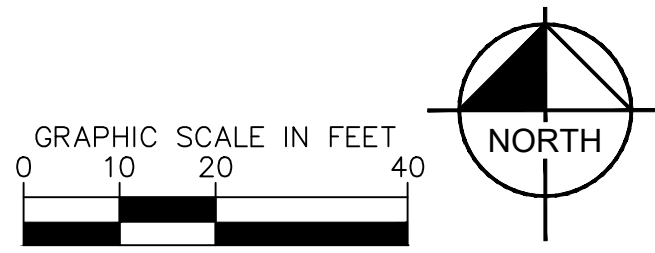
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 DATE: 8-10-2023  
 DRAWN BY: AJV  
 DATE: 8-10-2023  
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 DATE: 8-10-2023

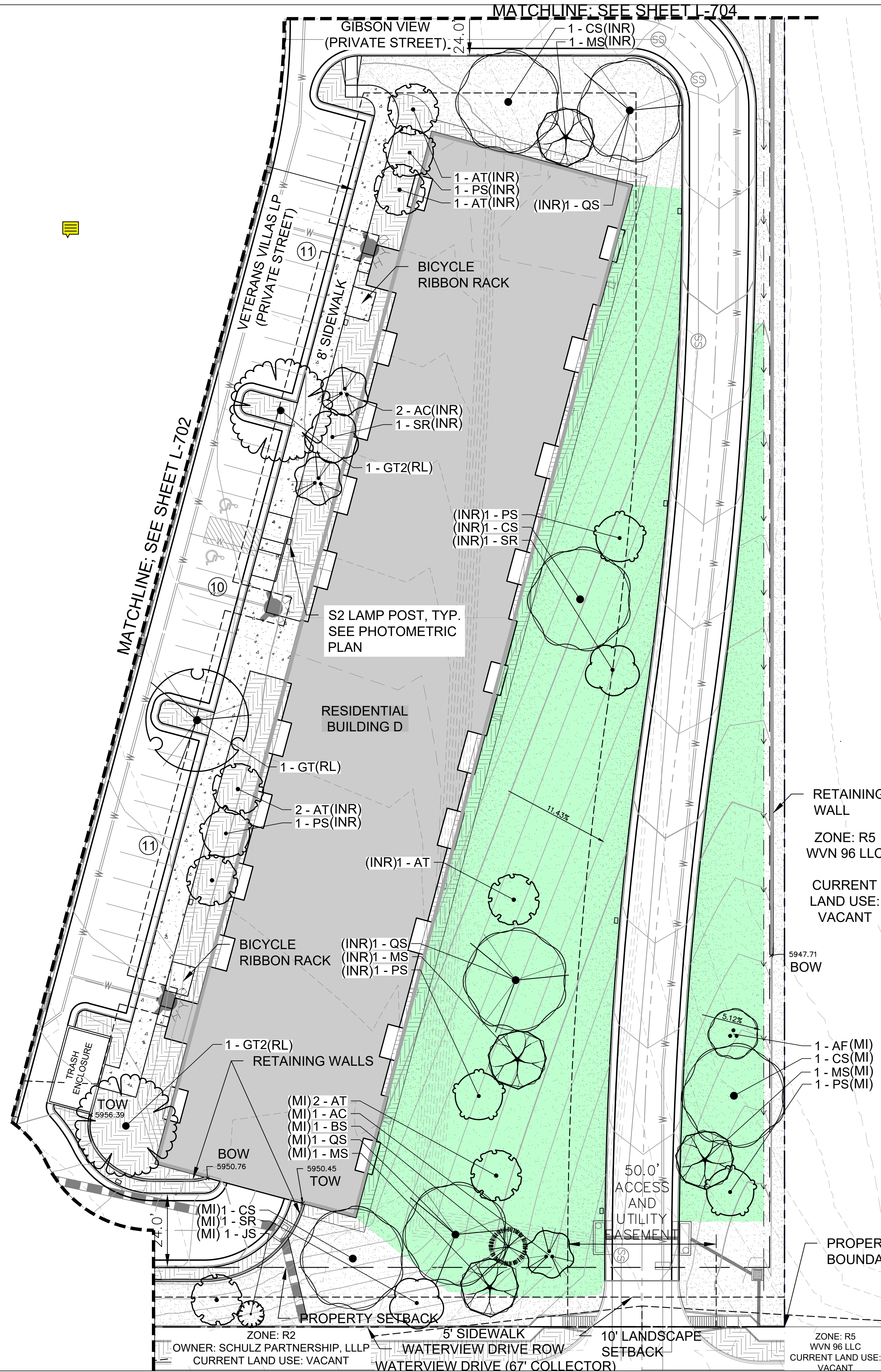
Dakota Springs Engineering  
 Engineering Consultants  
 Kimley-Horn  
 Station: 1000 W. 10th St., Suite 100  
 Colorado Springs, CO 80904  
 Phone: 719.575.1111  
 Fax: 719.575.1112

VETERANS VICTORY - LOT 2  
 PRELIMINARY LANDSCAPE PLAN

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	
SHEET	
L-702	

CITY APPROVAL:



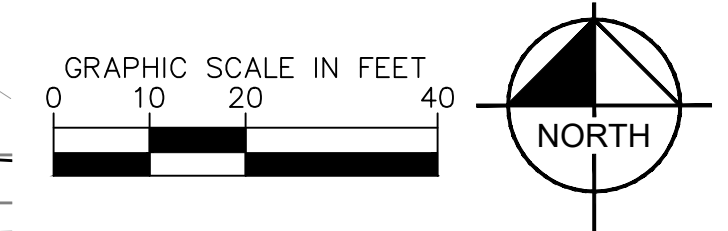


### PLANT SCHEDULE

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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	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'
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	SR	12	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15'-20'	15'-25'
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	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'
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	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	41,588 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	2,611 SF	1"-2" RIVER ROCK / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND
	SEED	126,159 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	SEED2	10,606 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED

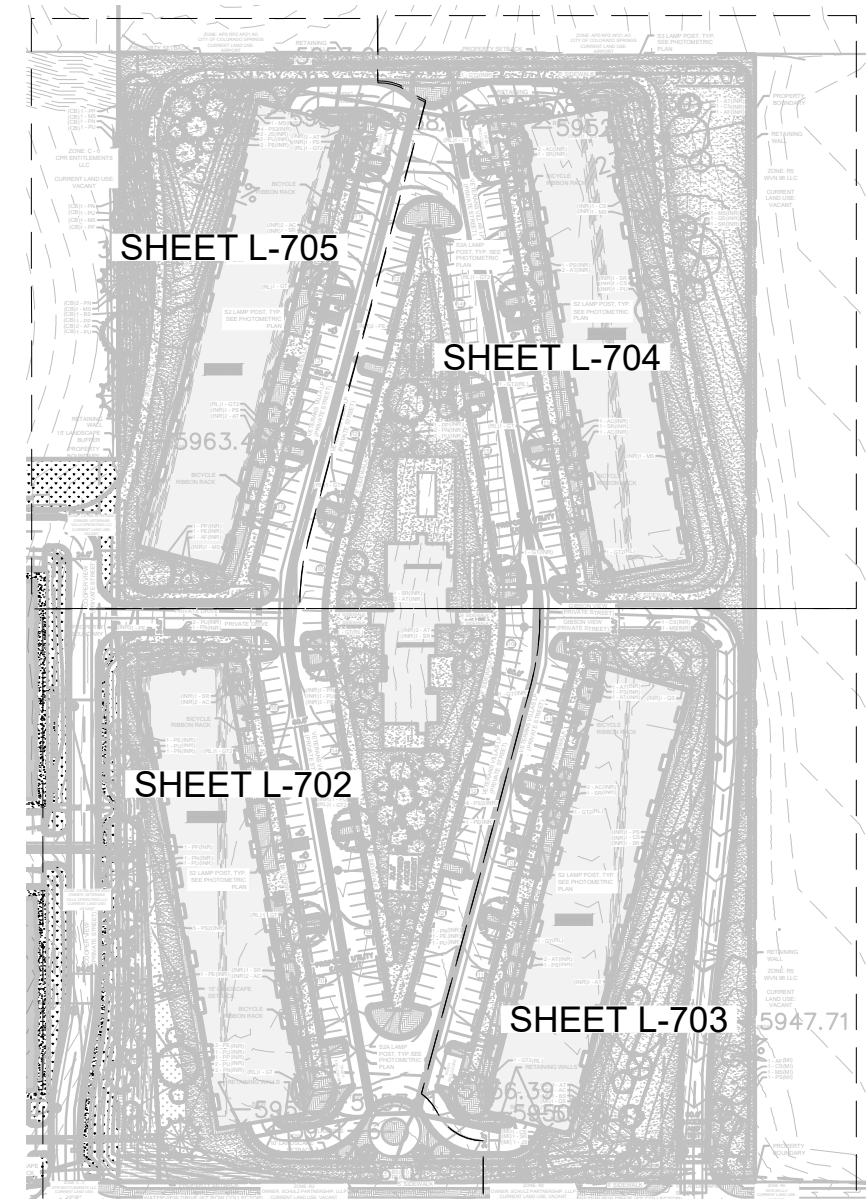
PERCENT SIGNATURE TREES\* SIGNATURE TREES: 170  
 TOTAL NO. OF TREES: 182 = 93% SIGNATURE TREES  
 PERCENT SIGNATURE SHRUBS\* SIGNATURE SHRUBS: N/A  
 TOTAL NO. OF SHRUBS: 0  
 \*CLASSIFIED AS N, B, H OR C IN APPENDIX B, SELECTED PLANTS FOR COLORADO SPRINGS

PLANNED INFILTRATION AREA (PIA)



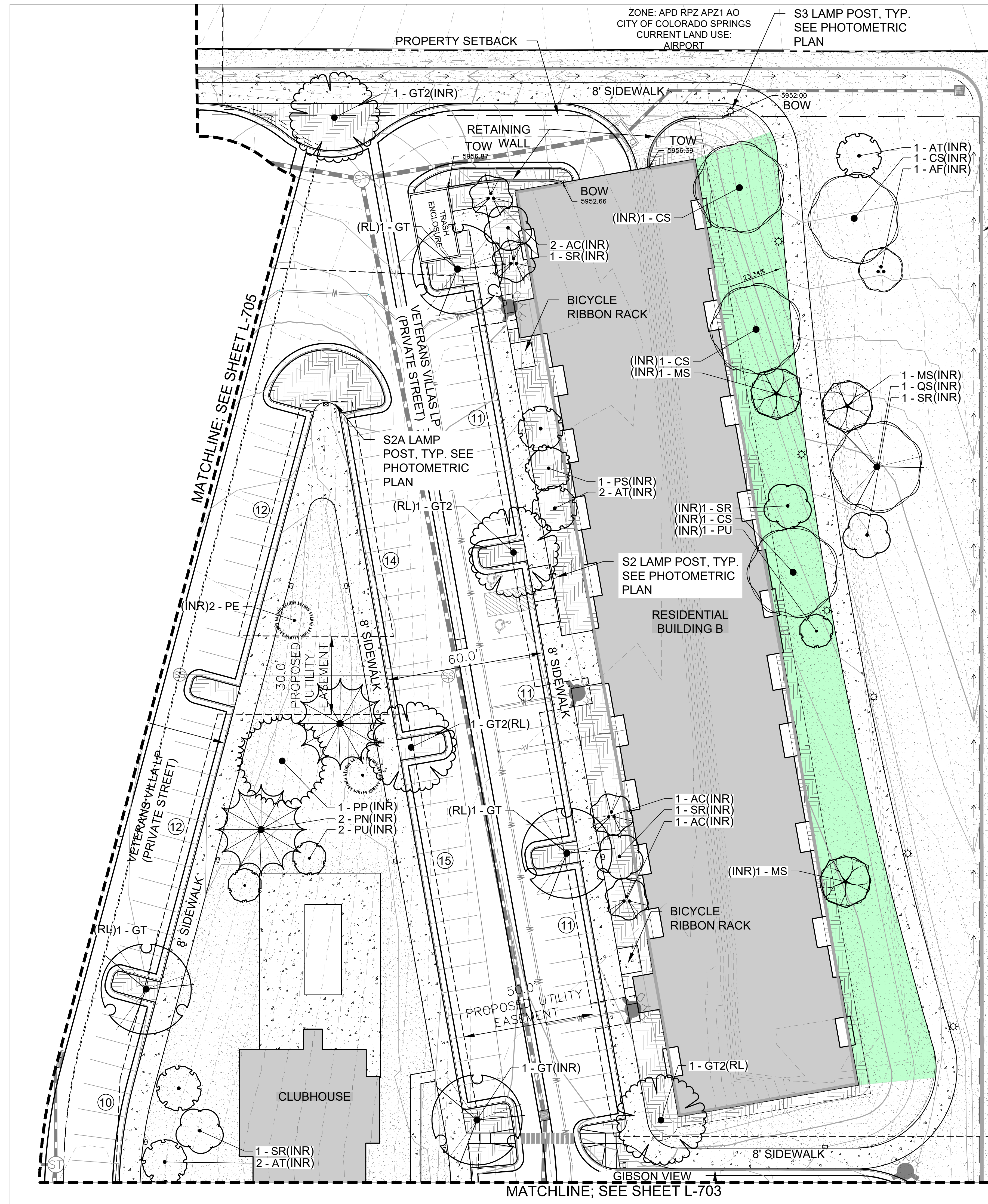
CITY APPROVAL:

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



**VETERANS VICTORY - LOT 2**  
**PRELIMINARY LANDSCAPE PLAN**

Know what's below. Call before you dig.  
 Dakota Springs Engineering  
 Engineering Consultants  
 Kimley-Horn  
 SCALE: AS SHOWN  
 VERT: AS SHOWN  
 STATION: FROM: TO:  
 DESIGNED BY: AJV  
 DATE: 8-10-2023  
 DRAWN BY: AJV  
 DATE: 8-10-2023  
 CHECKED BY: JEH  
 DATE: 8-10-2023



PLANT SCHEDULE

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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	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'
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	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'+
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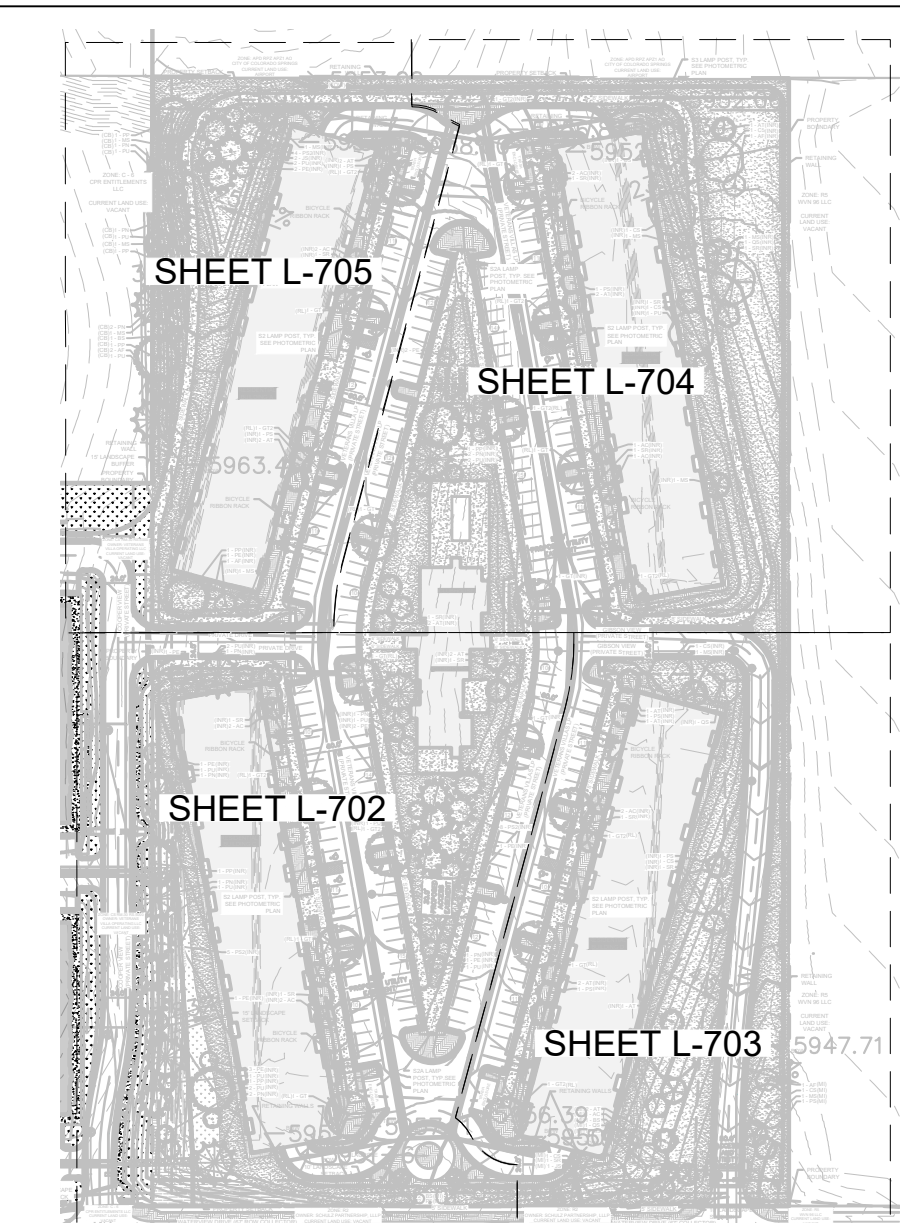
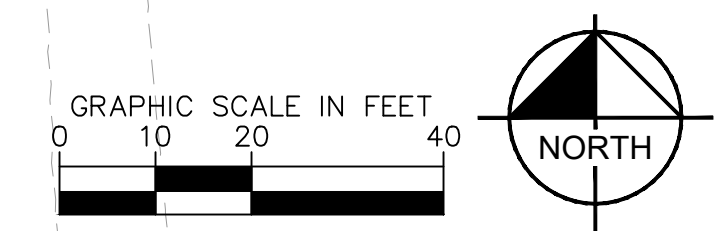
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	41,588 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	C&C SAND
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	SEED	126,159 SF	EPC LOW GROW MIX INSTALL PER TABLE S-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTT
	SEED2	10,606 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE S-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTT

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

PLANNED INFILTRATION AREA (PIA)



Dakota Springs Engineering  
Engineering Consultants

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

811  
SCALE: AS SHOWN  
VERT: AS SHOWN  
STATION:  
FROM:  
TO:

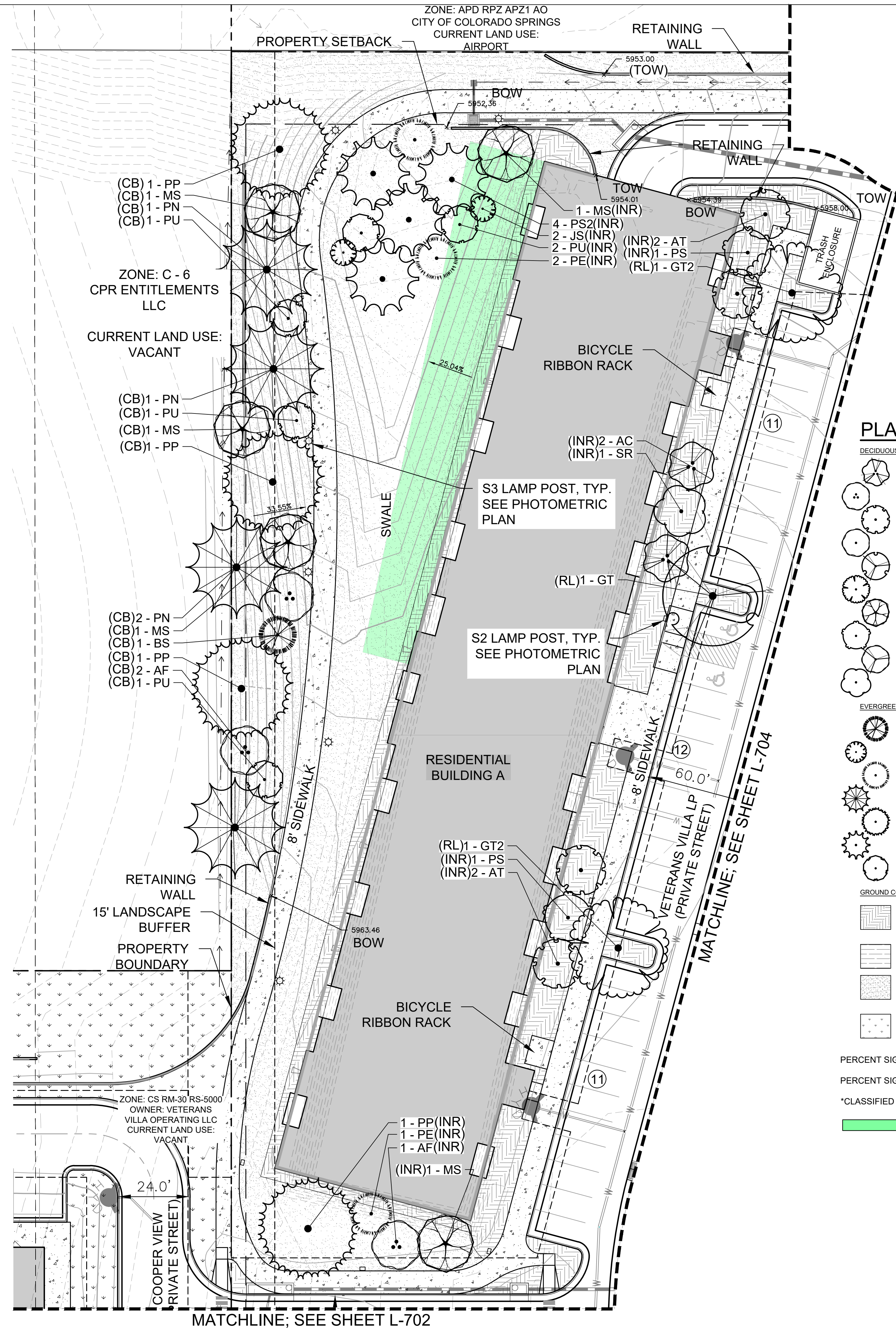
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DATE: 8-10-2023  
DRAWN BY: AJV  
DATE: 8-10-2023  
CHECKED BY: JEH  
DATE: 8-10-2023

VETERANS VICTORY - LOT 2  
PRELIMINARY LANDSCAPE PLAN

CITY APPROVAL:

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



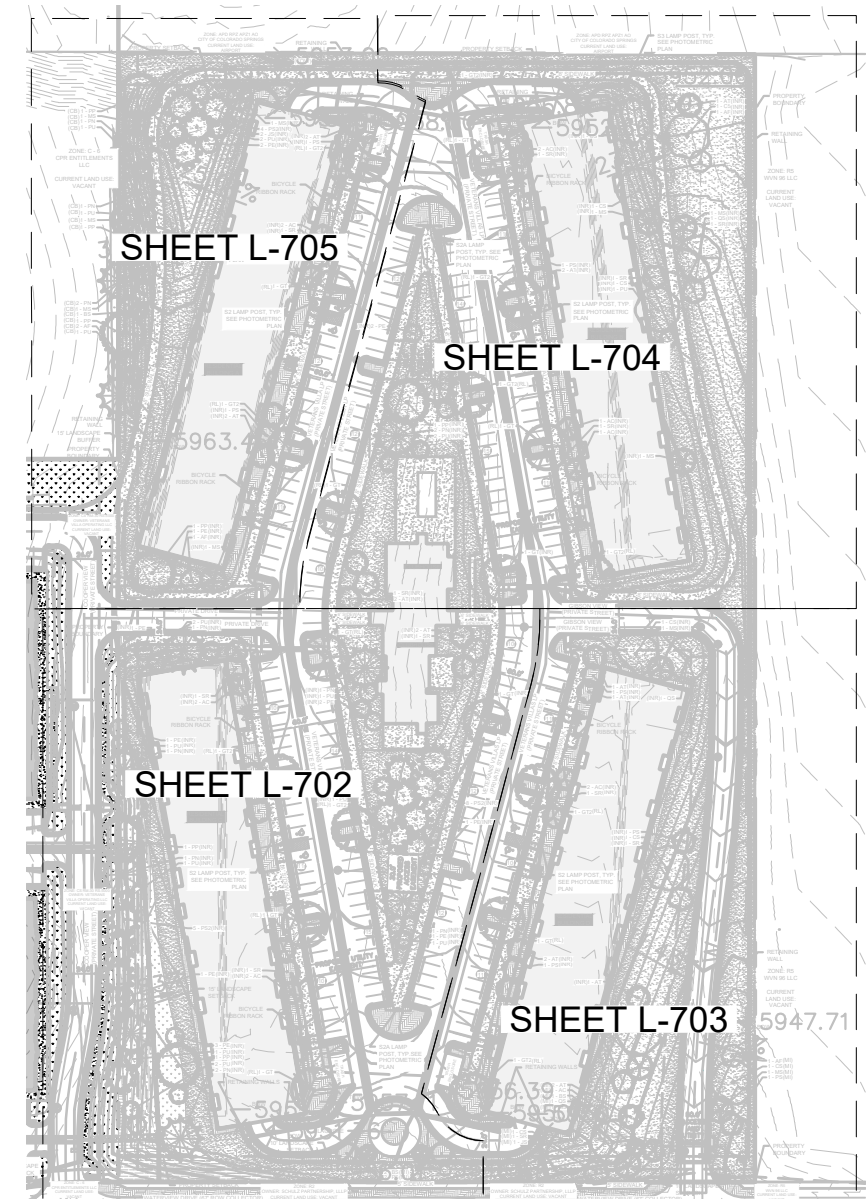
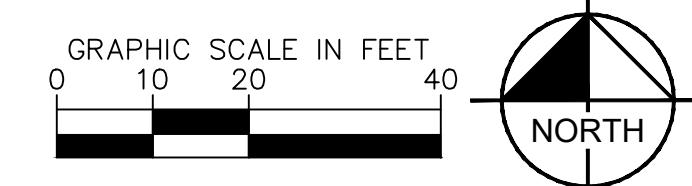


### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
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	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'
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	JS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
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 PERCENT SIGNATURE SHRUBS\* SIGNATURE SHRUBS: N/A  
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PLANNED INFILTRATION AREA (PIA)



**VETERANS VICTORY - LOT 2**  
**PRELIMINARY LANDSCAPE PLAN**

DESIGNED BY: AJV  
 DATE: 8-10-2023  
 DRAWN BY: AJV  
 DATE: 8-10-2023  
 CHECKED BY: JEH  
 DATE: 8-10-2023

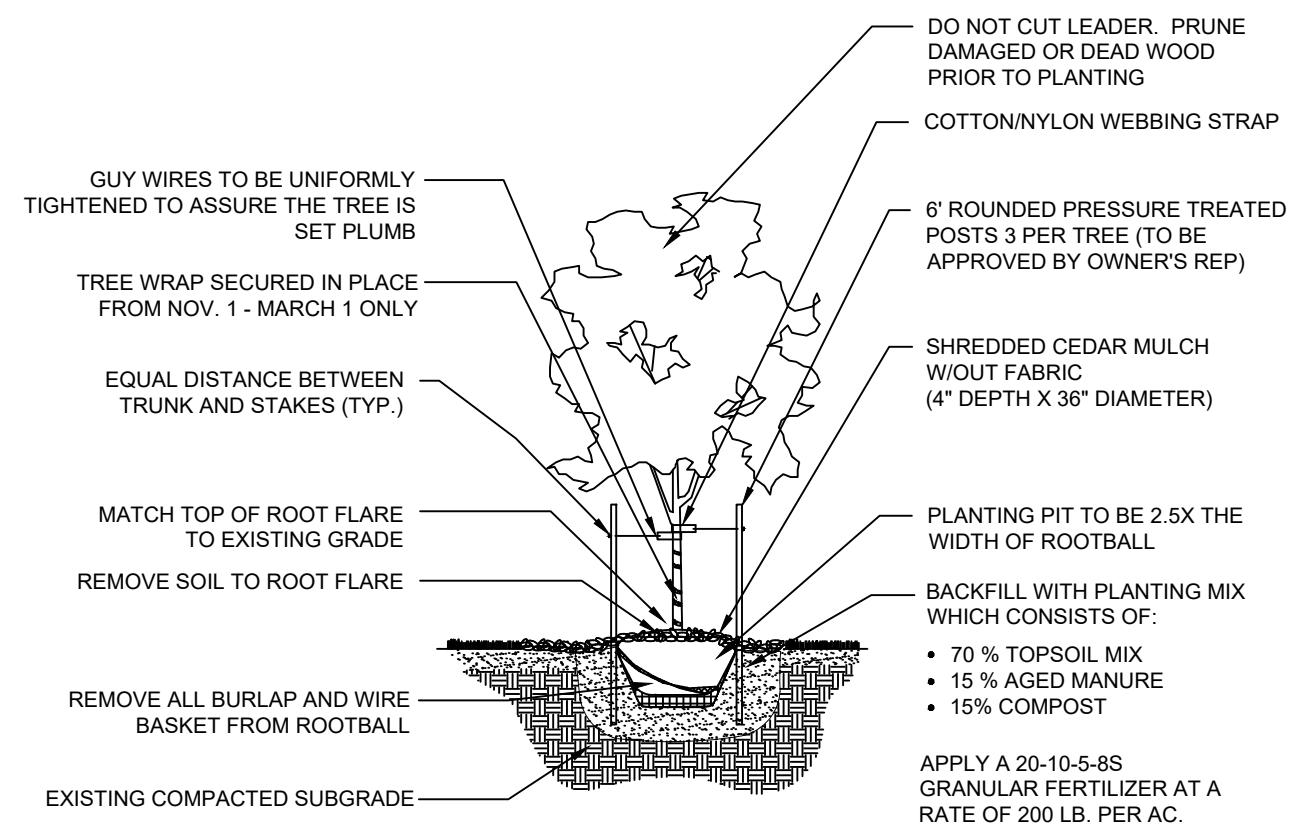
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 NO. DESCRIPTION  
 DATE

PROJECT NUMBER:  
 SHEET  
 L-705

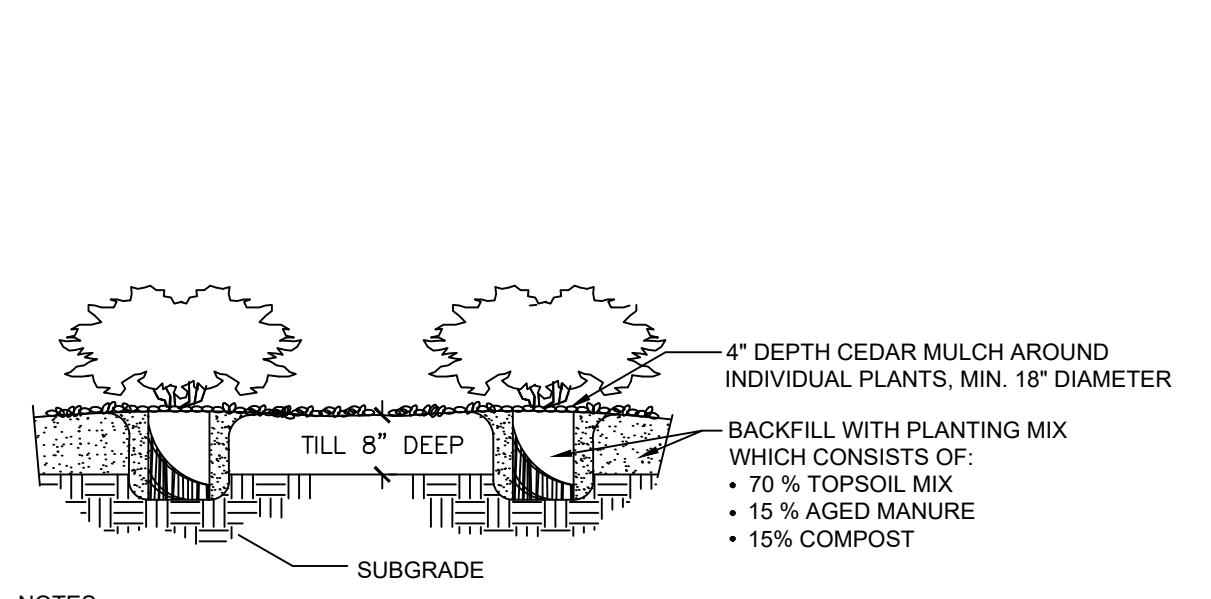
Dakota Springs Engineering  
 Engineering Consultants  
 Kimley-Horn  
 SCALE: AS SHOWN  
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 STATION: FROM: TO:  
 ID:

CITY APPROVAL:

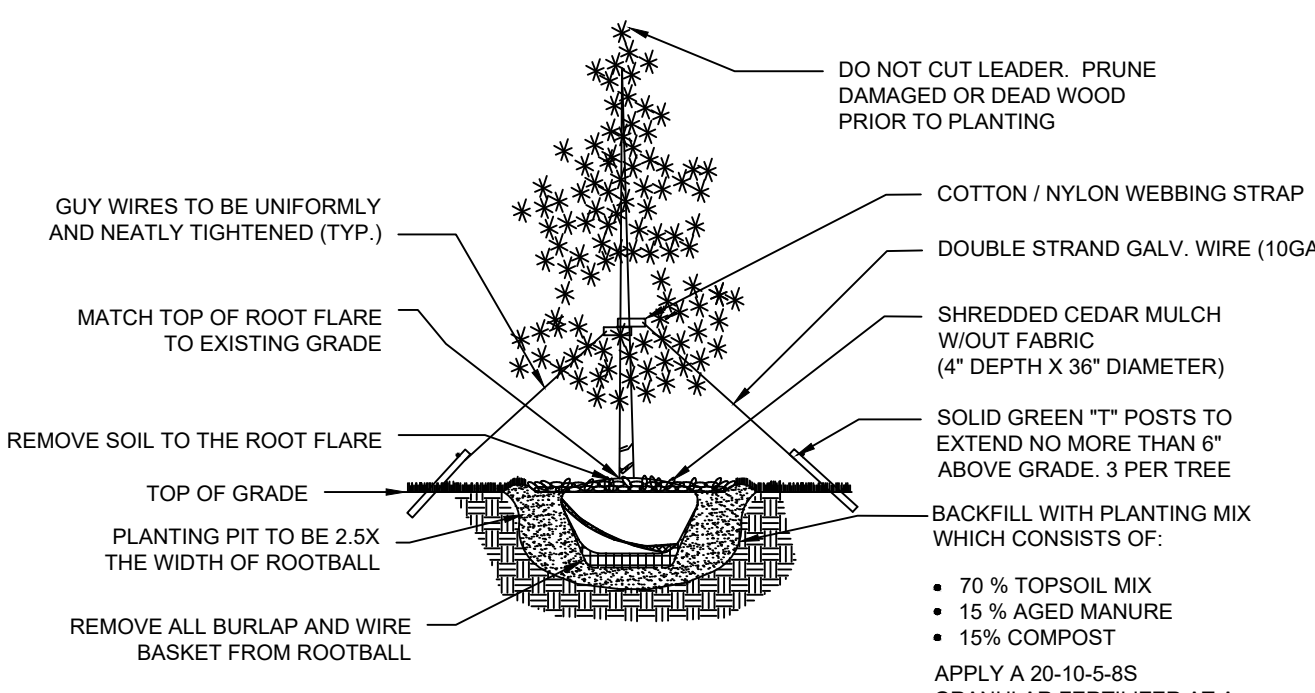




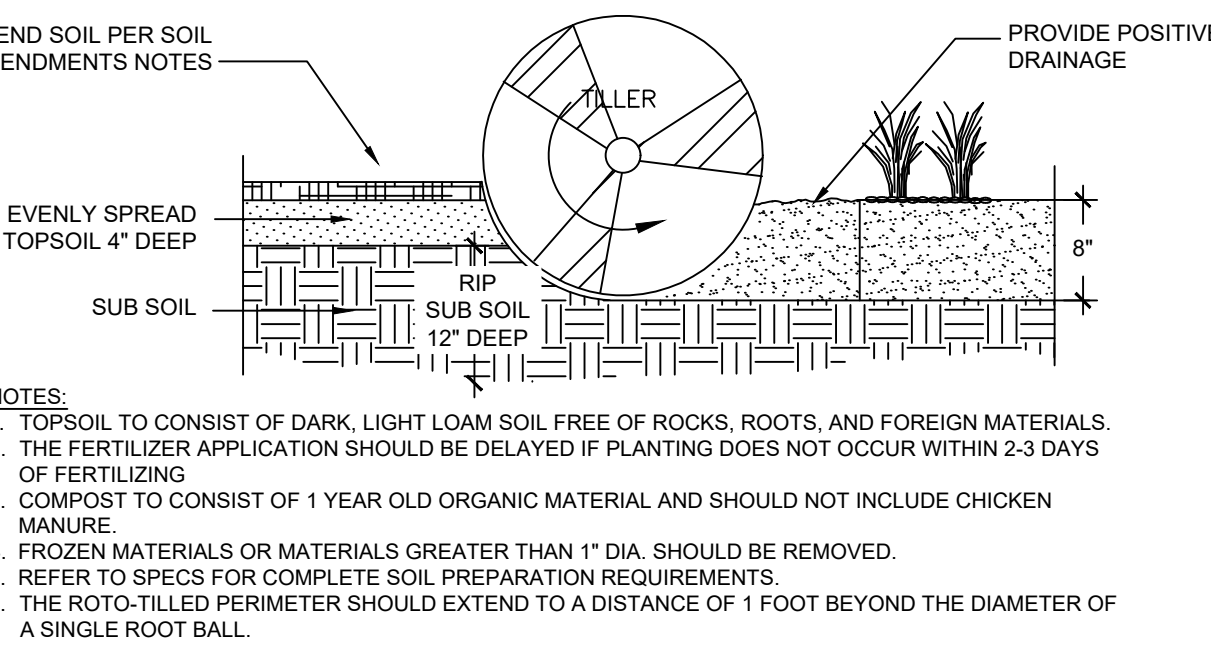
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NTS 096-668-022-02



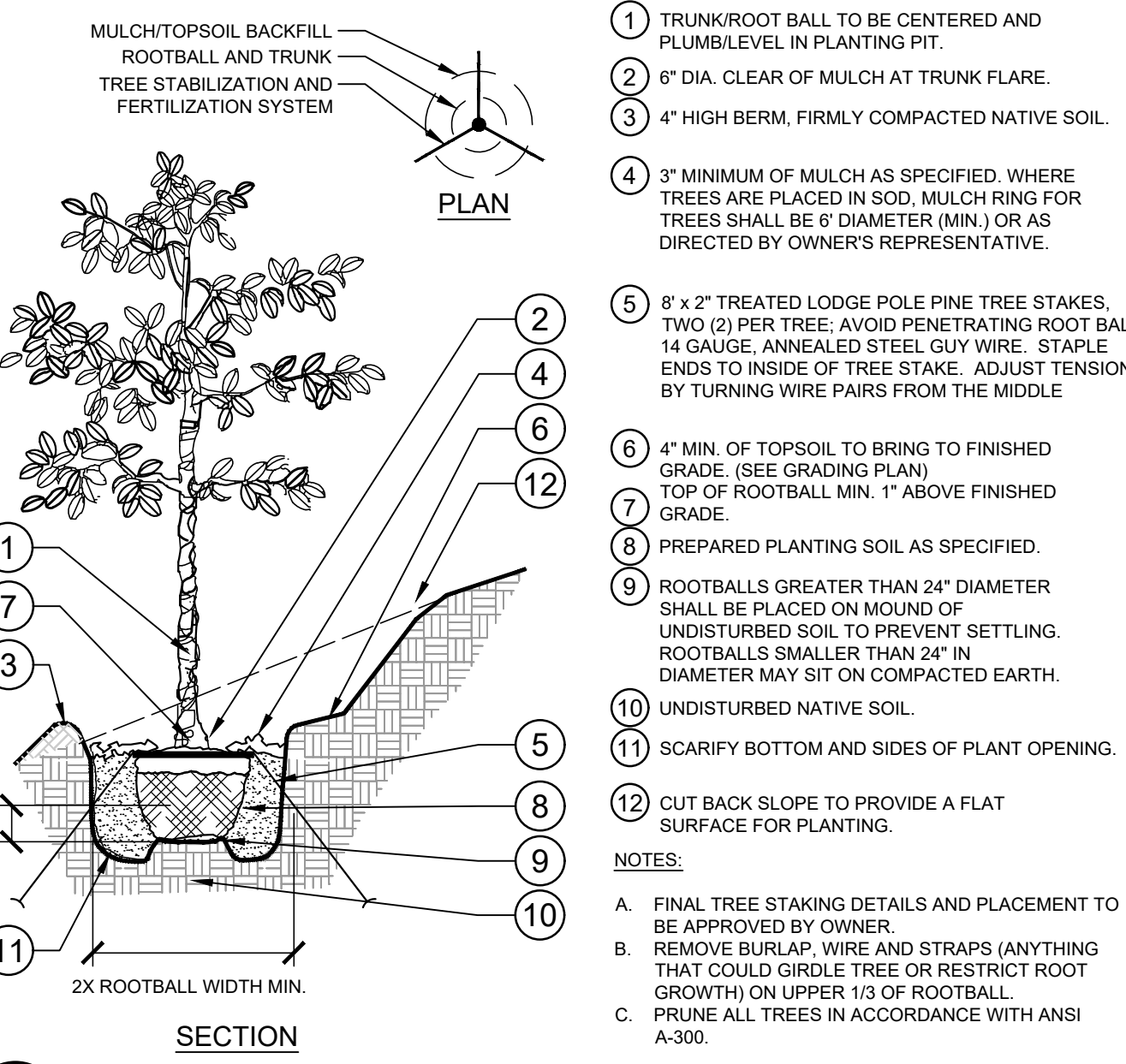
**4 SHRUB PLANTING**  
NTS 096-668-022-05



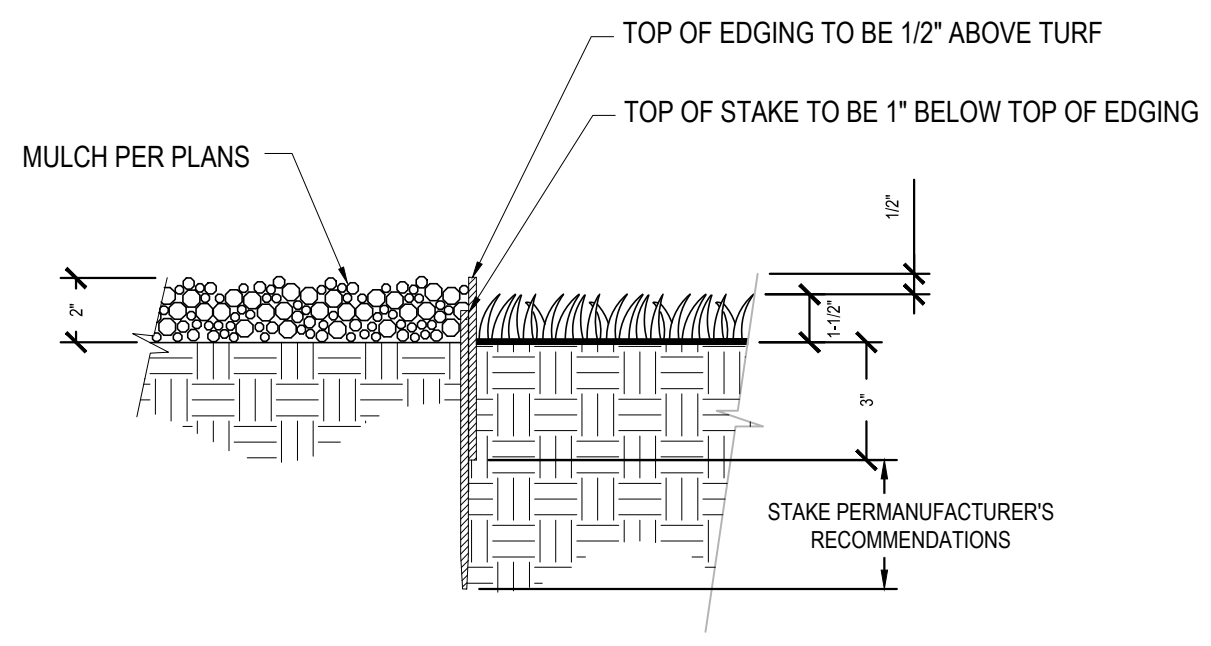
**2 EVERGREEN TREE PLANTING**  
NTS 096-668-022-03



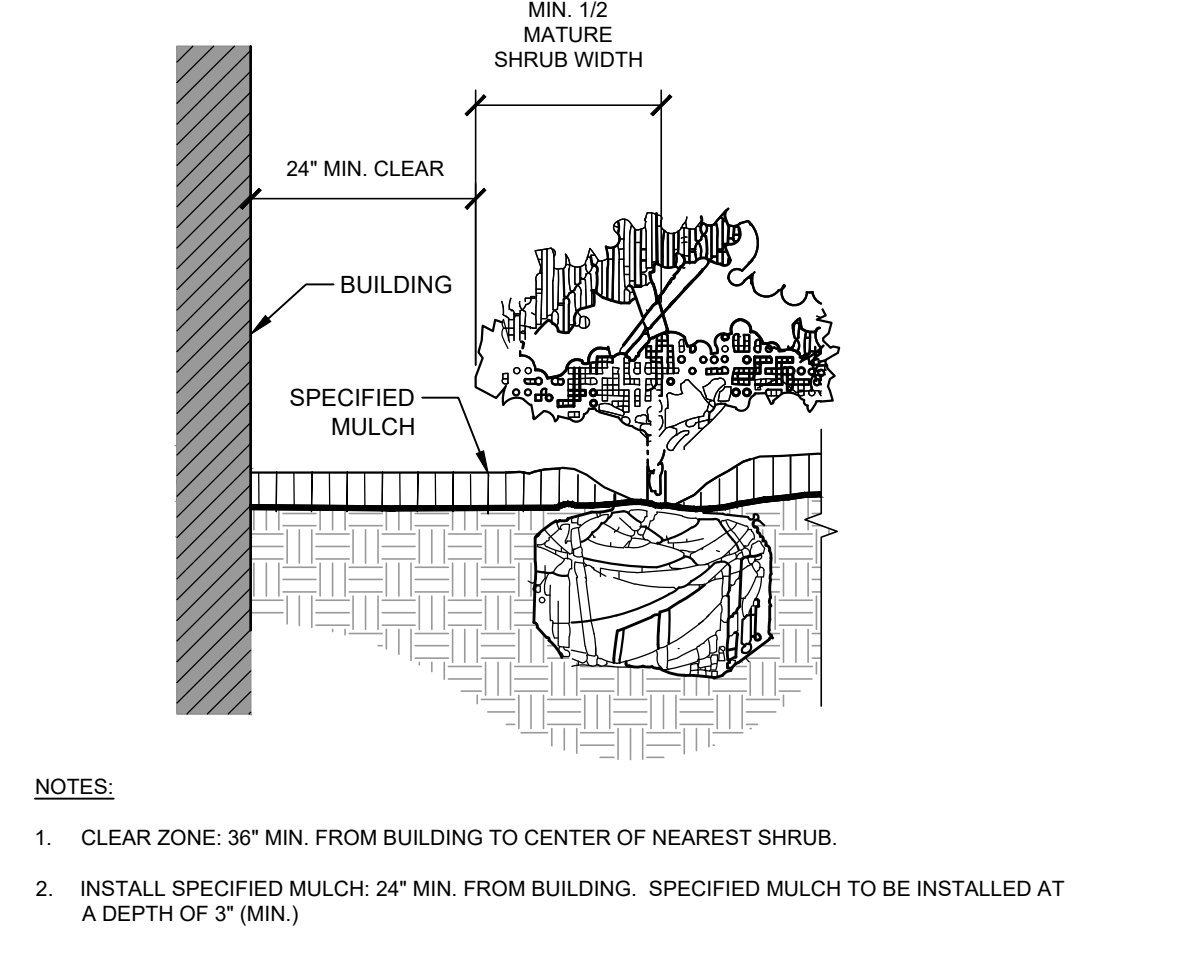
**5 SOIL PREP**  
NTS 096-955-001-01



**3 TREE PLANTING ON A SLOPE**  
SECTION / PLAN NTS



**6 METAL EDGING WITH TURF**  
NTS



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

**Schematic Landscape Diagram**

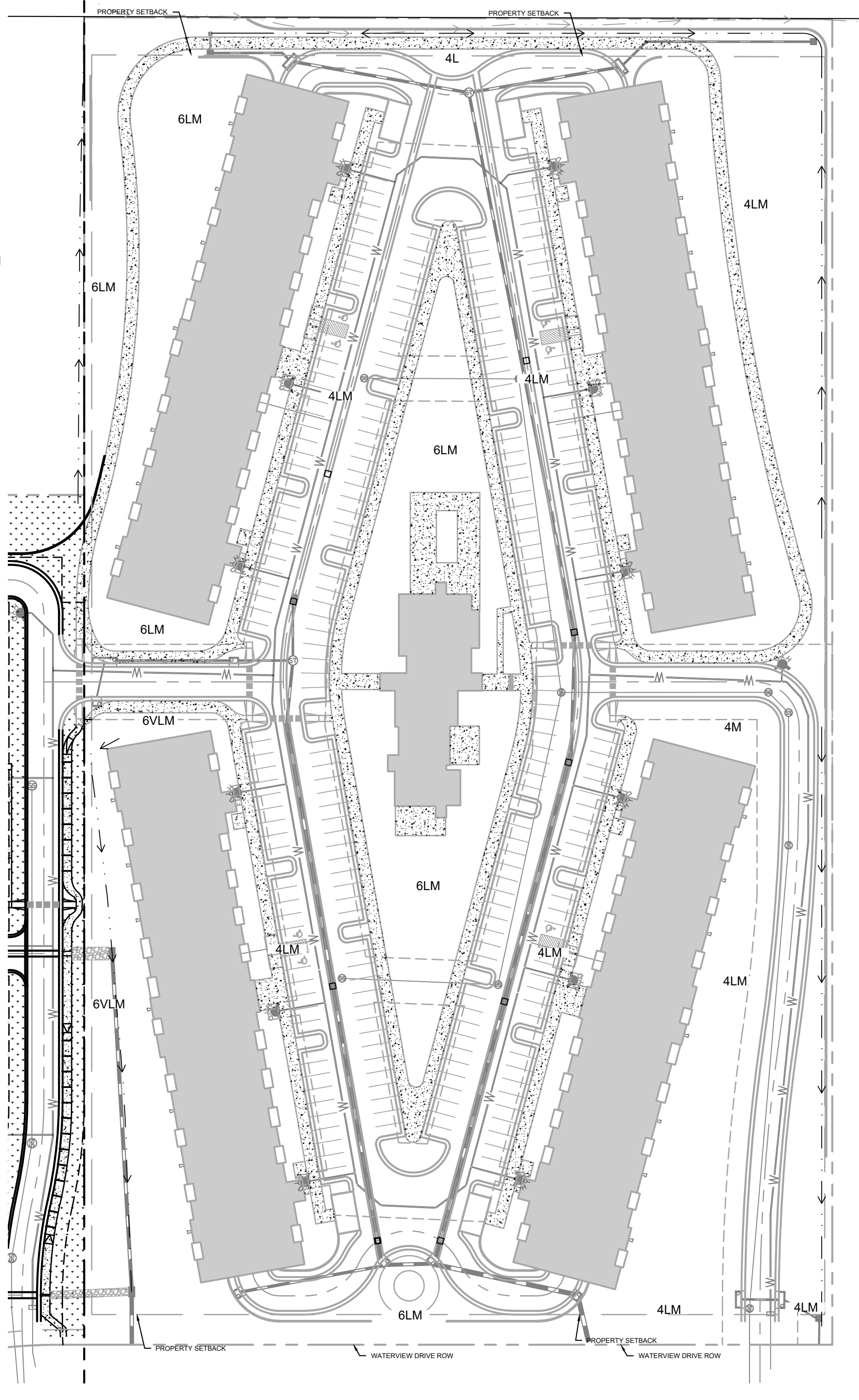
Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:  
 Foothills [ ] Foothills & Plains [ ] Plains [ ]

**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 = SILT LOAM 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
SODDED TURFGRASS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - LB OF S PER 100 SF MAGNESIUM - 0.2LB OF MGN PER 1000 SF
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 - LB OF S PER 100 SF MAGNESIUM - 0.2LB OF MGN PER 1000 SF
TREES	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - LB OF S PER 100 SF MAGNESIUM - 0.2LB OF MGN PER 1000 SF
SHRUBS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - LB OF S PER 100 SF MAGNESIUM - 0.2LB OF MGN PER 1000 SF

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 8 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.



CITY APPROVAL:

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



A

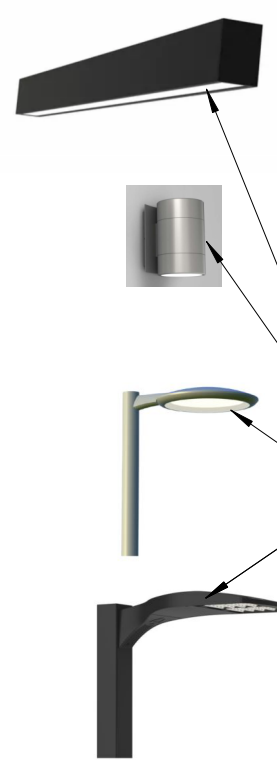
B

C

D

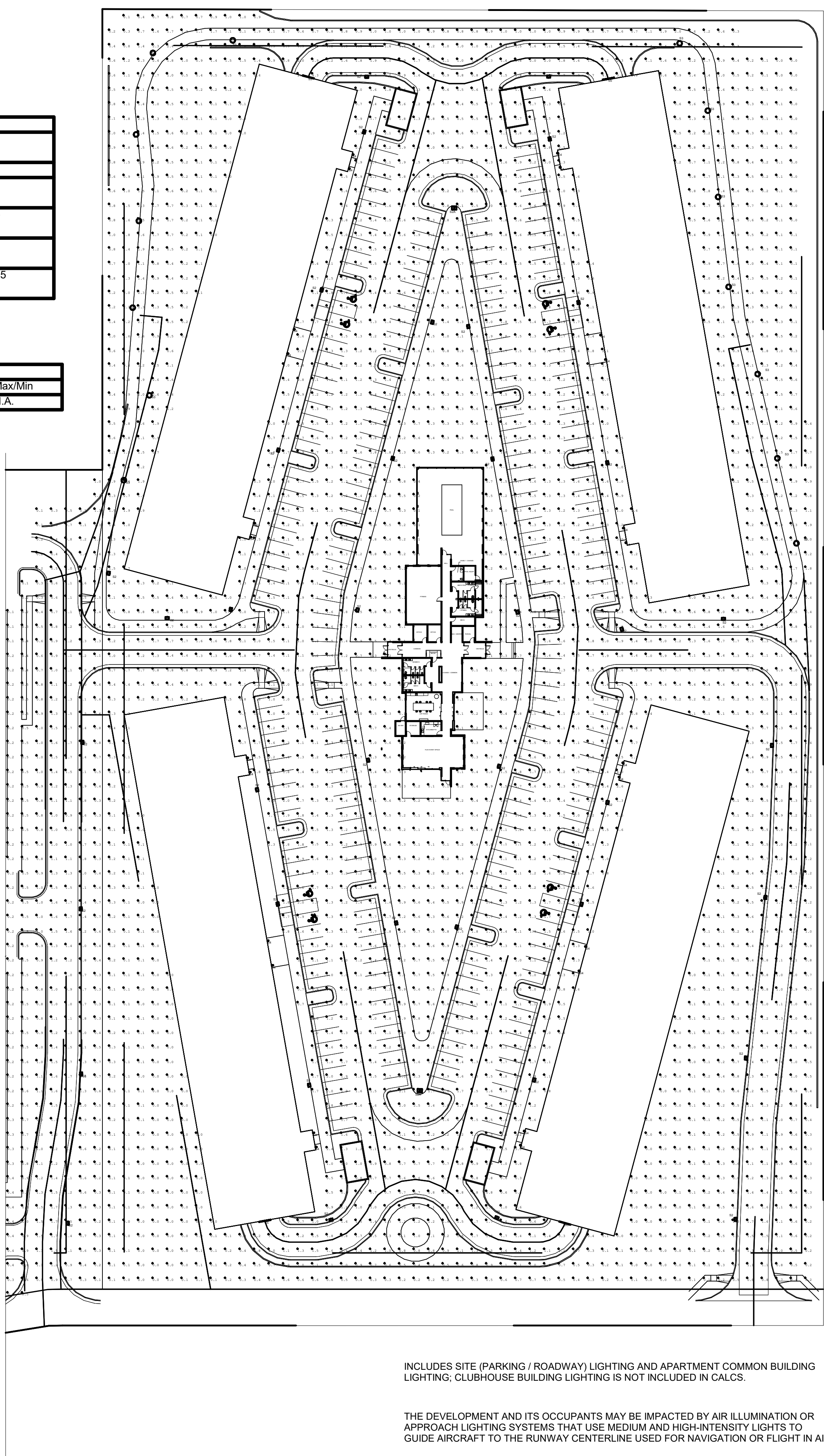
E

F



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	illumiance	Fc	1.00	4.3	0.0	N.A.	N.A.	



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

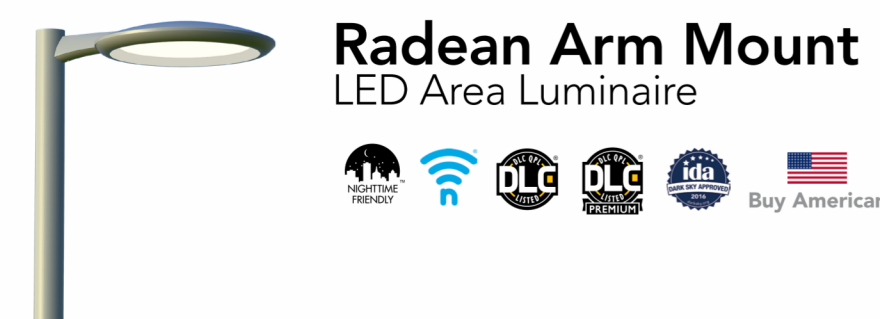
THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.

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

DRAWN:	Author
APPROVED:	Approver
ISSUED FOR:	SD Progress
DATE:	2023.06.23
PROJECT #:	5212720
FIELD BOOK:	

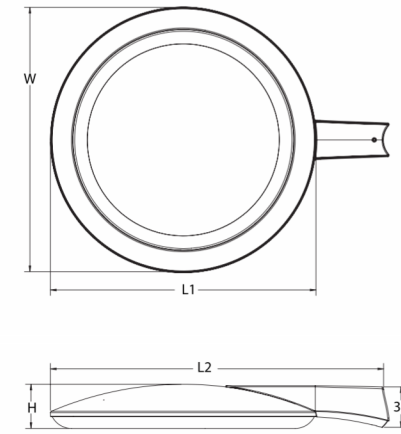






Radean Arm Mount LED Area Luminaire

Specifications
EPA: 0.75 ft² (0.05 m²)
Length: L1 24" (61 cm)
L2 30" (60.96 cm)
Width: 24" (61 cm)
Height: 4" (10.2 cm)
Weight (max): 29lbs (13.15kg)



Ordering Information

Table with columns for Series, Performance package, Color temperature, Distribution, Voltage, Mounting, Control options, Other options, Shipped installed, and Shipped separately.



Performance Data

Table with columns for Performance Package, Input Voltage, Distribution, Lumens, and CRI, with multiple rows for different packages (P1-P5).

Lumen Ambient Temperature (LAT) Multipliers

Table with columns for Ambient temperature and LAT Factor.

Projected LED Lumen Maintenance

Table with columns for Projected LED Lumen Maintenance at different hours (0, 25,000, 50,000, 100,000).

Electrical Load

Table with columns for Lumen Package, LED Drive Current, Voltage, Wattage, and Current (A).



Ordering Information

Accessories

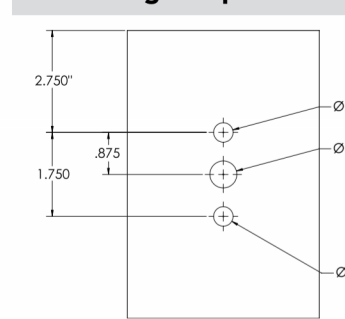
Notes and details regarding accessories and their availability.

- NOTES: 1. 2700K and 3000K may require extended lead times. 2. MOCCT shear operates on any line voltage from 120-277V/50/60 Hz. Single line (SF) requires 120, 277 or 347V voltage option. Double line (DL) requires 208, 240 or 480V voltage option. 3. NLSMBZ not available with PIR, PE or FAO. Must link to external night air network. 4. PIR will not work with FAO. If adjustable dimming level is required, PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLU, 208V or 240V. 5. PE and PIR are available together. 6. PIR for use only on luminaires mounted under 15'. 7. Field adjustable high end trim. 8. Also available as a separate accessory, see Accessories information. Shield is field rotatable in 45° increments.

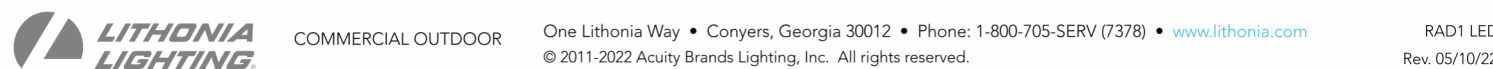
Mounting

Table with columns for Acuity Part Number, Description, Pole/ luminaire, and Used with Mounting.

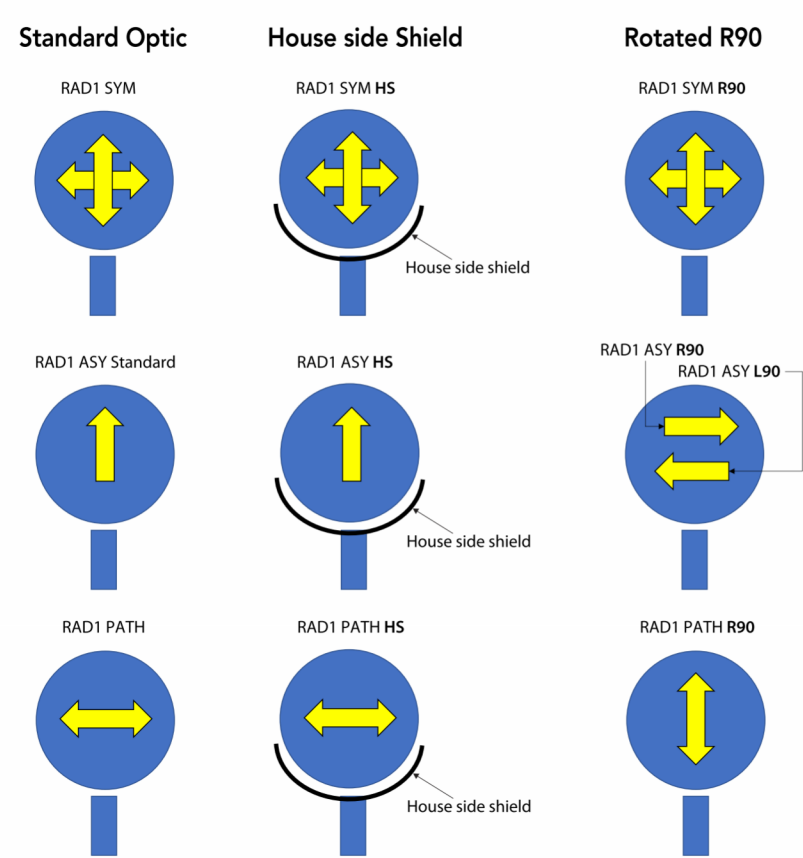
Drilling Template #20



RADI has a unique drilling pattern. Specify this drilling pattern when specifying poles per the table below. DIM38AD 3/8" x 24" x 10" 2.4" 10" 1.2" DIM38AD 2.4" 10" 1.2" DIM38AD 2.4" 10" 1.2" DIM38AD 4.4" 9" 1.2" DIM38AD 4.4" 9" 1.2"

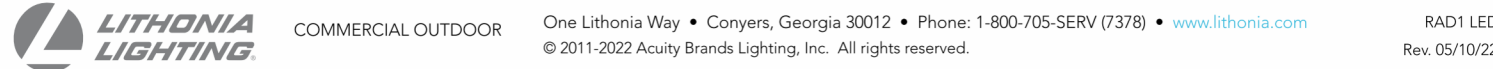


Orientation Diagrams



FEATURES & SPECIFICATIONS

INTENDED USE: Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrian malls. CONSTRUCTION: Single piece die cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide with a single piece tubular silicone gasket. FINISH: Exterior parts are protected by a zinc-fluorinated Super Durabrite TOC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. LIGHTING QUALITY: Single piece die cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide with a single piece tubular silicone gasket. OPTICS: 68MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (BCRC) CCT configurations. ELECTRICAL: Light engine consists of 96 high-efficiency LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with a 1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

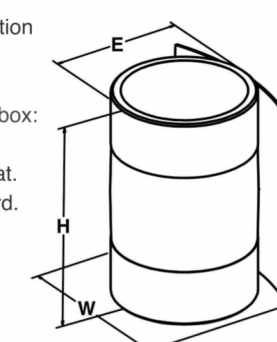


CYLINDER Outdoor ADA Wall Sconce



9777 Reavis Park Drive St. Louis, MO 63123 800.331.2425 or 314.631.8000 sales@lighting.com www.lighting.com

GENERAL SPECIFICATION
LED: High efficiency high-power LED. Lumen maintenance +90% over 50,000 hour life. Light source is field replaceable. Driver: Standard 1% 0-10V dimming. Max remote driver installation distance: 25ft from fixture body/Universal voltage 120-277V. Body: Cast aluminum. Mounting: Driver mounted in 4" square by 2 1/8" deep junction box. Steel City #52171 or equivalent (supplied by others). Finish: Highly durable oven cured no VOC premium powder coat. Surge Protection: External surge protector provided as standard.



SAMPLE CATALOG NUMBER:

Table with columns for Model No., Lamping, Reflector up, Reflector down, Finish, and Options.

Light Source Definition

Table with columns for Code, Kelvin, Reflector, CRI, Total Wattage, Rated Life Hrs, and Delivered Lumens.

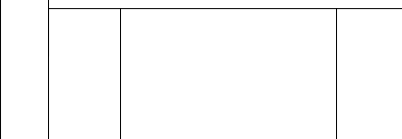
© Gross Chandelier Co. Lighting reserves the right to modify existing designs to improve appearance or function. Fixtures are ETL listed for wet locations. Complete LM-79 data available at lighting.com



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Lighting cut sheets - fixture CS and SA



VICTORY VILLAS CLUBHOUSE COLORADO SPRINGS, CO LIGHTING CUT SHEETS - FIXTURE CS and SA

Table with columns for NO., ISSUED FOR, DATE, and DESIGN DEVELOPMENT.

JOB NO. > 5212720

AE101



Veterans Victory CO Springs : UNIT COUNT MIX

BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
1 Bed	B1	691	3	8	9	24	96
	B2	725	2		6		
	B3	716	3		9		
2 Beds	C1	1,026	6	8	18	24	96
	C2	959	1		3		
	C3	1,069	1		3		
3 Beds	D1	1,345	4	4	12	12	48
<b>TOTALS</b>				<b>60</b>	<b>240</b>		

PLDO (Parkland Dedication Ordinance) Table

UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

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

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

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

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

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"

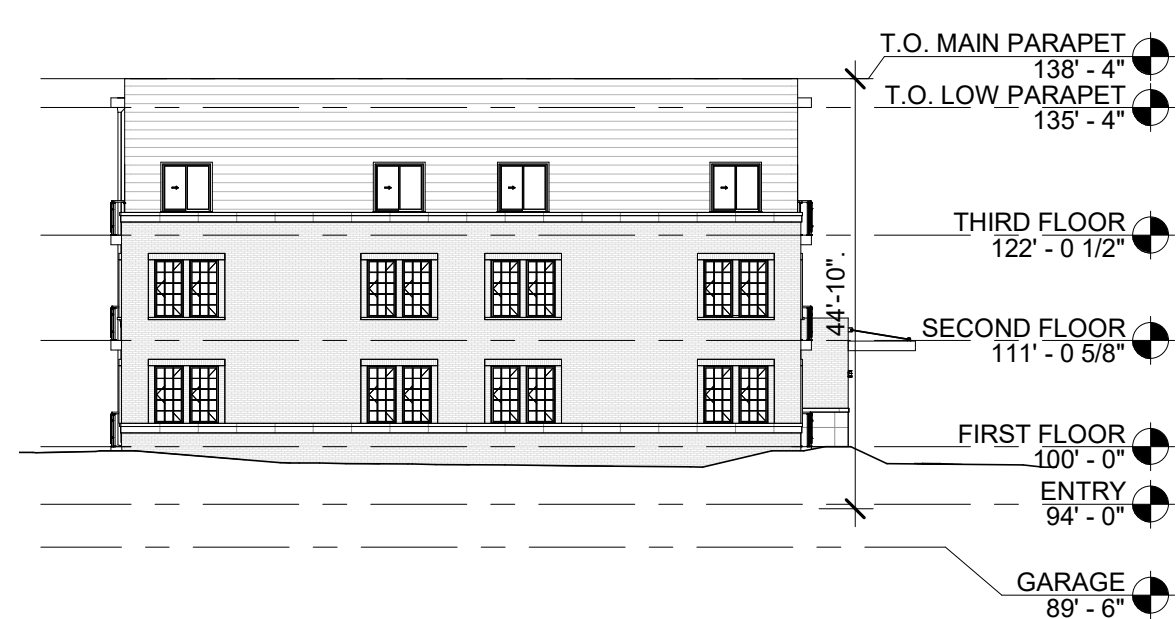
Building D	3 stories over Parking
North	45'
East	45'
South	45'
West	44'-9"

KEYNOTES

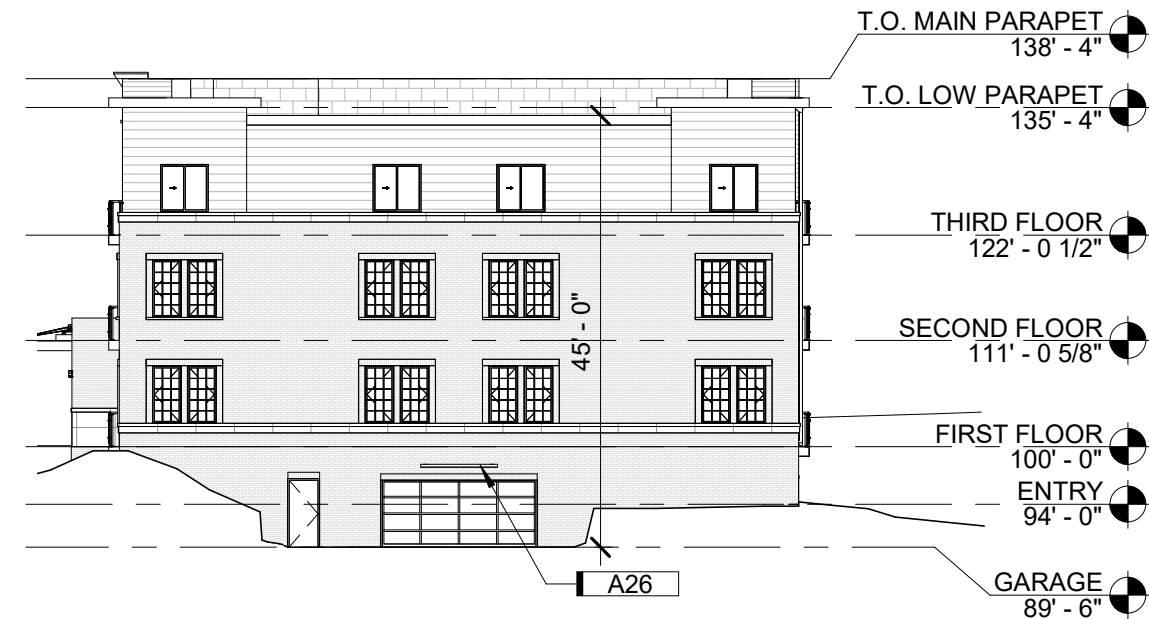
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN, 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH, HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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).
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.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



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



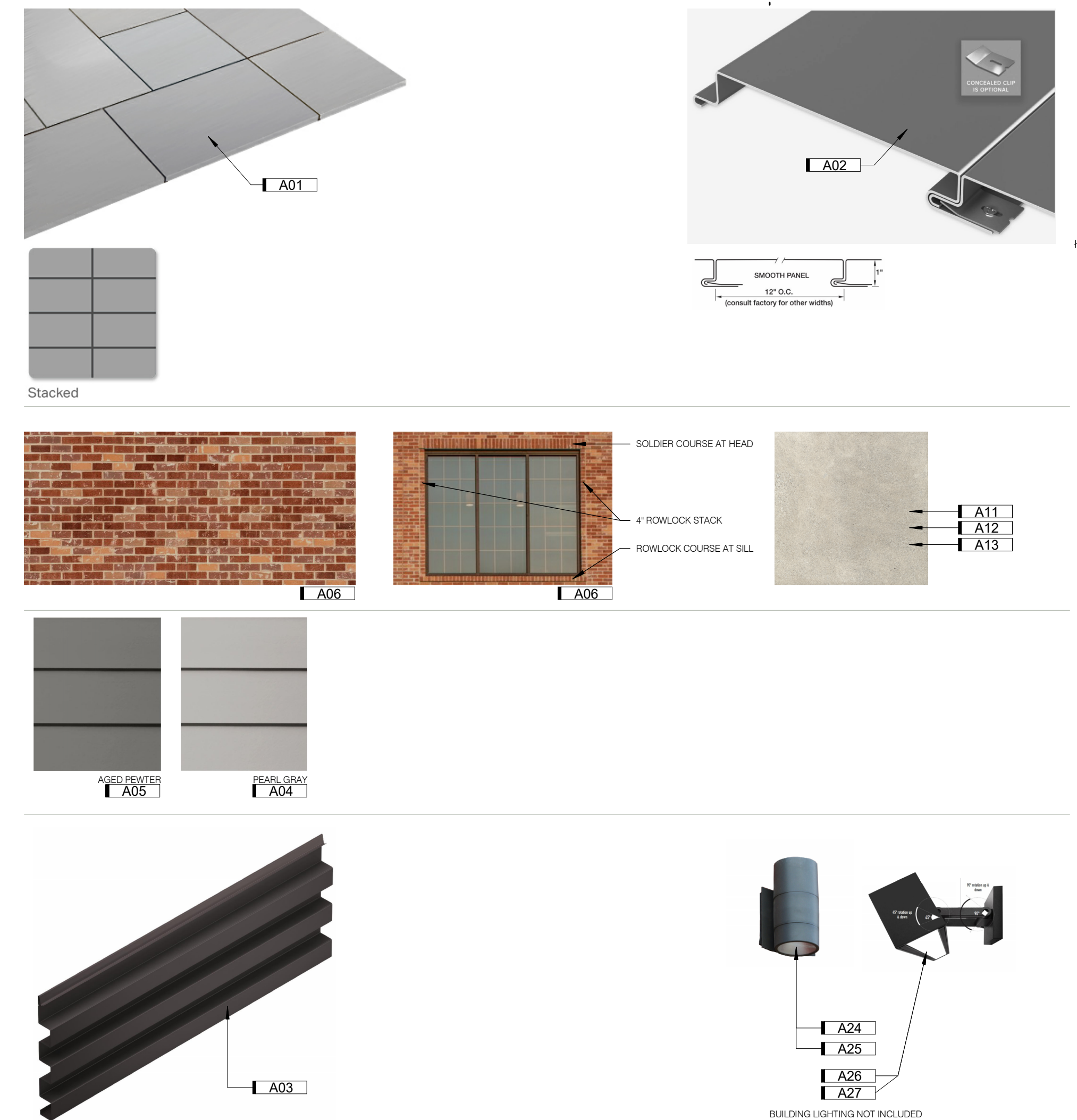
A3 SOUTH ELEVATION  
1" = 20'-0" 0 30'



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

VICTORY VILLAS APARTMENTS  
VETERANS VICTORY APARTMENT 'A'  
Colorado Springs, CO  
OVERALL ELEVATIONS

NO. - ISSUED FOR - DATE -  
Development Plan 07-14-2023

JOB NO. > 5212720

A200

A

B

C

D

E

F

KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE. VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
A06.A	ROWLOCK COURSE TRIM SURROUND, MATCH FACE BRICK
A11	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
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.
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.

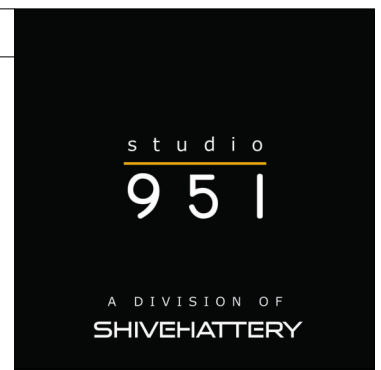
KEYNOTES	
KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL.
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL, PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
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).
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.



**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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VICTORY VILLAS APARTMENTS  
VETERANS VICTORY APARTMENT 'A'  
Colorado Springs, CO  
ELEVATIONS

NO.	ISSUED FOR	DATE
1	Development Plan	07-14-2023

JOB NO. > 5212720

A201

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Preliminary  
Not For  
Construction

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

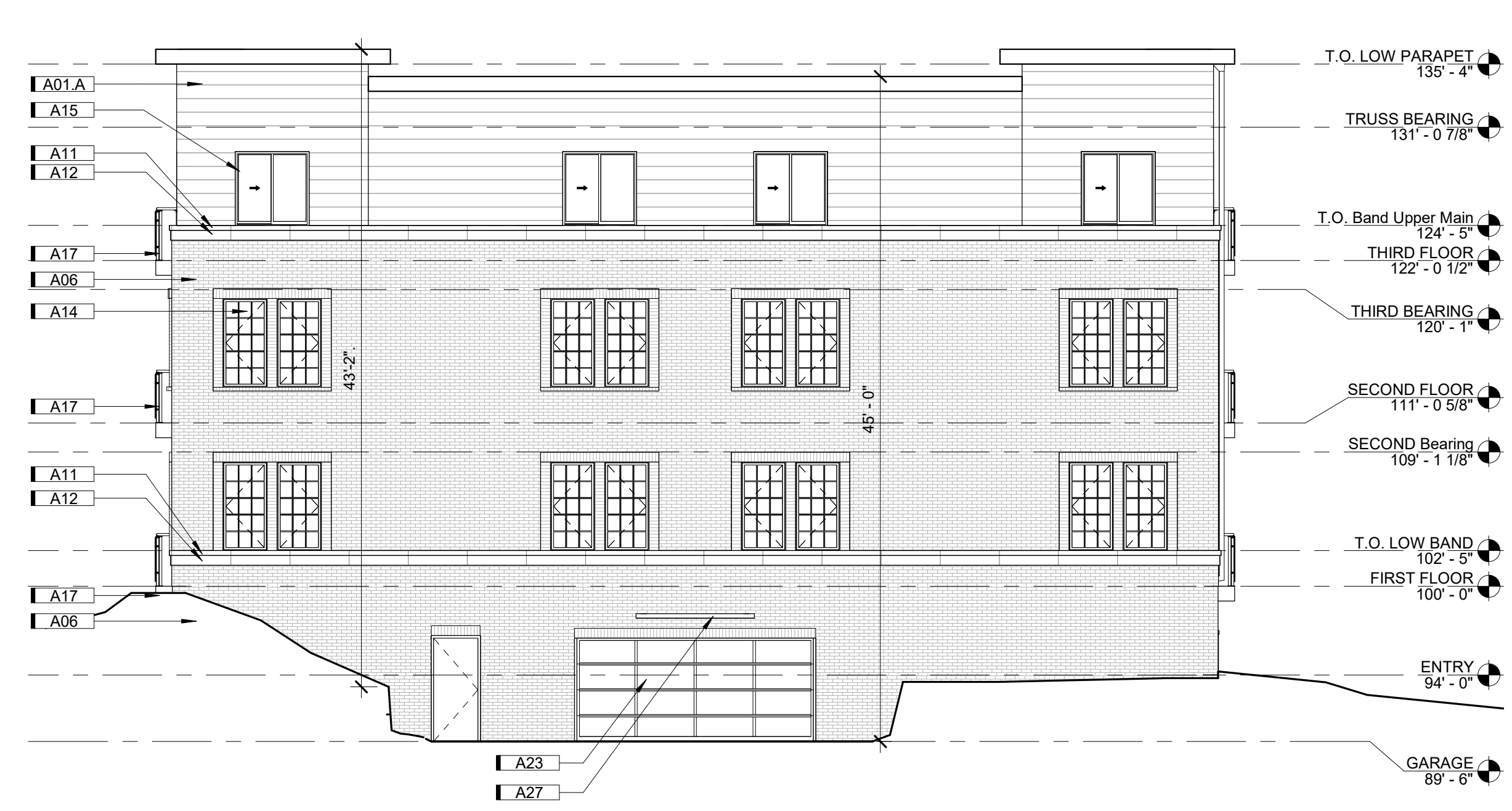
NO. - ISSUED FOR - DATE -  
Development Plan 07-14-2023

JOB NO. > 5212720

A202

KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM CONCEALED FASTENER, METAL WALL PANEL SYSTEM. 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE. VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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

KEYNOTES	
KEY	NOTE
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
A20	CANOPY WITH TIE-BACK SUPPORTS
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).
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, 6" 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

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

NO. - ISSUED FOR - DATE -  
Development Plan 07-14-2023

JOB NO. > 5212720  
A203

KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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
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.
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).
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



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



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

Veterans Victory CO Springs : UNIT COUNT MIX

BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
1 Bed	B1	691	3	8	9	24	96
	B2	725	2		6		
	B3	716	3		9		
2 Beds	C1	1,026	6	8	18	24	96
	C2	959	1		3		
	C3	1,069	1		3		
3 Beds	D1	1,345	4	4	12	12	48
<b>TOTALS</b>						<b>60</b>	<b>240</b>

PLDO (Parkland Dedication Ordinance) Table			
UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS	TOTAL (ACRES)		
60	0.246 ACRES	0.394 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

Building	Garage	Gross SF
<b>Building A</b>	Garage	23,350
	First Floor	23,173
	Second Floor	22,922
	Third Floor	22,922
Total		92,367
<b>Building B</b>	Garage	23,350
	First Floor	23,173
	Second Floor	22,922
	Third Floor	22,922
Total		92,367
<b>Building C</b>	Garage	23,350
	First Floor	23,173
	Second Floor	22,922
	Third Floor	22,922
Total		92,367
<b>Building D</b>	Garage	23,350
	First Floor	23,173
	Second Floor	22,922
	Third Floor	22,922
Total		92,367

Max Height (Feet)

Building	Garage	Max Height (Feet)
<b>Building A</b>	Garage	45'
	North	45'
	East	45'
	South	44'-10"
<b>Building B</b>	Garage	45'
	North	45'
	East	45'
	South	44'-4"
<b>Building C</b>	Garage	45'
	North	42'-7"
	East	45'
	South	45'
<b>Building D</b>	Garage	45'
	North	45'
	East	45'
	South	44'-9"

KEYNOTES by Sheet

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM: SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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).
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.

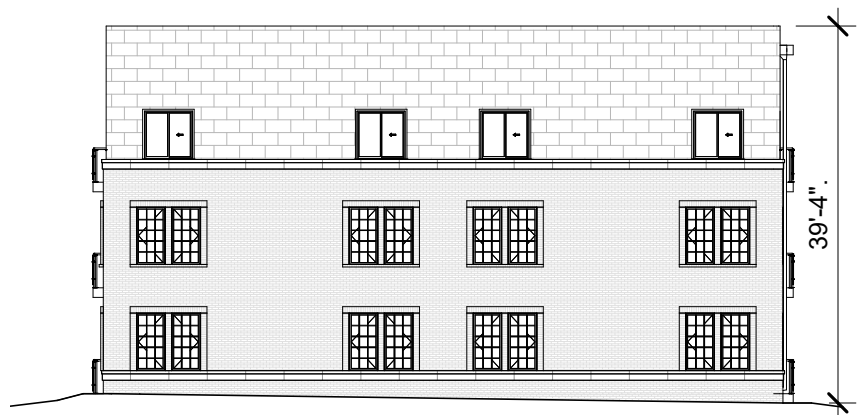


A3a WEST ELEVATION  
1" = 20'-0" 0 30'

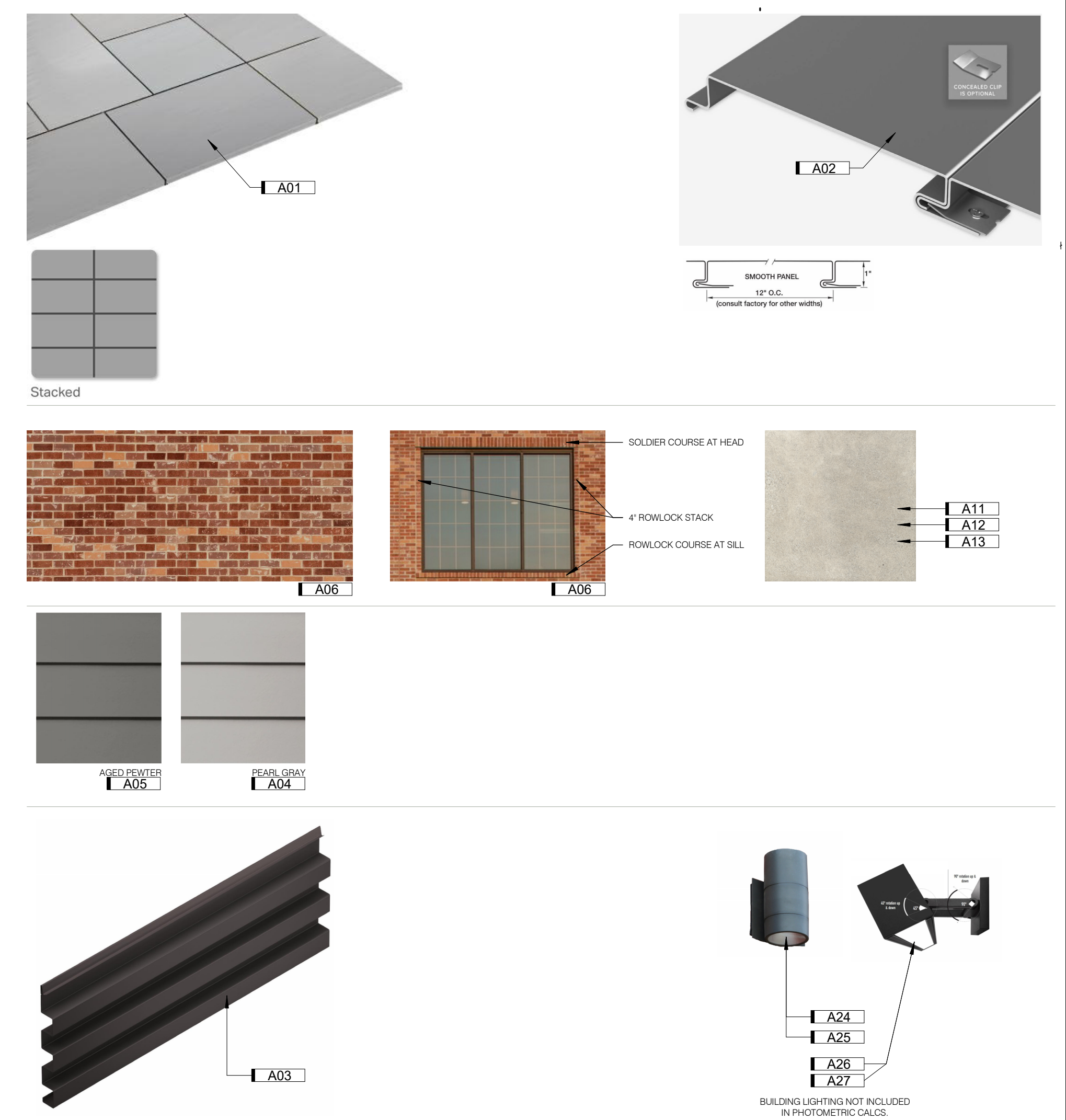


A3 NORTH ELEVATION  
1" = 20'-0" 0 30'

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'



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Preliminary  
Not For  
Construction

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

NO. - ISSUED FOR - DATE -  
Development Plan 2023.07.14

JOB NO. > 5212720

A200

NO. > ISSUED FOR >	DATE >

**KEYNOTES**

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE, HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH, HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

**KEYNOTES**

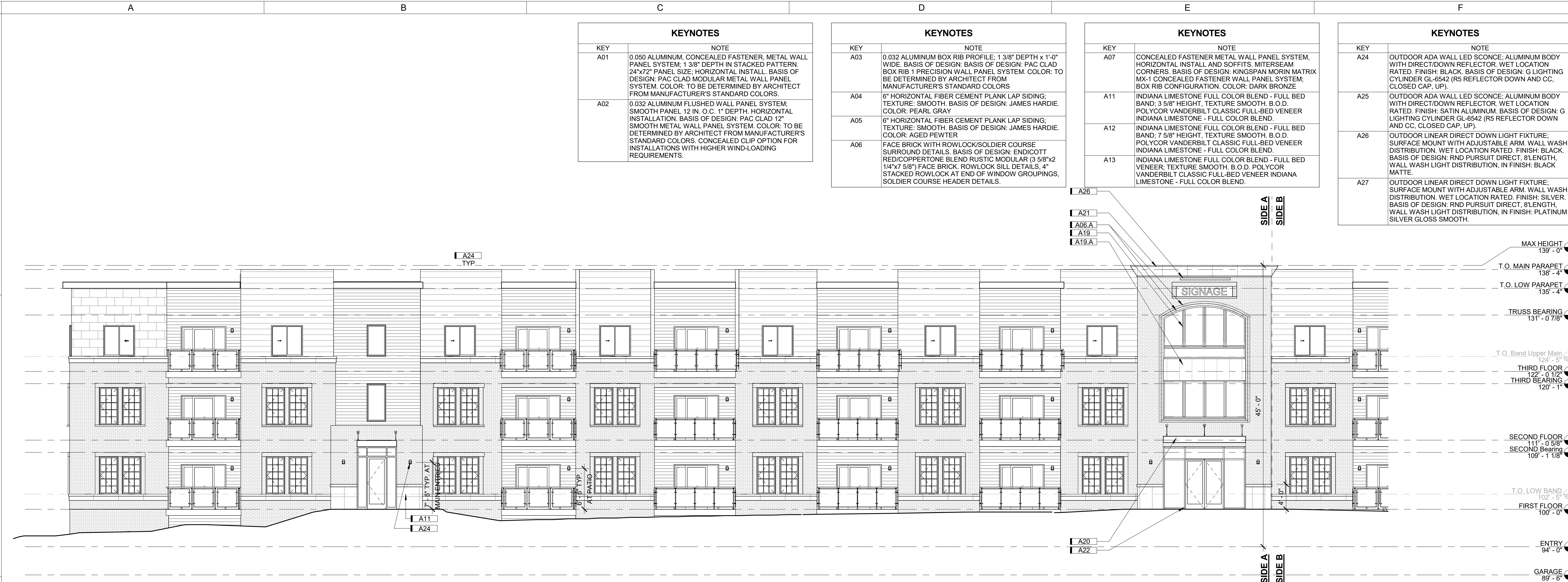
KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF 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.

**KEYNOTES**

KEY	NOTE
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.
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.

**KEYNOTES**

KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE: ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-8542 (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-8542 (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



A

B

C

D

E

F

KEYNOTES	
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"X72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES	
KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1" PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.

KEYNOTES	
KEY	NOTE
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.
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.

KEYNOTES	
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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.

1

2

3

4

1

2

3

4



**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

KEYNOTES	
KEY	NOTE
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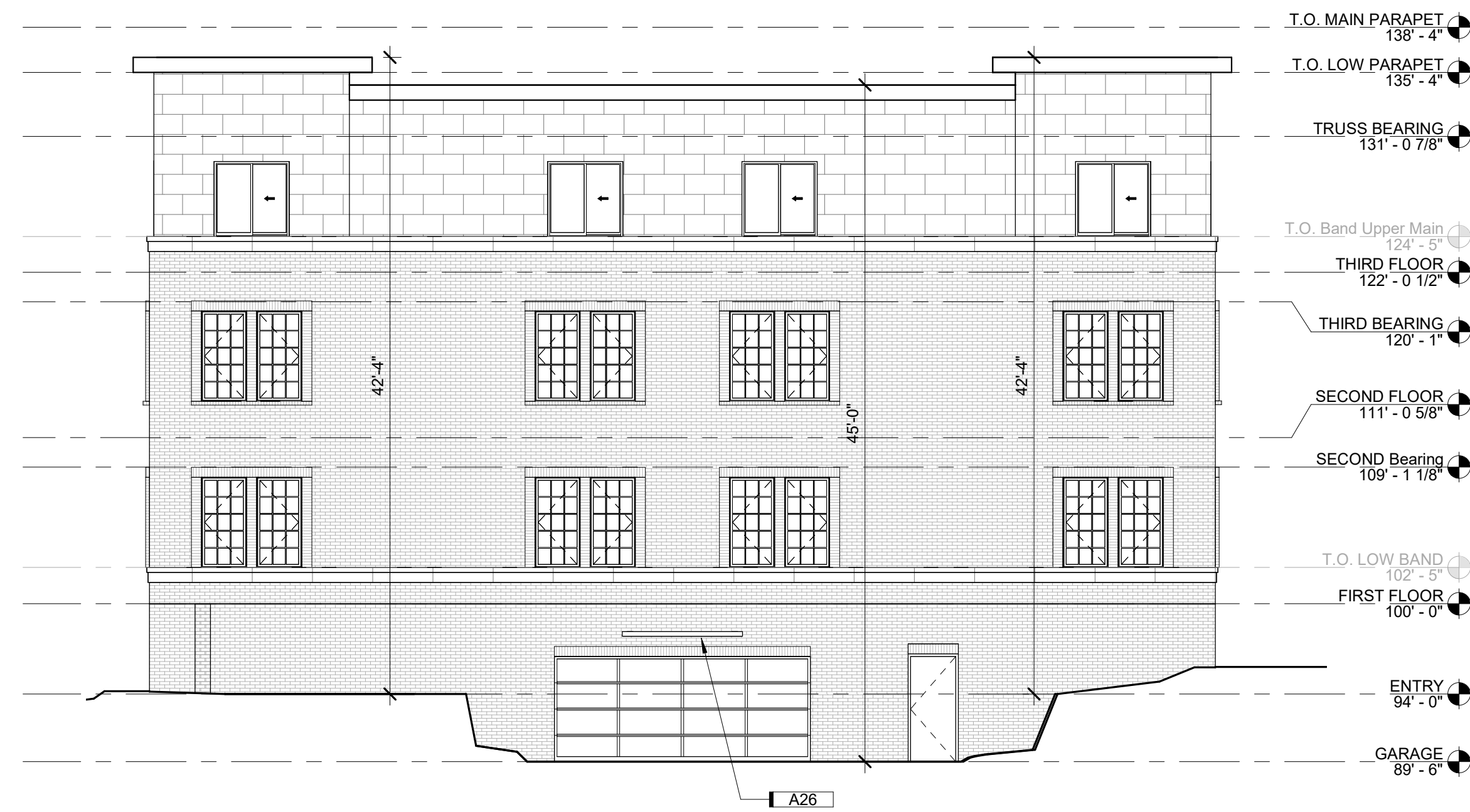
KEYNOTES	
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KEYNOTES	
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**A3 SOUTH ELEVATION**  
1/8" = 1'-0" 0 12



**D3 NORTH ELEVATION**  
1/8" = 1'-0" 0 12

VETERAN'S VICTORY  
APARTMENT 'B'  
COLORADO SPRINGS, CO  
ELEVATIONS

NO. - ISSUED FOR - DATE -

NO.	ISSUED FOR	DATE

Veterans Victory CO Springs : UNIT COUNT MIX

BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
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	B2	725	2				
	B3	716	3				
2 Beds	C1	1,026	6	8	18	24	96
	C2	959	1				
	C3	1,069	1				
3 Beds	D1	1,345	4	4	12	12	48

PLDO (Parkland Dedication Ordinance) Table

UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
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A3a WEST ELEVATION  
1" = 20'-0" 0 30'



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

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



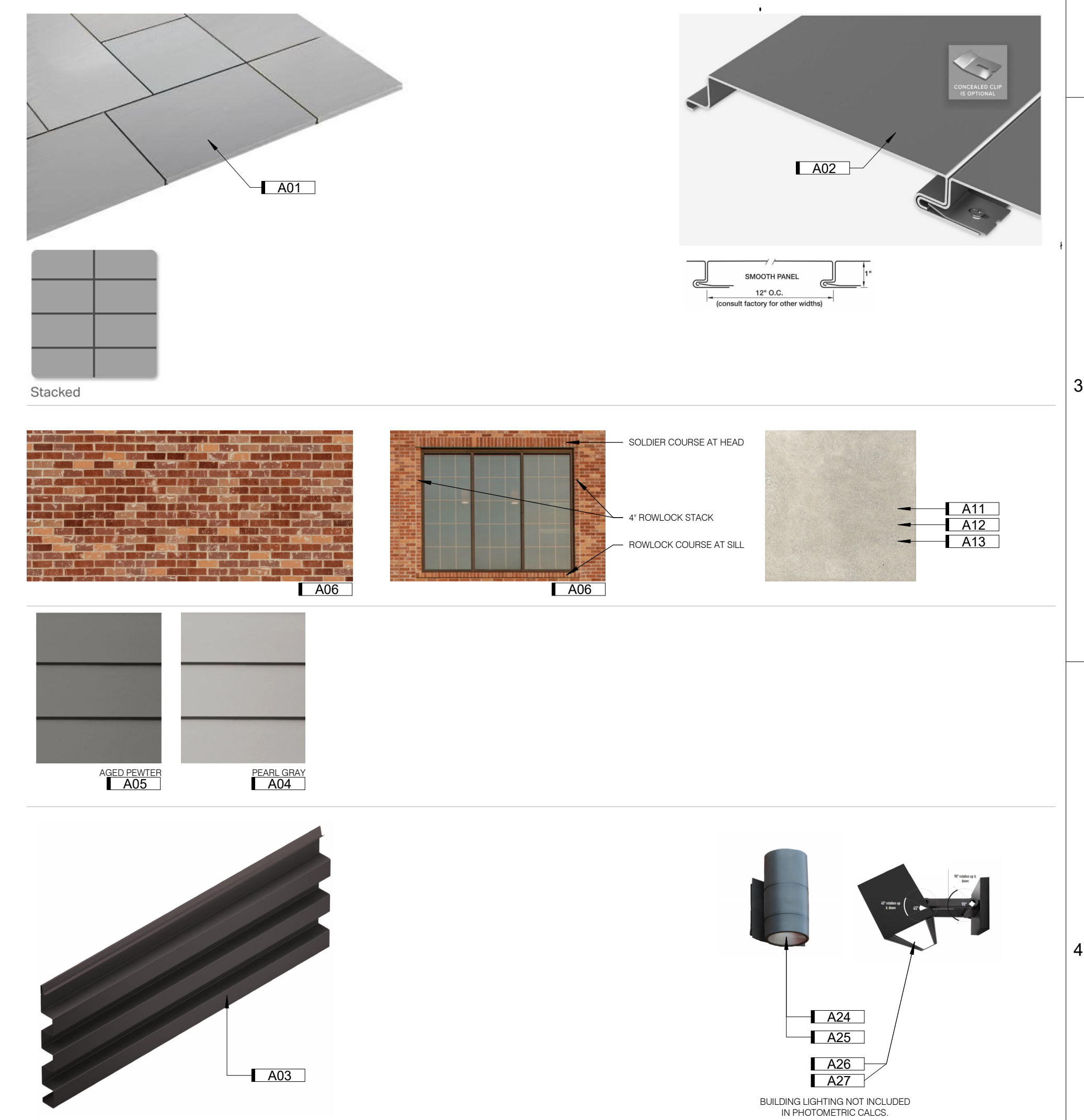
A4 EAST ELEVATION  
1" = 20'-0" 0 30'

SQUARE FOOT CALCS.

Building	Gross SF	Max Height (Feet)
<b>Building A</b>		
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	
<b>Building B</b>		
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	
<b>Building C</b>		
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	
<b>Building D</b>		
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	

KEYNOTES by Sheet

KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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)
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.



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

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Preliminary Not For Construction

NO.	ISSUED FOR:	DATE:
1	Development Plan	2023.07.14

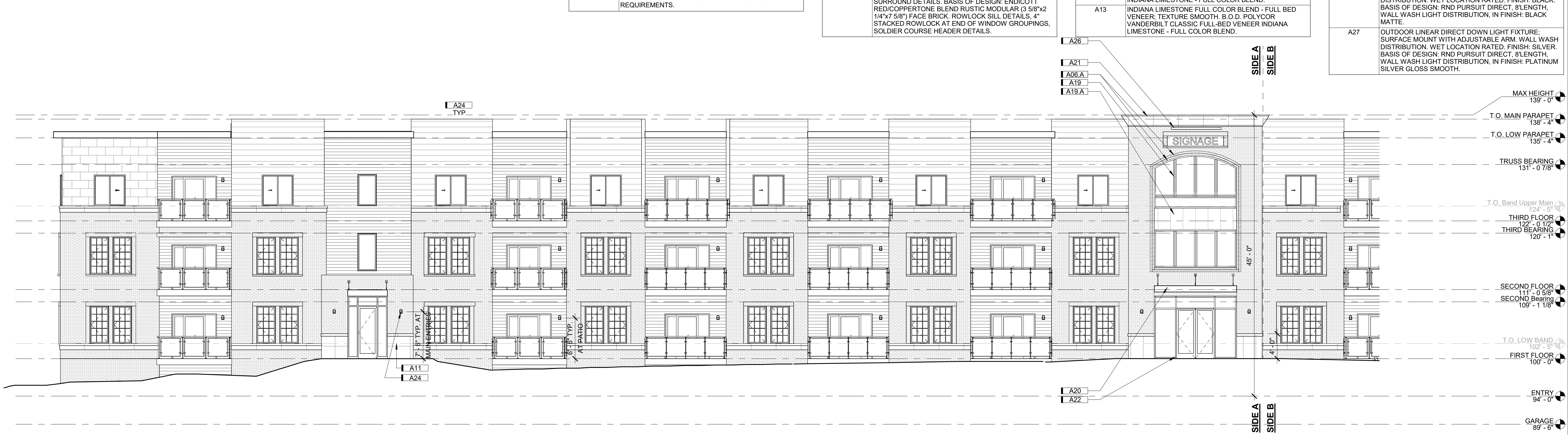
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Autodesk Revit 2020

KEYNOTES	
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN, 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES	
KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.

KEYNOTES	
KEY	NOTE
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.
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.

KEYNOTES	
KEY	NOTE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-8542 (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-8542 (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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**Preliminary  
Not For  
Construction**

VETERAN'S VICTORY  
APARTMENT C  
COLORADO SPRINGS, CO  
ELEVATIONS

NO. ISSUED FOR	DATE

JOB NO. > 5212720

ELEVATIONS

NO.	ISSUED FOR	DATE

KEYNOTES	
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH. HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.

KEYNOTES	
KEY	NOTE
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1" PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
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.

KEYNOTES	
KEY	NOTE
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.
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.

KEYNOTES	
KEY	NOTE
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).
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 ADA WALL LED SCENCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. 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.





Veterans Victory CO Springs : UNIT COUNT MIX

BED COUNT	UNIT TYPE	SF/UNIT	PER FLOOR	BED COUNT / FLOOR	PER BUILDING	BED COUNT / BUILDING	PER CAMPUS
1 Bed	B1	691	3	8	9	24	96
	B2	725	2		6		
	B3	716	3		9		
2 Beds	C1	1,026	6	8	18	24	96
	C2	959	1		3		
	C3	1,069	1		3		
3 Beds	D1	1,345	4	4	12	12	48
<b>TOTALS</b>				<b>60</b>	<b>240</b>		

PLDO (Parkland Dedication Ordinance) Table

UNITS TOTAL	PARKLAND MULTIPLIER (0.0041 NEIGHBORHOOD)	PARKLAND MULTIPLIER (0.0049 COMMUNITY)	TOTAL (ACRES)
240	0.984 ACRES	1.176 ACRES	1.176 ACRES
UNITS PER BUILDINGS			
60	0.246 ACRES	0.294 ACRES	0.54 ACRES

SQUARE FOOT CALCS.

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

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

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

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

Max Height (Feet)

Building A	3 stories over Parking	(45' Max Allowed)
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"

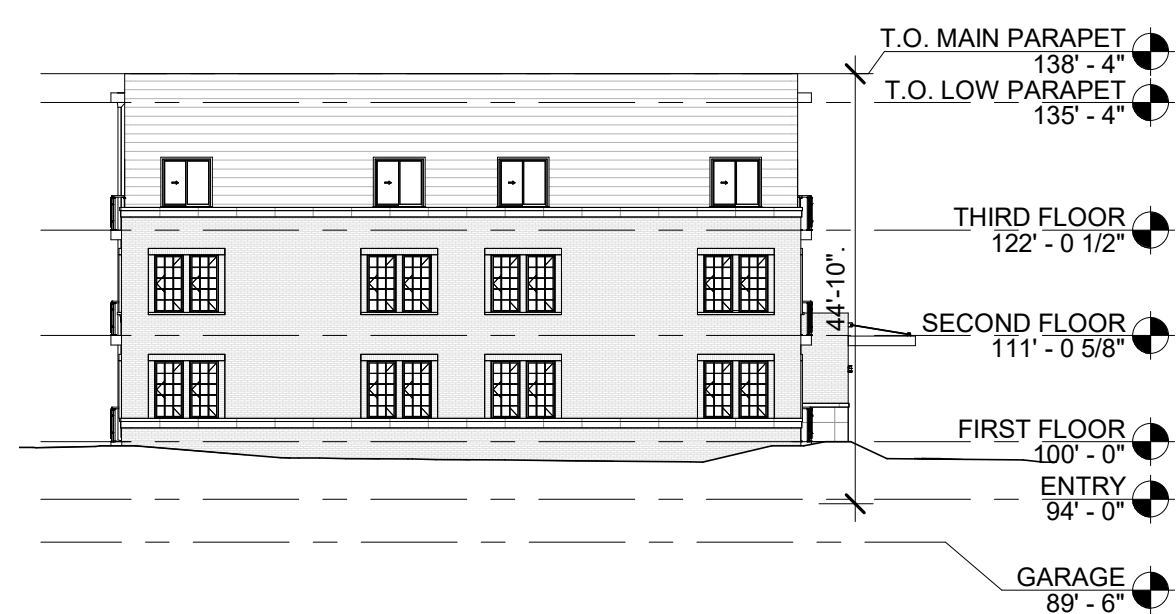
Building D	3 stories over Parking
North	45'
East	45'
South	45'
West	44'-9"

KEYNOTES

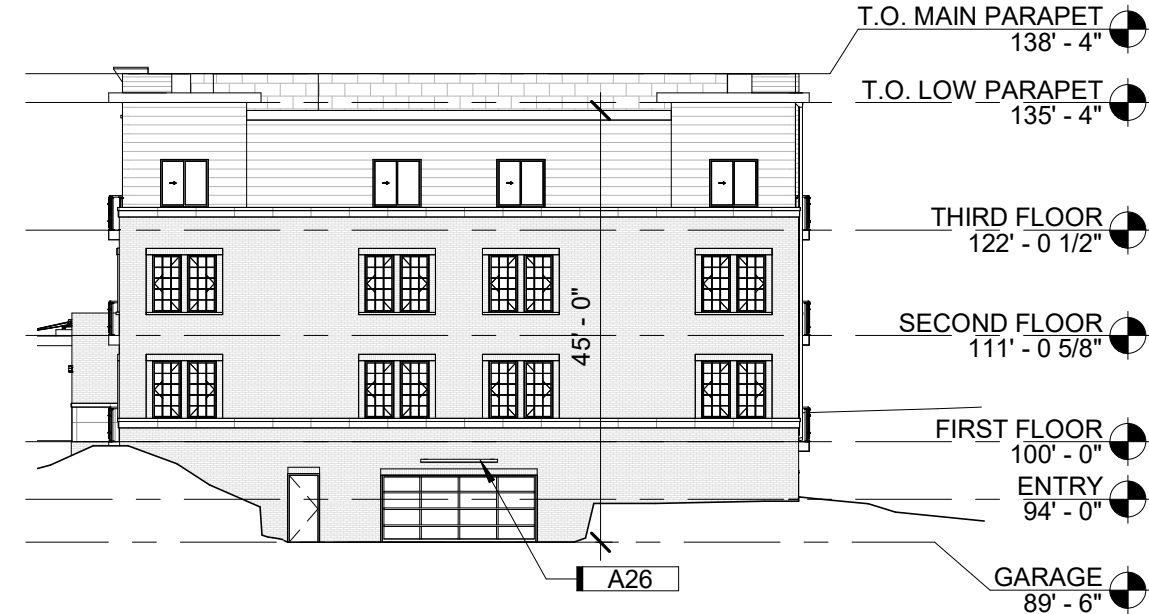
KEY	NOTE
A01	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN, 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH, HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: BASIS OF DESIGN: PAC CLAD BOX RIB 1 PRECISION WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS
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.
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.
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)
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.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



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



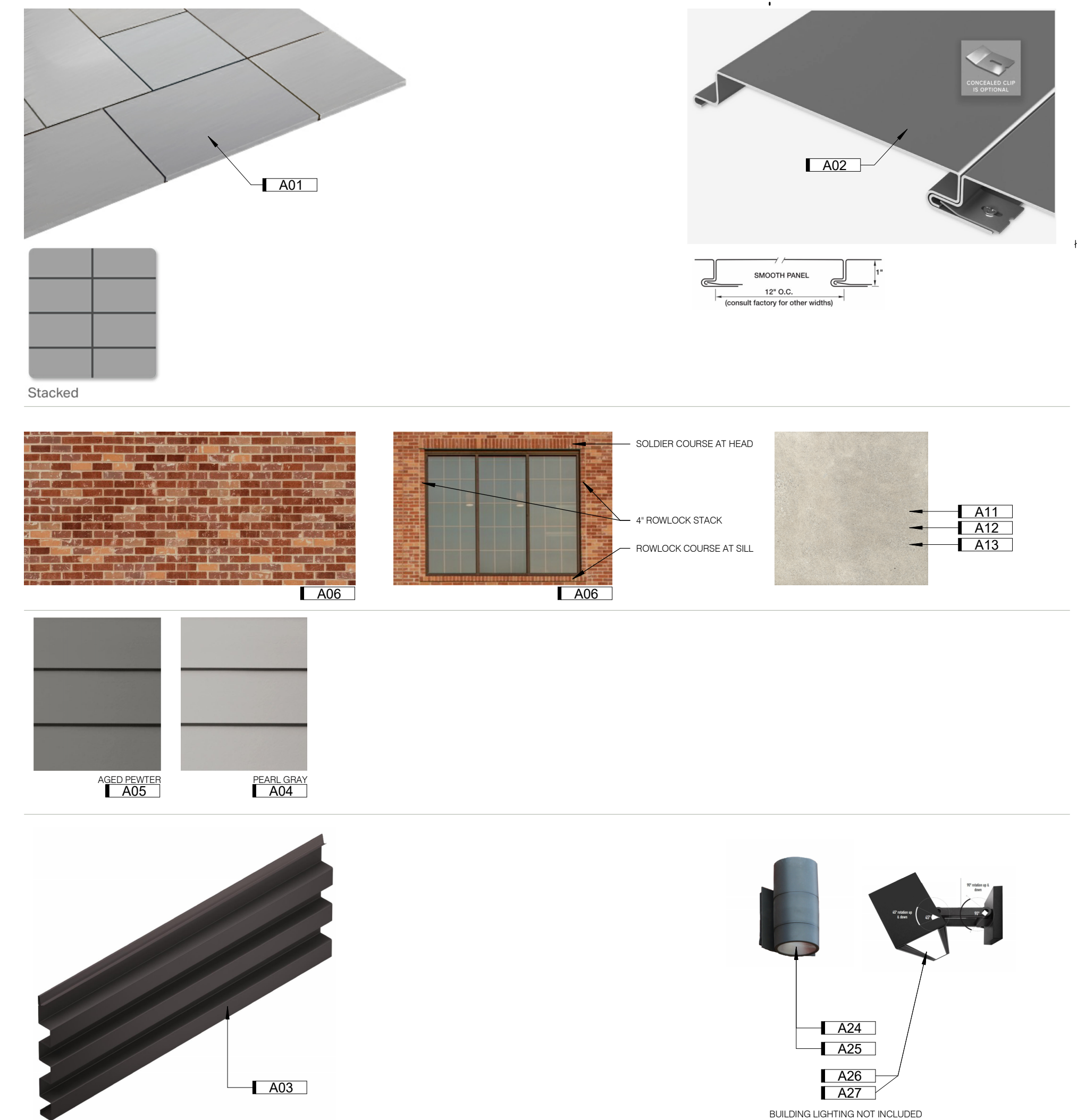
A3 SOUTH ELEVATION  
1" = 20'-0" 0 30'



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

VICTORY VILLAS APARTMENTS  
VETERANS VICTORY APARTMENT 'D'  
Colorado Springs, CO  
OVERALL ELEVATIONS

NO. ISSUED FOR: DATE:  
Development Plan 07-14-2023

JOB NO. > 5212720

A200

A

B

C

D

E

F

KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE. VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
A06.A	ROWLOCK COURSE TRIM SURROUND, MATCH FACE BRICK
A11	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
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.
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.

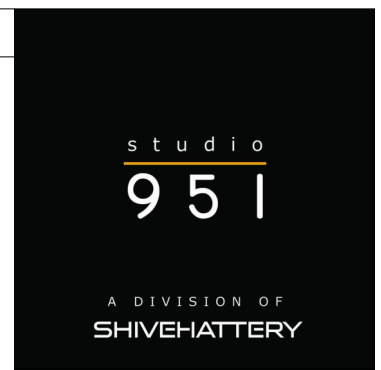
KEYNOTES	
KEY	NOTE
A17	BALCONY AND RAILING WITH STEEL WIRE MESH INFILL PANELS. INFILL PANELS: MIN. 0.118 INCH WIRE DIAMETER STEEL. PATTERN: 2" SQUARE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE. TYPICAL.
A18	TWO-PANEL FIBERGLASS SLIDING, FULL-GLASS PANEL, PATIO DOOR SYSTEM. COLOR: DARK BRONZE. BASIS OF DESIGN: ALPEN ZENITH SERIES.
A19	ALUMINUM CURTAIN WALL SYSTEM
A19.A	BREAK METAL PANEL TO MATCH ALUMINUM CURTAIN WALL FRAME
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
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).
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.



**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  
Construction

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

NO.	ISSUED FOR	DATE
1	Development Plan	07-14-2023

JOB NO. > 5212720

A201



A

B

C

D

E

F

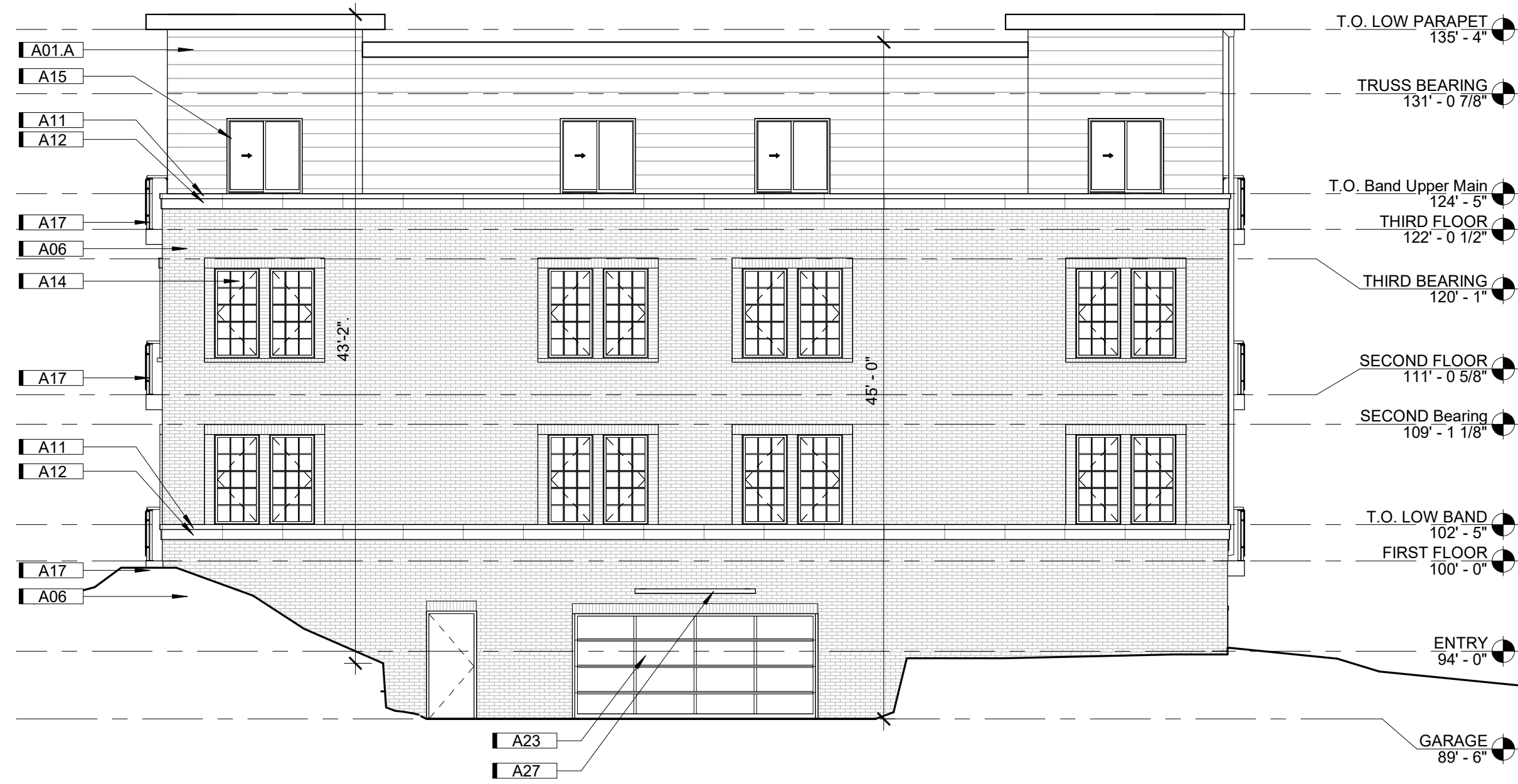
KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM CONCEALED FASTENER, METAL WALL PANEL SYSTEM. 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE. VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A06	FACE BRICK 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.
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.
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

KEYNOTES	
KEY	NOTE
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
A20	CANOPY WITH TIE-BACK SUPPORTS
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).
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, 6" LENGTH. WALL WASH LIGHT DISTRIBUTION. IN FINISH: PLATINUM SILVER GLOSS SMOOTH.



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Construction



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



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

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

NO. > ISSUED FOR: DATE:  
Development Plan 07-14-2023

JOB NO. > 5212720

A202

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Preliminary  
Not For  
Construction

VICTORY VILLAS APARTMENTS  
VETERANS VICTORY APARTMENT 'D'  
Colorado Springs, CO

ELEVATIONS

NO. - ISSUED FOR - DATE -  
Development Plan 07-14-2023

JOB NO. > 5212720

A203

KEYNOTES	
KEY	NOTE
A01.A	0.050 ALUMINUM, CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN. 24"x72" PANEL SIZE; VERTICAL INSTALL. BASIS OF DESIGN: PAC CLAD MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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.
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.
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
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.
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).
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



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



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

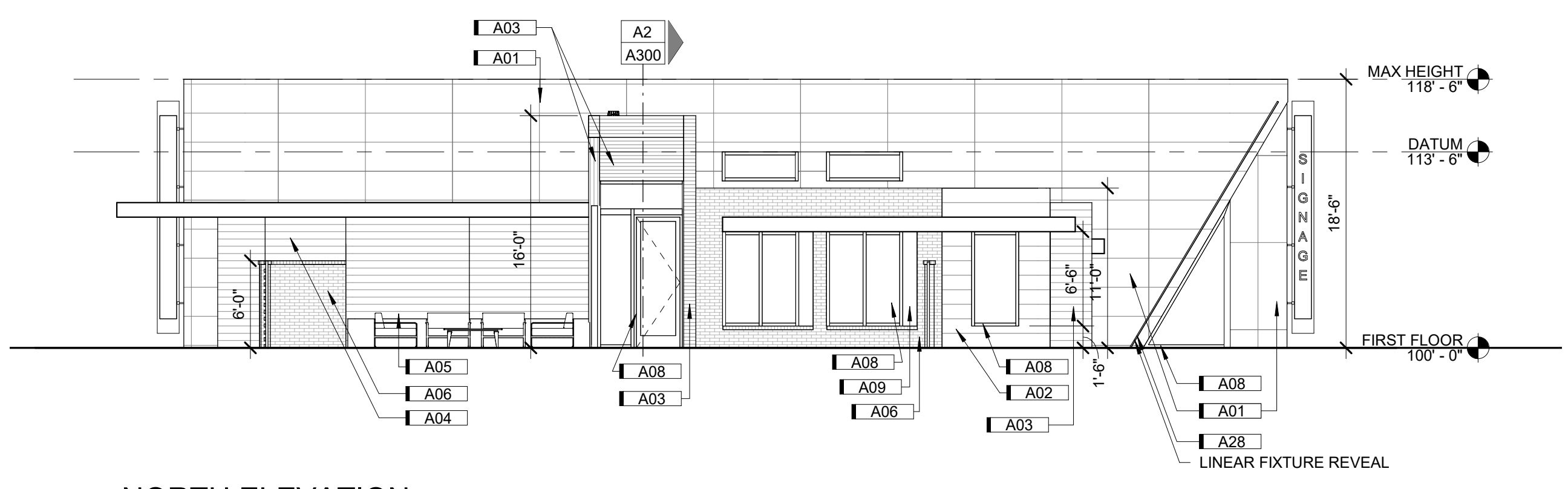
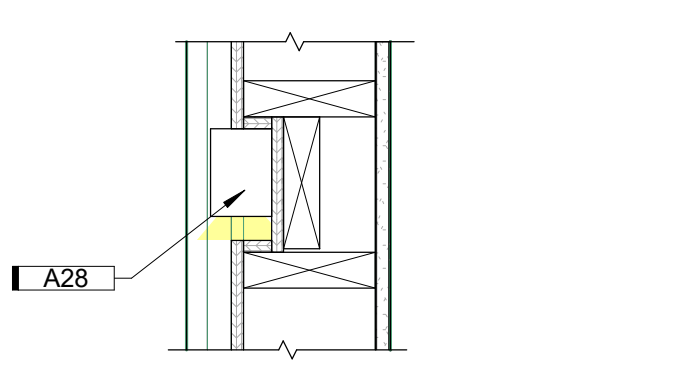
SQUARE FOOT CALCS.

Clubhouse	Gross SF
First Floor	6,753
Pool Amenity	3,129

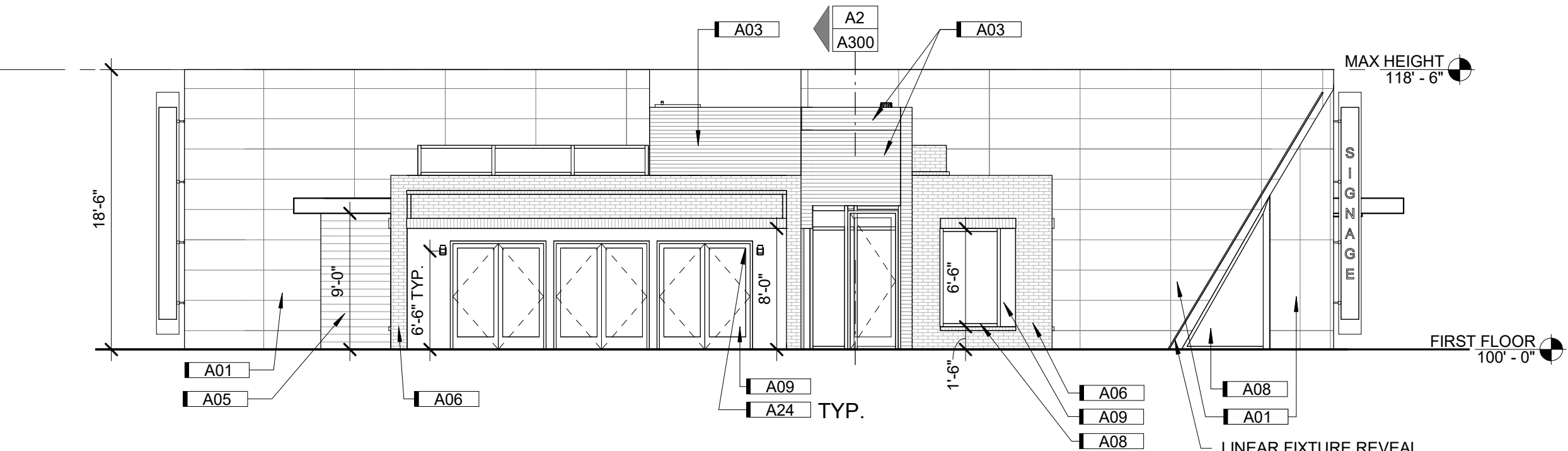
Max Height (Feet)

Clubhouse	1 story	(45' Max Allowed)
Height	18'-6"	

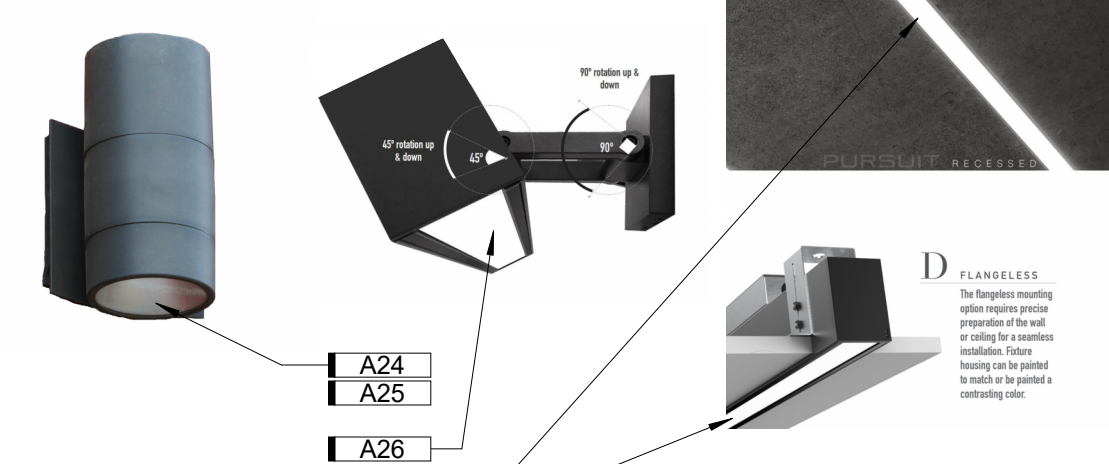
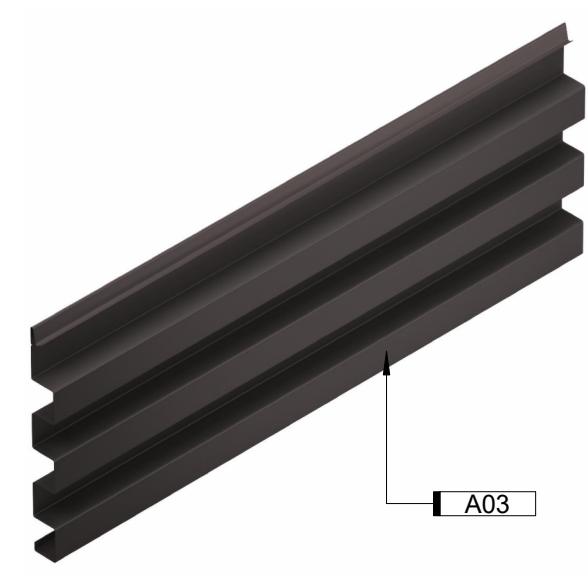
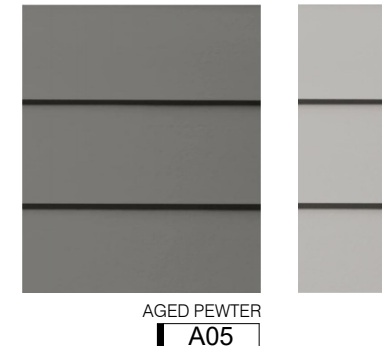
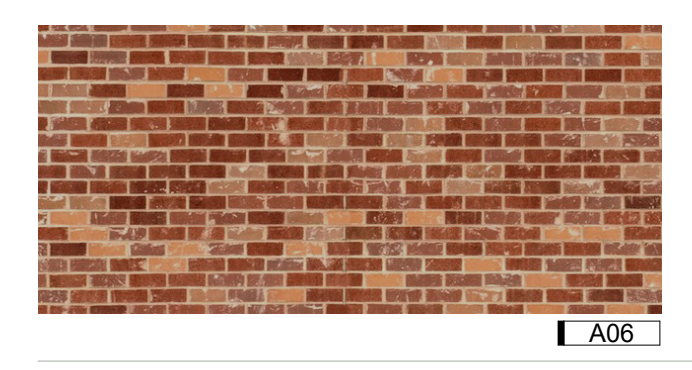
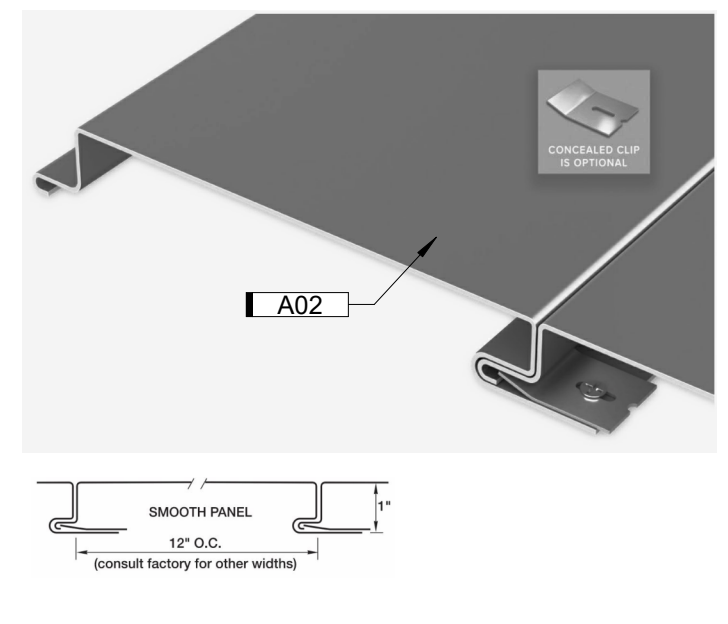
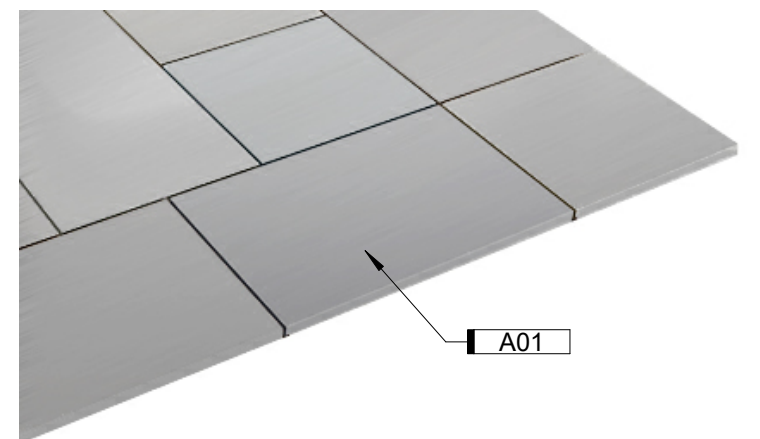
C1 FIXTURE REVEAL  
1 1/2" = 1'-0" 0'



A2 NORTH ELEVATION  
1/8" = 1'-0" 0' 12'



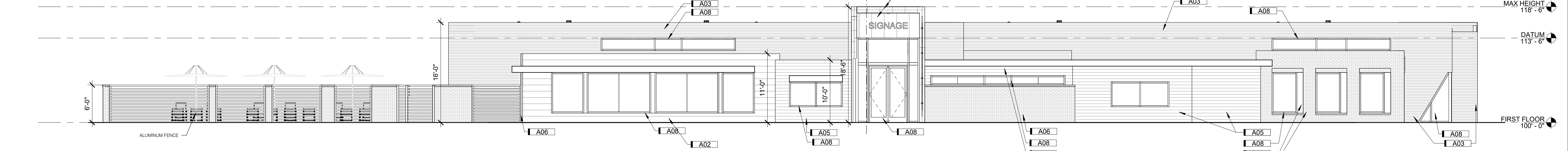
A3a SOUTH ELEVATION  
1/8" = 1'-0" 0' 12'



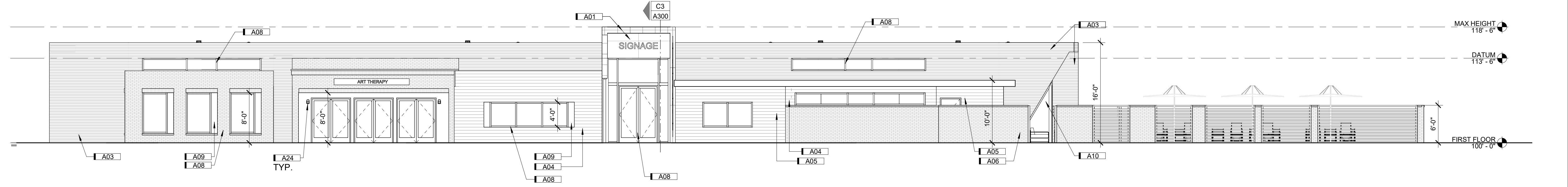
NOTE: DESIGN INTENT IS RECESS LIGHTS IN SOFFIT OVERHANGS AT EACH OF THE 4 MAIN ENTRIES

KEYNOTES

KEY	NOTE
A01	0.050 ALUMINUM CONCEALED FASTENER, METAL WALL PANEL SYSTEM; 1 3/8" DEPTH IN STACKED PATTERN; 24"x72" PANEL SIZE; HORIZONTAL INSTALL. BASIS OF DESIGN: PAC CLAD BOX RIB 1 MODULAR METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
A02	0.032 ALUMINUM FLUSHED WALL PANEL SYSTEM; SMOOTH PANEL 12 IN. O.C. 1" DEPTH; HORIZONTAL INSTALLATION. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. CONCEALED CLIP OPTION FOR INSTALLATIONS WITH HIGHER WIND-LOADING REQUIREMENTS.
A03	0.032 ALUMINUM BOX RIB PROFILE; 1 3/8" DEPTH x 1'-0" WIDE. BASIS OF DESIGN: PAC CLAD 12" SMOOTH METAL WALL PANEL SYSTEM. COLOR: TO BE DETERMINED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
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. SOLDER COURSE HEADER DETAILS.
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.
A24	OUTDOOR ADA WALL LED SCOSCE; 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 SCOSCE; 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.
A32	ROOF DRAIN
A33	OVERFLOW DRAIN, 2" HIGHER THAN ROOF DRAIN (8'-0" WITH 1/4 INCH PER FOOT SLOPE)
A34	2'-6" x 4'-6" METAL ROOF ACCESS HATCH WITH INTEGRAL CURB, 0.90 ALUMINUM H-14 3003, MILL FINISH; WEATHERTIGHT SEAL WITH GASKET BETWEEN COVER AND FRAME. INSULATION BETWEEN COVER AND LINER TO BE 1" THICK UL PLAIN FIBERGLASS 0.75# DENSITY. CORROSION RESISTANT HARDWARE AND FASTENERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. BASIS OF DESIGN: PRECISION LADDERS ROOF HATCH.



A4a WEST ELEVATION  
1/8" = 1'-0" 0' 12'



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

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VICTORY VILLAS  
CLUBHOUSE  
COLORADO SPRINGS, CO  
ELEVATIONS

NO.	ISSUED FOR	DATE