

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



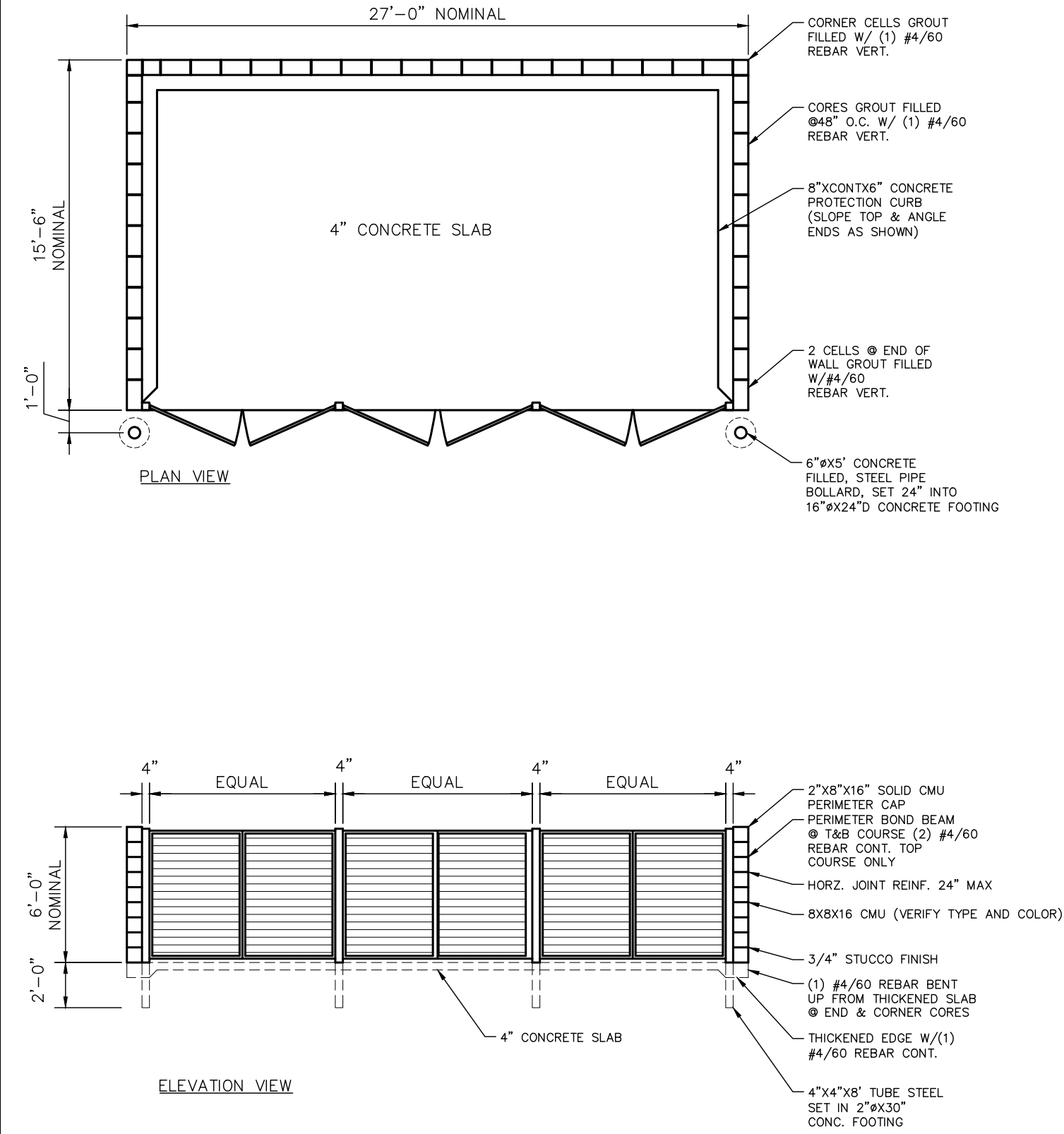
A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

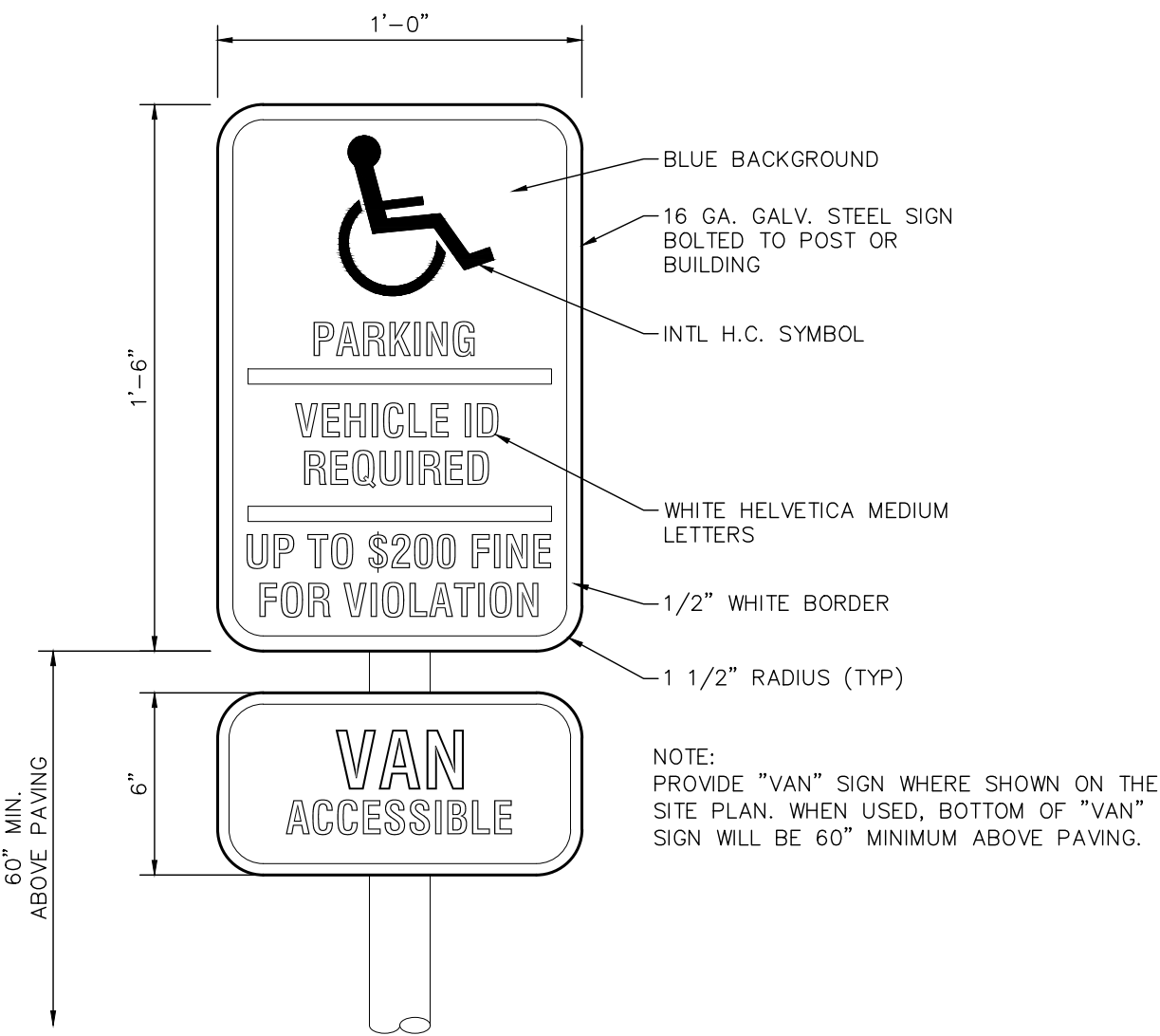
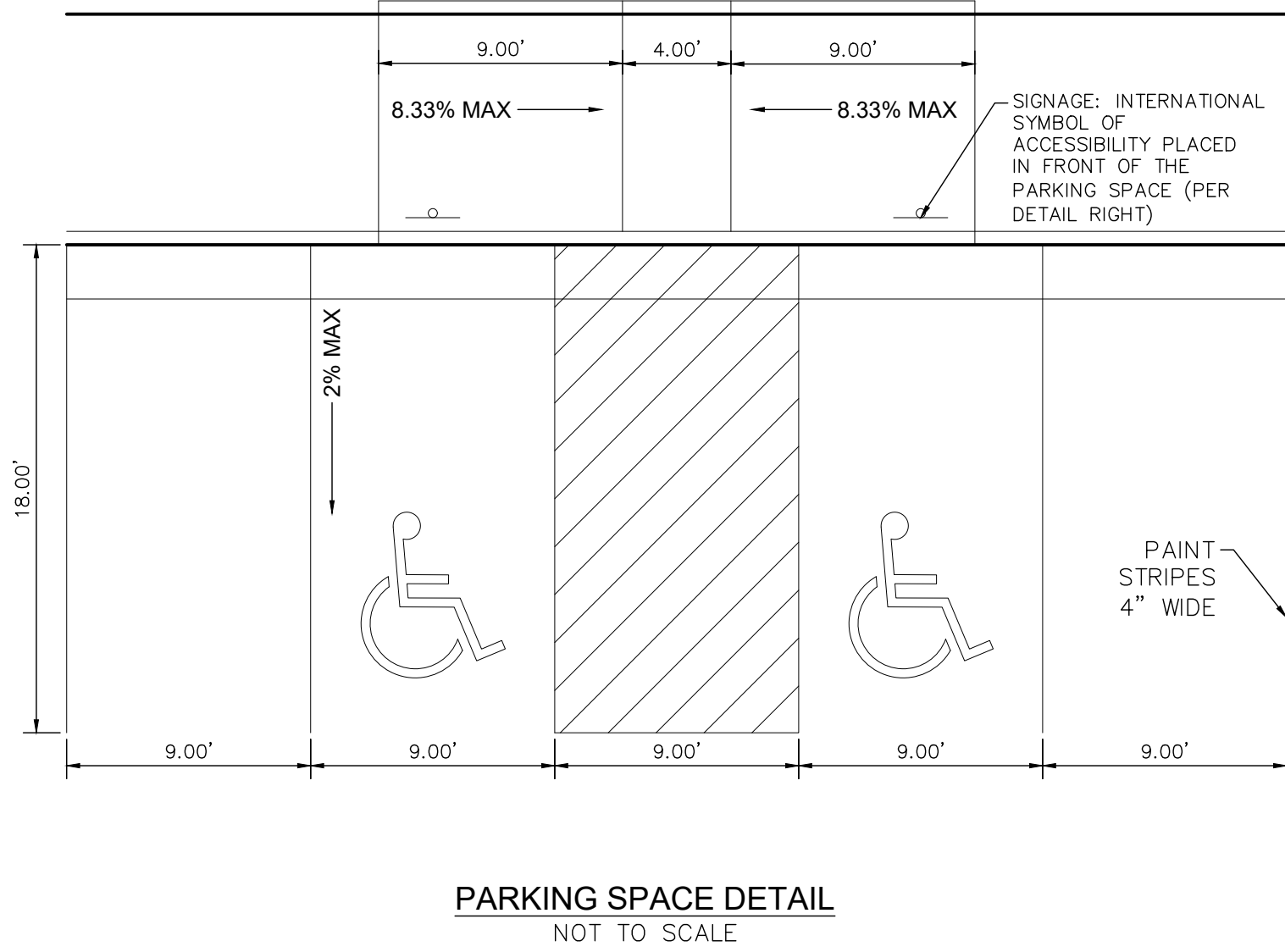
TO BE PLATTED AS LOT 1 OF VETERANS VICTORY FILING NO. 1.

- ACCESSIBLE AISLE SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.

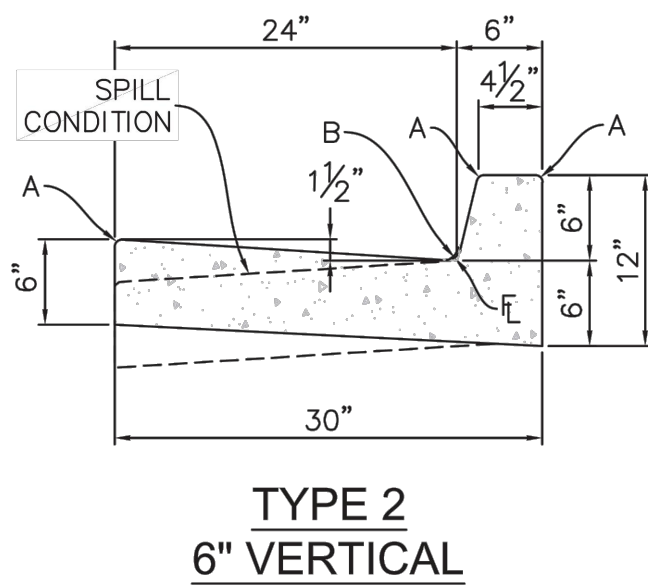
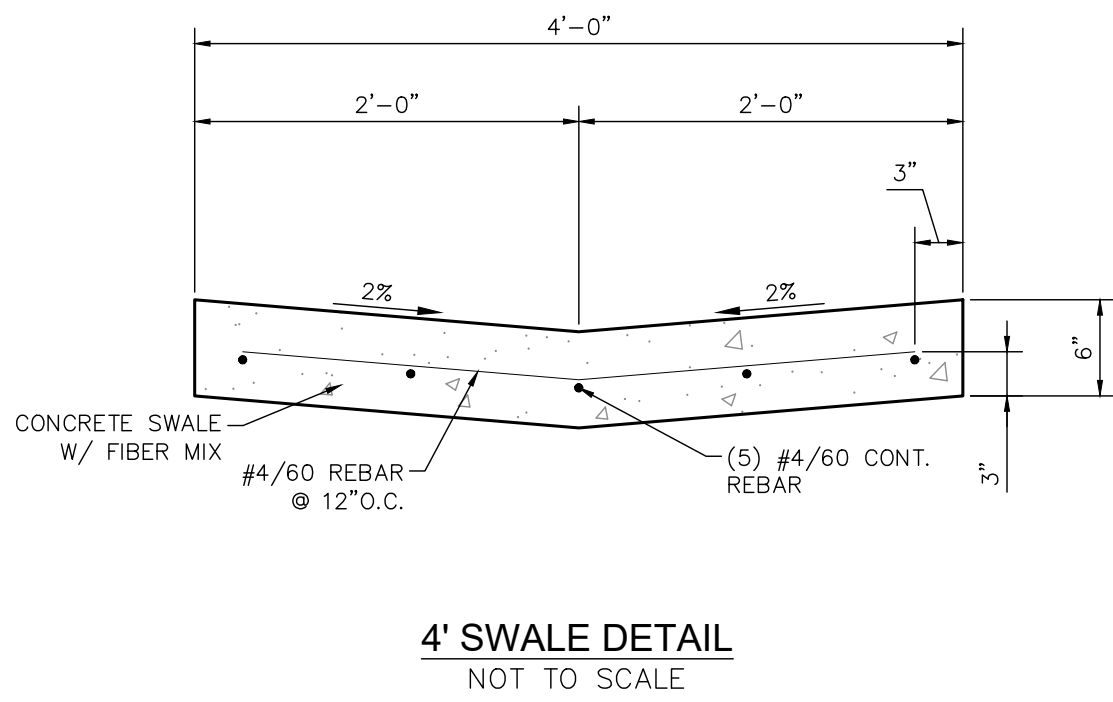
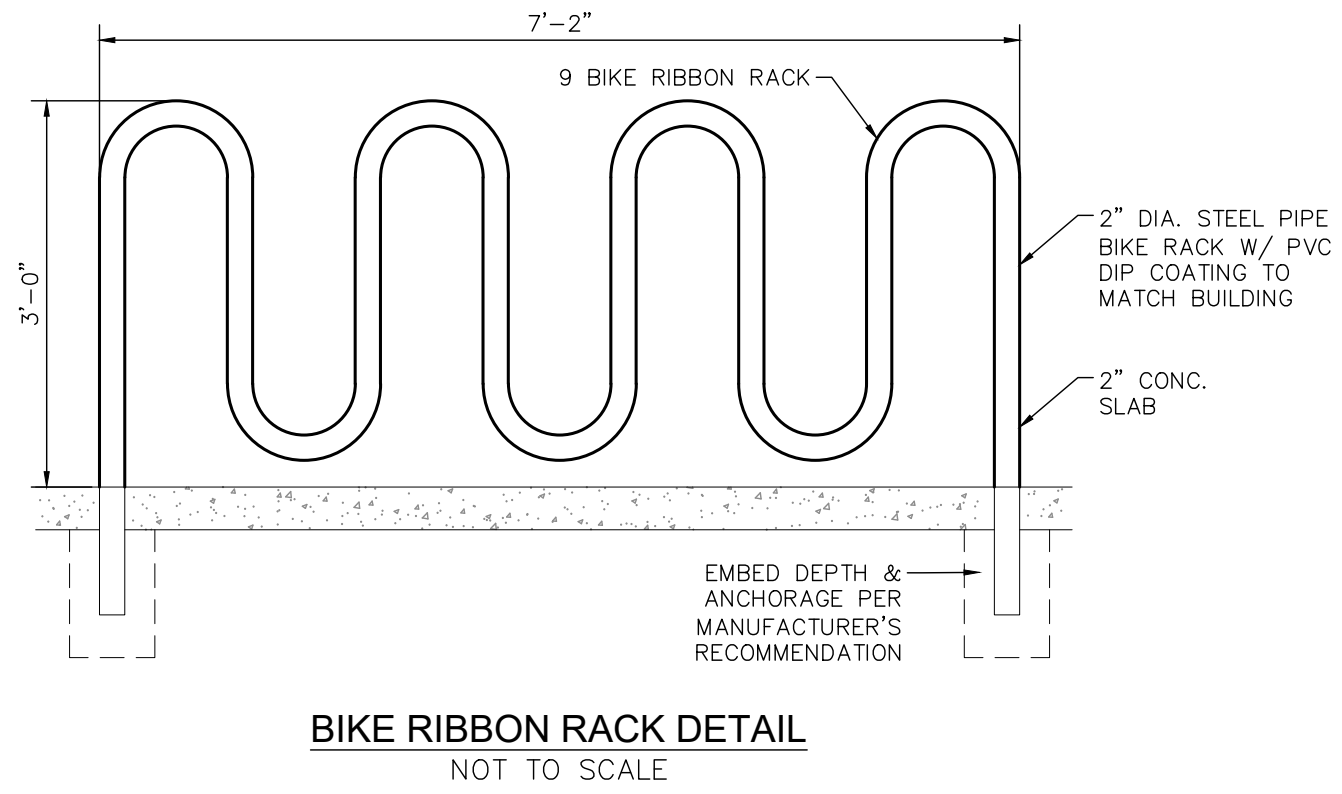
Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\04-Veterans\WIA\CAD\Plansheets\Development Plan - Apartments\W-Apt - Details.dwg



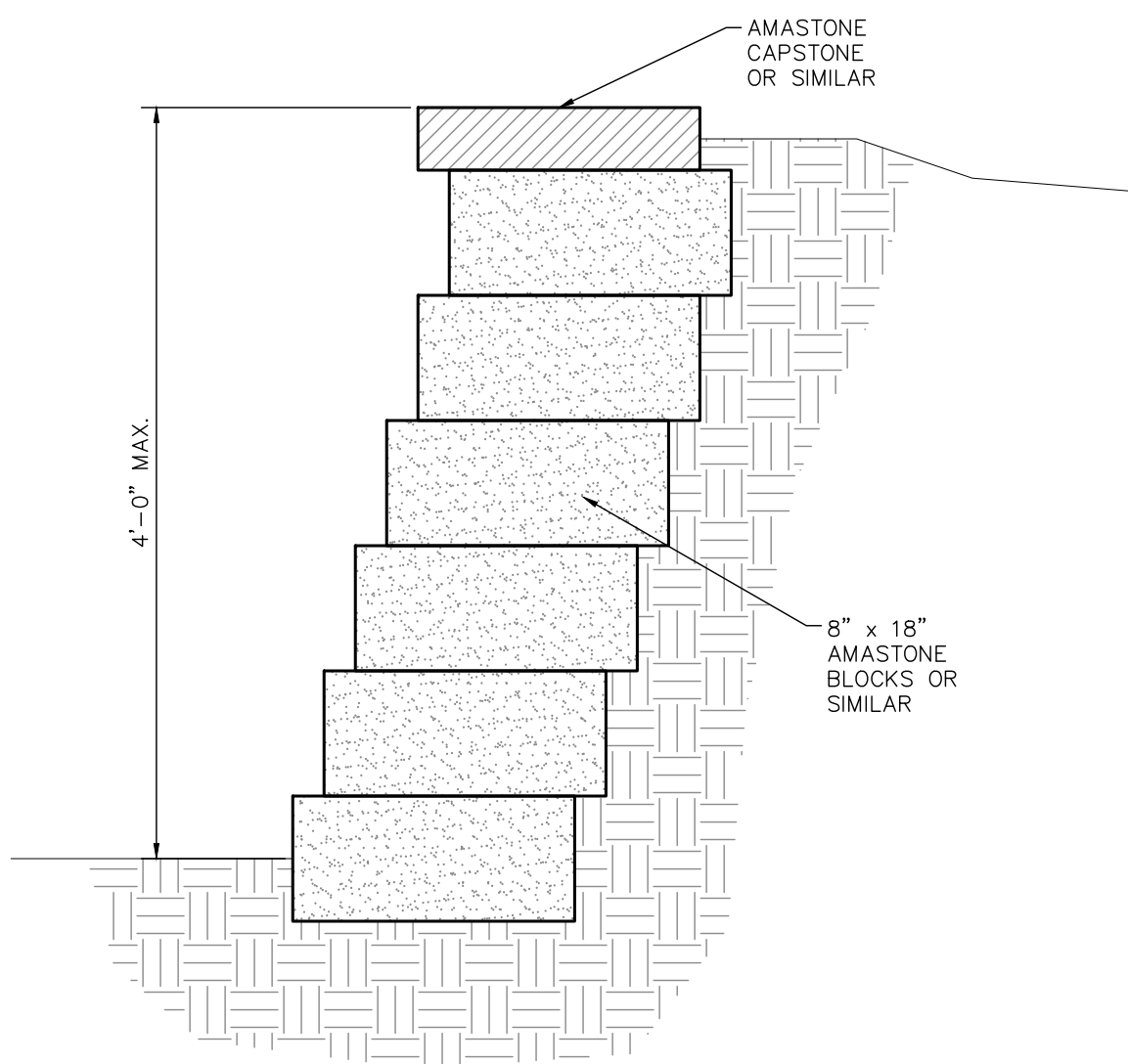
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



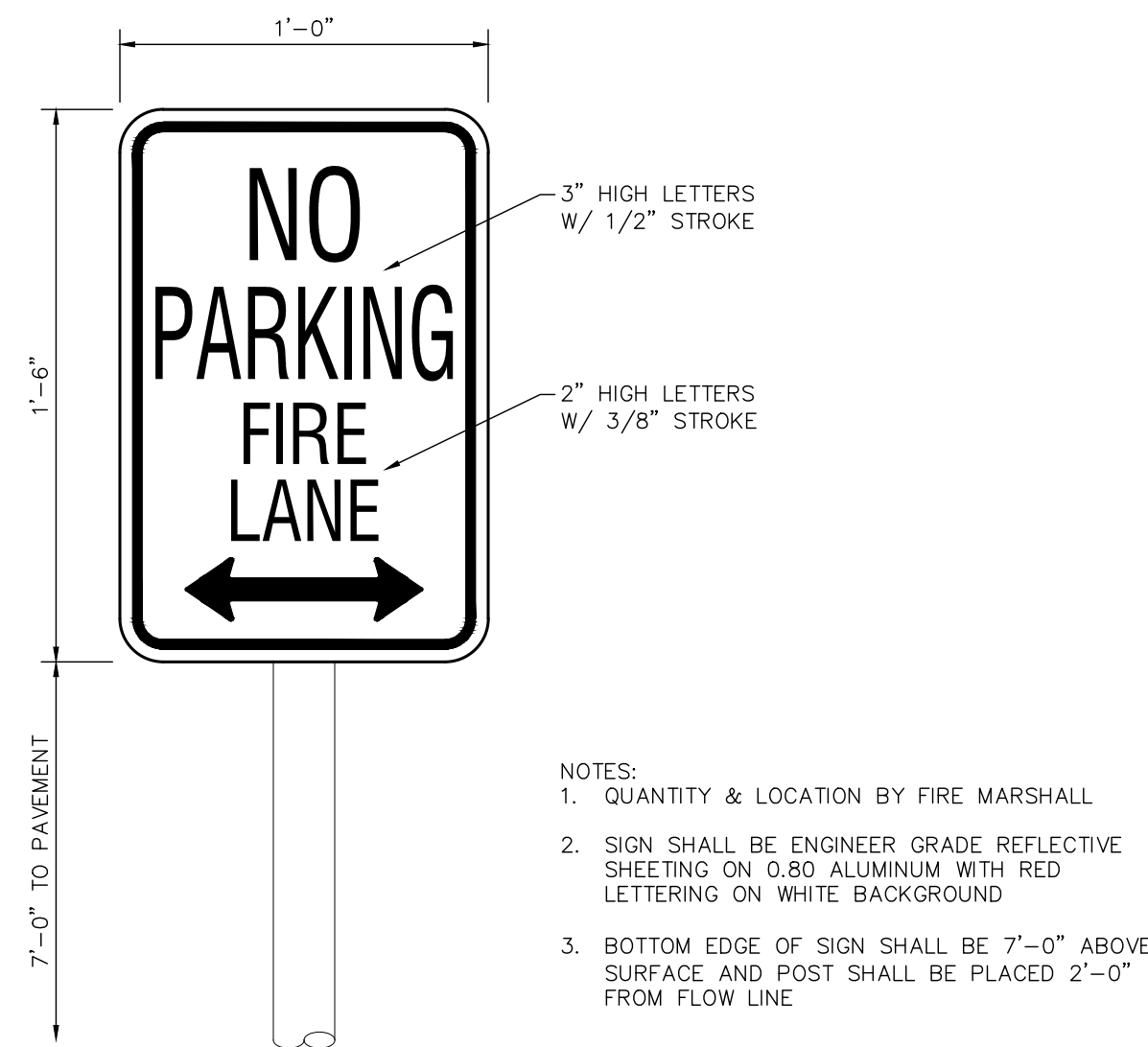
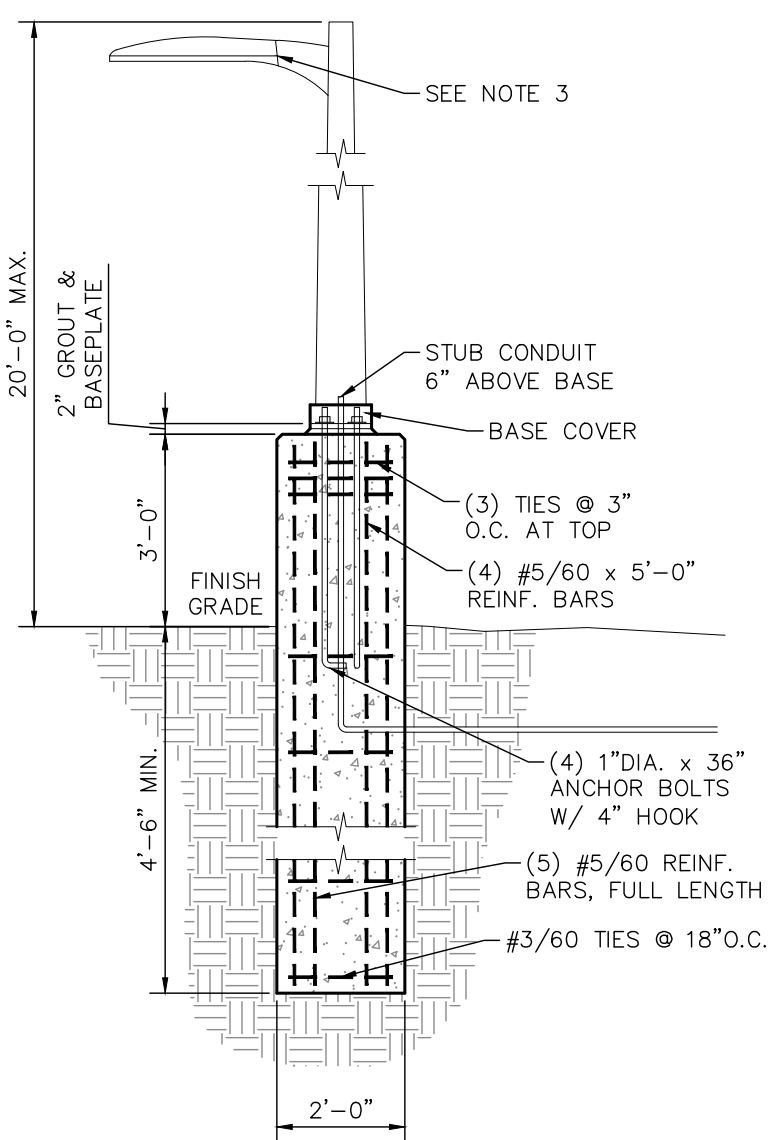
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

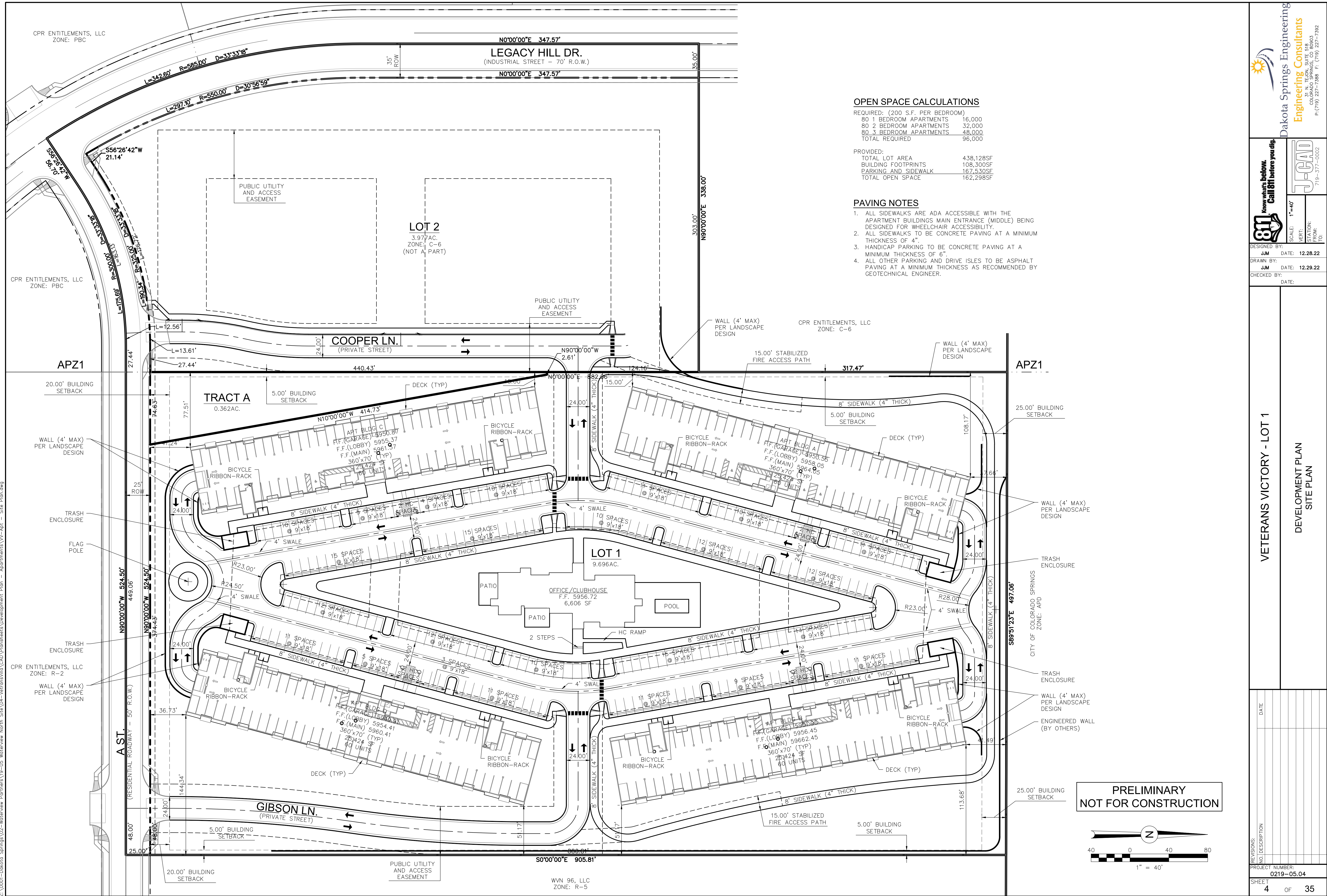


PRELIMINARY
NOT FOR CONSTRUCTION

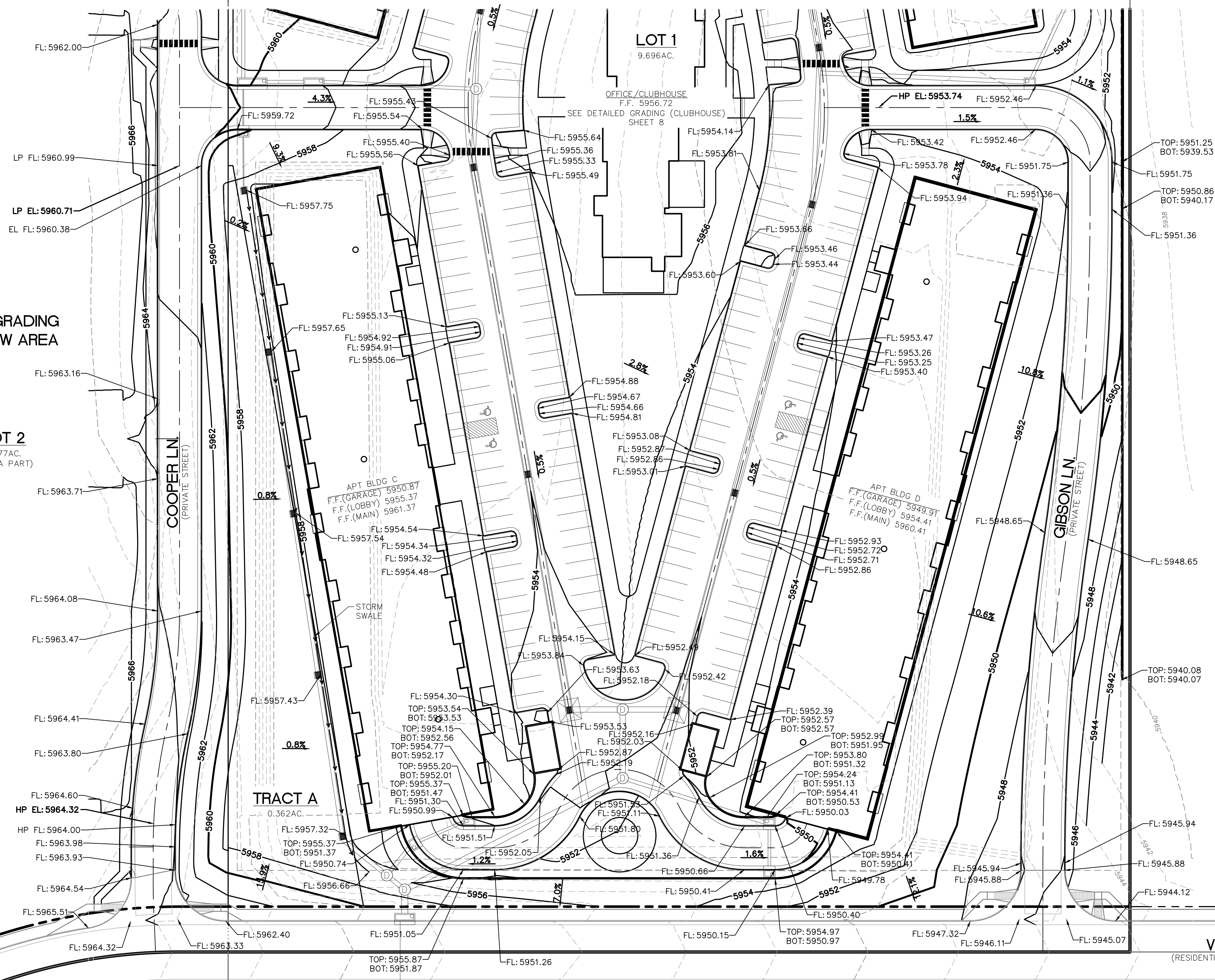


- NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURES @ GROUND LEVEL.
 2. IF LIGHT POLE BASE IS WITHIN 36" OF CURB OR DRIVE ISLE THE BASE WILL STICK UP 36" ABOVE FINISHED GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.
 3. LIGHTING WILL BE OF A TYPE AND LOCATION AS DEPICTED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





SEE DETAILED GRADING (NORTH)
SHEET 7



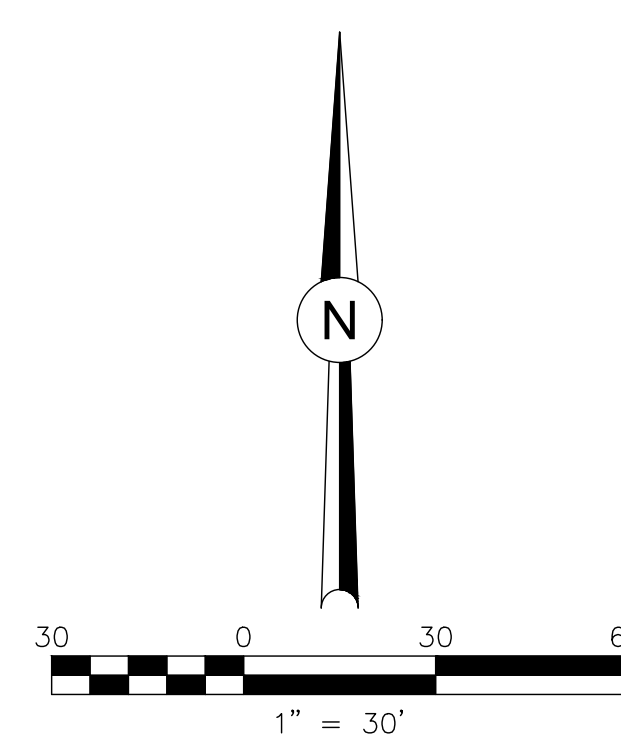
LOT 1 GRADING
BORROW AREA

LOT 2
3.977AC.
(NOT A PART)

COOPER LN.
(PRIVATE STREET)

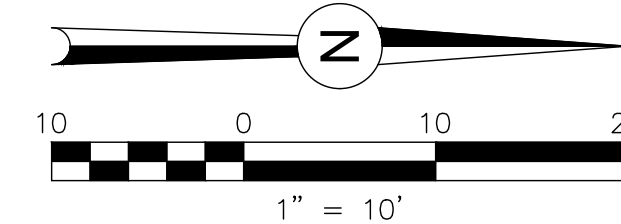
GIBSON LN.
(PRIVATE STREET)

VICTORY DR.
NTIAL ROADWAY - 50



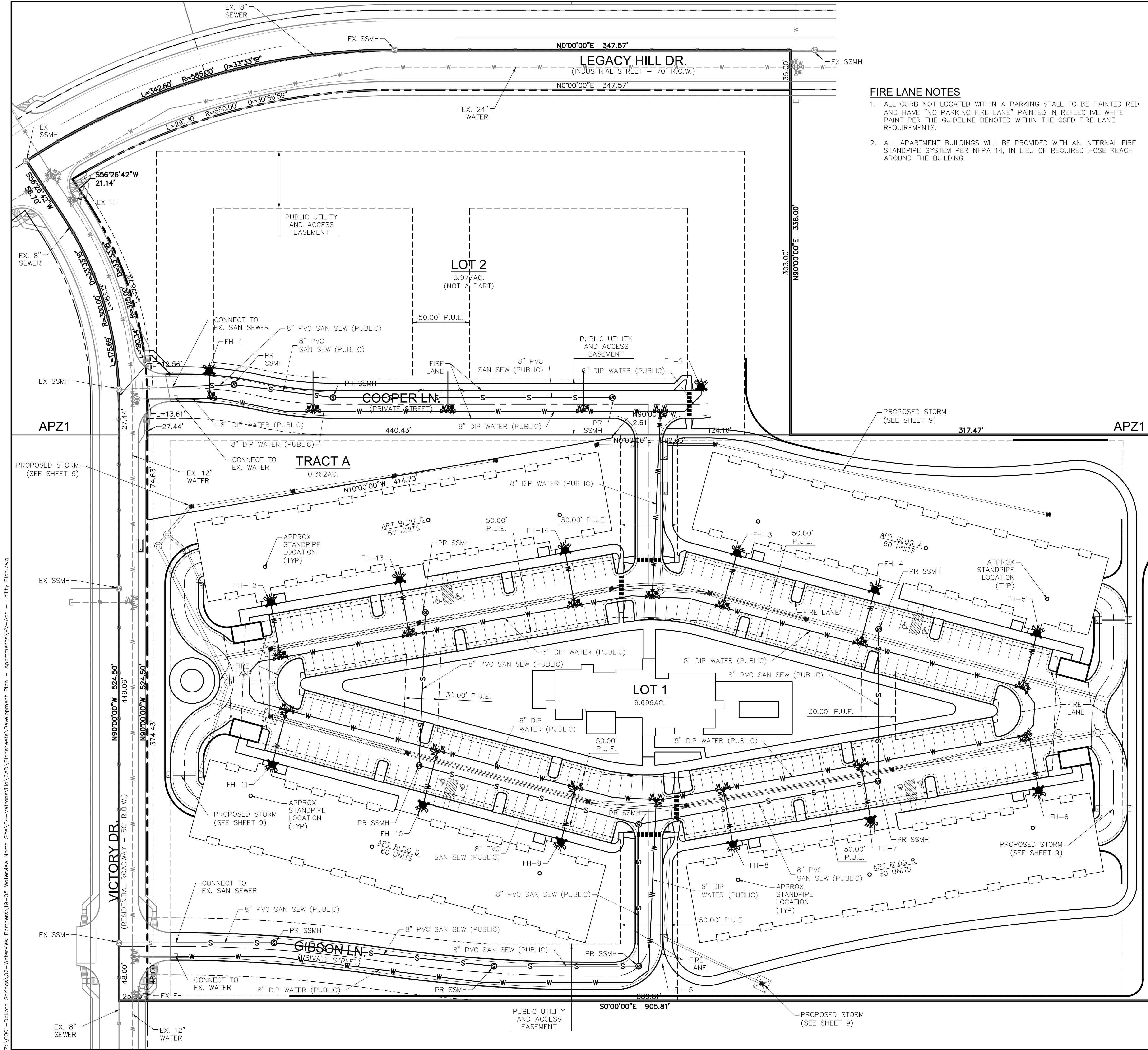
**PRELIMINARY
NOT FOR CONSTRUCTION**

SEE DETAILED GRADING (SOUTH)
SHEET 6



SEE DETAILED GRADING (NORTH)
SHEET 7

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



FIRE LANE NOTES

- 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.
- 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).

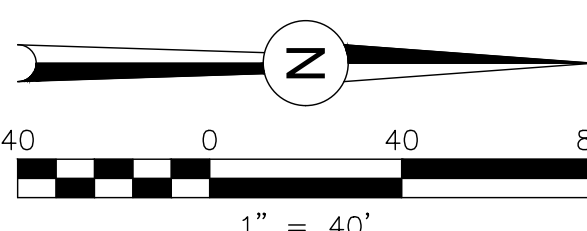
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL 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



Dakota Springs Engineering

Engineering Consultants

31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 447-386 F: (719) 447-392

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

SCALE: 1"=40'
VERT: STATION: FROM: TO:

DESIGNED BY: JMM DATE: 12.09.22

DRAWN BY: JMM DATE: 12.12.22

CHECKED BY: DATE:

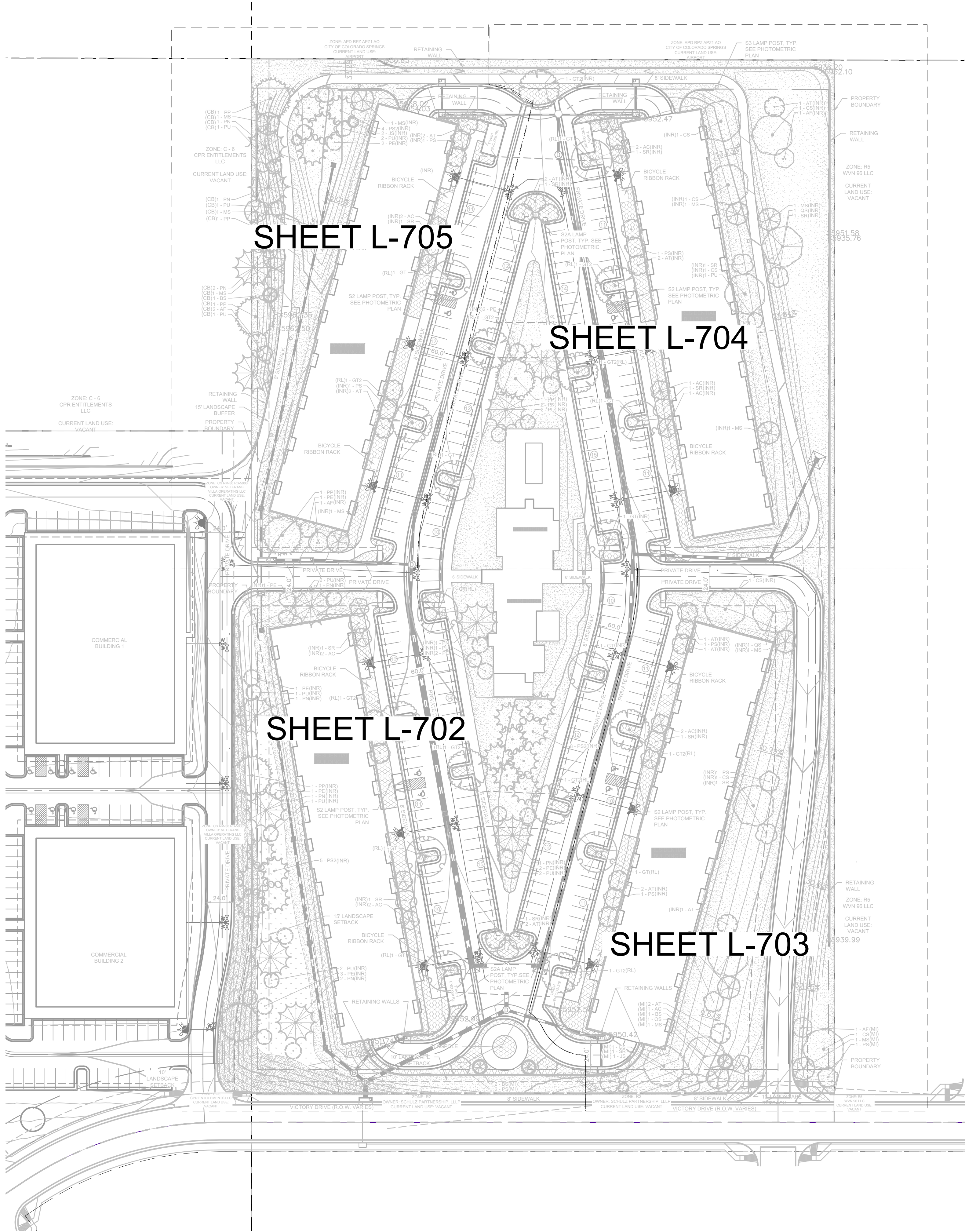
VETERANS VICTORY - LOT 1

DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

REVISIONS:
NO. DESCRIPTION

PROJECT NUMBER:
0219-05.04

SHEET
10 OF 35



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

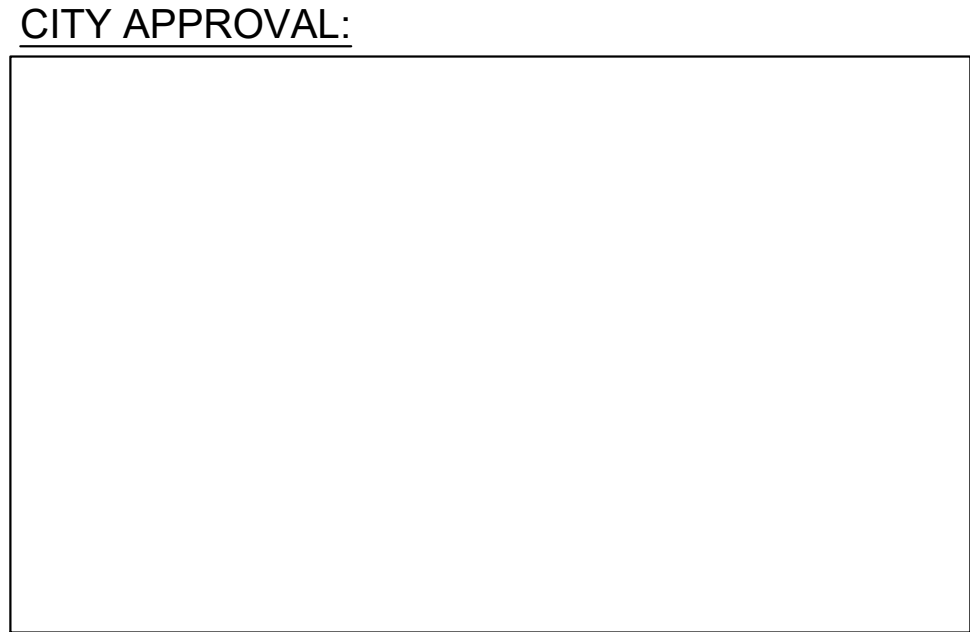
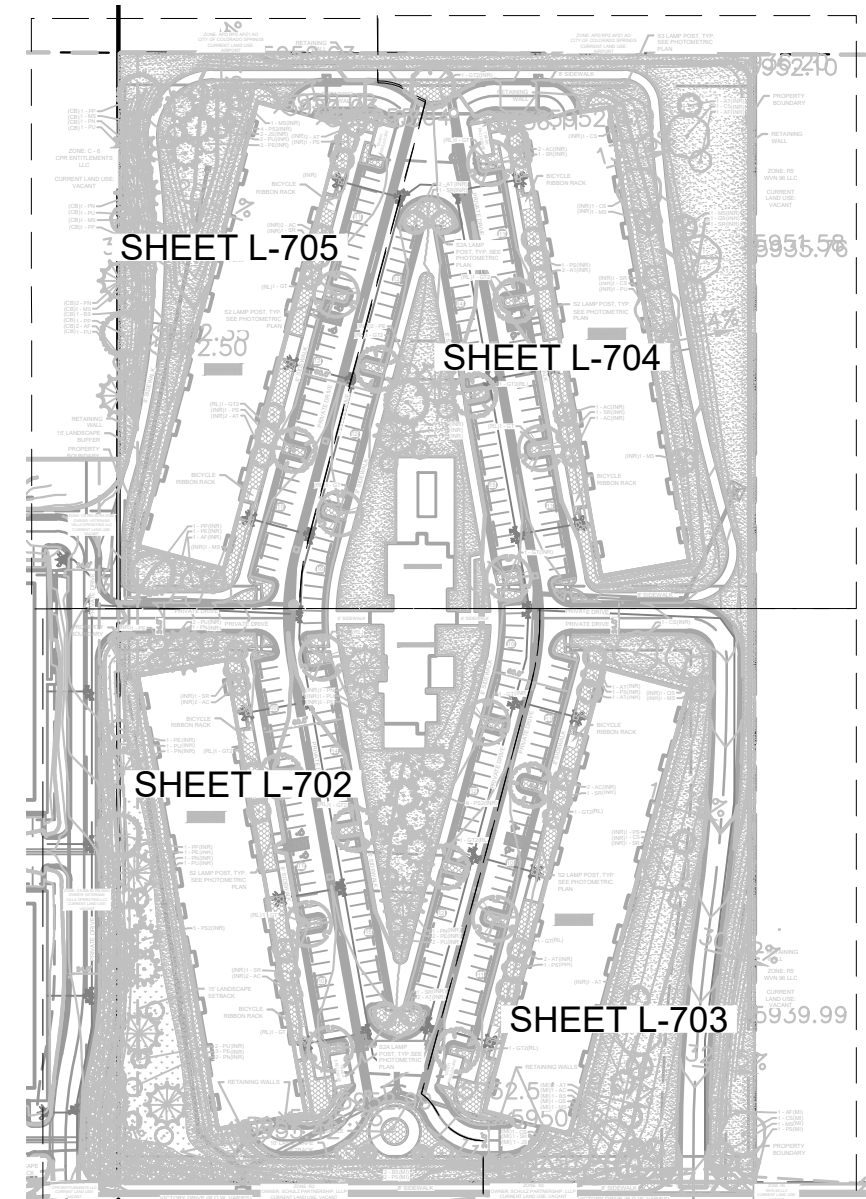
LANDSCAPE SETBACKS AND BUFFERS		
STREET NAME OR BOUNDARY:	VICTORY DRIVE	CENTRAL BUFFER
ZONE DISTRICT BOUNDARY:	NO	YES
STREET CLASSIFICATION:	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 30'
LINEAR FOOTAGE:	497'	318'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.	17 / 17	16 / 14*
EVERGREEN TREES REQ. / PROV.	N/A	6 / 9*
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MI	CB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%

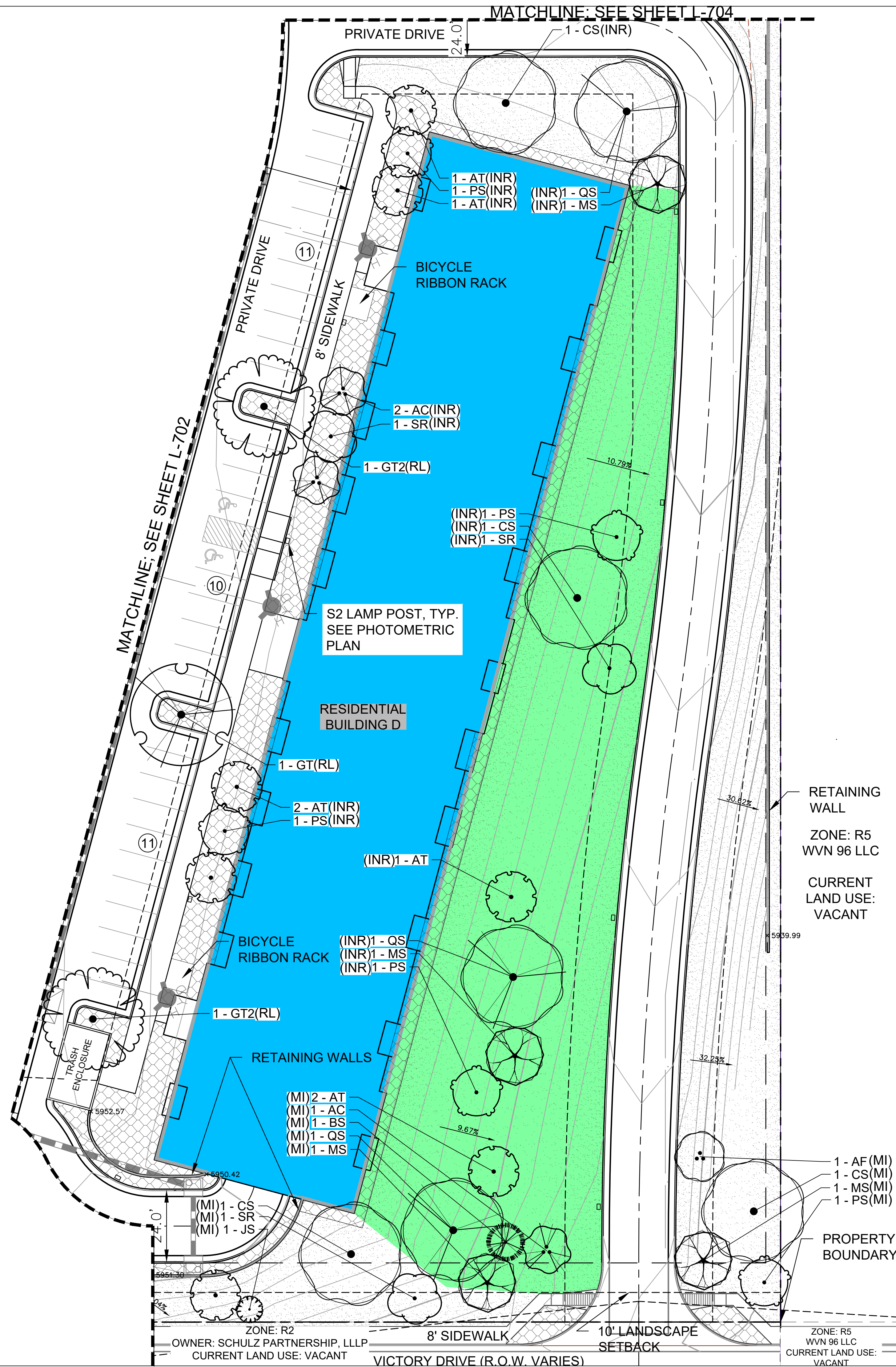
* BUFFER REQUIREMENT INTENDED TO BE SPLIT BETWEEN RESIDENTIAL AND ADJACENT COMMERCIAL LOT. BOTH LOTS ARE OWNED BY THE SAME CLIENT AND SHALL BE BUILT IN CONJUNCTION WITH ONE ANOTHER. ADJACENT COMMERCIAL LOT PLANTINGS HAVE BEEN INCLUDED ON THE LANDSCAPE PLAN FOR PROOF OF CONCEPT.

CITY APPROVAL:



REVISIONS:	DATE
NO DESCRIPTION	
PROJECT NUMBER:	
SHEET	
L-701	

[illegible]



PLANT SCHEDULE RESIDENTIAL

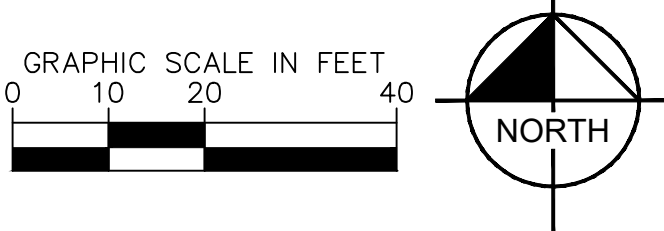
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AC	13	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	1.5" OA, 3-STEM MIN.	15'-20'	15'-25'
	AF	5	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.	15'-20'	15'-25'
	AT	20	ACER TATARICUM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

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

DISCONNECTED IMPERVIOUS AREA (DCIA)
 RECEIVING PERVIOUS AREA (RPA)

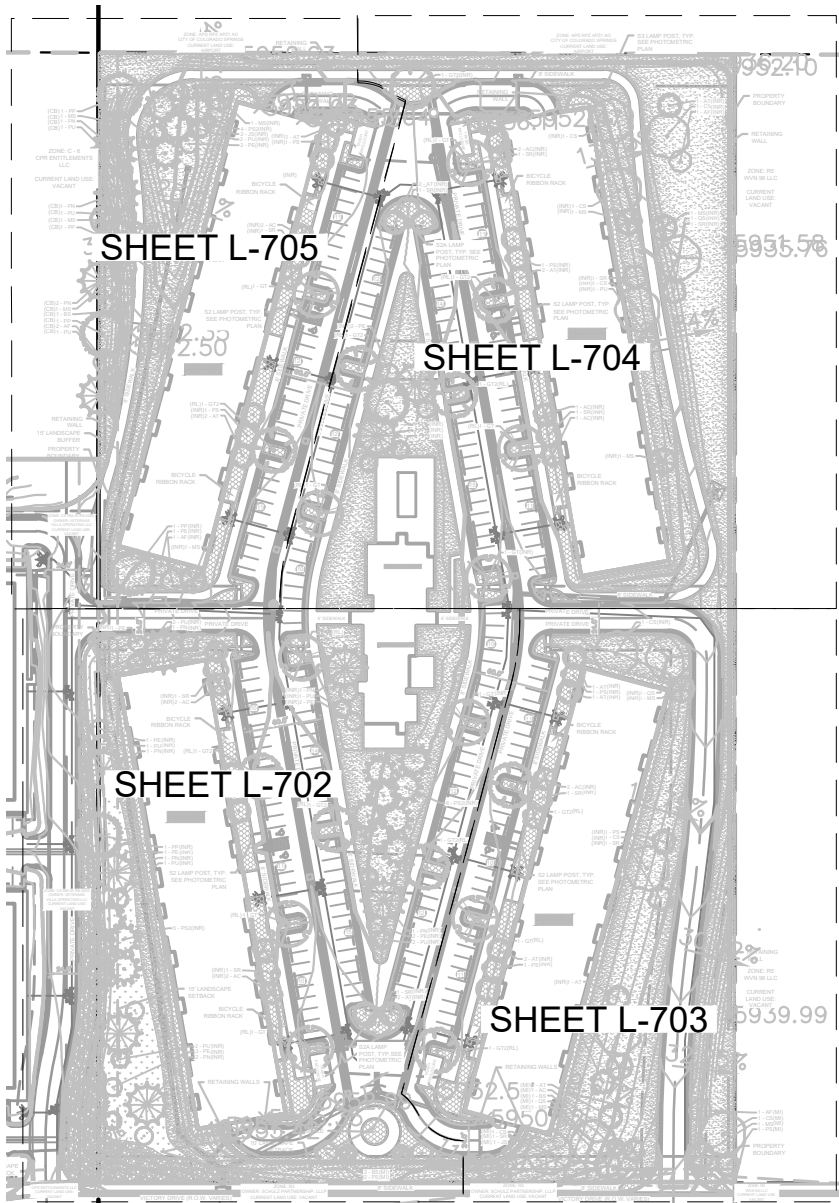
1 - AF (MI)
1 - CS (MI)
1 - MS (MI)
1 - PS (MI)

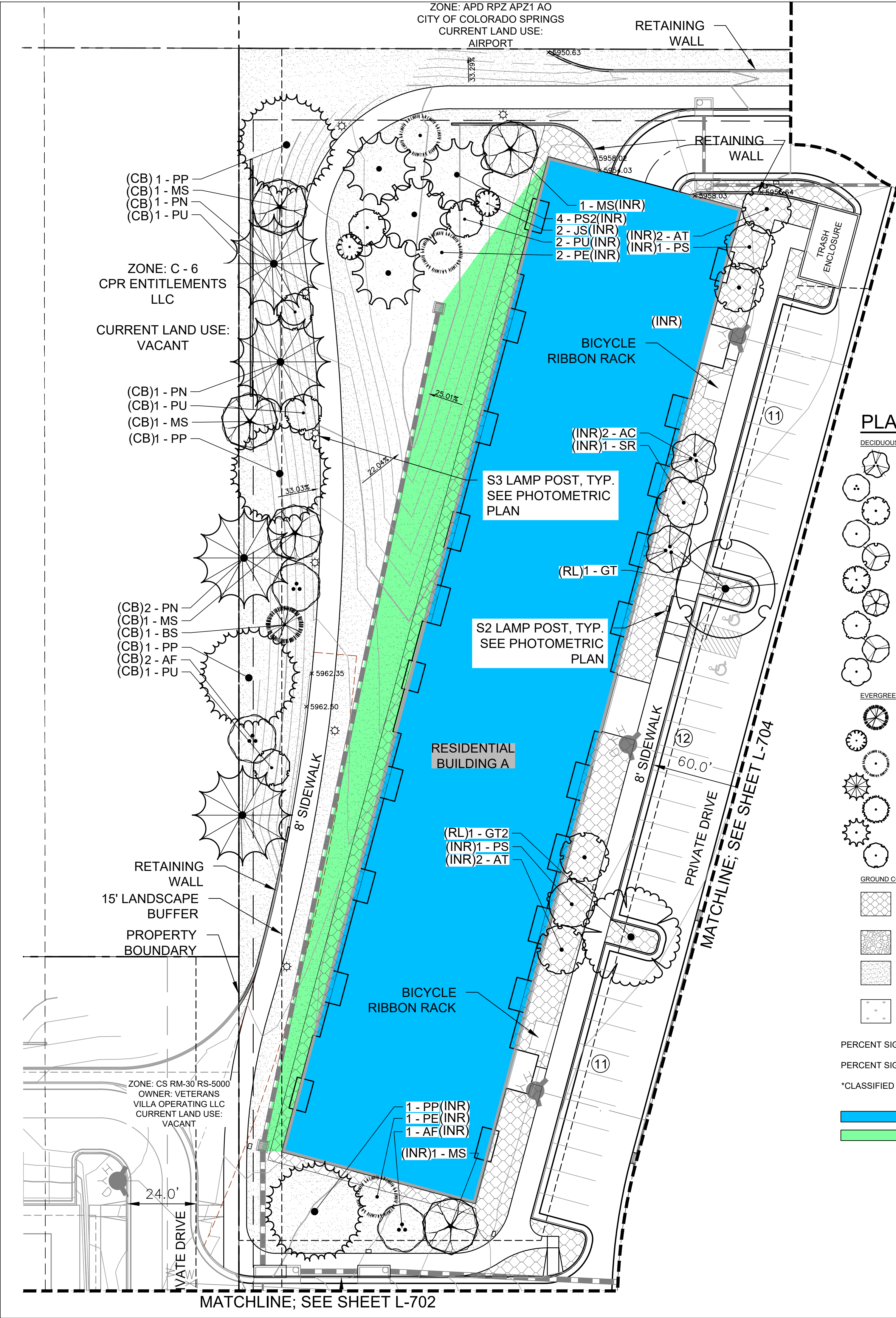
PROPERTY
BOUNDARY



CITY APPROVAL:

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



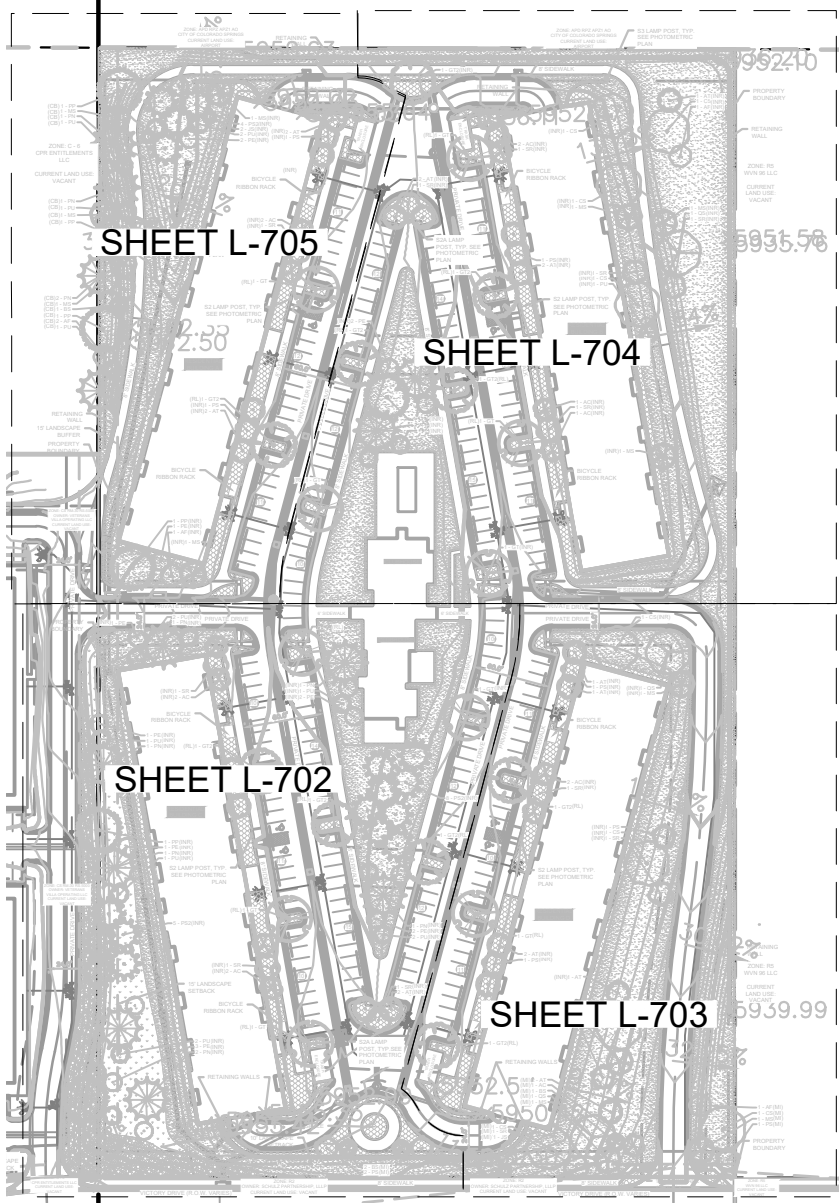


PLANT SCHEDULE RESIDENTIAL

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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	REMARKS
	ROCK	38,720 SF	1-1/2" ROCK MULCH & PLANTINGS / SADDLEBACK SWIRL ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND	SHRUB AND PERENNIAL BEDS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	ROCK2	3,574 SF	1"-2" RIVER ROCK AND SHRUB PLANTINGS / 1"-2" BLUE GREY RIVER ROCK	COBBLE	6" DEPTH		C&C SAND	
	SEED	127,654 SF	PBSI NATIVE LAWN MIX	SEED			PAWNEE BUTTES SEED	INSTALL PER DETAIL. 50% BUFFALOGRASS, 50% BLUE GRAMA
	SEED2	9,882 SF	EPC ALL PURPOSE MIX	SEED	PER CHART			INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

- DISCONNECTED IMPERVIOUS AREA (DCIA)
RECEIVING PERVIOUS AREA (RPA)



Dakota Springs Engineering
Engineering Consultants

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

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
1000 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
TEL: 303.733.8800
WWW.KIMLEY-HORN.COM

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

DESIGNED BY: AJV
DATE: 1-23-2023
DRAWN BY: AJV
DATE: 1-23-2023
CHECKED BY: JEH
DATE: 1-23-2023

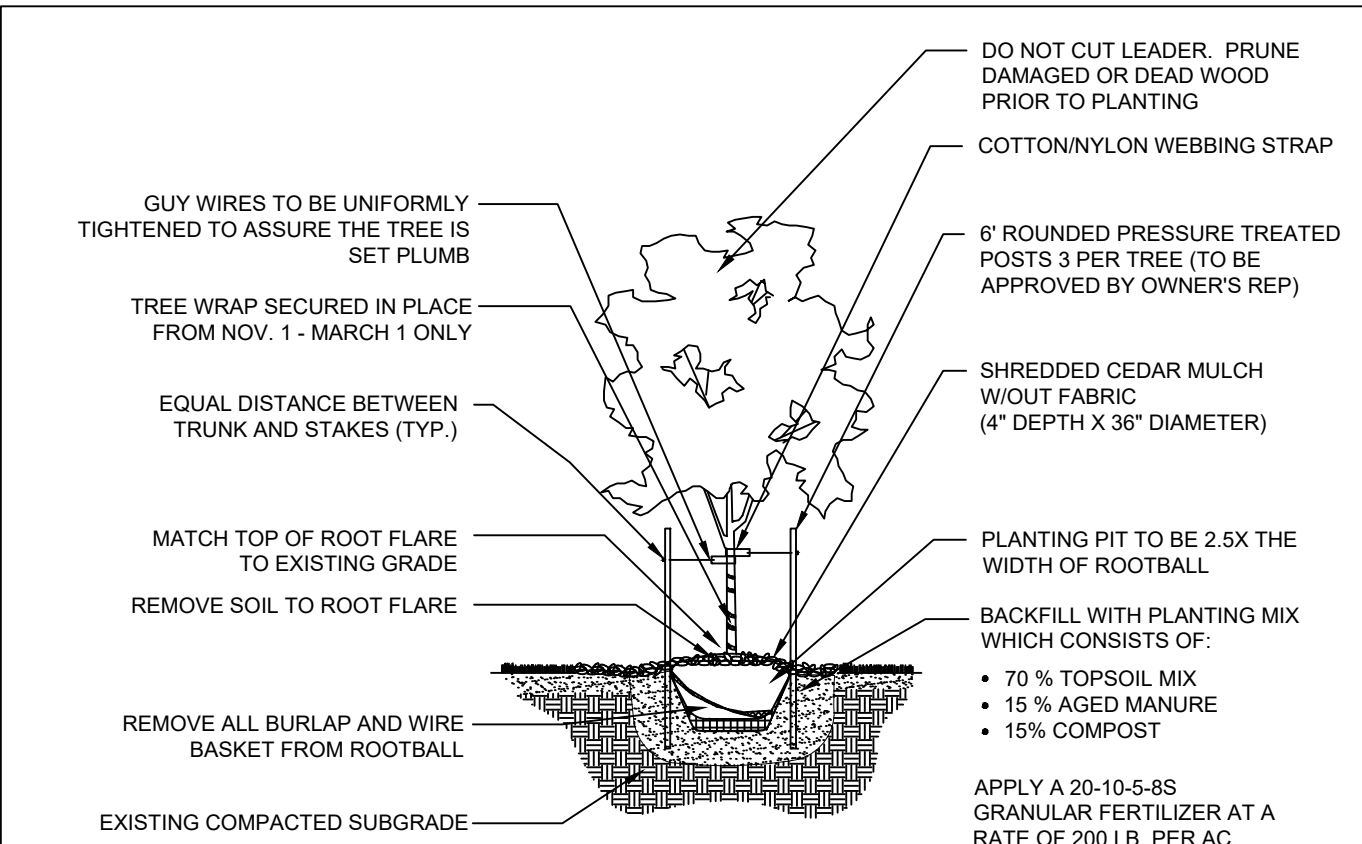
VETERANS VICTORY - LOT 2
PRELIMINARY LANDSCAPE PLAN

REVISIONS:
NO. DESCRIPTION
DATE

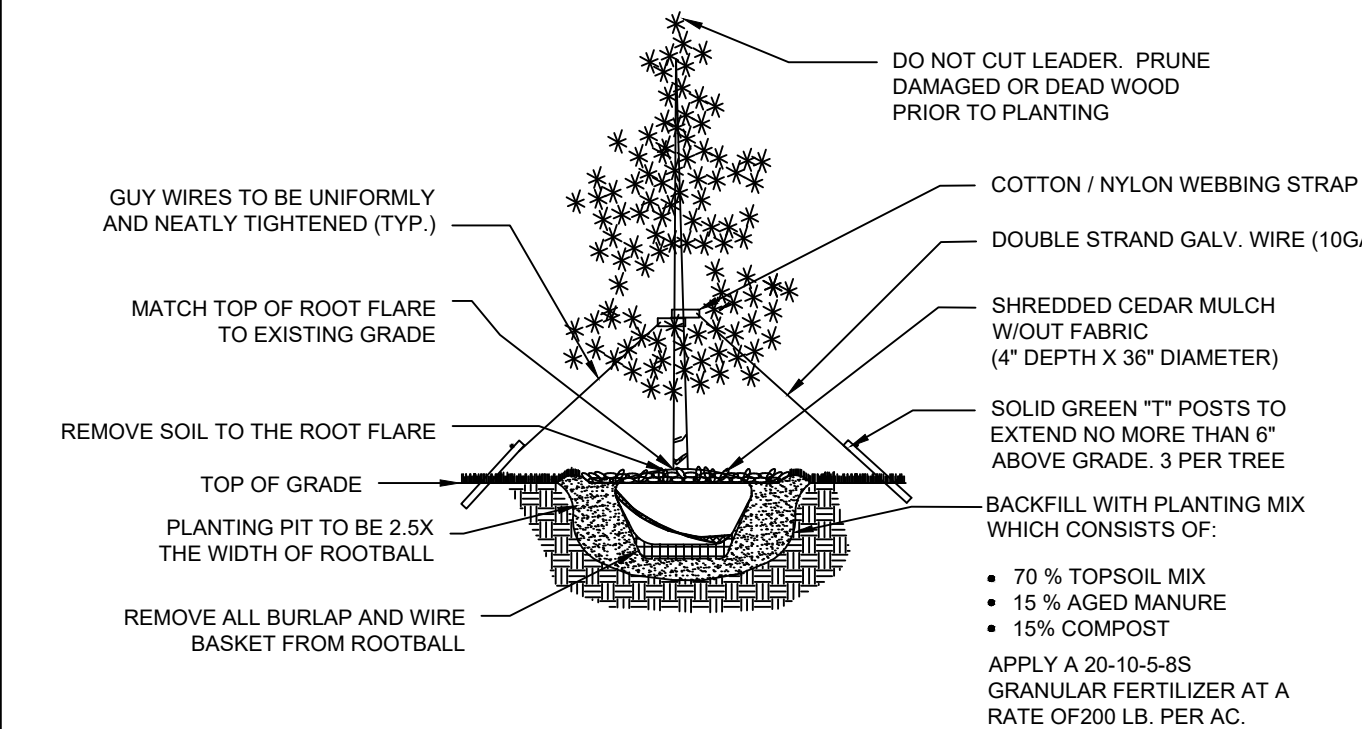
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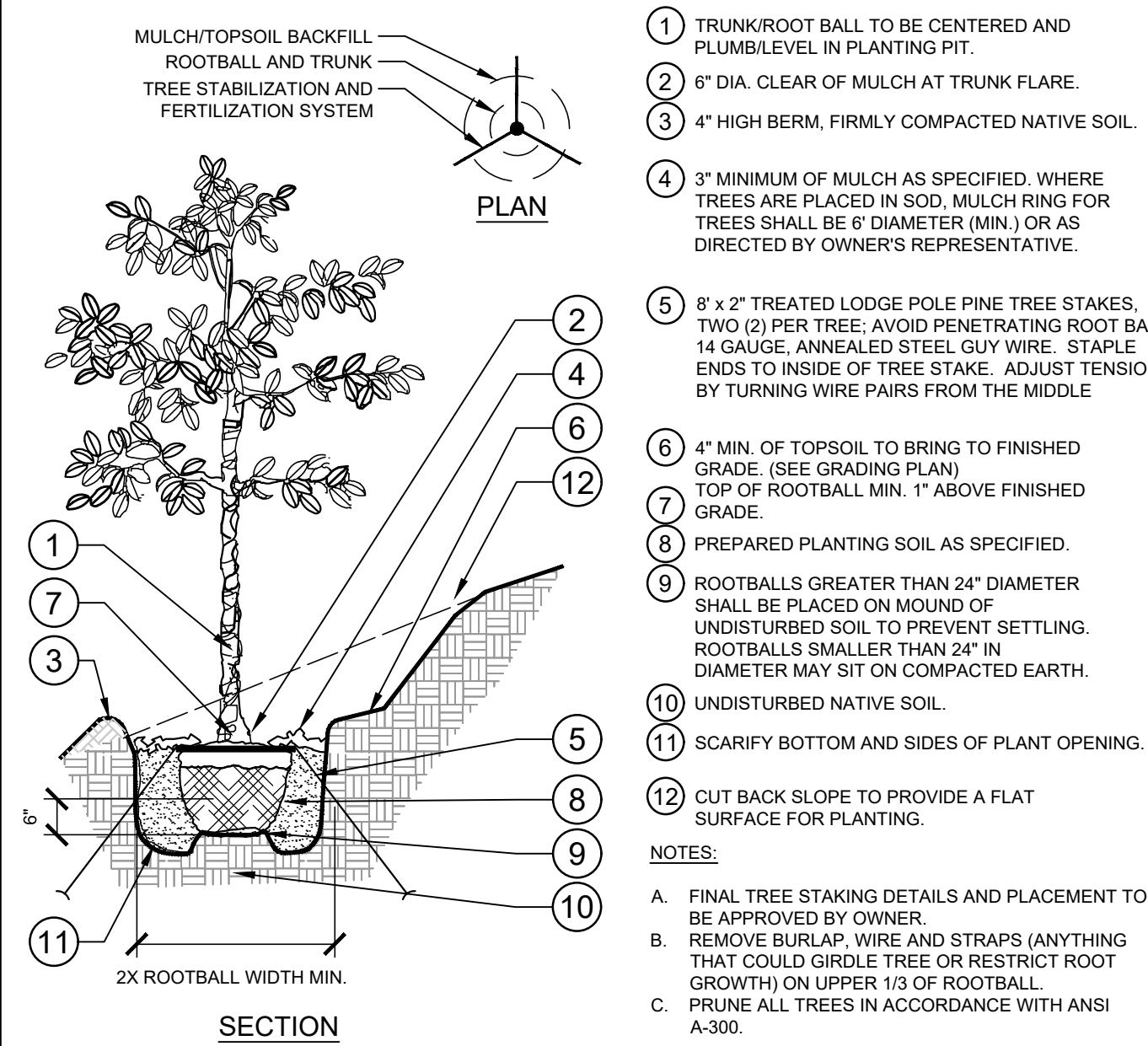
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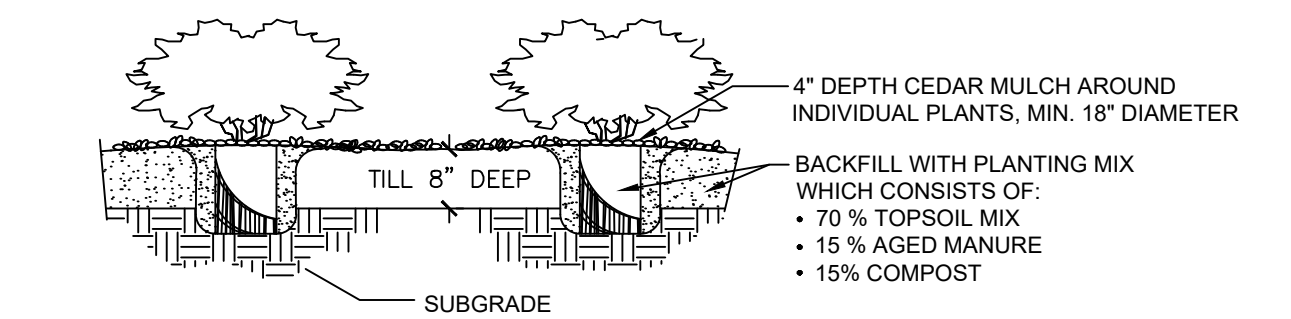
1 DECIDUOUS TREE PLANTING
NTS 096-668-022-02



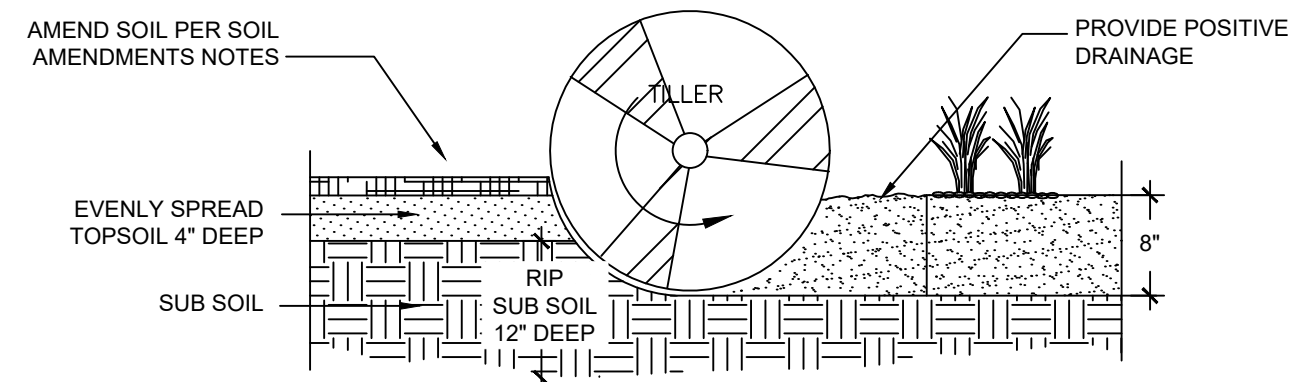
2 EVERGREEN TREE PLANTING
NTS 096-668-022-03



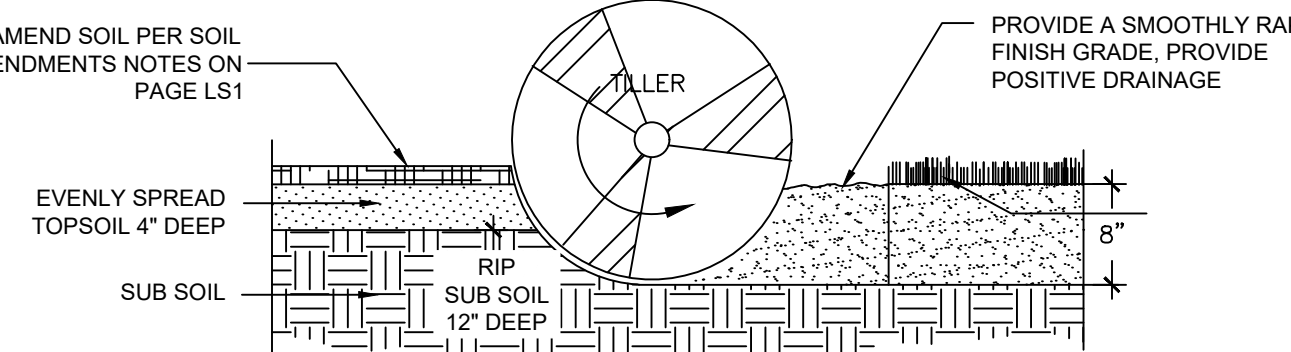
3 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



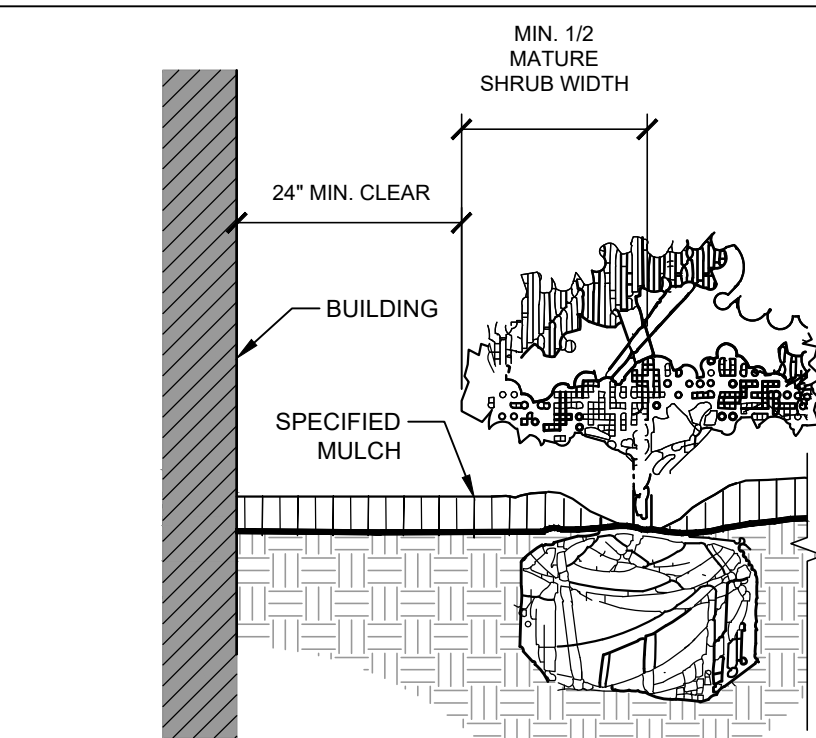
4 SHRUB PLANTING
NTS 096-668-022-05



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



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



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

Schematic Landscape Diagram

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

Foothills Foothills & Plains Plains

Plant Communities

-to be labeled by number(s) on diagram:

- 1 - Semiarid Shrublands
- 2 - Pinon-juniper woodlands
- 3 - Prairie
- 4 - Lower Elevation Riparian
- 5 - Foothill Shrublands
- 6 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

Hydrozones (supplemental water)

-to be labeled by letter(s) on diagram:

V - Very Low (0 to 7 inches per year)

L - Low (7 to 15 inches per year)

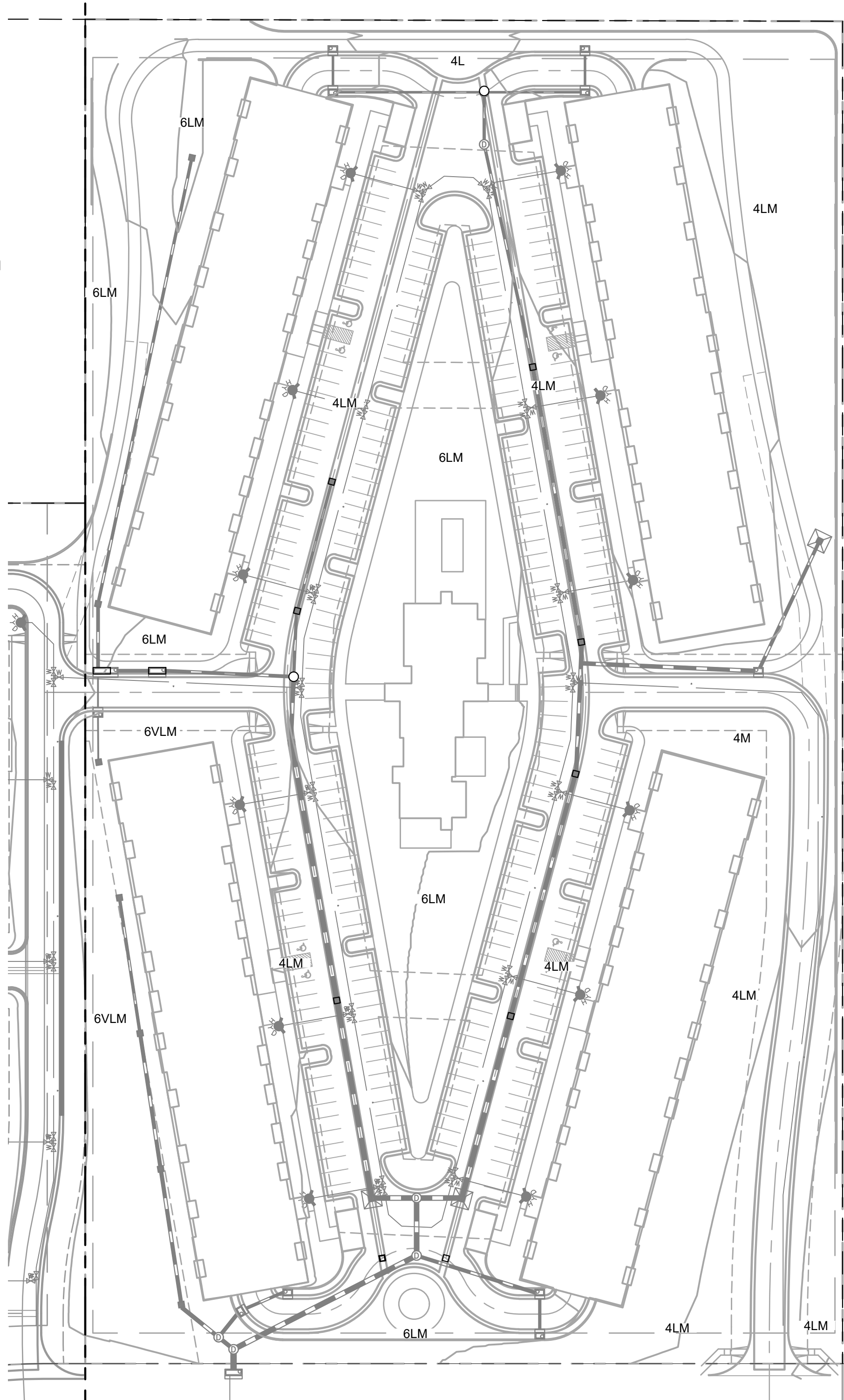
M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)

2,3,4,5,6 - L

SOIL AMENDMENTS:			TEST NO. 2022S3011 PH = 7.2			SOIL TYPE = 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	E.C. SALT OR PH TREATMENT	ROOTTILL DEPTH
SODDED TURFGRASS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGNESIUM - 0.25LB OF MANG. PER 1000 SF	NA	8"
SEEDDED AREAS--NATIVE	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGNESIUM - 0.25LB OF MANG. PER 1000 SF	NA	8"
TREES	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGNESIUM - 0.25LB OF MANG. PER 1000 SF	NA	8"
SHRUBS	3 CY PER 1000 SF	1.2LB N PER 1000SF	0.9LB P205 PER 1000 SF	0.0LB K20 PER 1000SF	SULFUR - 1LB OF S PER 1000 SF MAGNESIUM - 0.25LB OF MANG. PER 1000 SF	NA	8"

ACCEPTABLE FERTILIZERS:
*USE CLASS I COMPOST FOR ORGANIC MATTER
*FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 1/2 LB (27-3-4) LAWN FERTILIZER, OR 8 LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50 LB ALFALFA MEAL PELLETS, OR 1000 SQ. FT.
*APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL.
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.



CITY APPROVAL:



A

B

C

D

E

F

1

2

3

4

A

B

C

D

E

F



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

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

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

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

PHOTOMETRICS

PRELIMINARY
- NOT FOR
CONSTRUCTION

VETERANS VICTORY APARTMENT 'A'

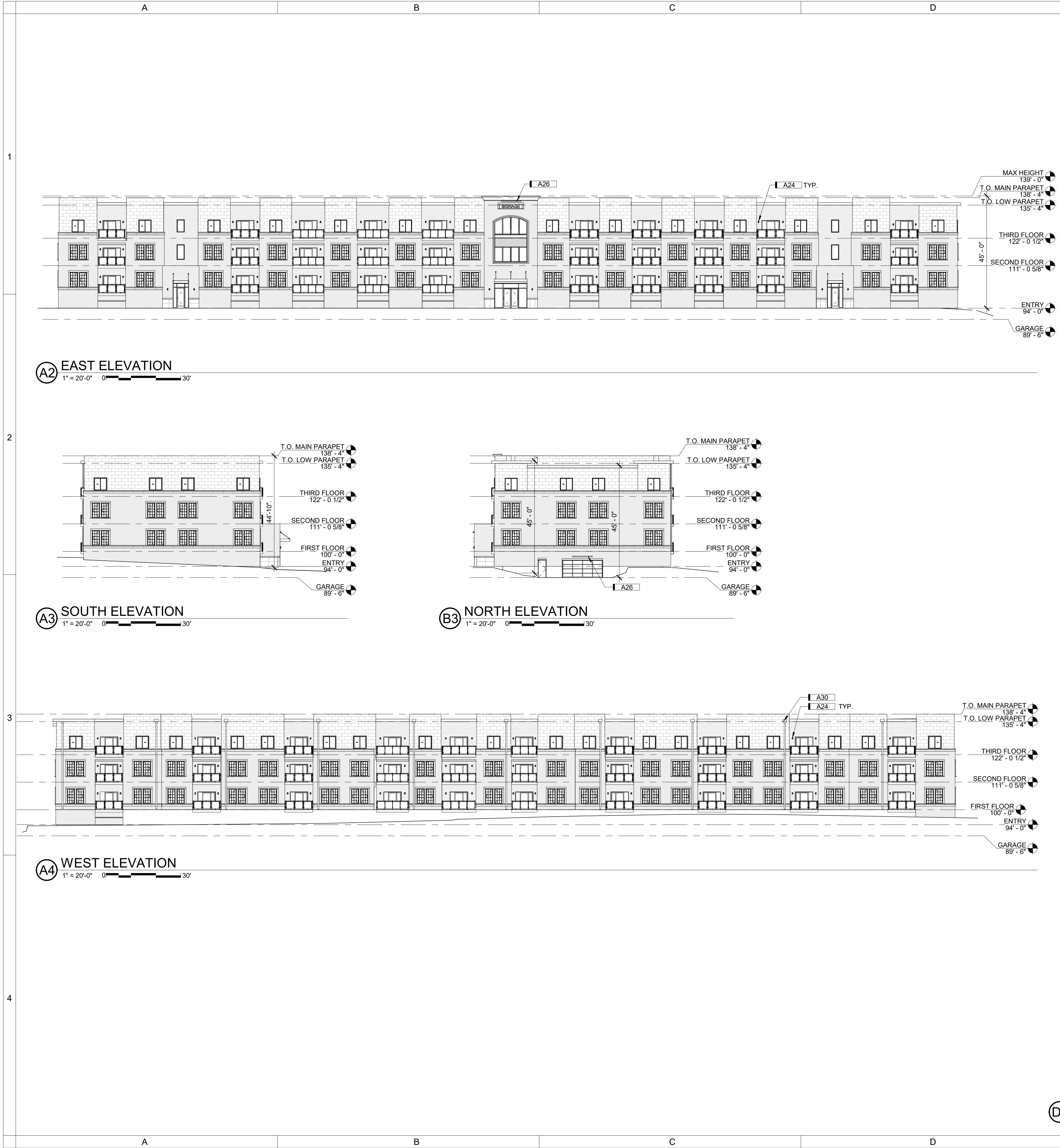
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VETERANS VICTORY
Colorado Springs, CO

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

E100



SQUARE FOOT CALCS.		Max Height (Feet)		KEYNOTES	
		(45' Max Allowed)		KEY	NOTE
Building A	Gross SF	3 stories over Parking		A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR C0-EV1
	Garage	North 45'		A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
	First Floor	East 45'		A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
	Second Floor	South 44'-10"		A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING. TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
	Third Floor	West 44'-10"		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.
Total				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
Building B	Garage	3 stories over Parking		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.
	First Floor	North 42'-7"		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.
	Second Floor	East 45'		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.
	Third Floor	South 45'		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).
	Total			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).
Building C	Garage	3 stories over Parking		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.
	First Floor	North 45'		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.
	Second Floor	East 45'		A30	ROOF SCUPPER AND DOWNSPOUT. TYP.
	Third Floor	South 44'-9"			
	Total				
Building D	Garage	3 stories over Parking			
	First Floor	North 45'			
	Second Floor	East 45'			
	Third Floor	South 44'-9"			
	Total				

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Preliminary
Not For
Construction

VETERANS VICTORY
VETERANS VICTORY APARTMENT A
Colorado Springs, CO

OVERALL ELEVATIONS

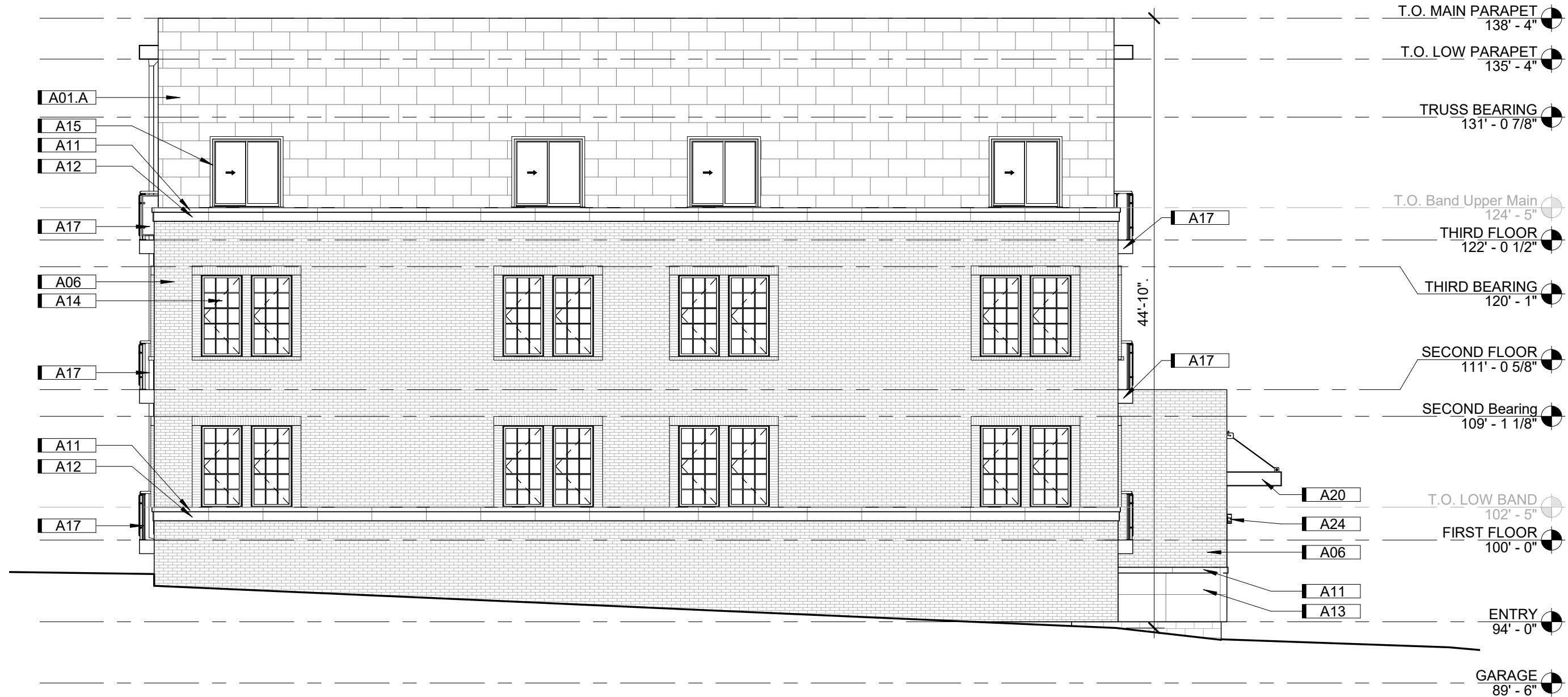
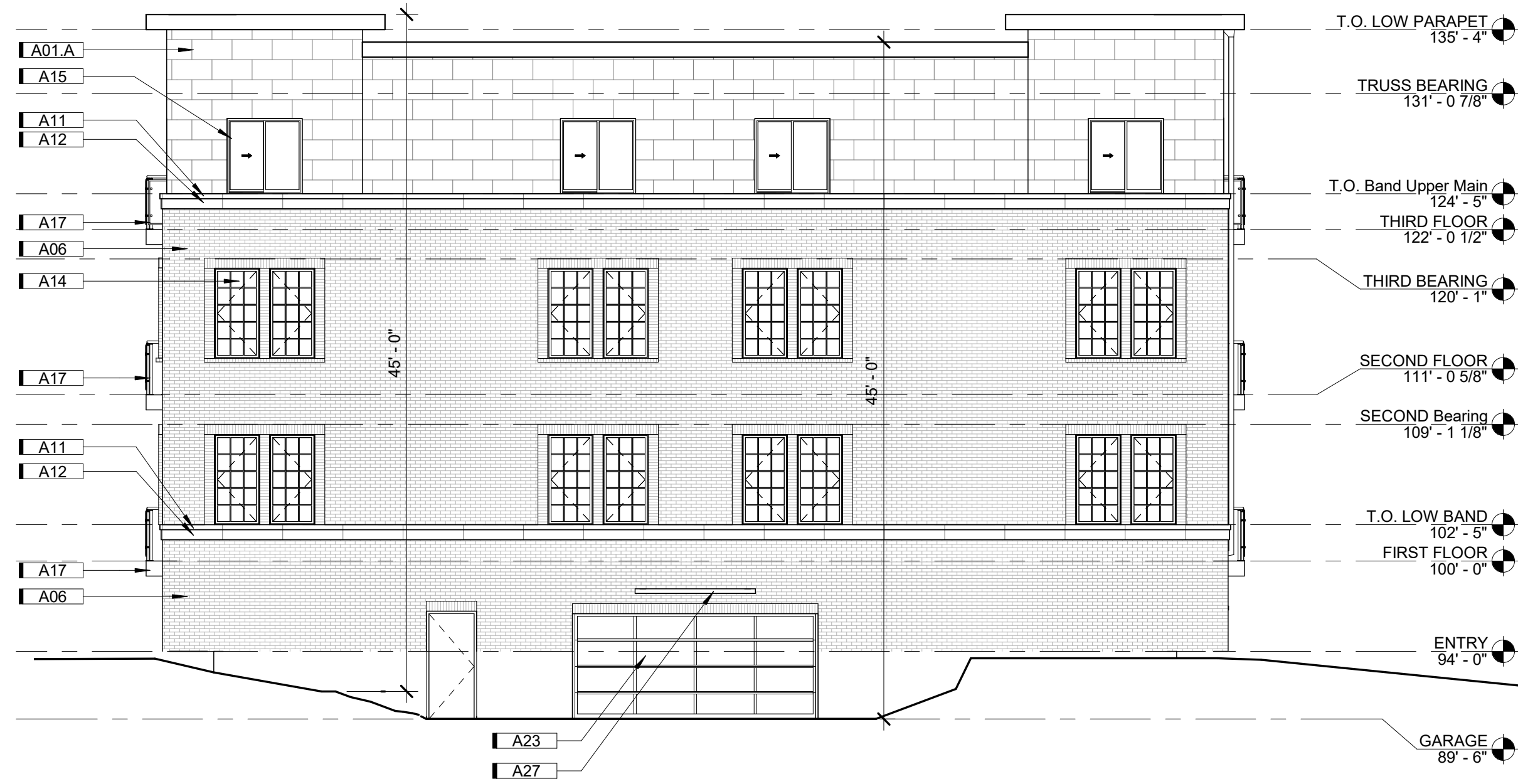
NO. > ISSUED FOR > DATE >
Schematic Design 02-14-2023

JOB NO. > 5212720

A200

KEYNOTES	
KEY	NOTE
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE: 2'-6" WIDE x 1'-6" TALL. ANODIZED COLLECTION, COLOR CO-01.
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x12 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. POLYCOOR 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. POLYCOOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOOR 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 SCONE; 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, 8' LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.





(A2) WEST ELEVATION



(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.

<u>Building A</u>	<u>Gross SF</u>
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922

<u>Building B</u>	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922

<u>Building C</u>	
Garage	23,350
First Floor	23,173
Second Floor	22,922
Third Floor	22,922

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

Total	92,367
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Max Height (Feet)

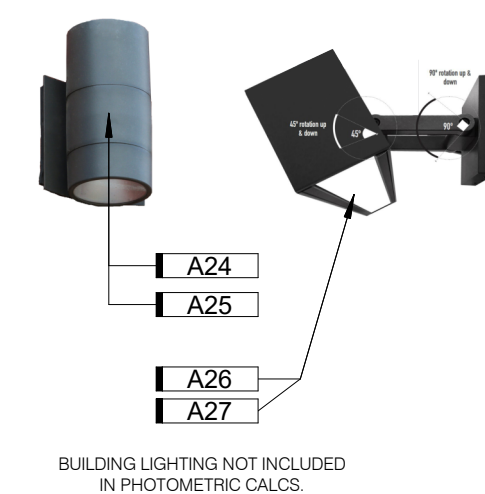
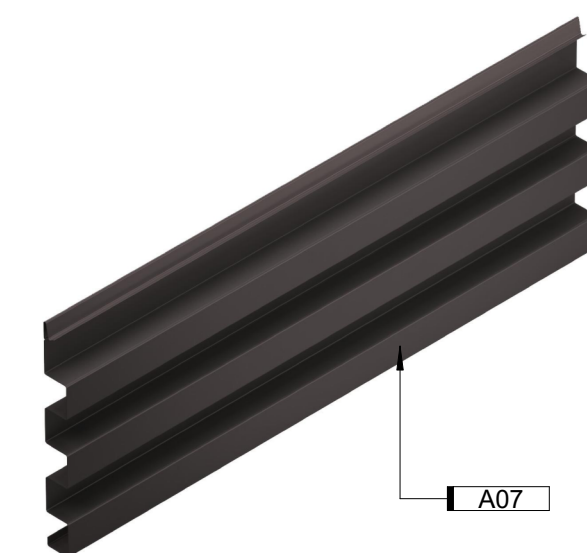
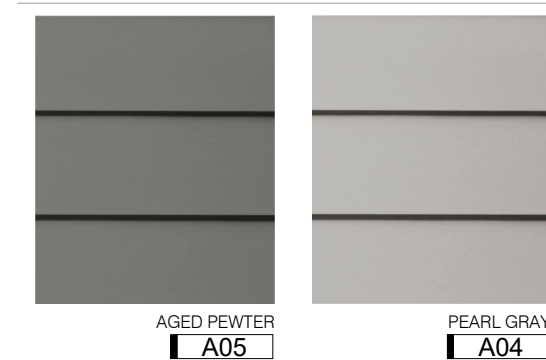
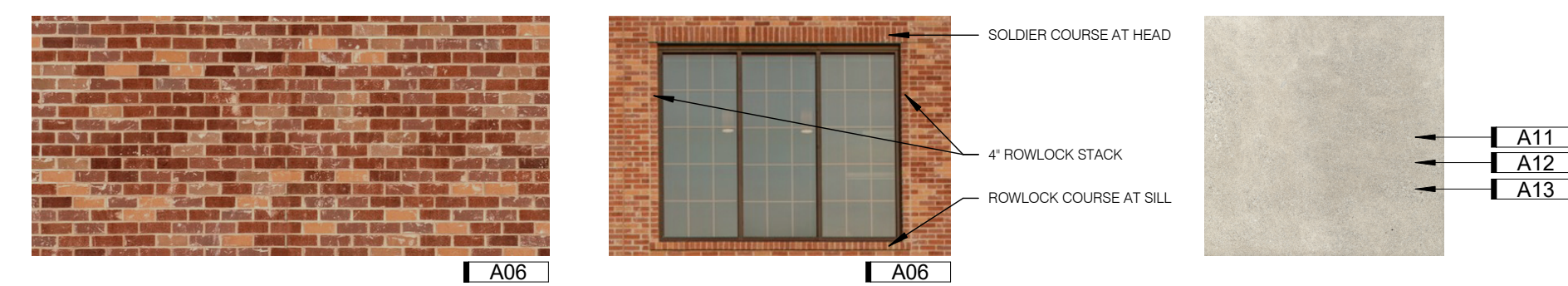
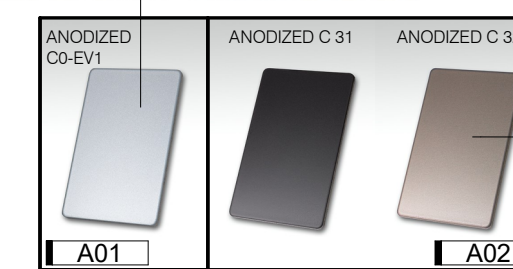
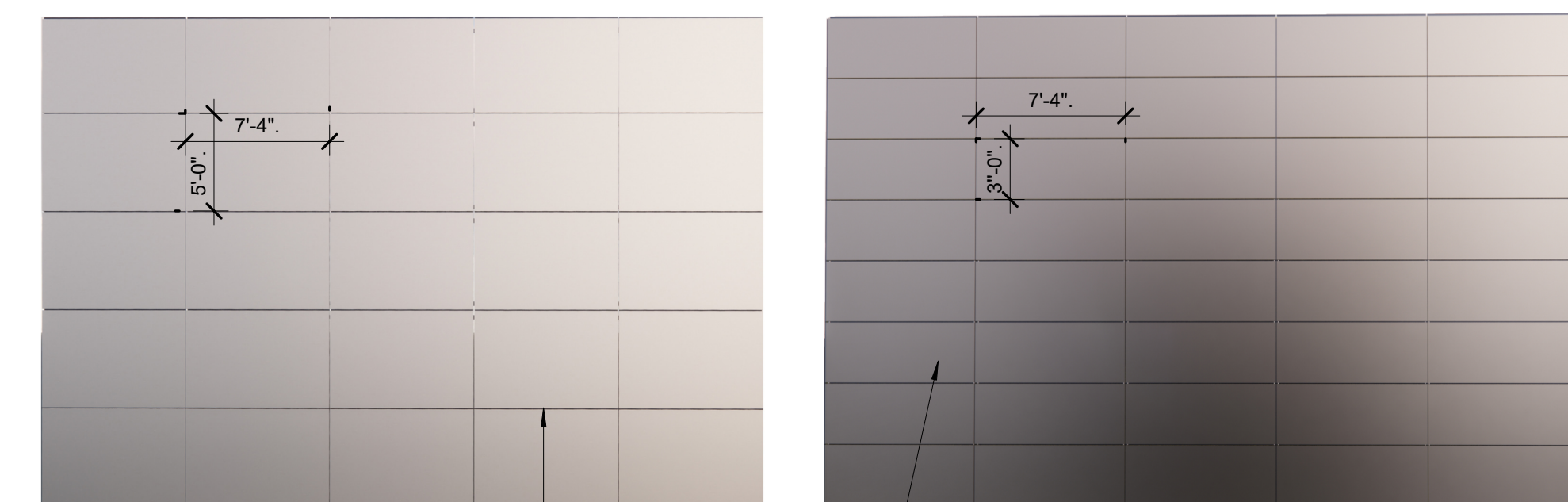
Building A	3 stories over Parking
North	45'
East	45'
South	44'-10"
West	44'-10"

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 by Sheet	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE X 5'-0" TALL. ANODIZED COLLECTION, COLOR CO-VEY
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE X 3'-0" TALL. ANODIZED COLLECTION, COLOR C 32
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
A06	FACE BRICK WITH ROWLOCKS/SOLDIER COURSE SURROUNDING DETAIL. BASIS OF DESIGN: EMIGOUT RED/COPPERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x 5/8") FACE BRICK. ROWLOCK SILL DETAILS. 4" STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM. HORIZONTAL INSTALL AND SOFFITS. INTERSEAM 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. POLYCOLOR 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. POLYCOLOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE SMOOTH. B.O.D. POLYCOLOR 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.



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

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

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

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

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



(A3) EAST ELEVATION - SIDE A



(A4) EAST ELEVATION - SIDE B

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

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

South Elevation (A3)

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

North Elevation (D3)

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

South Elevation Details:

- T.O. MAIN PARAPET 138' - 4"
- T.O. LOW PARAPET 135' - 4"
- TRUSS BEARING 131' - 0 7/8"
- T.O. Band Upper Main 124' - 5"
- THIRD FLOOR 122' - 0 1/2"
- THIRD BEARING 120' - 1"
- SECOND FLOOR 111' - 0 5/8"
- SECOND BEARING 109' - 1 1/8"
- T.O. LOW BAND 102' - 5"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"

North Elevation Details:

- T.O. MAIN PARAPET 138' - 4"
- T.O. LOW PARAPET 135' - 4"
- TRUSS BEARING 131' - 0 7/8"
- T.O. Band Upper Main 124' - 5"
- THIRD FLOOR 122' - 0 1/2"
- THIRD BEARING 120' - 1"
- SECOND FLOOR 111' - 0 5/8"
- SECOND BEARING 109' - 1 1/8"
- T.O. LOW BAND 102' - 5"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"

Title Block:

VETERANS VICTORY
APARTMENT 'B'
COLORADO SPRINGS, CO
ELEVATIONS

NO. > ISSUED FOR > DATE >

JOB NO. > 5212720

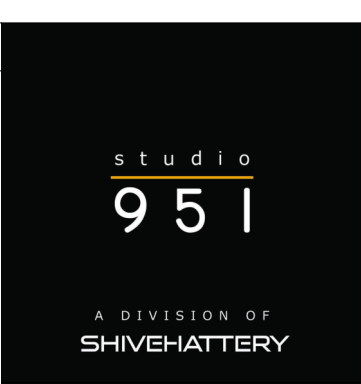
A203

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

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

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

KEYNOTES	
KEY	NOTE
A25	OUTDOOR ADA WALL LED SCORCE: 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.
A30	ROOF SCUPPER AND DOWNSPOUT. TYP.



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Preliminary
Not For
Construction



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



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

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

KEY	NOTE
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8'LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

North Elevation (A3)

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

South Elevation (D3)

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

Keynotes:

- T.O. MAIN PARAPET 138' - 4"
- T.O. LOW PARAPET 135' - 4"
- THIRD FLOOR 122' - 0 1/2"
- SECOND FLOOR 111' - 0 5/8"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"
- T.O. LOW PARAPET 135' - 4"
- TRUSS BEARING 131' - 0 7/8"
- T.O. Band Upper Main 124' - 5' 4"
- THIRD FLOOR 122' - 0 1/2"
- THIRD BEARING 120' - 1"
- SECOND FLOOR 111' - 0 5/8"
- SECOND BEARING 109' - 1 1/8"
- T.O. LOW BAND 102' - 5"
- FIRST FLOOR 100' - 0"
- ENTRY 94' - 0"
- GARAGE 89' - 6"

Title Block:

VETERANS VICTORY
APARTMENT 'C'
COLORADO SPRINGS, CO
ELEVATIONS

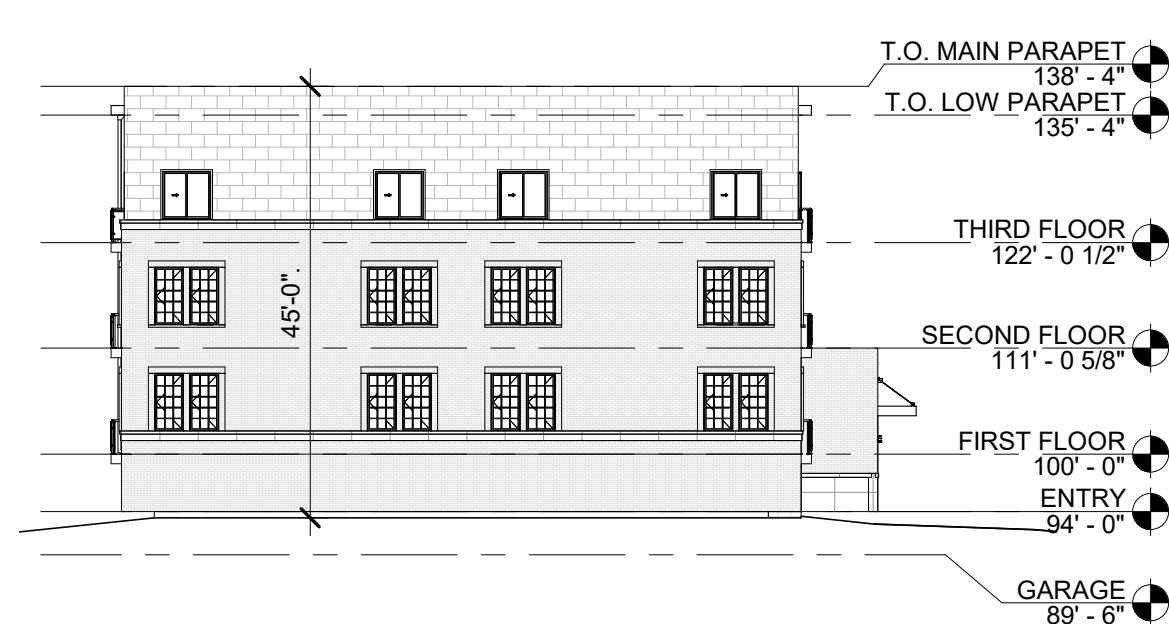
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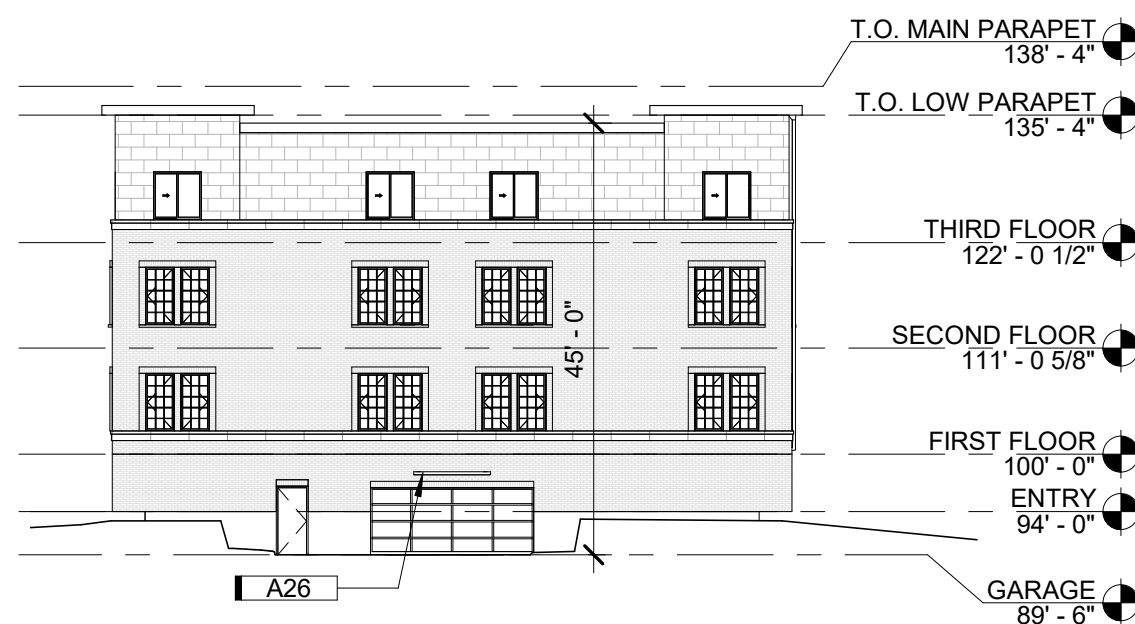
A203



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



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

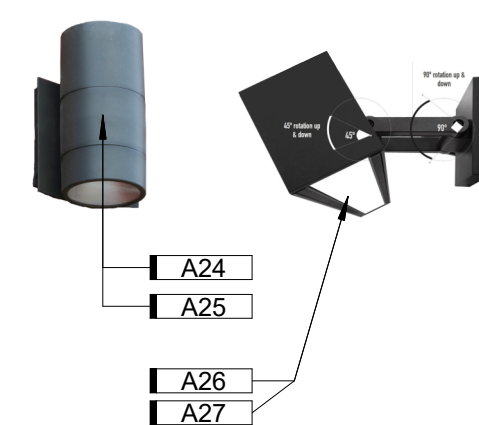
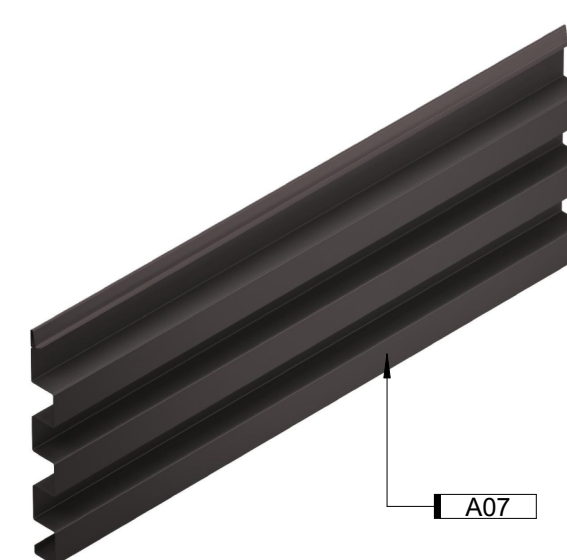
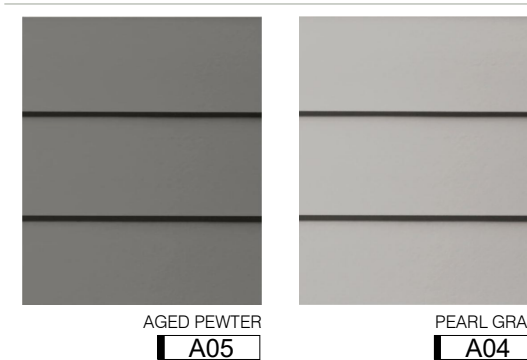
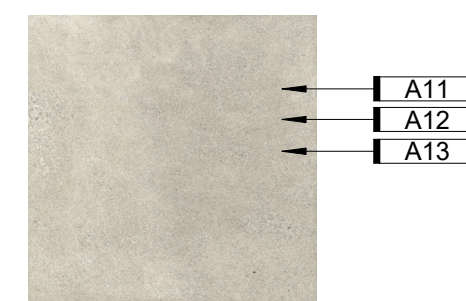
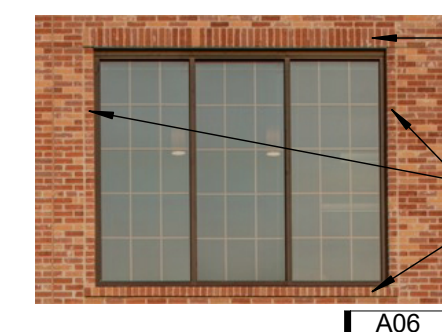
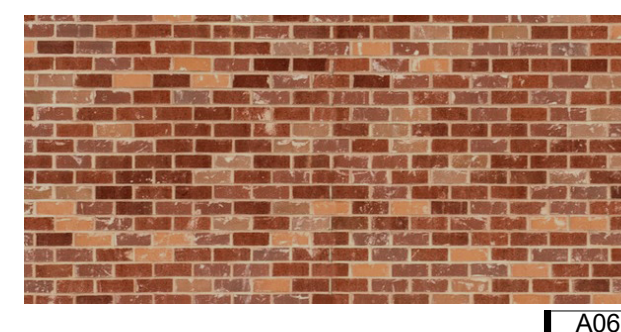
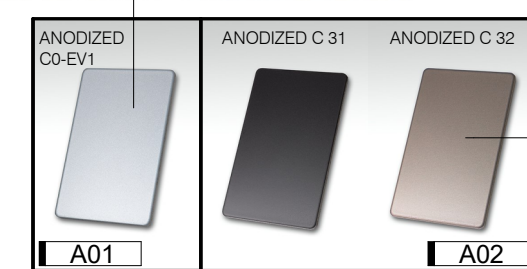
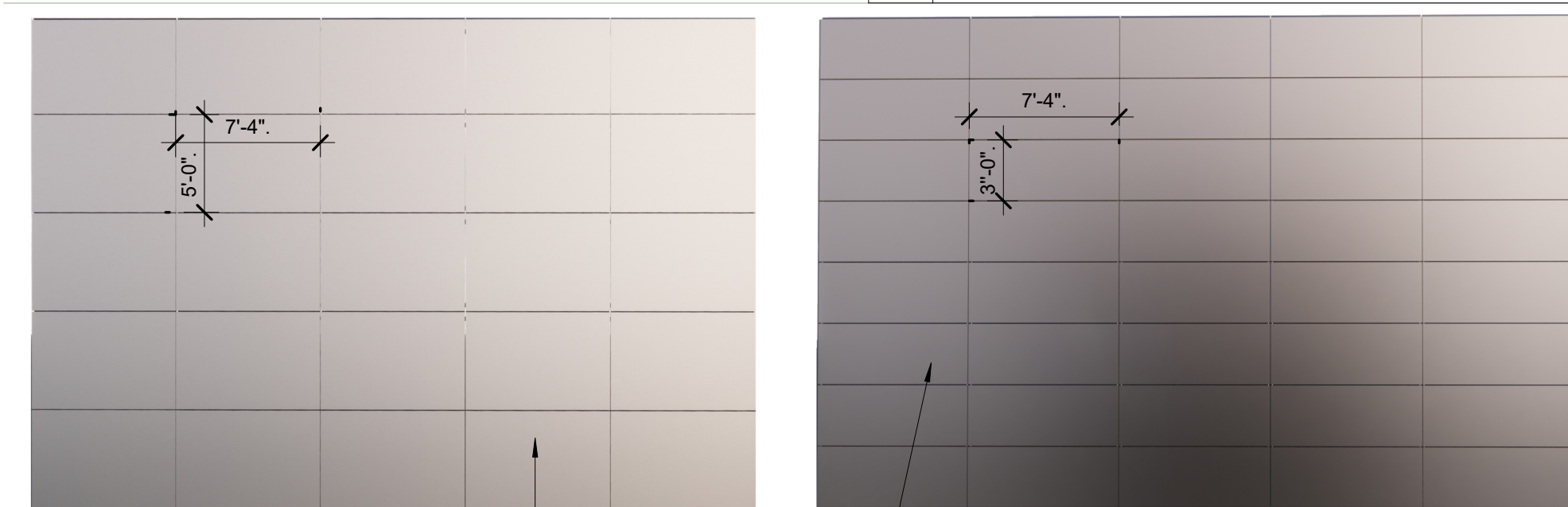


(B3) NORTH ELEVATION
1" = 20'-0" 0' 30'



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

SQUARE FOOT CALCS.		Max Height (Feet)		KEYNOTES by sheet	
		(45' Max Allowed)		KEY	NOTE
Building A	Gross SF	Building A	3 stories over Parking		
Garage	23,350	North	45'	A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 5'-0" TALL. ANODIZED COLLECTION. COLOR CO-EV1
First Floor	23,173	East	45'	A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE. BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE x 3'-0" TALL. ANODIZED COLLECTION. COLOR C 32
Second Floor	22,922	South	44'-10"	A04	6" HORIZONTAL FIBER CEMENT PLANK LAF SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
Third Floor	22,922	West	44'-10"	A05	6" HORIZONTAL FIBER CEMENT PLANK LAF SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER
Total	92,367			A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT REDCOPIERTONE BLEND PLSTIC 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.
Building B		Building B	3 stories over Parking	A07	CONCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL INSTALL AND SOFFITS, MITERSEAM CORNERS. BASIS OF DESIGN: KINGSPIAN MORIMATRIX MX-1 CONCEALED FASTENER WALL PANEL SYSTEM, BOX RIB CONFIGURATION. COLOR: DARK BRONZE
Garage	23,350	North	45'	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.
First Floor	23,173	East	45'	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.
Second Floor	22,922	South	45'	A13	INDIANA LIMESTONE FULL COLOR BLEND - FULL BED VENEER; TEXTURE POLYCOR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.
Third Floor	22,922	West	40'-10"	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 (RS REFLECTOR DOWN AND CC, CLOSED CAP, UP)
Total	92,367			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 (RS REFLECTOR DOWN AND CC, CLOSED CAP, UP).
Building C		Building C	3 stories over Parking	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.
Garage	23,350	North	45'	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.
First Floor	23,173	East	45'	A30	ROOF SCUPPER AND DOWNSPOUT, TYP.
Second Floor	22,922	South	45'		
Third Floor	22,922	West	44'-9"		
Total	92,367				
Building D		Building D	3 stories over Parking		
Garage	23,350	North	45'		
First Floor	23,173	East	45'		
Second Floor	22,922	South	45'		
Third Floor	22,922	West	44'-9"		
Total	92,367				



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

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

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

KEYNOTES

KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR, 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM BODY WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (R5 REFLECTOR DOWN AND CC, CLOSED CAP, UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION, WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: BLACK MATTE.
A27	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL WASH DISTRIBUTION, WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLOSS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.

North Elevation

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

South Elevation

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

KEYNOTES	
KEY	NOTE
A01	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE: BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE X 5'-0" TALL. ANODIZED COLLECTION. COLOR CO-EV1
A01.A	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE: BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 2'-6" WIDE X 1'-6" TALL. ANODIZED COLLECTION. COLOR CO-EV1
A02	4MM ALUMINUM COMPOSITE MATERIAL (ACM) FACADE: BASIS OF DESIGN: ALUCOBOND EASYFIX SYSTEM WITH ALUCOBOND PLUS PANELS. PANEL SIZE 7'-4" WIDE X 5'-0" TALL. ANODIZED COLLECTION. COLOR C S2
A04	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: PEARL GRAY
A05	6" HORIZONTAL FIBER CEMENT PLANK LAP SIDING; TEXTURE: SMOOTH. BASIS OF DESIGN: JAMES HARDIE. COLOR: AGED PEWTER

KEYNOTES	
KEY	NOTE
A06	FACE BRICK WITH ROWLOCK/SOLDIER COURSE SURROUND DETAILS. BASIS OF DESIGN: ENDICOTT RED/COPIERTONE BLEND RUSTIC MODULAR (3 5/8"x2 1/4"x7 5/8") FACE BRICK WITH ROWLOCK AT END OF STACKED ROWLOCK AT END OF WINDOW GROUPINGS. SOLDIER COURSE HEADER DETAILS.
A06.A	ROWLOCK COURSE TRIM SURROUND; MATCH FACE BRICK.
A07	CNCEALED FASTENER METAL WALL PANEL SYSTEM, HORIZONTAL. INSTALL AND SOFFITS, MITERED CORNERS. BASIS OF DESIGN: KINGSPAN MORIN MATRI 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. POLYCUR 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. POLYCUR VANDERBILT CLASSIC FULL-BED VENEER INDIANA LIMESTONE - FULL COLOR BLEND.

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

KEYNOTES	
KEY	NOTE
A20	CANOPY WITH TIE-BACK SUPPORTS
A21	DECORATIVE PARAPET COPING
A22	ALUMINUM STOREFRONT
A23	OVERHEAD GARAGE DOOR, 8'-0" TALL x 16'-0" WIDE
A24	OUTDOOR ADA WALL LED SCONCE; ALUMINUM DOOR WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: BLACK. BASIS OF DESIGN: G LIGHTING CYLINDER GL-6542 (RS REFLECTOR DOWN AND CC, CLOSED CAP. UP).
A25	OUTDOOR ADA WALL LED SCONCE; ALUMINUM DOOR WITH DIRECT/DOWN REFLECTOR. WET LOCATION RATED. FINISH: SATIN ALUMINUM. BASIS OF DESIGN: LIGHTING CYLINDER GL-6542 (RS REFLECTOR DOWN AND CC, CLOSED CAP. UP).
A26	OUTDOOR LINEAR DIRECT DOWN LIGHT FIXTURE; SURFACE MOUNT WITH ADJUSTABLE ARM. WALL W/ 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 W/ DISTRIBUTION. WET LOCATION RATED. FINISH: SILVER. BASIS OF DESIGN: RND PURSUIT DIRECT, 8" LENGTH, WALL WASH LIGHT DISTRIBUTION, IN FINISH: PLATINUM SILVER GLASS SMOOTH.
A30	ROOF SCUPPER AND DOWNSPOUT, TYP.



(A3) WEST ELEVATION - SIDE A



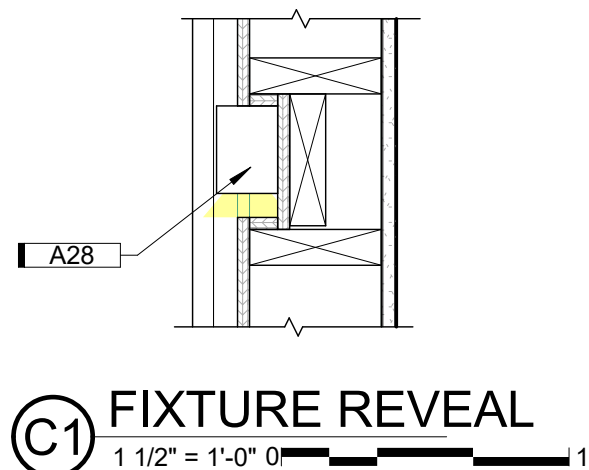
(A4) WEST ELEVATION - SIDE B

SQUARE FOOT CALCS.

Clubhouse	Gross SF
First Floor	6,506
Pool Amenity	3,129

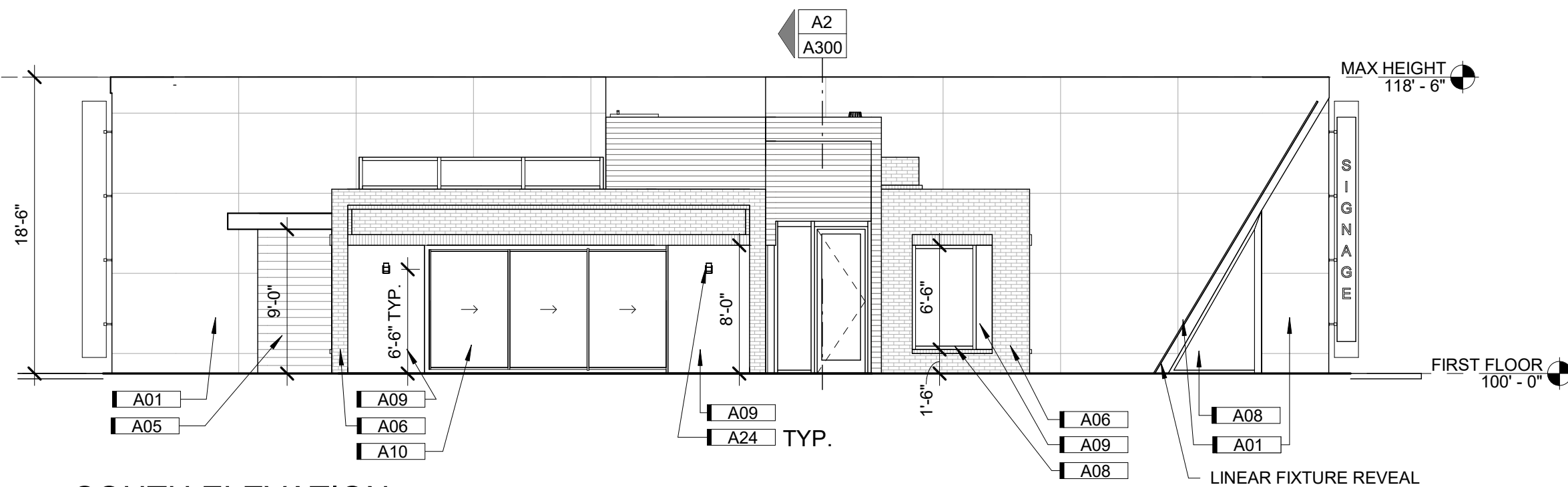
Max Height (Feet)

Clubhouse	Height
1 story	18'-6"



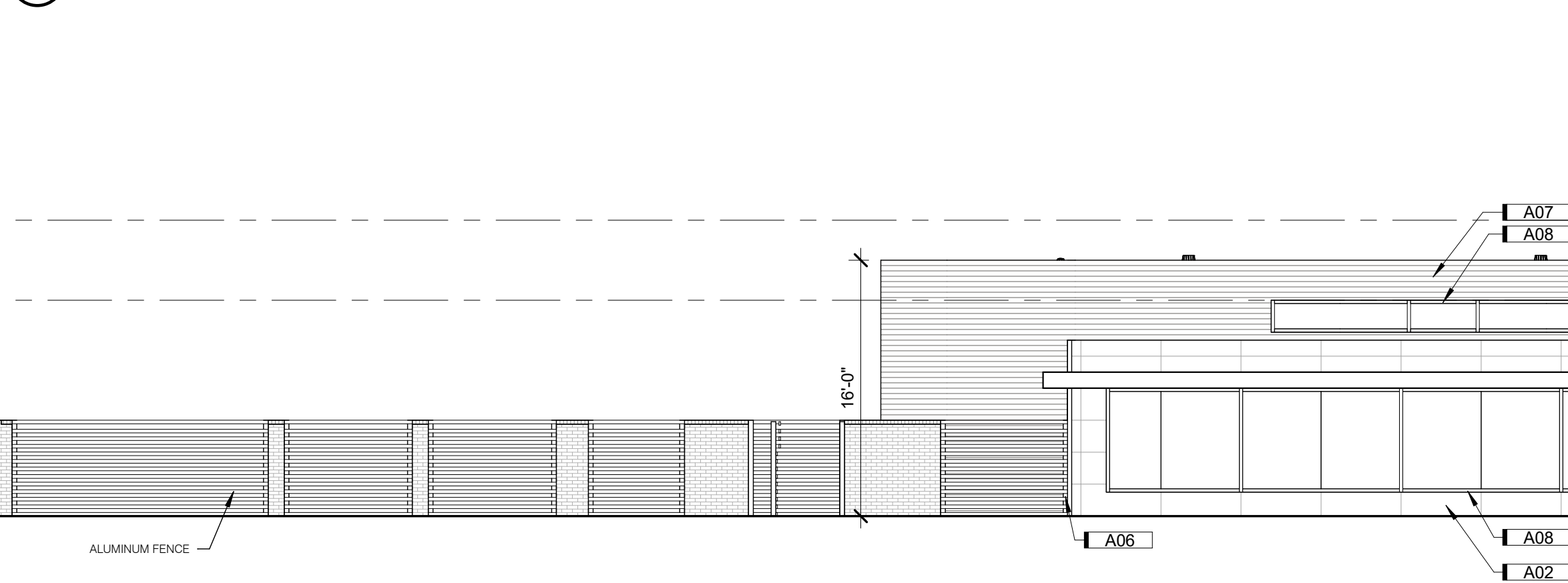
A2 NORTH ELEVATION

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



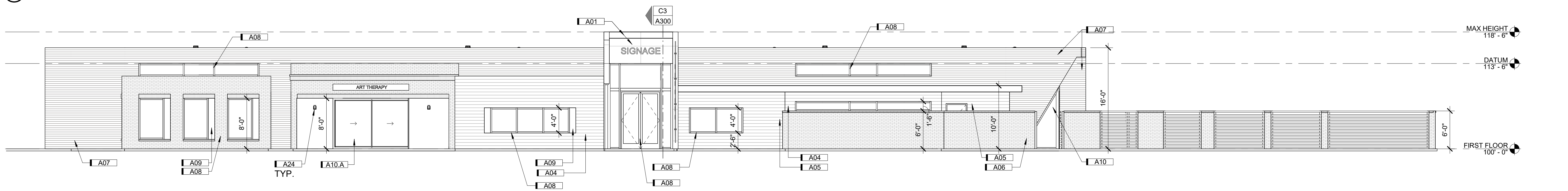
A3 SOUTH ELEVATION

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



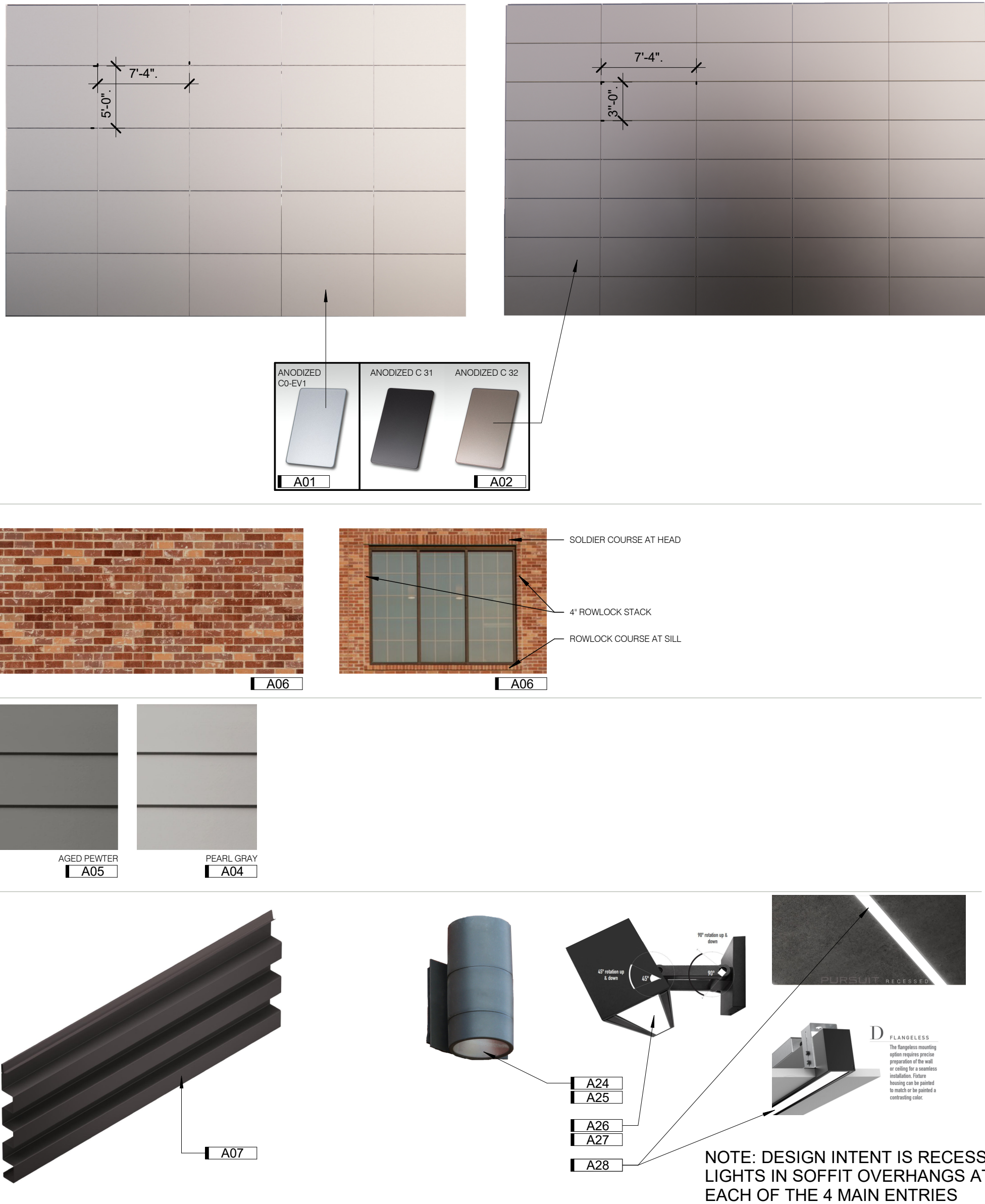
A4 WEST ELEVATION

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



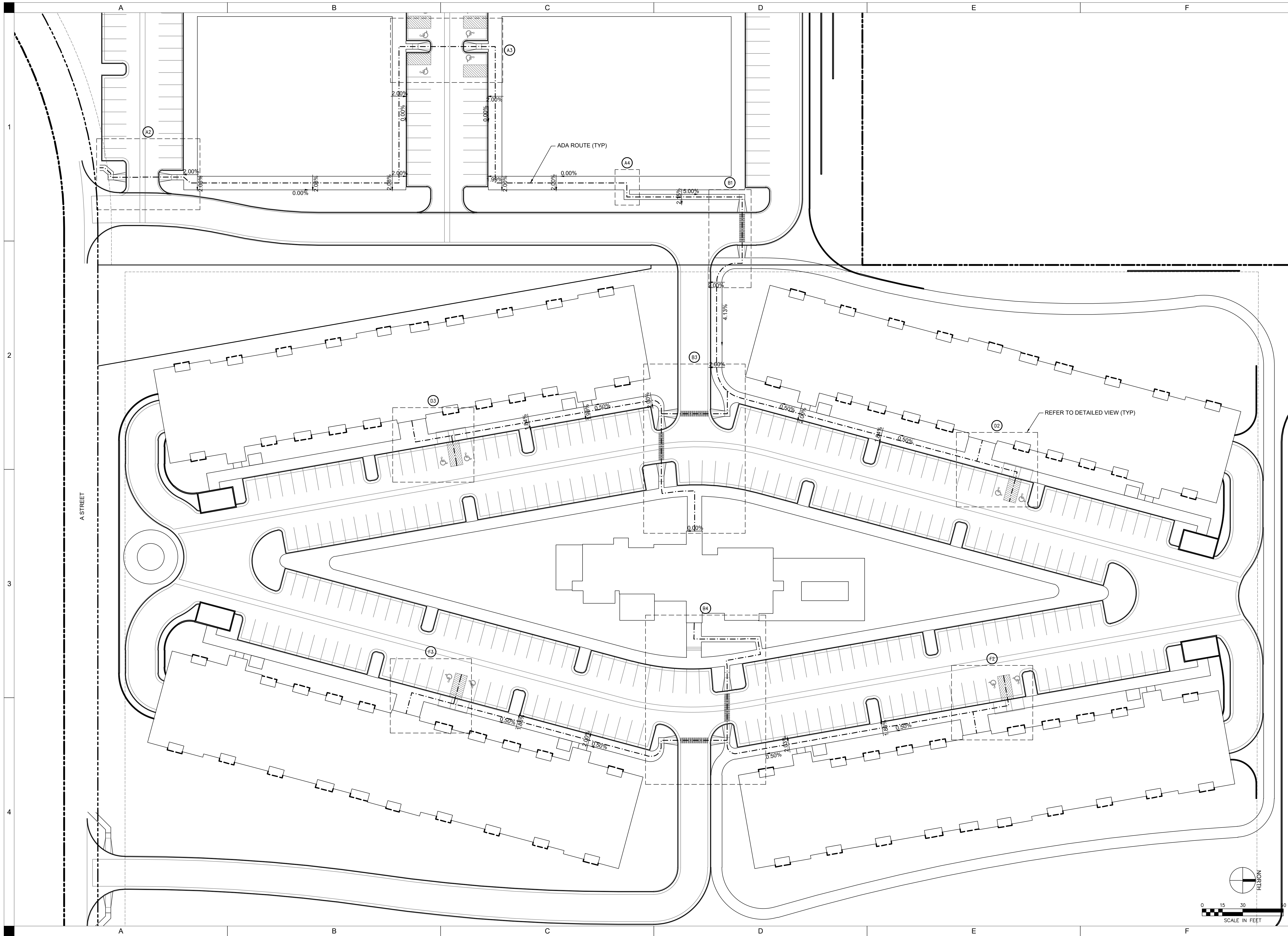
A4 EAST ELEVATION

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

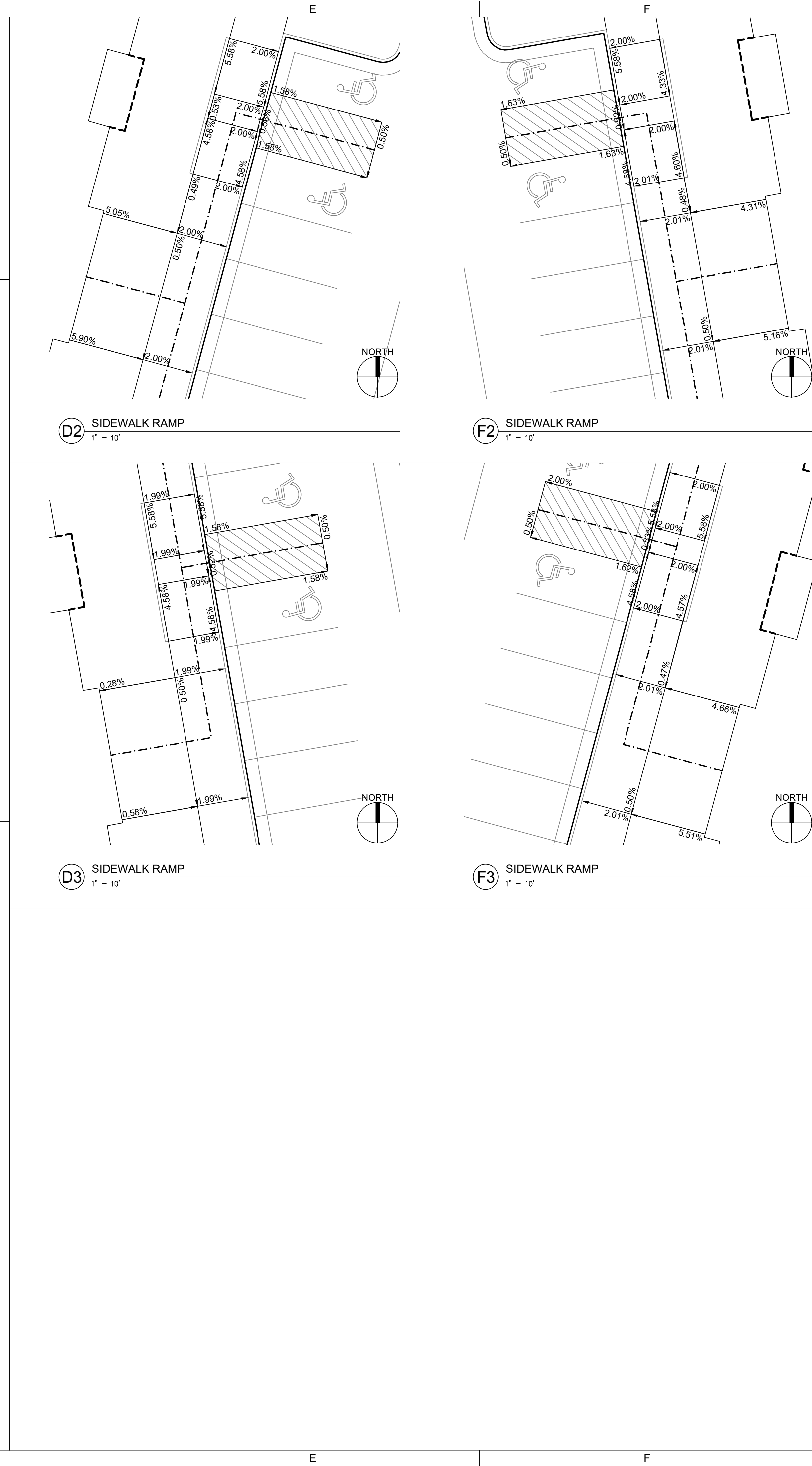
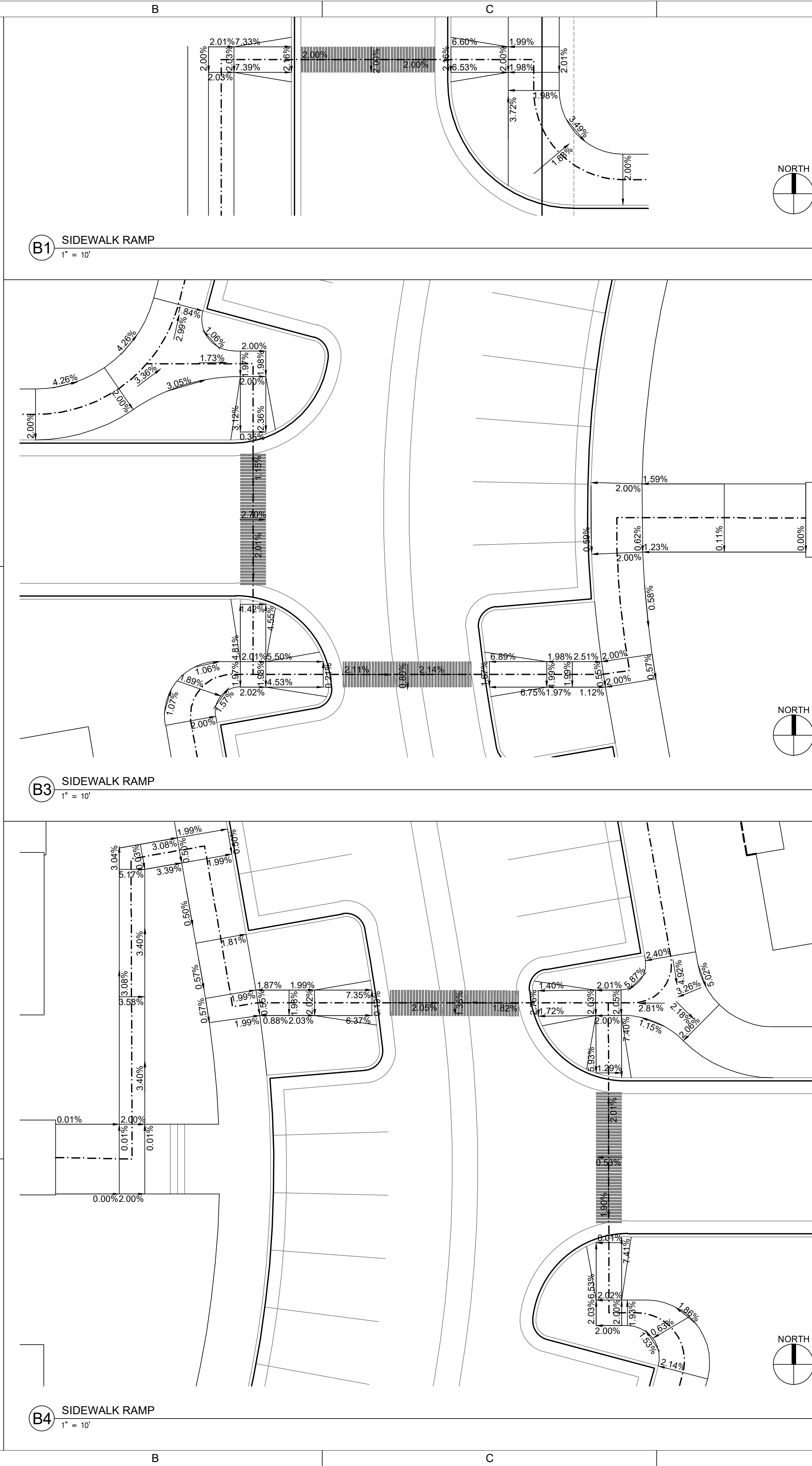
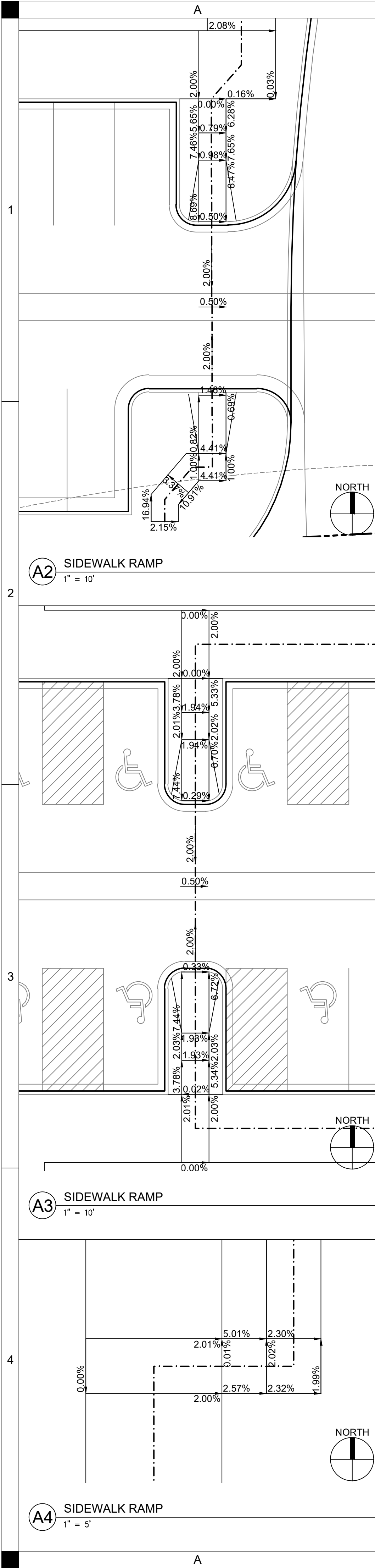


KEYNOTES

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



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IADA EXHIBIT

VETERANS VICTORY

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

DRAWN BY	HDM
APPROVED BY	###
ISSUED FOR	REVIEW
ISSUE DATE	02/27/2023
PROJECT NUMBER	5212720
FIELD BOOK	---

PRELIMINARY
- NOT FOR
CONSTRUCTION

EX02

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