

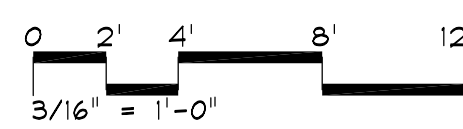
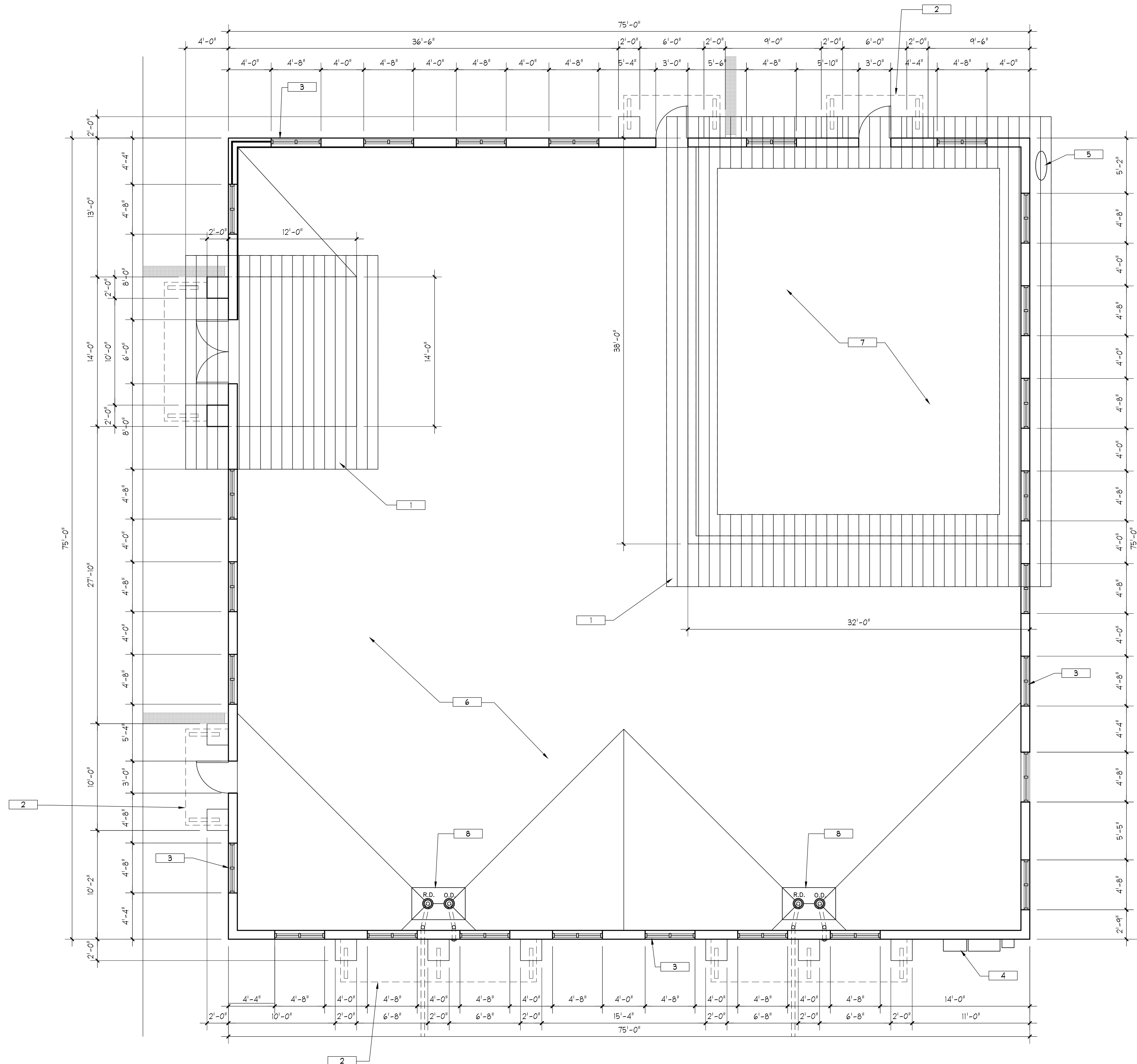
# CARUBIA PROPERTIES - SITE DEVELOPMENT PLAN

## LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

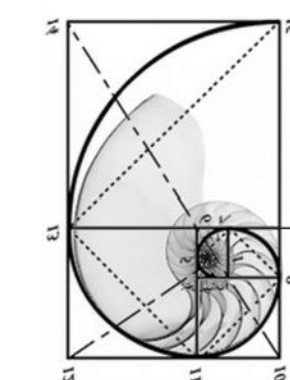
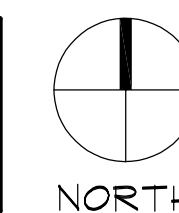
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

KEYNOTES:

- 1 STANDING SEAM METAL ROOF, CHARCOAL GRAY
- 2 STEEL AWNINGS AND SUPPORTS ABOVE, CHARCOAL GRAY
- 3 ALUMINUM STOREFRONT DOORS AND WINDOWS, CHARCOAL GRAY
- 4 ELECTRICAL GEAR, PAINT TO BLEND WITH BRICK
- 5 GAS METER
- 6 LOWER FLAT ROOF, HVAC EQUIPMENT SCREENED BY PARAPET
- 7 UPPER FLAT ROOF/MECH WELL, HVAC EQUIPMENT SCREENED BY SLOPING ROOF/PARAPETS
- 8 INTERNAL ROOF AND OVERFLOW DRAINS

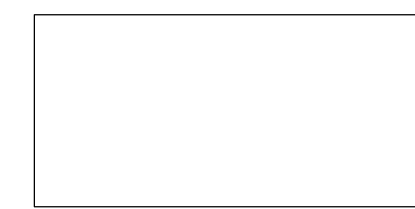


1	FLOOR PLAN/ROOF PLAN
3/16" = 1'-0"	SHELL BUILDING



3650 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033  
Phone: 303-428-4895  
Fax: 303-423-5472  
Email: info@battistadesign.net  
www.battistadesign.net

**BATTISTA**  
DESIGN GROUP



DATE: JANUARY 31, 2025  
SCALE: AS INDICATED  
DRAWN BY: PJB  
CHECKED BY: PJB

PROJECT NUMBER  
2024-019

SHEET

6 OF 9

FLOOR PLAN  
ROOF PLAN