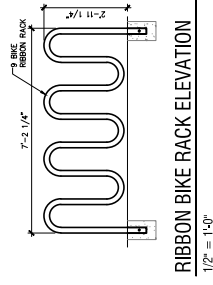


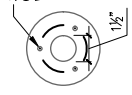
CURB AND GUTTER, TYPE 1, WORKING AND IMPROVEMENTS
INTERNAL CURB SECTION



RIBBON BIKE RACK ELEVATION
1/2" = 1'-0"

LEGEND

- ⊕ 4" HIGH LED LIGHT FIXTURE - (PEDESTRIAN BOLLARD STYLE, FULL CUT OFF)



3/8" ANCHOR BOLTS (3 @ 120") ON 3 15/16" BC TO 4" CONCRETE WALK OR 12" CONCRETE PAD
NOTE: LIGHT BOLLARD TO BE MOUNTED TO THE WALK, DETAIL DRAWING TO BE SUBMITTED TO THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN.
N.T.S.

OPEN SPACE CALCULATIONS

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
PROJECT:	DATE:
PROVIDED:	DATE:
REVISIONS:	DATE:

ENGINEERING DEVELOPMENT REVIEW NOTE

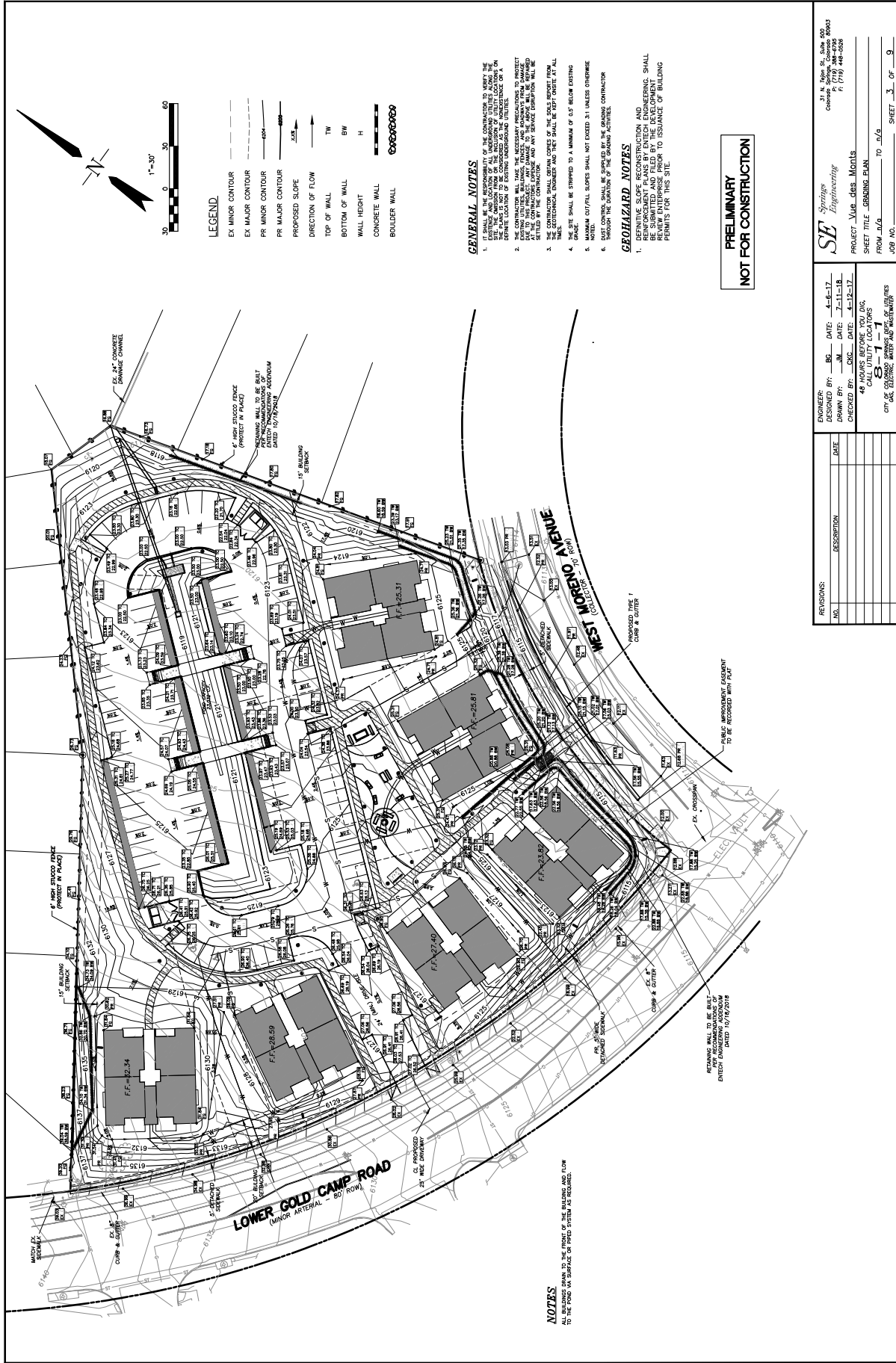
ALL WORK AND OTHER WORKING DRAWINGS SHALL BE SUBMITTED TO THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN. THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN SHALL BE SUBMITTED TO THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN. THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN SHALL BE SUBMITTED TO THE CITY DEPARTMENT PLAN TO INCLUDE A PROFORMING PLAN.

DESIGNED BY:	DATE:	4-15-17
DRAWN BY:	DATE:	4-15-17
CHECKED BY:	DATE:	4-15-17
PROJECT:	DATE:	4-15-17
PROVIDED:	DATE:	4-15-17
REVISIONS:	DATE:	4-15-17

**PRELIMINARY
NOT FOR CONSTRUCTION**

VARIABLES	20:00 MORNING	17:50 FUTURE
2:50	18:00 EDA	
2:50	2K TYP	
2:50	EX EDA	
2:50	2K MAX	
2:50	EX EDA	
2:50	2K MAX	

1. STREET CONSTRUCTION PLANS MUST BE ISSUED TO ENGINEERING DEVELOPMENT REVIEW.
2. STREET CONSTRUCTION PLANS MUST BE ISSUED TO ENGINEERING DEVELOPMENT REVIEW.



NOTES

ALL BUILDING DWGS TO THE FRONT OF THE BUILDING AND UP TO THE TOP OF THE CURB OR THE TOP OF THE ROADWAY.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING UTILITIES AND TO OBTAIN THE LOCATION OF ALL UTILITIES FROM THE UTILITY LOCATOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.
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5. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.

GEOHAZARD NOTES

1. DEFINITIVE SLOPE RECONSTRUCTION AND EROSION CONTROL MEASURES SHALL BE SUBMITTED AND APPROVED BY THE AGING ENGINEER PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND TO MAINTAIN THE LOCATION OF ALL UTILITIES.
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**PRELIMINARY
NOT FOR CONSTRUCTION**

SE Spring Engineering
31 N. Main St., Suite 400
Coronado Springs, Colorado 80843
P: 719.449.0036
F: 719.449.0038

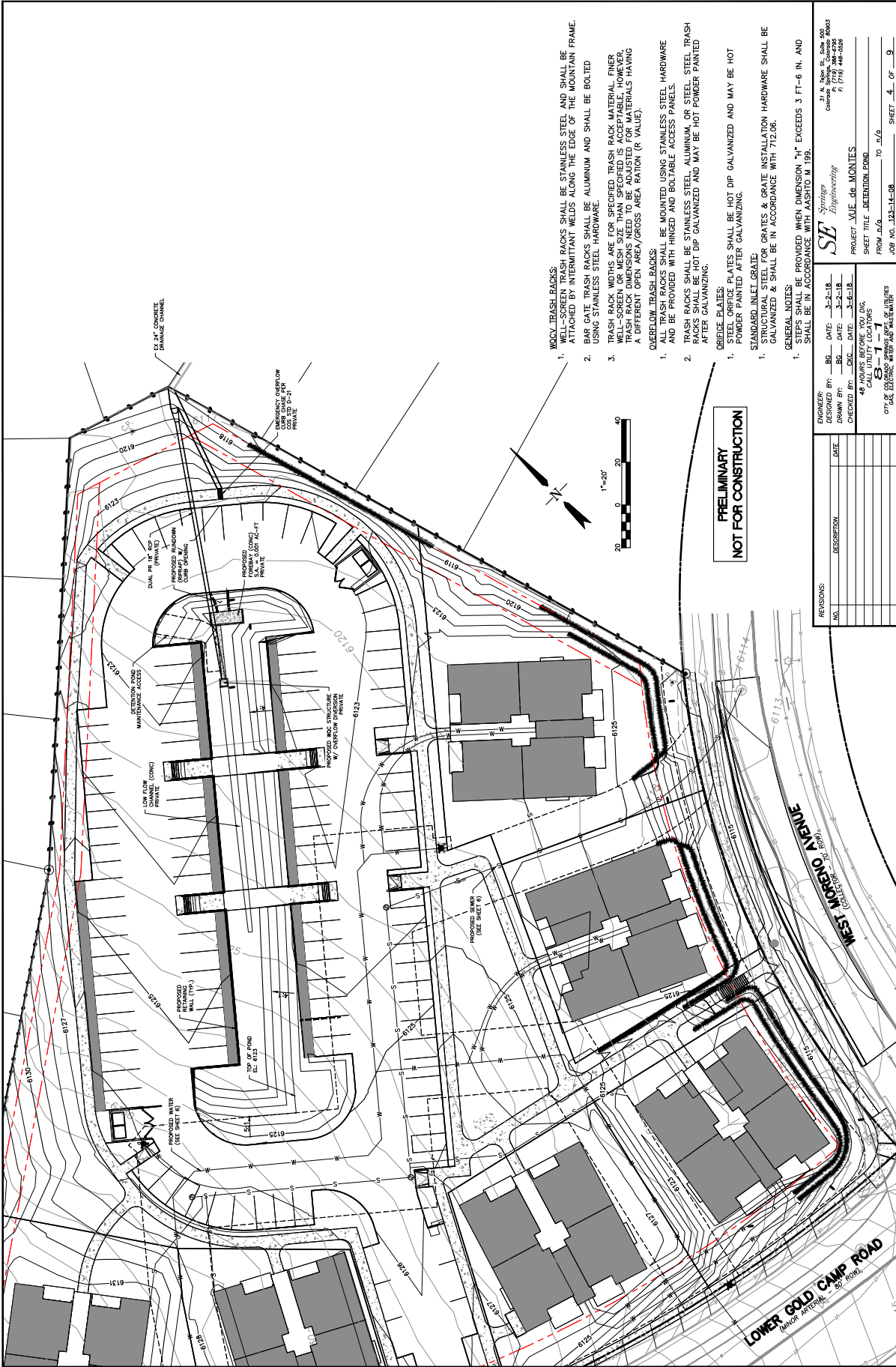
PROJECT: VUE DES MONTAINS
SHEET TITLE: GRADING PLAN
FROM: J.A.G. TO: J.A.G.
JOB NO.: _____ SHEET 3 OF 9

CITY OF COLORADO DEPARTMENT OF TRANSPORTATION

ENGINEERS: DESIGNED BY: _____ DATE: 4-18-17
DRAWN BY: _____ DATE: 7-11-18
CHECKED BY: _____ DATE: 4-18-17

48 HOURS BEFORE YOU DIG
CALL 811 FOR THE LOCATION OF
UNDERGROUND UTILITIES

REVISIONS:	NO.	DESCRIPTION	DATE

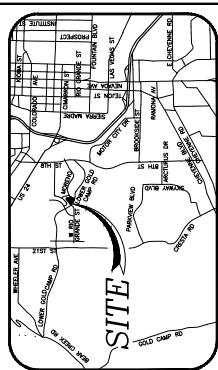


- WOODY TRASH RACKS:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK WIDTHS ARE FOR SPECIFIED TRASH RACK MATERIAL. FINER SCREENS MAY BE USED WITHIN THIS SPECIFICATION. HOWEVER, TRASH RACK DIMENSIONS NEED TO BE SPECIFIED FOR MATERIALS HAVING A DIFFERENT OPEN AREA/GROSS AREA RATION (R VALUE).
- OVERFLOW TRASH RACKS:**
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND BE PROVIDED WITH HINGED AND BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
- CRIDGE PLATES:**
1. STEEL CRIDGE PLATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
- STANDARD INLET GRATE:**
1. STRUCTURAL STEEL FOR GRATES & GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED & SHALL BE IN ACCORDANCE WITH 712.06.
- GENERAL NOTES:**
1. GRATE WIDTHS SHALL BE PROVIDED WHEN DIMENSION "W" EXCEEDS 3 FT-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M. 198.

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:	DATE:	DESCRIPTION:

ENGINEER: **SE** *Schilling Engineering*
 DESIGNED BY: **BB** DATE: 3-2-18
 DRAWN BY: **BB** DATE: 3-2-18
 CHECKED BY: **CKC** DATE: 3-6-18
 48 HOURS BEFORE YOU DIG
 CITY & COUNTY ENGINEERS ASSOCIATION
S-1-1
 CITY FILE NO. 123-14-08 TO 14-08 SHEET 4 OF 9

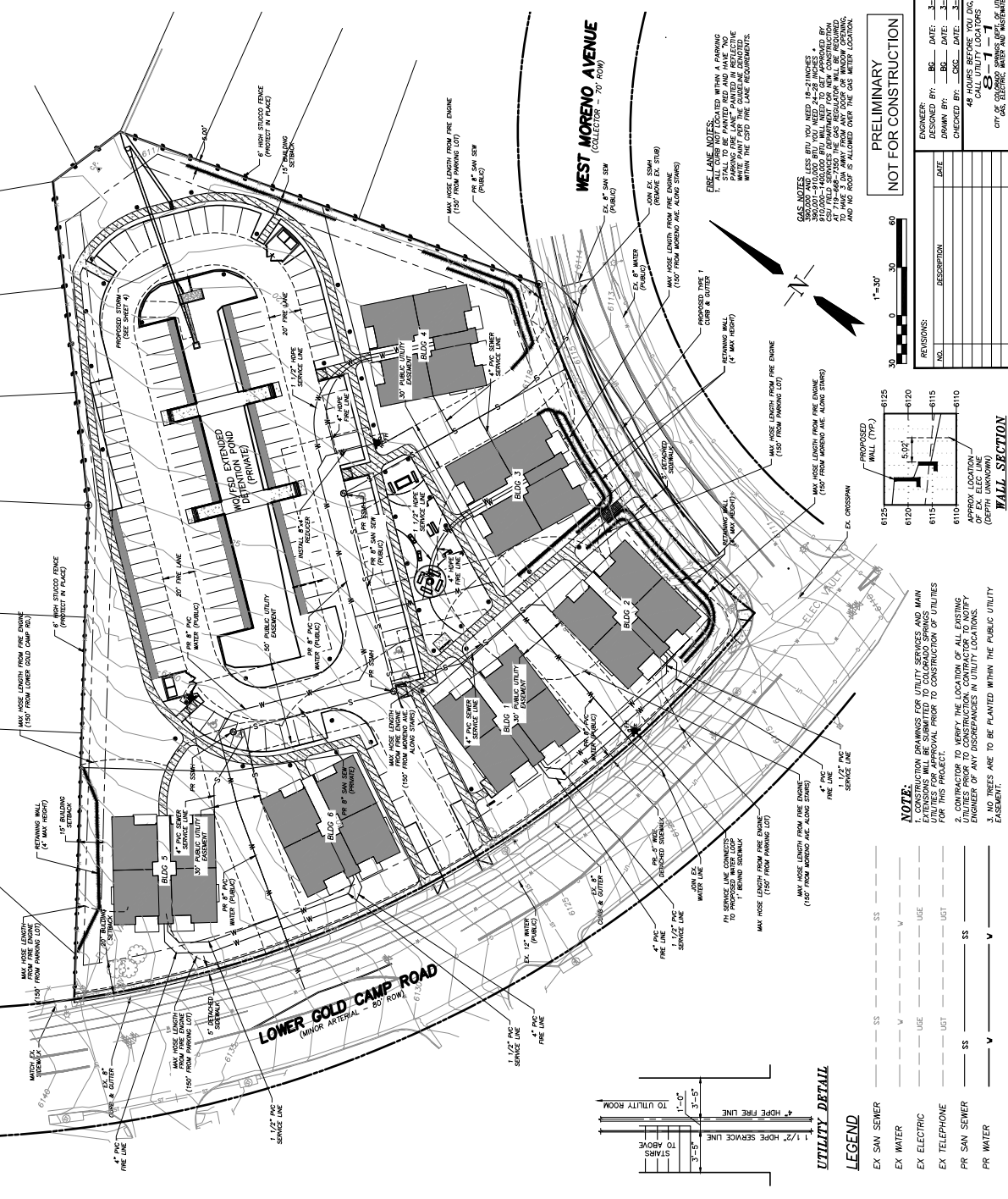


VICINITY MAP

SCALE: NTS

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE COLORED SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL UTILITIES AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS (OWNER) ACKNOWLEDGE THAT THE CONNECTION AND/OR UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, STANDARDS, RULES, ORDINANCES AND REGULATIONS OF THE CITY OF SPRINGFIELD, MISSOURI, AND LOCAL, STATE AND FEDERAL BUILDING DEPARTMENT CODES.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRING UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING PACKAGES AND APPURTENANCES) AND ALL WASTE-WATER COLLECTION SYSTEM FACILITIES (INCLUDING SANITARY AND VENTILATION) NECESSARY TO SERVE THE PROPERTY. OWNER SHALL BE RESPONSIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
4. SPRING UTILITIES SERVICES ARE AVAILABLE ON A "TIER" FROM NORTH TO SOUTH. SPRING UTILITIES SHALL BE RESPONSIBLE FOR THE OWNER'S UTILITY SERVICES FACILITIES, CHANGES OR SUPPLEMENTS TO EXISTING FACILITIES, SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INSTALLED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRING UTILITIES, OWNER MAY CAUSE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. SPRING UTILITIES DETERMINES OWNER SHALL CONDUCT THESE ASSESSMENTS FROM TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE CITY OF SPRINGFIELD AND SPRING UTILITIES FOR THE EXTENSION AND/OR ALTERING OF UTILITIES. SPRING UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL UTILITIES SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING PACKAGES AND APPURTENANCES) AND ALL WASTE-WATER COLLECTION SYSTEM FACILITIES (INCLUDING SANITARY AND VENTILATION) NECESSARY TO SERVE THE PROPERTY. OWNER SHALL BE RESPONSIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRING UTILITIES CRITERIA (SEE SECTION 4.04 OF SPRING UTILITIES WATER STANDARDS).
8. OWNER ACKNOWLEDGES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY COSTS THAT SPRING UTILITIES INCURS AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS (MATERIALS/QUALITY/MAINTENANCE COSTS). OWNER SHALL REMEMBRANCE SPRING UTILITIES FOR SUCH WATER-QUALITY RELATED COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRING UTILITIES FIELD ENGINEERING TO SECURE APPROVAL. CONTACT NORTH WORK CENTER 688-4885 OR SOUTH WORK CENTER 688-5564.
10. ALL SPRING UTILITIES FACILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD UTILITIES (CITY CODE 12.2.540).
11. SPRING UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AN ENDORSEMENT OF ANY CONTRACTS BETWEEN ANY APPROVED DRAWINGS AND SPRING UTILITIES. IF THERE ARE ANY CONTRACTS BETWEEN ANY APPROVED DRAWINGS AND SPRING UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AN ENDORSEMENT OF ANY CONTRACTS BETWEEN ANY APPROVED DRAWINGS AND SPRING UTILITIES TO ADAPT TO ANY ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, ORDINANCES AND POLICES THAT MAY ADOPTED AND ARE IN ACCORD WITH THE CITY OF SPRINGFIELD UTILITIES. RULES, RULES, REGULATIONS AND POLICES OF SPRING UTILITIES.
12. RELOCATED WATER SUPPLIES FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT SHALL BE INSTALLED AND MAINTAINED AS LONG AS COMBUSTIBLE MATERIAL REMAINS ON SITE. (CORS FC 8.14.2)
13. APPROVED VEHICLE ACCESS FOR PRECONSTRUCTION SHALL BE PROVIDED TO ALL CONTRACTORS. ALL VEHICLE ACCESS SHALL BE PROVIDED BY THE OWNER. ALL VEHICLE ACCESS SHALL BE INSTALLED AND MAINTAINED UNTIL PERMANENT ACCESS IS PROVIDED. VEHICLE ACCESS SHALL BE INSTALLED AND MAINTAINED UNTIL PERMANENT ACCESS IS PROVIDED. (CORS FC 8.14.2)
14. APPROVED VEHICLE ACCESS FOR PRECONSTRUCTION SHALL BE PROVIDED TO ALL CONTRACTORS. ALL VEHICLE ACCESS SHALL BE PROVIDED BY THE OWNER. ALL VEHICLE ACCESS SHALL BE INSTALLED AND MAINTAINED UNTIL PERMANENT ACCESS IS PROVIDED. VEHICLE ACCESS SHALL BE INSTALLED AND MAINTAINED UNTIL PERMANENT ACCESS IS PROVIDED. (CORS FC 8.14.2)



WEST MORENO AVENUE
(COLLECTOR - 70 ROW)

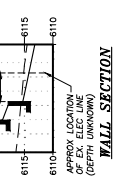
LOWER GOLD CAMP ROAD
(MINOR ARTERIAL - 80 ROW)

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER:	DESIGNED BY:	DATE:
DRAWN BY:	DATE:	
CHECKED BY:	CRC:	DATE:

48 HOURS BEFORE YOU DIG,
CALL OR VISIT www.missouri.gov
8-1-1
FOR
CITY OF SPRINGFIELD SERVICES AND REGULATIONS

REVISIONS:	DATE	DESCRIPTION



NOTE:

1. CONSTRUCTION DRAWINGS FOR UTILITY SERVICES AND MAIN UTILITIES SHALL BE PROVIDED FOR APPROVAL PRIOR TO CONSTRUCTION OF UTILITIES FOR THIS PROJECT.
2. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SERVICES IN UTILITY LOCATIONS. ENGINEER OF ANY DISCREPANCIES IN UTILITY LOCATIONS. EASEMENT.
3. NO TREES ARE TO BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENT.

UTILITY DETAIL

1 1/2" HORSE SERVICE LINE	3"-5"			
4" HORSE FIRE LINE	1'-0"			
TO ABOVE	3"-5"			

LEGEND

EX SAN SEWER	---	SS	---	SS
EX WATER	---	V	---	V
EX ELECTRIC	---	UE	---	UE
EX TELEPHONE	---	UT	---	UT
PR SAN SEWER	---	SS	---	SS
PR WATER	---	V	---	V

FIRE LINE NOTES:
ALL FIRE LINES NOT LOCATED WITHIN A PARKING LOT SHALL BE PAINTED RED AND HAVE TWO INCHES WHITE PAINT PER THE CODES/REGULATED WITHIN THE CITY FIRE LINE REQUIREMENTS.

GAS NOTES:
ALL GAS LINES NOT LOCATED WITHIN A PARKING LOT SHALL BE PAINTED RED AND HAVE TWO INCHES WHITE PAINT PER THE CODES/REGULATED WITHIN THE CITY FIRE LINE REQUIREMENTS.

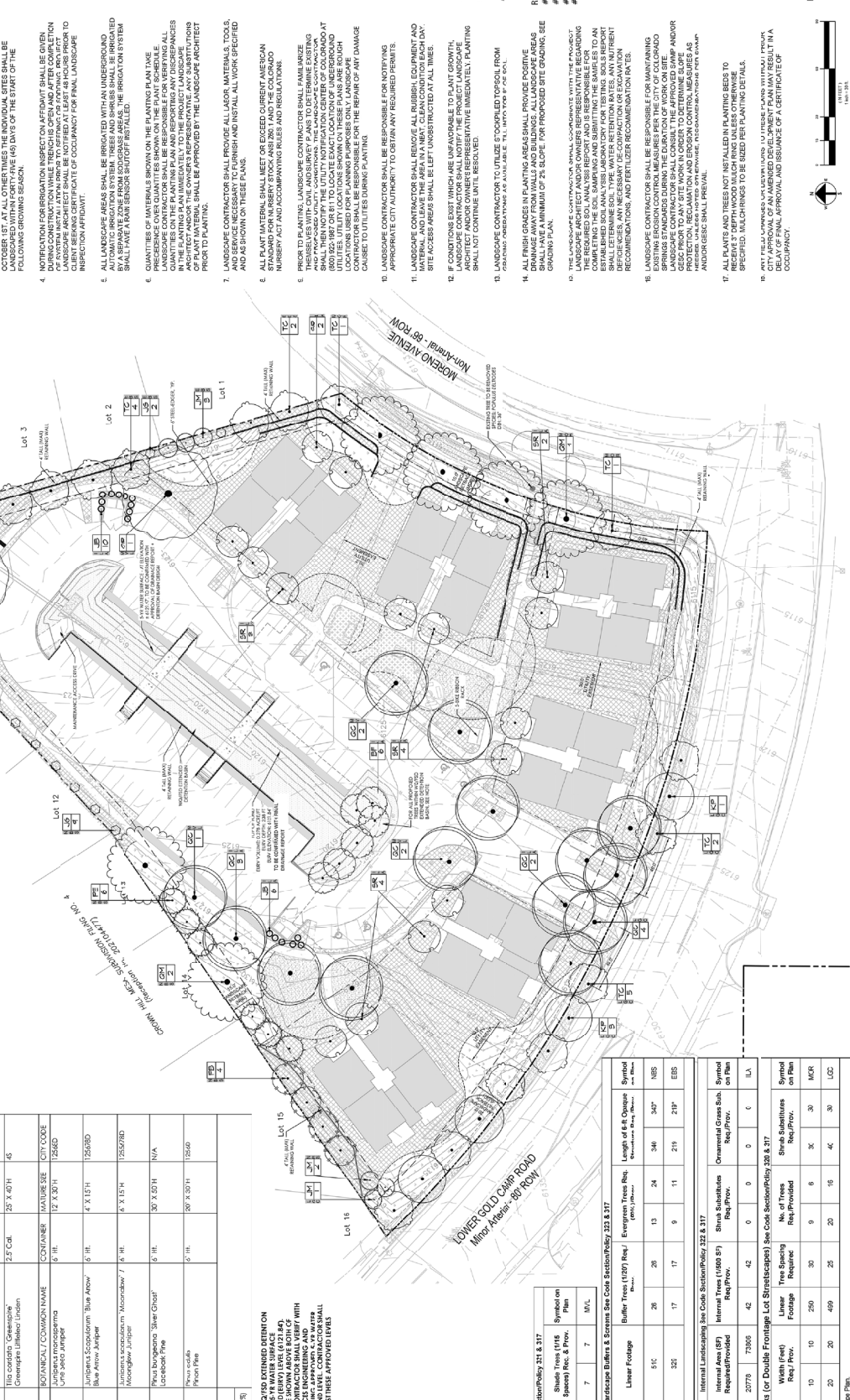
PROPOSED TYPE 1 CURB & UTTER (4" MAX HEIGHT)
MAX HOSE LENGTH FROM FIRE ENGINE (150' FROM PARKING LOT)

PROPOSED MALL (7'-0" WIDE)
MAX HOSE LENGTH FROM FIRE ENGINE (150' FROM MORENO AVE ALONG STRIPS)

PROPOSED FIRE ALARM BELL (11' DIAMETER)
MAX HOSE LENGTH FROM FIRE ENGINE (150' FROM MORENO AVE ALONG STRIPS)

PLANT SCHEDULE		BOTANICAL COMMON NAME		CITY CODE
BF	6	Juniperus horizontalis	2.5' Col.	4575
KF	4	Koeberlinia paniculata	2.5' Col.	5
GC	14	Quercus macrocarpa	40' X 40' H.	45
GM	6	Quercus macrocarpa	50' X 50' H.	40A
GR	2	Quercus macrocarpa	60' X 60' H.	45
SR	15	Strawberry tree	20' X 25' H.	45
TC	15	Tree Cactus	25' Col.	45
SYMB	6	Juniperus macrocarpa	6' H.	12640
JB	16	Juniperus macrocarpa	6' H.	12650B
JG	11	Juniperus macrocarpa	6' H.	12657B
PB	11	Juniperus macrocarpa	6' H.	N/A
PE	8	Juniperus macrocarpa	6' H.	12650

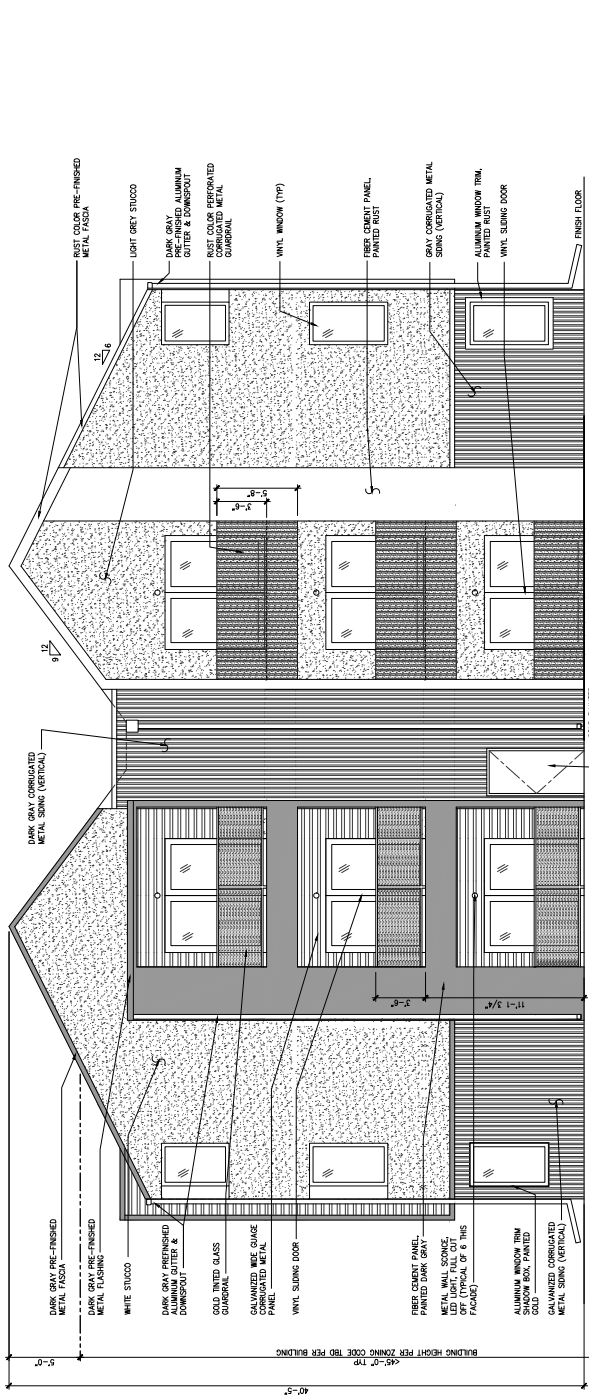
GROUNDPLANE COVERAGE SCHEDULE		DESCRIPTION	NOTES
3351	47	Decomposed Granite Base	3" Depth
3220	47	3/4" - 1 1/2" River Rock	3" Depth
3003	47	Grass	3" Depth
3004	47	Grass	3" Depth
3005	47	Grass	3" Depth
3006	47	Grass	3" Depth
3007	47	Grass	3" Depth
3008	47	Grass	3" Depth
3009	47	Grass	3" Depth
3010	47	Grass	3" Depth
3011	47	Grass	3" Depth
3012	47	Grass	3" Depth
3013	47	Grass	3" Depth
3014	47	Grass	3" Depth
3015	47	Grass	3" Depth
3016	47	Grass	3" Depth
3017	47	Grass	3" Depth
3018	47	Grass	3" Depth
3019	47	Grass	3" Depth
3020	47	Grass	3" Depth
3021	47	Grass	3" Depth
3022	47	Grass	3" Depth
3023	47	Grass	3" Depth
3024	47	Grass	3" Depth
3025	47	Grass	3" Depth
3026	47	Grass	3" Depth
3027	47	Grass	3" Depth
3028	47	Grass	3" Depth
3029	47	Grass	3" Depth
3030	47	Grass	3" Depth
3031	47	Grass	3" Depth
3032	47	Grass	3" Depth
3033	47	Grass	3" Depth
3034	47	Grass	3" Depth
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3099	47	Grass	3" Depth
3100	47	Grass	3" Depth



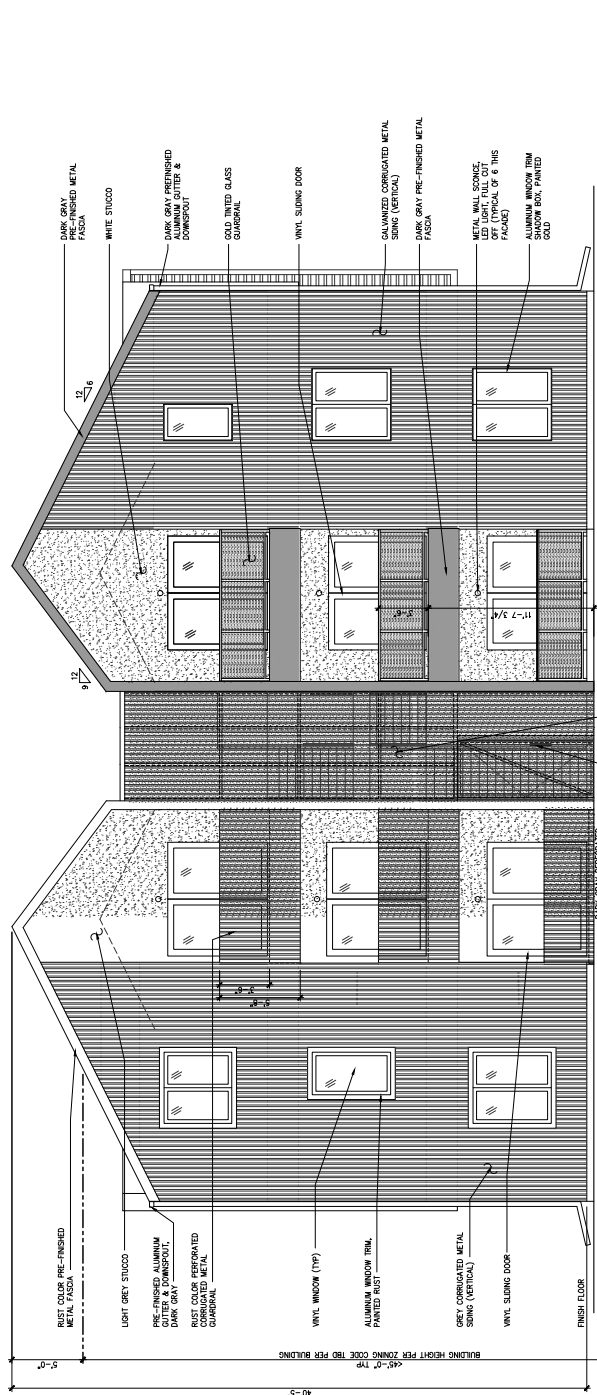
STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (FEET)	LINEAR TREE SPECIES REQUIRED	NO. OF TREES PROVIDED	SYMBOL
MORNO	Minor Arterial	10	250	30	30
LOWER GOLD CAMP	Minor Arterial	20	499	25	20

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (FEET)	LINEAR TREE SPECIES REQUIRED	NO. OF TREES PROVIDED	SYMBOL
MORNO	Minor Arterial	10	250	30	30
LOWER GOLD CAMP	Minor Arterial	20	499	25	20

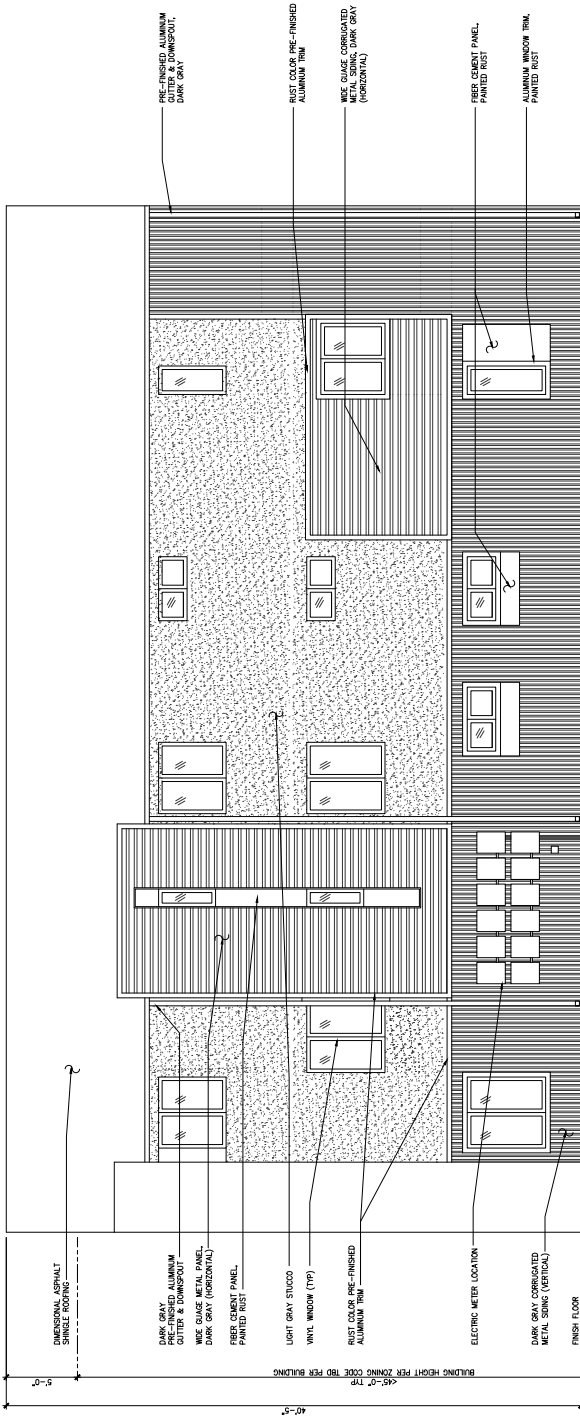
DEVELOPMENT PLAN



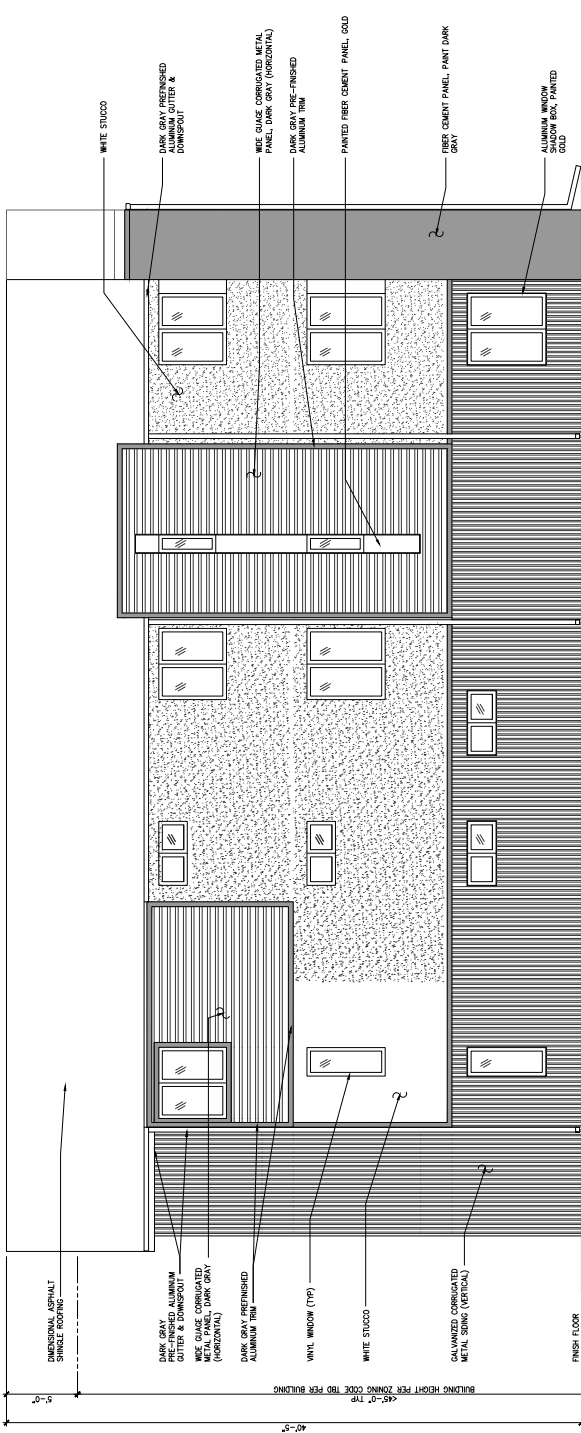
2 TYPICAL REAR ELEVATION
 1/4" = 1'-0"
 AVERAGE BASE GRADE ELEVATION TO BE DETERMINED FOR EACH BUILDING PERMIT SEPARATELY



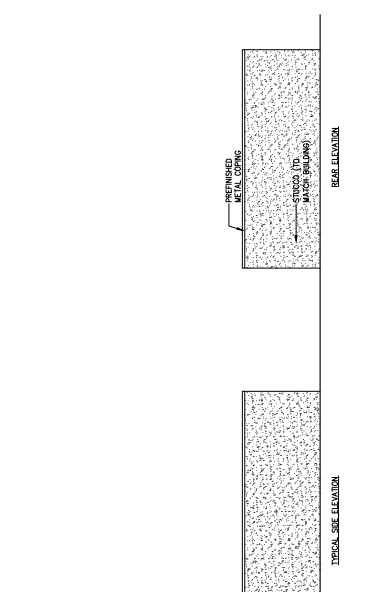
1 TYPICAL FRONT ELEVATION
 1/4" = 1'-0"
 AVERAGE BASE GRADE ELEVATION TO BE DETERMINED FOR EACH BUILDING PERMIT SEPARATELY



2 TYPICAL SIDE ELEVATION
 1/4" = 1'-0"
 FINISH FLOOR TO FINISH FLOOR HEIGHT PER ZONING CODE 180 PER BUILDING
 DIMENSIONAL ASPHALT SINGLE ROOFING
 DARK GRAY PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
 WIDE GAUGE METAL PANEL DARK GRAY (HORIZONTAL)
 FIBER CEMENT PANEL PAINTED RUST
 LIGHT GRAY STUCCO
 VINYL WINDOW (TYP)
 RUST COLOR PRE-FINISHED ALUMINUM TRIM
 ELECTRIC METER LOCATION
 DARK GRAY CORRUGATED METAL SIDING (VERTICAL)
 FINISH FLOOR



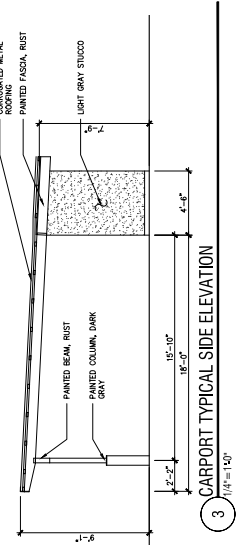
1 TYPICAL SIDE ELEVATION
 1/4" = 1'-0"
 FINISH FLOOR TO FINISH FLOOR HEIGHT PER ZONING CODE 180 PER BUILDING
 DIMENSIONAL ASPHALT SINGLE ROOFING
 DARK GRAY PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
 WIDE GAUGE CORRUGATED METAL PANEL DARK GRAY (HORIZONTAL)
 DARK GRAY PRE-FINISHED ALUMINUM TRIM
 VINYL WINDOW (TYP)
 WHITE STUCCO
 GALVANIZED CORRUGATED METAL SIDING (VERTICAL)
 FINISH FLOOR



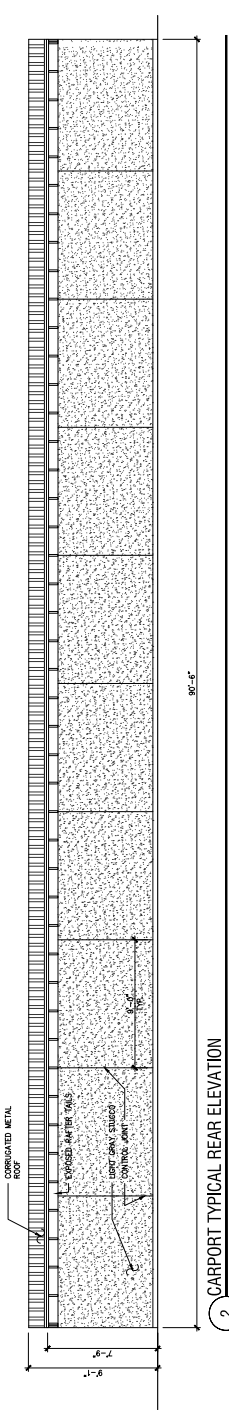
4 TRASH ENCLOSURE ELEVATIONS
 1/4" = 1'-0"

5 TYPICAL SITE RETAINING WALL
 1/4" = 1'-0"

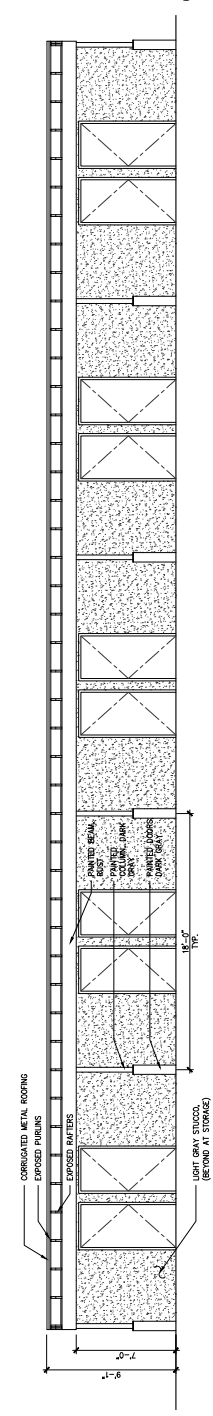
- CONTRACTOR MAY SPlice #4 VERTICAL SPLICE TO BE MINIMUM 12" CLEARANCE FROM OTHER SPLICE LOCATIONS.



3 CARPORT TYPICAL SIDE ELEVATION
 1/4" = 1'-0"



2 CARPORT TYPICAL REAR ELEVATION
 1/4" = 1'-0"



1 CARPORT TYPICAL FRONT ELEVATION
 1/4" = 1'-0"

0 2' 4' 8' 16'
 1/4" = 1'-0"

5 TRASH ENCLOSURE WALL
 1/4" = 1'-0"