

DEVELOPMENT PLAN

NORTH 30TH STREET APARTMENTS
LOTS 1, 2, & 3, CENTENNIAL CENTRE SUBDIVISION FILING NO. 1 AMENDED
TO BE REPLATTED AS LOT 1, NORTH THIRTIETH STREET APARTMENTS FILING NO. 1
LOCATED IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PROJECT CONTACTS

APPLICANT/DEVELOPER
 5025 BOORWALK DRIVE, ST. 250
 COLORADO SPRINGS, CO 80919
 EMAIL: GAVIN@LIGHTEQUITY.COM

ENGINEER
 ATWELL, LLC
 400 W. WASHINGTON AVENUE, SUITE 470
 GREENWOOD VILLAGE, CO 80111
 CONTACT: RICHARD LYON, PE
 EMAIL: RLYON@ATWELL-GROUP.COM

SURVEYOR
 BARRON LAND
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 COLORADO SPRINGS, CO 80915
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 CONTACT: SPENCER BARRON, PLS

ARCHITECT
 TRIO ARCHITECTURE
 200 W. WASHINGTON AVENUE, SUITE 113
 COLORADO SPRINGS, CO 80903
 CONTACT: KRISTIN KOTERA, MA
 TEL: (719) 633-5641

LANDSCAPE ARCHITECT
 2435 RESEARCH PARKWAY, STE. 300
 COLORADO SPRINGS, CO 80920
 CONTACT: ANDREA FARESKI, PLA

PROPOSED DEVELOPMENT SUMMARY TABLE	
SITE LOCATION	SW OF CENTENNIAL BLVD & N 30TH INTERSECTION
TAX SCHEDULE NUMBER	73233001035
EXISTING ZONING DISTRICT	PBC
PROPOSED ZONING DISTRICT	PBC
TOTAL ACREAGE	119,790 SF / 2.75 ACRES
EXISTING USES/BUILDINGS	VACANT LAND
PROPOSED USES	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS	FRONT=20'; SIDE=5'; REAR=25'
MAXIMUM BUILDING HEIGHT	45'
TOTAL BUILDING FOOTPRINT	23,374 SF
MAX PERCENT OF LOT COVERAGE	40%
PARKING DATA	REQUIRED PROVIDED
STANDARD SPACES	117 117
ADA ACCESSIBLE SPACES	6 6
TOTAL SPACES	123 123
SEE SITE PLAN FOR PARKING COUNT TABLE	

GEOLOGIC HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD ASSESSMENT REPORT DATED NOVEMBER 18, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: STEEPLY SLOPING BEDROCK IDENTIFIED AT A DEPTH OF 0-10 FEET BELOW THE SURFACE OF THE GROUND. THE CITY OF COLORADO SPRINGS, CO. HAS REVIEWED THE REPORT AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 700, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

DRAINAGE BASIN

DOUGLASS CREEK DRAINAGE BASIN

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER ORAT0000030C, EFFECTIVE DATE DECEMBER 7, 2018, THE PROJECT LIES OUTSIDE OF THE 100-YEAR AND 500-YEAR FLOODPLAINS.

LEGAL DESCRIPTION

LOTS 1, 2, & 3, CENTENNIAL CENTRE SUBDIVISION FILING NO. 1, AMENDED TO BE REPLATTED AS LOT 1, NORTH THIRTIETH STREET APARTMENTS FILING NO. 1.

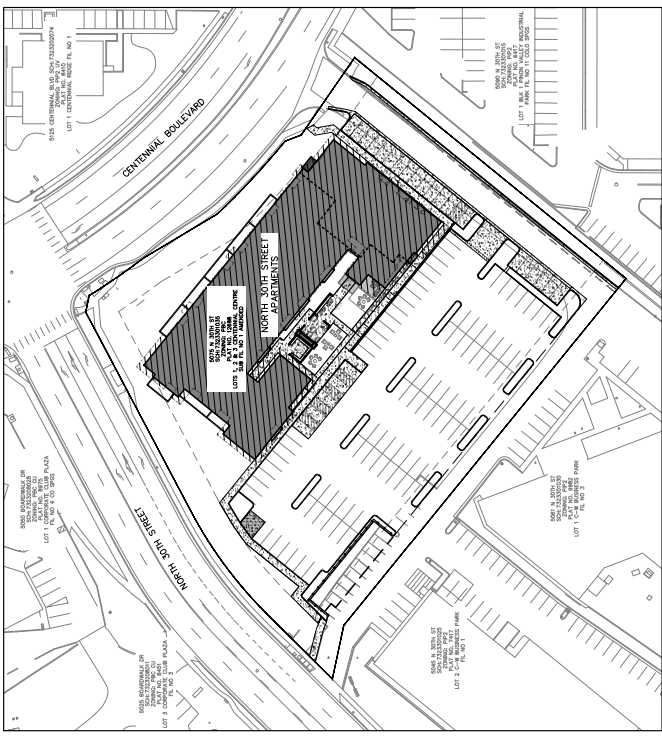
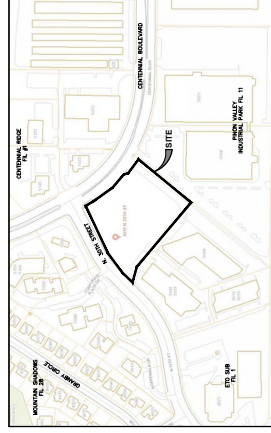
GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION: MULTI-FAMILY RESIDENTIAL BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES

SHEET NUMBER	SHEET TITLE
01	COVER
02	SITE PLAN
03	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
04	PRELIMINARY GRADING
05	PRELIMINARY GRADING
06	FINAL LANDSCAPE PLAN
07	LANDSCAPE NOTES
08	LANDSCAPE DETAILS
09	PHOTOMETRICS PLAN
10	LIGHTING DETAILS
11	LIGHTING DETAILS
12	ARCHITECTURAL ELEVATIONS
13	ARCHITECTURAL ELEVATIONS
14	SITE DETAILS
15	ARCHITECTURAL RENDERINGS

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY, AND OTHER AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.
- STREET TREES, STREETCARE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNAGE. A NEW ENTERPRISE AT 719-385-5882 TO BE 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. LIGHTING FIXTURES SHALL BE ARRANGED TO MINIMIZE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED TO UPDATE LIGHTING FIXTURES TO MEET THESE REQUIREMENTS.
- ACCESSIBLE PARKING SPACES, ACCESSIBLE WALKWAYS, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESSIBLE WALKWAYS SHALL BE LEVEL WITH SURFACE DIRECTIONS, EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR-INCH (4") ACCESSIBLE ANGLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT 45 DEGREES. YELLOW OR RED STRIPES SHALL BE USED TO IDENTIFY THE SPACES.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED FOR ACCESSIBLE VEHICLES BY A SIGNAGE. THE SIGNAGE SHALL BE PLACED IN AN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, VAN ACCESSIBLE, MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
 - SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY SIX INCHES (6") WIDE.
 - LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGNS BETWEEN SIX FEET (6') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR SURFACE.
- THE DEVELOPER SHALL OBTAIN A SIGNAGE PERMIT FROM THE CITY OF COLORADO SPRINGS AND CAN BE FOUND IN THE FILE CDC 02-21-00334. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNERS IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED UPON THIS PROPERTY.
- THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION IN SPRING OF 2022 AND BE COMPLETE BY SUMMER OF 2023.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE CITY OF COLORADO PLANNING AND ZONING CODES AND THE PROPOSED PLAN REFLECTS ALL THE ELEMENTS REQUIRED BY THE CITY OF COLORADO DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE CITY OF COLORADO. THE DEVELOPER DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD TO THE PUBLIC SHALL BE REPAIRED OR REPLACED TO MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE PUBLIC RIGHT-OF-WAY TO MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF THE PUBLIC RIGHT-OF-WAY TO MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY.
- IF ANY IMPROVEMENTS ARE REQUIRED, THE EROD INSPECTOR CAN BE REACHED AT 719-385-5977.
- ALL TRAFFIC RELATED "SIGNS", "STRIPING" OR "CONTROL DEVICES" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE SIGNS, STRIPING, AND MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- THERE SHALL BE NO PARKING ON INTERNAL ACCESS ROADS.
- THE DEVELOPER MUST MAKE FINANCIAL ARRANGEMENTS FOR THE PERPETUAL OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS TO INCLUDE LIFE-CYCLE REPAIR AND REPLACEMENT OF THE FACILITIES.
- THE OPERATION AND MAINTENANCE OF ALL AREAS WITHIN TO BE PLATED INVOLVES INCREASED RISK. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL AREAS WITHIN TO BE PLATED INVOLVES INCREASED RISK. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL AREAS WITHIN TO BE PLATED INVOLVES INCREASED RISK.
- REPAIRING IN OR NEAR MIDLAND URBAN INTERFACE OR INTERMEDIATE AREAS INVOLVES INCREASED RISK. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIRING IN OR NEAR MIDLAND URBAN INTERFACE OR INTERMEDIATE AREAS INVOLVES INCREASED RISK. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIRING IN OR NEAR MIDLAND URBAN INTERFACE OR INTERMEDIATE AREAS INVOLVES INCREASED RISK.
- ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FLOOD MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY OF COLORADO PLANNING AND ZONING CODE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FLOOD MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY OF COLORADO PLANNING AND ZONING CODE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FLOOD MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY OF COLORADO PLANNING AND ZONING CODE.
- THE PRIVATE PERMANENT UNDERGROUND CONTROL MEASURE (COTM) ENGINEERED SOLUTIONS SYSTEM FOR WATER QUALITY AND FULL SPECTRUM TREATMENT IS TO BE OWNED AND MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNEES.

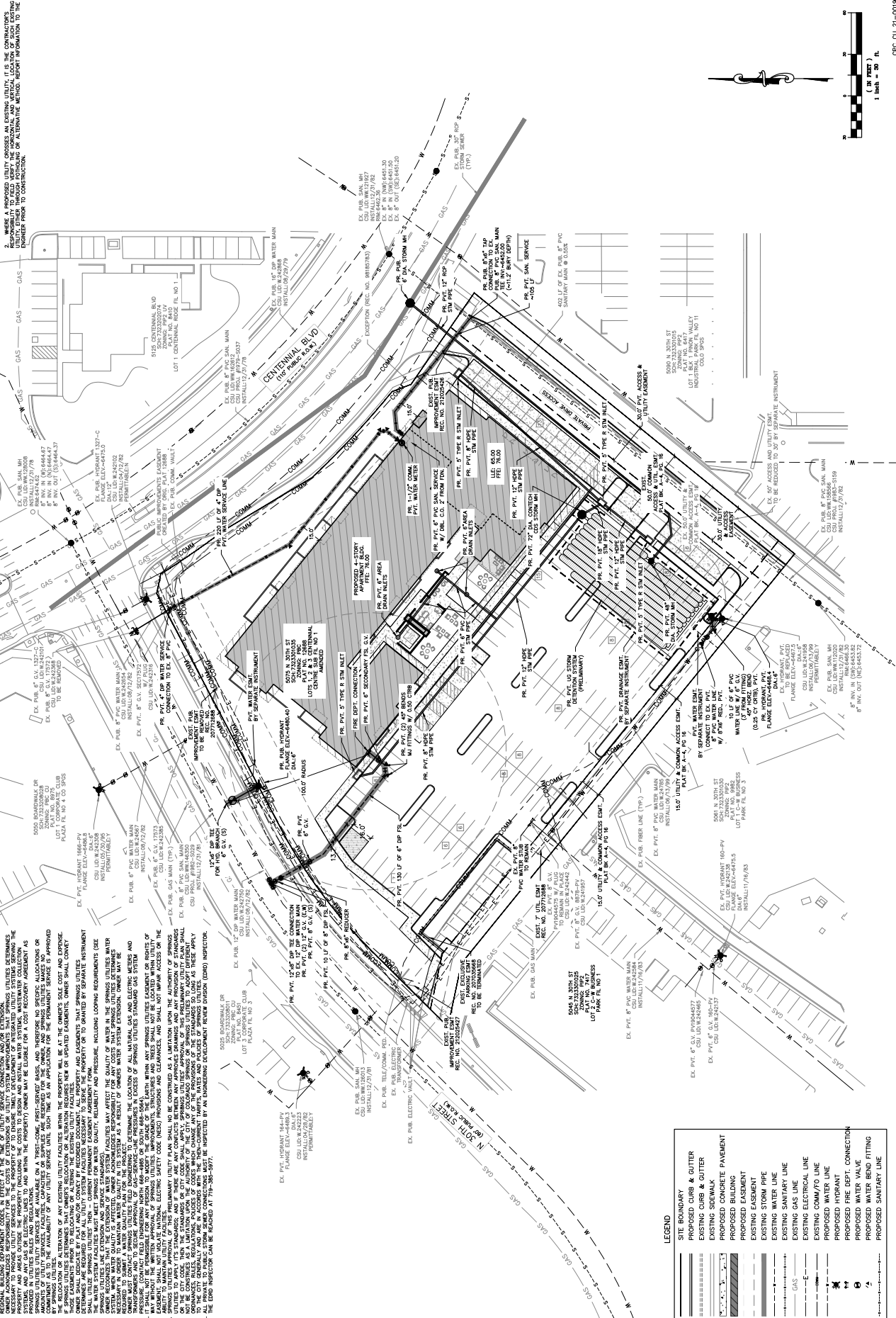


5025 BOORWALK DRIVE COLORADO SPRINGS, CO 80919	719-310-6228	GAVIN LIGHT
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DEVELOPMENT PLAN		COVER
NORTH 30TH STREET APARTMENTS		
COLORADO SPRINGS, COLORADO		
9 LIGHT EQUITY, LLC		
DATE	03/29/2022	
BY		
CHECKED BY		
APPROVED BY		
REVISIONS		

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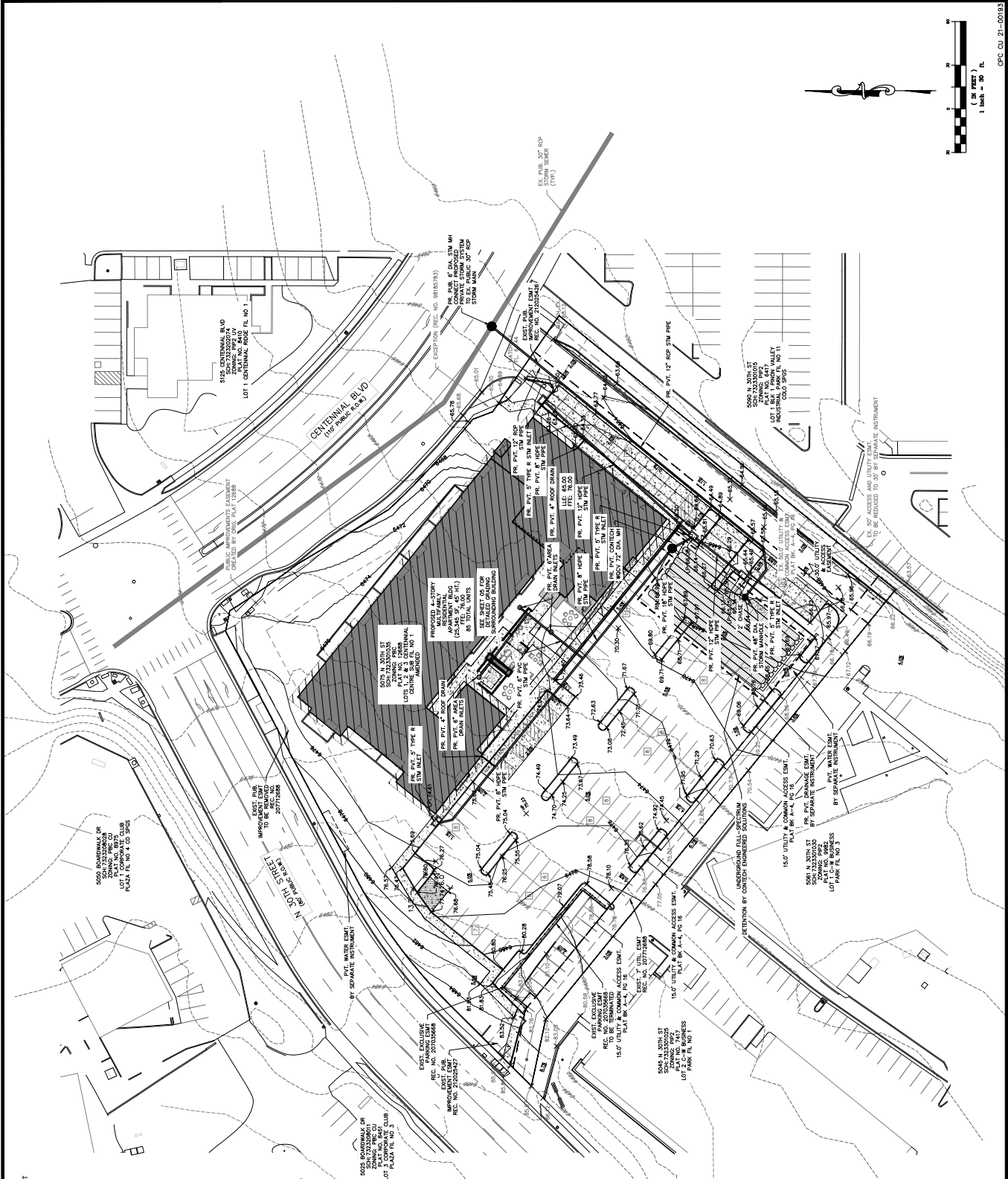
CAUTION - NOTICE TO CONTRACTOR
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND ARE NOT TO BE CONSIDERED AS GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
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LEGEND

[Symbol]	SITE BOUNDARY
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED EASMENT
[Symbol]	EXISTING STORM PIPE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING ELECTRICAL LINE
[Symbol]	EXISTING COMM/TO LINE
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED WATER CONNECTION
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER BEND FITTING
[Symbol]	PROPOSED SANITARY LINE

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
 1. PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
 2. PROPERTY OWNERS (PROPERTY) ACKNOWLEDGE THAT THE CONSTRUCTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 3. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
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NOTES:
 1. SPOT GRADES SHOWN ALONG CURBS & GUTTER REPRESENT FLOW LINE ELEVATIONS UNLESS LABELLED OTHERWISE.

- LEGEND
- SITE BOUNDARY
 - CURBS & GUTTER
 - EXISTING SIDEWALK
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED BUILDING
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - SLOPE RETAINING WALL
 - SLOPE ARROW WITH GRADE
 - SPOT GRADE (FINISHED GRADE)
 - SPOT GRADE (EXISTING GRADE)
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM MAIN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR





ATWELL
 3665 W. 140th Street, Suite 200
 Overland Park, KS 66204
 Phone: (913) 241-1100
 Fax: (913) 241-1101
 Website: www.atwell.com

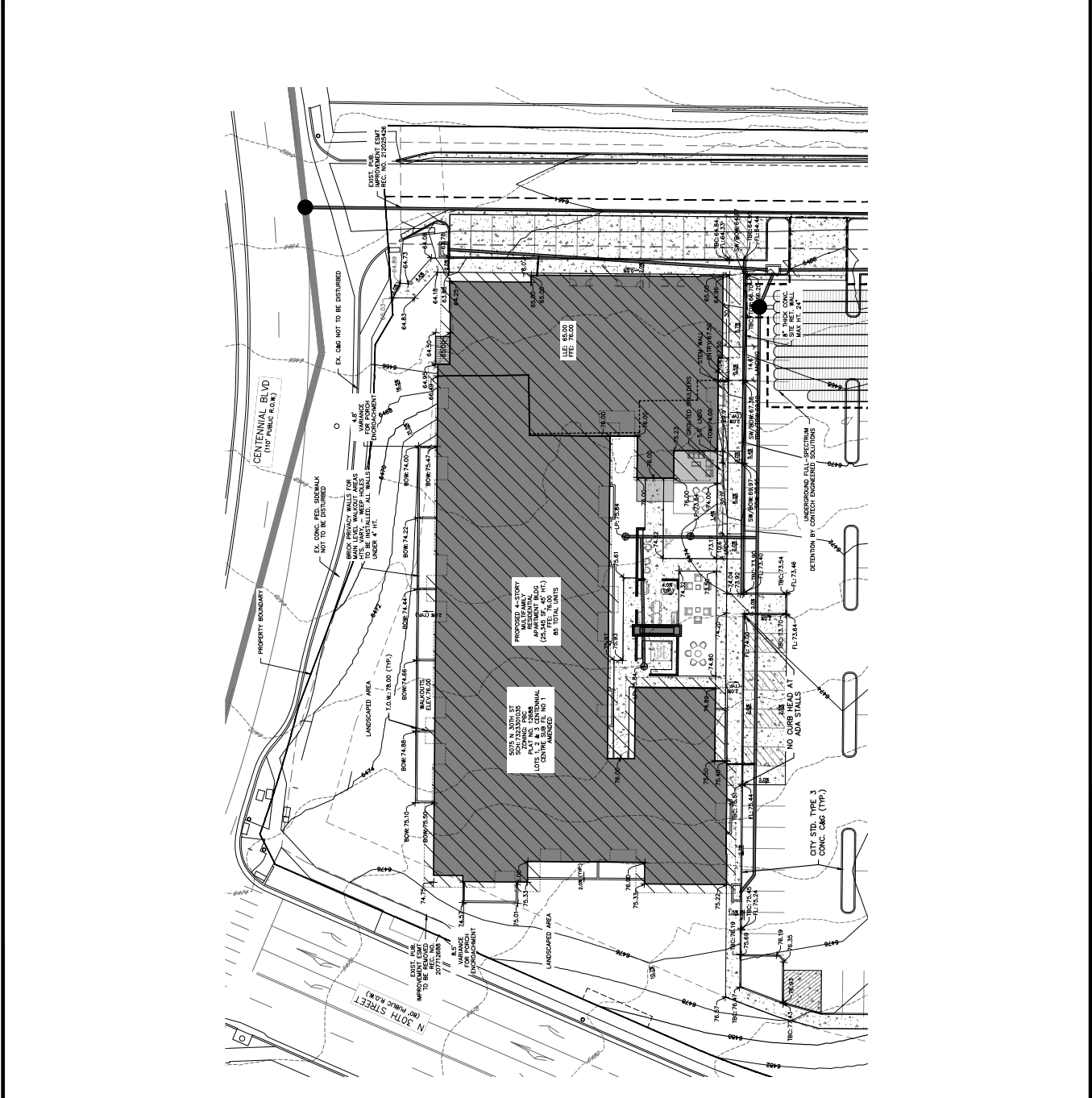
DATE: 03/29/2012
 CLIENT: G LIGHT EQUITY, LLC
 PROJECT: NORTH 30TH STREET APARTMENTS
 DEVELOPMENT PLAN
 PRELIMINARY GRADING

5025 BORDWALK DRIVE
 COLORADO SPRINGS, CO 80919
 719-310-6228
 GAYN LIGHT

DATE: 03/29/2012
 CLIENT: G LIGHT EQUITY, LLC
 PROJECT: NORTH 30TH STREET APARTMENTS
 DEVELOPMENT PLAN
 PRELIMINARY GRADING

NO.	REV.	DATE	BY	CHK.	REVISIONS
1					
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4					
5					

DATE: 03/29/2012
 CLIENT: G LIGHT EQUITY, LLC
 PROJECT: NORTH 30TH STREET APARTMENTS
 DEVELOPMENT PLAN
 PRELIMINARY GRADING



LEGEND

	SITE BOUNDARY
	STORM & GUTTER
	EXISTING SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED RETAINING WALL
	SLOPE ARROW WITH GRADE
	SPOT GRADE (EXISTING GRADE)
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED STORM MAIN
	EXISTING CONTOUR
	PROPOSED CONTOUR

CONSULTANTS
Matrix
 LANDSCAPE ARCHITECT/CIVIL ENGINEER

Matrix
 245 RESEARCH PARKWAY, SUITE 100
 FARMINGTON, CT 06030
 PHONE: (860) 676-8900
 FAX: (860) 676-8908

G LIGHT EQUITY LLC
 803 BROADWAY, 4TH FLOOR, 2ND
 FLOOR, NEW YORK, NY 10003
 PHONE: (212) 677-1000
 FAX: (212) 677-1000

CONTRACT NO. 19-001
 PROJECT NO. 19-001
 SHEET NO. 6 OF 6

PROJECT
N. 30TH STREET APARTMENTS
 DEVELOPMENT PLAN
 5075 N. 13TH STREET
 NOVEMBER 22, 2022

NO.	DATE	DESCRIPTION
REV 1	2/21/22	CITY COMMENTS
REV 2	03/13/22	CITY COMMENTS

REVISIONS HISTORY

DRAWING INFORMATION
 PROJECT NO. 19-001
 SHEET NO. 6 OF 6
 DRAWN BY: JSP
 CHECKED BY: JSP
 APPROVED BY: JPA
 SHEET TITLE

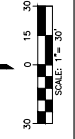
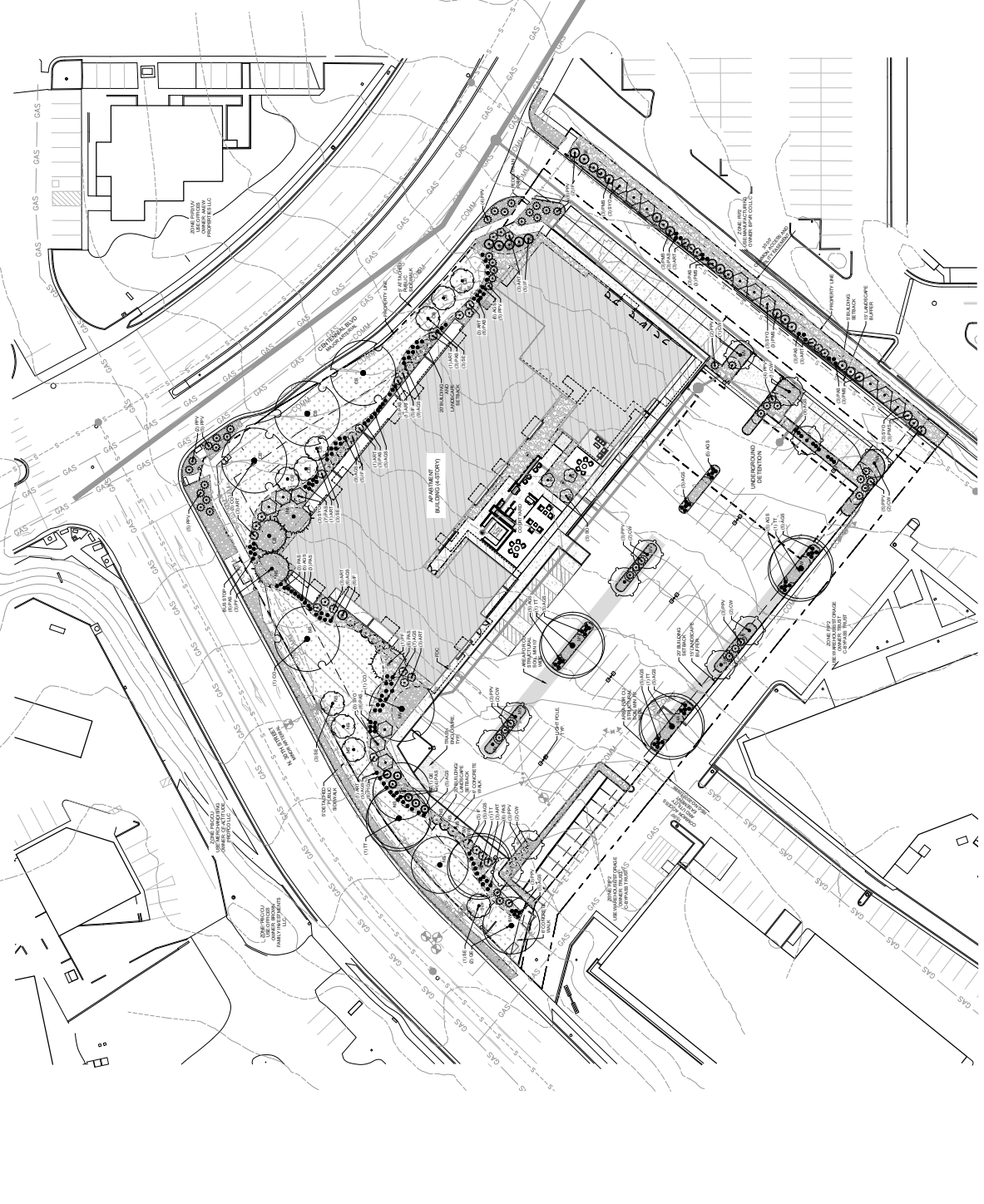
FINAL LANDSCAPE PLAN

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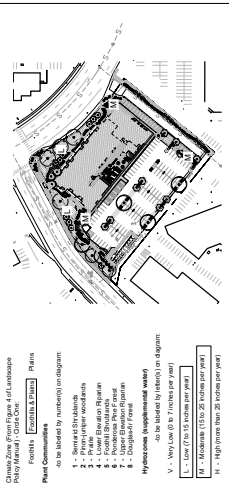
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LEGEND

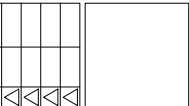
- 16,605 SF
 NATIVE SEEDLOW
 CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX
- 10,005 SF
 1 1/2" ROCK
 TYPE: BRIDLEBACK SWIRL
 C AND C SAND
 OR APPROVED EQUAL
- 5,483 SF
 2 1/4" CASCADIA TAN RIVER ROCK
 SUPPLIER: C AND C SAND
 OR APPROVED EQUAL
- EDGING
 7" ROLLED TOP STEEL EDGING
 (OR APPROVED EQUAL)
- 2" ROYAL GRANITE-AA GRADE
 SUPPLIER: C AND C SAND
 (OR APPROVED EQUAL)



Schematic Landscape Diagram



REVISIONS	DATE	FOR



TDC Architecture
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.523.5643 (fax)
719.523.5641 (phone)



NEW APARTMENT COMPLEX
CENTENNIAL APARTMENTS
CENTENNIAL BLVD & 30TH ST
COLORADO SPRINGS, CO 80906

SITE PHOTOMETRICS PLAN
DRAWN BY: JAVIUS
CHECKED BY: AIB
PROJECT NO: 818-21-08
SHEET NO: 6

Calc Zone #4	+	1.1 fc	11.6 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRICS PLAN
SCALE: 1/8" = 1'-0"

Statistics

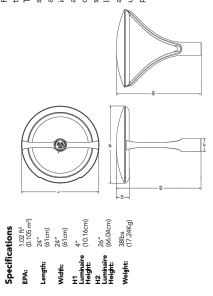
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #4	+	1.1 fc	11.6 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Color	Description	Number of Lamps	Light Level (Footcandle)	Footcandle	Footcandle
AF		12	Lithonia Lighting		RAUPT P4 30K S/M	1157/1	0.32	65.8762	
AG		17	Lithonia Lighting		ARC2 LED P4 30K	626/0	0.32	51.2609	
A		7	Lithonia Lighting		RAU2 LED P4 30K S/M (DIBRO)	947	0.32	13.44	

Radcan Post Top LED Area Luminaire

Model: RADPT F3 30K SYM
 Part: QTY: 6
 Type: AF

Introduction
 The architecturally-inspired shape of the Radcan Post Top LED Area Luminaire provides the grace and strength of the RADCAN family. The twin copper-core cast aluminum arms support the slender suspension, creating a beacon of comfort by right. The angular arm reflect reflection maintaining its visually appealing form. The luminaire is designed to illuminate and visual comfort to transform common areas like corridors, outdoor retail locations, pedestrian-friendly nighttime environments.



Ordering information

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Specifications
 Depth: 7.5"
 Height: 5"
 Weight: 12 lbs
 Mounting options: 12 lbs

Accessories
 1. LED Driver
 2. Mounting Hardware

ARC2 LED Family Overview

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
ARC2	3000K	Aluminum	White	30°	Recessed	Standard
ARC2-1	3000K	Aluminum	White	30°	Recessed	1-1/2" depth
ARC2-2	3000K	Aluminum	White	30°	Recessed	2-1/2" depth
ARC2-3	3000K	Aluminum	White	30°	Recessed	3-1/2" depth
ARC2-4	3000K	Aluminum	White	30°	Recessed	4-1/2" depth
ARC2-5	3000K	Aluminum	White	30°	Recessed	5-1/2" depth
ARC2-6	3000K	Aluminum	White	30°	Recessed	6-1/2" depth
ARC2-7	3000K	Aluminum	White	30°	Recessed	7-1/2" depth
ARC2-8	3000K	Aluminum	White	30°	Recessed	8-1/2" depth
ARC2-9	3000K	Aluminum	White	30°	Recessed	9-1/2" depth
ARC2-10	3000K	Aluminum	White	30°	Recessed	10-1/2" depth

Example: ARC2 LED F3 30K SYM AWCOT F14 R4 DAWD

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Performance Data

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Performance Data

Lumen Output

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Lumen Ambient Temperature (MAT) Multiplier

Temperature (°C)	Multiplier
0	1.00
5	0.98
10	0.96
15	0.94
20	0.92
25	0.90
30	0.88
35	0.86
40	0.84
45	0.82
50	0.80
55	0.78
60	0.76
65	0.74
70	0.72
75	0.70
80	0.68
85	0.66
90	0.64
95	0.62
100	0.60

Electrical Load

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Projected LED Lumen Maintenance

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Performance Data

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Lumen Output in Emergency

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Projected LED Lumen Maintenance

Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

Performance Data

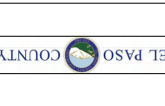
Model	Color	Material	Finish	Beam Angle	Mounting	Notes
RF3	3000K	Aluminum	White	30°	Post Top	Standard
RF3-1	3000K	Aluminum	White	30°	Post Top	1-1/2" depth
RF3-2	3000K	Aluminum	White	30°	Post Top	2-1/2" depth
RF3-3	3000K	Aluminum	White	30°	Post Top	3-1/2" depth
RF3-4	3000K	Aluminum	White	30°	Post Top	4-1/2" depth
RF3-5	3000K	Aluminum	White	30°	Post Top	5-1/2" depth
RF3-6	3000K	Aluminum	White	30°	Post Top	6-1/2" depth
RF3-7	3000K	Aluminum	White	30°	Post Top	7-1/2" depth
RF3-8	3000K	Aluminum	White	30°	Post Top	8-1/2" depth
RF3-9	3000K	Aluminum	White	30°	Post Top	9-1/2" depth
RF3-10	3000K	Aluminum	White	30°	Post Top	10-1/2" depth

REVISIONS

NO.	DATE	FOR



TDC Architecture
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Fax)
 719.623.5641 (Cell)



NEW APARTMENT COMPLEX
 CENTENNIAL APARTMENTS
 CENTENNIAL BLDG & 30TH ST
 COLORADO SPRINGS, CO 80906

LIGHTING CUT SHEETS
 1 OF 2
 DATE: 03/29/22
 DRAWN BY: JLVMS
 CHECKED BY: AIB
 PROJECT NO: 818-21-08

SHEET NO:
 10

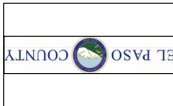
CITY FILE NO. CAC-0215-0031

DATE	FOR



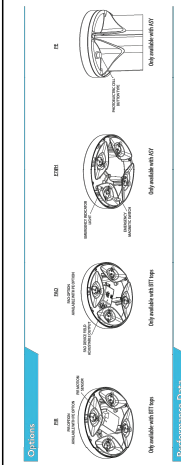
31 HORNE BLVD. SUITE 500
 COLORADO SPRINGS, CO 80905
 719.338.2334

TDC Architecture
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Fax)
 719.623.5643 (Fax)



NEW APARTMENT COMPLEX
 CENTENNIAL APARTMENTS
 PHOTOMETRICS
 COLORADO SPRINGS, CO 80906

DATE: 03/29/22
 DRAWN BY: JLM/MS
 CHECKED BY: AIS
 PROJECT NO: 618-21-08
 SHEET NO: 11

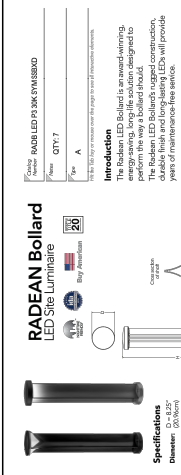


Performance Data

LED Luminaire Data Table with columns for luminaire type, beam angle, and various performance metrics.

Electrical Load

Table showing electrical load calculations for different luminaire types and quantities.



Introduction
 The Radean Bollard LED Site Luminaire is a modern, durable, and long-life solution designed to perform the way a bollard should.

Specifications
 Height: 100-150"
 Diameter: 6-8"

Ordering Information

Table with columns for luminaire type, beam angle, and ordering codes.

REVISIONS	DATE	FOR
1	2.2.22	DP
2	3.28.22	DP
3	4.22.22	DP

NOT FOR CONSTRUCTION

TDC Architecture
 201 East Lake Avenue, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
 719.623.5643 (Fax)

North 30th Street Apartments
 5075 N. 30th Street
 Colorado Springs, Colorado 80919

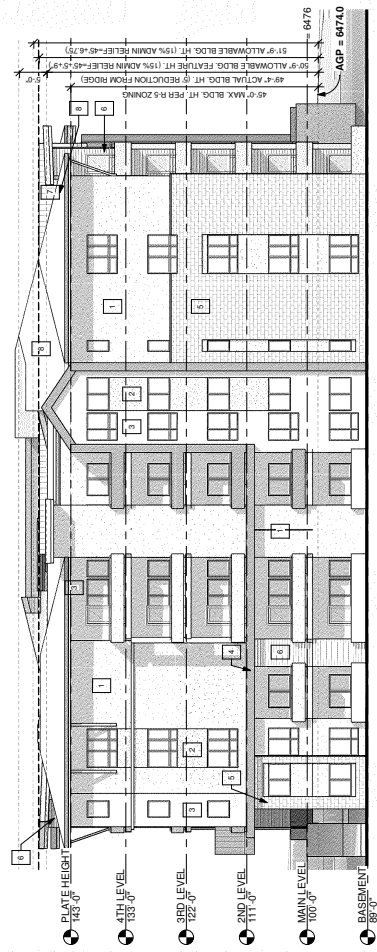
DEVELOPMENT PLAN
 DATE: 4.22.2022
 DRAWN BY: TDS
 CHECKED BY: TDS
 PROJECT NO.: 21152

SHEET: **12**

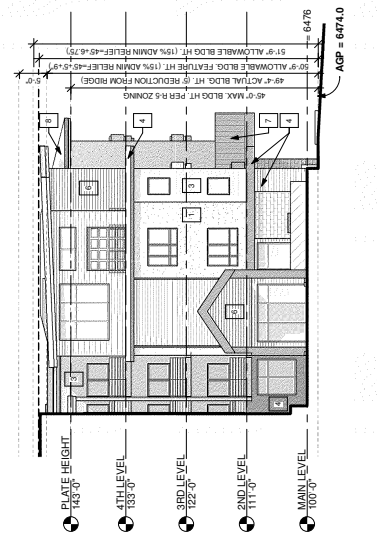
EXTERIOR ELEVATION LEGEND:

- | NUMBER | DESCRIPTION |
|--------|---|
| 1 | STUCCO WALL FINISH - WARM GREY |
| 2 | COMPOSITE CEMENT BOARD - DARK GREY |
| 3 | COMPOSITE CEMENT BOARD - LIGHT |
| 4 | COMPOSITE CEMENT BOARD - TO MATCH STANDING SEAM DARK BRONZE |
| 5 | MASONRY STONE VENEER - OFF WHITE |
| 6 | COMPOSITE SIDING - MEDIUM WOOD TONE |
| 7 | STANDING SEAM ROOFING - DARK BRONZE |
| 8 | ASPHALT SHINGLE ROOFING - MEDIUM TONE |

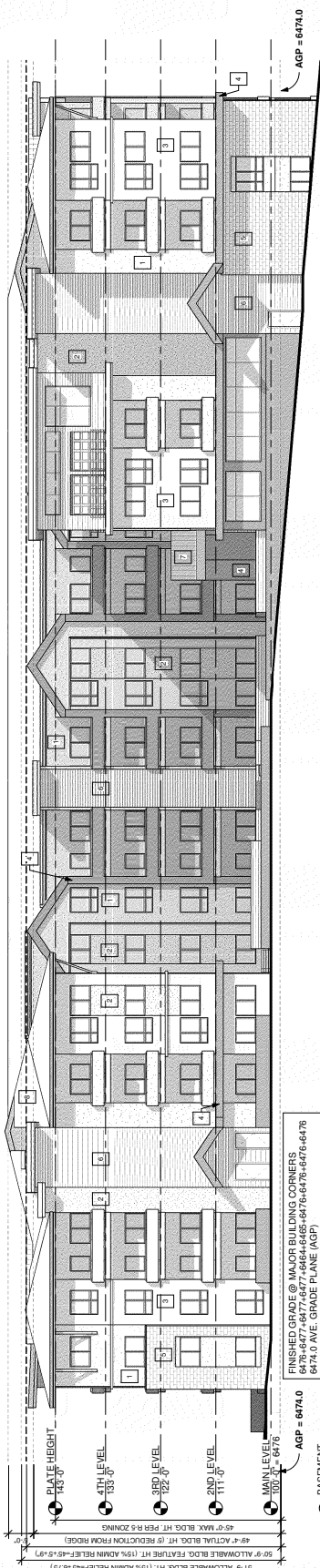
- EXTERIOR ELEVATION GENERAL NOTES:**
1. ALL ELECTRICAL LIGHTING FIXTURES TO BE FULL CUT OFF
 2. ALL ELECTRICAL LIGHTING FIXTURES AT UNIT PATIOS TO BE FULL CUT OFF
 3. ALL MECHANICAL CONDENSING UNITS ARE LOCATED ON THE EXTERIOR WALLS
 4. ALL LANDSCAPE EXPLANTS TO BE PAINTED SAFETY YELLOW
 5. ALL GUTTERS & DOWNSPOUTS TO BE PAINTED A DARK FINISH
 6. ALL FLASH BOARDS TO MATCH GENERAL TONE OF ROOF
 7. ALL FLASH BOARDS TO MATCH GENERAL TONE OF ROOF
 8. ALL SWAGE ANCHORMENT SIGNS UNDER A SEPARATE CONTRACT FOR PERMITTING
- NOTE: ALLOWABLE BUILDING HEIGHTS ARE DISPLAYED ON EACH ELEVATION



2 DP EXTERIOR ELEVATION - WEST
 3/32" = 1'-0"



3 DP EXTERIOR ELEVATION - NORTH COURTYARD
 3/32" = 1'-0"



1 DP EXTERIOR ELEVATION - SOUTH
 3/32" = 1'-0"

FINISHED GRADE @ MAJOR BUILDING CORNERS
 674.0 AVE GRADE PLANE (AGP)

REVISIONS	DATE	FOR
1	2.2.22	DP
2	3.28.22	DP
3	4.22.22	DP

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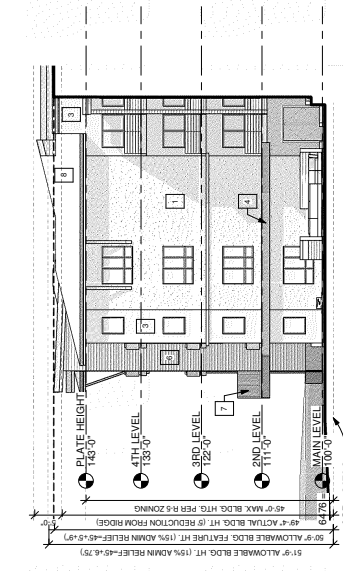
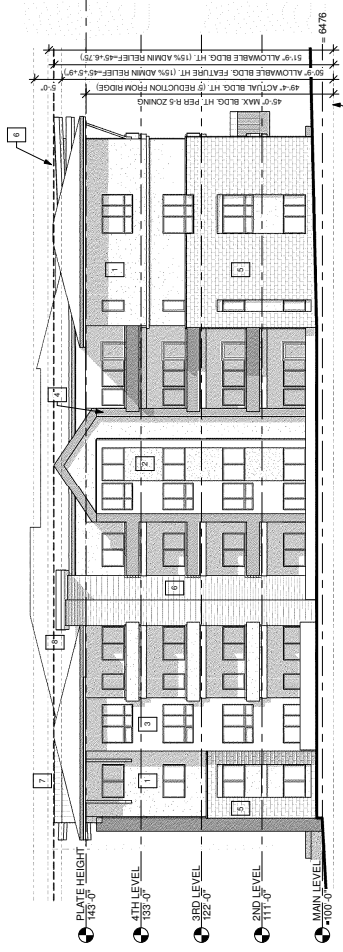
North 30th Street Apartments
 5075 N. 30th Street
 Colorado Springs, Colorado 80919

DEVELOPMENT PLAN
 DEVELOPMENT EXTERIOR ELEVATIONS
 DATE: 4.22.2022
 DRAWN BY: TDS
 CHECKED BY: TDS
 PROJECT NO.: 21152
 SHEET: 13

EXTERIOR ELEVATION LEGEND:

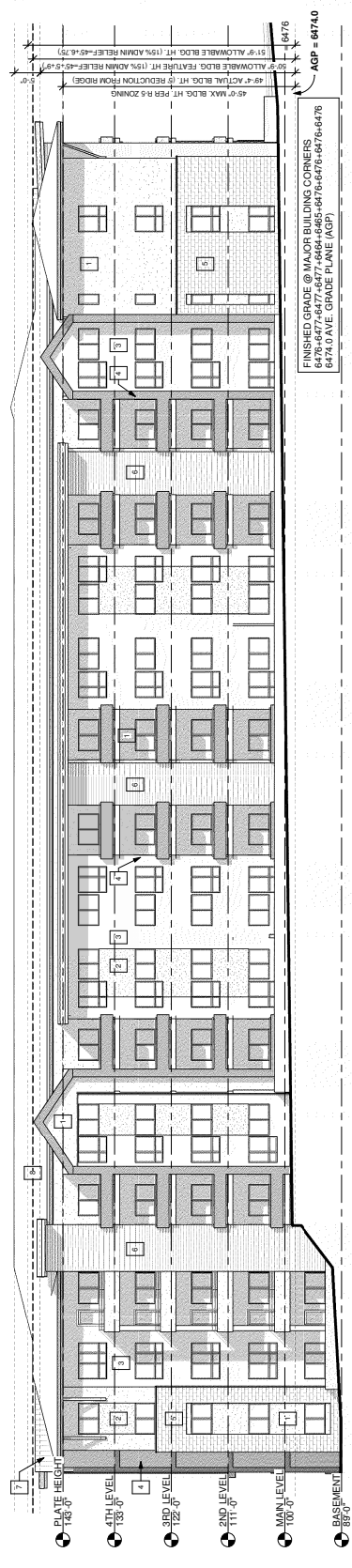
- | | |
|---|---|
| 1 | STUCCO WALL FINISH - WARM GREY |
| 2 | COMPOSITE CEMENT BOARD - DARK GREY |
| 3 | COMPOSITE CEMENT BOARD - LIGHT |
| 4 | COMPOSITE CEMENT BOARD - TO MATCH STANDING SEAM DARK BRONZE |
| 5 | MASONRY STONE VENEER - OFF WHITE |
| 6 | COMPOSITE SIDING - MEDIUM WOOD TONE |
| 7 | STANDING SEAM ROOFING - DARK BRONZE |
| 8 | ASPHALT SHINGLE ROOFING - MEDIUM TONE |

- EXTERIOR ELEVATION GENERAL NOTES:
1. ALL ELECTRICAL LIGHTING FIXTURES TO BE FULL CUT OFF
 2. ALL ELECTRICAL LIGHTING FIXTURES AND UNITS TO BE
 3. ALL MECHANICAL CONDENSING UNITS ARE LOCATED ON THE
 4. ALL LANDSCAPE SCULPTURES TO BE PAINTED SAFE TIV YELLOW
 5. ALL UNITS TO BE METAL AND PAINTED A DARK FINISH
 6. ALL LANDSCAPE SCULPTURES TO BE PAINTED A DARK FINISH
 7. ALL SIGNAGE & MONUMENT SIGNS UNDER A SEPARATE
 8. ALL SIGNAGE & MONUMENT SIGNS UNDER A SEPARATE
- ACTUAL ALLOWANCE BUILDING HEIGHTS ARE DISAPPEAR ON EACH ELEVATION



2 DP EXTERIOR ELEVATION - EAST
 3/32" = 1'-0"

3 DP EXTERIOR ELEVATION - SOUTH COURTYARD
 3/32" = 1'-0"



1 DP EXTERIOR ELEVATION - NORTH
 3/32" = 1'-0"

AGP = 6474.0

FINISHED GRADE @ MAJOR BUILDING CORNERS
 6474.0 (AGP)
 6474.0 (AVE. GRADE PLANE (AGP))

REVISIONS	DATE	FOR
1	2-2-22	DP
2	3-8-22	DP
3	4-22-22	DP

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TDC Architecture

201 East Las Animas Street Suite 113
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North 30th Street Apartments
 5075 N. 30th Street
 Colorado Springs, Colorado 80919

DEVELOPMENT PLAN
 DEVELOPMENT INTERIOR ELEVATIONS
 DATE: 4-22-22
 DRAWN BY: TDS
 CHECKED BY: TDS
 PROJECT NO.: 21152

SHEET: **14**
 OF 14

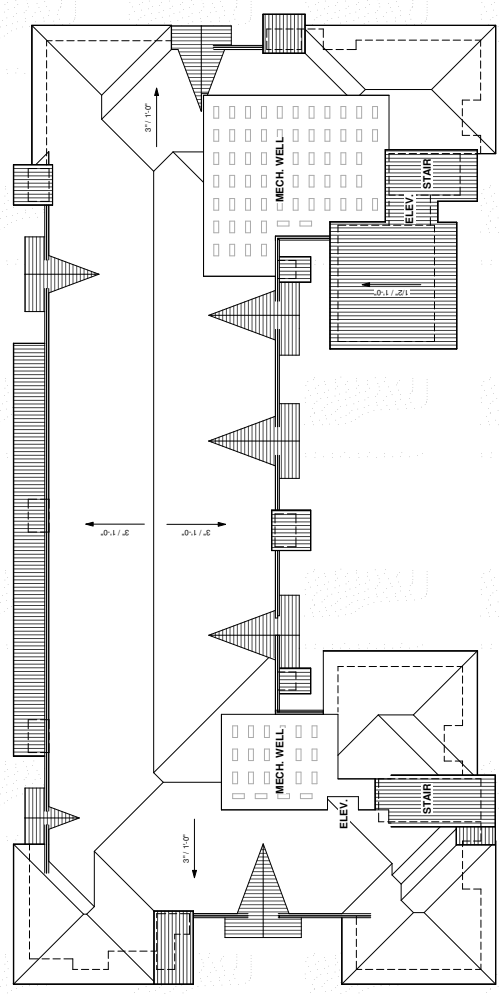
EXTERIOR ELEVATION LEGEND:

NUMBER	DESCRIPTION
1	STUCCO WALL FINISH - WARM GREY
2	COMPOSITE CEMENT BOARD - DARK GREY
3	COMPOSITE CEMENT BOARD - LIGHT
4	COMPOSITE CEMENT BOARD - TO MATCH STANDING SEAM ROOFING
5	MASONRY STONE VENEER - OFF WHITE
6	COMPOSITE SIDING - MEDIUM WOOD TONE
7	STANDING SEAM ROOFING - DARK BRONZE
8	ASPHALT SHINGLE ROOFING - MEDIUM TONE

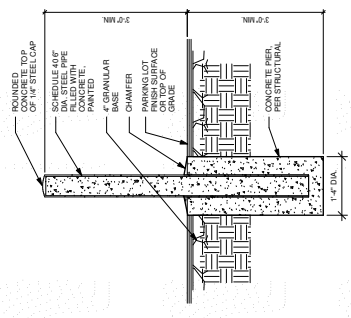
EXTERIOR ELEVATION GENERAL NOTES:

- ALL ELECTRICAL LIGHTING FIXTURES TO BE FULL CUT OFF
- ALL ELECTRICAL LIGHTING FIXTURES AT UNIT PATIOS TO BE FULL CUT OFF
- ALL MECHANICAL CONDENSING UNITS ARE LOCATED ON THE EXTERIOR WALLS
- ALL LANDSCAPE BOLLARDS TO BE PAINTED SAFETY YELLOW
- ALL MECHANICAL CONDENSING UNITS TO BE PAINTED SAFETY YELLOW
- ALL PAINTS TO BE METAL AND PAINTED DARK FINISH
- ALL STAIRS TO MATCH GENERAL TONE OF ROOF FINISH
- ALL STAIRS TO MATCH GENERAL TONE OF ROOF FINISH
- ALL STAIRS TO MATCH GENERAL TONE OF ROOF FINISH

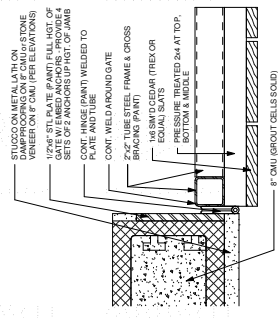
ACTUAL & ALLOWABLE BUILDING HEIGHTS ARE DISPLAYED ON EACH ELEVATION



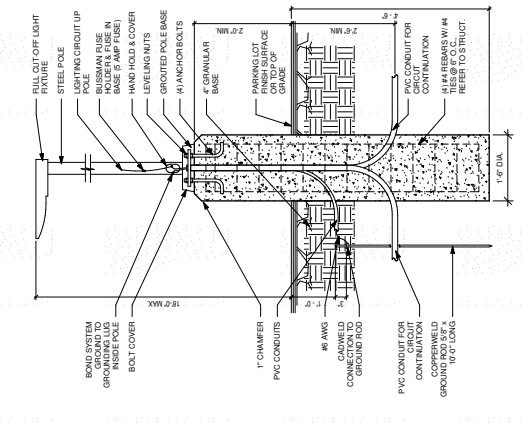
3 DP - ROOF PLAN
 1/16" = 1'-0"



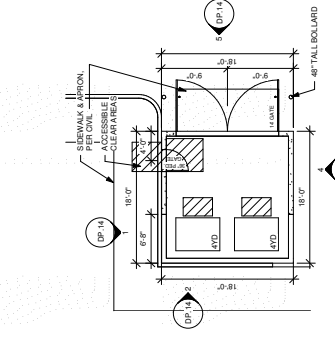
12 BOLLARD DETAIL
 3/4" = 1'-0"



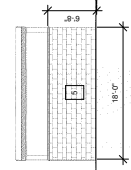
11 GATE HINGE DETAIL
 3/4" = 1'-0"



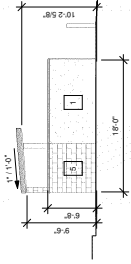
10 LIGHT POLE BASE DETAIL
 3/4" = 1'-0"



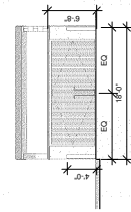
7 TRASH RECEPTACLES - PLAN
 1/8" = 1'-0"



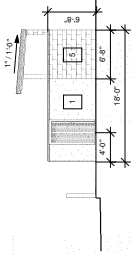
2 TRASH RECEPT. - ELEV. B
 1/8" = 1'-0"



4 TRASH RECEPT. - ELEV. C
 1/8" = 1'-0"



5 TRASH RECEPT. - ELEV. D
 1/8" = 1'-0"



1 TRASH RECEPT. - ELEV. A
 1/8" = 1'-0"

REVISIONS	DATE	FOR
1	2.2.22	DP
2	3.28.22	DP
3	4.22.22	DP

NOT FOR CONSTRUCTION

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201 East Lake Avenue, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
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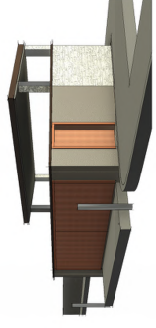
North 30th Street Apartments
 5075 N. 30th Street
 Colorado Springs, Colorado 80919

COLOR RENDERING
DEVELOPMENT PLAN
DATE: 4/22/22
DRAWN BY: TDS
CHECKED BY: TDS
PROJECT NO.: 21152
SHEET:
15

EXTERIOR ELEVATION LEGEND:

NUMBER	DESCRIPTION
1	STUCCO WALL FINISH - WARM GREY
2	COMPOSITE CEMENT BOARD - DARK GREY
3	COMPOSITE CEMENT BOARD - LIGHT STANDING SEAM DARK BRONZE
4	COMPOSITE CEMENT BOARD - TO MATCH STANDING SEAM DARK BRONZE
5	MASONRY STONE VENEER - OFFWHITE
6	COMPOSITE SIDING - MEDIUM WOOD TONE
7	STANDING SEAM ROOFING - DARK BRONZE
8	ASPHALT SHINGLE ROOFING - MEDIUM TONE

- EXTERIOR ELEVATION GENERAL NOTES:**
1. ALL SURFACES TO BE FULLY FINISHED WITH STUCCO AND A DARK FINISH. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND DOWN DIRECTION AND UP A FINISH.
 2. ALL MECHANICAL CONDENSING UNITS ARE LOCATED ON THE EXTERIOR WALLS AND SHALL BE PAINTED TO MATCH THE SURROUNDING WALL FINISH.
 3. ALL LANDSCAPE SCULPTURES TO BE PAINTED SAFETY YELLOW AND SHALL BE PAINTED TO MATCH THE SURROUNDING WALL FINISH.
 4. ALL RAILINGS TO BE METAL AND PAINTED A DARK FINISH WHICH IS ASSOCIATED TO THE GENERAL TONE OF ROOF FINISH.
 5. ALL MECHANICAL CONDENSING UNITS UNDER A SEPARATE CONTRACT FOR PERMITTING.
 6. ALL MECHANICAL CONDENSING UNITS UNDER A SEPARATE CONTRACT FOR PERMITTING.
 7. ALL MECHANICAL CONDENSING UNITS UNDER A SEPARATE CONTRACT FOR PERMITTING.
 8. ALL MECHANICAL CONDENSING UNITS UNDER A SEPARATE CONTRACT FOR PERMITTING.
- ACTUAL & ALLOWABLE BUILDING HEIGHTS ARE DISPLAYED ON EACH ELEVATION.



2 VIEW OF TRASH ENCLOSURE



1 PERSPECTIVE VIEW FROM PARKING LOT, LOOKING NORTH