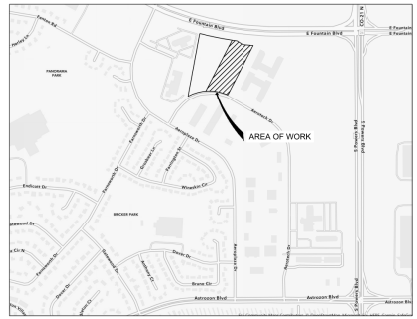
DEVELOPMENT PLANS

HOME 2 HOTEL

AEROTECH R AND D SUBDIVISION FILING No. 9
REPLAT LOT 3, AEROTECH R &D SUBDIVISION FILING No. 2
1913 AEROTECH DRIVE
COLORADO SPRINGS, CO 80916

May 2022

OWNER:	STAY 101, LLC 7130 COMMERCE CENTER COLORADO SPRINGS, CO 80919
LEGAL DESCRIPTION:	A PORTION OF LOT 3 AEROTECH R&D SUB FIL No. 2 , CONTAINING 2.75 ACRES TO BE PLATTED AS LOT 2 AEROTECH R&D SUB. FIL No. 3
SITE ADDRESS:	1913 AEROTECH DR. COLORADO SPRINGS, CO 80916
TAX ID No.:	6425004013
TOTAL PARCEL AREA:	6.08 AC
PROPOSED DEVELOPMENT AREA:	2.75 AC
REMAINDER FOR FUTURE DEVELOPMENT:	3.33 AC
DEVELOPMENT SCHEDULE:	SUMMER 2022
CURRENT ZONE:	C-6/CR P AO
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL (HOTEL)
BUILDING FOOTPRINT:	19,874.38 SF
GROSSING BUILDING AREA:	74,972.00 SF
BUILDING PERCENT COVERAGE:	17%
MAXIMUM BUILDING HEIGHT:	50' (REQUESTED)
PROPOSED BUILDING HEIGHT:	50'
BUILDING SETBACKS:	
FRONT (AEROTECH DRIVE):	25'
SIDE (EAST):	10'
REAR (FOUNTAIN BOULEVARD):	25'
SIDE (WEST):	0'
LANDSCAPE SETBACKS:	
FRONT (AEROTECH DRIVE):	10'
REAR (FOUNTAIN BOULEVARD):	25'
LANDSCAPE BUFFERS (SIDES):	5'
PARKING:	
FORMULA:	1 SPACE/ 1 GUESTROOM; 1 SPACE/ 200 SF OF RESTAURANT SPACE; 1 SPACE/ 8 SEATS OF MEETING
REQUIRED:	119 SPACES (GUESTROOMS ONLY - HOTEL DOES NOT HAVE A RESTAURANT OR MEETING SPACE)
PROVIDED:	122 SPACES (FULL SIZE SPACES ONLY, 9'x18')
ADA PARKING:	
FORMULA:	2 SPACES/ 101-150 TOTAL SPACES
REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
PROVIDED:	5 SPACES (3 VAN ACCESSIBLE)
FEMA FLOODPLAIN:	THE SITE IS LOCATED IN AN UNSHADED ZONE X SPECIAL FLOOD HAZARD AREA (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP PANEL 08041C0761G, EFFECTIVE DATA 12/7/2016.
EXISTING EASEMENTS:	40' WIDE STORM SEWER EASEMENT (PLAT BOOK A-4, PAGE 11) ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES.
PROPOSED EASEMENTS:	34' WIDE ACCESS EASEMENT AT THE SOUTHWEST CORNER OF THE PROPERTY.
MASTER PLAN:	N/A
CONCEPT PLAN:	CITY FILE No.: CPC CP 97-95
PUBLIC FACILITIES:	NONE REQUIRED



VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet 1 of 8:	Cover Sheet
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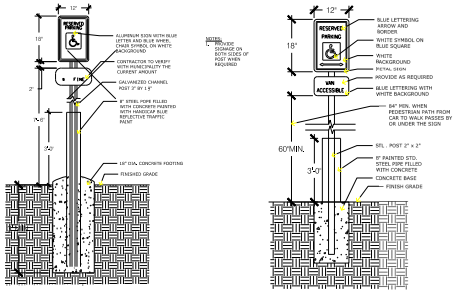
Sheet 8 of 8:	Arch. Elevations

GENERAL NOTES

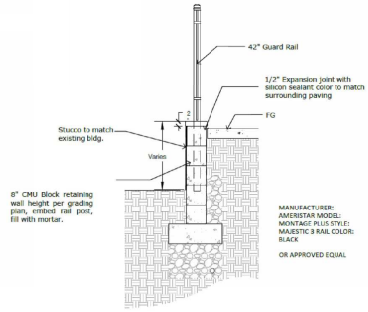
1. ALL LIGHTING FIXTURES INCLUDING FREESTANDING AND THOSE ATTACHED TO THE BUILDING SHALL BE DOWNCAST AND SHIELDED OR HAVE FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
5. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
7. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
8. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
9. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "LOT 3, AEROTECH R&D SUBDIVISION FILING No. 2" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED IN BOOK 5116 AT PAGE 1001 (BLANKET EASEMENT) OF THE RECORDS OF EL PASO COUNTY, COLORADO.
10. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
11. ALL STREET TREES AND STREESCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER
12. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
13. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM THIS LOT TO FOUNTAIN BLVD.
14. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
15. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTIONS IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICAL SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

PROJECT TEAM

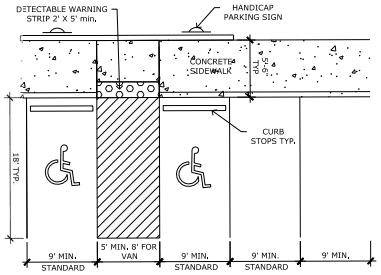
OWNER:	Stay 101, LLC 7130 Commerce Center Drive Colorado Springs, CO 80919
DEVELOPER:	Stay 101, LLC 7130 COMMERCER CENTER DRIVE COLORADO SPRINGS, CO 80919
APPLICANT:	RESPEC 121 S. TEJON STREET, SUITE 1110 COLORADO SPRINGS, CO 80903
ENGINEER:	RESPEC 121 S. TEJON STREET, SUITE 1110 COLORADO SPRINGS, CO 80903
ARCHITECT:	TED REEDS ARCHITECTURE 2872 EAST 35TH PLACE TULSA, OK 74105



1 ADA/VAN ACCESSIBLE PARKING SIGNS



Retaining Wall
Not to Scale



NOTE:
ALL PARKING STALLS AND AISLES SHALL NOT EXCEED 2% SLOPES

2 ADA & STANDARD PARKING STALL LAYOUT

CP DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

DEVELOPMENT PLAN

NAME: N:\PROJECTS\W0127 - PETRASZEK HOME2 HOTEL\3. DWG\SHEETS\DEVELOPMENT PLAN\W0127 - COVER.DWG
PLOT DATE: May 26, 2022 3:49 PM, BY: REBECKA MCCONNELL

DESIGNED	
DRAWN	
CHECKED	
DATE	5/26/2022

REVISION

RESPEC
121 SOUTH TEJON ST.
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE (719) 283-7671

STAMP

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STAY 101, LLC
7130 COMMERCE CENTER
COLORADO SPRINGS, CO 80919

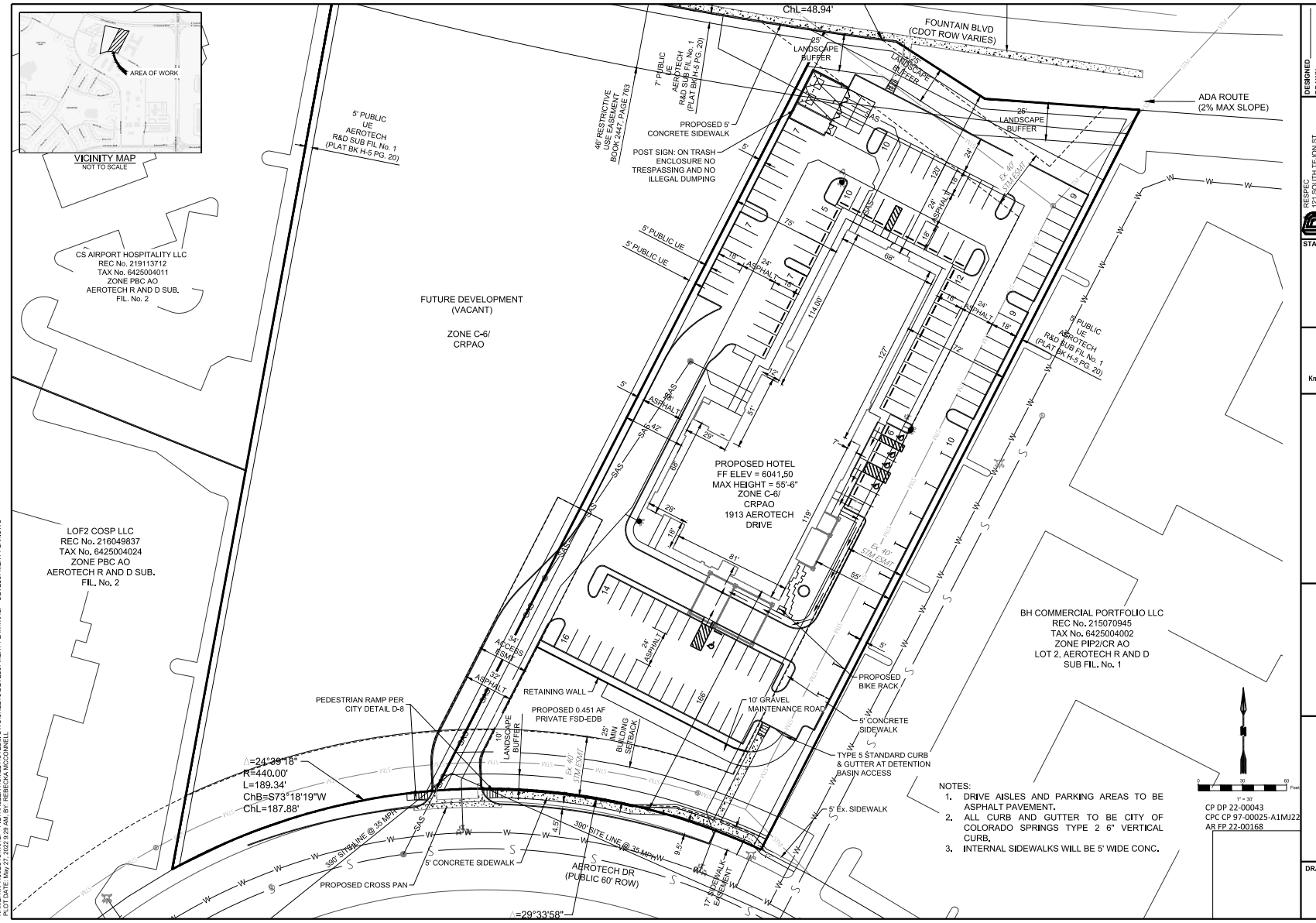
HOME2 HOTEL
DEVELOPMENT PLANS

COVER SHEET

DRAWING NUMBER: 1

SHEET 8

DEVELOPMENT PLAN



NAME: N:\PROJECTS\W0127 - RETRASZEK HOME2 HOTEL\3. DWG\SHEETS\DEVELOPMENT PLAN\W0127 - DEVELOPMENT PLAN.DWG
PLOT DATE: May 27, 2022 3:29 AM, BY: REBECKA MCCONNELL

DESIGNED	
DRAWN	
CHECKED	
DATE	5/27/2022

REVISION

RESPEC
121 SOUTH TEJON ST.
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COLORADO SPRINGS, CO 80903
PHONE (719) 283-7671

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STAY 101, LCC
7130 COMMERCE CENTER
COLORADO SPRINGS, CO 80919

HOME2 HOTEL

DEVELOPMENT PLAN

DRAWING NUMBER:
2

SHEET 8

DEVELOPMENT PLAN

VICINITY MAP
NOT TO SCALE

HYD FLOW DATA			
HYD	FLANGE ELEV	FLOW @ 20PSI	-
9149-PV		-	-
619-H	6034.00'	3000	-
A	6041.97'	-	-
B	6042.62'	-	-
C	6046.95'	-	-

FIRE FLOW:
ACCORDING TO CALCULATIONS REVIEWED BY COLORADO SPRINGS UTILITIES, THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL IS AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS):

FIMS MAP NUMBER: – N37 & N 38
TAX SCHEDULE NO.: – 6425004013
PRESSURE ZONE: – LOW LINE
MAX STATIC PRESSURE: 78 PSI
UTILITY DESIGN CAD FILE NO.:
DEVELOPMENT PLAN NO.: AR DP
APPROVAL DATE: ____ __, 2021
PLAT REC. NO.: 9125

BENCHMARKS

FIMS MONUMENT VP34, 3.25" BRASS FIMS CAP IN FORMER CONC TRAFFIC LIGHT PED SOUTHWEST INTERSECTION OF S CHELTON RD AND S ACADEMY BLVD.

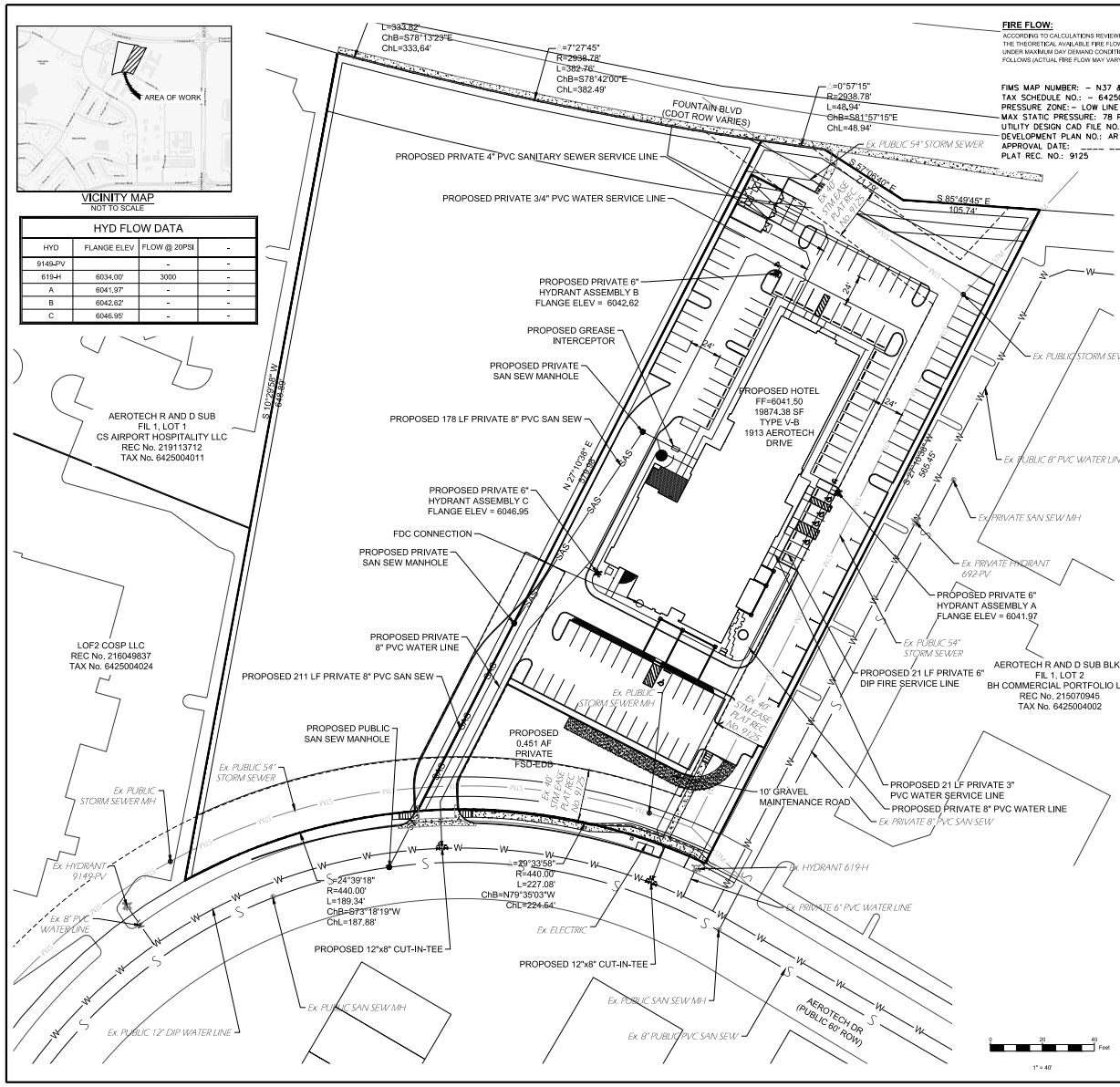
EL: 5,961.94 (NAVD 88)

BUILDING DATA

BUILDING TYPE	V-B
SQUARE FOOTAGE	74972
SPRINKLED	YES
FH REQ'D	4
FIRE FLOW REQ'D	3750
FIRE FLOW PROV'D	
FLOW DURATION	4
FH SPACING	350
HOSE LAY	210
AREA SEPERATION WALL	NO

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING HYDRANT



PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. 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 THE PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) 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 & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS AND POLICIES AND PIKES PEAK REGIONAL BUILDING DEVELOPMENT 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 WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN THE UTILITIES RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATION OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITATES 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 AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE, IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATIONS REQUIRES NEW OR UPDATED EASEMENTS, THE OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENT 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.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE 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 ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY NOT BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS-OF WAYS WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUCTED 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 CODES, THEN THE STANDARDS OR THE CITY CODES SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR 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 AND POLICIES OF SPRINGS UTILITIES.
12. SWIMMING POOL SHALL DISCHARGE AT A RATE NOT TO EXCEED 100 GALLONS PER MINUTE OR AT A RATE THAT DOES NOT CAUSE THE DOWNSTREAM SYSTEM OR ANY APPURTENANCE, TO SURCHAGE, WHICH EVER IS LESS.

CP DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

REVISION

DESIGNED
DRAWN
CHECKED
DATE 5/26/2022

RESPEC
121 SOUTH TEJON ST.
SUITE 110
COLORADO SPRINGS, CO 80903
PHONE (719) 283-7671

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PROJ NO. W0127.0001

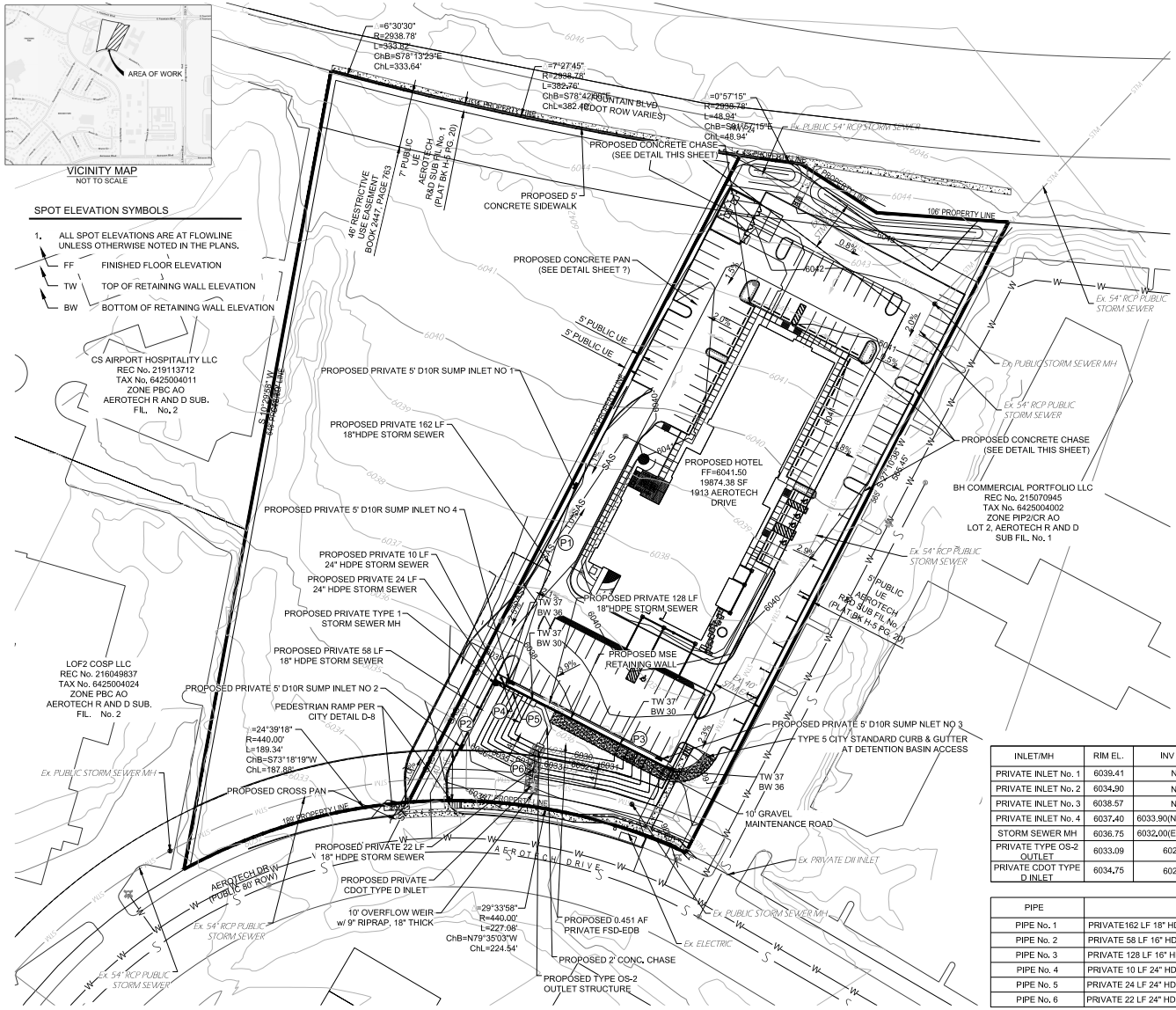
STAY 101, LLC
1913 AEROTECH DRIVE
COLORADO SPRINGS, CO 80916

HOME2 HOTEL

PRELIMINARY
UTILITY AND
PUBLIC FACILITY PLAN

DRAWING NUMBER:
3
SHEET 8

DEVELOPMENT PLAN



SPOT ELEVATION SYMBOLS

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

FF	FINISHED FLOOR ELEVATION
TW	TOP OF RETAINING WALL ELEVATION
BW	BOTTOM OF RETAINING WALL ELEVATION

BENCHMARKS

FIMS MONUMENT VP34, 3.25" BRASS FIMS CAP IN FORMER CONC TRAFFIC LIGHT PED SOUTHWEST INTERSECTION OF S CHELTON RD AND S ACADEMY BLVD.

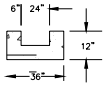
EL: 5,961.94 (NAVD 88)

NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.
9. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

LEGEND

	PROPERTY LINE
7290	PROPOSED MAJOR CONTOUR
7291	PROPOSED MINOR CONTOUR
7290	EXISTING MAJOR CONTOUR
7291	EXISTING MINOR CONTOUR
STM STM	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
STM STM	EXISTING STORM SEWER
D	EXISTING STORM MANHOLE



CONCRETE CHASE

INLET/MH	RIM EL.	INV IN EL.	INV OUT EL.
PRIVATE INLET No. 1	6039.41	N/A	6035.91
PRIVATE INLET No. 2	6034.90	N/A	6031.40
PRIVATE INLET No. 3	6038.57	N/A	6035.07
PRIVATE INLET No. 4	6037.40	6033.90(N), 6032.90(S)	6032.40
STORM SEWER MH	6036.75	6032.00(E), 6031.10(S)	6031.00
PRIVATE TYPE OS-2 OUTLET	6033.09	6029.82	6029.57
PRIVATE CDOT TYPE D INLET	6034.75	6029.34	6026.40

PIPE	
PIPE No. 1	PRIVATE162 LF 18" HDPE @ 1.86%
PIPE No. 2	PRIVATE 58 LF 16" HDPE @ 0.50%
PIPE No. 3	PRIVATE 128 LF 16" HDPE @ 1.70%
PIPE No. 4	PRIVATE 10 LF 24" HDPE@ 4.00%
PIPE No. 5	PRIVATE 24 LF 24" HDPE @ 4.00%
PIPE No. 6	PRIVATE 22 LF 24" HDPE @ 0.50%

SCALE IN FEET 1" = 40'

CP DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

NAME: N:\PROJECTS\W0127 - RETRASZEK HOME2 HOTEL\3. DWG\SHEETS\DEVELOPMENT PLAN\W0127 - PRELIMINARY GRADING PLAN.DWG
PLOT DATE: May 27, 2022 9:31 AM, BY: REBECKA MCCONNELL

REVISION

DESIGNED
DRAWN
CHECKED
DATE 5/27/2022

RESPEC
121 SOUTH TEJON ST.
SUITE 110
COLORADO SPRINGS, CO 80903
PHONE (719) 283-7671

STAMP

NOT FOR CONSTRUCTION

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

STAY 101, LLC
1913 AEROTECH DRIVE
COLORADO SPRINGS, CO 80916

HOME2 HOTEL

PRELIMINARY GRADING PLAN

DRAWING NUMBER: 4

SHEET 8

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS
(or Double Frontage Lot Streetscapes)

Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
AEROTECH DRIVE	NON ARTERIAL STREET	10'/15'	231'	1/30'	8/4
E. FOUNTAIN BLVD.	MAJOR ARTERIAL STREET	25'/25'	227'	1/20'	12/6

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
100/100	NA	SB	75%/100%

MOTOR VEHICLE LOTS

No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
122	9/9	SOUTH, EAST NORTH, WEST	992'	662'

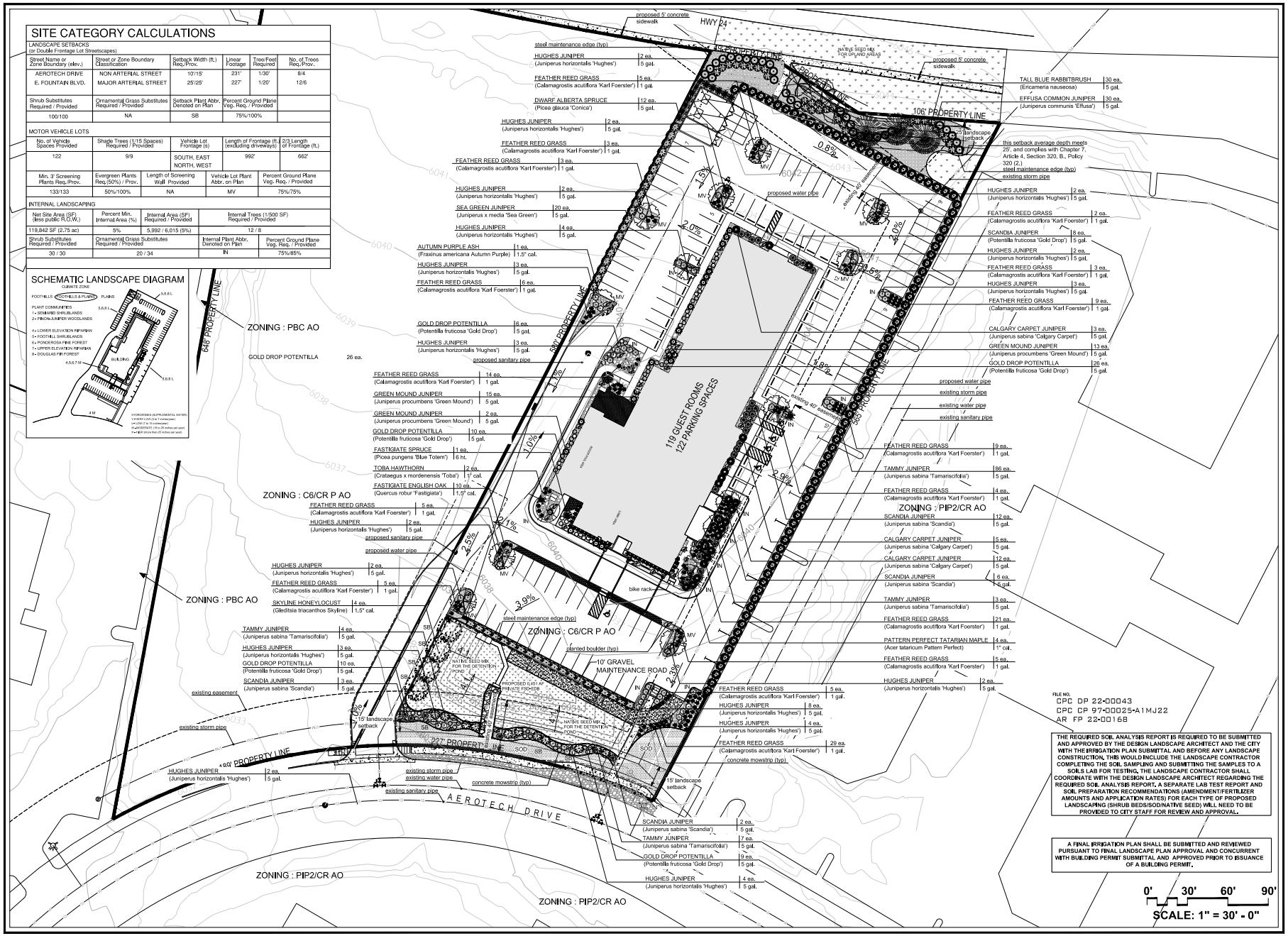
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
133/133	50%/100%	NA	MV	75%/75%

INTERNAL LANDSCAPING

Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
119,842 SF (2.75 ac)	5%	5,992 / 6,015 (5%)	12 / 8

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
30 / 30	20 / 34	IN	75%/85%

SCHEMATIC LANDSCAPE DIAGRAM



FILE NO.
CPC DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE THE LANDSCAPE CONTRACTOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL.

A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED PURSUANT TO FINAL LANDSCAPE PLAN APPROVAL AND CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DEVELOPMENT PLAN

William Guman & associates, Ltd.
LANDSCAPE PLANNERS | GEOMATICS | DESIGN |
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-5700
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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO AND WITH CITY CONSTRUCTION APPROVED.

PLAN NORTH:

PROJECT NAME: HOME 2 HOTEL
PROJECT ADDRESS: 1913 AEROTECH DRIVE
COLORADO SPRINGS, CO 80916
PROJECT DESCRIPTION: PRELIMINARY LANDSCAPE PLAN

DATE: 02/4/2022
DESIGNED: WFG
CHECKED: GSM

WILLIAM FREDERICK GUMAN
LA-142
STATE OF COLORADO
LANDSCAPE ARCHITECT

REVISIONS:		
DATE:	BY:	DESCRIPTION:
01 06/12/2022	WFG GSM	RESPONSE TO 1ST COMMENTS

NOTES:

PLAN SCALE: 1" = 30' (OR AS NOTED ON PLAN)

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

SHEET NO. 5 of 8 SHEETS

LANDSCAPE SCHEDULE (Outlaying Areas):
Planting Schedule:

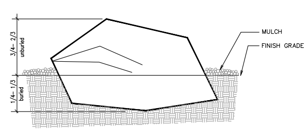
SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	2	**TOBA HAWTHORN** (Crataegus x mordenensis 'Toba')	15-20' 15-20'	1.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	10	**FASTIGIATE ENGLISH OAK** (Quercus robur 'Fastigiata')	40-60' 15-20'	1.5" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	7	**PATTERN PERFECT TATARIAN MAPLE** (Acer tataricum Pattern Perfect)	15-20' 15-20'	1.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	4	**SKYLINE HONEYLOCUST** (Gleditsia triacanthos inermis Skyline)	40-50' 30-40'	1.5" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	1	**AUTUMN PURPLE ASH** (Fraxinus americana Autumn Purple)	40-60' 40-60'	1.5" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	1	**FASTIGIATE SPRUCE** (Picea pungens 'Blue Totem)	15-20' 3-5'	6' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
Percent Signature Trees** (60% minimum- Policy 311.3.K)		Signature Trees: 25 Total No. of Trees: 25 = 96% Signature Trees			
SHRUBS					
	30	**TALL BLUE RABBITBRUSH** (Ericameria nauseosa ssp. nauseosa var. speciosa)	2-6' 2-6'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	30	**EFFUSA COMMON JUNIPER** (Juniperus communis 'Effusa')	18-24" 6-8'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	51	**SEA GREEN JUNIPER** (Juniperus x media 'Sea Green')	5-6' 6-8'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	12	**DWARF ALBERTA SPRUCE** (Picea glauca 'Conica')	10-14' 4-5'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	89	**TAMMY JUNIPER** (Juniperus sabina 'Tamariscifolia')	4-6' 6-8'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	57	**HUGHES JUNIPER** (Juniperus horizontalis 'Hughes')	1-2' 5-8'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	69	**GOLD DROP POTENTILLA** (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	21	**GREEN MOUND JUNIPER** (Juniperus procumbens 'Green Mound')	6-12" 4-6'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	31	**SCANDIA JUNIPER** (Juniperus sabina 'Scandia')	18-24" 4-6'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	20	**CALGARY CARPET JUNIPER** (Juniperus sabina 'Calgary Carpet')	12-24" 6-8'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
Percent Signature Shrubs** (60% minimum- Policy 311.3.K)		Signature Shrubs: 410 Total No. of Shrubs: 410 = 100% Signature Shrubs			
GRASSES, PERENNIALS, GROUNDCOVERS					
	172	**FEATHER REED GRASS** (Calamagrostis acutiflora 'K. Foerster')	4-5' 18-24"	1 gal.	Container Grown, Size to meet or exceed AAN, min. size

SYMBOL KEY:

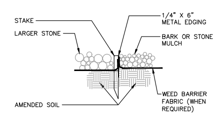
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	CONCRETE MOWSTRIP; 6" x 6", 1/2" SMOOTH FILLET ALONG EXPOSED EDGES
NO SYMBOL	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Total area: 230 square feet
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Total area: 720 square feet
	NEW SOD: FESCUE/ HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL. Total area: 3,500 square feet
	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Total area: 13,285 square feet
	AGGREGATE 'B': 1-1/2" SIZE WHOLE WASHED HORIZON RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Total area: 8,504 square feet
	NATIVE SEED MIX FOR THE DETENTION POND: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX: BIG BLUESTEM - 20%, BLUE GRAMA - 10%, GREEN NEEDLEGRASS - 10%, WESTERN WHEATGRASS - 20%, SIDEOATS GRAMA - 10%, SWITCHGRASS - 10%, PRAIRIE SANDREED - 10%, YELLOW INDIANGRASS - 10%, SEEDING WILL BE IN COMPLIANCE WITH SCM Ch. 5, HYDROSEED @ 19.3 PLS/acre, Total area: 7,178 square feet
	NATIVE SEED MIX FOR THE UPLAND AND TRANSITION AREAS: EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX: BUFFALOGRASS - 25%, BLUE GRAMA - 20%, SIDEOATS GRAMA - 29%, GREEN NEEDLEGRASS - 5%, WESTERN WHEATGRASS - 20%, SAND DROPSEED - 1%, SEEDING WILL BE IN COMPLIANCE WITH SCM Ch. 5, HYDROSEED @ 42 PLS/acre, Total area: 8,509 square feet
	'PLANTED' BOULDERS: Equal to Siloam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht, exposed above grade (Per Detail).

LANDSCAPE NOTES:

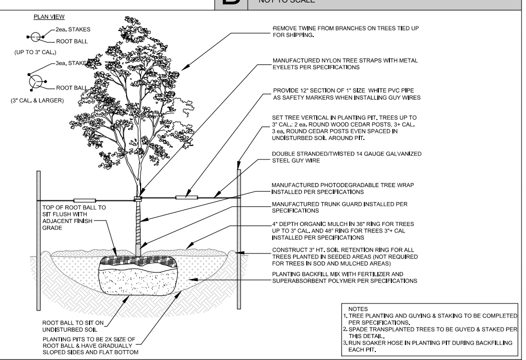
1. REFER TO SPECIFICATION **SECTION 32-94-00: LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING.IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED, CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
    - A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
    - B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20'r ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
    - C. NEW SEEDED TURF AREAS: 30r ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS, PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



A PLANTED BOULDER
NOT TO SCALE

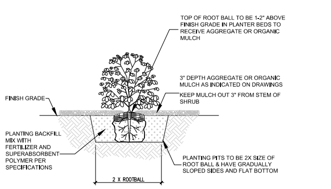


B STEEL MAINTENANCE EDGE
NOT TO SCALE



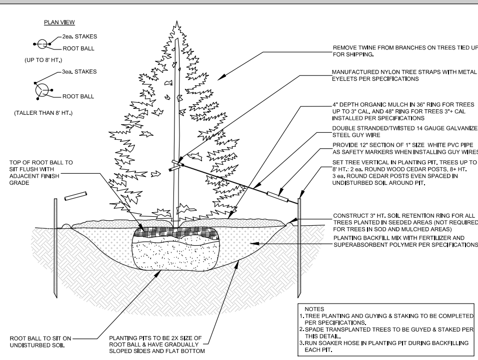
NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

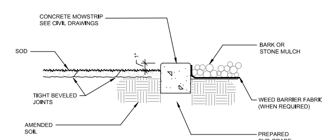
D SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

E EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



F CONCRETE MOWSTRIP
NOT TO SCALE

FILE NO.
CPC DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

APPROVAL:

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
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Colorado Springs, CO 80903
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bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH:

PROJECT NAME: **HOME 2 HOTEL**
PROJECT ADDRESS: **1913 AEROTECH DRIVE COLORADO SPRINGS, CO 80916**
PROJECT DESCRIPTION: **DEVELOPMENT PLAN**

DATE: 02/4/2022
DESIGNED: WFG
CHECKED: GEM

WILLIAM FREDERICK GUMAN LA-167 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

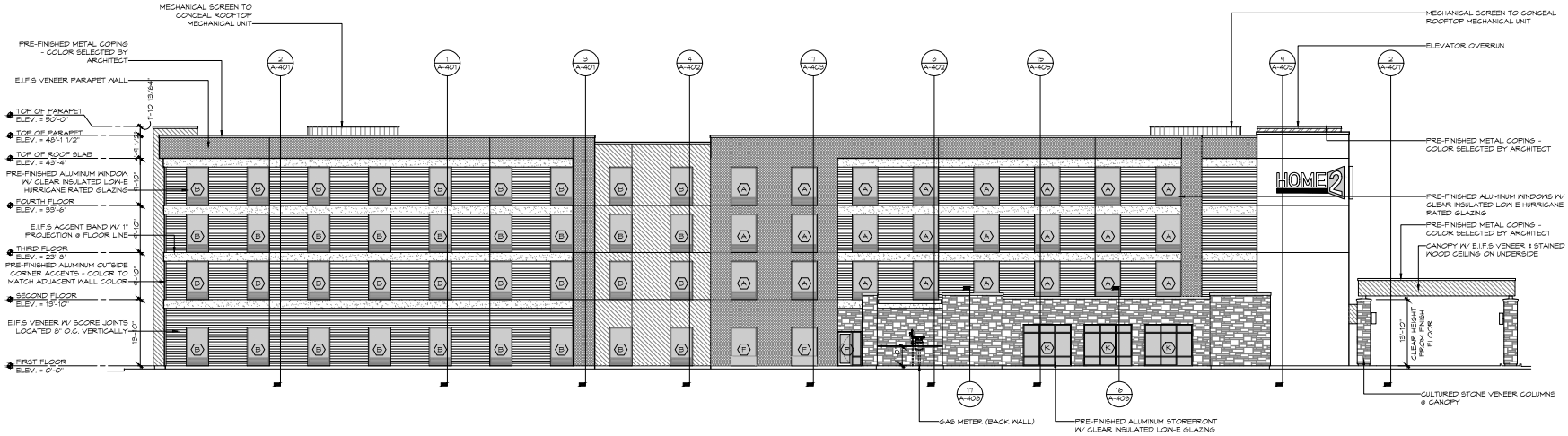
REVISIONS:		
DATE:	BY:	DESCRIPTION:
R1 02/12/2022	WFG GEM	1) RESPOND TO CITY COMMENTS

NOTES:

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE DETAILS

SHEET NO. 6
6 of 8 SHEETS



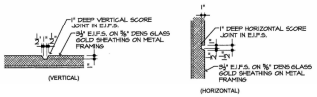
1 A-301 WEST ELEVATION
SCALE: 3/32" = 1'-0"
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND:

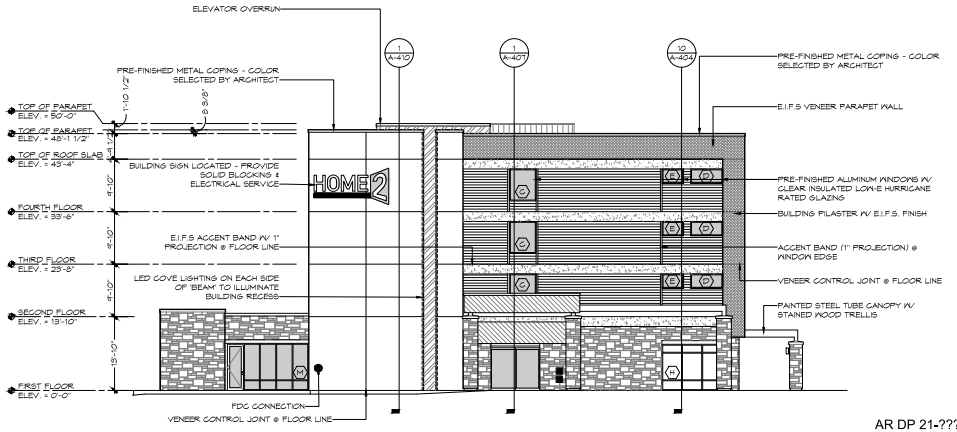
- CULTURED STONE by BORAL VENEER or EQUAL - "COBBLEFIELD - CHARDONNAY" w/ MORTAR JOINTS
- E.I.F.S. w/ SCORE JOINTS @ 8" O.C. (ENVELOPE: CORE) - DRYVIT COLOR "TOTEM POLE 36-49" (QUARTZPUTZ FINISH)
- E.I.F.S. (ENVELOPE: WRAP) - DRYVIT COLOR "AMARILLO WHITE #113" (SANDPEBBLE FINISH)
- E.I.F.S. (ENVELOPE: LINE) - DRYVIT COLOR "SWISS MOCHA #306" (QUARTZPUTZ FINISH)
- E.I.F.S. (ENVELOPE: KEEP) - DRYVIT COLOR "SWISS MOCHA #306" (QUARTZPUTZ FINISH)
- E.I.F.S. (ENVELOPE: ACCENT BAND) - DRYVIT COLOR "GOLDEN HARVEST #426A" (SANDPEBBLE FINISH)
- E.I.F.S. (CANOPY) - DRYVIT COLOR "CHINA WHITE #010" (SANDPEBBLE FINISH)
- E.I.F.S. (REVEAL & BAND) - COLOR TO MATCH BENJAMIN MOORE 346 "FLOWER POWER" (SANDPEBBLE FINE FINISH)

COLOR SELECTION NOTES:

1. PREFINISHED ALUMINUM WINDOWS COLOR TO BE "BONNELL" METALLIC CHAMPAGNE 1135 OR EQUAL. CLEAR, LOW-E GLAZING.
2. ALL MECHANICAL LOUVERS ARE PREFINISHED (COLOR TO MATCH ADJACENT WALL COLOR).
3. PREFINISHED ALUMINUM STOREFRONT COLOR TO BE "BONNELL" METALLIC CHAMPAGNE 1135 OR EQUAL. CLEAR, LOW-E GLAZING.
4. PREFINISHED METAL EDGE FLASHING / COPING TO MATCH ADJACENT WALL COLOR.
5. TRELLIS BEAMS AND LEDGERS TO BE COMPOSITE WOOD TRELLIS WITH FINISH MATCHING (SHERWIN WILLIAMS) SW 3524 "CHESTNUT" OR EQUAL. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT.
6. EXPOSED STEEL BEAMS TO BE PAINTED WITH HIGH-PERFORMANCE COATING (COLOR TO MATCH DRYVIT COLOR "CHINA WHITE #010).
7. GC TO PROVIDE MOCK-UP WALL FOR REVIEW AND APPROVAL OF STONE, EIFS, METAL FLASHINGS AND SEALANT COLORS.



A A-301 E.I.F.S. JOINT DETAILS
SCALE: 3/32" = 1'-0"



AR DP 21-?????

2 A-301 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

DEVELOPMENT PLAN

ted reeds
ARCHITECTURE
1850 S BOULDER AVE, SUITE 300
TULSA, OK 74119
918.671.8762
reedsdesign@gmail.com

HOME2 SUITES BY HILTON

HOME2 SUITES
1913 AEROTECH DRIVE
Colorado Springs, CO 80816

REV.	DATE	DESCRIPTION
1		50 % REVIEW SET 10.20.21
2		100 % CONSTRUCTION SET 01.24.22
3		
4		
5		

ISSUE DATE
PROJECT NUMBER
DRAWN BY
CHECKED BY

SEAL
STATE OF COLORADO
MICHAEL A. MUSTEAD REEDS II
305594
LICENSED ARCHITECT
01/25/22

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
Sheet 7 of 8

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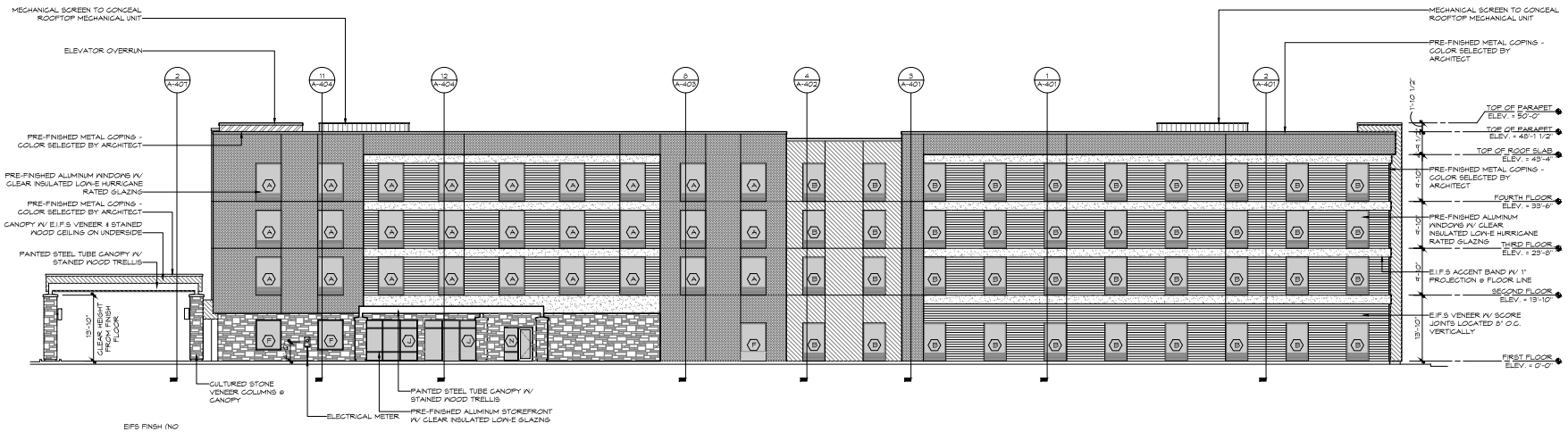
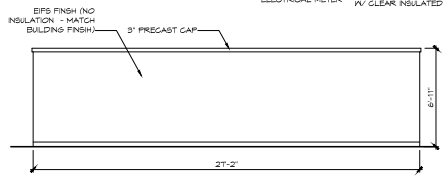
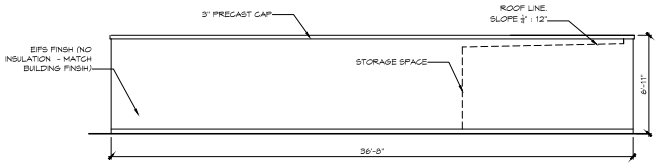


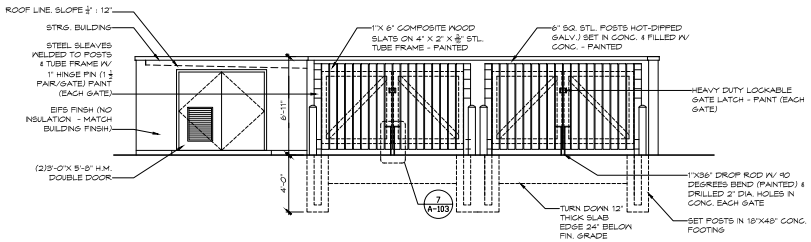
1 A-302 EAST ELEVATION
SCALE: 3/32" = 1'-0"



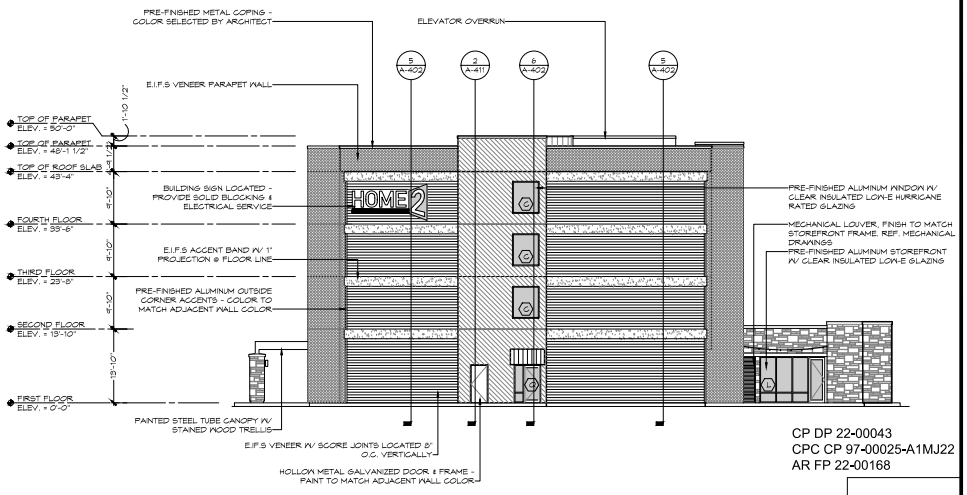
A A-302 TRASH ENCLOSURE SIDES ELEVATION
SCALE: 1/4" = 1'-0"



A A-302 TRASH ENCLOSURE BACK ELEVATION
SCALE: 1/4" = 1'-0"



A A-302 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-302 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

CP DP 22-00043
CPC CP 97-00025-A1MJ22
AR FP 22-00168

DEVELOPMENT PLAN

ted reeds
ARCHITECTURE
1850 S BOULDER AVE, SUITE 300
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918.671.8762
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HOME2 SUITES BY HILTON

HOME2 SUITES
1913 AEROTECH DRIVE
Colorado Springs, CO 80816

REV.	DATE	DESCRIPTION
		50 % REVIEW SET 10.20.21
		100 % CONSTRUCTION SET 01.24.22

ISSUE DATE
PROJECT NUMBER
DRAWN BY
CHECKED BY

SEAL

STATE OF COLORADO
IAN CARL MUNSTEAD REEDS III
36684
LICENSED ARCHITECT
01/25/22

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
Sheet 8 of 8

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