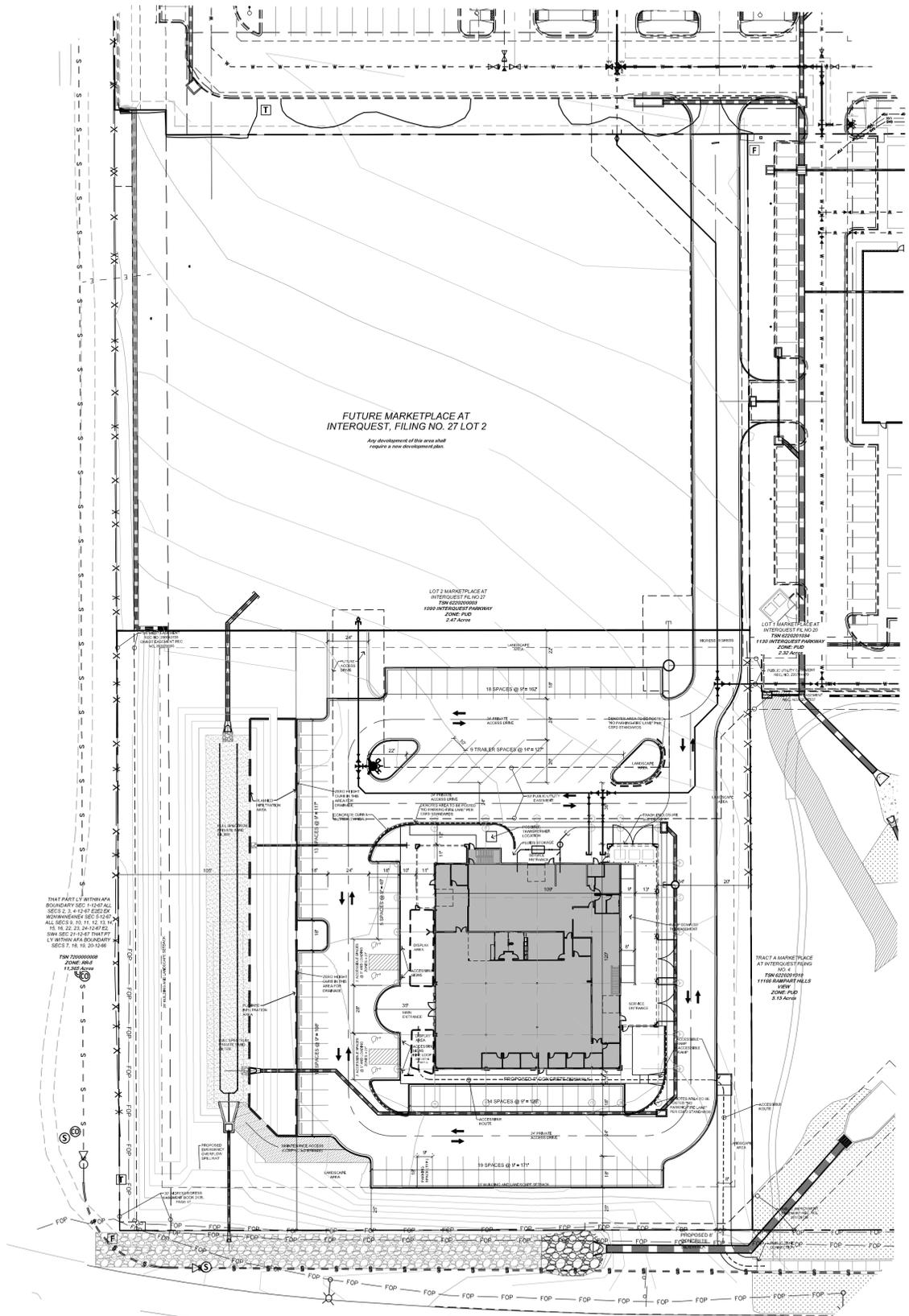
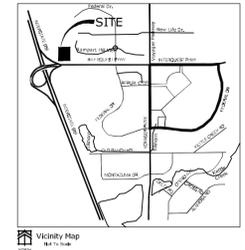


HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
CONDITIONAL USE DEVELOPMENT PLAN



LEGAL DESCRIPTION:
PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF TRACT A AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 4, RECORDED UNDER RECEPTION NO. 209712975, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR 0.5' BELOW GROUND AND AT THE SOUTHERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" 0.1' BELOW GROUND, IS ASSUMED TO BEAR N00°15'10"W, A DISTANCE OF 318.80 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT A AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 4, RECORDED UNDER RECEPTION NO. 209712975, EL PASO COUNTY, COLORADO SAID POINT BEING ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE S89°55'56"W, ON SAID PARALLEL LINE, A DISTANCE OF 370.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN D-2 AT PAGE 94 SAID POINT BEING ALSO ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE N00°15'10"W, ON SAID WEST LINE, A DISTANCE OF 653.95 FEET TO THE SOUTHERLY BOUNDARY OF LOT 2 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 5 RECORDED UNDER RECEPTION NO. 209712984;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- N89°58'27"E, A DISTANCE OF 30.00 FEET;
- S00°15'10"E, A DISTANCE OF 14.46 FEET;
- N89°55'20"E, A DISTANCE OF 340.70 FEET TO THE WESTERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 20 RECORDED UNDER RECEPTION NO. 220714470;

THENCE S00°15'10"E, ON THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 320.73 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT A; CONTINUING S00°15'10"E, ON THE WESTERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 318.80 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.452 ACRES

SHALL BE REPLATTED AS MARKETPLACE AT INTERQUEST FILING NO. 27

SITE DATA

tax schedule no.	622020003
address	1070 Interquest Parkway
area	5.452 ACRES
existing zoning	PUD (Planned Unit Development)
existing use	VACANT
proposed use	Automotive Sales and Service
Building setbacks	25' minimum setback
Landscape setbacks	25' Interquest Parkway
Maximum Building Height	45'
Proposed Building Height	26' 6"
Master Plan	Interquest Marketplace Master Plan(CPC MP 05-95)
Drainage Basin	Elkhorn Basin
Development schedule	FALL2023

Approved PUD Information

Building setbacks	25' minimum
Maximum Building Height	45' maximum
Proposed Building Height	26' 6"
Maximum Sign & Architectural features Height	60' maximum
Maximum Lot Coverage	50% coverage
Landscape & parking setbacks	Major Arterial 25' Non Arterial 10'

PARKING

use	Automotive sales and service
bldg area	26,000 sf
ratio	1 parking space per 400 SF for Auto sales (5,517 sf) = 28 spaces 1 parking space per 200 SF for Auto service (7,649 sf) = 19 spaces
required	1 parking space per 1,000 SF for storage (13,000 sf) = 13 spaces 60 total required (including 3 accessible spaces 1 being van accessible)
provided	94 provided (4 accessible including 2 van accessible spaces)

PROPOSED LAND USE	AREA	%
BUILDING COVERAGE	13,338 SF	10.3
PAVING (IMPERVIOUS SURFACES)	40,555 SF	31.3
LANDSCAPING (NON-WOODS)	75,852 SF	58.4
SUB-TOTAL	129,745 SF	100

PERMITTED LAND USE AND DENSITY TABLE				
GROSS AREA	LAND USE	DENSITY	NET S.F.	MAX. BLDG S.F.
5.452	PBC	0.25 FAR	59,361	118,722
PROPOSED NET SF: 13,338				
REMAINING ALLOWABLE NET SF: 46,023				
TOTAL PROPOSED BUILDING SF: 27,169				
REMAINING ALLOWABLE BUILDING SF: 91,553				

SHEET INDEX

1.....	OVERALL PLAN
2.....	DEVELOPMENT PLAN
3.....	SITE DETAILS
4.....	PRELIMINARY GRADING PLAN
5.....	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
6.....	FINAL LANDSCAPE PLAN
7.....	LANDSCAPE DETAILS
8.....	ELEVATIONS
9.....	ELEVATIONS

City-Wide Development Impact fees table:

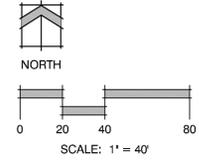
Non Residential - City-Wide Development Impact (CDI) Fees	Total New SF	NET SF	Police Fee	Fire Fee	Total Police & Fire Fee
Tier 1 (retail)	26,000	26,000	\$21,060.00	\$22,880.00	\$43,940.00

* Total due at time of building permit

OWNER INFO

company name: Byerly Properties No. 4 LLC
address: 5077 S. Wadsworth
city/state: Littleton, CO 80123
phone no:

Land Use Review Approved Kyle Fenner
04/11/2024 1:44:10 PM



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
1070 Interquest Parkway
Colorado Springs, Colorado 80921

Job No: 23-028
Directory: Planning
File: development.dwg
Drawn By: DDB
Date: 4.18.2023
Revised: 11.15.2023

DRAWING NO.
1 of 9
Development Plan

city file no: CUDP-23-0012

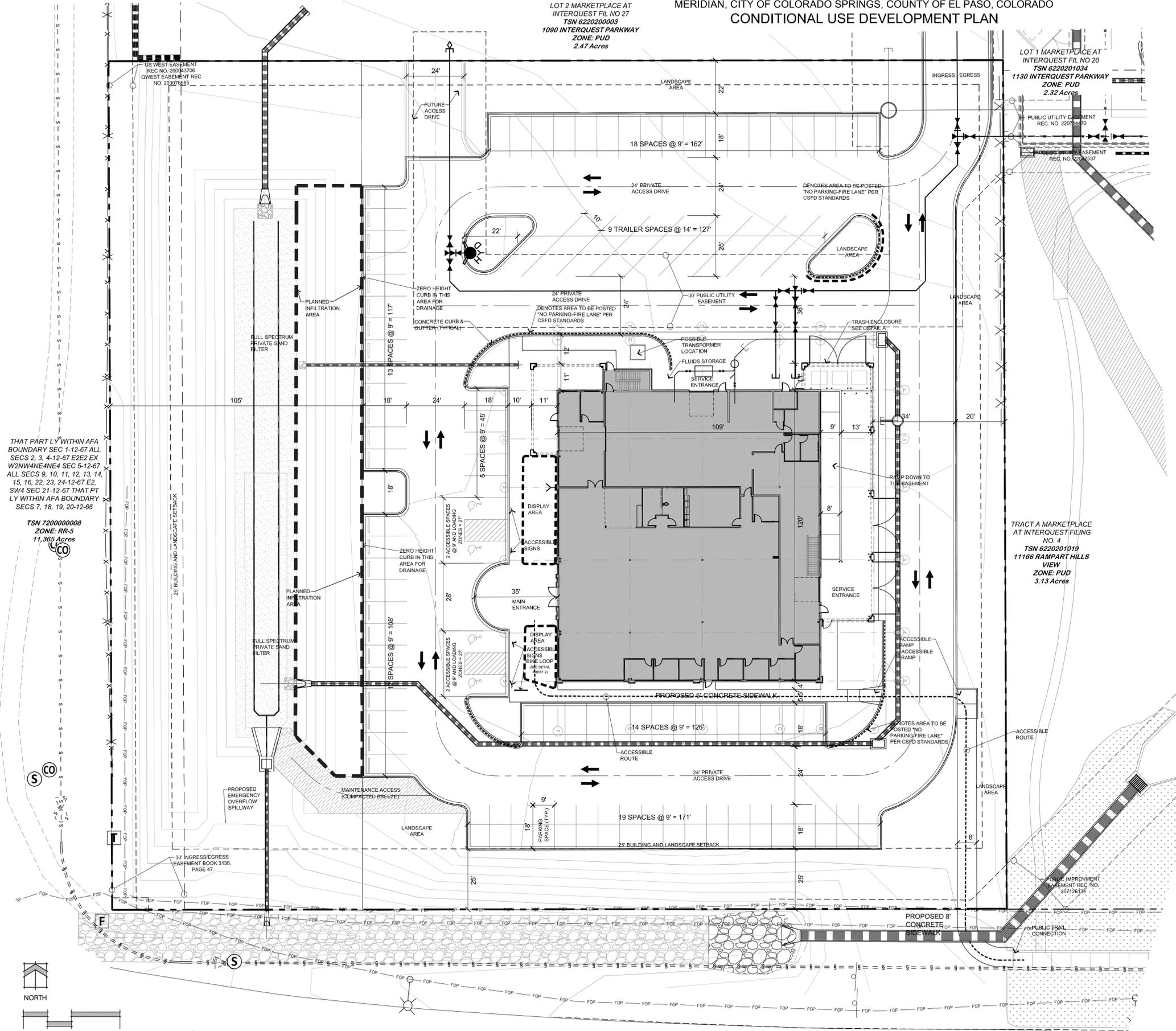
HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
CONDITIONAL USE DEVELOPMENT PLAN

LOT 2 MARKETPLACE AT INTERQUEST FILING NO. 27
 TSN 622020003
 1090 INTERQUEST PARKWAY
 ZONE: PUD
 2.47 Acres

LOT 1 MARKETPLACE AT INTERQUEST FILING NO. 20
 TSN 622020104
 1130 INTERQUEST PARKWAY
 ZONE: PUD
 2.32 Acres

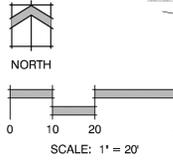
TRACT A MARKETPLACE AT INTERQUEST FILING NO. 4
 TSN 6220201019
 11166 RAMPART HILLS VIEW
 ZONE: PUD
 3.13 Acres



THAT PART LY WITHIN AFA BOUNDARY SEC 1-12-67 ALL SECS 2, 3, 4-12-67 E2E2 EX W2NW4NE4NE4 SEC 5-12-67 ALL SECS 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24-12-67 E2, SW4 SEC 21-12-67 THAT PT LY WITHIN AFA BOUNDARY SECS 7, 18, 19, 20-12-66

TSN 720000008
 ZONE: RR-5
 11.365 Acres

- NOTES:
- FLOODPLAIN STATEMENT: THIS SITE, MARKETPLACE AT INTERQUEST FILING NO. 27, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C05066, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
 - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
 - 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.
 - ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5077.
 - SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
 - ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
 - PER CITY CODE SECTION 7.4.102.D AS AMENDED, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS.
 - 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.
 - INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1003 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE. IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION, THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
 - THE LOTS WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
 - ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 221212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
 - THIS PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT 1 ROD IN WIDTH FOR BURIED FACILITIES IN THE SW 1/4 OF THE NW 1/4 OF SECTION 20 ENCOMPASSING PHYSICAL CABLES IN AN UNDISCLOSED LOCATION, BLANKET IN NATURE AS SET FORTH IN AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT RECORDED MAY 15, 1991 IN BOOK 1296 AT PAGE 608, NOT ABLE TO BE PLOTTED.
 - THIS PROPERTY IS INCLUDED IN THE SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT RECORDED FEBRUARY 16, 2018 UNDER RECEPTION NO. 21518555.
 - ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
 - THE FULL SPECTRUM PRIVATE SAND FILTER MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS.



INTERQUEST PARKWAY
 MAJOR ARTERIAL



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 Colorado Springs, Colorado 475-8133
 115 S. Weber

Structural:	Electrical:	Mechanical:	Plumbing:

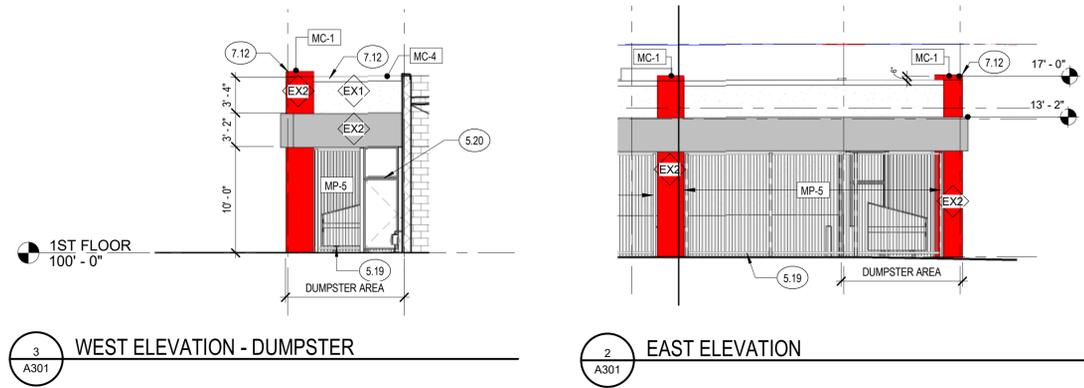
HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 1070 Interquest Parkway
 Colorado Springs, Colorado 80921

File No:	20259
Directory:	Planning
File:	development plan
Drawn By:	DBN
Date:	4.18.2023
Revised:	



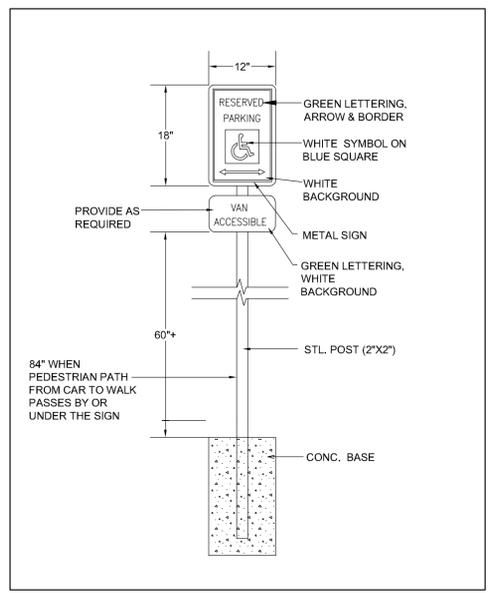
company name: Byerly Properties No. 4 LLC
 address: 5077 S. Wadsworth Littleton, CO 80123
 phone no:
 04/11/2024 1:44:37 PM
 city/state:
 city file no: CUDP-23-0012

DRAWING NO.
2 of 9
 Development Plan

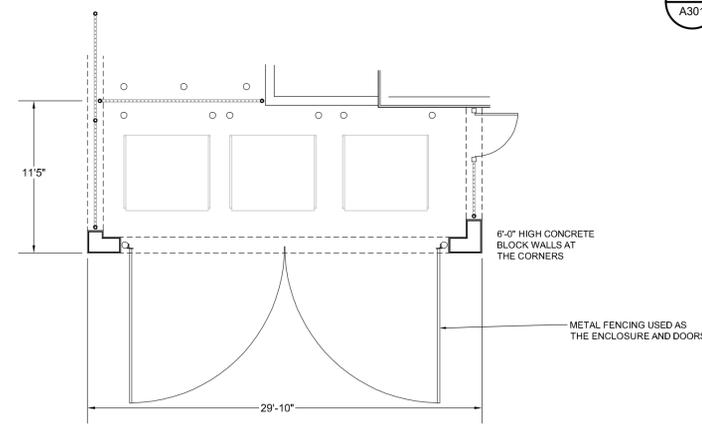


3 WEST ELEVATION - DUMPSTER
A301

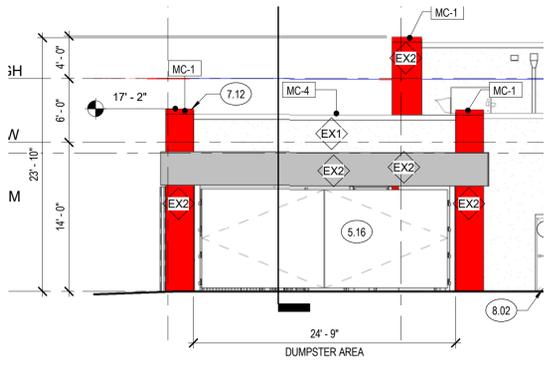
2 EAST ELEVATION
A301



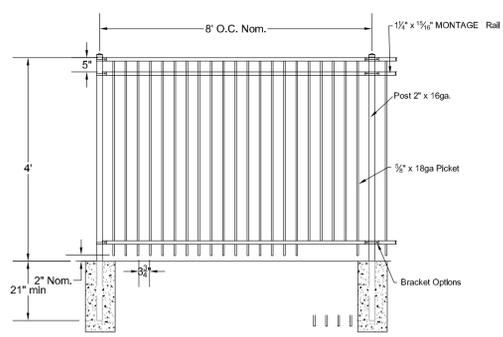
F ACCESSIBLE SIGNAGE DETAIL
N.T.S.



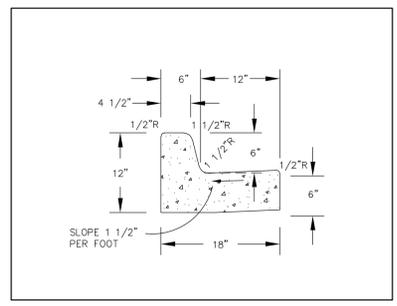
A TRASH ENCLOSURE
N.T.S.



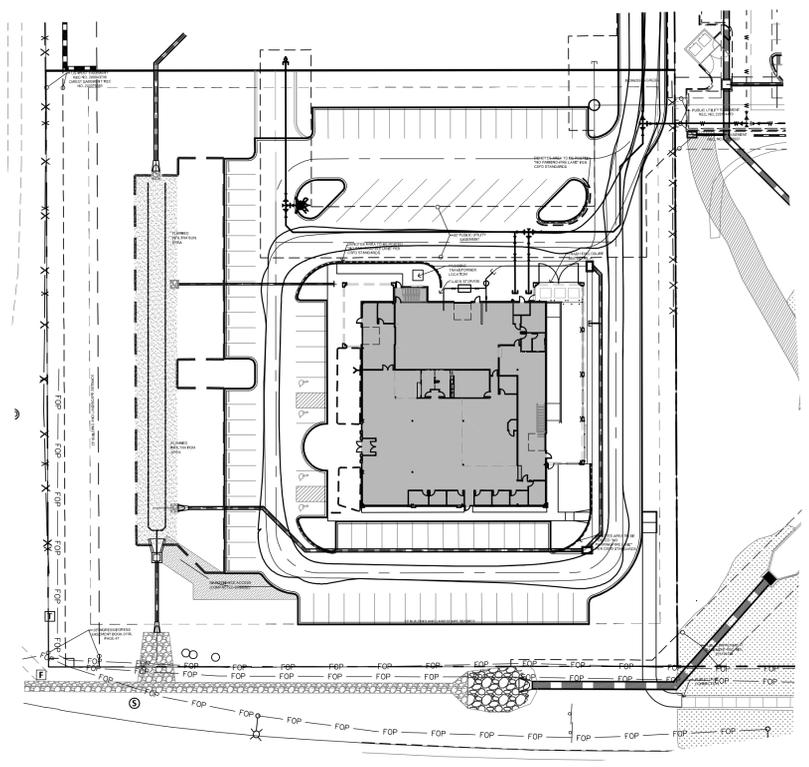
1 NORTH ELEVATION
A301



B TYPICAL FENCE DETAIL
N.T.S.

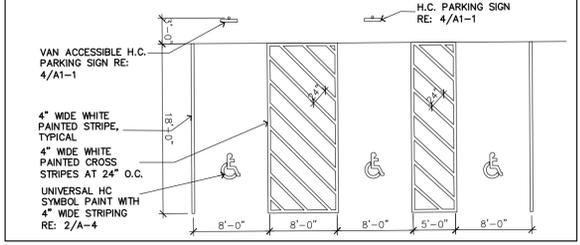


E TYPICAL CURB AND GUTTER
N.T.S.

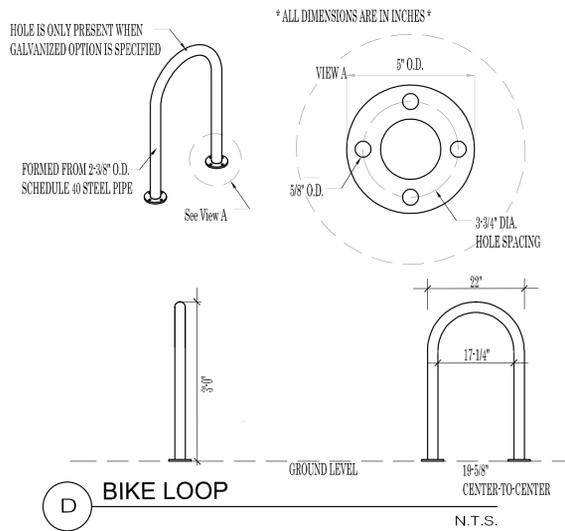


G FIRE APPARATUS ROUTE
SCALE: 1"=50'

HANDICAP PARKING DESIGN CRITERIA
 1. RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
 2. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 3. HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%.
 4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
 5. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
 6. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.
 7. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
 8. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 9. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN CONTAINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, 'VAN ACCESSIBLE', MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO 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 TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.



C TYPICAL HANDICAP PARKING DETAIL
N.T.S.



D BIKE LOOP
N.T.S.

AVAILABLE OPTIONS:
 POWDER COATING
 10 AVAILABLE COLORS, 2 OPTIONAL METALLIC COLORS.
 CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
 (ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSD) TO MATCH THE VSI PRODUCT LINE)
 OTHER FINISHES: GALVANIZED (SPECIAL QUOTE NEEDED)

NOTES
 1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THE BIKE RACK IS IN PLACE. THIS SECURE SITE DESIGN, L.L.C. PRODUCT MUST BE PERMANENTLY APPLIED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 4. ANCHOR BOLTS NOT PROVIDED BY SECURE SITE DESIGN L.L.C.
 5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



city file no: CUDP-23-0012



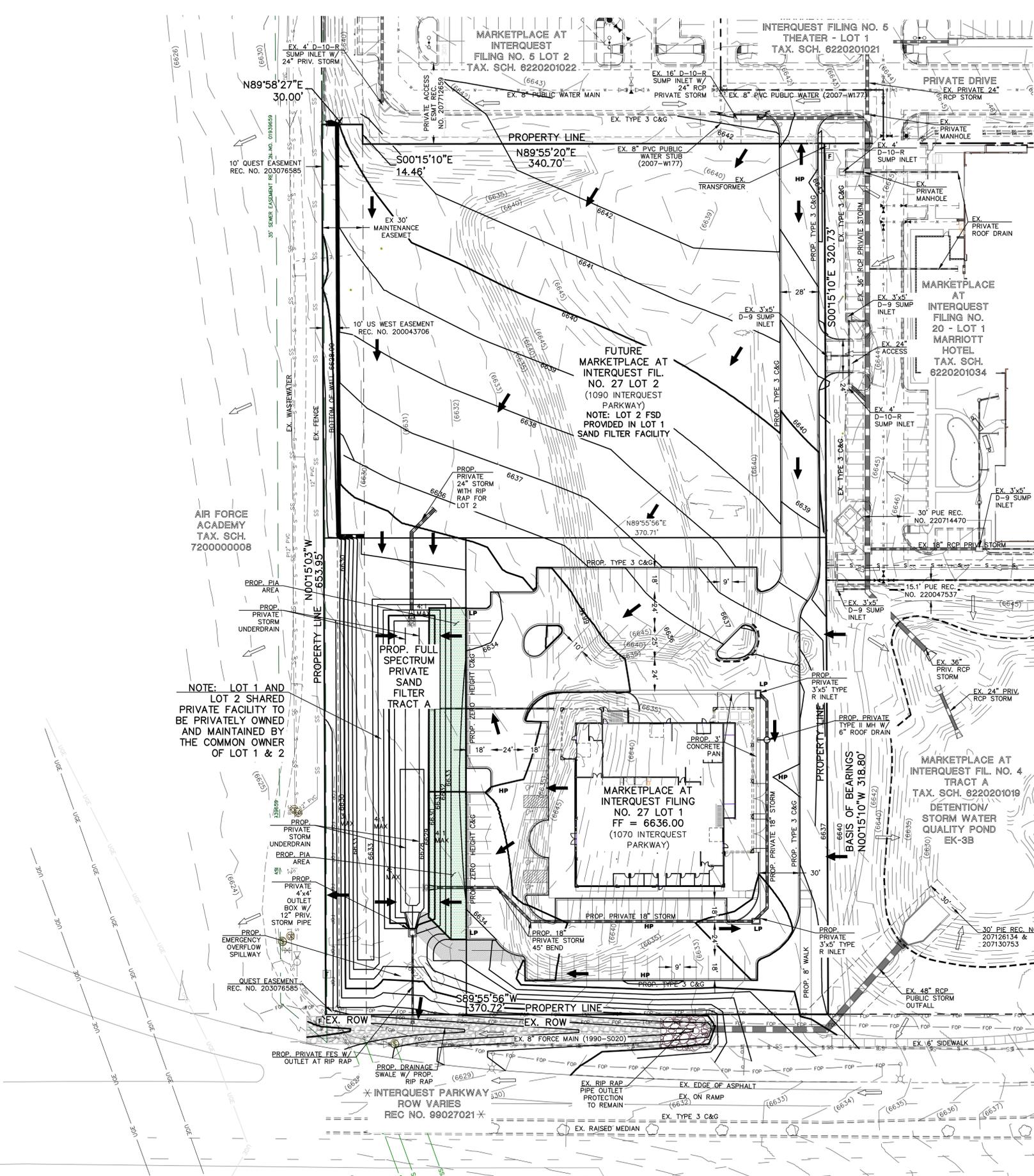
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 Colorado Springs, Colorado 475-8133
 115 S. Weber
 1070 Interquest Parkway
 Colorado Springs, Colorado 80921

Structural:
 Electrical:
 Mechanical:
 Plumbing:

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 1070 Interquest Parkway
 Colorado Springs, Colorado 80921

Job No. 2023
 Directory Planning
 File c:\development\plan
 Drawn By DDB
 Date 5.4.2023
 Revised

DRAWING NO.
3 of 9
 Development Plan
 Details



NOTE: LOT 1 AND LOT 2 SHARED PRIVATE FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY THE COMMON OWNER OF LOT 1 & 2

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	---
PROPOSED STORM INLET	□
EXISTING STORM SEWER PIPE	---
EXISTING STORM INLET	□
PROPERTY LINE	---
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION	→
EXISTING FLOW DIRECTION	←
EXISTING RIP RAP	▨
PROPOSED RIP RAP	▨
PROPOSED PIA	▨

- SWENT NOTES:**
- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
 - ALL STORM SEWER PIPE MATERIALS TO BE HDPE OR RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
 - ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
 - ALL INLETS TO BE D-10-R OR D-9 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
 - ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (8" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAN.
 - ALL PED. RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.
 - SEE LANDSCAPE PLANS BY OTHERS FOR EXISTING TREE & LANDSCAPING TO BE REMOVED & REPLACED.
 - THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
 - CROSS ACCESS FOR ALL LOTS WITHIN THE SUBDIVISION PER HIGHLANDS AT BRIARGATE FILING NO. 1 RECORDED PLAT.
 - ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE NOTED.

NOTE:
ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AN ONSITE MEETING CAN BE SET UP WITH ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

MARKETPLACE AT INTERQUEST
FILING NO. 27
PRELIMINARY GRADING PLAN

DESIGNED BY	EAS	SCALE	DATE	05/03/2023
DRAWN BY	EAS	(H) 1" = 40'	SHEET	4 OF 9
CHECKED BY		(V) 1" = N/A	JOB NO.	2206.59

04/11/2024 1:44:37 PM
CUDP-23-0012

N:\220659\DRAWINGS\DEVELOPMENT\220659_PG-01.dwg, 3/7/2024, 3:32:57 PM, 1/1

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

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

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES 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 Department Codes, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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 UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES 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.
- 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 ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO 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.
- 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).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE 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 BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 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 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY 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.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE 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.

NOTE:
FIRE SERVICE LINE CANNOT EXTEND MORE THAN 3' UNDER THE BUILDING SLAB.

NOTE:
NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

LEGEND:

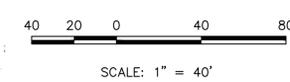
DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	
EXISTING RIP RAP	
PROPOSED RIP RAP	
PROPOSED PIA	

BUILDING DATA

BUILDING NAME: INLINE RETAIL
 ADDRESS: 1070 INTERQUEST PKWY.
 TAX ID NUMBER: 622020003
 GROSS SQ FOOTAGE: 26,160 SF
 TYPE CONSTRUCTION: II-B
 BUILDING SPRINKLED: YES
 FIRE WALLS: NO
 REQ. GPM FIRE FLOW: 1,750 GPM (50% REDUCTION)
 REQ. MIN. NUMBER HYDRANTS: 1
 AVG. DIST. BETWEEN HYD.: 500'
 MAX. HOSE LAY DIST.: 250'

SWENT NOTES:

- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER PIPE MATERIALS TO BE DWPP HDPE OR RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
- ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DCM.
- ALL INLETS TO BE D-10-R OR D-9 STANDARD DETAIL AS ALLOWED BY CURRENT COLORADO SPRINGS DCM.
- ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (8" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAN.
- ALL FED. RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.



CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903

(719) 785-0790
 (719) 785-0799 (Fax)

MARKETPLACE AT INTERQUEST
 FILING NO. 27
 PRELIMINARY UTILITY &
 PUBLIC FACILITIES PLAN

DESIGNED BY	EAS	SCALE	DATE	05/03/2023
DRAWN BY	EAS	(H) 1" = 40'	SHEET	5 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2206.59	



04/11/2024 1:44:37 PM
 CUDP-23-0012

N:\220659\DRAWINGS\DEVELOPMENT\220659_P1-01.dwg, 3/7/2024, 3:34:23 PM, 11

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

FINAL LANDSCAPE PLAN

2.47 Acres

HATCH LEGEND

- COMPACTED BREEZE 1,843 sf
- 4-8" COBBLE 5,579 sf
- 2-4" COBBLE 10,841 sf
- ORGANIC MULCH 183 sf



- EL PASO COUNTY LOW GROW SEED MIX 51,072 sf
- Custom El Paso County Low Grow Mix
- Drilled at 21 PLS/sq. Hydroseed on Slopes 3:1 & greater at 42 PLS/sq.
- Seed Mix:
 - 29% Sideoats Grama
 - 25% Buffalograss
 - 20% Blue Grama
 - 20% Western Wheatgrass
 - 5% Green Needlegrass
 - 1% Sand Dropseed
- Application Rate: Native Grass Mix-21 lbs/ac
- Application Method: Drill Seed with hydromulch and tackifier

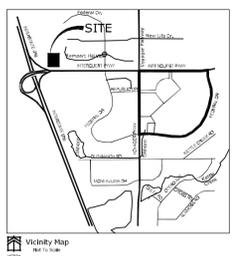
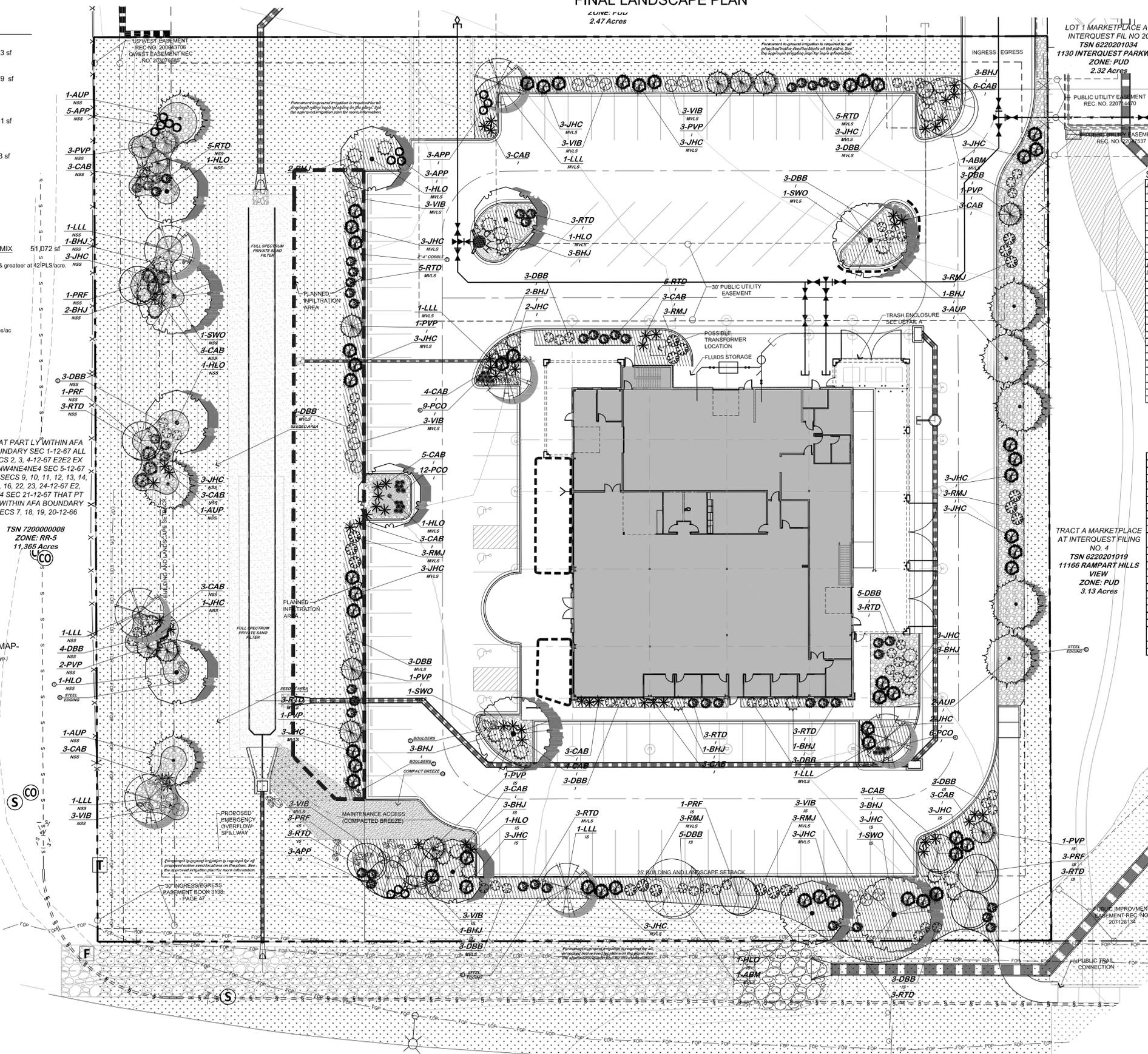
THAT PART LY WITHIN AFA BOUNDARY SEC 1-12-67 ALL SECS 2, 3, 4-12-67 E2E2 EX W2N1/4E4 SEC 5-12-67 ALL SECS 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24-12-67 E2, SW4 SEC 21-12-67 THAT PT LY WITHIN AFA BOUNDARY SECS 7, 18, 19, 20-12-66

TSN 720000008
ZONE: RR-5
11,365 Acres

-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-

KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- 1) TYPICAL DECIDUOUS TREE PLANTING - see detail 02-2
- 2) TYPICAL EVERGREEN TREE PLANTING - see detail 02-2
- 3) TYPICAL SHRUB PLANTING - see detail 02-2
- 4) TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail 02-2
- 5) LANDSCAPE BOULDER - see detail 02-2
- 6) STEEL EDGE - see detail 02-2
- 7) 2-4" BLUE GREY GRAVEL MULCH - see detail 02-2
- 8) SCREEN WALL - see architectural plans
- 9) 4-8" COBBLE - see detail 02-2
- 10) ORGANIC MULCH - see detail 02-2
- 11) TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS									
Plant Label	Street Name / Street	Width (ft)	Linear	Tree / Edge	No. Trees	Required	Provided	Code Section / Policy	Notes
IS	Interquest Sublot	major arterial	25'	100'	19	15		321 & 317 (top 31 & 38)	
NSS	Non Street Setback	Non Street	10'	100'	22	17			

MOTOR VEHICLE LOTS									
Plant Label	No. of Vehicles	Shade Trees (1/2")	Vehicle Lot	Length of Frontage (ft)	% Length of Frontage (ft)	Required	Provided	Code Section / Policy	Notes
MVLS	94	7	9	550'	550'		372	321 & 317 (top 31 & 38)	

INTERNAL LANDSCAPING									
Plant Label	Area (sq ft)	Percent Minimum	Internal Area (sq ft)	Internal Trees (1/500 SF)	Required	Provided	Code Section / Policy	Notes	
I	129,745 SF	5%	6,487 SF	75,852 SF	13	11	322 & 317 (top 31 & 38)		

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. B KEY
DECIDUOUS TREES							
ABM	2	Azot's Treeform Jefferson	Azot's Bluff Maple	50' x 40'	24" Caliper	Ball and Burlap	S
NCO	8	Quercus macrocarpa	Shingle Red Oak	40' x 30'	24" Caliper	Ball and Burlap	42A
SWO	4	Quercus bicolor	Swamp White Oak	60' x 50'	24" Caliper	Ball and Burlap	45
LLL	7	Fagus sylvatica 'Siberian'	Glaucous Linden	45' x 25'	24" Caliper	Ball and Burlap	45
EVERGREEN TREES							
AUP	2	Pinus strobus	Acoustic Pine	50' x 30'	18" Height	Ball and Burlap	25678A
PVP	14	Pinus strobus 'Parvula'	Vanderwolf Pine	30' x 15'	18" Height	Ball and Burlap	5680A
ORNAMENTAL TREES							
PRF	9	Morus nigra	Prunifera Crabapple	20' x 20'	2" Caliper	Ball and Burlap	4675
DECIDUOUS SHRUBS							
DBB	53	Echinacea purpurea	Prunifera Crabapple	5' x 4'	5 Gallon	Container	455
RTD	52	Conium maculatum	Flowering Dogwood	6' x 5'	5 Gallon	Container	4575
VIB	24	Viburnum lentago	Winged Dogwood	9' x 7'	5 Gallon	Container	4560A
APP	14	Fragaria virginiana	Apache Flame	3' x 3'	5 Gallon	Container	12350D
EVERGREEN SHRUBS							
DBM	15	Juniperus horizontalis	Rocky Mountain Juniper	17' x 4'	15 Gallon	Container	125730
BHJ	25	Juniperus horizontalis	Bar Harbor Juniper	11' x 5'	5 Gallon	Container	2588A
JHC	59	Juniperus chinensis	Armatron Juniper	4' x 4'	5 Gallon	Container	DA
ORNAMENTAL GRASSES							
CAB	41	Miscanthus sinensis 'Tanzania'	Cabaret Japanese Silver Grass	2' x 4'	1 Gallon	Container	DA
FLOWERS							
POC	27	Echinacea purpurea	Purple Coneflower	2' x 2'	1 Gallon	Container	345A

IRRIGATION SUBMITTAL

1. An Irrigation Plan shall be submitted at the time of building permit application and approved within 10 days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
2. Upon receipt by the applicant, an Irrigation plan shall be submitted within 10 days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.
3. In the case of the construction of vacant land to be developed, the Irrigation plan shall be submitted and approved concurrent with development plan and approved.
4. The Irrigation plan shall include, but not be limited to, the following:
 - a. The Irrigation plan shall show and note hydrozones. The hydrozones shall be designed to be water efficient, clean, simple, and sustainable, and water efficient.
 - b. Irrigation systems shall conform to the applicable standards and all other provisions of the Landscape Code and applicable rules.

This is submitted directly to City Planning & Community Development, Land Use Review office, located at 30 South Nevada Ave. Suite 105.

Land Use Review Approved
Kyle Fenner
04/11/2024 1:44:37 PM

OWNER INFO
company name: Byerly Properties No. 4 LLC
address/city/state: 5077 S. Wadsworth Littleton, CO 80123
phone no:

city file no: CUDP-23-0012



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133

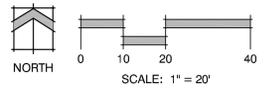
Structural:
Electrical:
Mechanical:
Plumbing:

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
1070 Interquest Parkway
Colorado Springs, Colorado 80921

No. 20203
Directory: Landscape
File: Development Plan 1-25-24
Drawn By: DDB
Date: 5.4.2023
Revised:

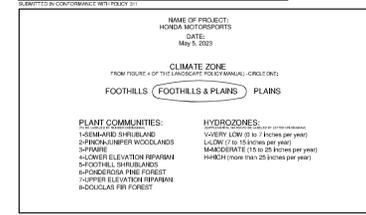
DRAWING NO.
6 of 9
Final Landscape Plan

INTERQUEST PARKWAY MAJOR ARTERIAL

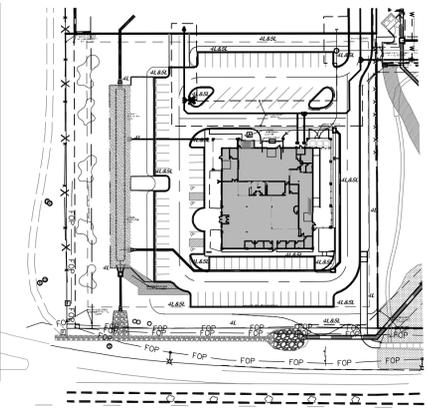




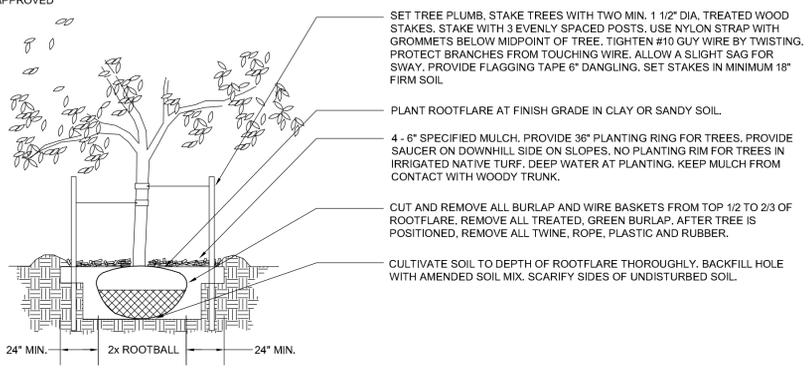
SCHEMATIC LANDSCAPE DIAGRAM



HYDROZONE MAP

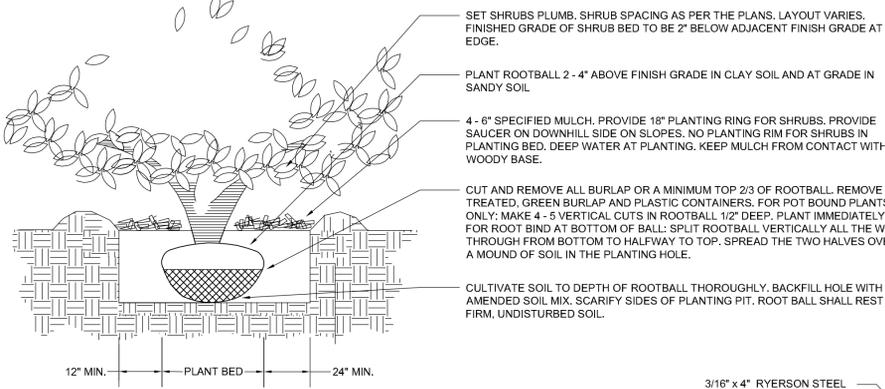


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



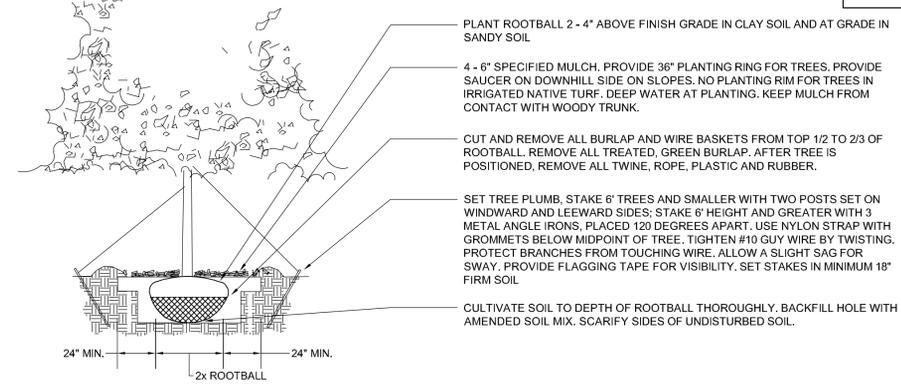
1 A DECIDUOUS TREE PLANTING DETAIL N.T.S.

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

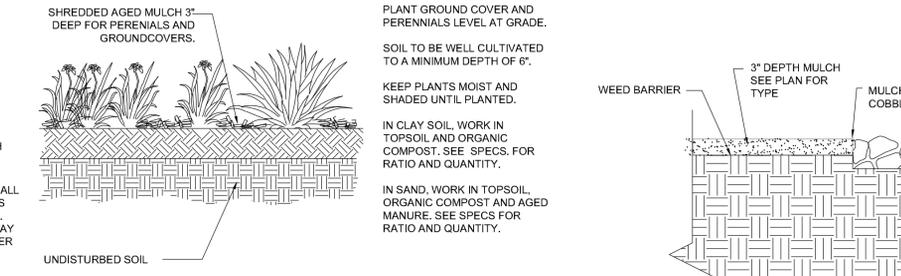


3 C SHRUB PLANTING DETAIL N.T.S.

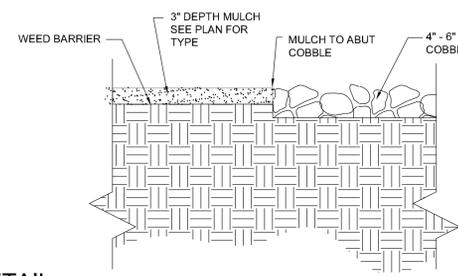
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



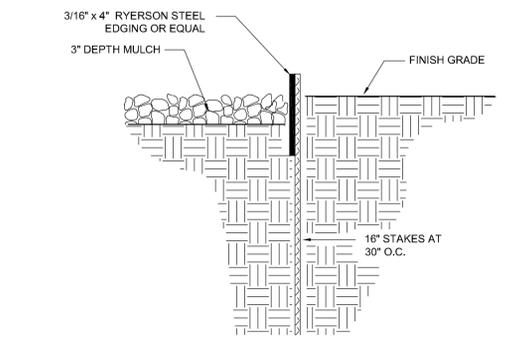
2 B EVERGREEN TREE PLANTING DETAIL N.T.S.



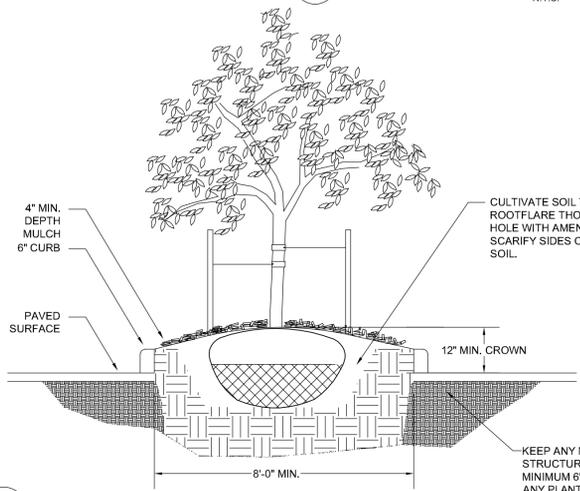
4 D PERENNIAL/GROUND COVER PLANTING DETAIL N.T.S.



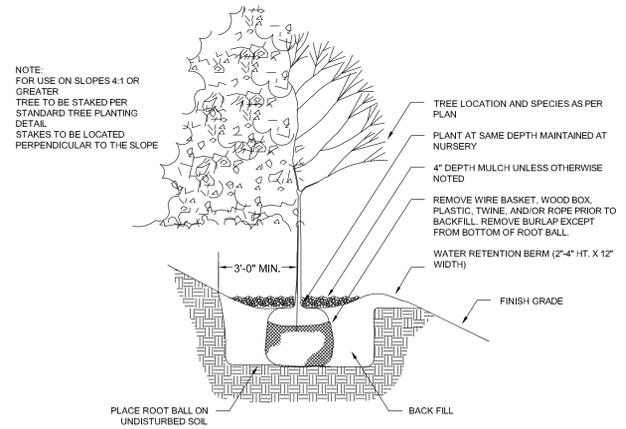
5 E COBBLE @ MULCH N.T.S.



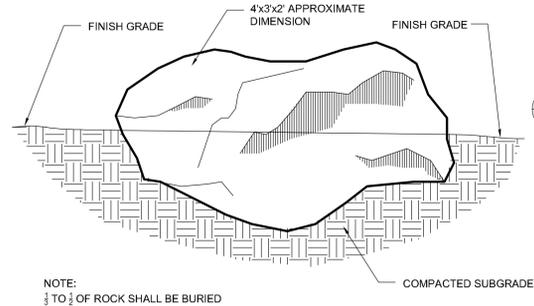
7 G STEEL EDGE DETAIL N.T.S.



8 H TYP. PARKING LOT ISLAND N.T.S.



8 I TREE PLANTING DETAIL (SLOPE) N.T.S.



6 F LANDSCAPE BOULDER N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK." All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:

ORGANIC MATERIAL	SOD 3 CYS/1,000 SF	SEED* 3 CYS/1,000 SF	SHRUB BEDS 1" of animal-based compost incorporated into top 6-8" of the soil
NITROGEN*	3.6 LBS/1,000 SF	3.6 LBS/1,000 SF	3.6 LBS/1,000 SF
PHOSPHORUS (P205)	0.9 LBS/1,000 SF	0.9 LBS/1,000 SF	0.9 LBS/1,000 SF
POTASSIUM (K2O)	1 LBS/1,000 SF	1 LBS/1,000 SF	1 LBS/1,000 SF
SULFATE	0.02 oz./1,000 SF	0.02 oz./1,000 SF	0.02 oz./1,000 SF
ZINC	0.06 LBS/1,000 SF	0.06 LBS/1,000 SF	0.06 LBS/1,000 SF
IRON (Fe)	0.01 LBS/1,000 SF	0.01 LBS/1,000 SF	0.01 LBS/1,000 SF
MANGANESE			
COPPER			
BORON			

* APPLY NITROGEN IN FOUR (4) APPLICATIONS. FOR EACH 1LB OF N NEEDED, APPLY 2LB UREA, OR 5LB AMMONIUM SULFATE, OR 3 3/4 LB (27-3-4) LAWN FERTILIZER, OR 8LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50LB ALFALFA MEAL/PELLETS, PER 1,000 SF. OR BONE MEAL AT A RATE OF 35 LB/1,000 sf

PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE AND SHRUB PITS.

RECOMMENDED SOIL AMENDMENT:
TRU-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

A SIGNED LANDSCAPE INSPECTION AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
- IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
- ORGANIC MULCH: All planting areas (including cobble/rock beds) for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (4") depth. A 36" diameter of 4" depth wood mulch shall be provided at base of all trees, 18" diameter for shrubs, and 12" for ornamental grasses. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
- LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
- STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green. All steel edging shall have a safety cap on the top edge.
- INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
- TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6'-8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THAN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION DESIGNER SHALL BE QUALIFIED TO PREPARE THE IRRIGATION PLAN AND MEET CITY REQUIREMENTS. (APPENDIX I IN LANDSCAPE MANUAL). THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. THE IRRIGATION PLAN APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IRRIGATION CITY AFFIDAVIT NOTE - THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED, FINANCIAL ASSURANCES ARE TAKEN AN HELD FOR TWO YEARS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5982).
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 3" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e. MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.



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YOW Architects PC
 Architecture & Planning
 115 S. Weber Colorado Springs, Colorado 719-475-8133

NOT FOR CONSTRUCTION

PEAK HONDA
 1070 INTERQUEST PARKWAY
 COLORADO SPRINGS, CO 80921

Project Number
22.158
 Date
 09/07/2023
 Drawn By
 MKG
 Checked By
 YOW
8 of 9
 EXTERIOR ELEVATIONS
 Scale
 As indicated

EXTERIOR MATERIALS

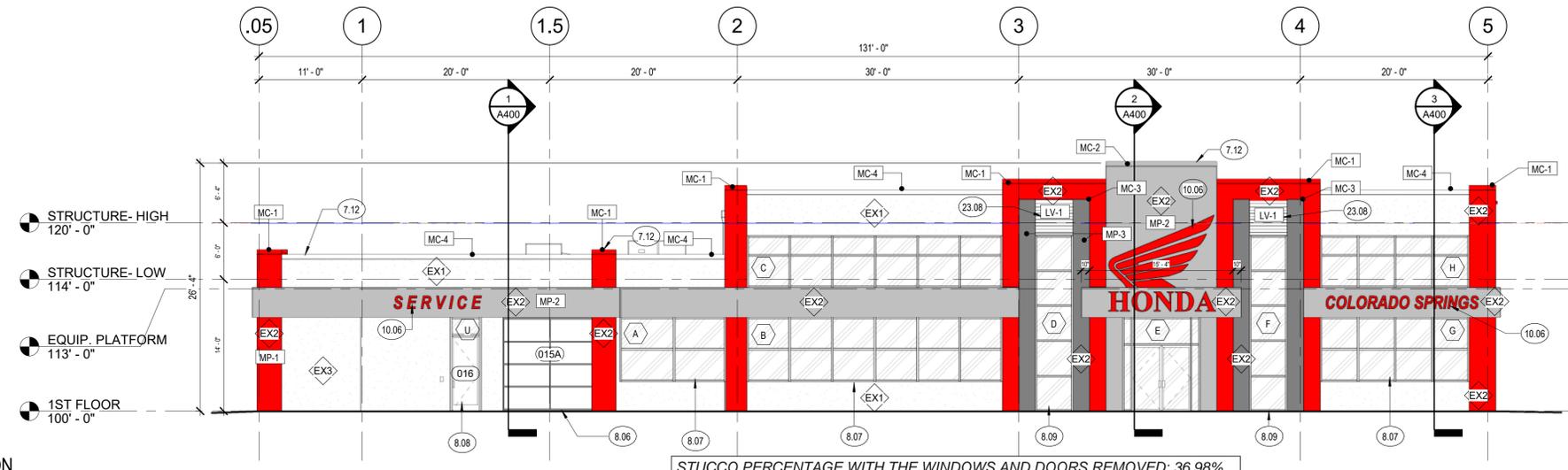
- XX STOREFRONT SYSTEM
 BASIS OF DESIGN: SF-1
 SEE EXTERIOR FINISH SCHEDULE
 AND DOOR & WINDOW SCHEDULES
- EX1 STUCCO SYSTEM
 MANUFACTURER & FINISH: ST-1
 SEE EXTERIOR FINISH SCHEDULE
- EX3
- ALUMINUM COMPOSITE METAL PANEL
 MANUFACTURER:
 SEE EXTERIOR FINISH SCHEDULE
- MP-1
 MP-2
 MP-3

KEYNOTE LEGEND

- 5.19 STEEL FENCING, HIGH PERFORMANCE POWDER COAT FINISH. PAINT TO MATCH MP-3.
- 5.20 STEEL MAN GATE, WITH WIRE MESH; 3'-0" MIN CLEAR WIDTH. PROVIDE POWER FOR KEY FOB. FREE EGRESS FROM INTERIOR SIDE. HIGH PERFORMANCE POWDER COAT FINISH TO MATCH MP-3.
- 7.12 PREFINISHED METAL CAP FLASHING, MATCH WALL COLOR.
- 8.06 SECTIONAL OVERHEAD DOOR
- 8.07 ALUMINUM FRAMED STOREFRONT
- 8.08 STOREFRONT ENTRANCE DOOR
- 8.09 ALUMINUM FRAMED CURTAINWALL
- 10.06 EXTERIOR SIGNAGE IS FOR REFERENCE ONLY. TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET BY VENDOR. CONTACT PATTISON SIGN GROUP FOR CORRECT SIZE AND FONT.
- 23.08 EXTRUDED ALUMINUM LOUVER, RE: EXTERIOR FINISH SCHEDULE FOR FINISH. RE: MECH DWGS FOR SCHEDULE.

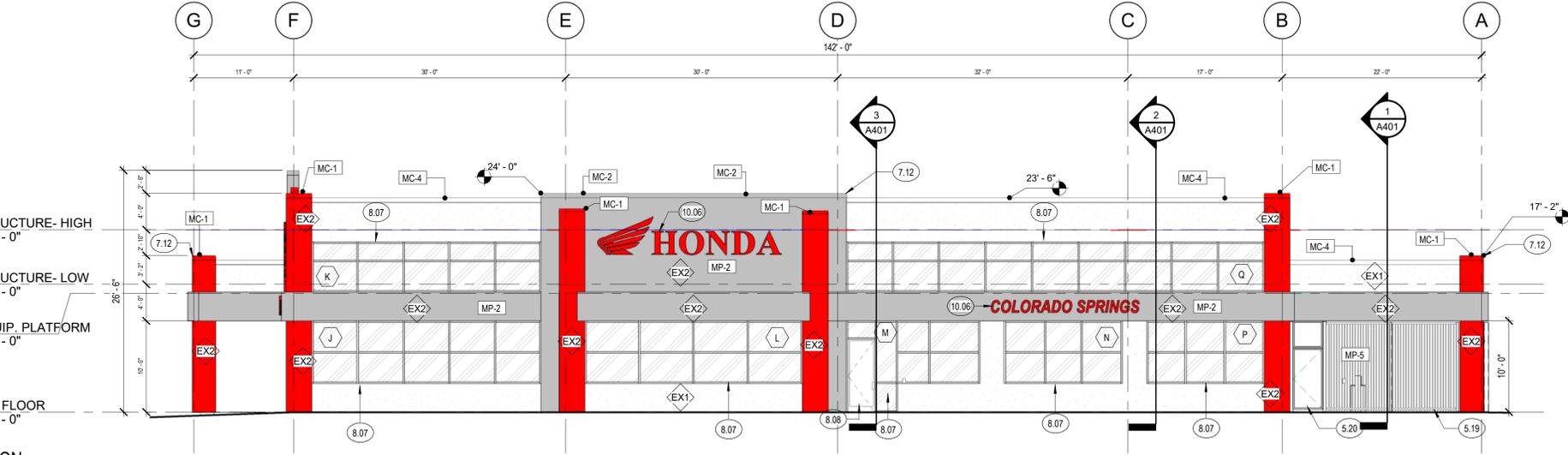
MIN 3'-0" CLEARANCE FROM GAS REGULATOR VENT TO ELECTRIC METER SOCKET AND CT CABINET AS SPECIFIED BY CSU DRAWINGS, FIGURES 9A - 9C, APPENDIX D-15 TO D-16 OF CSU "GAS LINE EXTENSION AND SERVICE STANDARDS", 2019 EDITION.

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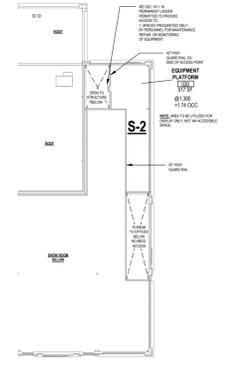
1 WEST ELEVATION
 A300 1/8" = 1'-0"

STUCCO PERCENTAGE WITH THE WINDOWS AND DOORS REMOVED: 36.98%
 STUCCO PERCENTAGE OF THE TOTAL FACADE: 24.67%

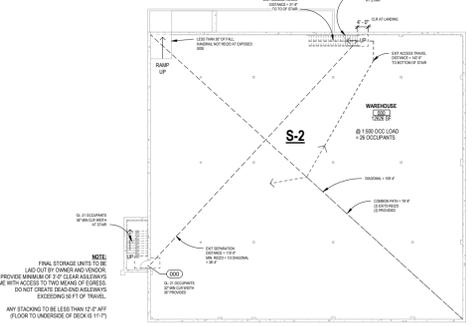


2 SOUTH ELEVATION
 A300 1/8" = 1'-0"

STUCCO PERCENTAGE WITH THE WINDOWS AND DOORS REMOVED: 36.59%
 STUCCO PERCENTAGE OF THE TOTAL FACADE: 24.28%



2 CODE PLAN - EQUIPMENT PLATFORM
 V1P = 1'-0"



3 CODE PLAN - BASEMENT
 V1P = 1'-0"

COLORADO SPRINGS
 Land Use Review
 Approved
 Kyle Fenner
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EXTERIOR FINISH SCHEDULE

EXTERIOR TAG ID	EXTERIOR MATERIAL	EXTERIOR MANUFACTURER	EXTERIOR PRODUCT NAME	EXTERIOR COLOR NAME	DIMENSION	LOCATION	ADDITIONAL INFORMATION
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	TBD	#SW7012 CREAMY, FIELD VERIFY MATCH TO STUCCO WITH SAMPLE PRIOR TO ORDER. FINAL ACCEPTANCE BY OWNER.	-	EXTERIOR WALLS	DAVE RYAN AT SW, (317)-714-5610. NOTE: CONTACT MANUFACTURER FOR APPROPRIATE PRIMER AND PAINT GRADE FOR GIVEN SUBSTRATE.
LV-1	EXTRUDED ALUMINUM LOUVER	AIROLITE	SIGHTPROOF LOUVER MODEL NO. T5832, NARROW PROFILE	BRIGHT SILVER	-	EXTERIOR WALLS, MAIN ENTRANCE	DAVE RYAN AT SW, (317)-714-5610. NOTE: CONTACT MANUFACTURER FOR APPROPRIATE PRIMER AND PAINT GRADE FOR GIVEN SUBSTRATE.
MC-1	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH MP-1, #HMCRED III, 194R2046	4" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
MC-2	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH MP-2, #2-30-XL SILVER METALLIC	4" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
MC-3	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH MP-3, BLACK	4" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
MC-4	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH ST-1 COLOR	6" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
MP-1	COMPOSITE METAL PANEL	ALUCOBOND	DRY JOINT SYSTEM	#HMCRED III, 194R2046	AS DETAILED ON EXTERIOR ELEVATIONS	EXTERIOR WALLS	CONTACT: MIKE CALDWELL AT 3M COMPOSITES USA, (470)-554-2651, SEE FRANCHISE STANDARD FOR ALTERNATES, SHEET A-7A
MP-2	COMPOSITE METAL PANEL	ALUCOBOND	DRY JOINT SYSTEM	#2-30-XL SILVER METALLIC	AS DETAILED ON EXTERIOR ELEVATIONS	EXTERIOR WALLS	CONTACT: MIKE CALDWELL AT 3M COMPOSITES USA, (470)-554-2651, SEE FRANCHISE STANDARD FOR ALTERNATES, SHEET A-7A
MP-3	COMPOSITE METAL PANEL	ALUCOBOND	DRY JOINT SYSTEM	BLACK	AS DETAILED ON EXTERIOR ELEVATIONS	EXTERIOR WALLS	CONTACT: MIKE CALDWELL AT 3M COMPOSITES USA, (470)-554-2651, SEE FRANCHISE STANDARD FOR ALTERNATES, SHEET A-7A
MP-5	STEEL METAL MESH PANELS	FABRICATOR	EXPANDED WIRE MESH	BLACK, POWDER COATED TO MATCH MP-3 (BLACK)	1/2" x 1/2"	OPEN STORAGE AREA	
SF-1	ALUMINUM STOREFRONT	KAWNEER OR OWNER APPROVED EQUAL	SERIES 451T	ANODIZED CLEAR	AS DETAILED ON DOOR & WINDOW SCHEDULES	EXTERIOR WALLS	SF-1 GENERAL TAG. SEE FLOOR PLAN FOR SPECIFIC STOREFRONT NUMBER AND RESPECTIVE LOCATION. SEE DOOR & WINDOW SCHEDULES FOR ADDITIONAL DETAILS.
ST-1	EXTERIOR STUCCO	PAREX USA OR OWNER APPROVED EQUAL	TBD	MATCH #102 BRITE IN PEBBLE FINISH FROM DRYVIT EIFS LINE	AS DETAILED ON DOOR SCHEDULE	EXTERIOR WALLS	PROVIDE SITE SAMPLES FOR OWNER APPROVAL PRIOR TO INSTALLATION



YOW Architects PC
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 115 S. Weber Colorado Springs, Colorado 719-475-8133

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PEAK HONDA
 1070 INTERQUEST PARKWAY
 COLORADO SPRINGS, CO 80921

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9 of 9
 EXTERIOR ELEVATIONS
 Scale
 As indicated

EXTERIOR MATERIALS

- XX STOREFRONT SYSTEM
 BASIS OF DESIGN | SF-1
 SEE EXTERIOR FINISH SCHEDULE AND DOOR & WINDOW SCHEDULES
- EX1 STUCCO SYSTEM
 MANUFACTURER & FINISH | ST-1
 SEE EXTERIOR FINISH SCHEDULE
- EX2 ALUMINUM COMPOSITE METAL PANEL
 MANUFACTURER | MP-1
 SEE EXTERIOR FINISH SCHEDULE MP-2
 MP-3

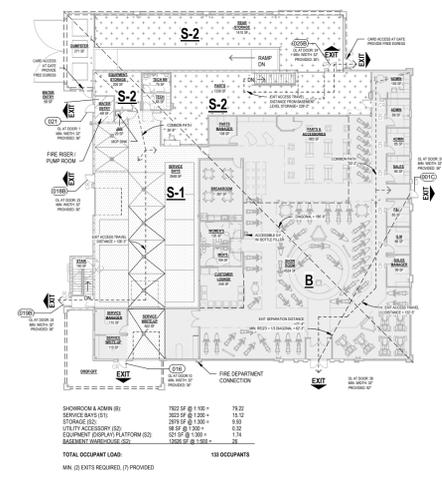
KEYNOTE LEGEND

- 5.16 STEEL DUMPSTER ENCLOSURE DOUBLE DOOR. HIGH PERFORMANCE POWDER COAT FINISH TO MATCH MP-3.
- 5.19 STEEL FENCING. HIGH PERFORMANCE POWDER COAT FINISH. PAINT TO MATCH MP-3.
- 5.20 STEEL MAN GATE. WITH WIRE MESH. 3'-0" MIN CLEAR WIDTH. PROVIDE POWER FOR KEY FOB. FREE EGRESS FROM INTERIOR SIDE. HIGH PERFORMANCE POWDER COAT FINISH TO MATCH MP-3.
- 5.21 STEEL SLIDING GATE ON WHEELS. HIGH PERFORMANCE POWDER COAT FINISH TO MATCH MP-3. PROVIDE INTERIOR PADLOCK.
- 7.12 PREFINISHED METAL CAP FLASHING. MATCH WALL COLOR.
- 8.02 H.M. DOOR
- 8.06 SECTIONAL OVERHEAD DOOR
- 8.07 ALUMINUM FRAMED STOREFRONT
- 10.06 EXTERIOR SIGNAGE IS FOR REFERENCE ONLY. TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET BY VENDOR. CONTACT PATTISON SIGN GROUP FOR CORRECT SIZE AND FONT.
- 23.03 GAS METER. RE. MECH
- 26.06

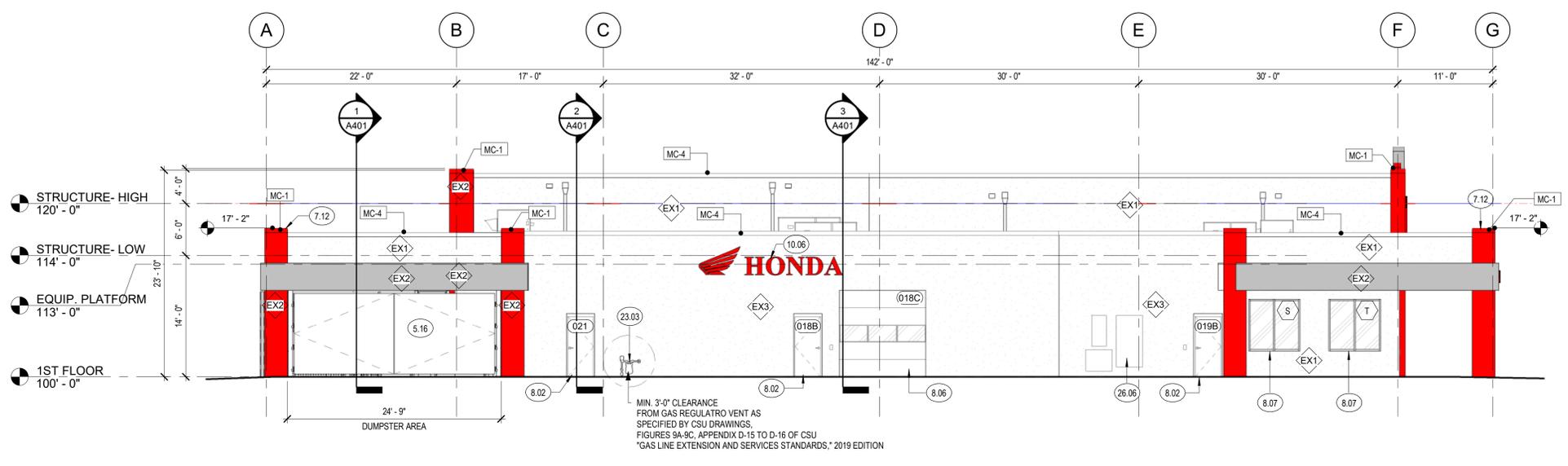
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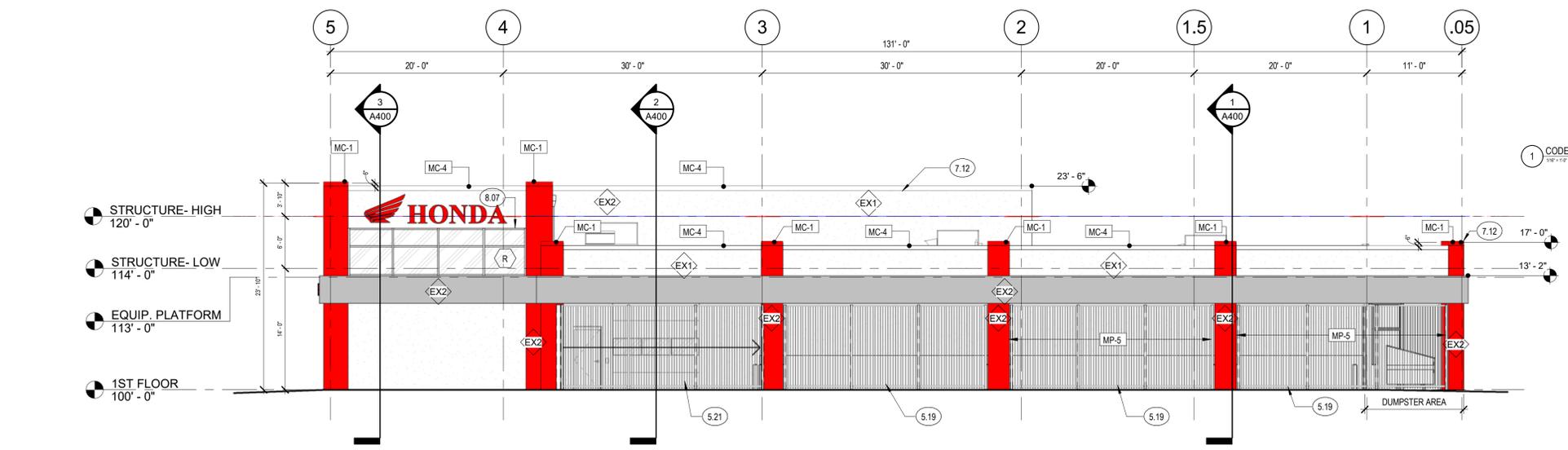
SEE SHEET A3.0 FOR EXTERIOR FINISH SCHEDULE.



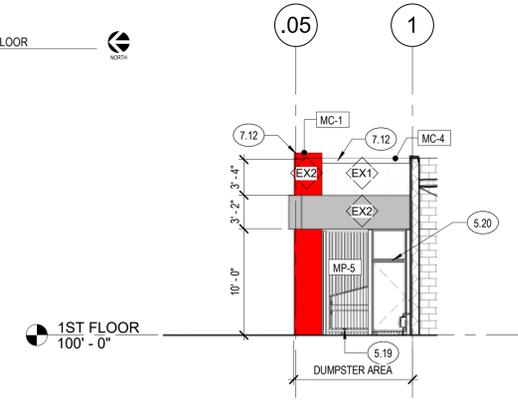
1 CODE PLAN - GROUND FLOOR
 1/8" = 1'-0"



1 NORTH ELEVATION
 1/8" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"



3 WEST ELEVATION - DUMPSTER
 1/8" = 1'-0"

COLORADO SPRINGS
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MC-3	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH MP-3, BLACK	4" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
MC-4	METAP COPING	ALUCOBOND OR APPROVED EQUAL	-	MATCH ST-1 COLOR	6" HEIGHT MINIMUM	EXTERIOR TOP OF WALLS	
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MP-2	COMPOSITE METAL PANEL	ALUCOBOND	DRY JOINT SYSTEM	#2-30-XL SILVER METALLIC	AS DETAILED ON EXTERIOR ELEVATIONS	EXTERIOR WALLS	CONTACT: MIKE CALDWELL AT 3M COMPOSITES USA, (470)-554-2651, SEE FRANCHISE STANDARD FOR ALTERNATES, SHEET A-7A
MP-3	COMPOSITE METAL PANEL	ALUCOBOND	DRY JOINT SYSTEM	BLACK	AS DETAILED ON EXTERIOR ELEVATIONS	EXTERIOR WALLS	CONTACT: MIKE CALDWELL AT 3M COMPOSITES USA, (470)-554-2651, SEE FRANCHISE STANDARD FOR ALTERNATES, SHEET A-7A
MP-5	STEEL METAL MESH PANELS	FABRICATOR	EXPANDED WIRE MESH	BLACK, POWDER COATED TO MATCH MP-3 (BLACK)	1/2" x 1/2"	OPEN STORAGE AREA	
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