



Excerpt courtesy of Visit Colorado Springs {https://www.visitcos.com/things-to-do/history-and-heritage/)

1"=30'-0"

					ZEROT.	ON UN	III MIX						0.23			
FLOOR / SF / BSF / GSF	1	USF	BSF	GSF	2	USF	BSF	GSF	3	USF	BSF	GSF	4	USF	BSF	GSF
	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	7
	1B(a)	650	65		1B(a)	650	65	715	10.70	650	65	715	1B(a)	650	65	71
	1B(a)	650	65		1B(a)	650	65	715		650	65	715	1B(a)	650	65	7
	1B(a)	650	65	The same	1B(a)	650	65	715	1000	650	65	715	1B(a)	650	65	7
	1B(a)	650	65		1B(a)	650	65		1B(a)	650	65	715	1B(a)	650	65	7
	1B(a)	650	65		1B(a)	650	65		1B(a)	650	65	715	1B(a)	650	65	7
	1B(a)	650	65	100	1B(a)	650	65	715		650	65	715	1B(a)	650	65	7
	1B(b)	713	65		1B(a)	650	65		1B(a)	650	65	14.50	1B(a)	650	65	7
	1B(c)	652	65	717	100.000	713	65	778	1737 63	713	65	778	1B(b)	713	65	7
	1B(d)	658	65		1B(c)	652	65	717	7-5-0 8	652	65	717	1B(c)	652		7
	1B(d)	658	65	100	1B(d)	658	65	-	1B(d)	658	65	723	1B(d)	658	65	7
	1B(d)	658	65		1B(d)	658	65		1B(d)	658	65	723	1B(d)	658	65	7
	1B(d)	658	65		1B(d)	658	65	Yat Time	CE1005-05	658	65	723	1B(d)	658	65	7
	1B(d)	658	65		1B(d)	658	65	723	397	658	65	723	1B(d)	658		7
	1B(d)	658	65		1B(d)	658	65	723	10000	658	65	723	1B(d)	658	65	7
	1B(e)	777	65	842	20000	658	65	F122	1B(d)	658	65	723	1B(d)	658	65	7
	2B(a)	1018	65	1083		1018	65	-	Street, or other Designation of the last o	1018	65	1083	2B(a)	1018	65	10
	2B(b)	996	65	1061	2B(b)	996	65	1061		996	65	1061	2B(b)	996		10
	2B(b)	996	65	1061	2B(b)	996	65	1061	-	996	65	1061	2B(b)	996		10
	2B(b)	996	65	198	2B(b)	996	65		2B(b)	996	65	377	2B(b)	996	100	- 10
	2B(b)	996	65	1061		996	65	1061	F-90.75	996	65	1061	2B(b)	996		10
	2B(b)	996	65			996		200	2B(b)	996	65	1061	2B(b)	996	100	10
	2B(b)	996	65	1061	100	996		1061		996	65	1061	2B(b)	996		10
	2B(b)	996	65		2B(b)	996	65		2B(b)	996	65	1061	2B(b)	996		10
	2B(c)	998	65		2B(c)	998	65	1000	2B(c)	998	65	1063	2B(c)	998	7.5	10
	2B(c)	998	65		2B(c)	998	65	10 To 20 To	28(c)	998	65	1063		998		10
		998	65	47-174-7	2B(c)	998	65		2B(c)	998	65	1063	2B(c)	998		10
	2B(c)	998	100		2B(c)	998	65		2B(c)	998	65	0.00	2B(c)	998		10
	2B(c)	974	65	1039		450		1039	2B(d)	4.1		1063	53635			10
	2B(d) 2B(f)		65	100	NAME OF TAXABLE PARTY.	974	65	2.75.75.75	12-11-11	974	65	1039	2B(d)	974		12
	THE RESERVE	1010	65		2B(e)	1222	65	1287		1222	65	1287	2B(e)	1222	65	_
	3B(a)	1265	A5	1990	3B(a)	1265 1265	65	1330	3B(a)	1265	65	1330	38(a)	1265	65	13
	oblai	1,200	95	1990	2B(=)	1265	65	2000	10.55		65 65	1330	38(0)	1265	65	
					3B(a)	1354		1000	3B(a)	1265		1000	38(a)			13
					3B(b) 3B(c)	1129	65 65		3B(b) 3B(c)	1129	6.5 6.5	1194	3B(b) 3B(c)	1129	65 65	14
NITS / USF / FLOOR	27	136			29	840				969			30	969		
INITS / GSF / FLOOR			292	16			332	44			332	44			332	244
CIRC-MECH-AMENTIY / SF / FLOOR		85	10			47	24			472	24			47	24	
GROSS SQUARE FOOTAGE		356	46			345	64			356	93			350	693	
PARKING STALLS	1	18					W 00'0								1000	

	UNII BRI	EAKDOWN
12%	17	% 3 BED /TOTAL 3 BED
41%	56	% 2BED /TOTAL 2 BED
47%	64	% 1 BED /TOTAL 1 BED
	137	TOTAL UNITS
	868	AVERAGE UNIT SIZE

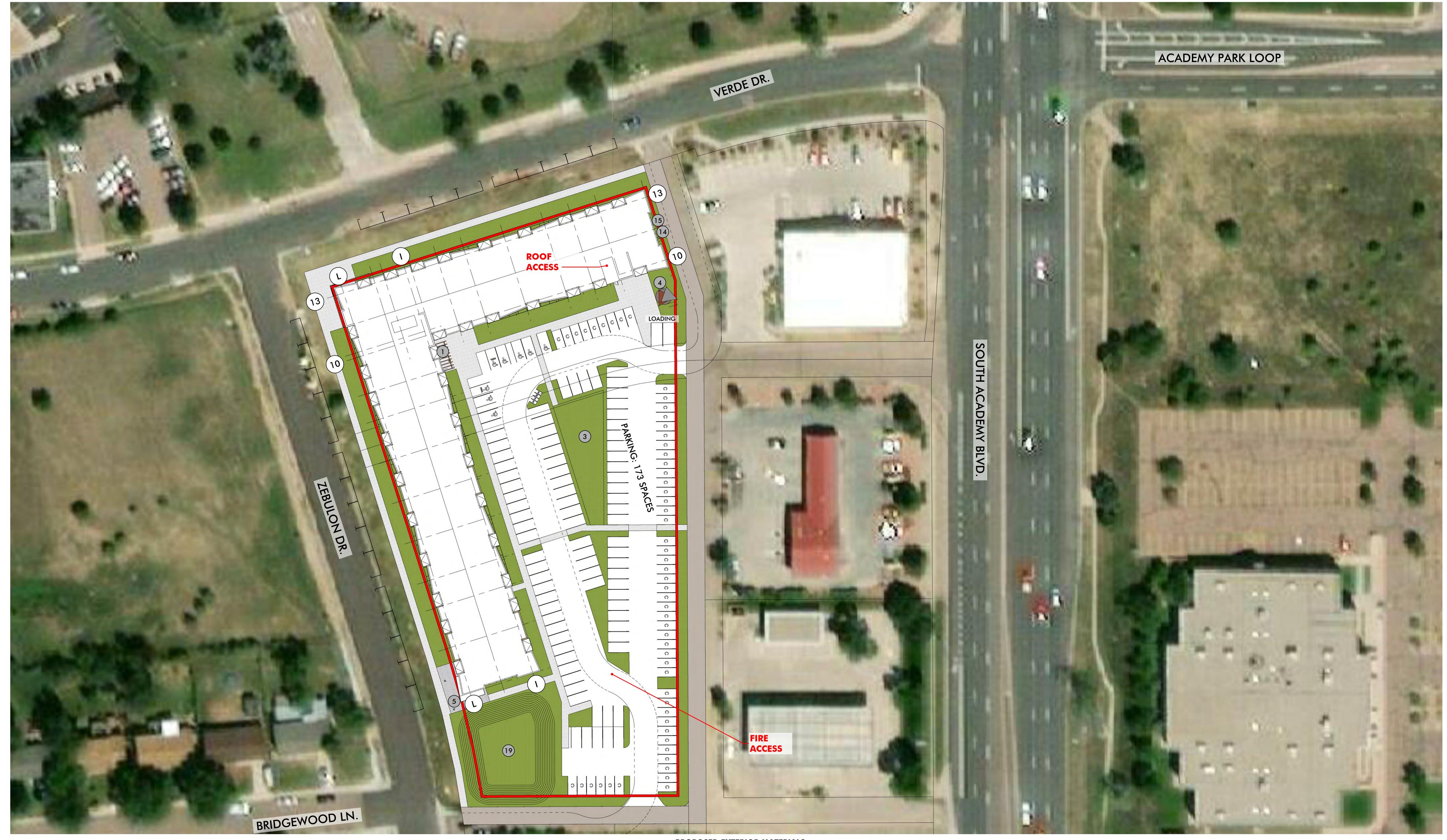


<COHEN ESREY,ALMAGRE>
UNIT MATRIX

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

1"=30'-0"



PROPOSED STRUCTURE DETAILS: 4-STORY MULTI-FAMILY APARTMENTS W/GROUND FLOOR LOBBY/AMENITIES GROSS SQUARE FOOTAGE: 142,117 GSF (N.I.C. EXTERIOR BALCONIES/DECKS) TOTAL SITE SQUARE FOOTAGE: 142,726 GSF

PROPOSED UNIT COUNT: 137 UNITS

DAVIS
PARTNERSHIP
ARCHITECTS

1-BED - 64 (47%) 2-BED - 56 (41%) 3-BED - 17 (12%)

PARKING REQUIRED:

226 SPOTS (INCLUDING 6 ACCESSIBLE) without Reductions

Request for Reductions [7.4.204.]: <12> 5% for Bike Path within 400ft [C.1.b]

<2> 4 Dedicated Motorcycle Spots [C.3.b] <40> 10 Parking Spots / 5 Bicycle Storage for 20 bikes [C.3.a]

172 SPOTS (INCLUDING ACCESSIBLE) with Reductions (24%)

PROPERTY ADDRESS: 3725 VERDE DR / 1609 ZEBULON DR, COLORADO SPRINGS, CO

PROPERTY DESCRIPTION: LOT 2 ACADEMY-VERDE SUB NO 2 COLO SPGS LOT 4 ACADEMY-VERDE SUB NO 2 COLO SPGS

PROPOSED PARKING:

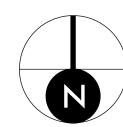
- 82 OFF-STREET [9x18], & 25 ON-STREET [9x22] SPOTS
- 56 COMPACT [8x16] (32%)
- 8 ACCESSIBLE (2 VAN) - 2 ENLARGED LOADING SPOTS
- 173 TOTAL SPOTS (INCLUDING 8 ACCESSIBLE)
- 4 MOTORCYCLE [3x6] SPOTS - 20 - SECURE BICYCLE STORAGE

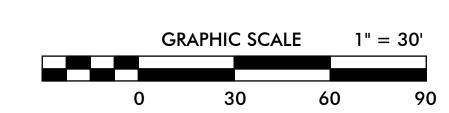
PROPOSED EXTERIOR MATERIALS: STOREFRONT - 5%

VINYL WINDOWS - 15% **METAL PANEL - 20%** MASONRY - 30% CEMENTITIOUS BOARD - 40%

PROPOSED CONSTRUCTION:

MULTI-STORY, TYPE 5A, FULLY SPRINKLED, WOOD-FRAMED CONSTRUCTION, WITH BATT INSULATION, AND AN ENHANCED MOISTURE BARRIER (E.G. DUPONT TYVEK DRAINWRAP), OVER SLAB-ON-GRADE (PENDING OWNER'S GEO-TECHNICAL REPORT). EXTERIOR MATERIALS TO BE VARIED (AS NOTED). STACKED WASHER/DRYER IN EACH UNIT. MECHANICAL SYSTEM TO BE GAS AQUA-THERM WITH INDIVIDUAL CONDENSING UNIT ON ROOF OF EACH UNIT.



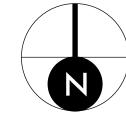




EL: 6031.32 (EL: 6034.32 = 100'-0") * * REQUEST VARIANCE OF 10'-0" ACROSS BUILDING FOR FIRE-REQUIRED DOG-HOUSE ON NORTHEAST CORNER OF BUILDING

<COHEN ESREY,ALMAGRE>

CONCEPTUAL SITE PLAN



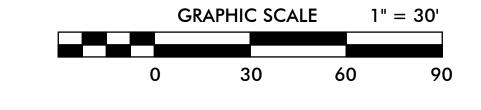
ISSUE DATE:

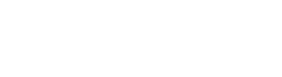
SCALE:

PROJECT NO: 20119.00.000

11.10.2020

1"=30'-0"





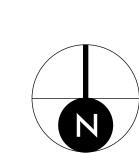




TYPICAL PLANS

ISSUE DATE:

PROJECT NO: 20119.00.000 1/16"=1'-0"



A-102

TYPICAL FLOOR PLAN LVLS 2-4







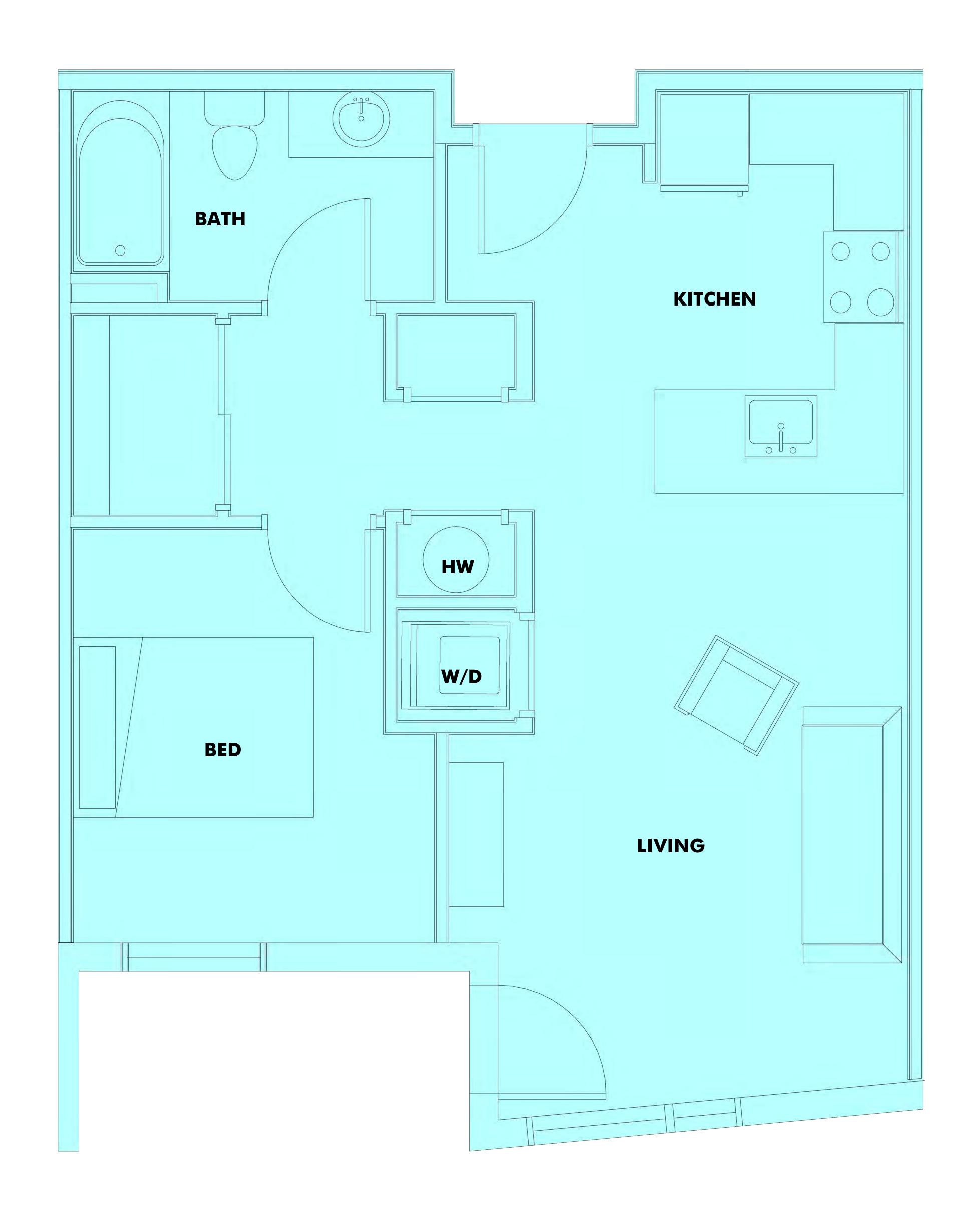




<COHEN ESREY,ALMAGRE>

AVERAGE GRADE PLAN STUDY & AERIALS

PROJECT NO: 20119.00.000







1B(a) UNIT BREAKDOWN (TYPE B)

TOTAL NUMBER OF PROJECT 1B(a) UNITS: 31

USABLE SQUARE FOOTAGE: 650 SQFT

BALCONY SQUARE FOOTAGE: 65 SQFT

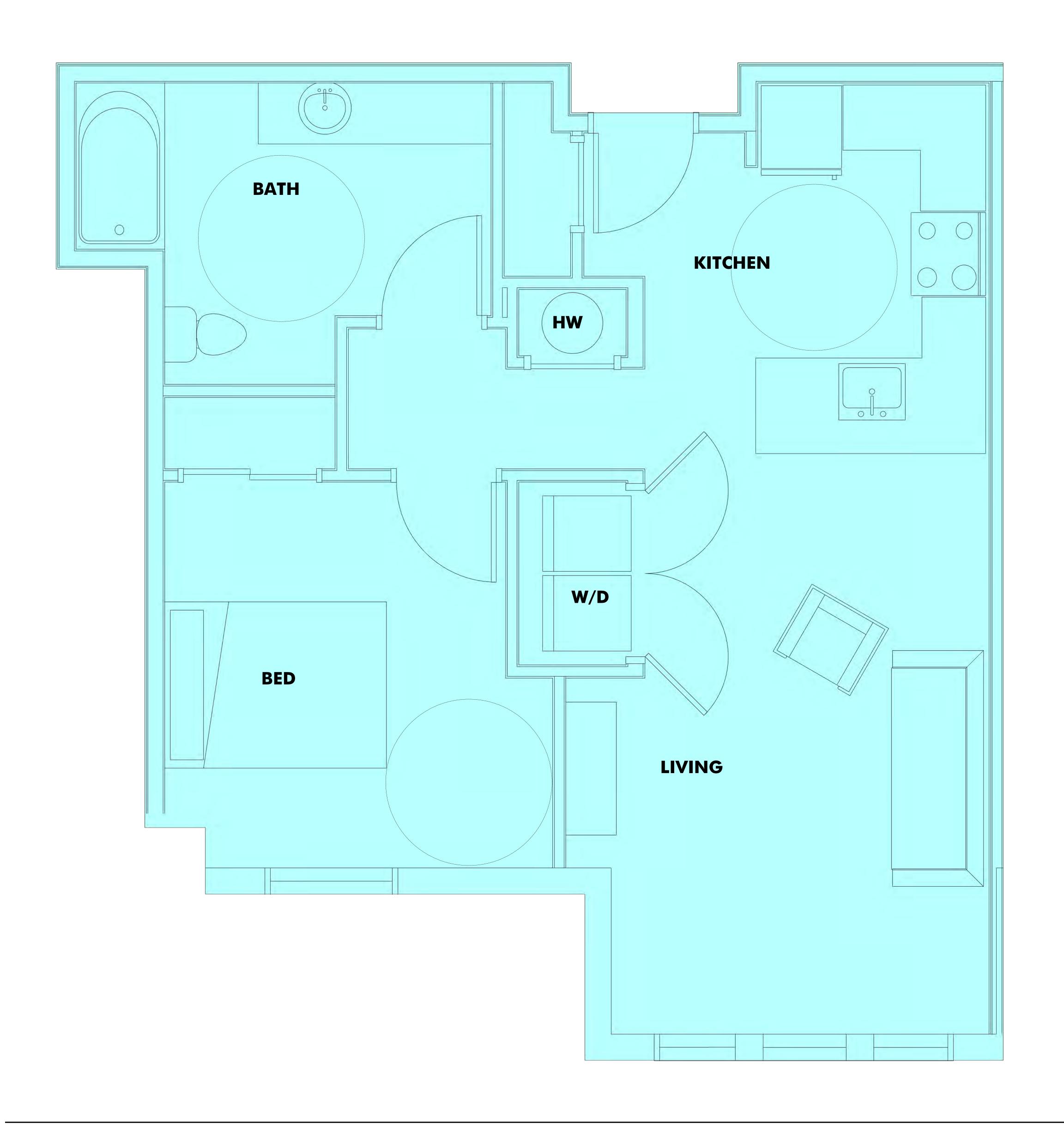
GROSS SQUARE FOOTAGE: 715 SQFT

COHEN ESREY, ALMAGRE>
1B(a) UNIT LAYOUT

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

SCALE: 3/4"=1'-0"







1B(b) UNIT BREAKDOWN (TYPE A)

TOTAL NUMBER OF PROJECT 1B(b) UNITS: 4

USABLE SQUARE FOOTAGE: 713 SQFT

BALCONY SQUARE FOOTAGE: 65 SQFT

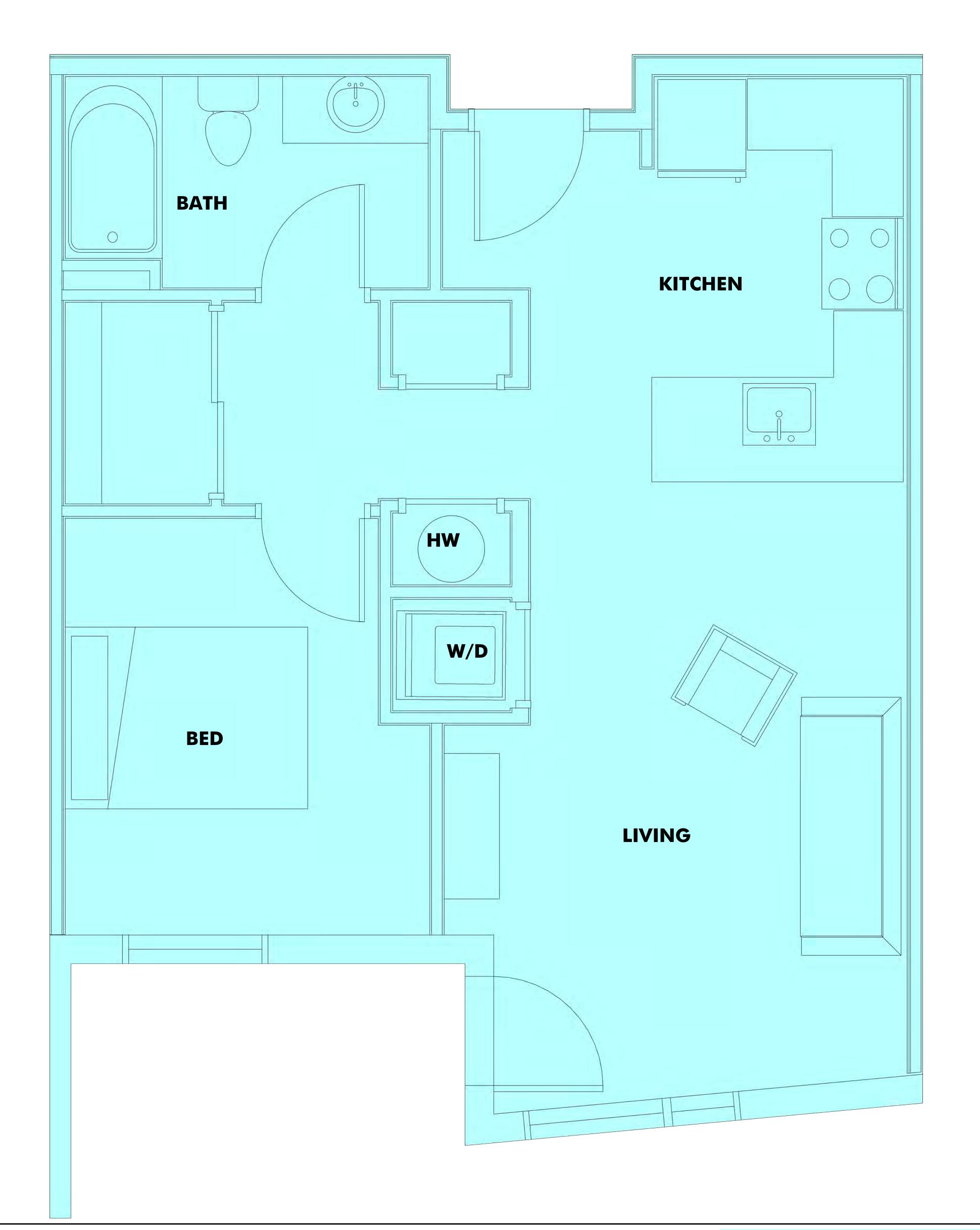
GROSS SQUARE FOOTAGE: 778 SQFT

COHEN ESREY, ALMAGRE>
1B(b) UNIT LAYOUT

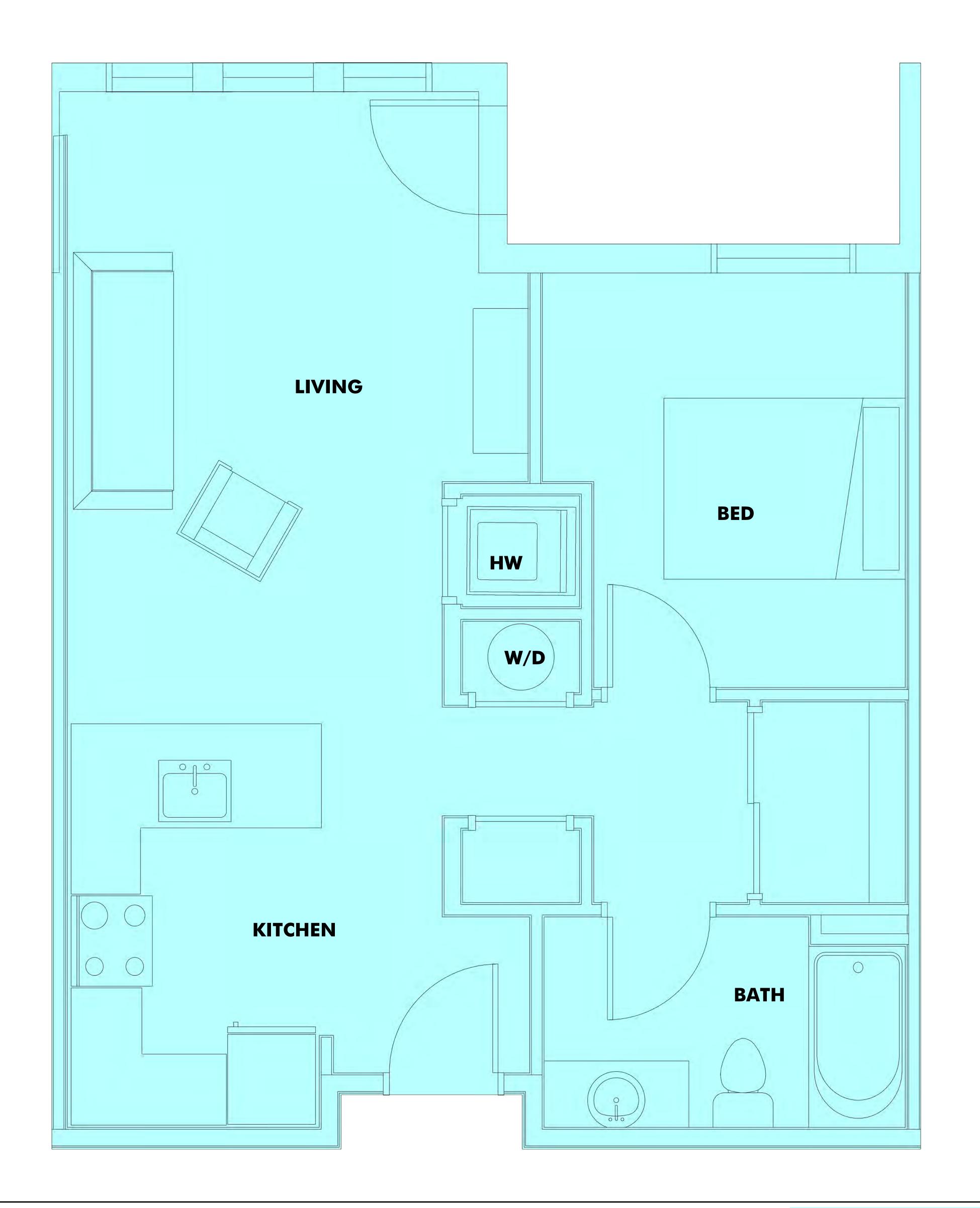
PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

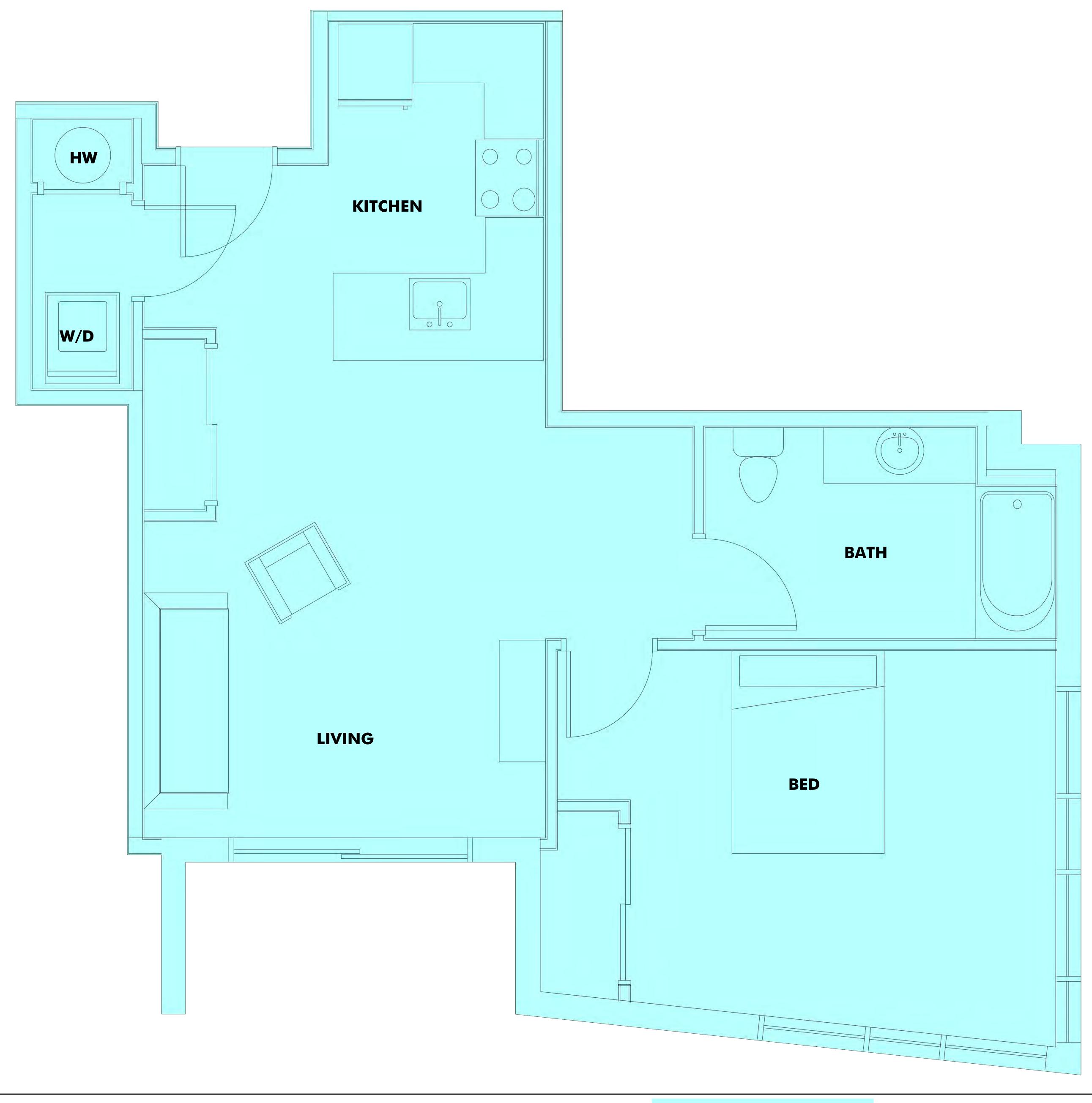
SCALE: 3/4"=1'-0"













1B(e) UNIT BREAKDOWN (TYPE B)

TOTAL NUMBER OF PROJECT 1B(e) UNITS: 1

USABLE SQUARE FOOTAGE: 777 SQFT

BALCONY SQUARE FOOTAGE: 65 SQFT

GROSS SQUARE FOOTAGE: 842 SQFT

COHEN ESREY, ALMAGRE>
1B(e) UNIT LAYOUT

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

SCALE: 3/4"=1'-0"





2B(a) UNIT BREAKDOWN (TYPE B)

TOTAL NUMBER OF PROJECT 2B(a) UNITS: 4

USABLE SQUARE FOOTAGE: 1,018 SQFT

BALCONY SQUARE FOOTAGE: 65 SQFT

GROSS SQUARE FOOTAGE: 1,083 SQFT

COHEN ESREY, ALMAGRE>
2B(a) UNIT LAYOUT

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

SCALE: 3/4"=1'-0"





2B(b) UNIT BREAKDOWN (TYPE B) TOTAL NUMBER OF PROJECT 2B(b) UNITS: 28 USABLE SQUARE FOOTAGE: 996 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,061 SQFT

<COHEN ESREY,ALMAGRE> 2B(b) UNIT LAYOUT **PROJECT NO**: 20119.00.000 11.10.2020 3/4"=1'-0"

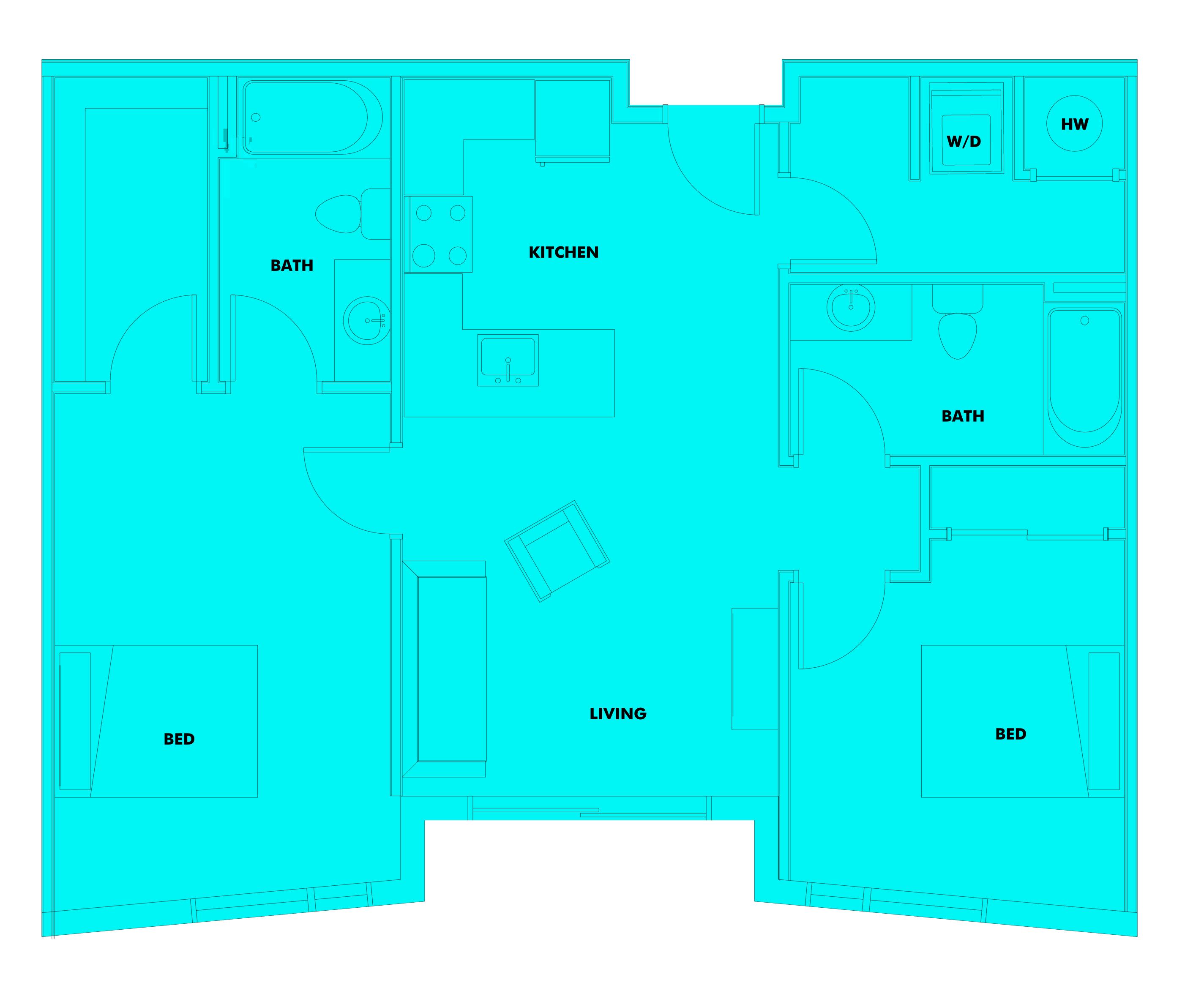




2B(c) UNIT BREAKDOWN (TYPE B) TOTAL NUMBER OF PROJECT 2B(c) UNITS: 16 USABLE SQUARE FOOTAGE: 998 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,063 SQFT

<COHEN ESREY,ALMAGRE>

PROJECT NO: 20119.00.000 3/4"=1'-0"







2B(d) UNIT BREAKDOWN (TYPE B) TOTAL NUMBER OF PROJECT 2B(d) UNITS: 4 USABLE SQUARE FOOTAGE: 994 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,039 SQFT

2B(d) UNIT LAYOUT

PROJECT NO: 20119.00.000 3/4"=1'-0"





2B(e) UNIT BREAKDOWN (TYPE A) TOTAL NUMBER OF PROJECT 2B(e) UNITS: 3 USABLE SQUARE FOOTAGE: 1,222 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,287 SQFT

<COHEN ESREY,ALMAGRE> 2B(e) UNIT LAYOUT **PROJECT NO**: 20119.00.000 11.10.2020 3/4"=1'-0"

A-113





2B(f) UNIT BREAKDOWN (TYPE B)

TOTAL NUMBER OF PROJECT 2B(f) UNITS: 1

USABLE SQUARE FOOTAGE: 1,010 SQFT

BALCONY SQUARE FOOTAGE: 65 SQFT

GROSS SQUARE FOOTAGE: 1,075 SQFT

<cohen esrey,almagre>
2B(f) UNIT LAYOUT

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020

SCALE: 3/4"=1'-0"





3B(a) UNIT BREAKDOWN (TYPE A) TOTAL NUMBER OF PROJECT 3B(a) UNITS: 11 USABLE SQUARE FOOTAGE: 1,265 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,330 SQFT

<COHEN ESREY,ALMAGRE>

PROJECT NO: 20119.00.000 11.10.2020 3/4"=1'-0"





3B(b) UNIT BREAKDOWN (TYPE B) TOTAL NUMBER OF PROJECT 3B(b) UNITS: 3 USABLE SQUARE FOOTAGE: 1,354 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,419 SQFT

<COHEN ESREY,ALMAGRE>

PROJECT NO: 20119.00.000 11.10.2020 1/2"=1'-0"





3B(c) UNIT BREAKDOWN (TYPE B) TOTAL NUMBER OF PROJECT 3B(c) UNITS: 3 USABLE SQUARE FOOTAGE: 1,129 SQFT BALCONY SQUARE FOOTAGE: 65 SQFT GROSS SQUARE FOOTAGE: 1,194 SQFT

<COHEN ESREY,ALMAGRE> 3B(c) UNIT LAYOUT **PROJECT NO**: 20119.00.000 11.10.2020 1/2"=1'-0"

A-117



WEST ELEVATION



EAST ELEVATION





NORTH ELEVATION



SOUTH ELEVATION



COHEN ESREY, ALMAGRE>
BUILDING ELEVATIONS

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020













COHEN ESREY, ALMAGRE>
ENTRY RENDERING

PROJECT NO: 20119.00.000

ISSUE DATE: 11.10.2020





CONNECTION TO COMMUNITY - ART

PROJECT NO: 20119.00.000



