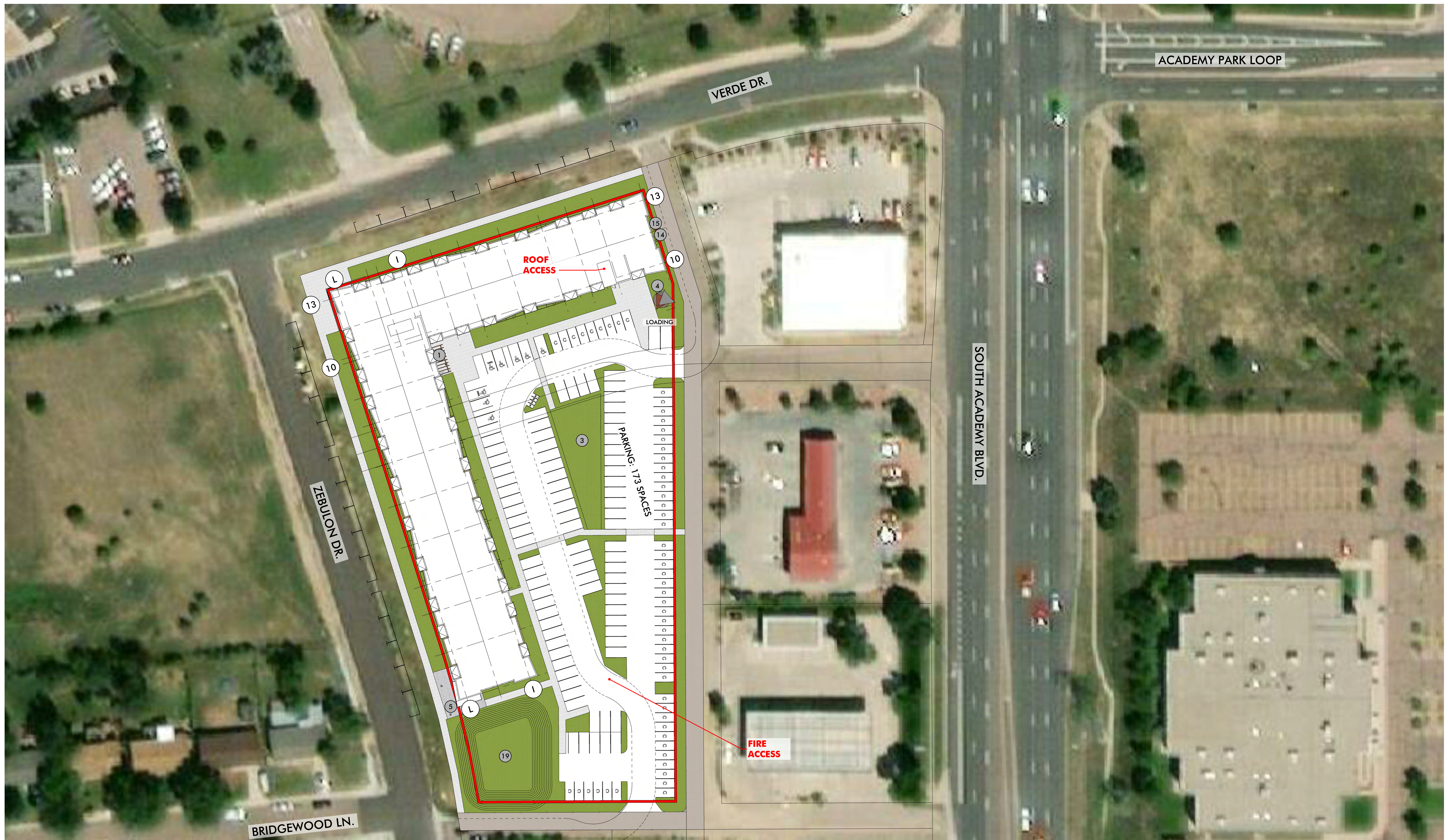




ZEBULON UNIT MIX

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	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(b)	713	65	778	1B(a)	650	65	715	1B(a)	650	65	715	1B(a)	650	65	715	
1B(c)	652	65	717	1B(b)	713	65	778	1B(b)	713	65	778	1B(b)	713	65	778	
1B(d)	658	65	723	1B(c)	652	65	717	1B(c)	652	65	717	1B(c)	652	65	717	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
1B(e)	777	65	842	1B(d)	658	65	723	1B(d)	658	65	723	1B(d)	658	65	723	
2B(a)	1018	65	1083	2B(a)	1018	65	1083	2B(a)	1018	65	1083	2B(a)	1018	65	1083	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	2B(b)	996	65	1061	
2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	
2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	
2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	
2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	2B(c)	998	65	1063	
2B(d)	974	65	1039	2B(d)	974	65	1039	2B(d)	974	65	1039	2B(d)	974	65	1039	
2B(f)	1010	65	1075	2B(e)	1222	65	1287	2B(e)	1222	65	1287	2B(e)	1222	65	1287	
3B(a)	1265	65	1330	3B(a)	1265	65	1330	3B(a)	1265	65	1330	3B(a)	1265	65	1330	
3B(a)	1265	65	1330	3B(a)	1265	65	1330	3B(a)	1265	65	1330	3B(a)	1265	65	1330	
				3B(a)	1265	65	1330	3B(a)	1265	65	1330	3B(a)	1265	65	1330	
				3B(b)	1354	65	1419	3B(b)	1354	65	1419	3B(b)	1354	65	1419	
				3B(c)	1129	65	1194	3B(c)	1129	65	1194	3B(c)	1129	65	1194	
UNITS / USF / FLOOR	27136				29840				30969				30969			
UNITS / GSF / FLOOR					29216				33244				33244			
CIRC-MECH-AMENTIY / SF / FLOOR	8510				4724				4724				4724			
GROSS SQUARE FOOTAGE	35646				34564				35693				35693			
PARKING STALLS	183															

UNIT BREAKDOWN		
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



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  
 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%)**

**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%

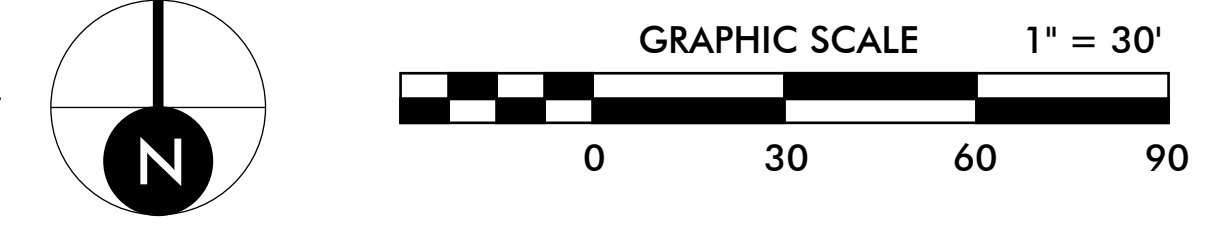
**PROPOSED CONSTRUCTION:**  
 MULTI-STORY, TYPE 5A, FULLY SPRINKLED, WOOD-FRAMED CONSTRUCTION, WITH BATT INSULATION, AND AN ENHANCED MOISTURE BARRIER (E.G. DUPONT TYVEK DRAINWRAP), OVER SLAB-ON-GRADE (PENDING OWNER'S GEO-TECHNICAL REPORT). EXTERIOR MATERIALS TO BE VARIED (AS NOTED). STACKED WASHER/DRYER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



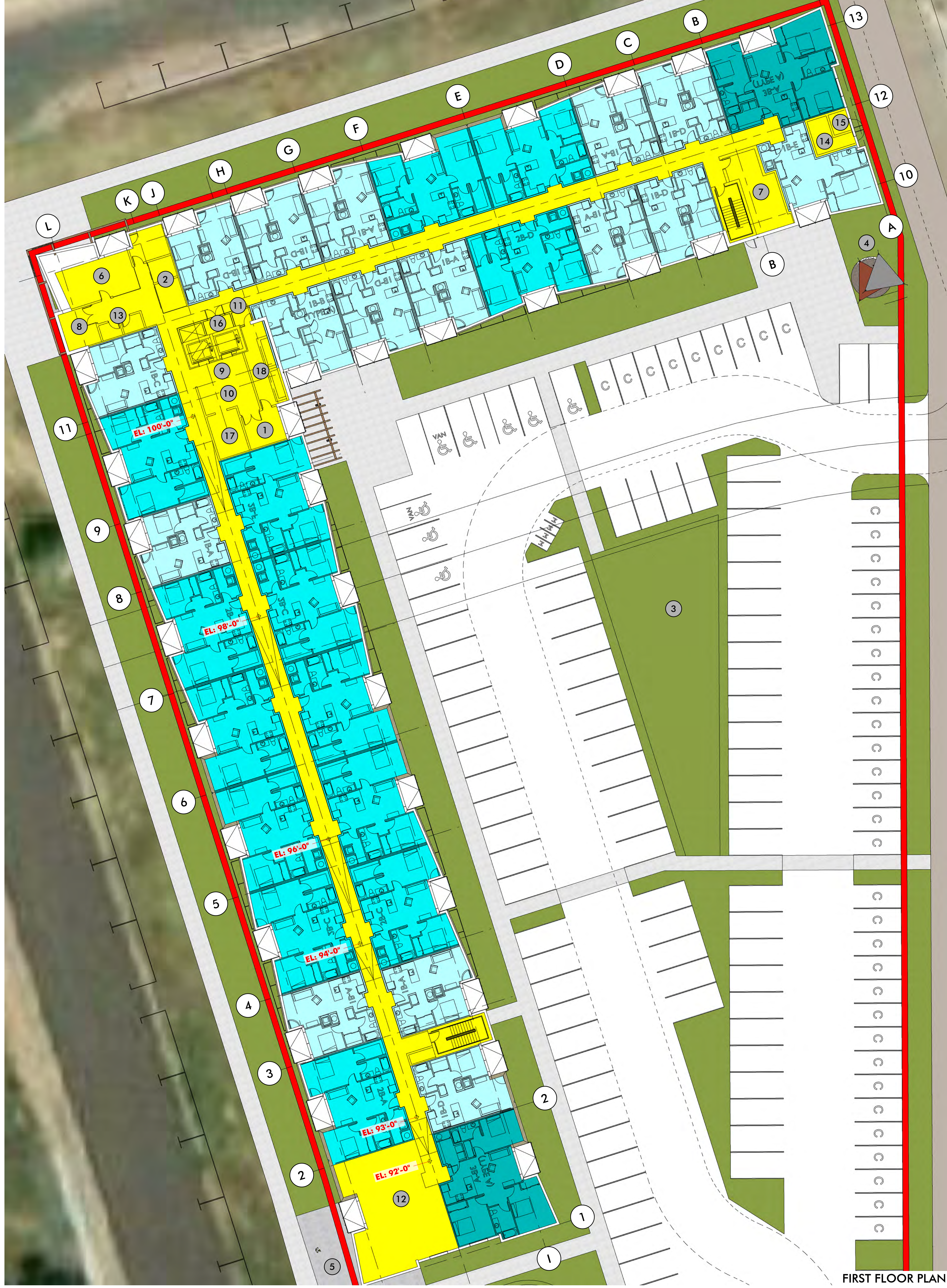
PROPERTY ADDRESS: 3725 VERDE DR / 1609 ZEBULON DR,  
 COLORADO SPRINGS, CO  
 PROPERTY DESCRIPTION:  
 LOT 2 ACADEMY-VERDE SUB NO 2 COLO SPGS  
 LOT 4 ACADEMY-VERDE SUB NO 2 COLO SPGS

NEIGHBORHOOD: PIKES PEAK PARK NORTH  
 ZONING: PBC AO, CONDITIONAL USE R-5  
 HEIGHT LIMIT 45'-0" + 5'-0" (NONHILLSIDE ZONE) FROM AVG  
 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

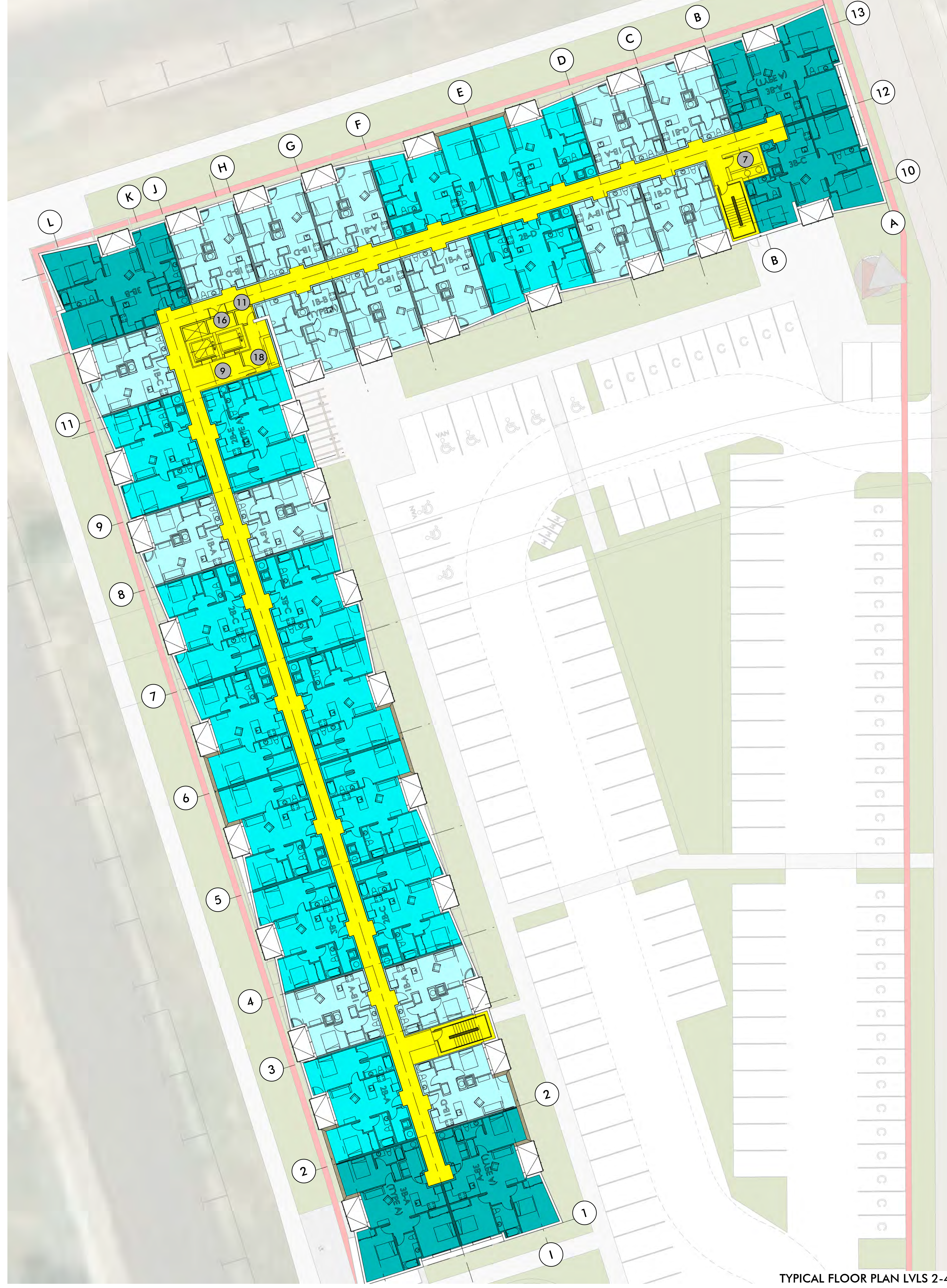
<COHEN ESREY,ALMAGRE>  
**CONCEPTUAL SITE PLAN**



PROJECT NO: 20119.00.000  
 ISSUE DATE: 11.10.2020  
 SCALE: 1"=30'-0"



FIRST FLOOR PLAN



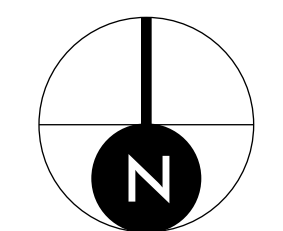
TYPICAL FLOOR PLAN LVLS 2-4



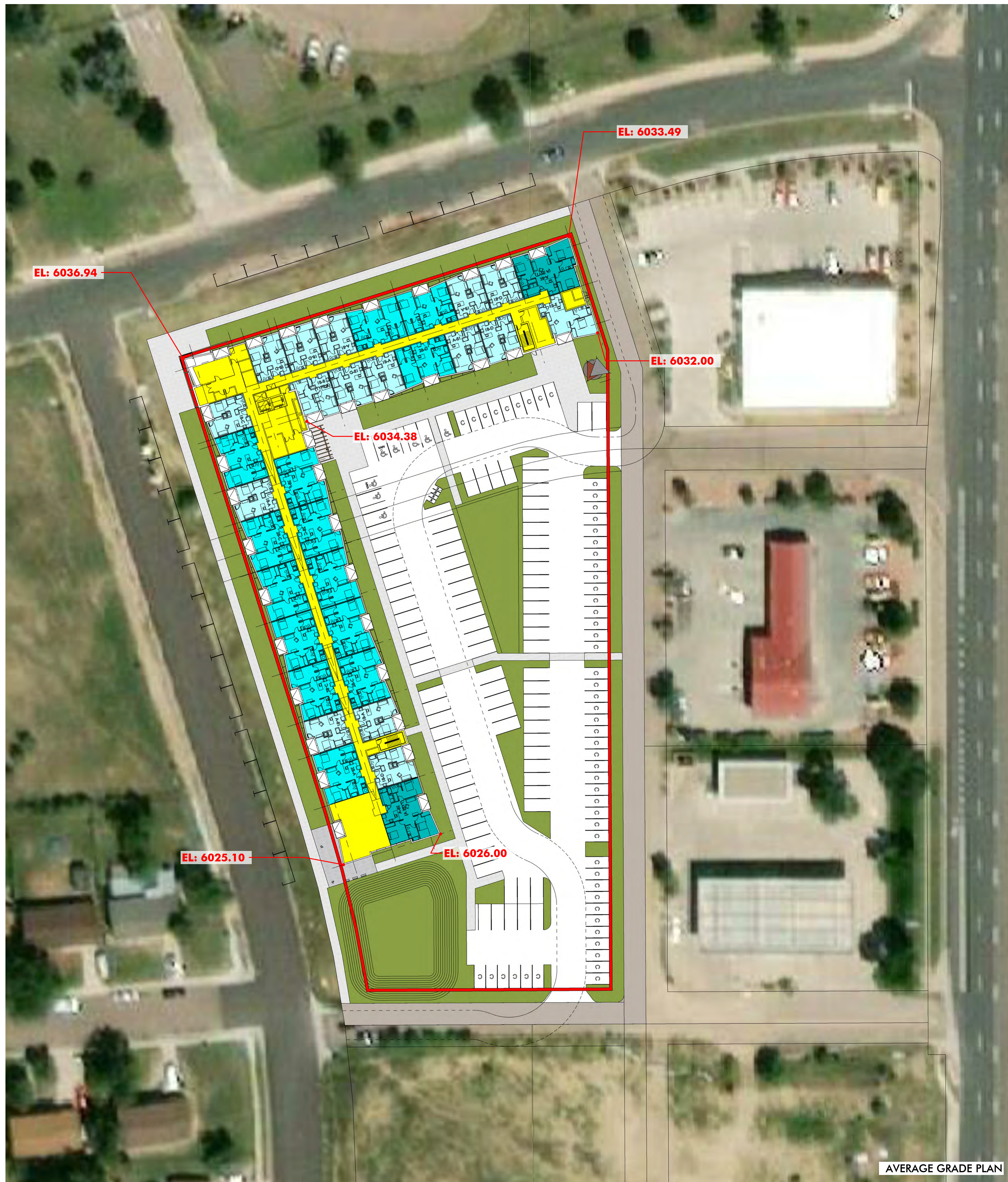
- KEYNOTES:**
- |                      |                            |                    |                     |                               |
|----------------------|----------------------------|--------------------|---------------------|-------------------------------|
| 1. BUILDING ENTRANCE | 5. OUTDOOR COMMUNITY SPACE | 9. ELEVATOR LOBBY  | 13. RESTROOMS       | 17. MAIL ROOM                 |
| 2. LEASING OFFICE    | 6. FITNESS CENTER          | 10. WAITING AREA   | 14. WATER ENTRY     | 18. BIKE/SKI STORAGE & REPAIR |
| 3. DOG PARK          | 7. TRASH ROOM              | 11. JANITORIAL     | 15. ELECTRICAL ROOM | 19. SITE DETAINAGE            |
| 4. PLAYGROUND        | 8. COMPUTER ROOM           | 12. COMMUNITY ROOM | 16. TELE/DATA       |                               |

<COHEN ESREY.ALMAGRE>  
**TYPICAL PLANS**

PROJECT NO: 20119.00.000  
 ISSUE DATE: 11.10.2020  
 SCALE: 1/16"=1'-0"



**A-102**



AVERAGE GRADE PLAN



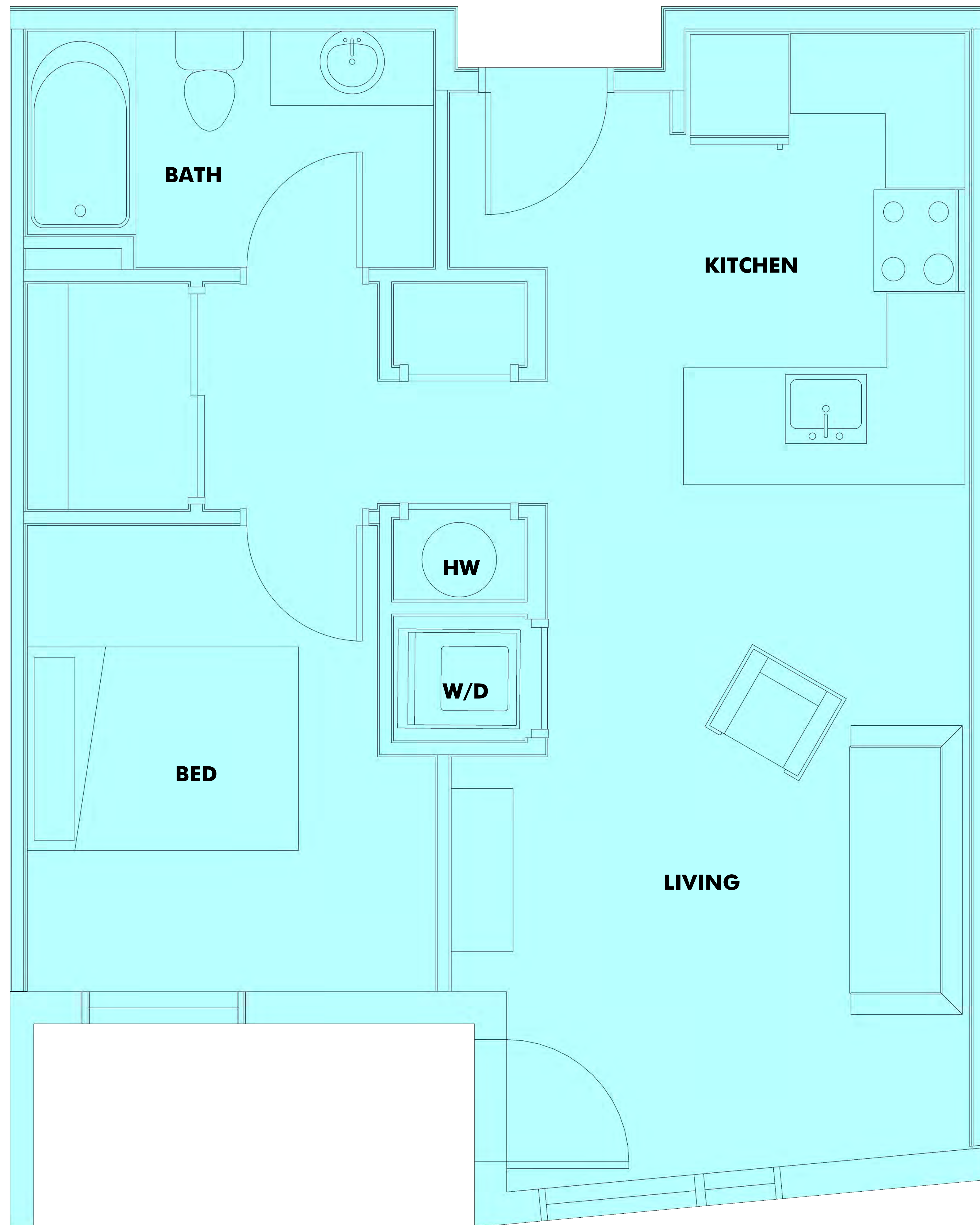
AERIAL LOOKING NORTH VERDE DRIVE



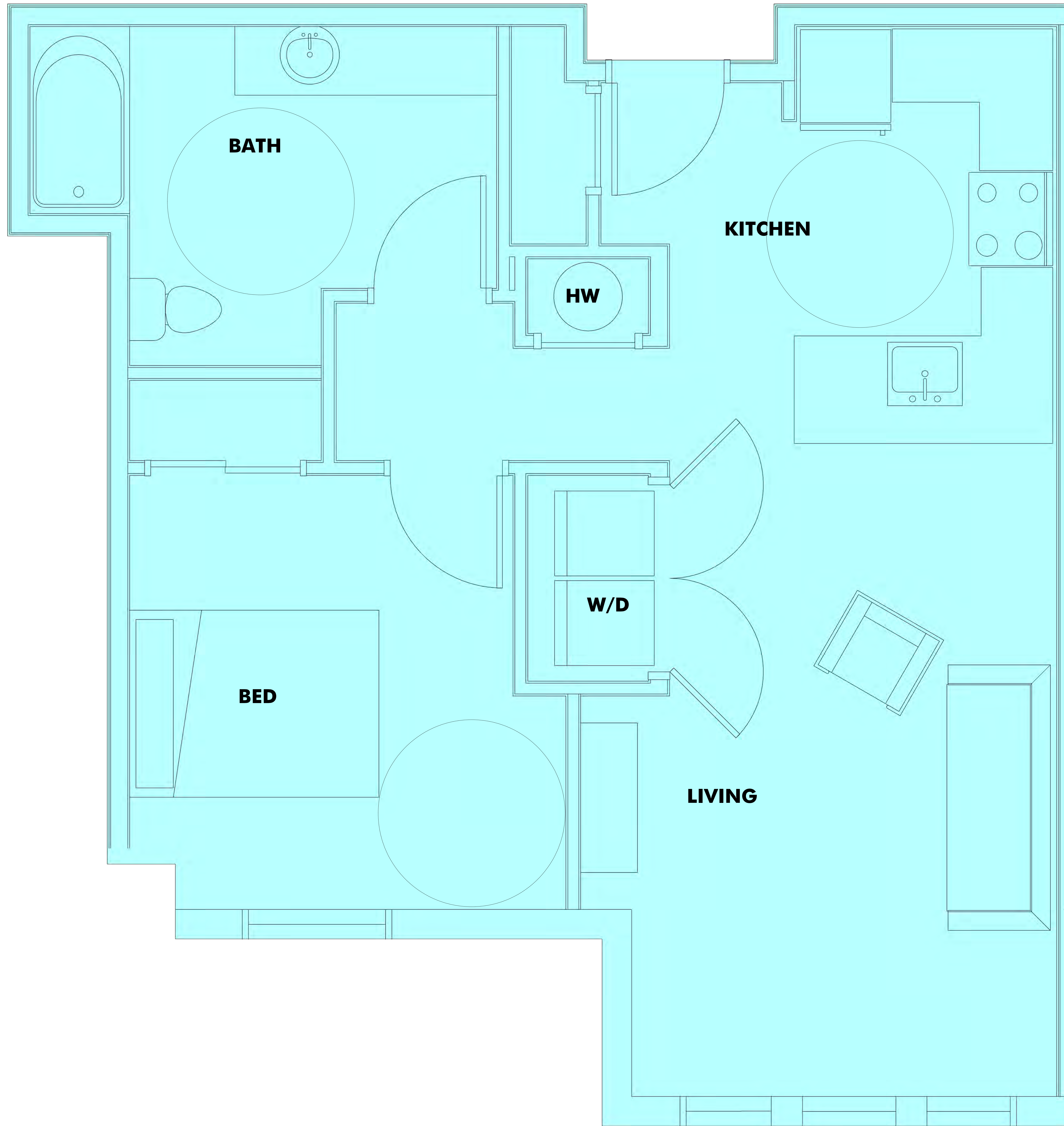
AERIAL LOOKING SOUTHEAST TOWARD SOUTH ACADEMY BLVD



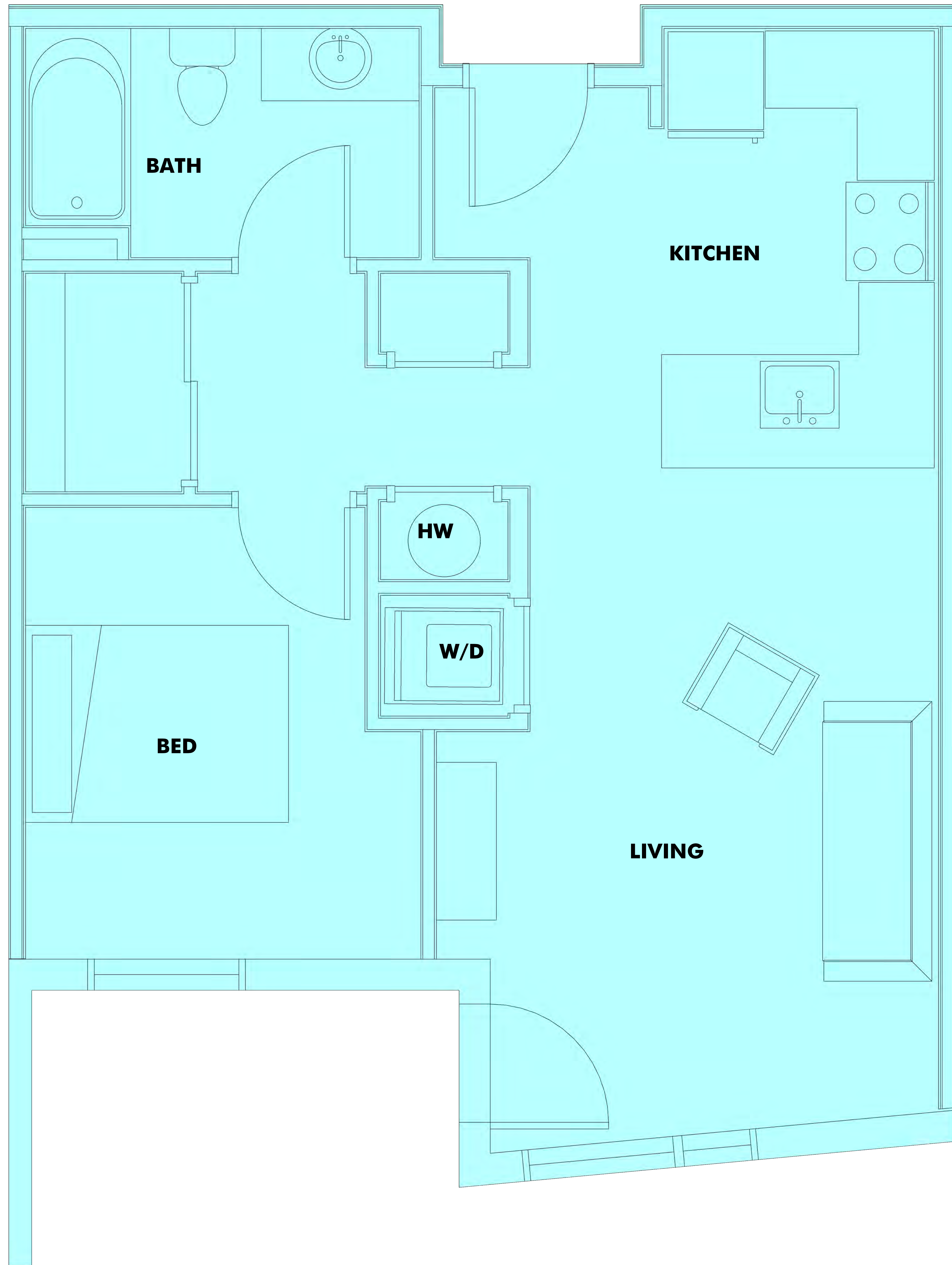
AERIAL LOOKING SOUTHWEST TOWARD ZEBULON DRIVE



PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS

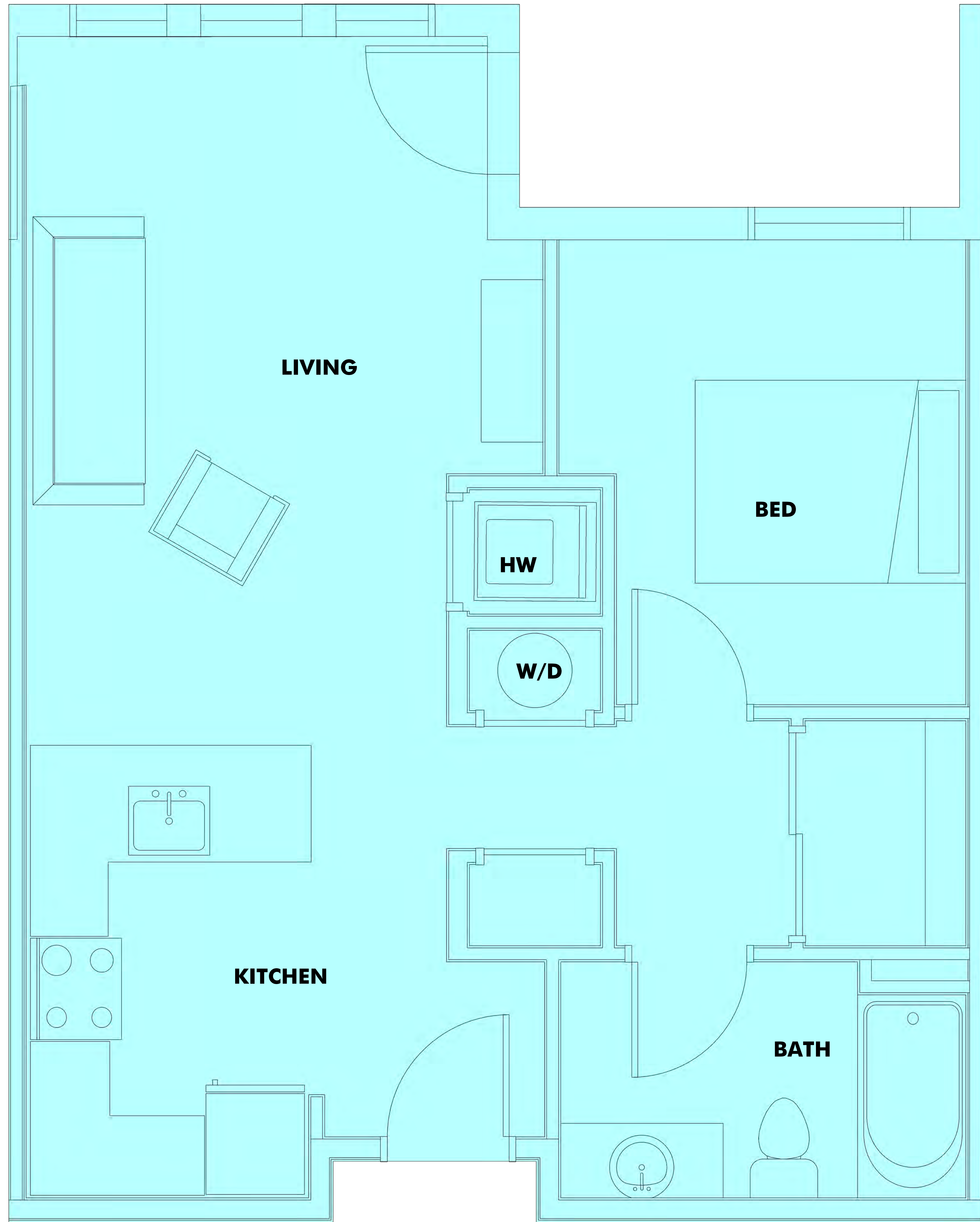


PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS

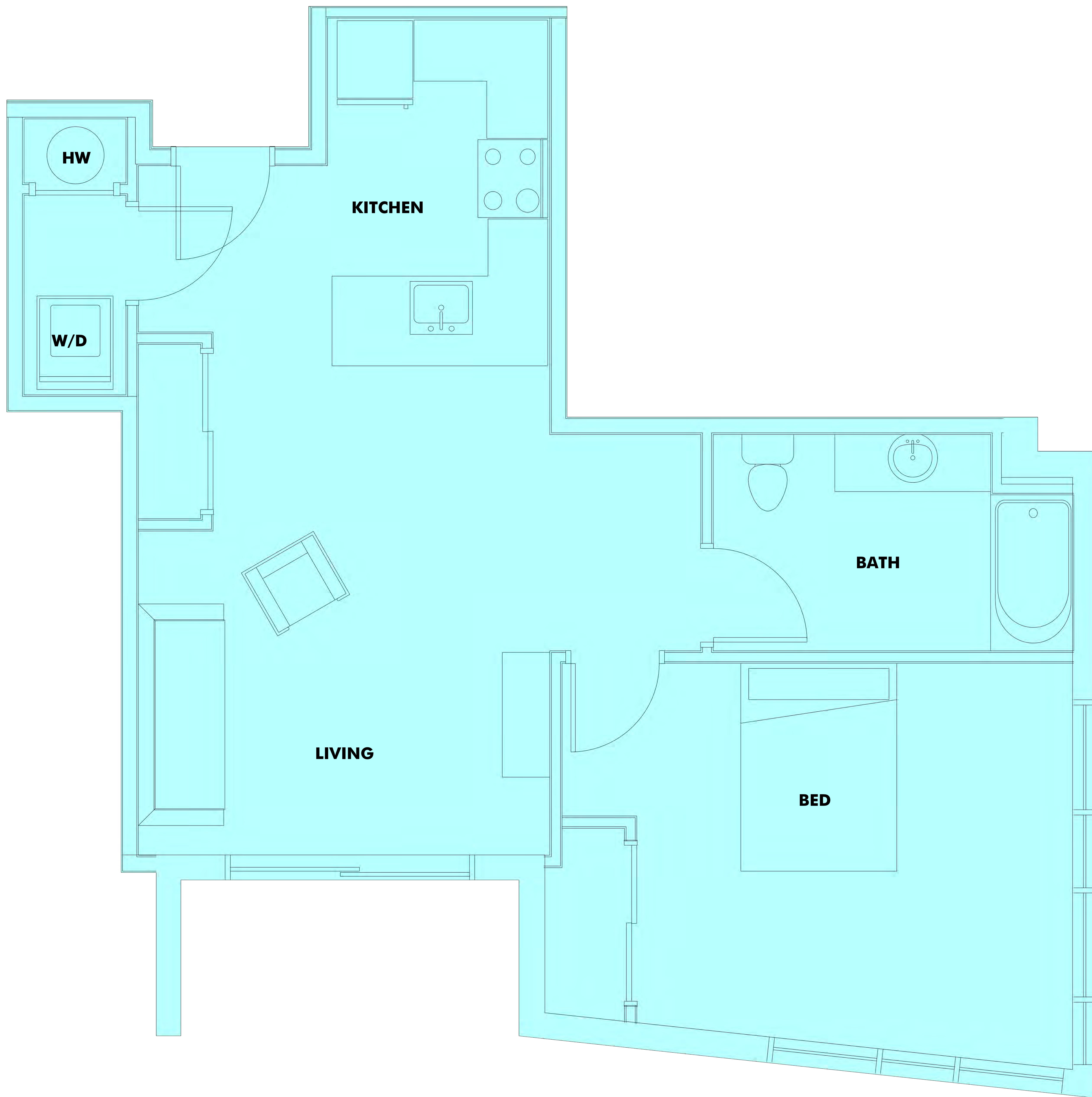


PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS





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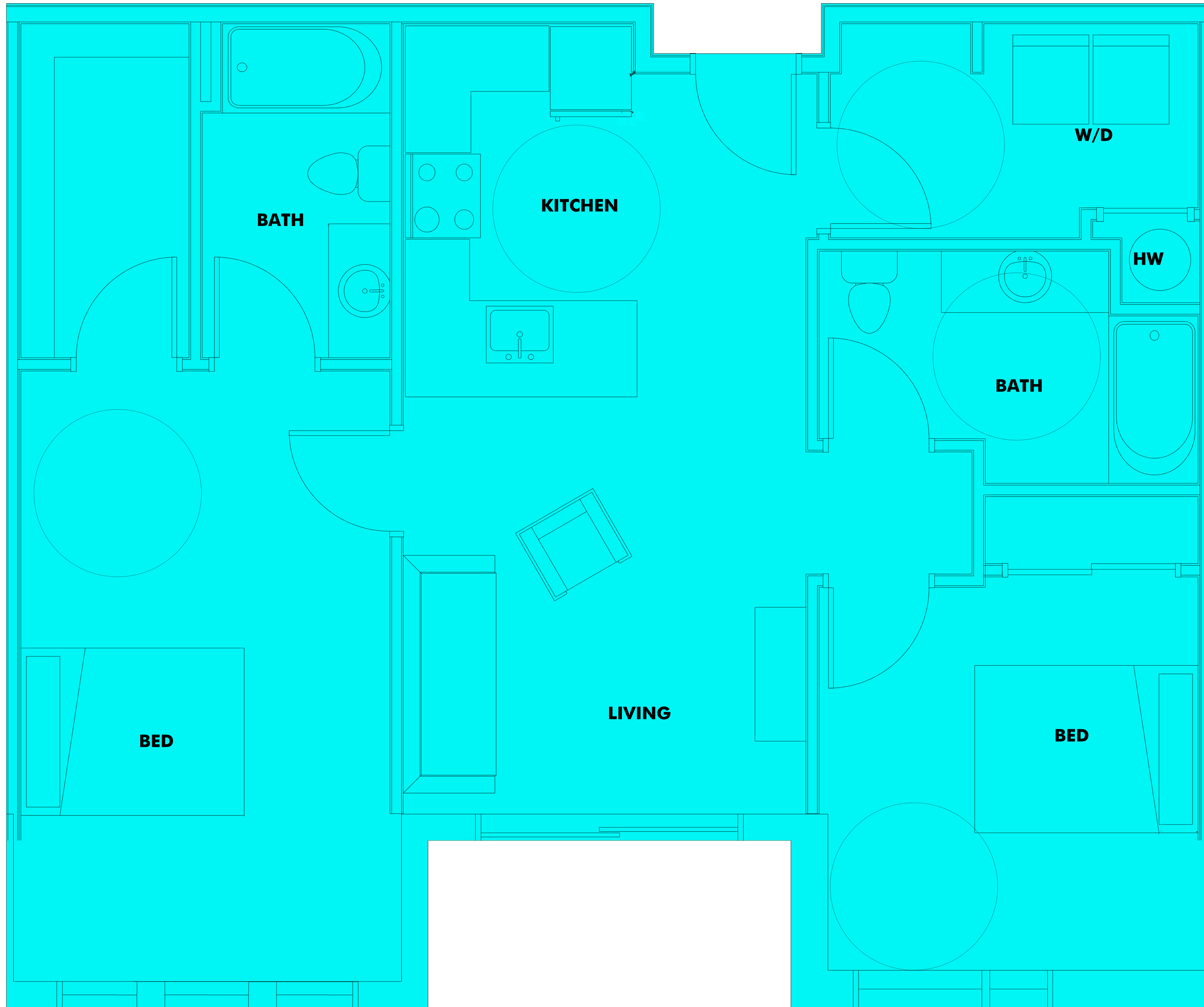
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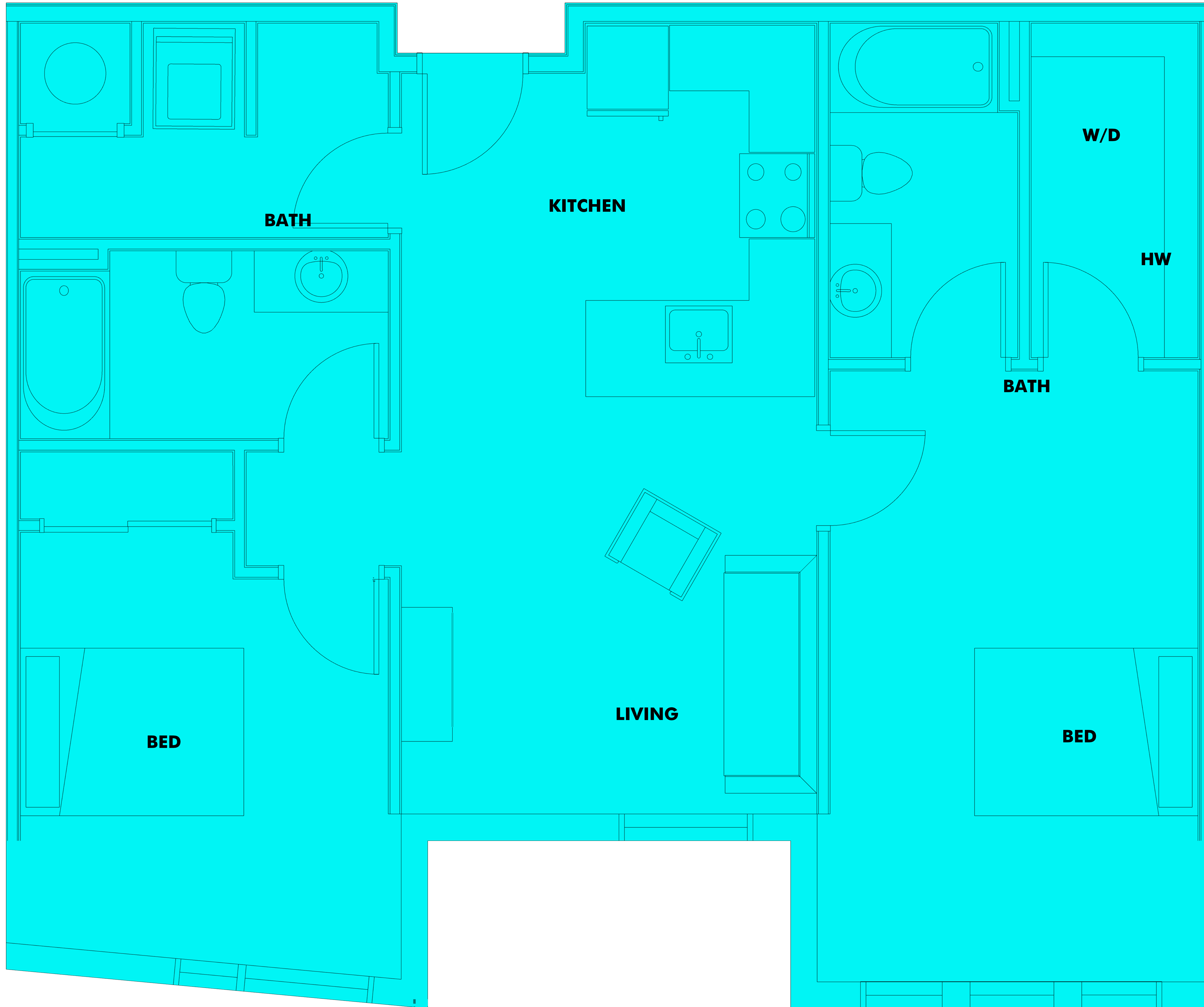
PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS



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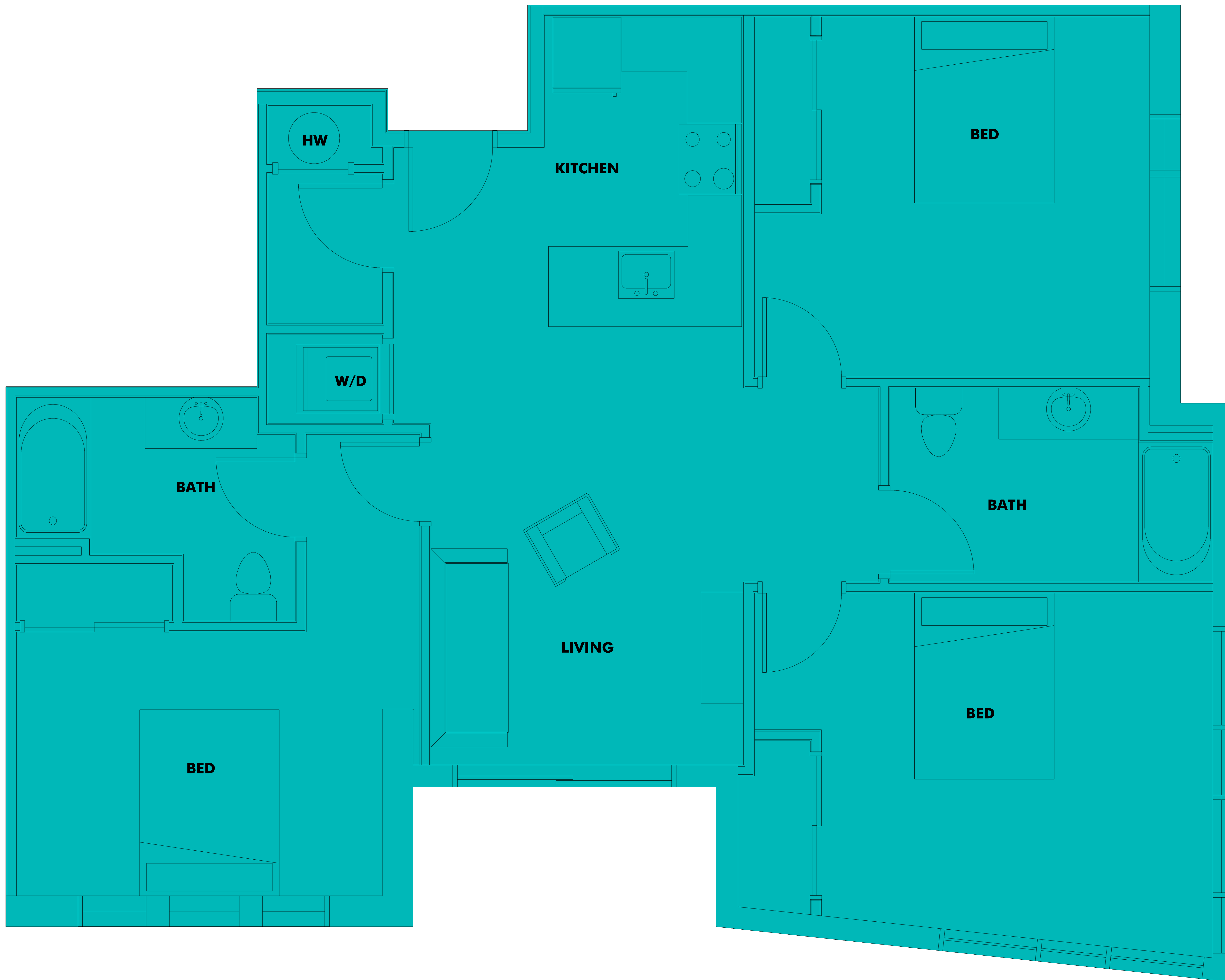




PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS



PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS



PLEASE REFER TO EXTERIOR ELEVATIONS FOR WINDOW DETAILS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION











