

WEATHERSTONE — PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, T4S, R66W OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
EXISTING IMPROVEMENTS SHEET 1 of 2

6-25-97 (80-4012-2)
Planning commission approved
National Church Residences (See File 97-4007)
for Phase III area

PHASE 1
LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 except for the west 232.00 feet thereof, and a portion of Lot 2, all in Block 4 in "Buena Vista Subdivision", as recorded in the County of Arapahoe, all being in the northwest one-quarter of Section 5, Township 4 South, Range 66 West of the Sixth Principal Meridian, in the City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at a point on the west line of the northwest one-quarter of said Section 5 from which the northwest corner of said Section 5 bears N 00°23'00" W (Section line bearing based upon the plats of "Chambers Heights Filings Nos. 5 and 6", as recorded in said County of Arapahoe), a distance of 1334.20 feet; thence N 89°40'04" E, a distance of 413.83 feet to the east right-of-way line of Chambers Road; thence N 89°40'04" E along the south line of said Lot 1 of "Buena Vista Subdivision", said line also being the north boundary line of said "Buena Vista Ranch", and also being the north boundary line of Tract No. 66 of "Altura Farms", as recorded in the County of Arapahoe, a distance of 207.00 feet to the True Point of Beginning, said point being the southeast corner of said west 232.00 feet of Lot 1; thence N 00°23'00" W along the east line of said west 232.00 feet of Lot 1, and also being parallel to the west line of the northwest one-quarter of said Section 5, a distance of 308.33 feet to the northeast corner of said west 232.00 feet of Lot 1; thence N 89°42'59" E along the north line of said Lots 1 and 2, a distance of 413.83 feet to the northeast corner of said Lot 2; thence S 00°23'48" E, and along the east line of said Lot 2, a distance of 307.98 feet to the southeast corner of said Lot 2; thence S 89°40'04" W along the south line of said Lot 2, said line also being the north boundary line of said "Buena Vista Ranch", and the north line of said Tract No. 66, a distance of 85.00 feet; thence N 00°23'48" W, a distance of 58.05 feet; thence S 89°42'59" W, 230.00 feet south of and parallel with the said north line of Lots 1 and 2, a distance of 238.90 feet; thence S 00°23'00" E, a distance of 58.25 feet to the south line of said Lot 1; thence S 89°40'04" W along said south line of Lot 1, a distance of 90.00 feet to the True Point of Beginning, excepting and subject to all easements, rights-of-way and mineral reservations existing and/or of record containing 2.609 acres more or less. All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof DAVID R. CHWART has caused these presents to be executed this 23RD day of SEPTEMBER A.D., 1980.
By: DAVID R. CHWART Corporate Seal

NOTARIAL:
STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

The foregoing instrument was acknowledged before me this 23RD day of SEPTEMBER A.D., 1980 by DAVID R. CHWART.
Witness my hand and official seal. My commission expires APR 4, 1982. By: MARINE C. WILSON Notary Public

Notary Seal
RECORDERS CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colo.ado at _____ o'clock _____ M., day of _____ A.D., 1980.

Clerk and Recorder: _____ Deputy: _____
CITY OF AURORA APPROVALS:
City Attorney: James R. Smith Date: 9/25/80
Planning Director: David R. Chwart Date: 9/19/80
Planning Commission: R. J. ... Date: 9/15/80
Chairman
City Council: ... Date: 9/9/80
Mayor: _____
Attest: S. G. Johnston Date: 9/30/80
City Clerk

LEGEND:

- ASPHALT
- TREES 6"-12"
 - TREES 13"-24"
 - TREES 25"-36"
 - TREES 37" +
 - POWER POLE
 - TEST HOLE
 - CONCRETE RETAINING WALL
 - FENCE
 - VALVE
 - WATER VALVE
 - WATER LINE MH
 - WATER LINE
 - SANITARY SEWER MH
 - SANITARY SEWER LINE

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
* 1	11°23'11"	294.94'	58.61'
* 2	16°49'56"	552.13'	162.93'
* 3	51°15'59"	254.26'	227.50'
* 4	02°52'17"	2884.76'	144.57'
5	01°25'55"	2965.36'	73.96'
6	09°36'04"	331.08'	55.48'
7	12°14'07"	331.08'	70.70'
8	27°09'41"	179.95'	85.31'
9	32°19'23"	194.94'	133.79'
10	14°29'56"	452.12'	117.04'
11	51°15'59"	154.26'	136.03'
12	02°52'17"	2884.76'	149.58'
13	27°09'41"	179.95'	132.71'
14	27°56'12"	294.94'	143.81'

* Boundary Courses of Parcel

EXISTING PRIVATE RESIDENCE

EXISTING WEATHERSTONE APARTMENTS PHASE 1

PROPOSED NEW PARCEL NATIONAL CHURCH RESIDENCES

Remove existing future phase 3 Weatherstone Development. The new parcel will be detached from Weatherstone Development by National Church Residences for the development of a new 3-story elderly apartment.

1-STORY BRICK HOUSE

1-STORY FRAME

BARN

EXISTING WEATHERSTONE APARTMENTS PHASE 2

TENNIS COURTS
DEVELOPER:
K.B. INDUSTRIES
C/O MR. JOSEPH BARTON
7549 SOUTH COVE CIRCLE
LITTLETON, CO 80122
PHONE: 771-6322

BENCHMARK - CHISELED " " AT THE EAST END OF VERTICAL CURB, SOUTH SIDE OF 13TH AVE. NEAR THE NE CORNER OF PROJECT. ELEVATION 9435.01.



tri-consultants, inc.
7500 W. MISSISSIPPI AVE.
DENVER, COLORADO 80226

I do hereby certify that the above legal description is correct and accurate and that the accompanying map is a true and accurate representation of said legal.

By: James V. Laraby Date: 7/16/80
James V. Laraby, P.E., L.S. No. 9533

- 1. Parking, pavement and sidewalk removal and replacement improvements to comply with current ADA accessible requirements.
- 2. Re-striping of existing parking spaces.
- 3. New pickleball court and maintenance building.
- 4. New fire lane connection to south.

Revised Boundary & Legal 6-6-80 J.M.B.

WEATHERSTONE

Weatherstone, Inc. 07670
80-4012-3 1(2)

WEATHERSTONE — PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, T4S, R66W OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

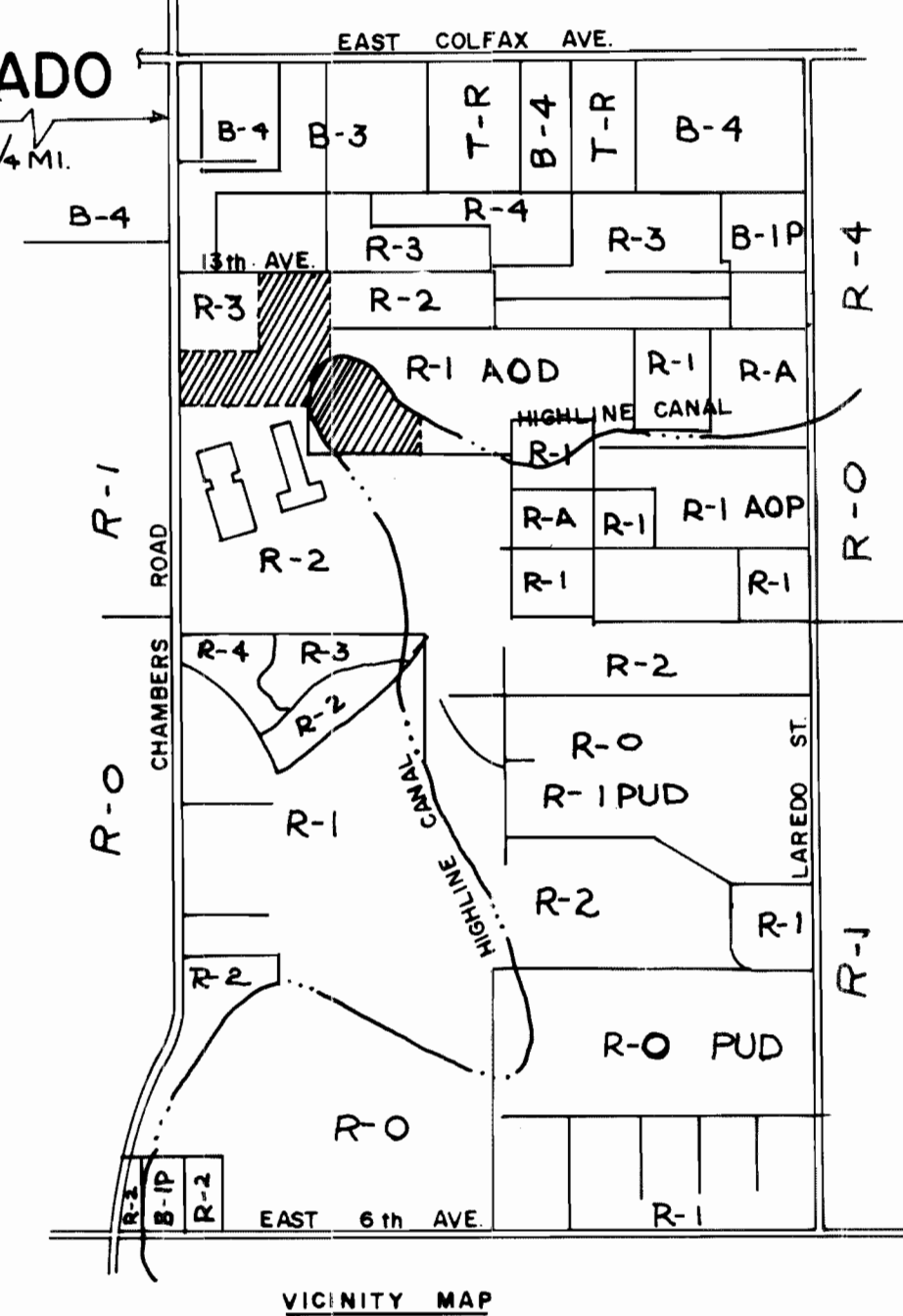
SHEET 2 of 2

6-25-97
Planning commission approved
National Church Residences (See File 97-4007)
for Phase III area

ADMIN AMDT 1980-4012-3
Administratively Closed 09-21-99

ADMIN AMDT 1980-4012-4 approved 03-22-00

2 Revise & update Landscape Plan (Sheet LS-1)

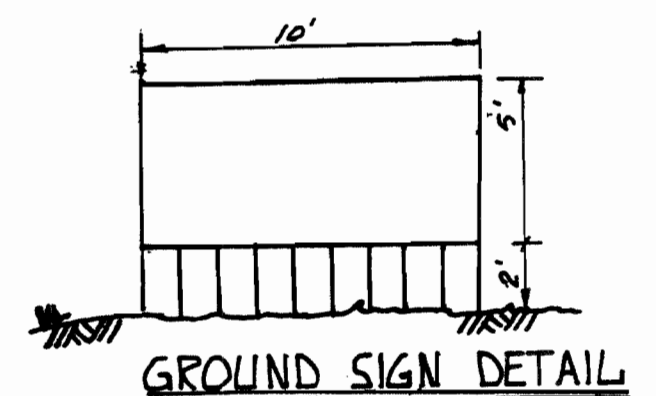


LEGEND

- WATER VALVE
- WATER LINE MH
- EXISTING WATER LINE
- SANITARY SEWER MH
- EXISTING SANITARY SEWER LINE
- POWER POLE
- PROPOSED WATER VALVE
- CONCRETE RETAINING WALL
- ASPHALT
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER MH
- PROPOSED SANITARY SEWER LINE
- FIRE LANE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHTING STANDARD
- 6" STOCKADE FENCE
- PROPOSED ENCLOSED TRASH RECEPTACLE

LEGEND (CONTINUED)

- METER PIT (WATER)
- U.E. UTILITY EASEMENT



DOUBLE FACE SIGN (50 SQ. FT. / FACE)
JOINT IDENTIFICATION SIGN

BASE OF THIS SIGN WILL
BE CONSTRUCTED WITH
SIMILAR MATERIAL AS
BUILDING FACIE.

PART OF VACATED ALTURA FARMS
KRISTIAN M. & HELENA M. LUDVIGSEN
10584 E. 12th AVENUE
AURORA, CO.

CURVE		DATA	
NO.	DELTA	RADIUS	LENGTH
1	110°31'11"	294.94'	58.61'
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* Boundary Courses of Parcel

REV. 9-7-80 (OPEN SPACE, FL. AREA DATA) C.E.B.
REV. 6-4-80 (BOUNDARY LOTS 1 & 2) J.M.B.

WEATHERSTONE

Weatherstone Jn. 07670

80-4012-3 2(2)

TYPICAL PARKING CROSS-SECTION
NO SCALE



tri-consultants, inc.
7500 W. MISSISSIPPI AVE.
DENVER, COLORADO 80226

BENCH MARK: Chiseled "C"
at the East end of vertical
curb, South side of 13th
Ave. near the N.E. Cor.
of Project. Elev. 5435.01.

DEVELOPER:
K.B. INDUSTRIES
C/O MR. JOSEPH BARTON
7549 SOUTH COVE CIRCLE
LITTLETON, CO 80122
PH - 771-6322

DATA: (Weatherstone Development of Phase 1 and 2 Only)

Land Area within property lines 11.68 Ac.

Land area for Drainage development fee. 9.52 Ac.

(Total area - 1/2 13th)

Number of units proposed 204

Total floor area of structures (sq. ft.) 193,188

Total building coverage (sq. ft.) 68,546

Percent open space (8-13-30 of City Code) 45.0 %

Present zoning classification R-2-M... 9.33 Acres

Proposed uses PUD (Multi-family)

Maximum height of buildings 35 feet (2 1/2 stories)

Total off street parking 408 Minimum

NOTES:

All signs must conform to the City of Aurora sign code.

Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the Planning Department.

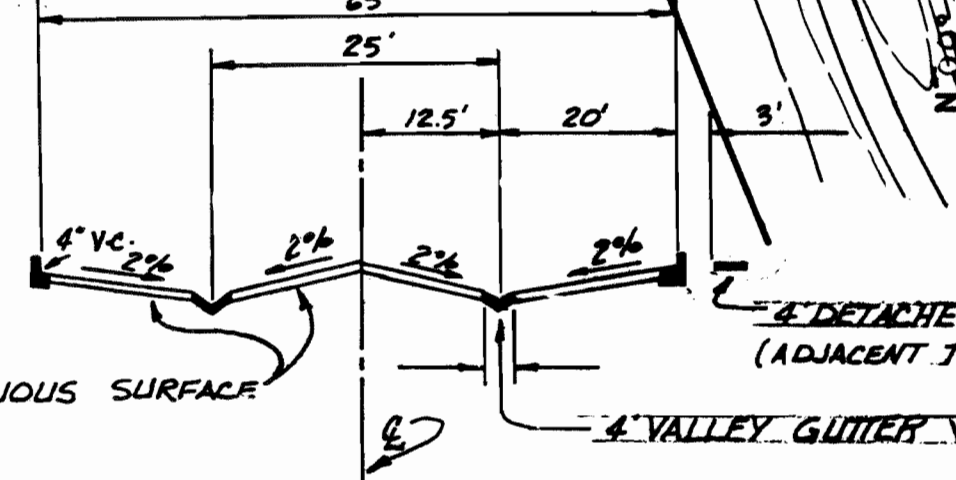
NOTES

1. Proposed 6'x14' wide Concrete Box Culvert are to be maintained by the Denver Water Board.

2. All parking and roadway areas shall be paved with a bituminous surface.

3. Refer to the Preliminary Drainage Report for location and size of proposed drainage facilities.

4. The shaded data calculations are based from phase 1 and 2 of the Weatherstone Development only. Refer to new PUD data block (shown above) for data of proposed phase 3 that is subdivided.



TYPICAL PARKING CROSS-SECTION
NO SCALE

CHAMBERS ROAD

W 1/4 COR. SECTION 5

ADMIN AMDT 6-25-97

ADMIN AMDT 03-22-2000

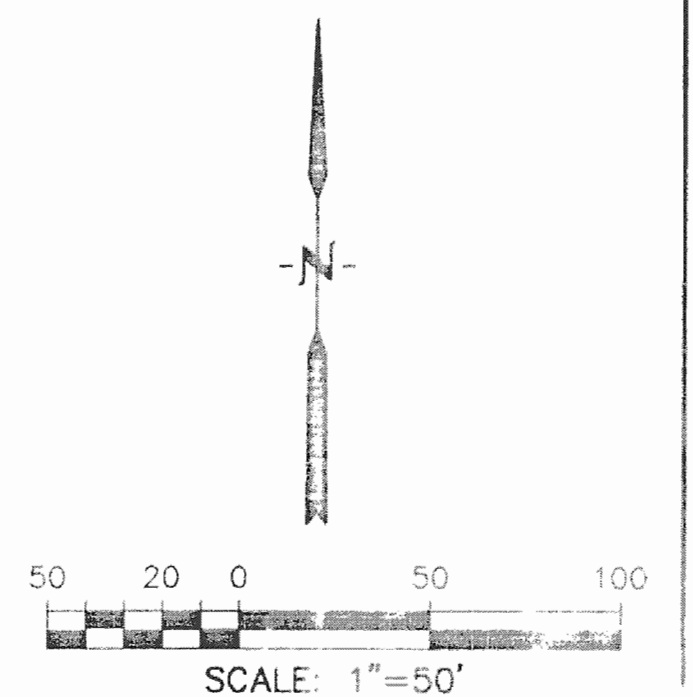
WEATHERSTONE LANDSCAPE PLAN

PLANT MATERIALS - TREES

SYMBOL	QUANTITY	REMOVED	COMMON NAME	BOTANICAL NAME	SIZE
	21	1	NORWAY MAPLE	ACAR PLATANOIDES	2-3" B&B
	13	1	HONEYLOCUST	GLENITIA TRIACENTHOA	2-3" B&B
	10	1	MARSHALL ASH	FRAXINUS, PENNSYLVANICA	2-3" B&B
	4	-	SUMMIT ASH	FRAXINUS, PENNSYLVANICA	2-3" B&B
	8	1	GREENSPIRE	LINDEN TILIA CORDATA	2-3" B&B
	11	2	COTTONWOOD	POPULUS SIEUXLAND	2-3" B&B
	4	-	HACKBERRY	CELTIS OCCIDENTALIS	2-3" B&B
	20	1	MALUS CRAB	SPECIES MALUS SPECIES VARIETY	2-3" B&B
	12	1	HAWTHORN, TOBA	CRATAEGUS TOBA	2-3" B&B
	8	-	HAWTHORN, WASH	CRATAEGUS, PHAENEPYRUM	2-3" B&B
	1	-	HAWTHORN, COCKSPUR	CRATAEGUS, COCKSPUR CRUS	2-3" B&B
	4	1	COLUMNAR HORNBEAM	GARDINUS COLUMNARIS	2-3" B&B
	4	2	RUSSIAN OLIVE	PLAENGUS ANGUSTIFOLIA	2-3" B&B
	4	-	PURPLE LEAF PLUM	PRUNUS NEWPORT	2-3" B&B
	2	2	CANE BIRCH	BETULA PAPIRYFERA	2-3" B&B
	4	-	CUTLEAF BIRCH	BETULA PENDULA LACINIATA	2-3" B&B
	2	1	CHERRY PRUNUS	MONTMERANCY	2-3" B&B
	2	1	CLUMP MOUNT ASH	SORBUS AUCUPARIA	2-3" B&B
	10	-	GINALLA MAPLE	ACER GINALA	2-3" B&B
	46	2	AUSTRIAN PINES	PINUS NIGRA	6-8' B&B
	21	1	BLUE SPRUCE	PICEA PUNGENS	6-8' B&B
	11	-	QUAKING ASPEN	POPULUS TREMULOIDES	1-11/2" B&B

LEGEND

- BLUE SPRUCE TO BE ADDED TO SITE
- GROUP ASPEN TO BE ADDED TO SITE
- AUSTRIAN PINES TO BE ADDED TO SITE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED DUMPSTER (FROM ORIGINAL PLANS)
- EXISTING DUMPSTER (ACTUAL LOCATION)
- STOCKADE FENCE
- 6' CHAIN LINK FENCE (EXCEPT WHERE NOTED)
- 12' CHAIN LINK FENCE (EXCEPT WHERE NOTED)



PLAN PREPARED BY: **LS-1**
Errol Rivera
1106 13th Street
Boulder, Colorado 80302
Ph: (303) 442-2540
WEATHERSTONE
NEW LANDSCAPE PLAN
SHEET 3 OF 4

ROAD

CHAMBERS

13TH

AVENUE

LEWIS E. & RUTH M. EAGEN
1290 CHAMBERS ROAD
AURORA, CO.

GROUND COVER: AGGREGATE AND SOD

TOTAL AGGREGATE: 52,000 SQ. FT.
SOD: 59,400 SQ. FT.

NOTE:
THE TYPICAL DELINEATION BETWEEN SOD AREAS AND
AGGREGATE AREAS WILL BE THE SIDEWALK AS INDICATED
IN THE GENERAL LANDSCAPE PLAN.

ZONING R2-M

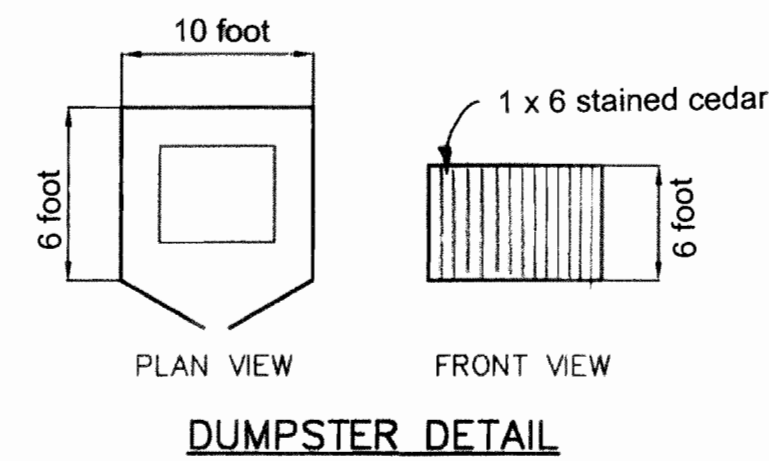
HINKLEY HIGH SCHOOL
ADAMS-ARAPAHOE JOINT SCHOOL
AURORA, CO.

12TH AVE.

NOTES

- ALL SIDEWALKS SHALL BE 3"-4" BROOM FINISH CONCRETE.
- LOCATIONS OF DRIVES AND PARKING AREAS TO BE DETAILED IN ATTACHED ENGINEERING SPECIFICATIONS.
- BUILDING FACADES TO BE BRICK, MAXIMUM BUILDING HEIGHT 35'; MATURE HEIGHT OF SHADE TREE PLANTINGS 35' TO 60' MATURE HEIGHT OF ORNAMENTAL TREE PLANTINGS 25' TO 25' MATURE HEIGHT OF SHRUB PLANTINGS 2' TO 10'
- GRADE AND SLOPE INFORMATION DETAILED IN ATTACHED ENGINEERING SPECIFICATION.
- ALL BED AREAS WILL BE HAND WATERED OR IRRIGATED BY DRIP OR SHRUB SPRINKLER. LAWN AREAS WILL BE IRRIGATED BY STANDARD BUCKNER OR RAINBIRD EQUIPMENT.
- LIGHTING SHALL BE OF POST AND LANTERN OR DIRECTIONAL NATURE SUFFICIENT TO INSURE SAFETY UNDER DARKENED CONDITIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE IMPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO JUNE 30, 2000.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ASSESSABLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- ALL SOIL PREPARATION SHALL MEET CITY OF AURORA TURF ORDINANCE.

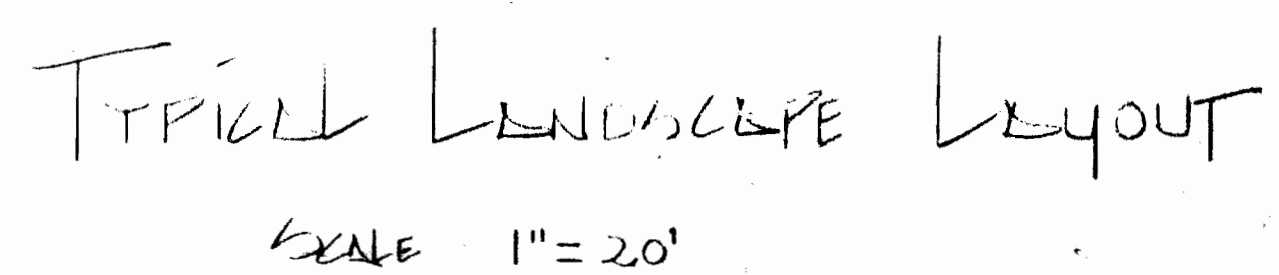
LOT 3, BLOCK 4, BUENA VISTA SUBDIVISION
INTERNATIONAL INVESTMENT INC.
3098 S. PENN STREET
ENGLEWOOD, CO.



HIGHLINE

CANAL

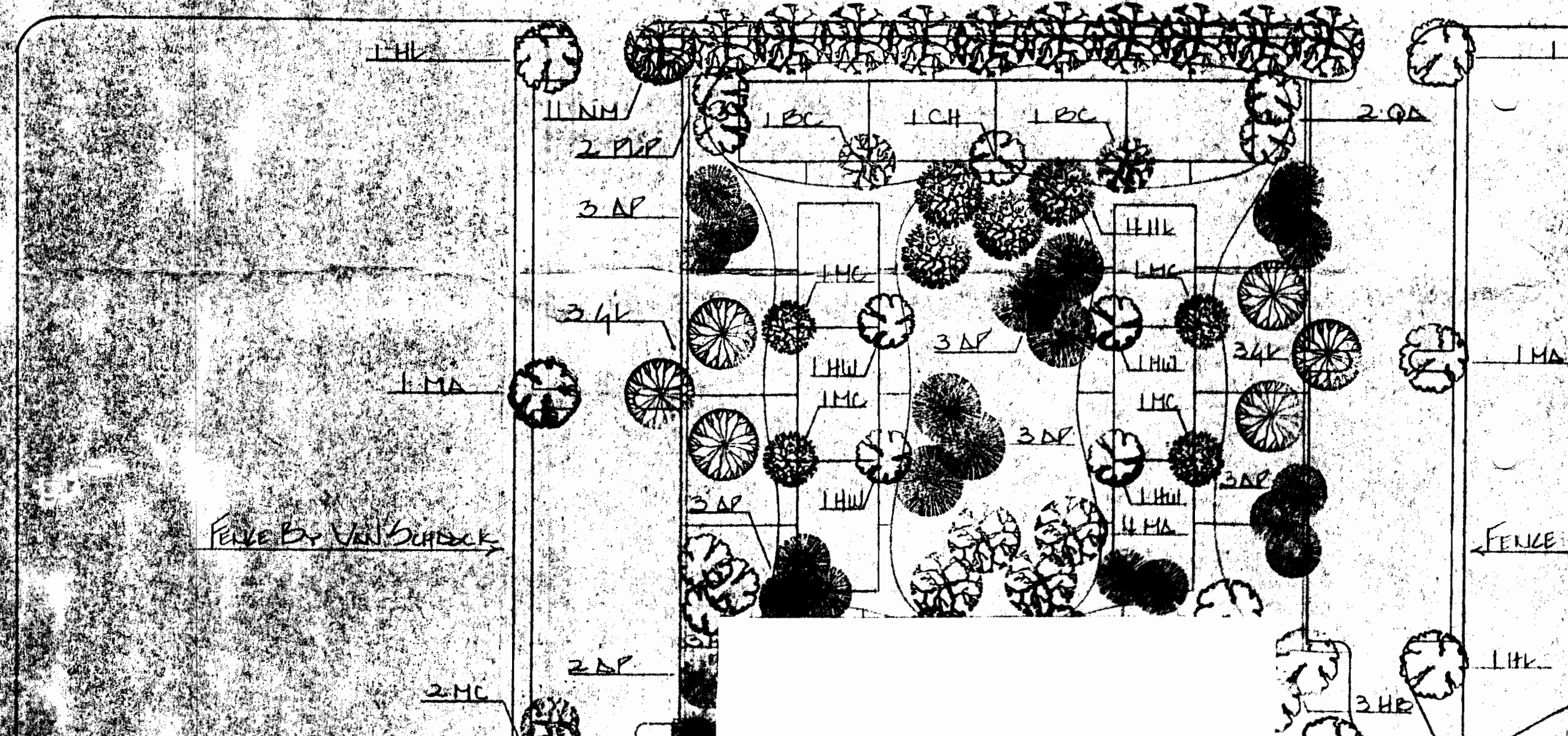
HINKLEY HIGH SCHOOL
ADAMS-ARAPAHOE JOINT SCHOOL
AURORA, CO.



WEATHERSTONE

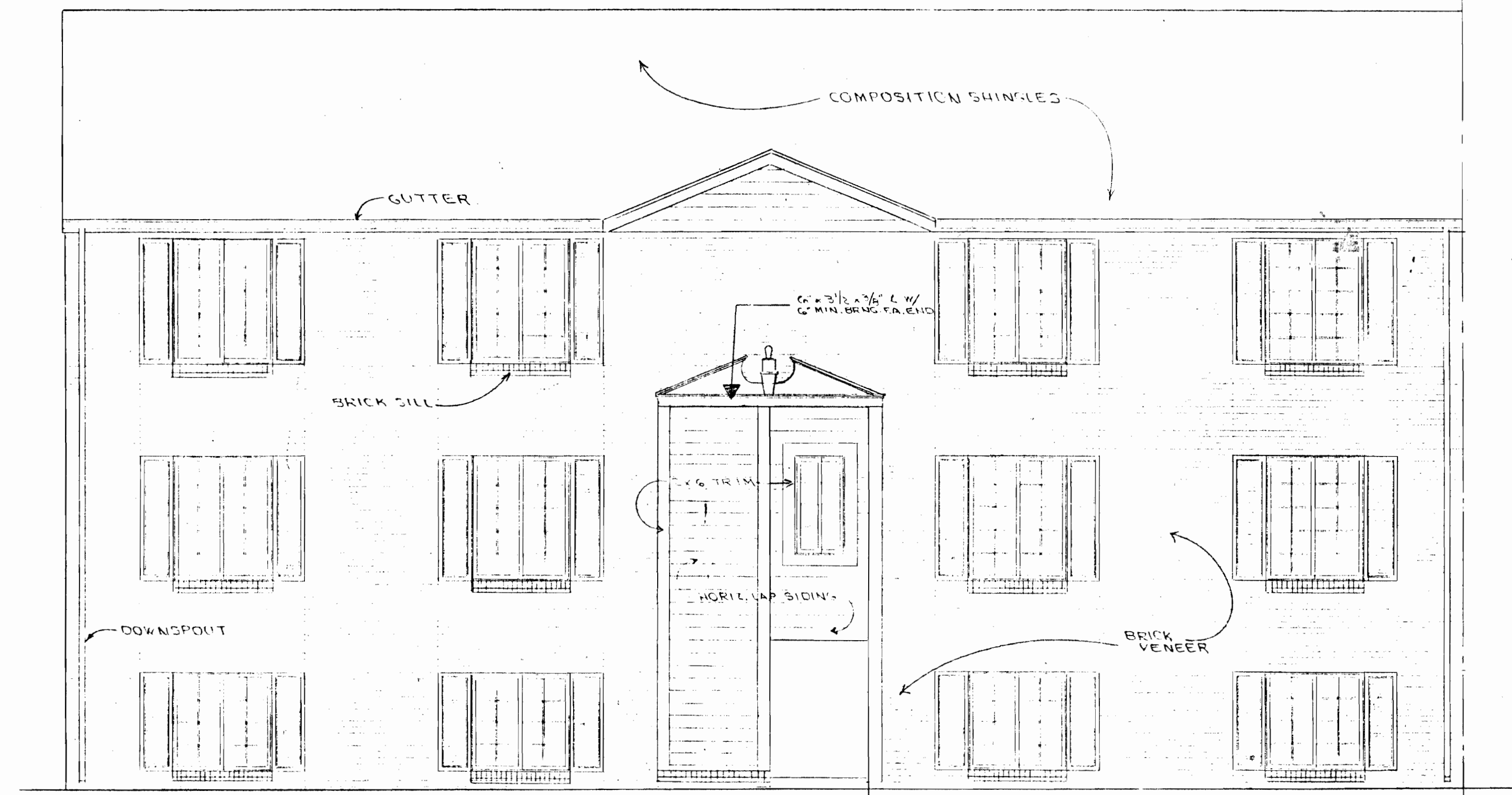
13TH Avenue

Chambers Road

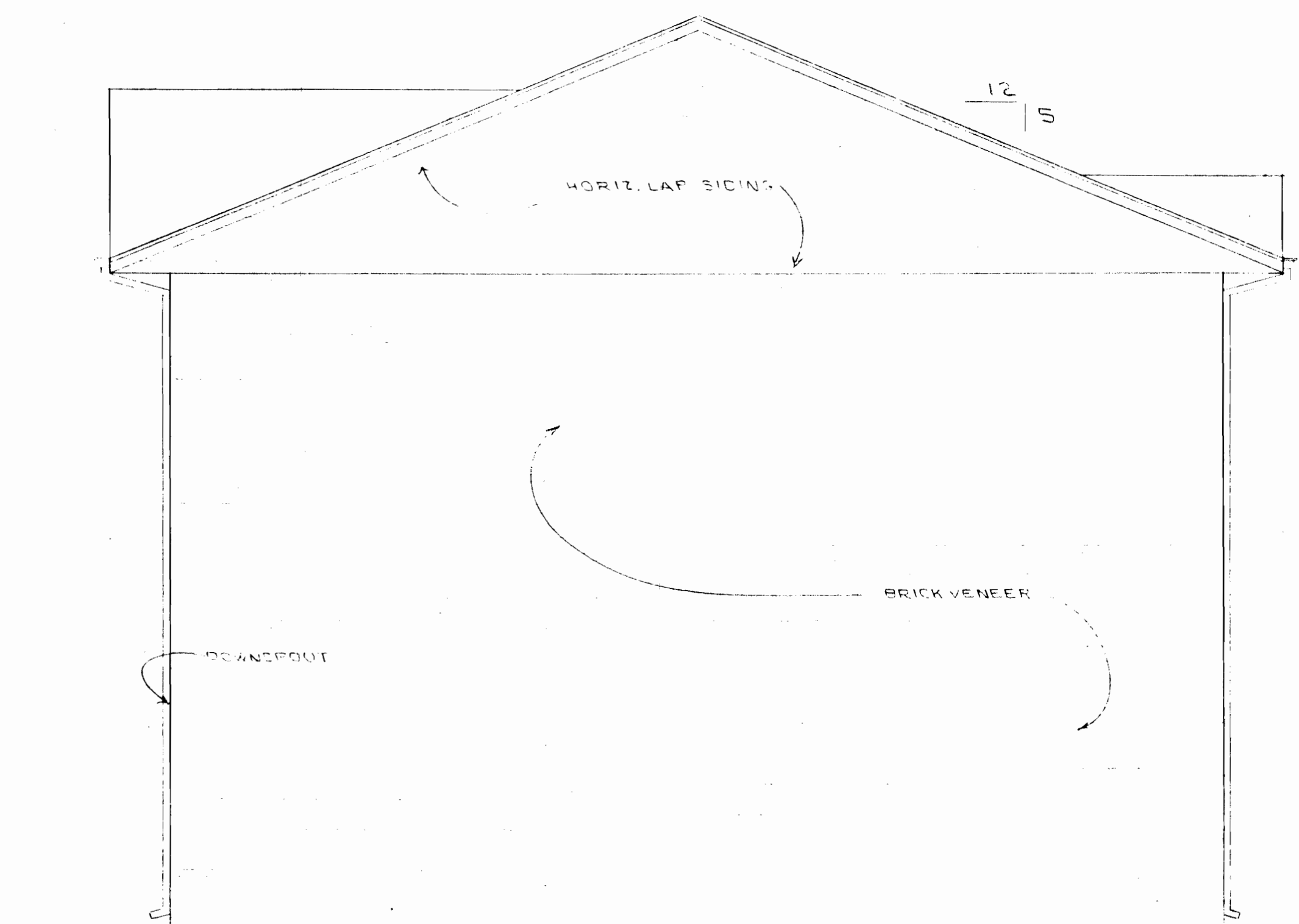


GROUND COVER, FURNITURE AND SOIL
 TOTALS: 15,000 Square Feet
 100,000 Square Feet
 NOTE: The specific quantities of plants and materials are shown with the site plan as indicated in the general landscape plan.

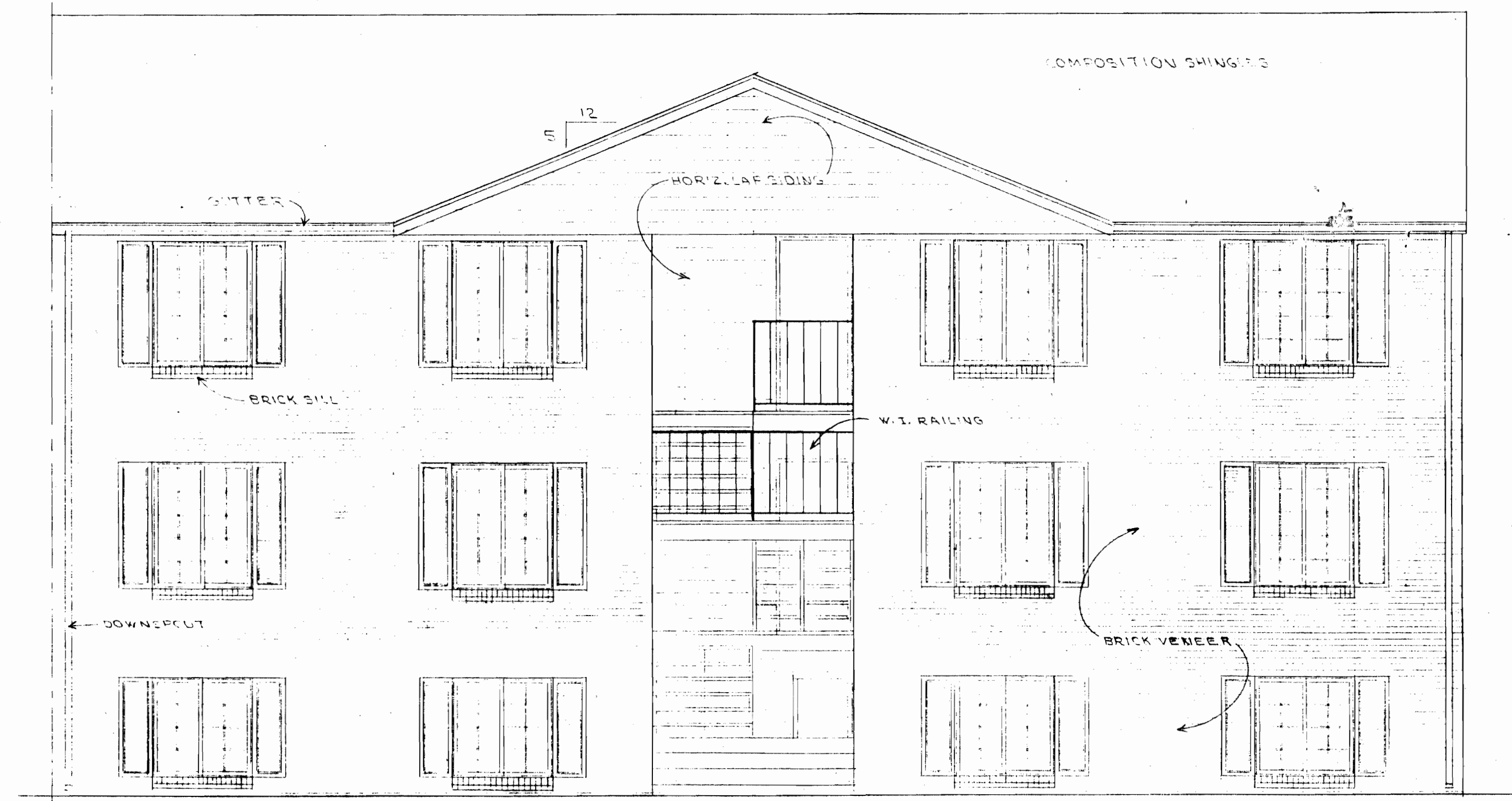
PLANT MATERIALS	QUANTITY	REMARKS
1.1H	10	1.1H
1.1C	10	1.1C
1.1B	10	1.1B
1.1A	10	1.1A
1.1D	10	1.1D
1.1E	10	1.1E
1.1F	10	1.1F
1.1G	10	1.1G
1.1I	10	1.1I
1.1J	10	1.1J
1.1K	10	1.1K
1.1L	10	1.1L
1.1M	10	1.1M
1.1N	10	1.1N
1.1O	10	1.1O
1.1P	10	1.1P
1.1Q	10	1.1Q
1.1R	10	1.1R
1.1S	10	1.1S
1.1T	10	1.1T
1.1U	10	1.1U
1.1V	10	1.1V
1.1W	10	1.1W
1.1X	10	1.1X
1.1Y	10	1.1Y
1.1Z	10	1.1Z
1.1AA	10	1.1AA
1.1AB	10	1.1AB
1.1AC	10	1.1AC
1.1AD	10	1.1AD
1.1AE	10	1.1AE
1.1AF	10	1.1AF
1.1AG	10	1.1AG
1.1AH	10	1.1AH
1.1AI	10	1.1AI
1.1AJ	10	1.1AJ
1.1AK	10	1.1AK
1.1AL	10	1.1AL
1.1AM	10	1.1AM
1.1AN	10	1.1AN
1.1AO	10	1.1AO
1.1AP	10	1.1AP
1.1AQ	10	1.1AQ
1.1AR	10	1.1AR
1.1AS	10	1.1AS
1.1AT	10	1.1AT
1.1AU	10	1.1AU
1.1AV	10	1.1AV
1.1AW	10	1.1AW
1.1AX	10	1.1AX
1.1AY	10	1.1AY
1.1AZ	10	1.1AZ
1.1BA	10	1.1BA
1.1BB	10	1.1BB
1.1BC	10	1.1BC
1.1BD	10	1.1BD
1.1BE	10	1.1BE
1.1BF	10	1.1BF
1.1BG	10	1.1BG
1.1BH	10	1.1BH
1.1BI	10	1.1BI
1.1BJ	10	1.1BJ
1.1BK	10	1.1BK
1.1BL	10	1.1BL
1.1BM	10	1.1BM
1.1BN	10	1.1BN
1.1BO	10	1.1BO
1.1BP	10	1.1BP
1.1BQ	10	1.1BQ
1.1BR	10	1.1BR
1.1BS	10	1.1BS
1.1BT	10	1.1BT
1.1BU	10	1.1BU
1.1BV	10	1.1BV
1.1BW	10	1.1BW
1.1BX	10	1.1BX
1.1BY	10	1.1BY
1.1BZ	10	1.1BZ
1.1CA	10	1.1CA
1.1CB	10	1.1CB
1.1CC	10	1.1CC
1.1CD	10	1.1CD
1.1CE	10	1.1CE
1.1CF	10	1.1CF
1.1CG	10	1.1CG
1.1CH	10	1.1CH
1.1CI	10	1.1CI
1.1CJ	10	1.1CJ
1.1CK	10	1.1CK
1.1CL	10	1.1CL
1.1CM	10	1.1CM
1.1CN	10	1.1CN
1.1CO	10	1.1CO
1.1CP	10	1.1CP
1.1CQ	10	1.1CQ
1.1CR	10	1.1CR
1.1CS	10	1.1CS
1.1CT	10	1.1CT
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1.1CW	10	1.1CW
1.1CX	10	1.1CX
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1.1CZ	10	1.1CZ
1.1DA	10	1.1DA
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1.1DC	10	1.1DC
1.1DD	10	1.1DD
1.1DE	10	1.1DE
1.1DF	10	1.1DF
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1.1DI	10	1.1DI
1.1DJ	10	1.1DJ
1.1DK	10	1.1DK
1.1DL	10	1.1DL
1.1DM	10	1.1DM
1.1DN	10	1.1DN
1.1DO	10	1.1DO
1.1DP	10	1.1DP
1.1DQ	10	1.1DQ
1.1DR	10	1.1DR
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1.1DU	10	1.1DU
1.1DV	10	1.1DV
1.1DW	10	1.1DW
1.1DX	10	1.1DX
1.1DY	10	1.1DY
1.1DZ	10	1.1DZ
1.1EA	10	1.1EA
1.1EB	10	1.1EB
1.1EC	10	1.1EC
1.1ED	10	1.1ED
1.1EE	10	1.1EE
1.1EF	10	1.1EF
1.1EG	10	1.1EG
1.1EH	10	1.1EH
1.1EI	10	1.1EI
1.1EJ	10	1.1EJ
1.1EK	10	1.1EK
1.1EL	10	1.1EL
1.1EM	10	1.1EM
1.1EN	10	1.1EN
1.1EO	10	1.1EO
1.1EP	10	1.1EP
1.1EQ	10	1.1EQ
1.1ER	10	1.1ER
1.1ES	10	1.1ES
1.1ET	10	1.1ET
1.1EU	10	1.1EU
1.1EV	10	1.1EV
1.1EW	10	1.1EW
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REAR ELEVATION



END ELEVATION



FRONT ELEVATION I

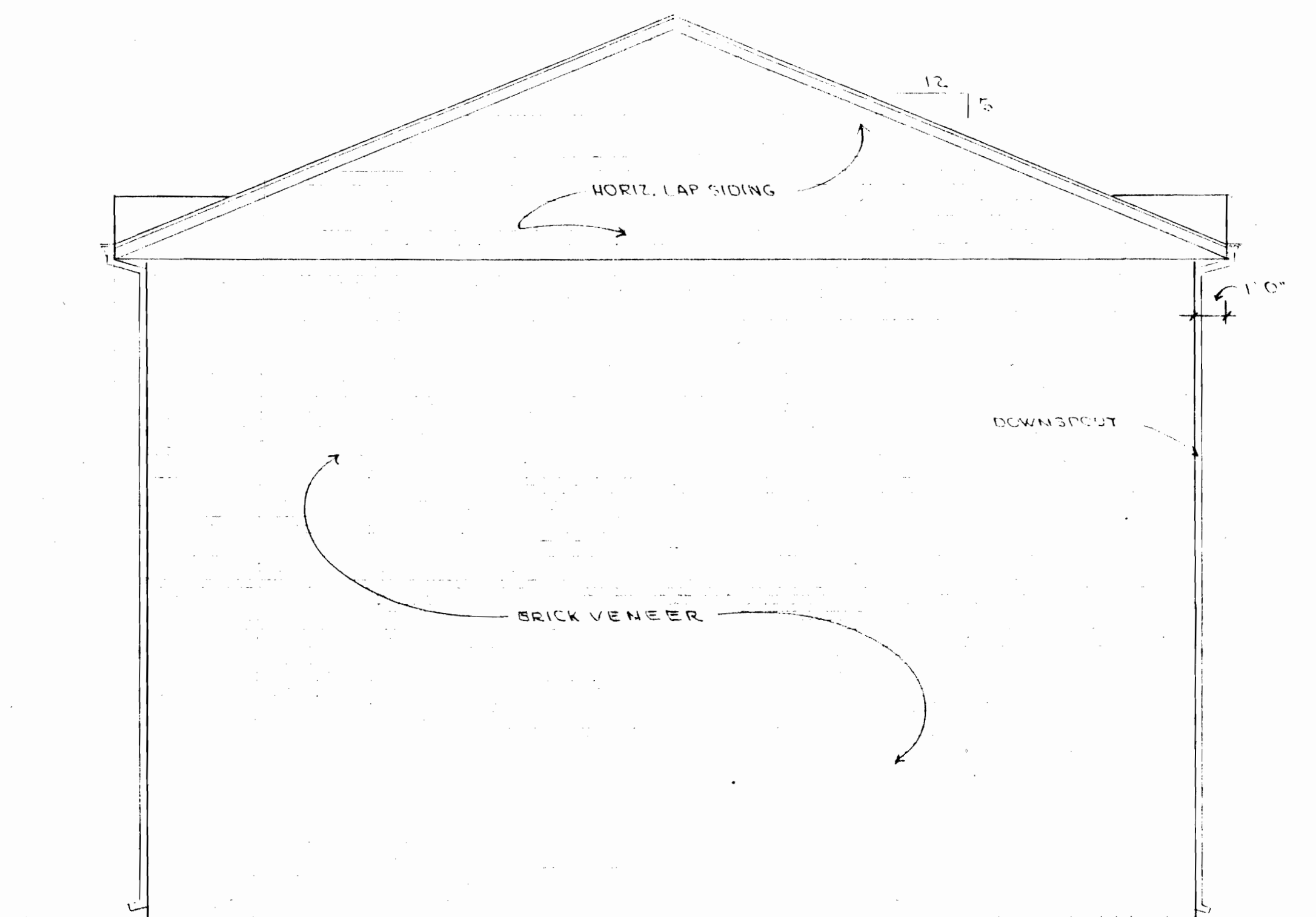
JR DESIGNS
3277 S. Hoyt Way, Lakewood, Colorado 80227
Phone 986-8684

WEATHERSTONE

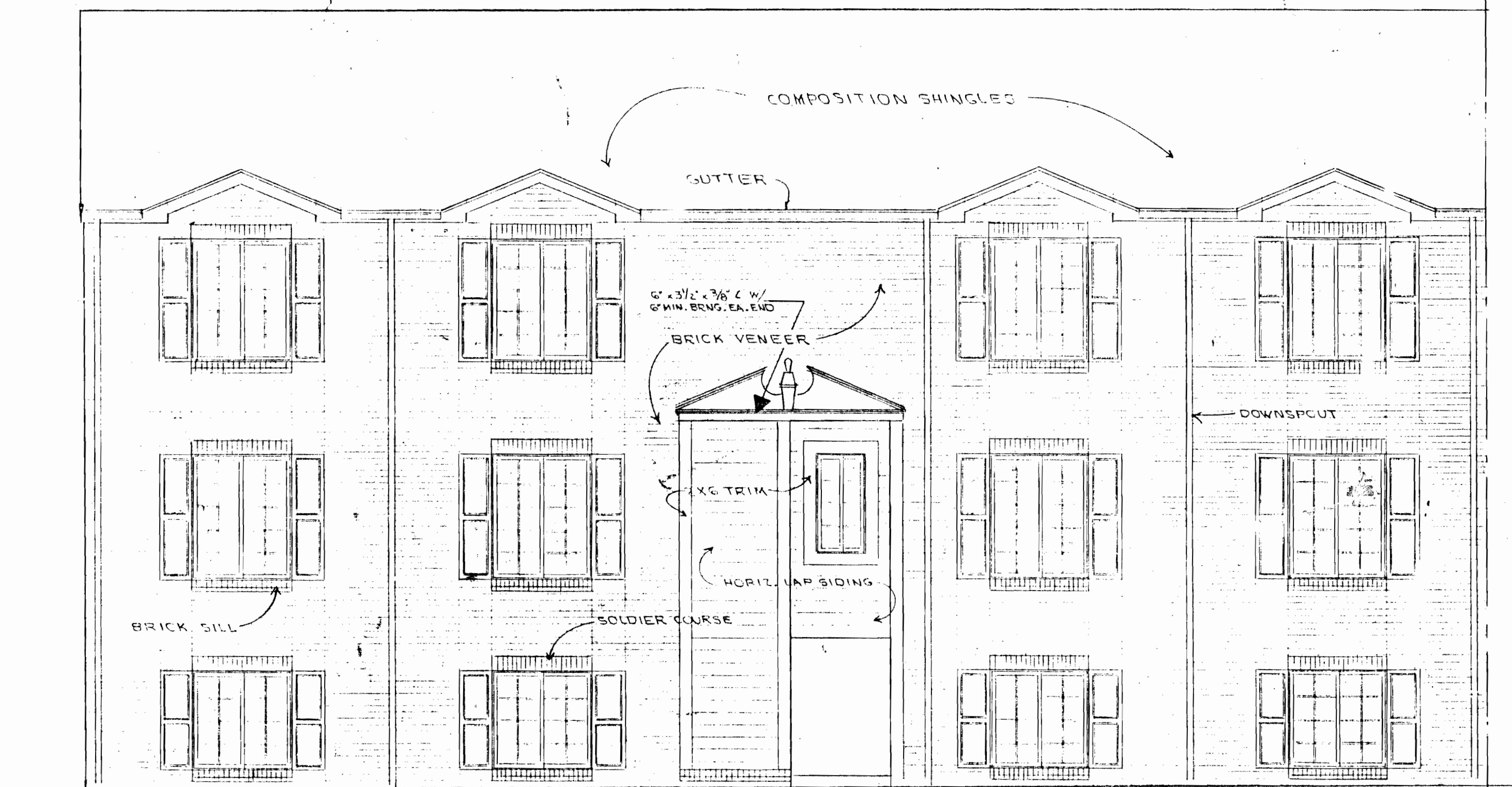
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DRAWING OF ELEVATIONS		REVISIONS	
SCALE 1/4" = 1'-0"	DATE 24 MAR 80		
DRAWN FOR	JOB NO. 24380		
K.B. INDUSTRIES			

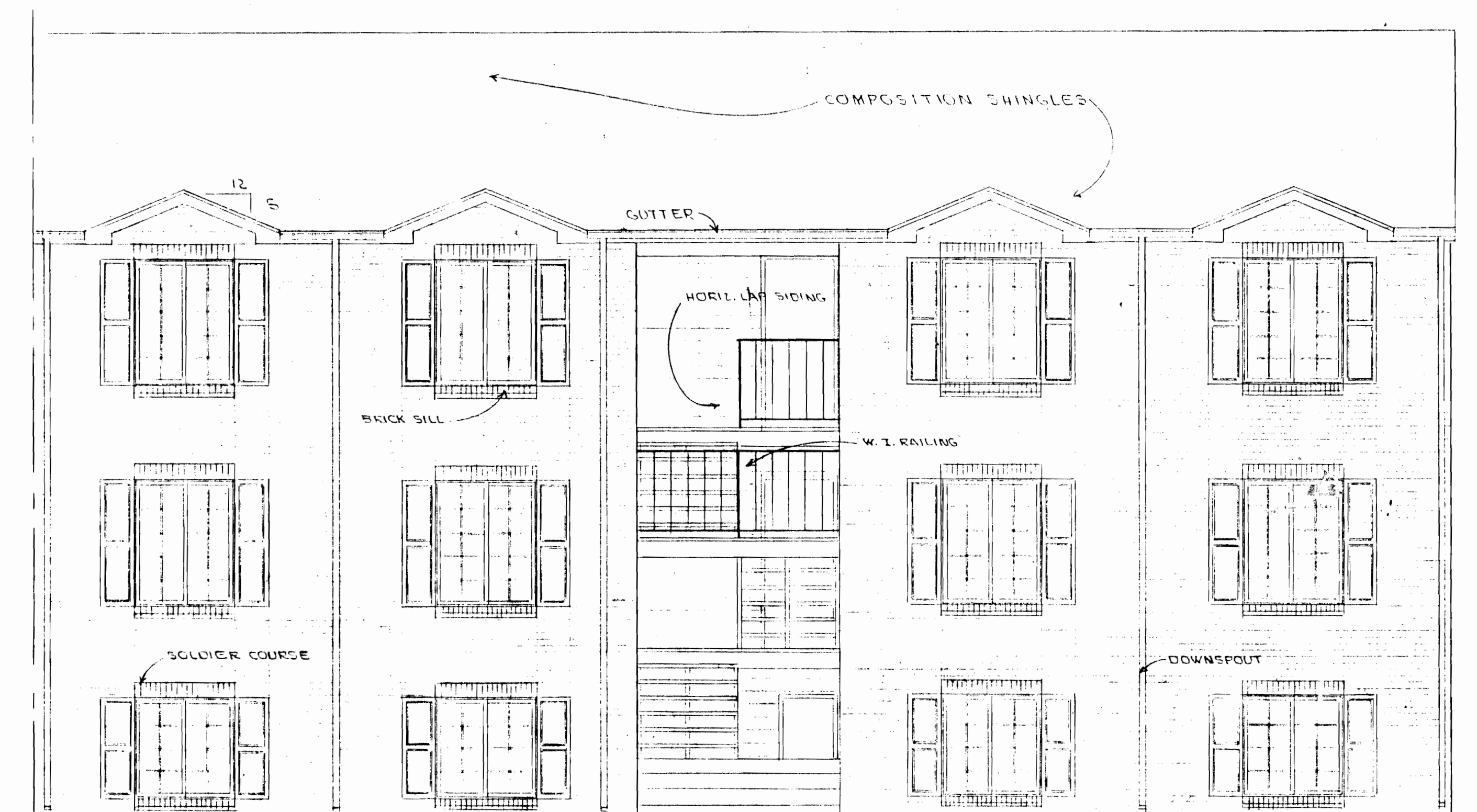
SHEET
5-A
OF
9



END ELEVATION



REAR ELEVATION



FRONT ELEVATION II

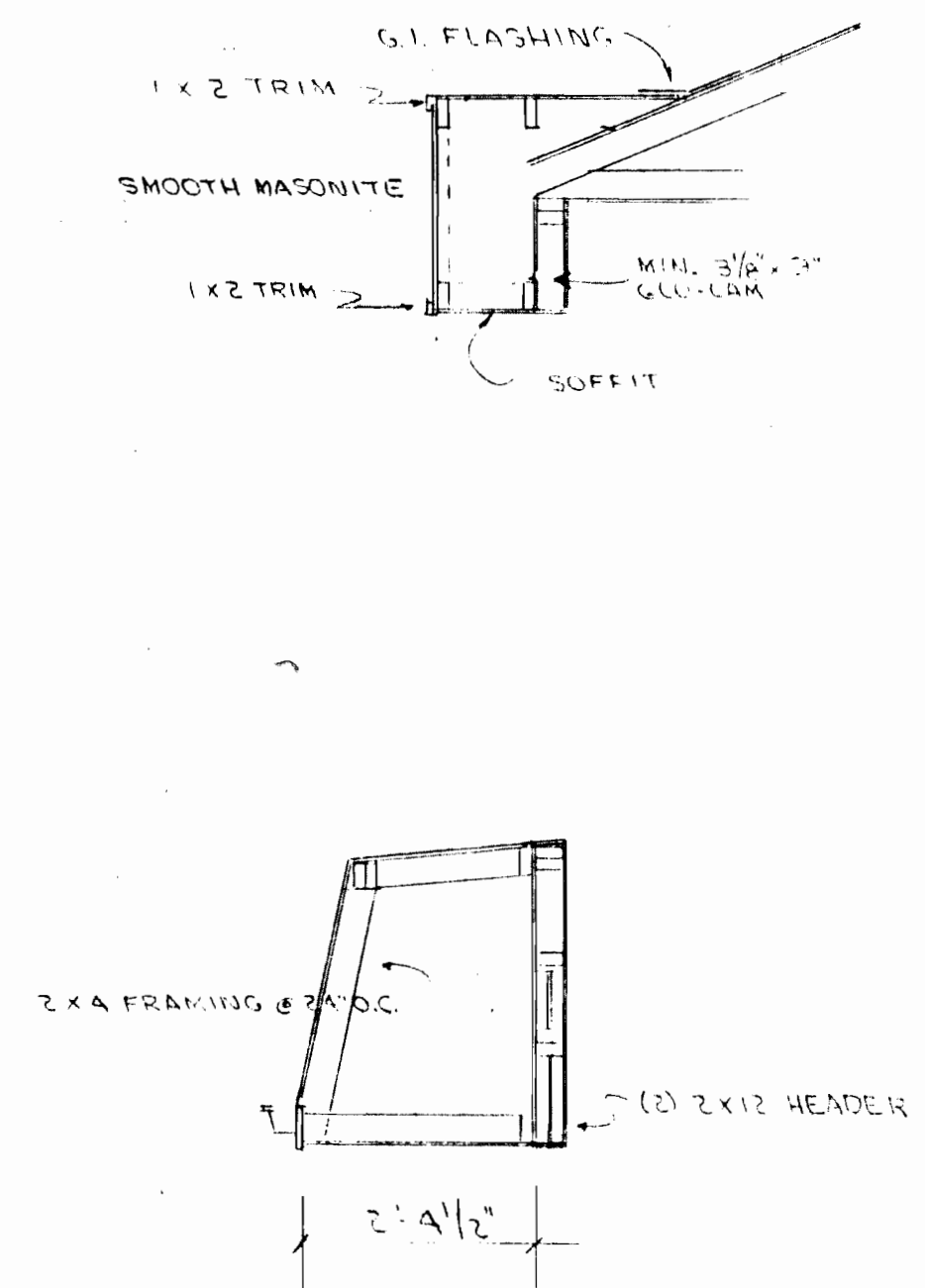
JR DESIGNS
3277 S. Hoyt Way, Lakewood, Colorado 80227
Phone 986-8684

DRAWING OF ELEVATIONS		REVISIONS
SCALE 1/4" = 1'-0"	DATE 24 MAR 80	JOB NO. 24380
DRAWN FOR K.B. INDUSTRIES		

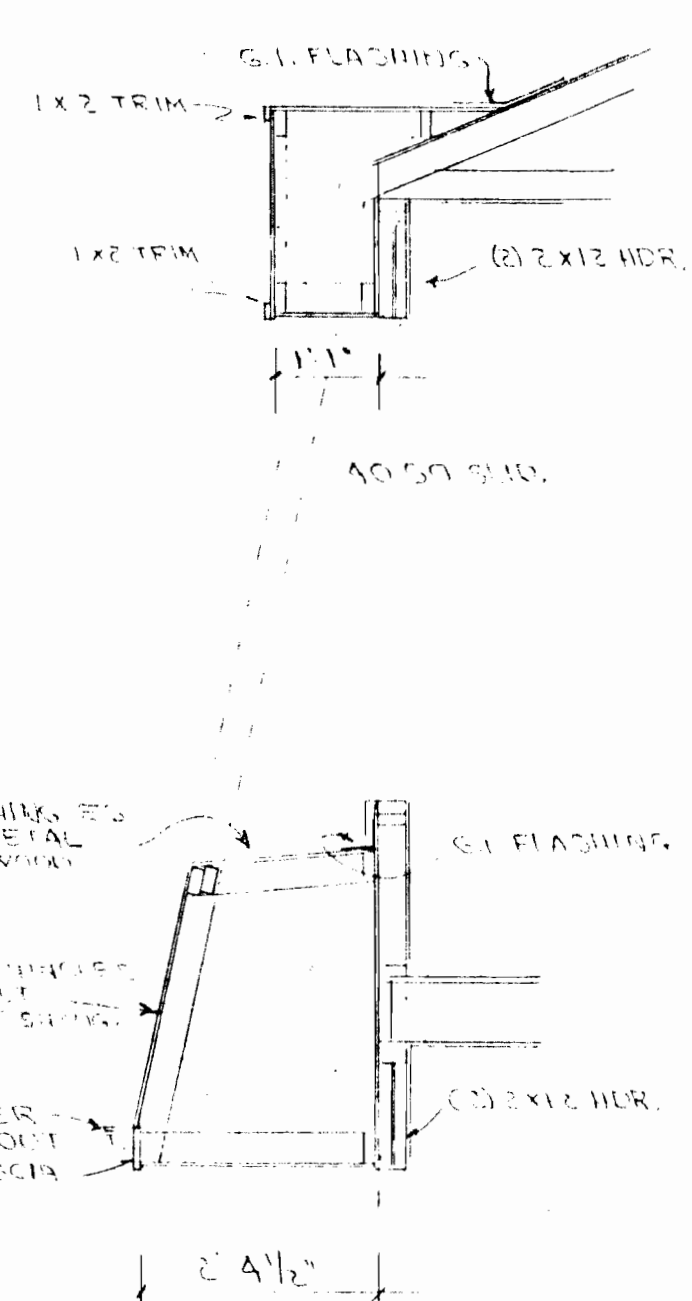
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6-A
OF
9

WEATHERSTONE

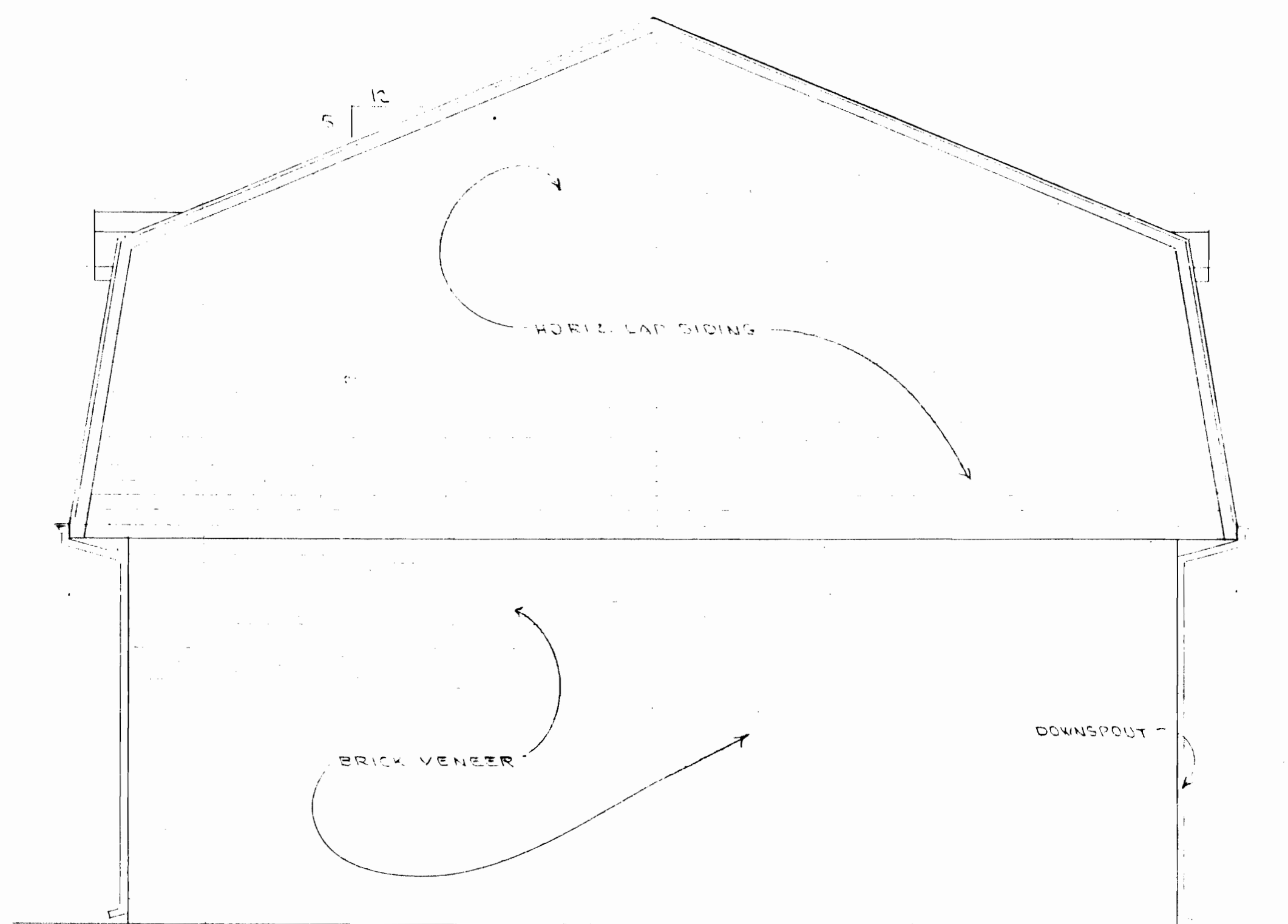
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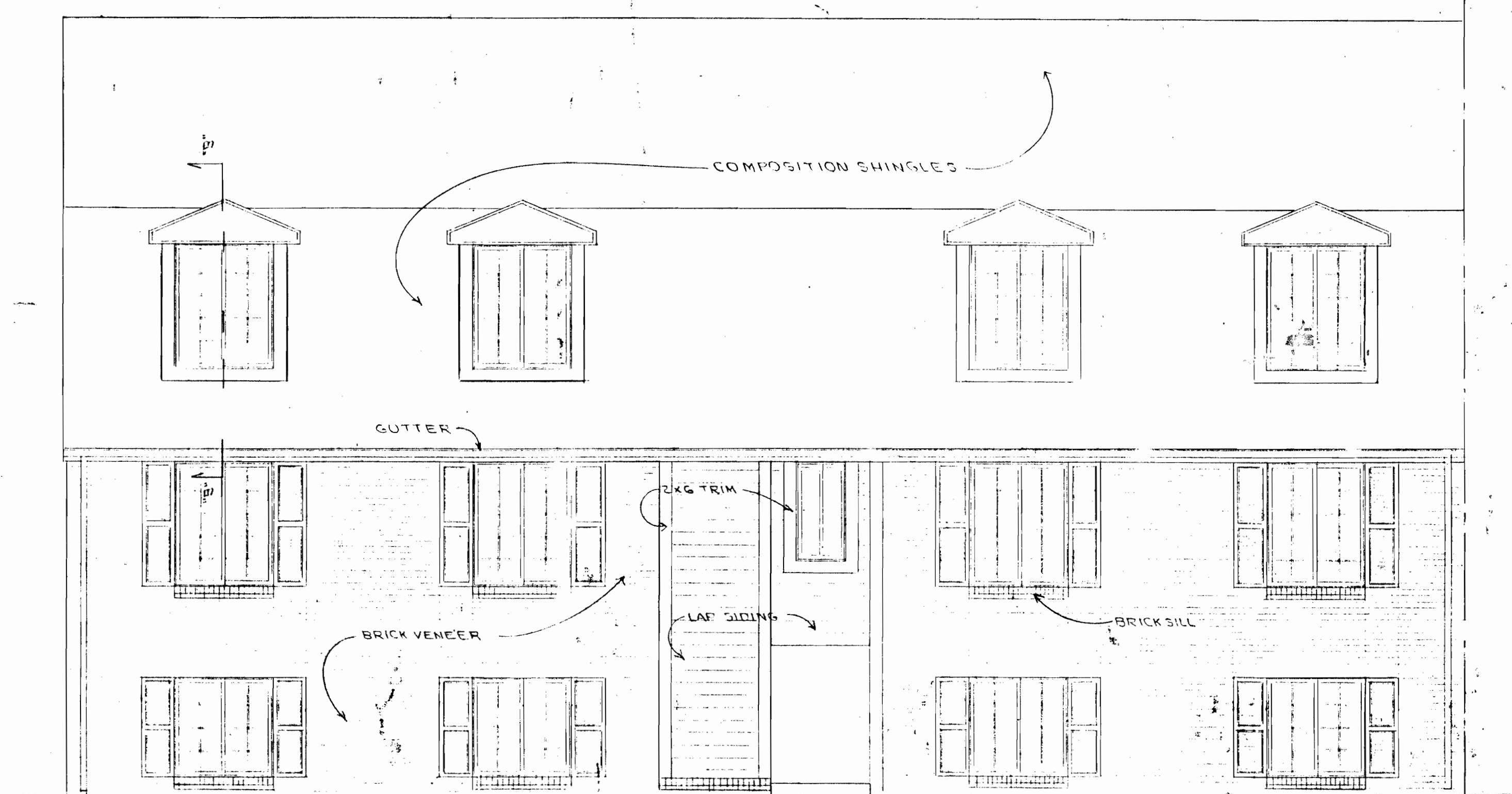
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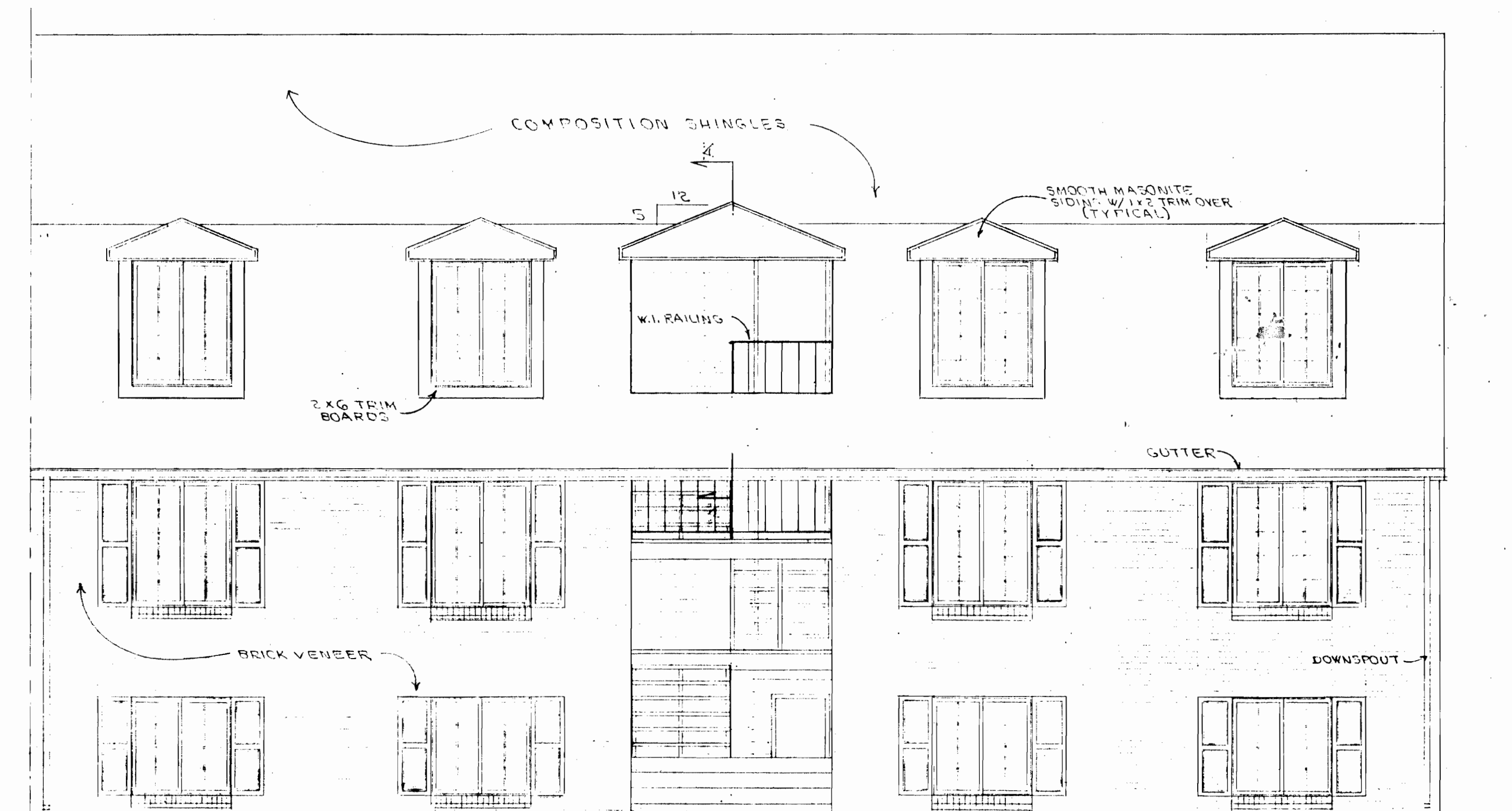
DETAIL B
SCALE: 1/2" = 1'-0"



END ELEVATION



REAR ELEVATION



FRONT ELEVATION

DRAWING OF	ELEVATIONS		DATE	JOB NO.	SHEET
	SCALE	DATE			
	1/4" = 1'-0"	1 MAR 80		24380	7-A
					9

DRAWN FOR
K.B. INDUST.