

March 16, 2018

City of Aurora Planning Department
Sara Ullman
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012


Re: **RESPONSES TO FIRST REVIEW – ILIFF STATION MULTI-FAMILY SITE PLAN MINOR AMENDMENT**
CASE NUMBER: 2015-4005-02

Dear Sara Ullman:

Enclosed herein is the second submittal for the Iliff Station Multi-Family Site Plan Minor Amendment. The comments that were provided February 13, 2018 have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to working with the City of Aurora through the review and approval process for this exciting project.

Sincerely,
Norris Design



Tom Ellenwood
Project Manager

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet C-1

- As previously communicated via email correspondence on 12/5/17, "The Data Table on the approved Site Plan must corrected to reflect allowed signage per Code Section 146-1609. For Large Multifamily Dwellings (more than 24 units), 96 square feet of sign area is allowed per street frontage. As this site abuts four (4) streets, the total allowed sign area is 384 square feet." Please correct the Data Table to show 384 square feet of allowed sign area.

Response: The data table has been revised.

Sheet C-2

- Please remove the word "monument" from the sign labels. This titling is misleading.

Response: The labels have been changed to projecting signs to match the data table

- Please revise the Sign Data Table. The signs labeled as "banner" should be labeled as "Projecting Signs" as defined in zoning code. In addition, these signs are two-sided, please account for the sign area on both sign faces in the Data Table.

Response: The banners have been revised to projecting signs. Labels for single sided (SF) and two-sided (DF) have been added.

- Please revise the Sign Data Table to include the sign area for both sign faces of the proposed monument signs.

Response: The data table has been revised.

- Please revise the Sign Data Table regarding illumination for the monument signs. The illumination method must be changed to comply with code. Please see redline comments on Details Sheet for specifics.

Response: The signs have been revised to be back lit letters.

- Please specify that the proposed wall sign is a "Project Identification Sign". Furthermore, the maximum sign area allowed for Project Identification signs is 40 square feet. The proposed Project Identification wall sign must be reduced in size by 20 square feet in order to comply with code requirements.

Response: The sign name has been revised. The sign has been reduced in size.

Sheets L1.01, L2.01, and L2.05

- Please fix the text errors.

Response: Text errors have been fixed.

Sheet L4.03

- Please indicate if Monument C Sign and Monument B Sign are two-sided.

Response: Monument C and B are both two-sided. This has been added to the Data Table and the details.

- Please refer to the "banner signs" as "Projecting Signs" per zoning code definitions. Ensure this is consistent on all sheets.

Response: This title has been revised.

- The proposed internally illuminated monument signs must be revised to comply with illumination requirements. Per Code section 146-1614 "If a sign is to be illuminated, all letters on a sign shall be individually illuminated from an internal source, with the exception that wall signs are permitted to be illuminated entirely from downcast architectural lighting fixtures. A uniformly backlighted sign face is not permitted on any sign."

Response: The signs have been revised to have back lit letters.

- Please revise monument sign lettering to meet code criteria regarding design. Code Section 146-1614 requires "All letters on a sign shall be individual 3-D, engraved, or projecting can type. Cabinet signs are not allowed."

Response: The signs have been revised to meet code requirements.

- Please provide the required base for Monument B Sign. This can be achieved by providing a band of stacked onyx brick in keeping with the aesthetic of Monument C Sign. Per Code Section 146-1614, "All monument style signs shall include a base constructed from the same "primary" materials as used on the main building."

Response: The required base has been provided.

- The proposed wall sign is defined as a Project Identification Sign in code. Please ensure it is labeled as such on all sheets. In addition, per Code Section 146-1614, the maximum allowed sign area for Project Identification signs is limited to 40 square feet. This sign is showing an area of over 60 square feet. Please reduce the sign area by 20 square feet in order to comply with zoning code provisions.

Response: The sign name has been revised. The sign has been reduced in size.

Elevation Sheets

- Sheet numbers are required on all elevation sheets.

Response: Sheet numbers have been added.

- Please correctly label what are shown as banner signs as "Projecting Signs". Ensure this is consistent on all sheets.

Response: Labels have been revised.

- Please label the clearance from the ground for all Projecting Signs.

Response: The clearance has been added.

- The proposed Project Identification Wall Sign exceeds the permitted sign area by 20 square feet. It will need to be reduced in size in order to comply with zoning code provisions.

Response: The sign has been reduced in size.

2. Landscaping (Kelly Bish/ (303) 739-7189/ kbish@auroragov.org)

- Please correct the text error on Sheet L1.01.

Response: Text errors have been corrected.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

Please include distance of sign from Right of Way line or property line. Please note that there is a 10' Utility easement located around the interior perimeter of this property and no portion of the sign can encroach within the easement unless a license agreement has been attained. If you are required a license agreement please Contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Response: A dimension line has been added. The signs are located outside of the 10' utility easement.

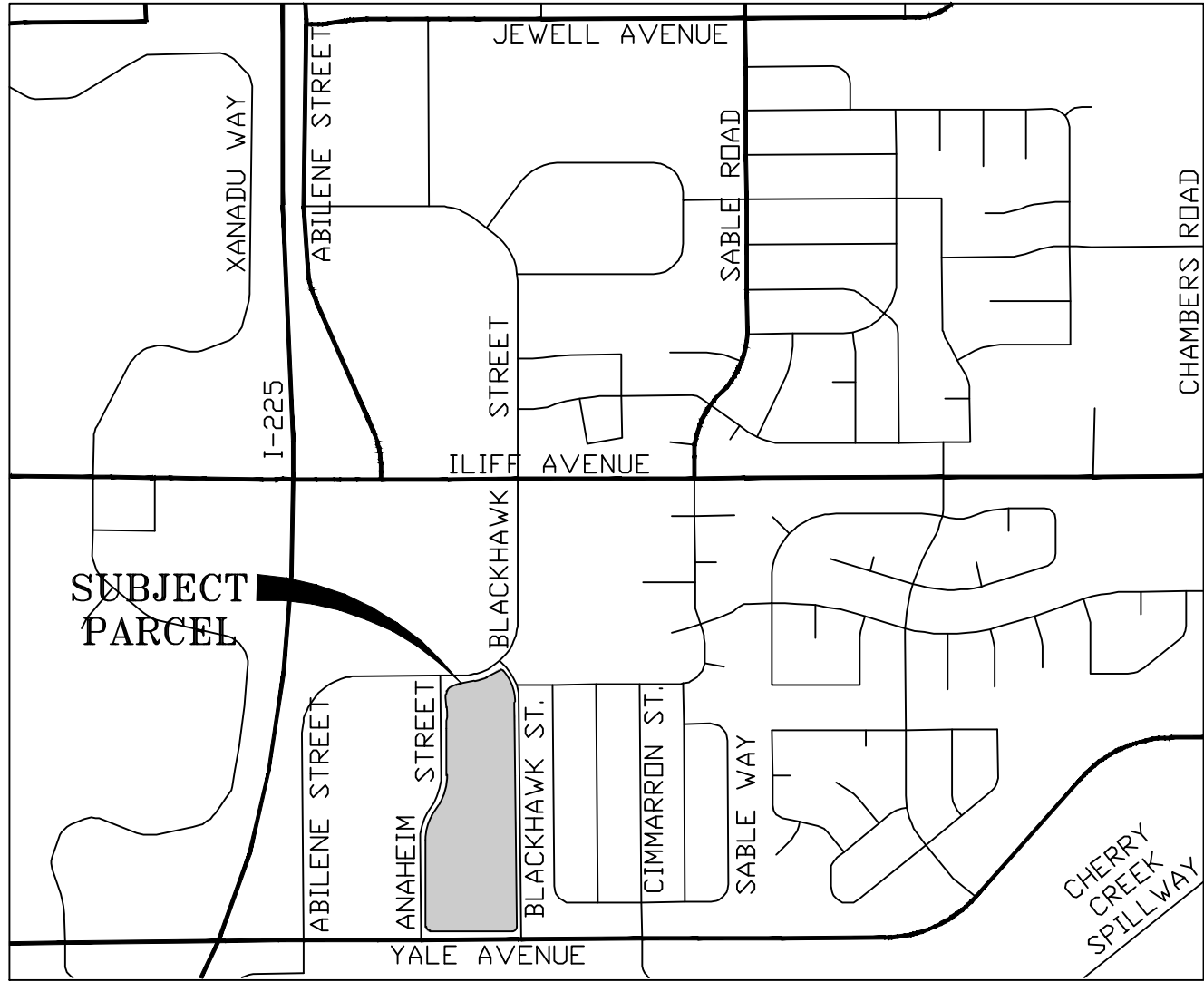
4. Traffic Engineering (Victor Rachael / (303) 739-7529/ vrachael@auroragov.org)

Sheet L2.05

- Please shift the proposed Monument B Sign to the west for increased sight distance from the stop bar position.

Response: A storm sewer is located to the west, preventing the sign from moving any farther west.

W. 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO.: 2015-4005-00



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	OVERALL SITE & UTILITY PLAN
C-3	OVERALL GRADING PLAN
C-4	SECTIONS A & B
L1.01-L1.03	NOTE & SCHEDULE
L1.04	PLANT LIST
L2.01-L2.06	LANDSCAPE PLAN
L3.01-L3.02	LANDSCAPE ENLARGMENTS
L4.01-L4.03	LANDSCAPE DETAILS
L5.01	HYDROZONE MAP
L6.01	SITE TREE INVENTORY MAP
L6.02	SITE TREE INVENTORY TABLE
A-1	BLDG E, G, L & N ELEVATION (STYLE A)

A-2	BLDG F, H, & M ELEVATION (STYLE B)
A-3	BLDG B & C ELEVATION (STYLE B)
A-4	BLDG A & D ELEVATION (STYLE A)
A-5	BLDG K-ELEVATION (STYLE A)
A-6	BLDG Q & S ELEVATION (STYLE A)
A-7	BUILDING P & R-ELEVATION (STYLE B)
A-8	BUILDING T-ELEVATION
A-9	BUILDING J - CLUBHOUSE
A-10	TRASH ENCLOSURE
E-1	SITE PHOTOMETRIC PLAN - SOUTH
E-2	SITE PHOTOMETRIC PLAN - NORTH
E-3	SITE LIGHTING CUT SHEETS
E-4	ILIFF STATION STREET LIGHTS
E-5	ILIFF STATION STREET LIGHTS

IMPLEMENTATION TABLE					
PHASE	BUILDING NO.	NO. TOTAL UNITS	NO. ADA UNITS	TYPE A	TYPE B
1	RECREATION CENTER				
2	K	10	0	0	2
3	N	18	0	0	4
4	H	18	1	1	3
5	A	37	0	0	7
6	B	27	1	1	4
7	G	18	0	0	4
8	F	18	1	1	4
9	C	27	1	1	4
10	D	37	0	0	7
11	E	18	0	0	4
12	L	18	1	1	3
13	M	18	0	0	4
14	P	18	1	1	3
15	Q	12	0	0	4
16	S	12	0	0	4
17	R	18	1	1	3
18	T	100	2	2	98
		TOTAL UNITS	TOTAL ADA	%ADA	TOTAL TYPE B
		424	9	0.02	162

THIS SIGNATURE PAGE TO THE ILIFF STATION MULTI-FAMILY SITE PLAN (THE "SITE PLAN") IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF DELETING THE SIGNATURE BLOCK FOR THE PLANNING COMMISSION CHAIRPERSON WHICH IS NOT A REQUIRED SIGNATURE, AND TO ADD THE SIGNATURE OF THE CITY CLERK THAT WAS MISTAKENLY LEFT OFF THE APPROVED SITE PLAN AS RECORDED ON MARCH 18, 2016 IN BOOK 481, PAGE 53 AT RECEPTION NO. D6027822. THE SITE PLAN AS RECORDED ON MARCH 18, 2016 REMAINS IN FULL FORCE AND EFFECT AS OF THE DATE IT WAS ORIGINALLY RECORDED.

SITE DATA	
LAND AREA WITHIN PROPERTY LINES (AC.)	15.08 AC (656,884 SQ. FT.)
NUMBER OF UNITS PROPOSED	424
NUMBER OF BUILDINGS	18
NUMBER OF STORIES	1,3 AND 4
MAXIMUM HEIGHT OF BUILDINGS	60'
GROSS FLOOR AREA (SQ. FT.)	588,687
TOTAL BUILDING COVERAGE (SQ. FT.)	194,444
HARD SURFACE AREA (SQ. FT.)	378,159
LANDSCAPE AREA (SQ. FT.)	140,277
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	TOD-MULTI-FAMILY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA (SQ. FT.)	4,106
PROPOSED SIGN, TYPE AND SQ. FT.	SEE DATA TABLE ON SHEET C-2
PARKING SPACES REQUIRED	212
PARKING SPACES PROVIDED	628
ACCESSIBLE SPACES REQUIRED	20
ACCESSIBLE SPACES PROVIDED	20
VAN ACCESSIBLE SPACES REQUIRED	4
VAN ACCESSIBLE SPACES PROVIDED	4

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF _____ HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. ____.

ILIFF STATION FEE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
_____, AD, _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY

(NOTARY PUBLIC)
MY COMMISSION EXPIRES

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

CITY CLERK: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE_____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____.

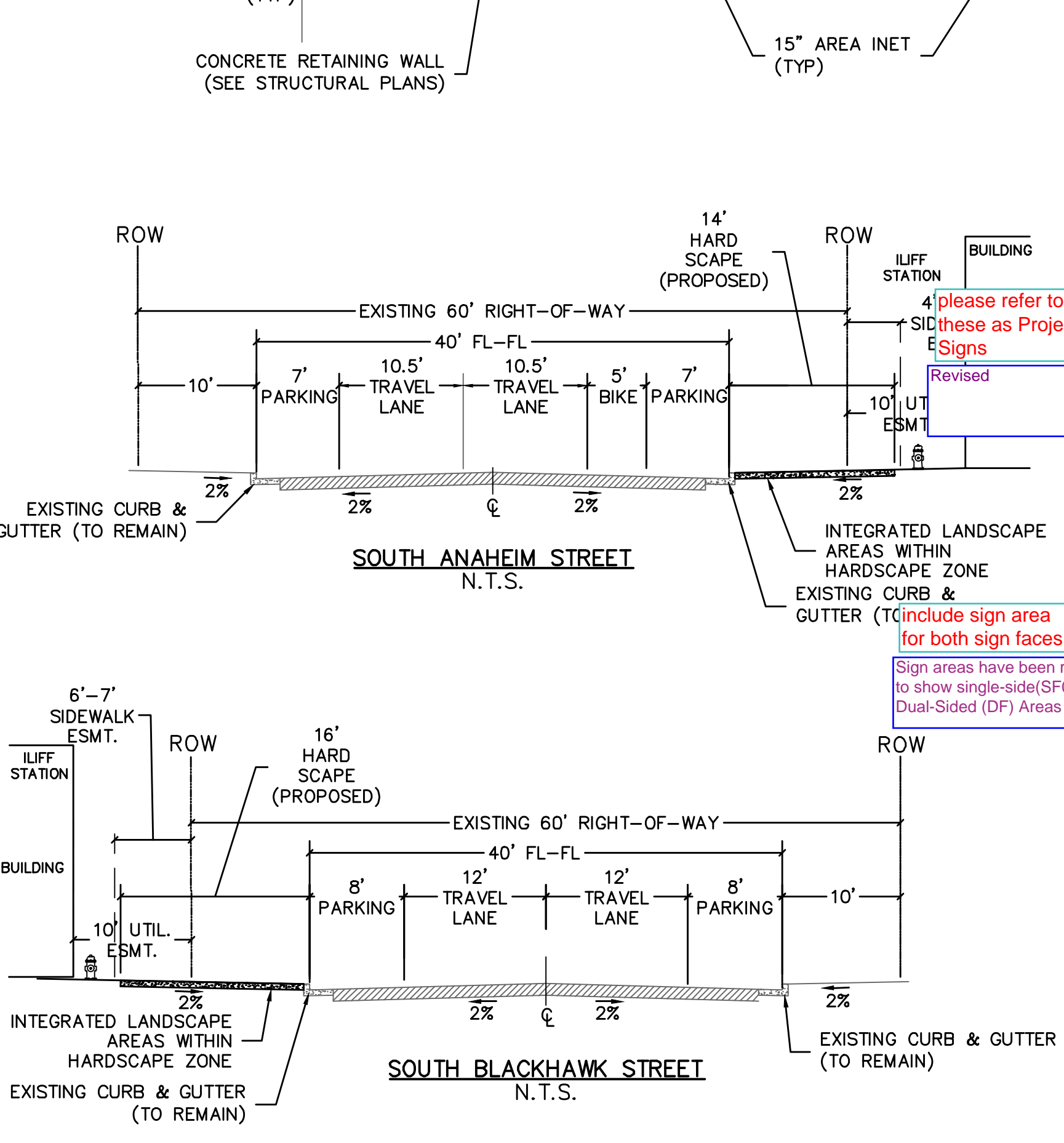
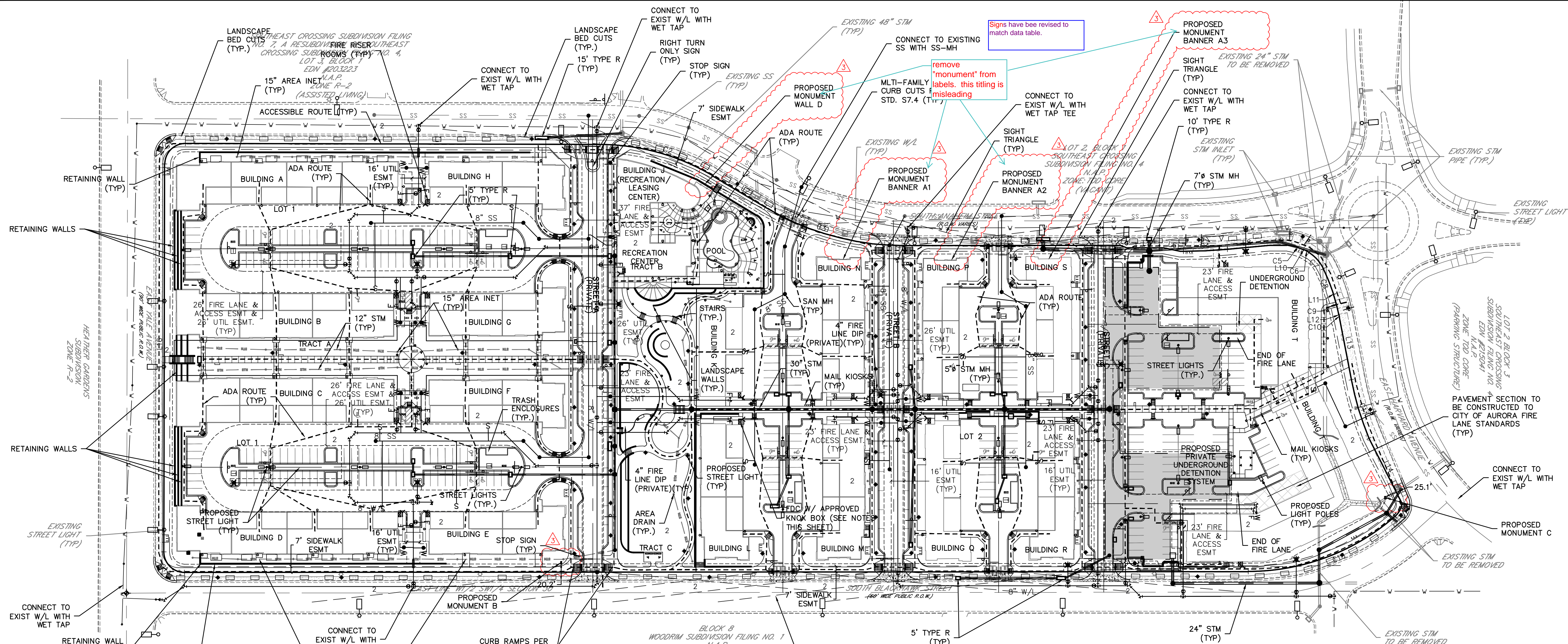
CLERK AND RECORDER: _____ DEPUTY: _____

LEGAL DESCRIPTION

LOTS 1 & 2 & TRACTS A, B, & C
BLOCK 1, ILIFF STATION SUBDIVISION
FILING NO. 1

BENCHMARK:

NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH
A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION
OF CHAMBERS ROAD AND YALE AVENUE AND AS
DESCRIBED BY NGS IN 1984.
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)



these are two-sided signs, please account for the sign area on both sign faces

Sign areas have been revised to show single-side(SFO and Dual-Sided (DF) Areas

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Sign areas have been revised to show single-side(SFO and Dual-Sided (DF) Areas

illumination method must be changed to comply with code, see redline comments on details sheet

the maximum sign area allowed for project identification signs is 40 square feet, this sign must be reduced in size by 20 square feet

The sign has been reduced.

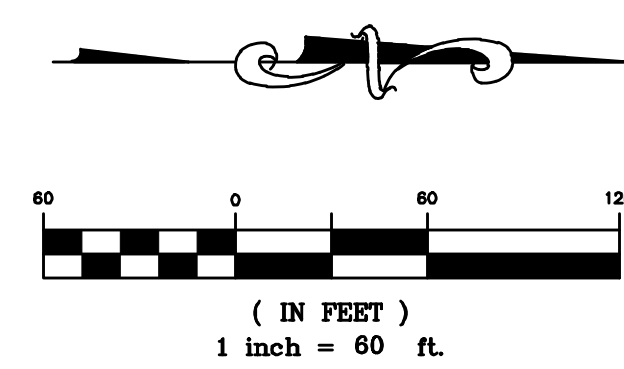
NOTES:

- ALL KNOX BOXES SHALL BE INSTALLED ON AN EXTERIOR PORTION OF A BUILDING OR STRUCTURE AND ABOVE FIRE DEPARTMENT CONNECTIONS "Y" IN LOCATIONS APPROVED BY THE CODE OFFICIAL.
- ALL FIRE LANE AND ACCESS EASEMENTS ARE TO BE PAINTED WITH 4" SOLID RED LINE.

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.14'	25.00'	89°42'10"	S44°52'50"E	35.26'
C2	144.77'	270.00'	30°43'13"	S15°28'48"W	143.04'
C3	177.94'	330.00'	30°53'39"	N15°20'27"E	175.79'
C4	53.31'	577.01'	5°17'38"	N2°38'07"W	53.29'
C5	21.19'	62.50'	19°25'26"	S16°08'54"W	21.09'
C6	6.98'	63.00'	6°21'03"	S29°41'09"W	6.98'
C7	26.59'	48.00'	31°44'16"	S48°01'50"W	26.25'
C8	33.47'	233.00'	8°13'50"	S68°02'40"W	33.44'
C9	25.75'	232.50'	6°20'45"	S75°12'22"W	25.74'
C10	2.72'	233.00'	0°40'11"	N79°35'52"E	2.72'
C11	74.43'	360.00'	11°50'47"	N73°14'31"E	74.30'
C12	18.53'	25.00'	42°27'48"	N62°28'19"W	18.11'
C13	194.33'	270.00'	41°14'16"	N20°37'18"W	190.16'
C14	39.43'	25.00'	90°21'38"	N44°54'52"E	35.47'

LINE TABLE		
LINE	LENGTH	BEARING
L1	501.98'	N00°07'46"E
L2	74.04'	N30°50'13"E
L3	260.79'	N00°02'48"W
L4	8.32'	N20°58'42"E
L5	44.77'	N00°01'08"W
L6	20.43'	N11°22'14"E
L7	4.01'	N00°08'25"W
L8	51.31'	N05°14'00"W
L9	21.13'	N00°02'48"W
L10	0.51'	N66°22'54"W
L11	0.49'	S20°12'14"E
L12	0.48'	N11°17'45"W
L13	77.13'	N79°11'13"E
L14	88.05'	N63°07'08"E
L15	1289.73'	S00°02'48"E
L16	470.02'	N89°52'03"W

LOT/TRACT TABLE	
LOT 1	BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (MULTIFAMILY)
LOT 2	BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (MULTIFAMILY)
TRACT A	BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (OPEN SPACE/PARK)
TRACT B	BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (RECREATION CENTER)
TRACT C	BLOCK 1 ILIFF STATION SUBDIVISION FIL. NO. 1 (OPEN SPACE/PARK)



BENCHMARK:
NGS CONTROL POINT "F 407" BEING A STREEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984.
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)

- L1.01 NOTES AND SCHEDULE
- L1.02 NOTES AND SCHEDULE
- L1.03 NOTES AND SCHEDULE
- L1.04 PLANT LIST
- L2.01 LANDSCAPE PLAN
- L2.02 LANDSCAPE PLAN
- L2.03 LANDSCAPE PLAN
- L2.04 LANDSCAPE PLAN
- L2.05 LANDSCAPE PLAN
- L2.06 LANDSCAPE PLAN
- L3.01 LANDSCAPE ENLARGEMENTS
- L3.02 LANDSCAPE ENLARGEMENTS
- L4.01 LANDSCAPE DETAILS
- L4.02 LANDSCAPE DETAILS
- L4.03 LANDSCAPE DETAILS (MONUMENTS)
- L5.01 HYDRO-ZONE MAP
- L6.01 SITE TREE INVENTORY MAP
- L6.02 SITE TREE INVENTORY TABLE

E. HARVARD AVE.

L2.01

L2.02

L2.03

L2.04

L2.05

L2.06

E. YALE ST.

S. ANAHEIM ST.

S. BLACKHAWK ST.

-

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

SITE PLAN - SUBMITTAL
AURORA, COLORADO

DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404



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NOTES AND

SCHEDULE

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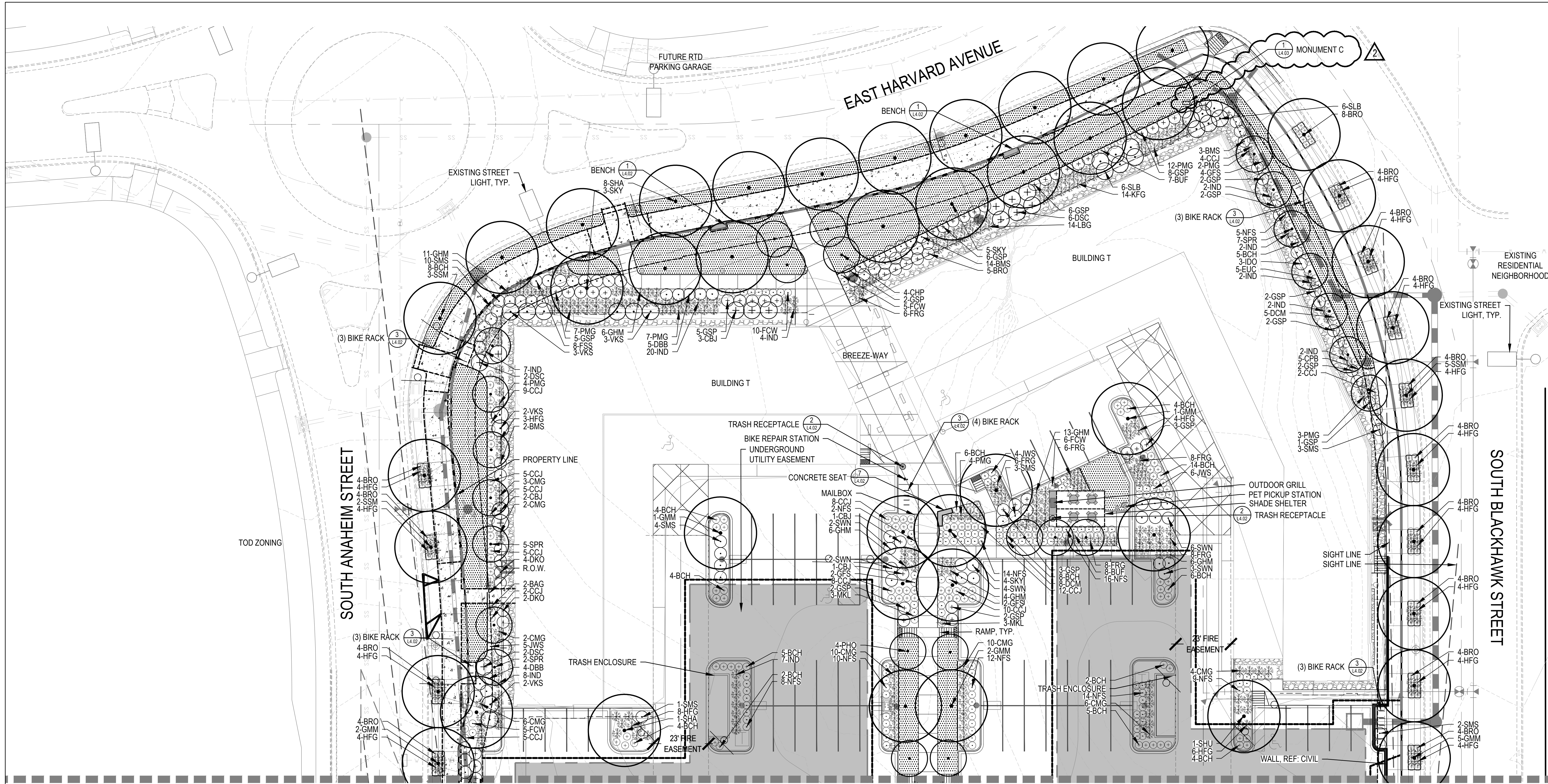


Know what's below.
Call before you dig.

L1.01

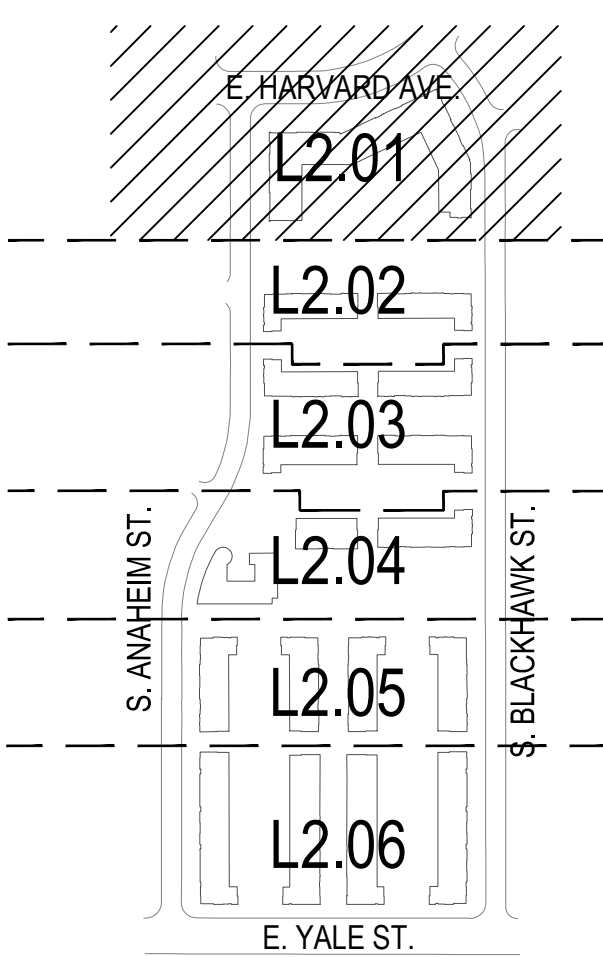
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DRAWN BY: TD / WBW

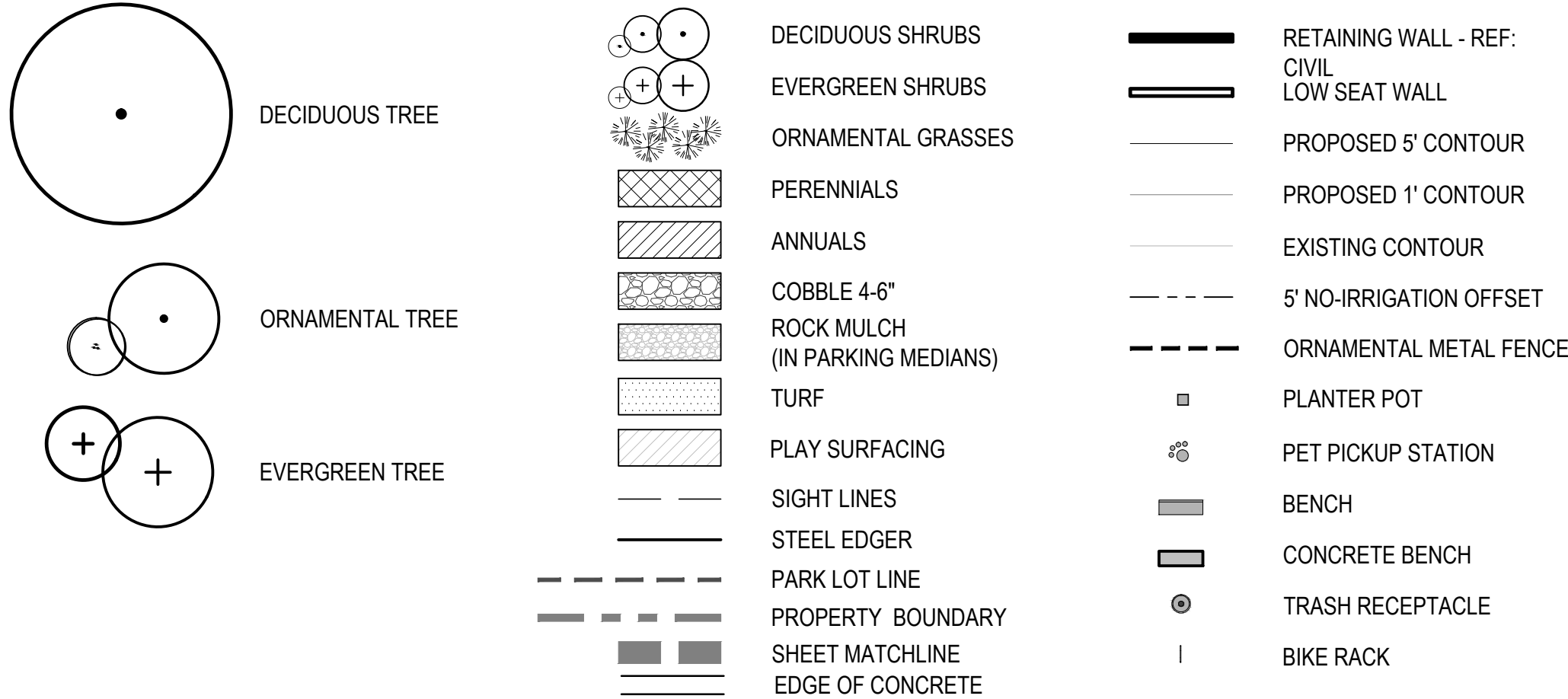


MATCHLINE SEE L2.02

KEY MAP



LEGEND

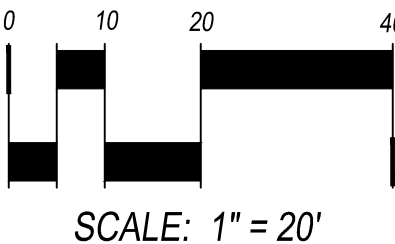
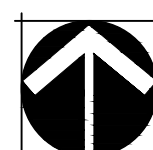


Revised

text errors

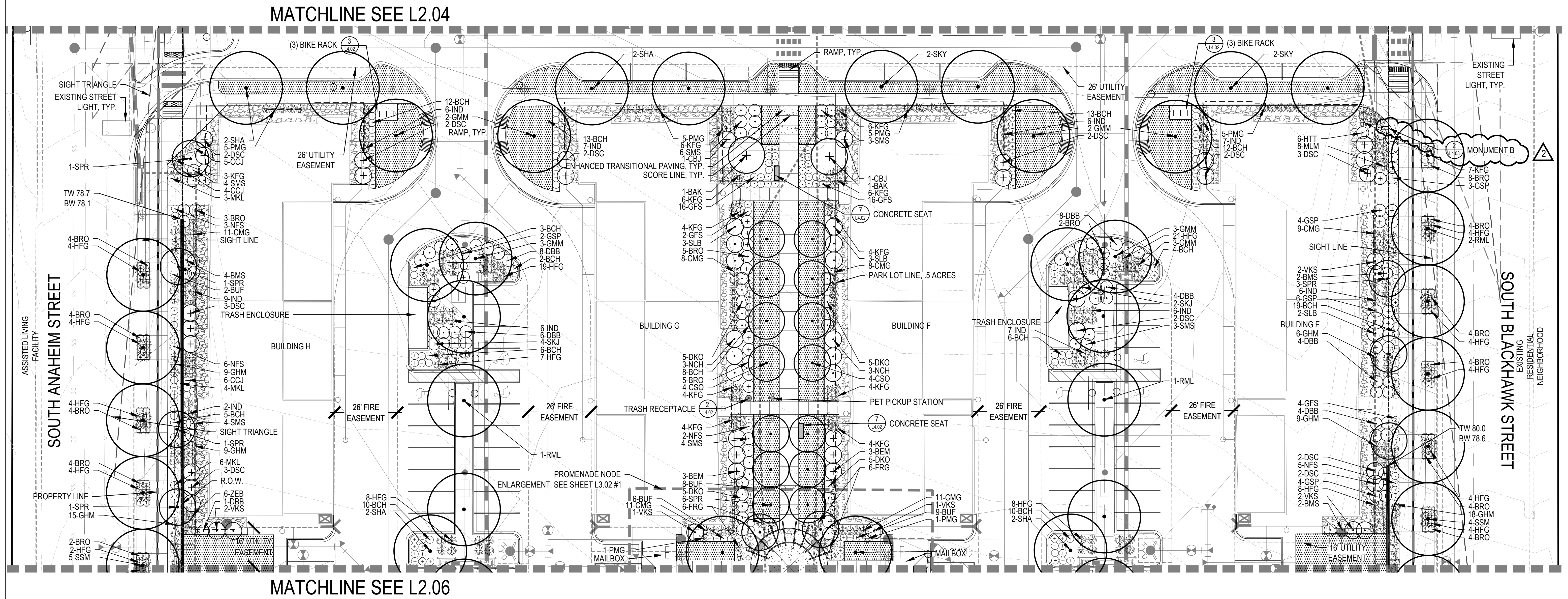


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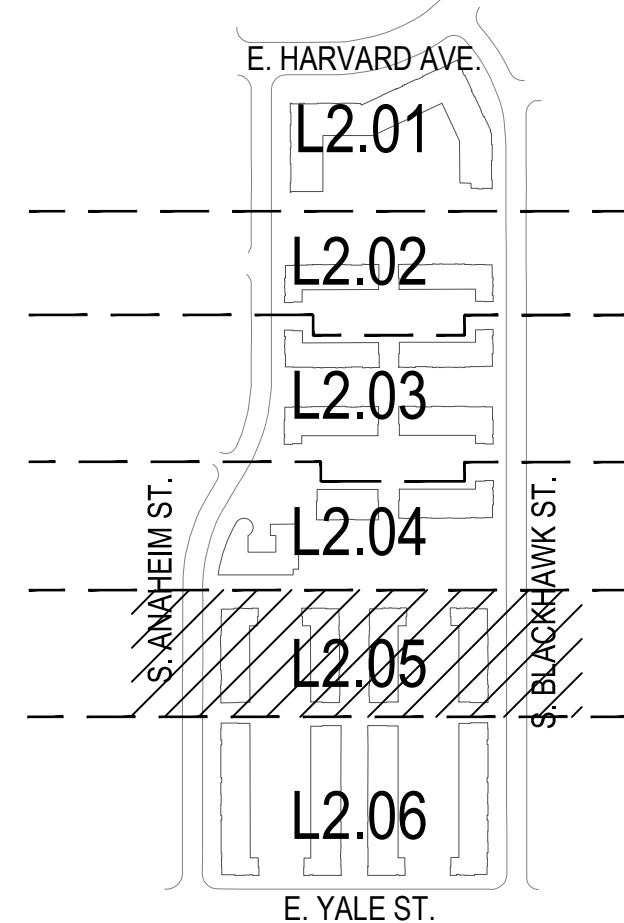


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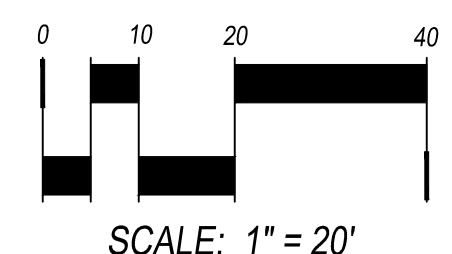
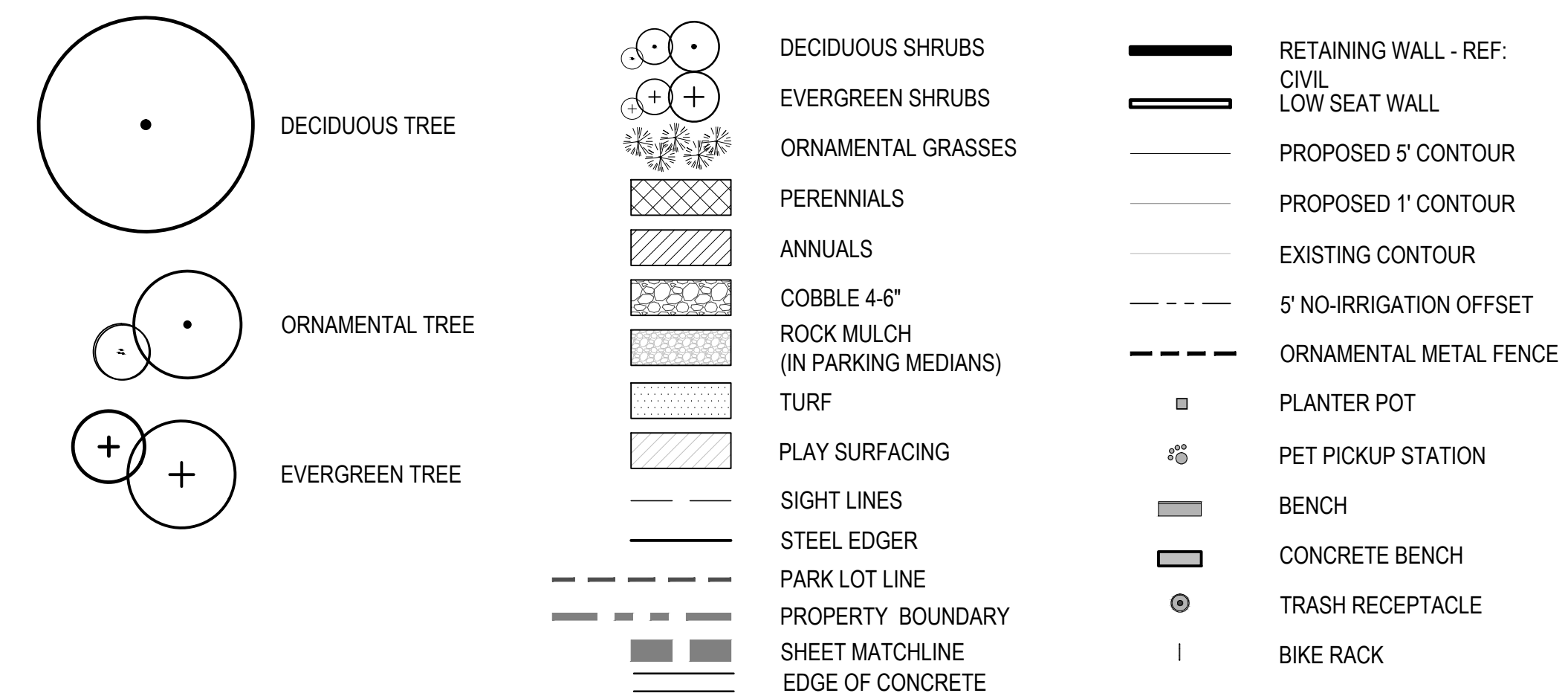
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KEY MAP



LEGEND



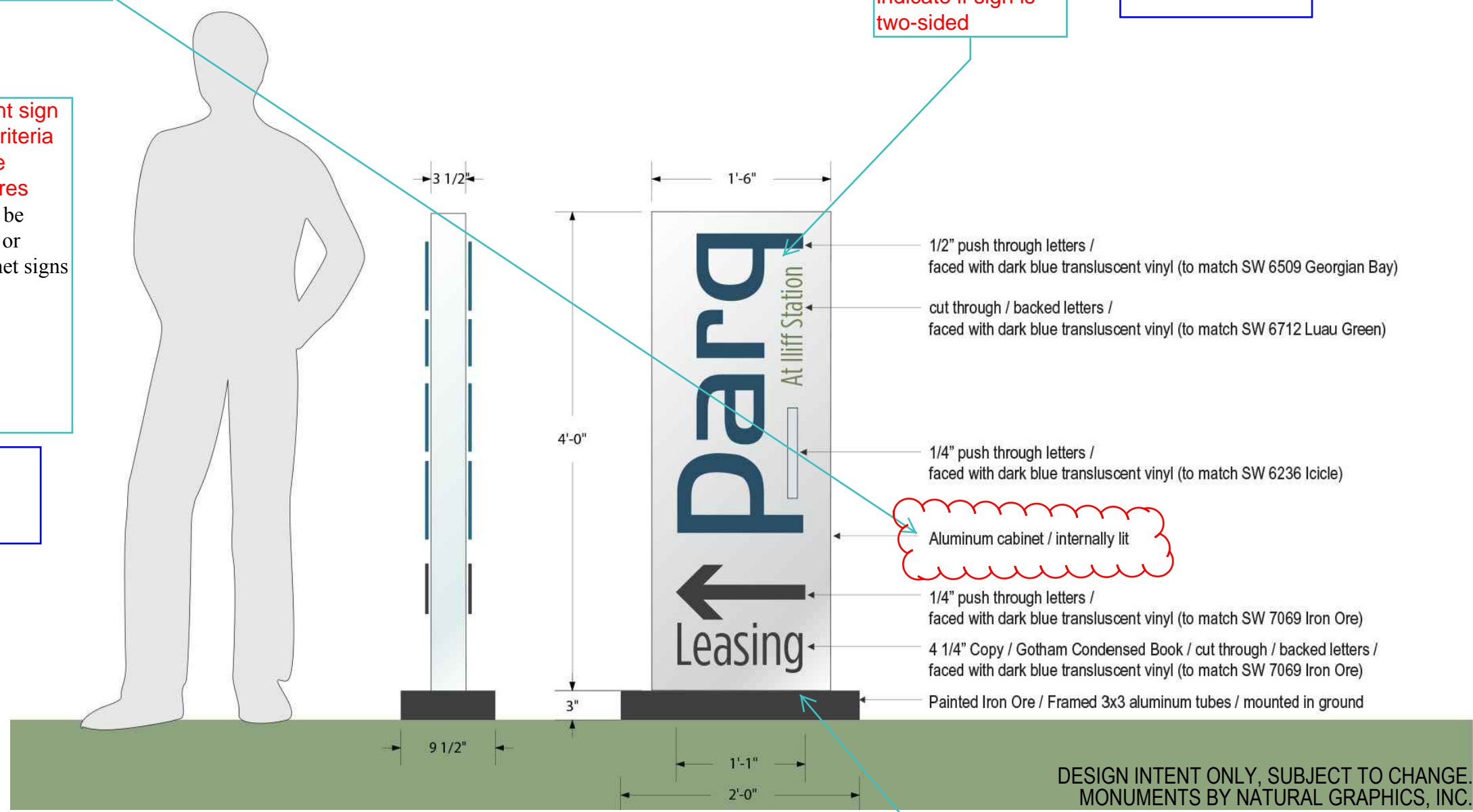
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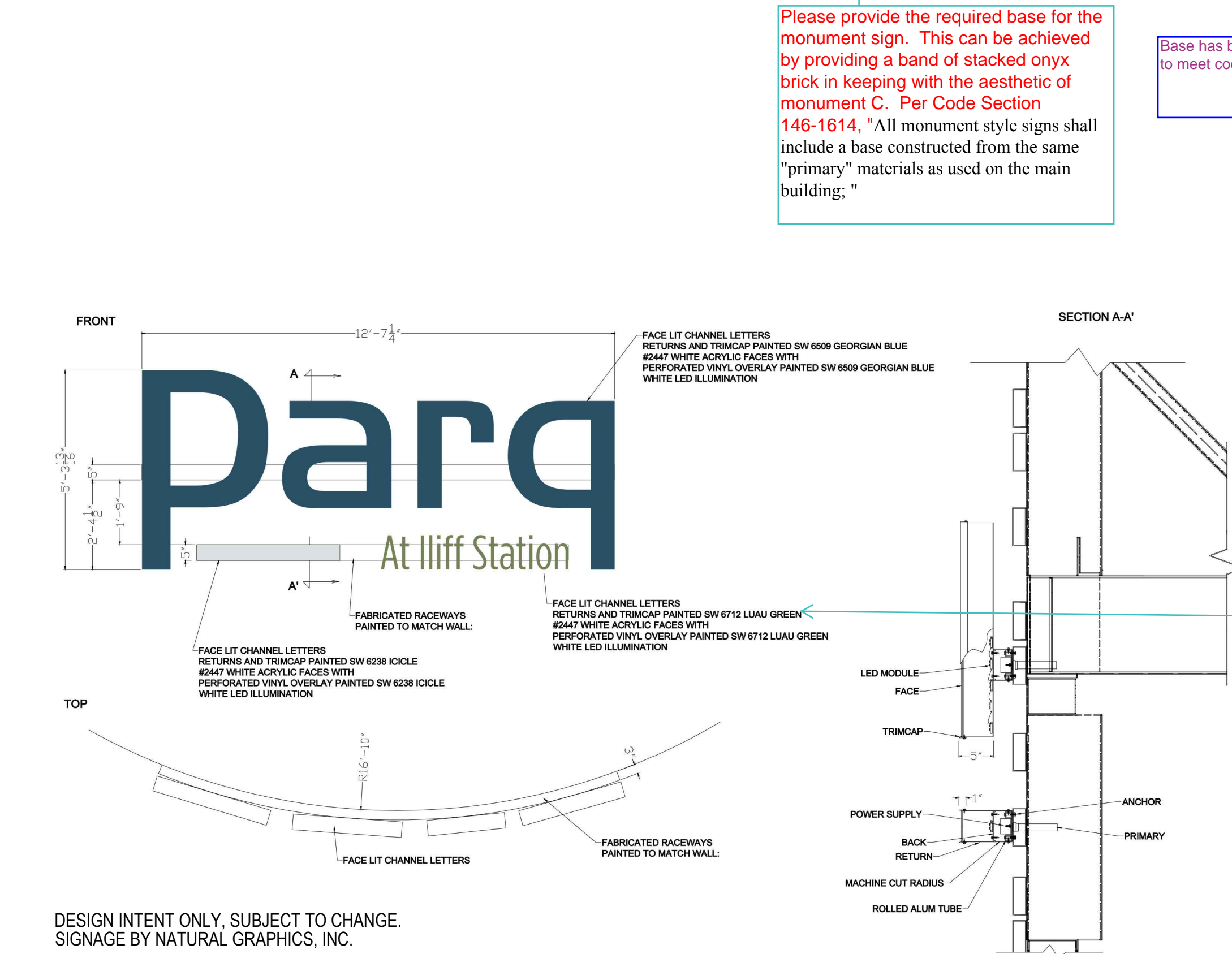


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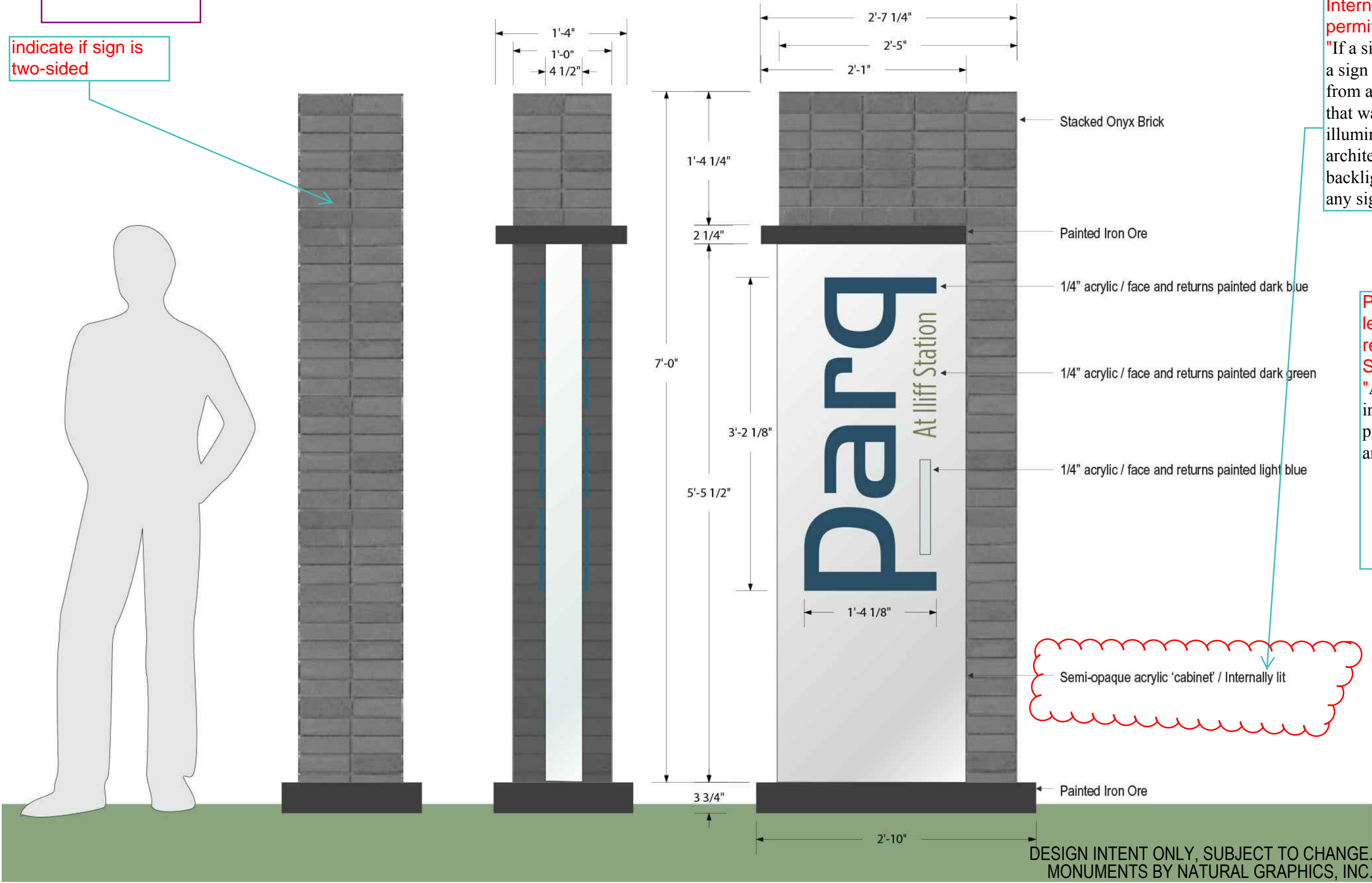
2 MONUMENT B

NOT TO SCALE



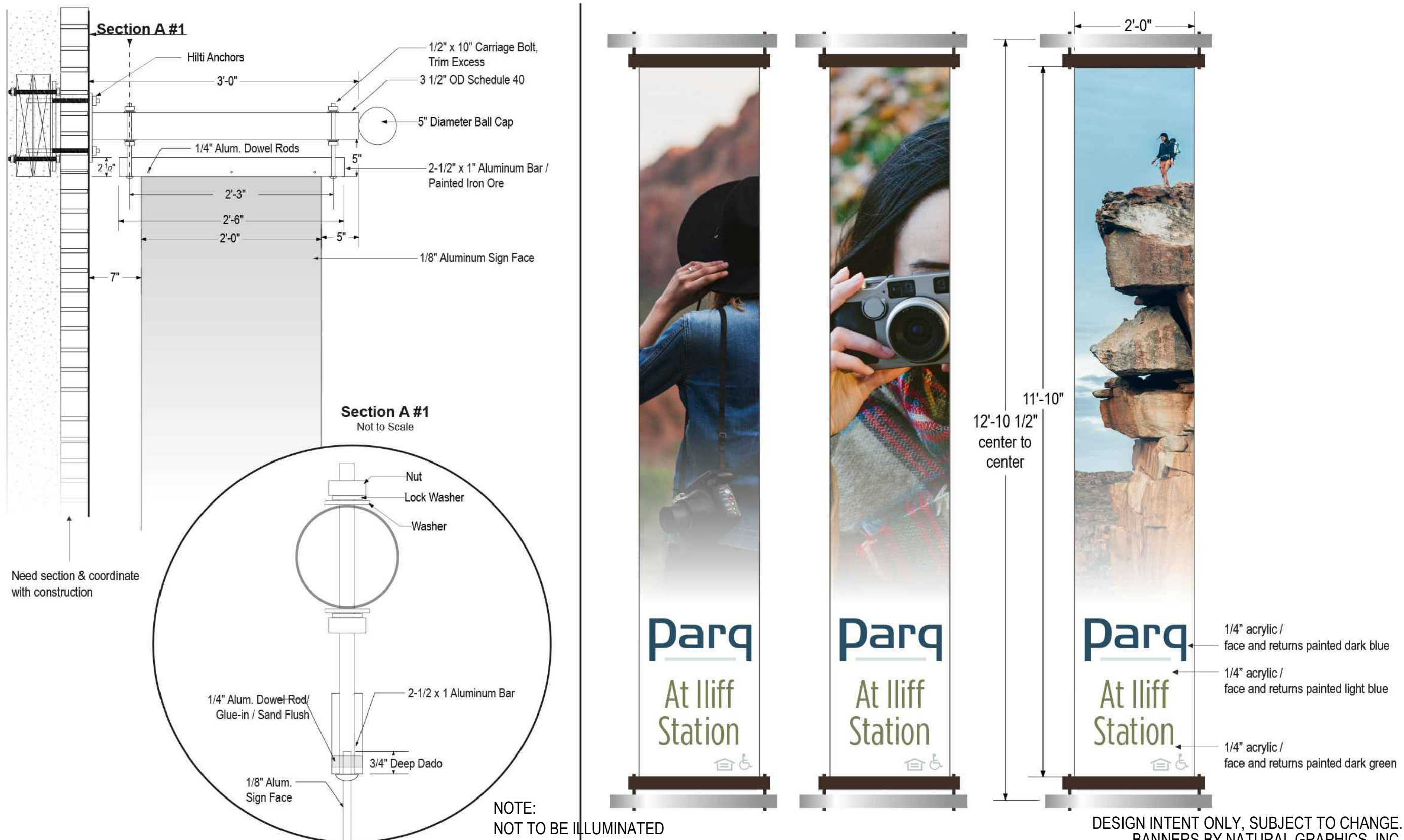
4 WALL SIGN D - REFER TO SHEET C-2 AND ARCH FOR LOCATION

NOT TO SCALE



1 MONUMENT C

NOT TO SCALE



3 TYPICAL BANNERS - REFER TO SHEET C-2 AND ARCH FOR LOCATIONS

NOT TO SCALE

Please refer to
these as Projecting
Signs. Ensure this
is consistent on all
sheets

Title has been revised

Internally illuminated signage is not
permitted. Per Code section 146-1614
"If a sign is to be illuminated, all letters on
a sign shall be individually illuminated
from an internal source, with the exception
that wall signs are permitted to be
illuminated entirely from downcast
architectural lighting fixtures. A uniformly
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Please revise monument sign
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Section 146-1614 requires
"All letters on a sign shall be
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projecting can type. Cabinet signs
are not allowed"

Letters have been
revised.

Cabinets are no longer
illuminated. Letters
are back lit.

indicate if sign is
two-sided

details indicate is signs
are single or double
sided.

Please provide the required base for the
monument sign. This can be achieved
by providing a band of stacked onyx
brick in keeping with the aesthetic of
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Base has been revised
to meet code.

The sign has been
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area of over 60
square feet.
Please reduce the
sign area by 20
square feet.

NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:

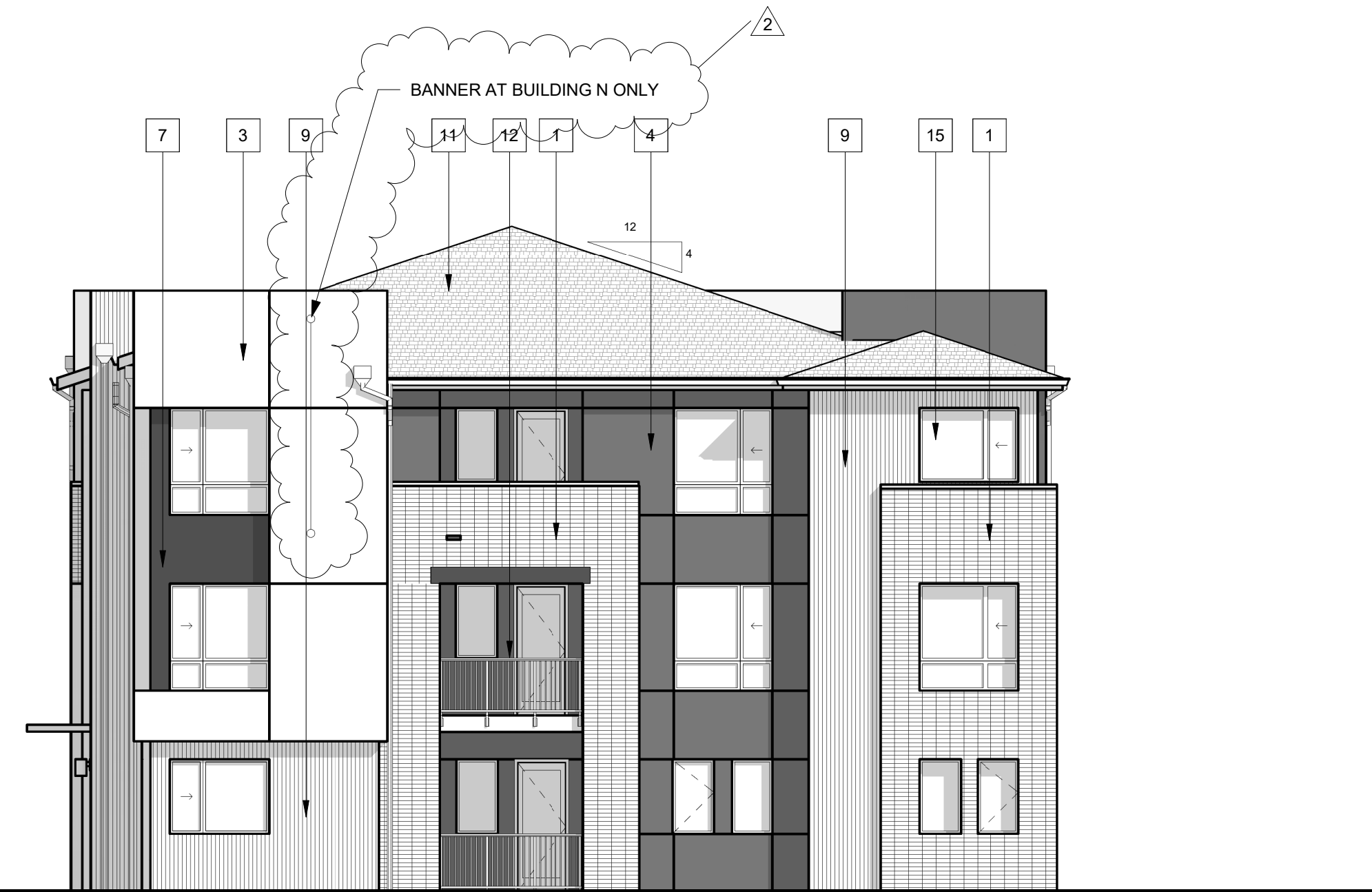
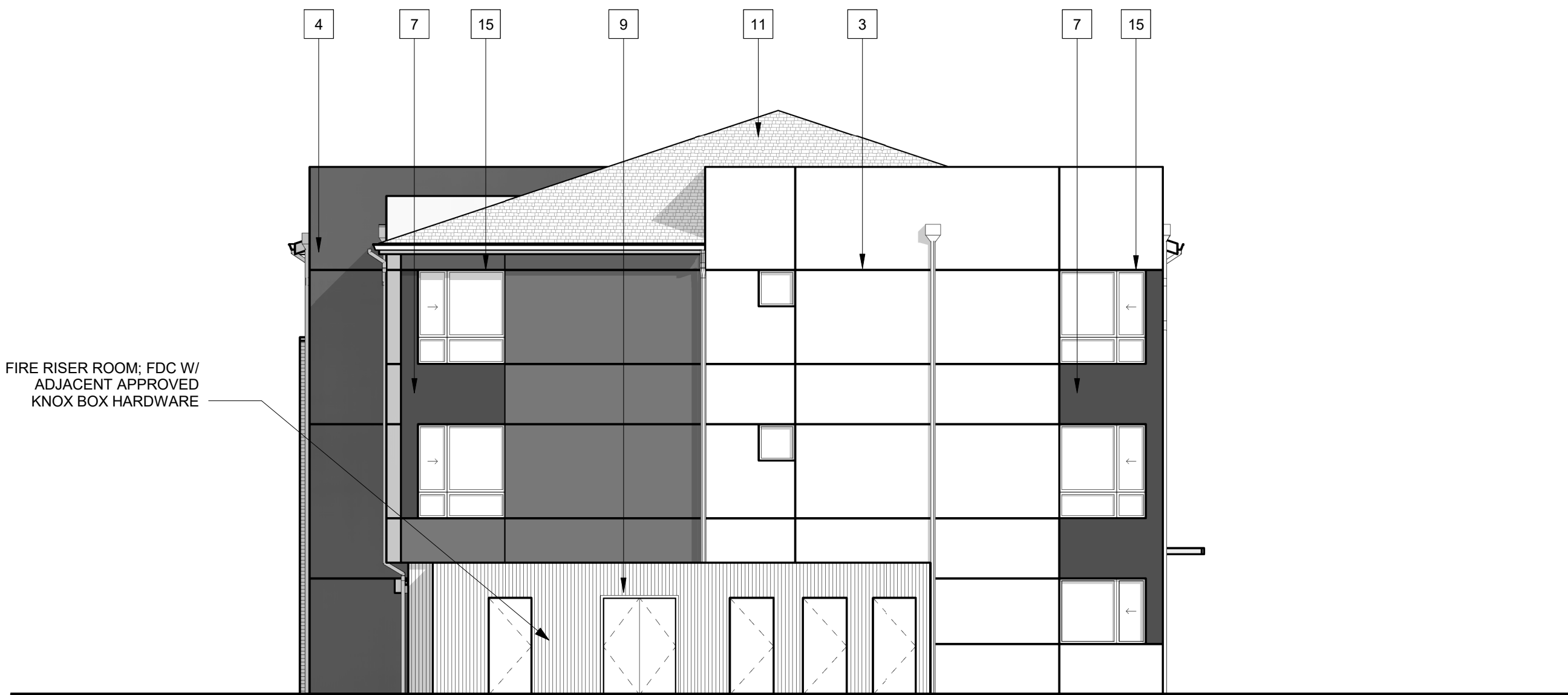
JC
TD / WBW



KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

③ FRONT
1/8" = 1'-0"



④ LEFT
1/8" = 1'-0"



② REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING E, G, L, N - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: FEBRUARY 12, 2016



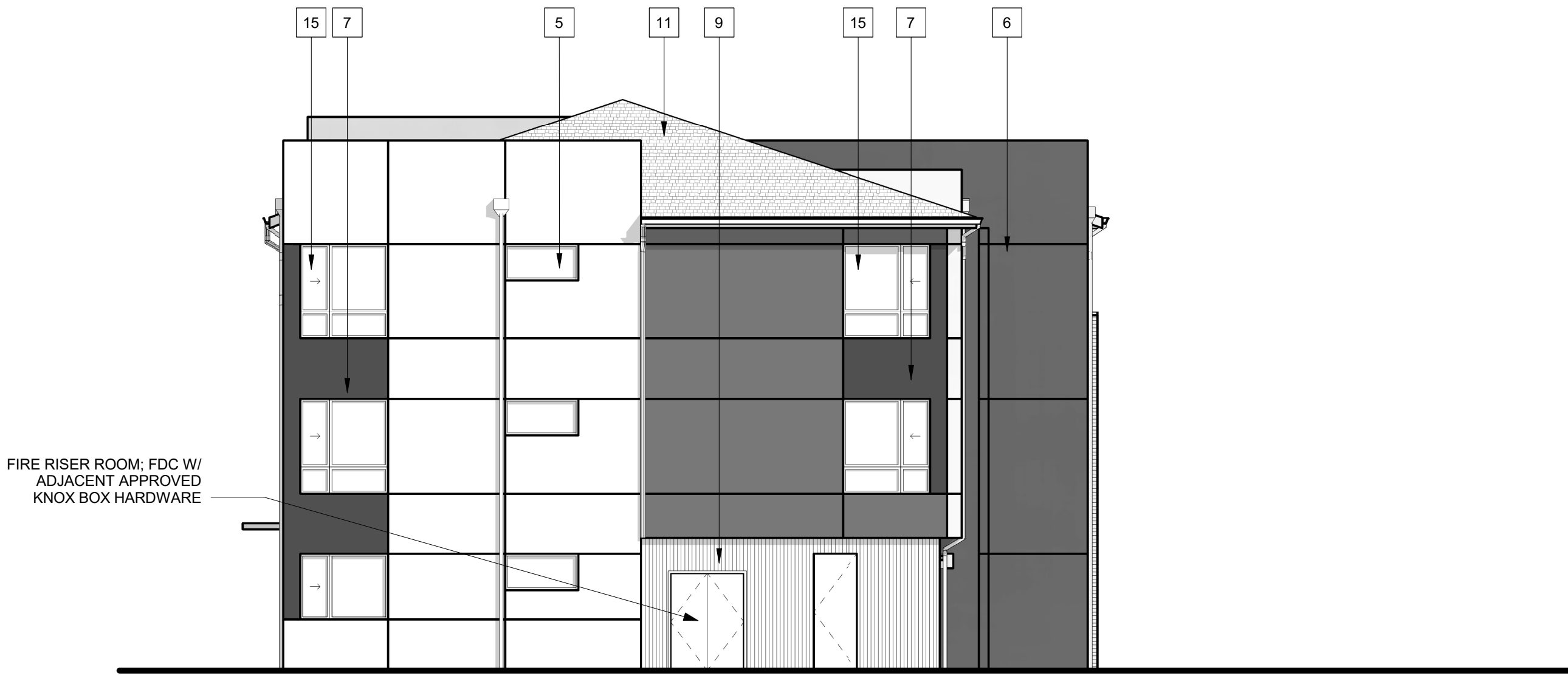
KTGY Group, Inc.
820 16th Street, Suite 535
Denver, CO 80202
ktgy.com
303.825.6400

KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCENCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



2 FRONT
1/8" = 1'-0"



FIRE RISER ROOM; FDC W/
ADJACENT APPROVED
KNOX BOX HARDWARE

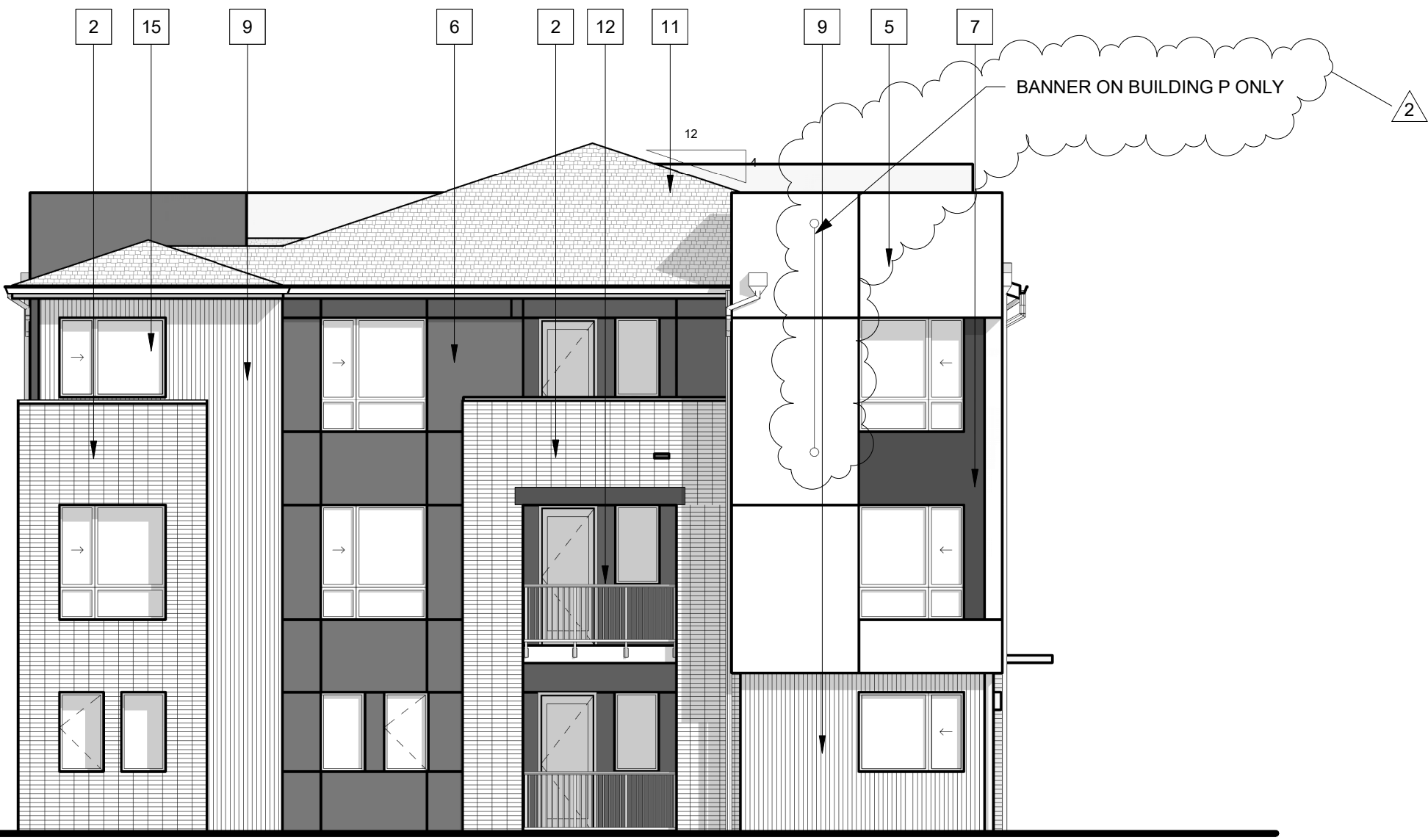
4 LEFT
1/8" = 1'-0"



FIRE RISER ROOM; FDC W/
ADJACENT APPROVED
KNOX BOX HARDWARE

3 REAR
1/8" = 1'-0"

1 RIGHT
1/8" = 1'-0"



Labels have been added

please refer to
these as Projecting
signs. Ensure
consistency on all
sheets

please label
clearance from
ground

Labels have been added

DESCRIPTION: BUILDING P, R - ELEVATIONS (STYLE B)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: FEBRUARY 12, 2016



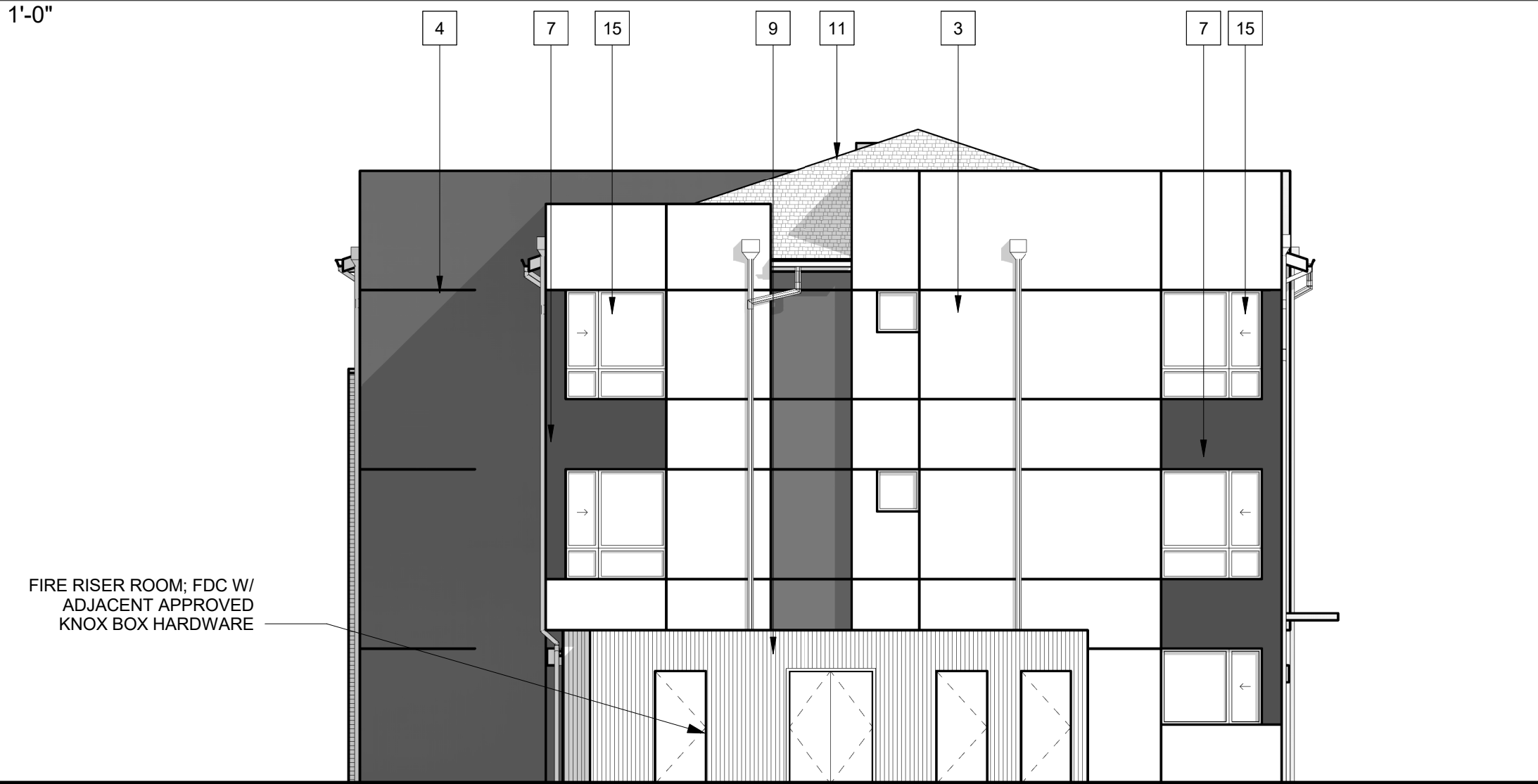
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KEYNOTES - ELEVATION

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- 25 METAL SCREEN (COLOR VARIES)
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- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

③ FRONT
1/8" = 1'-0"



④ LEFT
1/8" = 1'-0"



① RIGHT
1/8" = 1'-0"

② REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING Q, S - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

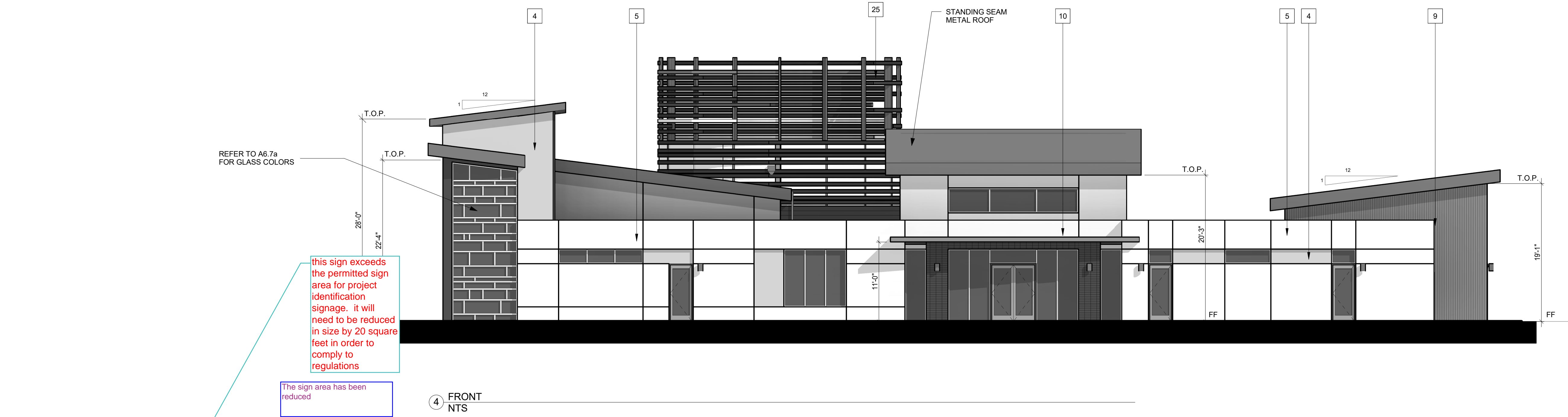
PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: FEBRUARY 12, 2016

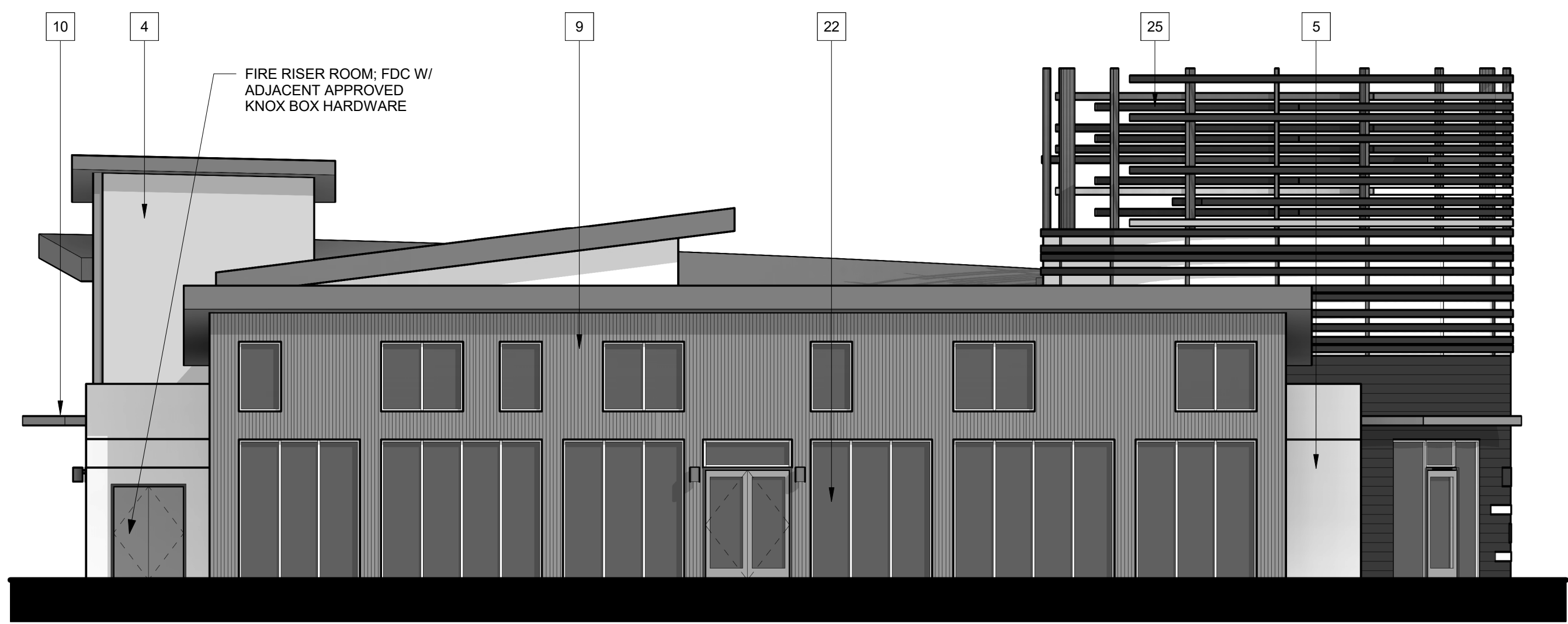
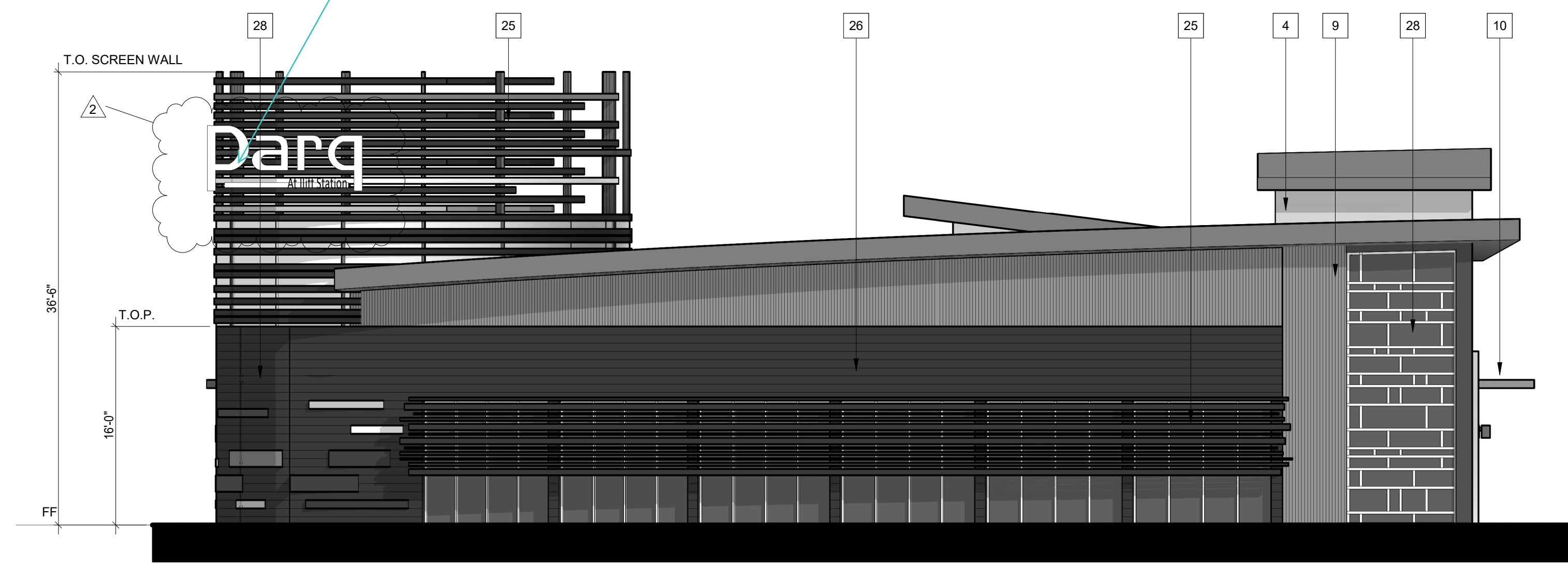


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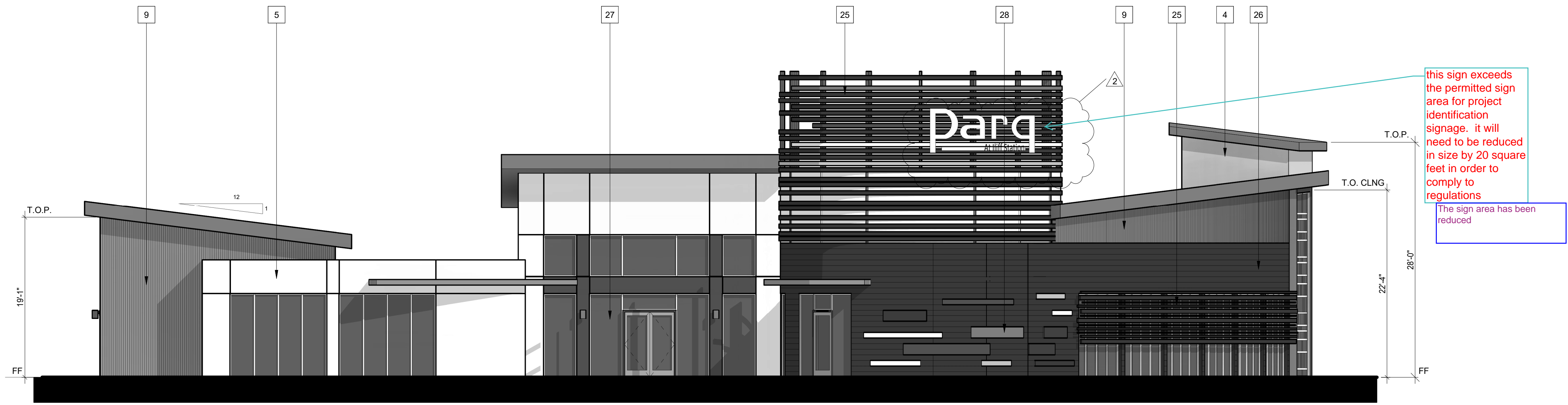
KEYNOTES - ELEVATION

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- 25 METAL SCREEN (COLOR VARIES)
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- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



1 LEFT NTS

3 RIGHT NTS



2 REAR NTS

DESCRIPTION: CLUBHOUSE - ELEVATIONS

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

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