

THE LOFTS AT RED MOUNTAIN - PHASE 4

MAJOR SITE/ARCHITECTURAL PLAN

LOT 8, GLENWOOD MEADOWS NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO.

PROJECT TEAM

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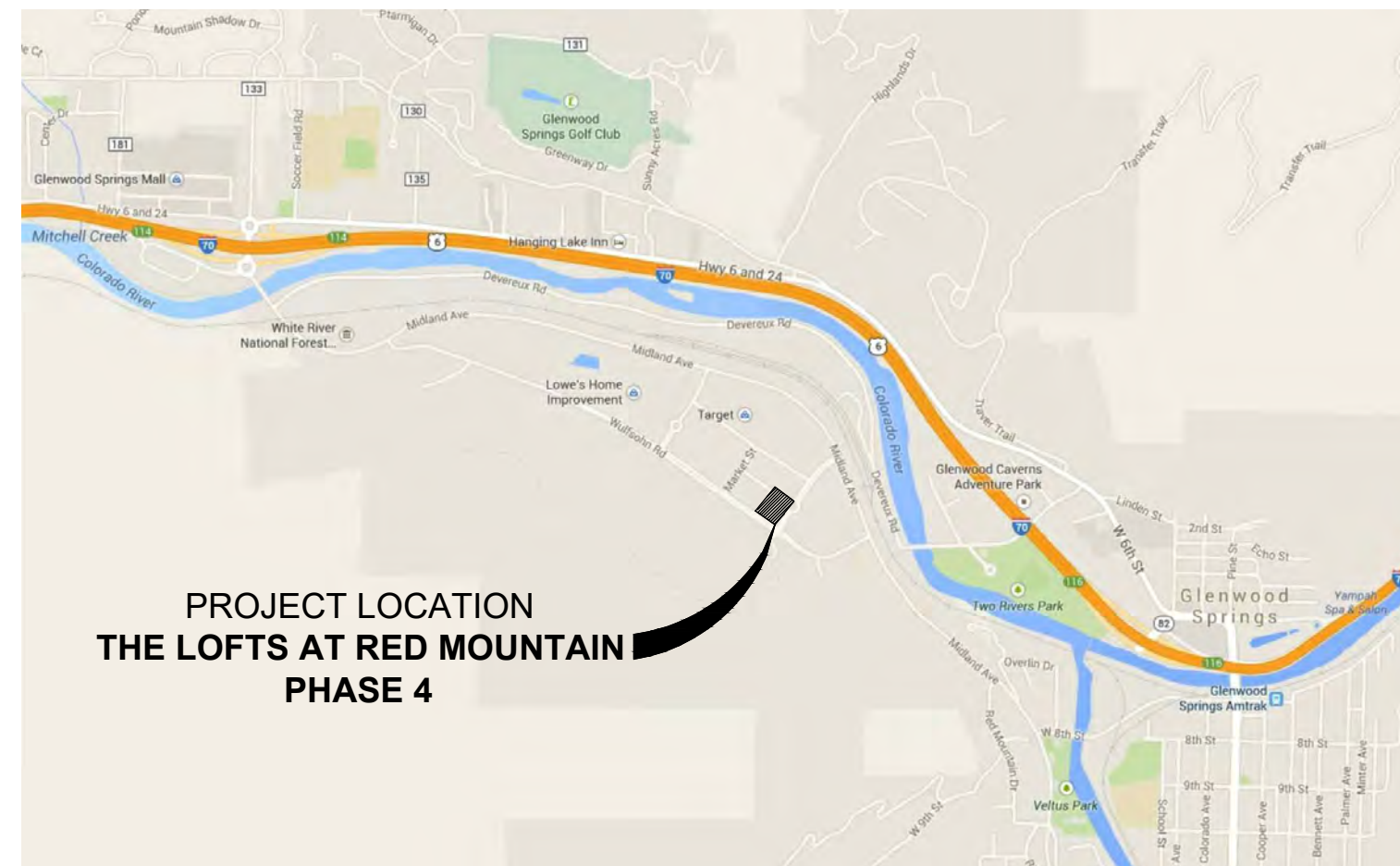
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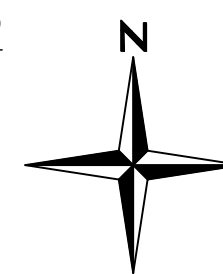
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VICINITY MAP
1" = 2000'



Sheet List Table	
Sheet Number	Sheet Title
CO	COVER SHEET
C1	SITE PLAN
C2	PRELIMINARY GRADING PLAN
L1	PRELIMINARY LANDSCAPE PLAN
A1.0	PARKING SITE
A1.1	SITE WULFSON RD LEVEL
A2.0	PARKING LEVEL
A2.1	MAINFL
A2.2	2NDFL
A2.3	3RDFL
A2.4	4THFL
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	SITE SECTION
A4.1	UNITS
A4.2	UNITS

PROJECT SUMMARY DESCRIPTION			
LOT SIZE INFORMATION	AREA	SQUARE FT.	
	0.956 AC.	41,655	
LIMITS OF DISTURBANCE		PROPOSED (SQ. FT. & %)	
		29,745 100%	
PARKING SPACES (PARKING REQUIRED: 36 UNITS AT 1.7 SPACES/UNITS = 62 SPACES WITH 30% REDUCTION = 44 SPACES)	GARAGE		
	2 (ACCESSIBLE)	17 (REGULAR)	
	OFF-SITE WULFSON RD		
	3 (ACCESSIBLE)	18 (REGULAR)	
	AT-GRADE PARKING		
	0	8 (REGULAR)	
TOTAL			
5 (ACCESSIBLE)	43 (REGULAR)		
RESIDENTIAL UNITS	# EXISTING UNITS	# PROPOSED UNITS	
	0	36	
OPEN SPACE *	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)	
	0	0	
BUILDING HEIGHT (SEE BUILDING ELEVATIONS)	EXISTING	PROPOSED (MAXIMUM)	
	0	58' - 2"	
SNOW STORAGE	REQUIRED (SQ FT)	PROPOSED (SQ FT)	
	0	265	
LOT COVERAGE	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)	
	0 0%	12,683 30.4%	
AVERAGE SLOPE WITHIN LIMITS OF DISTURBANCE	PERCENTAGE %		
	8.70 %		
BICYCLE PARKING	EXISTING # SPACES	PROPOSED # SPACES	
	0	10 (GARAGE)	
NON-RESIDENTIAL USES	TYPE OF USE(S)	GROSS FLOOR AREA (SQ. FT.)	
	NONE	0	
TOTAL LANDSCAPED AREA	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)	
	15,900 38%	11,225 27%	
TOTAL IMPERVIOUS AREA	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)	
	3,005 13%	20,085 87%	
OTHER			

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), ALONG THE SOUTHWESTERLY LINE OF LOT 7, GLENWOOD MEADOWS NO. 2, WHICH BEARS NORTH 55° 33' 44" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.

BENCHMARK

GLENWOOD SPRINGS BENCHMARK #199 BEING A CHISELED SQUARE ON A HEADWALL OF A PEDESTRIAN TUNNEL LOCATED IN THE SOUTH CORNER OF THE INTERSECTION OF WULFSON RD AND MIDLAND AVENUE.

ELEVATION = 5761.63 (NAVD 88)

GEOLOGICAL HAZARDS DISCLOSURE

THIS PROPERTY IS SUBJECT TO GEOLOGIC HAZARDS PER THE ADOPTED MAPPING BY THE CITY OF GLENWOOD SPRINGS. HAZARDS TO NOTE ARE SEVERE HYDRO COMPACTIVE SOILS AND SEVERE ANCIENT DEBRIS FLOW, MUD FLOW AND LANDSLIDE DEPOSITS. ADDITIONAL INFORMATION REGARDING GEOLOGICAL HAZARDS AT THIS SITE CAN BE FOUND IN THE GEOTECHNICAL ENGINEERING STUDY, PROPOSED LOFTS AT RED MOUNTAIN PHASE 3 BUILDING, PROJECT NO. 19-7-521, DATED OCTOBER 10, 2019, PREPARED BY KUMAR & ASSOCIATES. A FINAL GEOLOGIC HAZARD REPORT WILL BE SUBMITTED UPON APPLICATION OF A BUILDING PERMIT.

FEMA FLOODPLAIN STATEMENT

THE SITE LIES WITHIN FEMA FLOOD ZONE D, ACCORDING TO FEMA MAP NO. 0802051432B, JANUARY 3, 1986. ZONE D IS DESCRIBED AS AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.



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DRAWN: WSBDW
CHECKED: MDC
APPROVED: MDC
PROJECT NO.: 12013.12
HORZ. SCALE:
VERT. SCALE:

DATE: 2021.02.26
NO.: 1
1ST SUBMITTAL FOR REVIEW

THE LOFTS AT RED MOUNTAIN
PHASE 4

COVER SHEET

SHEET

CO

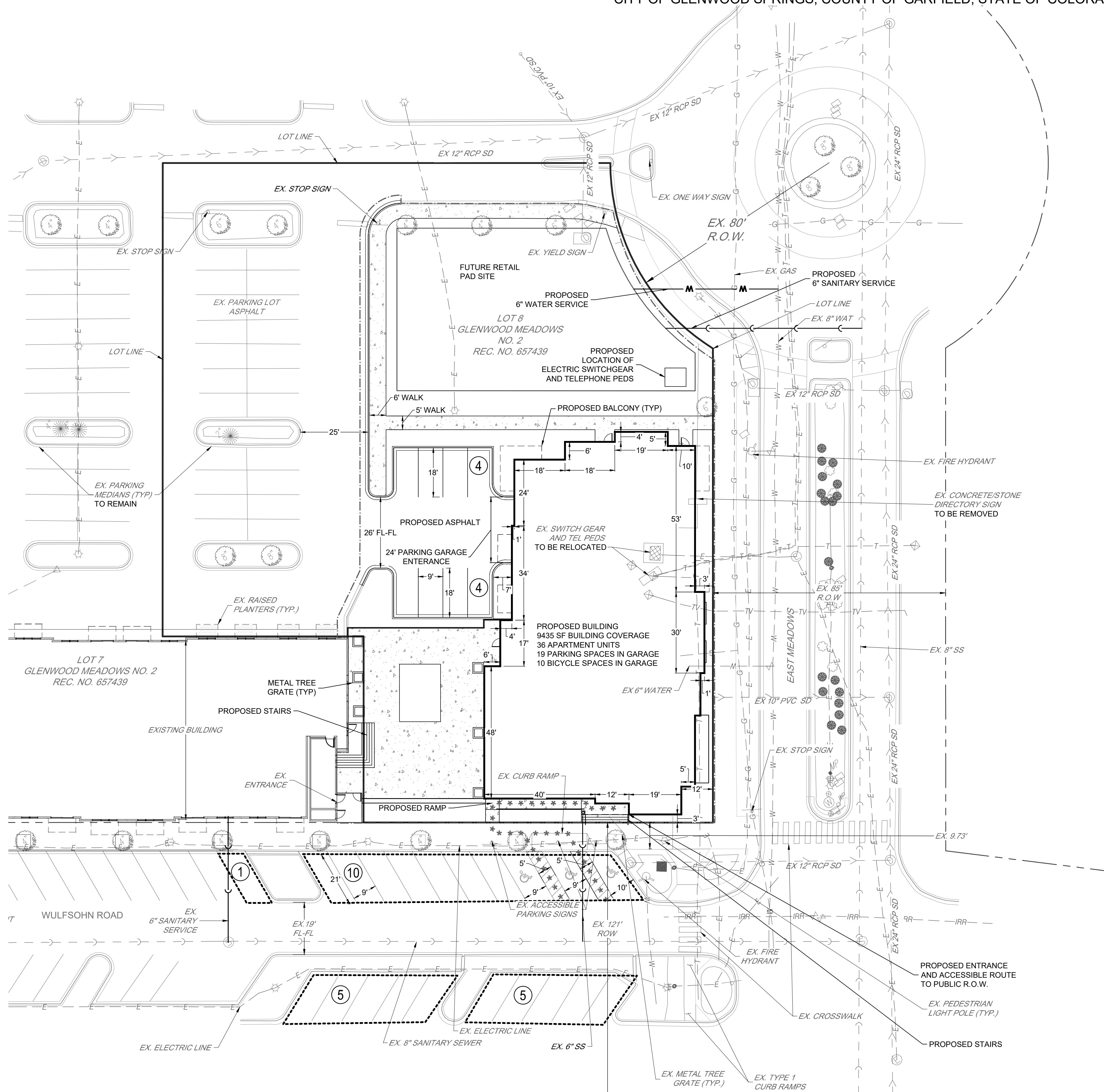
* OFFSITE PUBLIC OPEN SPACE IMPROVEMENTS HAVE BEEN PROVIDED BY THE GLENWOOD MEADOWS DEVELOPMENT

THE LOFTS AT RED MOUNTAIN - PHASE 4

MAJOR SITE/ARCHITECTURAL PLAN

LOT 8, GLENWOOD MEADOWS NO. 2

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CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO.



PROPOSED LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER
	SIDEWALK
	LIMITS OF CONSTRUCTION / SAWCUT
	SANITARY SEWER

EXISTING LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	FENCE
	WATER LINE
	RAW WATER LINE
	IRRIGATION LINE
	SANITARY SEWER
	STORM SEWER
	ELECTRIC LINE
	GAS LINE
	TELEPHONE LINE
	FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CABLE TELEVISION

BICYCLE PARKING SUMMARY

BICYCLE PARKING SPACES: 10 SPACES IN GARAGE

PARKING SUMMARY PHASE 4

PARKING REQUIRED:
36 UNITS AT 1.7 SPACES/UNIT = 62 SPACES
WITH 30% REDUCTION = 44 SPACES

PARKING PROVIDED:
GARAGE: 17 REGULAR; 2 ACCESSIBLE
OFF-SITE WULFSOHN RD: 18 REGULAR; 3 ACCESSIBLE
PAYMENT IN LIEU: 8 REGULAR

TOTAL: 43 REGULAR; 5 ACCESSIBLE

DESIGNATES OFF-SITE PARKING SPACE ALLOCATED TO THE LOFTS AT RED MOUNTAIN PHASE 4

NOTE:

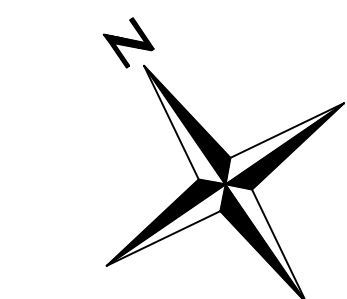
- TRASH DUMPSTER LOCATION WILL BE IN GARAGE.
- ACCESS AND DRAINAGE EASEMENTS FOR THE BENEFIT OF LOT 8 ARE DESCRIBED IN THE EASEMENT CONDITIONS AND RESTRICTIONS AGREEMENT FOUND AT BOOK 1611 PAGE 606.

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Phone: 469.533.4100



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0 10 20 40
SCALE: 1" = 20'



DRAWN	WSB/DW
CHECKED	MDC
APPROVED	MDC
PROJECT NO.	12013.12
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
2021.02.26	1	1ST SUBMITTAL FOR REVIEW

THE LOFTS AT RED MOUNTAIN
PHASE 4
SITE PLAN

SHEET

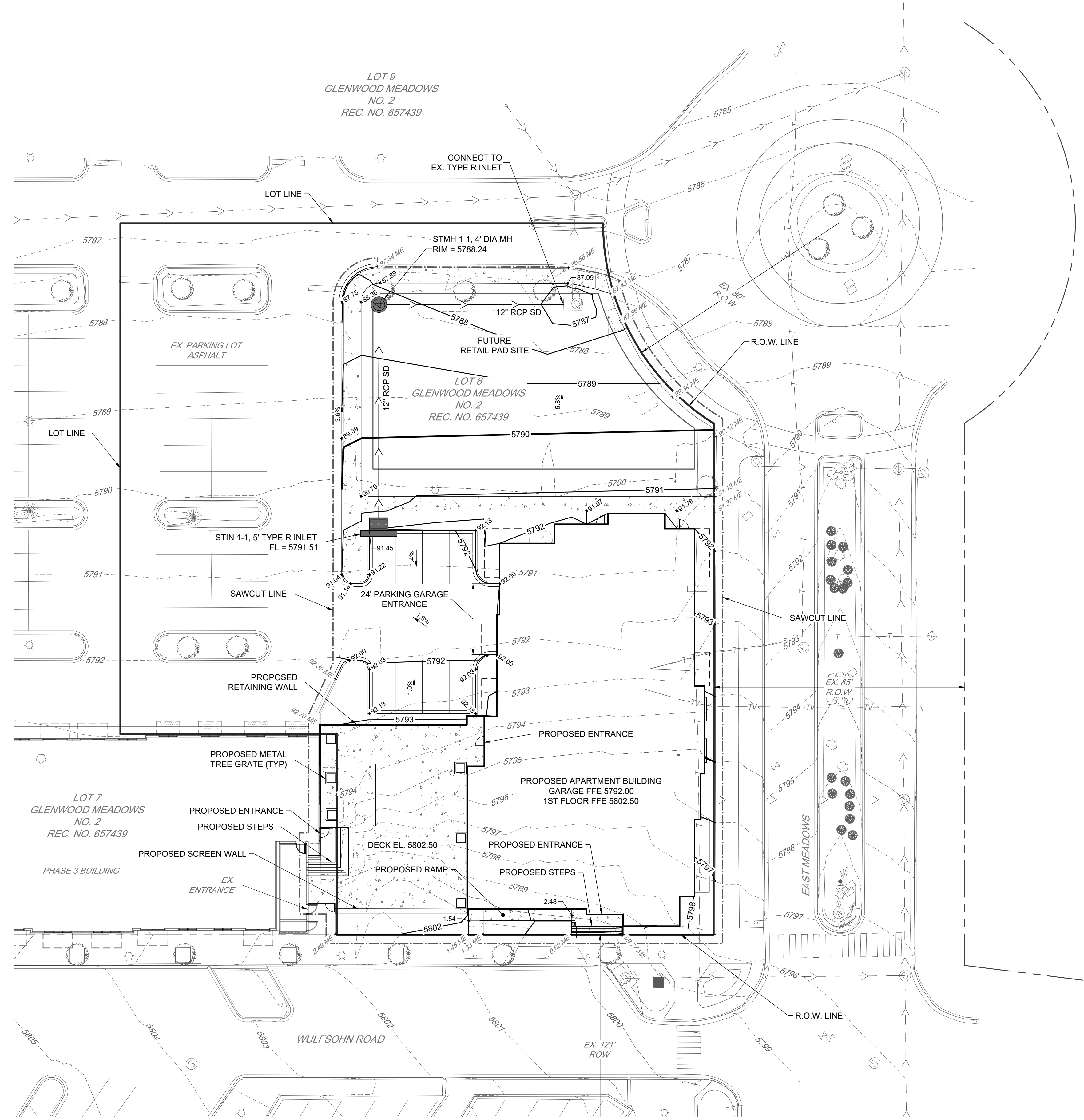
C1

THE LOFTS AT RED MOUNTAIN - PHASE 4

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PROPOSED LEGEND

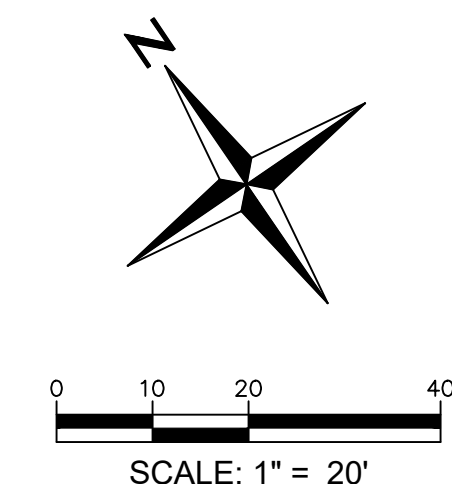
- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- LIMITS OF CONSTRUCTION / SAWCUT
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- IRRIGATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR

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PROJECT NO.	12013.12
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DATE	NO.	NOTES
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THE LOFTS AT RED MOUNTAIN
 PHASE 4
PRELIMINARY GRADING PLAN

SHEET
C2

I:\2012\2013 - Glenwood Meadows\CADD\Sheet\12013.12 - LARM Phase 4\Site Plans\12013.12 - Site Grading Plan.dwg, Iss: PRELIMINARY GRADING PLAN, Feb 26, 2021 - 7:07pm, bplink

TREATMENT OF AREAS

DISTURBED AREAS:	
BUILDING FOOTPRINT	9,433.20 SF (EXCLUDES OUTDOOR PATIO)
OPEN SPACE AREA	0.0%
TOTAL PHASE IV LAND AREA	0.956 AC / 41,655 SF
LANDSCAPE AREA	11,225 SF

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LANDSCAPE ARCHITECT

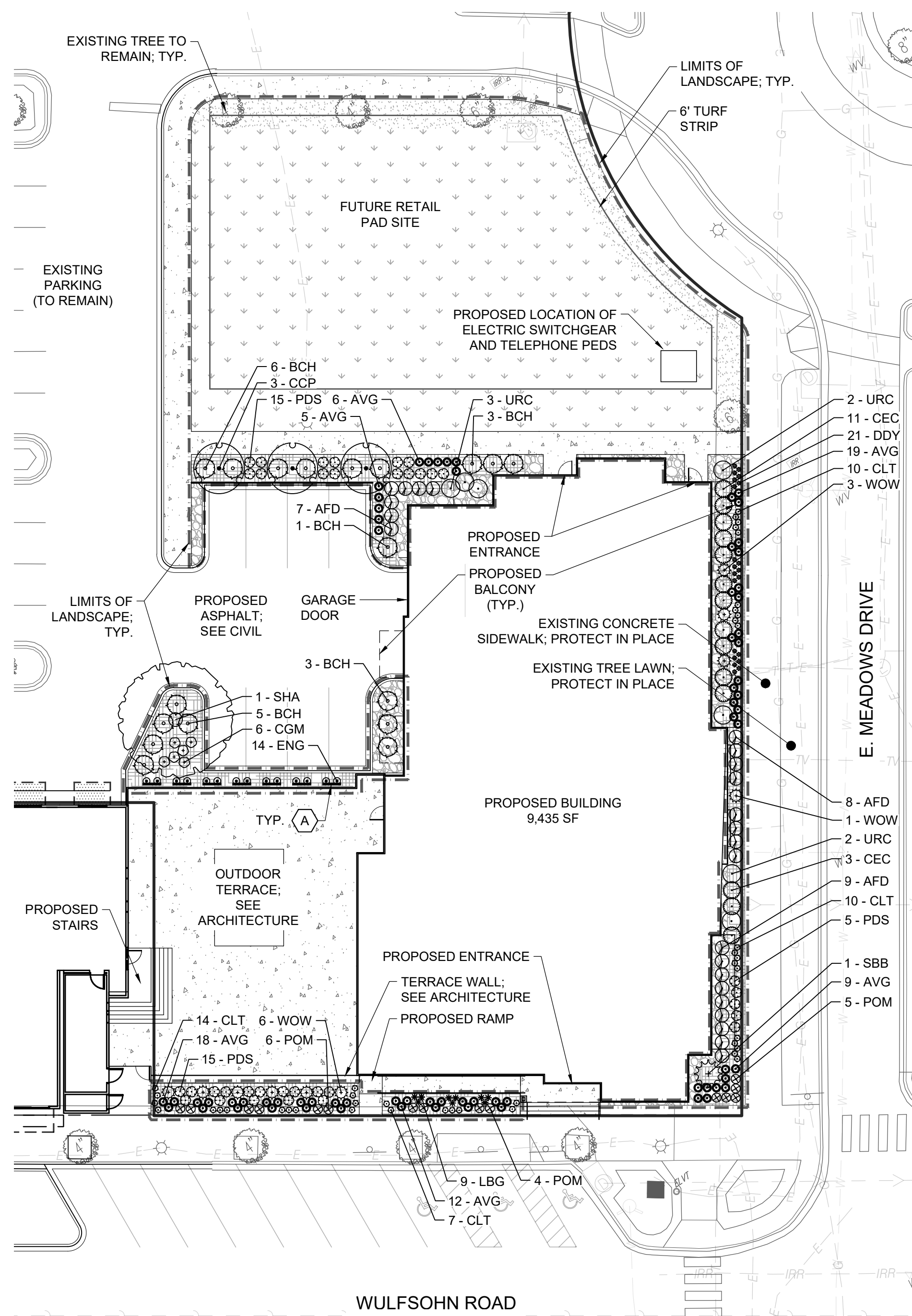
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SEE SUBMITTAL COVER SHEET FOR COMPLETE PROJECT TEAM AND DEVELOPER INFORMATION

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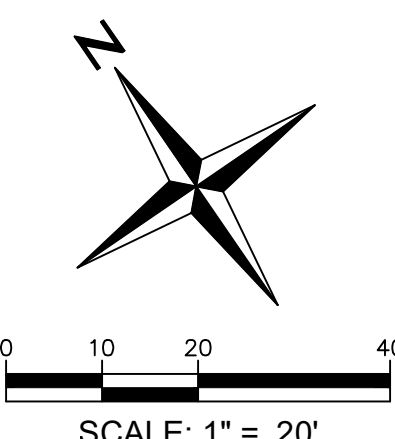
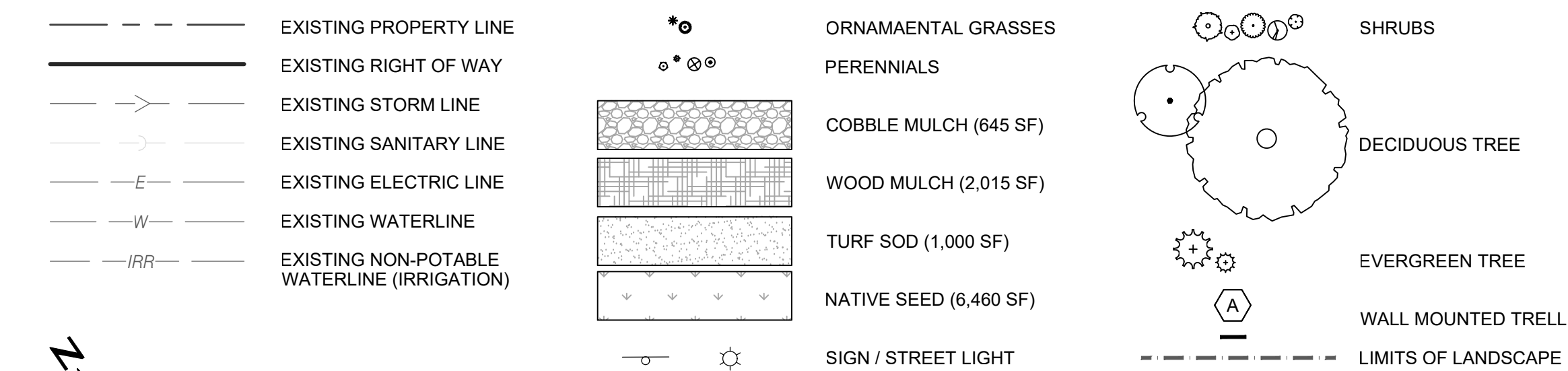
SUBMITTAL NOTES

- ALL PLANTING BEDS TO RECEIVE A MINIMUM OF 3" DEPTH MULCH OVER WEED BARRIER.
- PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE ORGANIC SOIL AMENDMENTS AT A RATE OF FOUR (4) CUBIC YARDS FOR EACH 1,000 SQUARE FEET TO A MINIMUM DEPTH OF SIX (6) INCHES.
- EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA.
- IRRIGATION:
 - THE EXISTING NON-POTABLE IRRIGATION SYSTEM WITHIN THE RIGHT-OF-WAY (R.O.W.) WILL BE PROTECTED IN PLACE AND USED TO IRRIGATE ALL LANDSCAPING WITHIN THE R.O.W. AND AROUND THE PROPOSED BUILDING. IT IS ASSUMED THE R.O.W. IRRIGATION SYSTEM COMPLIES WITH THE FOLLOWING:
 - A MOISTURE SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE.
 - AN IRRIGATION CLOCK WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING PLAN.
 - ALL LANDSCAPED AREAS IN THE BUILT ENVIRONMENT SHALL HAVE 1806 POPUP SPRAY HEADS WITH VARIABLE ARC NOZZLES.
- ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.
- ALL UTILITY EASEMENTS AND EMERGENCY ACCESSES SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE AND EMERGENCY EQUIPMENT AND VEHICLES.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED LANDSCAPE AREAS AND REPAIRING ANY DAMAGED IRRIGATION COMPONENTS AND/OR HARDSCAPE PAVING AREAS DUE TO CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

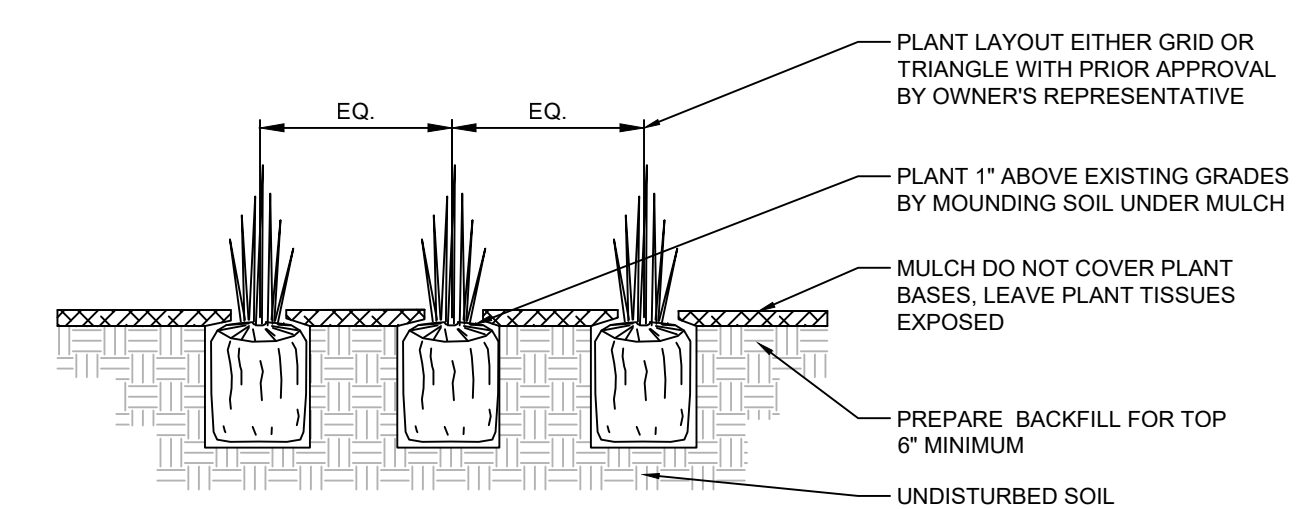
- ORGANIC SOIL AMENDMENTS: CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TO A MINIMUM DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION IN ALL LANDSCAPE AREAS, INCLUDING ALL TURF, NATIVE SEED, TREE, SHRUB PLANTING BEDS IN THEIR ENTIRETY, ANNUAL, VINE, AND GROUNDCOVER AREAS (IF APPLICABLE), AS WELL AS ALL TREE LAWNS AND RIGHT-OF-WAYS ADJACENT TO THE PROPERTY.
RECOMMENDED PRODUCT: A1 ORGANICS (EATON, CO, 970-454-3492) BIOCOMP CLASS 1 COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONERS: CONTRACTOR WILL UTILIZE GRANULAR ENDO MYCORRHIZAE, MENEFFEE GRANULAR HUMATE AND BIOSOL FORTE (7-2-1), OR APPROVED EQUAL, AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS.
RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239 (303-696-8960)
- TURF SOD: TURF SOD TO BE A BLUEGRASS BLEND WITH RECOGNIZED DROUGHT TOLERANCE AND COLD HARDINESS.
RECOMMENDED SUPPLIER: RIVENDELL SOD FARM, 3961 CR 114, GLENWOOD SPRINGS, CO 81601, 970-945-2568.
- WOOD MULCH: TO BE SMALL BARK MULCH. INSTALL TO A DEPTH OF 3".
- COBBLE MULCH: REMOVE EXISTING RIVER COBBLE, STOCKPILE, AND REUSE IN PARKING LOT ISLANDS ALONG WOLFSONH ROAD WHERE SHOWN IN THE PLANS. SET OVER WEED BARRIER FABRIC.
- WEED BARRIER FABRIC: TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.
- CUT X-SHAPES INTO THE FABRIC TO ALLOW FOR PLANT MATERIAL. EDGES SHOULD BE BURIED AND OVERLAPPED BY A MINIMUM OF 12".
RECOMMENDED SUPPLIER: MIRAFI 140N, TERRATEX N04.5 (HANES GEO COMPANIES), OR SIMILAR NONWOVEN GEOTEXTILE.
- TRASH DUMPSTER WILL BE IN GARAGE.
- IT IS ASSUMED THAT MOST, IF NOT ALL, OF THE EXISTING RIGHT-OF-WAY TREES AND ORNAMENTAL GRASSES ALONG WOLFSONH ROAD WILL REQUIRE REPLACEMENT. THE PLANT SCHEDULE ABOVE INCLUDES THIS PROPOSED NEW PLANT MATERIAL.
- SALVAGE, STORE, AND REUSE EXISTING TREE GRATES IN NEW TREE WELLS ALONG WOLFSONH ROAD. ASSUME NEW FRAMES TO SUPPORT THE TREE GRATES WILL NEED TO BE INSTALLED.

LEGEND

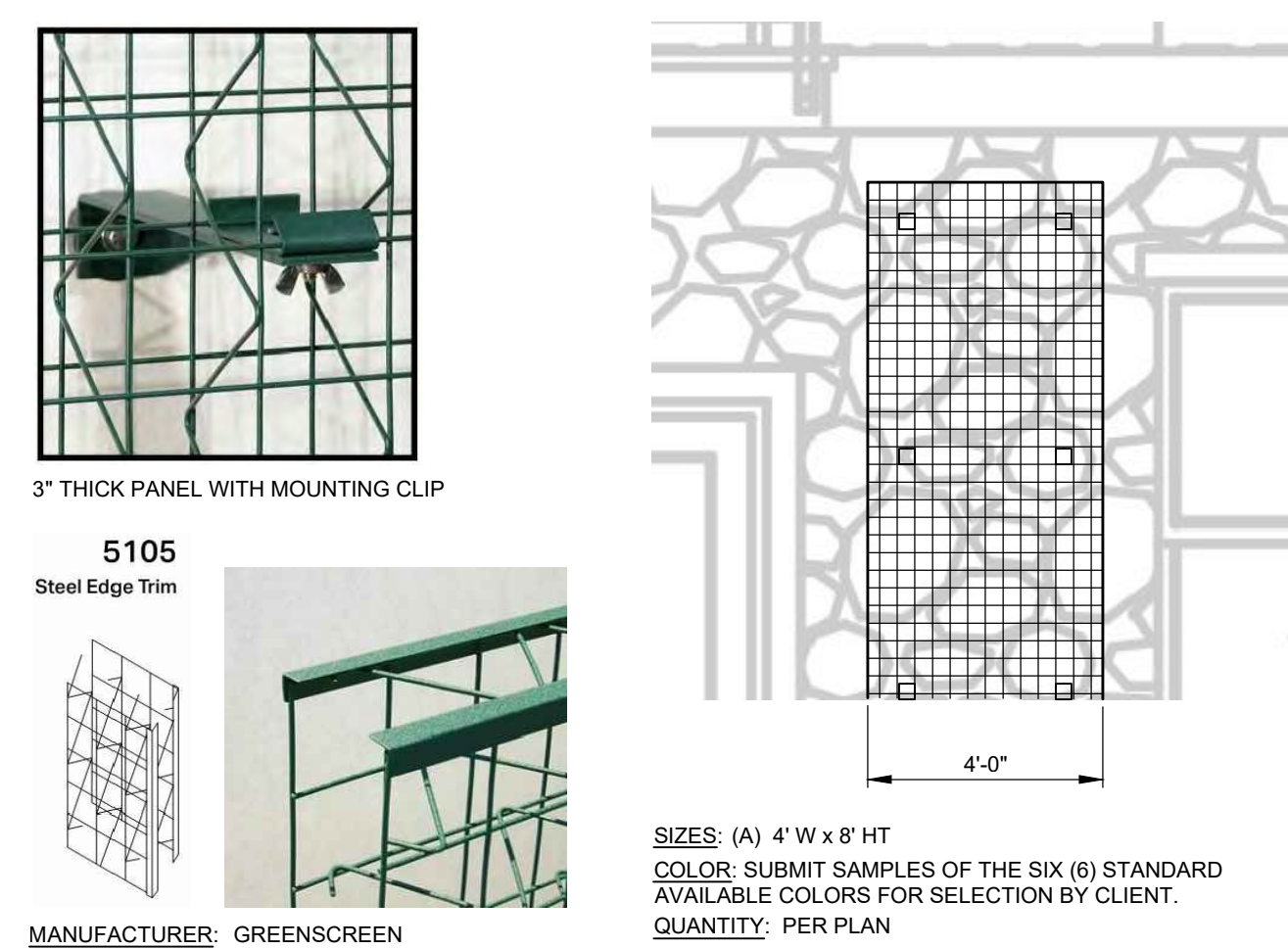


PLANT SCHEDULE PHASE 4

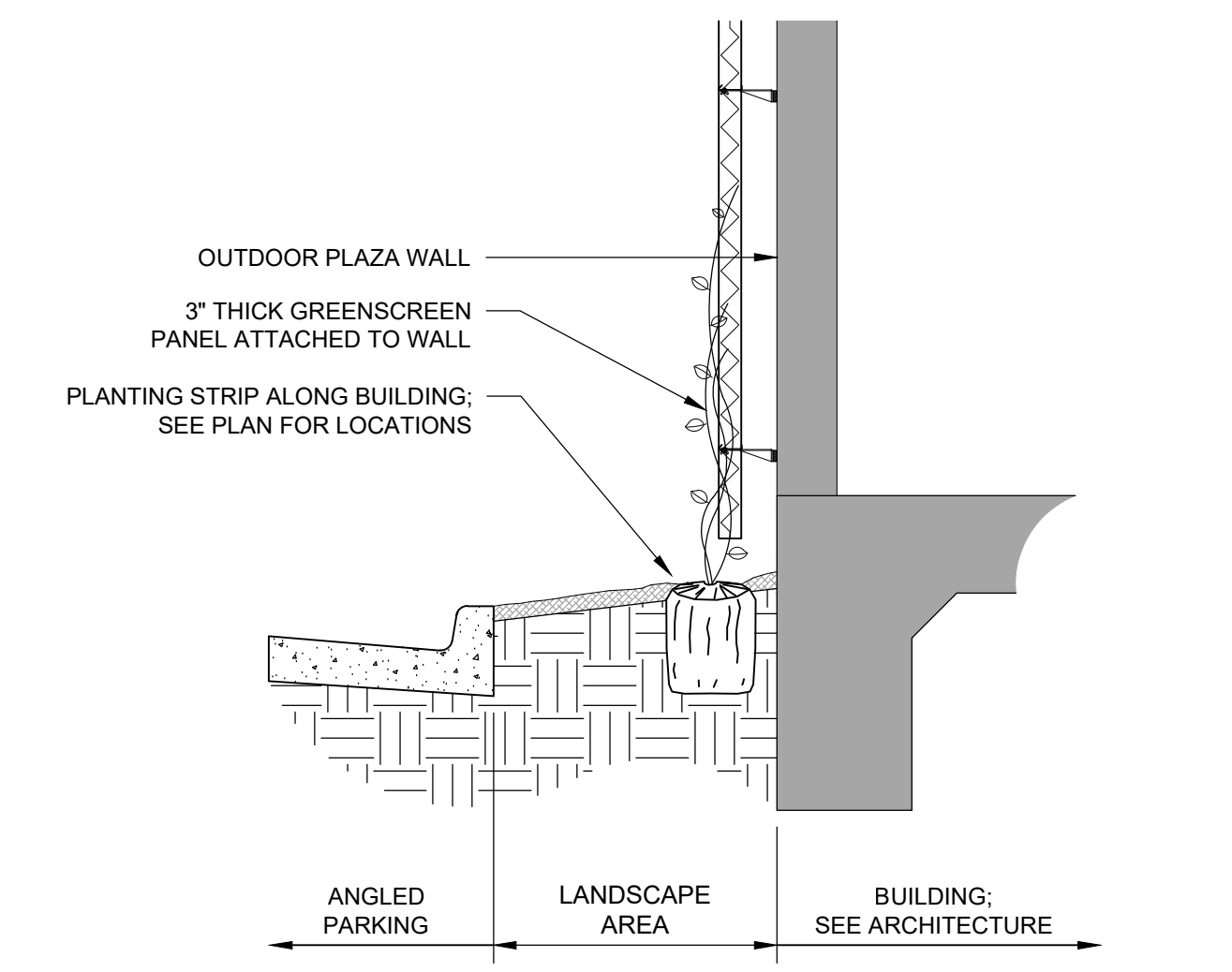
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
SHA	1	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2.5' Cal.	B&B	50'	35'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
SBB	1	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6' HL	B&B	15'	6'
WOW	10	Juniperus scopulorum 'Woodward'	Woodward Juniper	6' HL	Pot	20'	3'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
CCP	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1.5' Cal.	B&B	35'	15'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
AFD	24	Cornus sericea 'Farrow'	Arctic Fire Dogwood	#5	Pot	4'	4'
CEC	14	Viburnum opulus 'Compactum'	Compact European Cranberry Bush	#5	Pot	5'	5'
CGM	6	Ribes alpinum 'Green Mound'	Green Mound Currant	#5	Pot	3'	3'
PDS	35	Potentilla fruticosa 'Fargo'	Dakota Sunspot Potentilla	#5	Pot	3'	3'
URC	7	Aronia arbutifolia 'Erecta'	Upright Red Chokeberry	#5	Pot	8'	4'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
BCH	18	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5	Pot	0.75'	6'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
AVG	69	Helictotrichon sempervirens	Blue Avena	#1	Pot	2.5'	2.5'
LBG	9	Schizachyrium scoparium	Little Bluestem	#1	Pot	3'	2'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
CLT	41	Nepeta 'Psfike'	Little Trudy Catmint	#1	Pot	0.75'	1.25'
DDY	21	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	#1	Pot	1.25'	1.25'
ENG	14	Parthenocissus quinquefolia engelmannii	Engelmann Virginia Creeper	#1	Pot	25'	4'
POM	15	Callirhoe involucrata	Purple Poppymallow	#1	Pot	1'	2'



3 TYPICAL PERENNIAL PLANTING DETAIL
SCALE: 1/2"=1'-0"



2 WALL MOUNTED TRELLIS
SCALE: N.T.S.

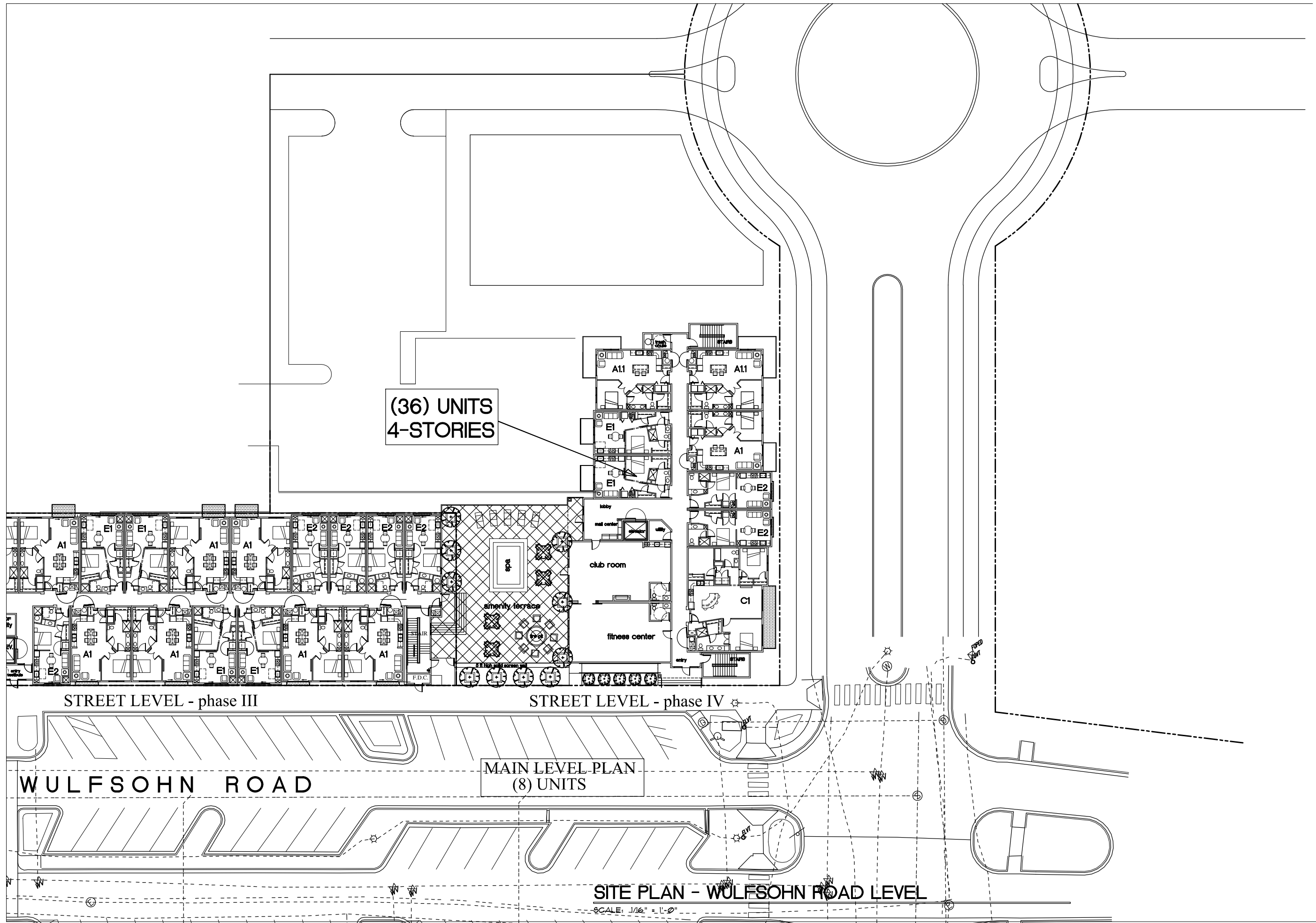


1 WALL MOUNTED TRELLIS - DETAIL
SCALE: 1/2"=1'-0"

THE LOFTS AT RED MOUNTAIN
PHASE 4
PRELIMINARY LANDSCAPE PLAN

SHEET
L1

L:\2012\12013 - Glenwood Meadows\CAD\Sheet\Sheet12013_12 - Landscape Plan.dwg tab: LANDSCAPE PLAN Feb 26, 2021 - 5:40pm bbradley



PROJECT NUMBER

20-029

SHEET TITLE

SITE PLAN
 STREET LEVEL (WULFSOHN RD)
 SCALE: 1/16" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
 PHASE IV
 WULFSOHN ROAD / EAST MEADOWS
 LOT 8
 GLENWOOD SPRINGS, CO
 STONELEIGH COMPANIES, LLC

ARCHITECT



architecture
 2033 dan drive 84040
 layton, utah 84040
 (801) 593-9338
 (801) 593-9328 FAX

REVISION DATE

XX

DATE

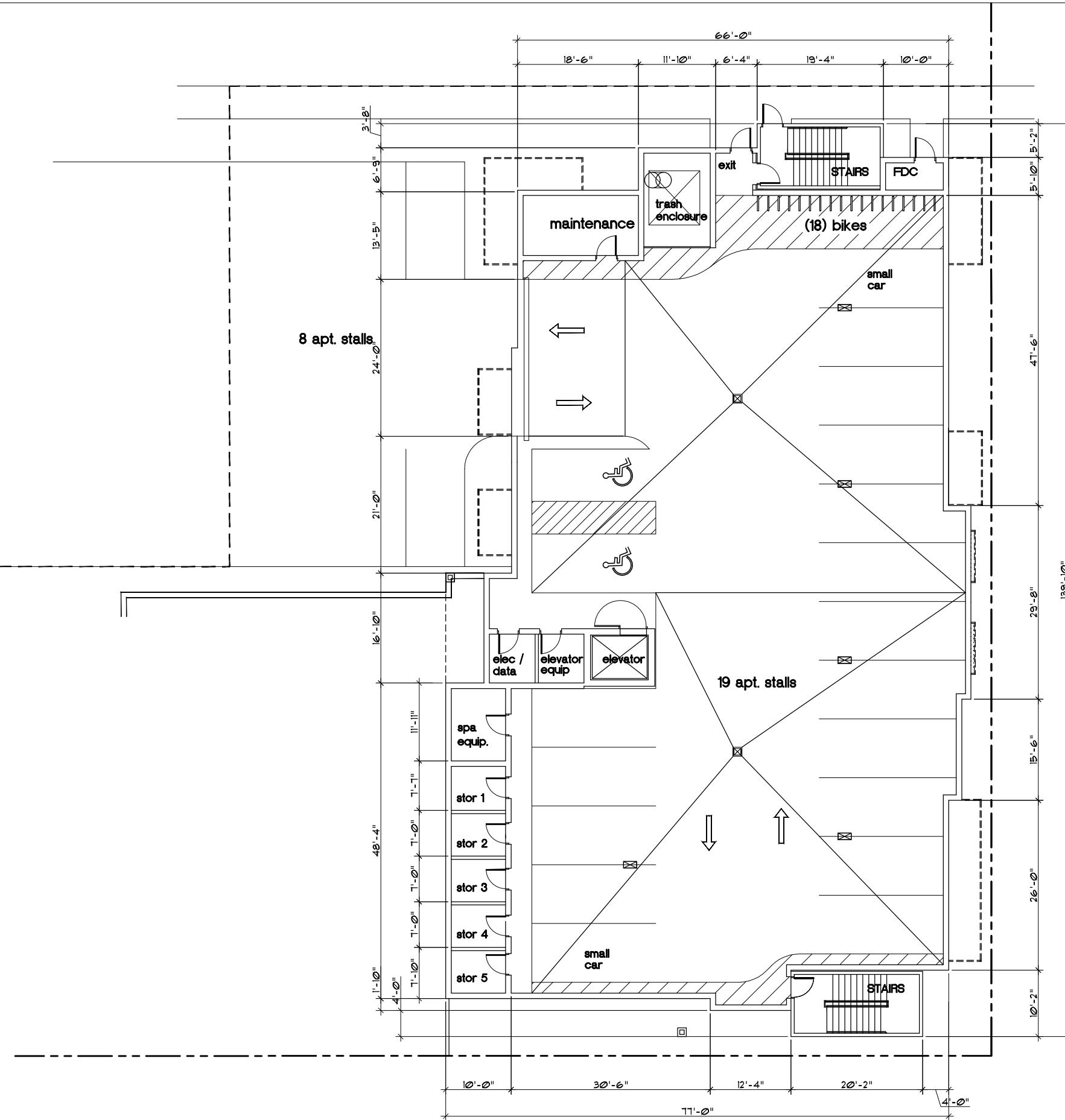
15 FEB 2021

SHEET NUMBER

A1.1

SITE PLAN - WULFSOHN ROAD LEVEL

SCALE: 1/16" = 1'-0"



FLOOR PLAN - PARKING LEVEL

SCALE: 1/8" = 1'-0"

PROJECT NUMBER

20-029

SHEET TITLE

PARKING LEVEL PLAN

SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
 PHASE IV
 WULFGOHN ROAD / EAST MEADOWS
 LOT 8
 GLENWOOD SPRINGS, CO
 STONELEIGH COMPANIES, LLC

ARCHITECT

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REVISION DATE

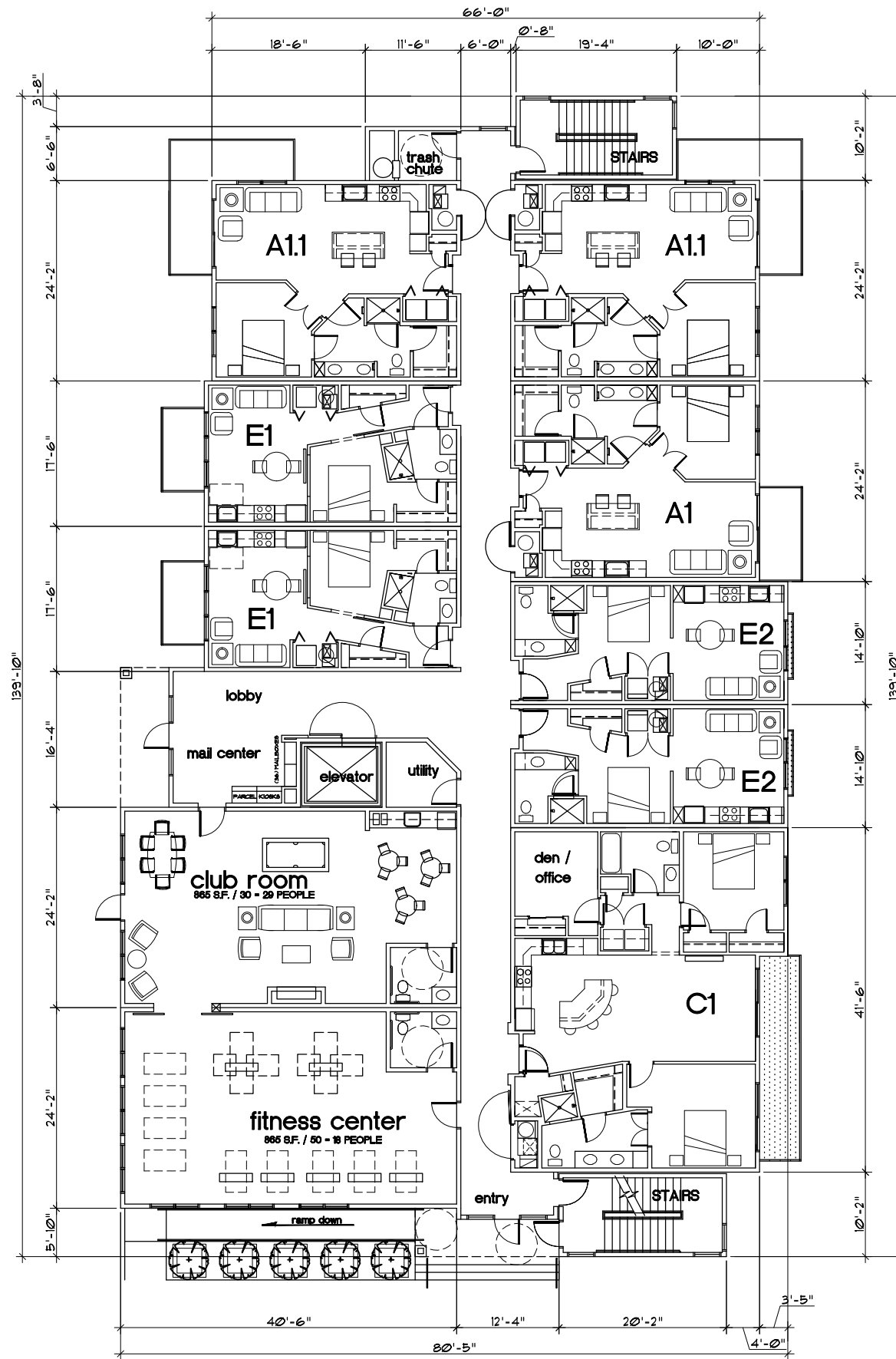
XX

DATE

15 FEB 2021

SHEET NUMBER

A2.0



UNIT MIX THIS FLOOR:	
A1	1 UNIT
A1.1	2 UNITS
E1	2 UNITS
E2	2 UNITS
C1	1 UNIT
TOTAL:	8 UNITS

FLOOR PLAN - MAIN LEVEL (STREET LEVEL)

SCALE: 1/8" = 1'-0"

PROJECT NUMBER

20-029

SHEET TITLE

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
 PHASE IV
 WULFBOHN ROAD / EAST MEADOWS
 LOT 8
 GLENWOOD SPRINGS, CO
 STONELEIGH COMPANIES, LLC

ARCHITECT

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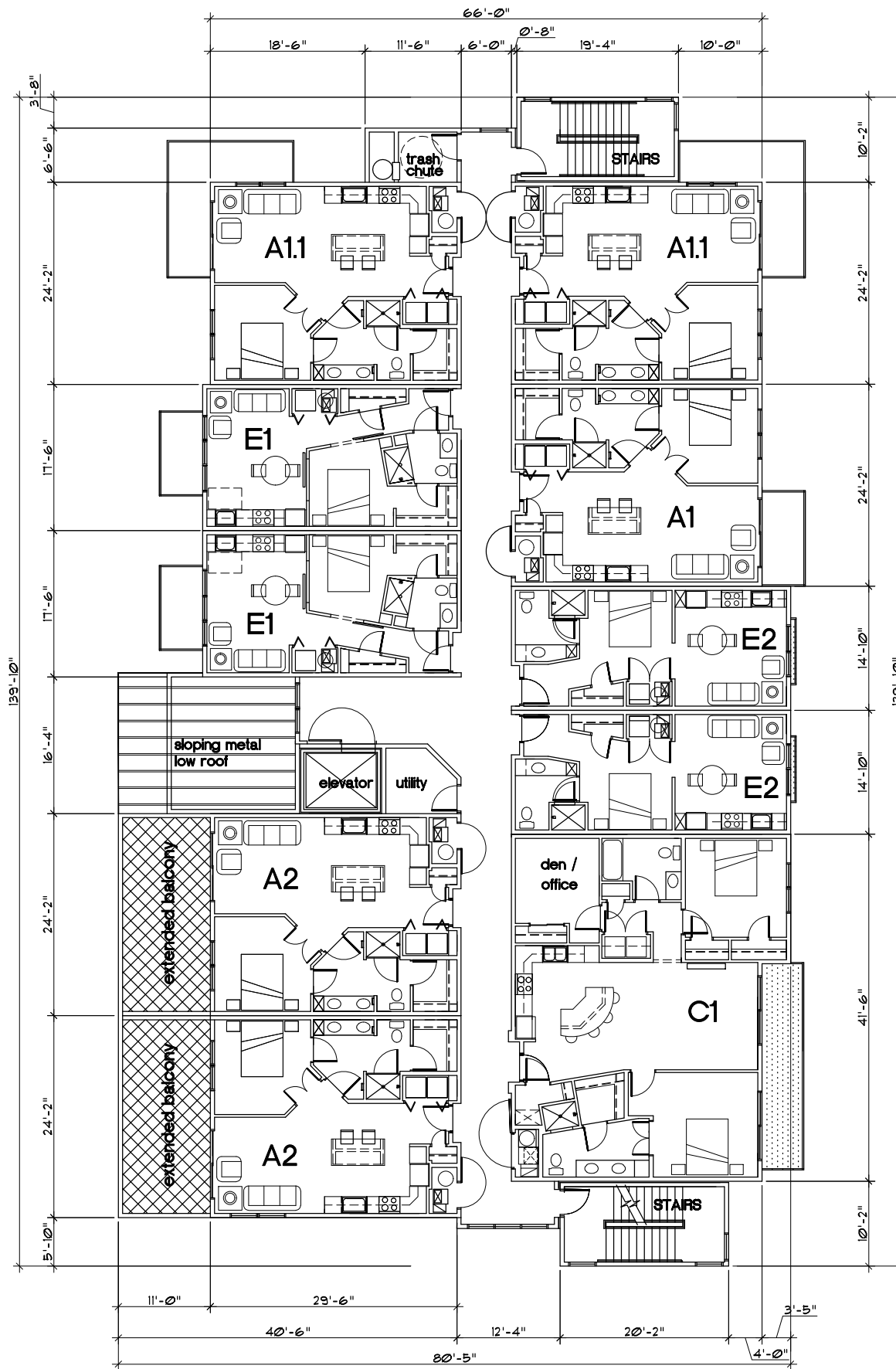
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15 FEB 2021

SHEET NUMBER

A2.1



FLOOR PLAN - 2ND LEVEL

SCALE: 1/8" = 1'-0"

UNIT MIX THIS FLOOR:	
A1	1 UNIT
A1.1	2 UNITS
A2	2 UNITS
E1	2 UNITS
E2	2 UNITS
C1	1 UNIT
TOTAL:	10 UNITS

PROJECT NUMBER

20-029

SHEET TITLE

2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
PHASE IV

WULFBOHN ROAD / EAST MEADOWS
LOT 8
GLENWOOD SPRINGS, CO
STONELEIGH COMPANIES, LLC

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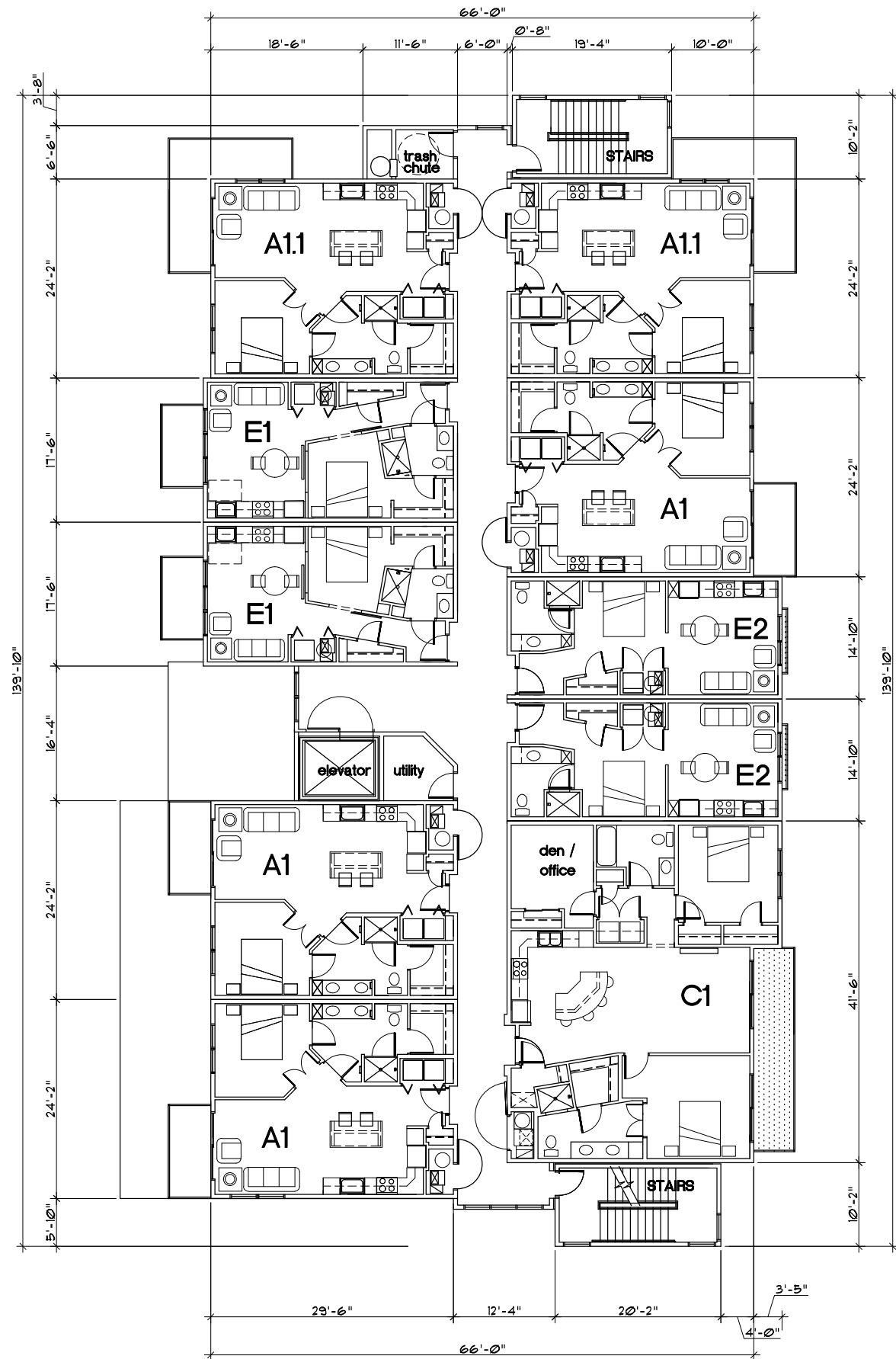
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SHEET NUMBER

A2.2



UNIT MIX THIS FLOOR:	
A1	3 UNIT
A1.1	2 UNITS
E1	2 UNITS
E2	2 UNITS
C1	1 UNIT
TOTAL:	10 UNITS

FLOOR PLAN - 3RD LEVEL
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
20-029

SHEET TITLE
3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT/OWNER
LOFTS AT RED MOUNTAIN
PHASE IV
WULFSOHN ROAD / EAST MEADOWS
LOT 2
GLENWOOD SPRINGS, CO
STONELEIGH COMPANIES, LLC

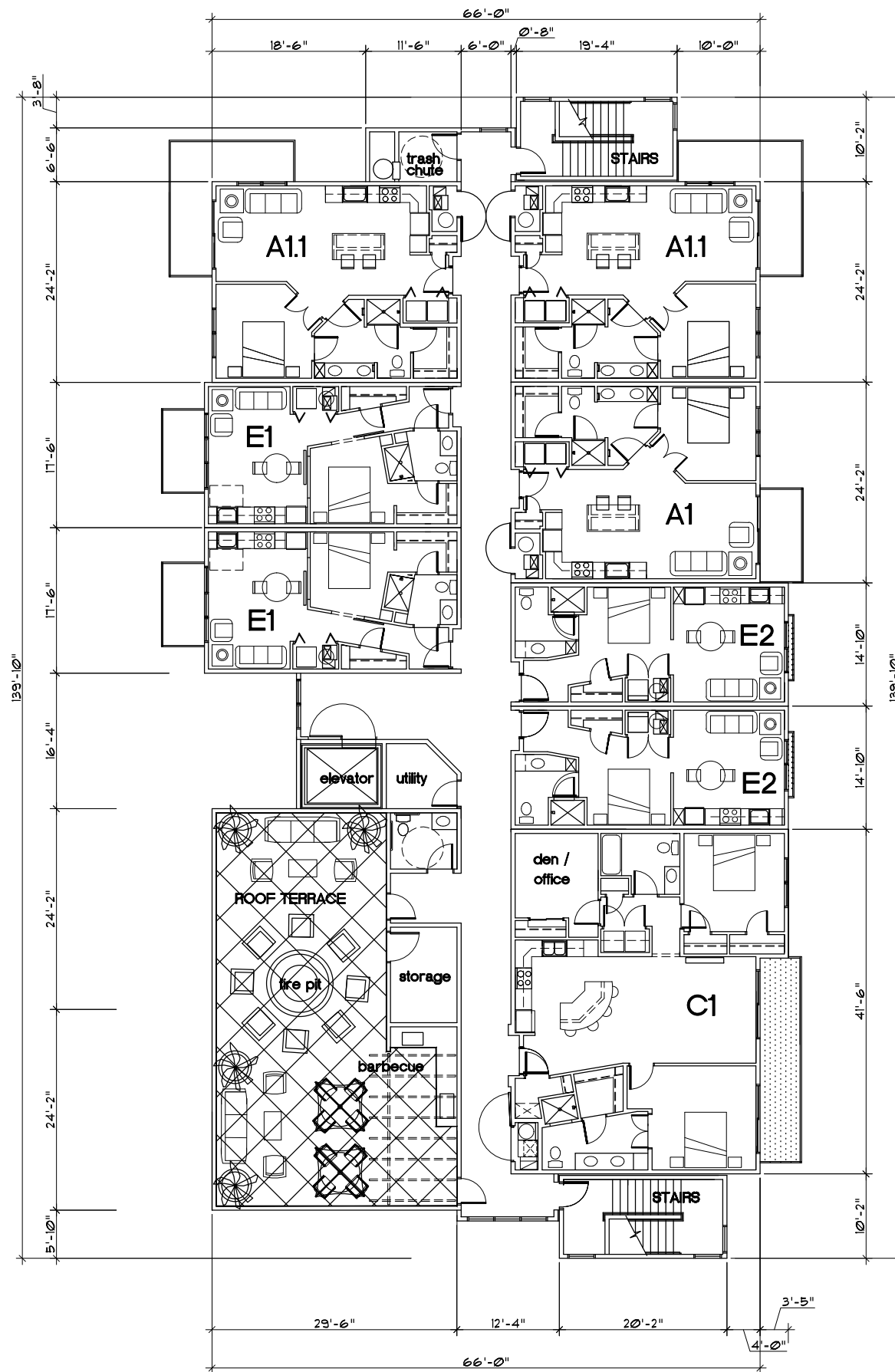
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REVISION DATE
XX

DATE
15 FEB 2021

SHEET NUMBER
A2.3



FLOOR PLAN - 4TH LEVEL

SCALE: 1/8" = 1'-0"

UNIT MIX THIS FLOOR:	
A1	1 UNIT
A1.1	2 UNITS
E1	2 UNITS
E2	2 UNITS
C1	1 UNIT
TOTAL:	8 UNITS

PROJECT NUMBER

20-029

SHEET TITLE

4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
 PHASE IV
 WULFSOHN ROAD / EAST MEADOWS
 LOT 8
 GLENWOOD SPRINGS, CO
 STONELEIGH COMPANIES, LLC

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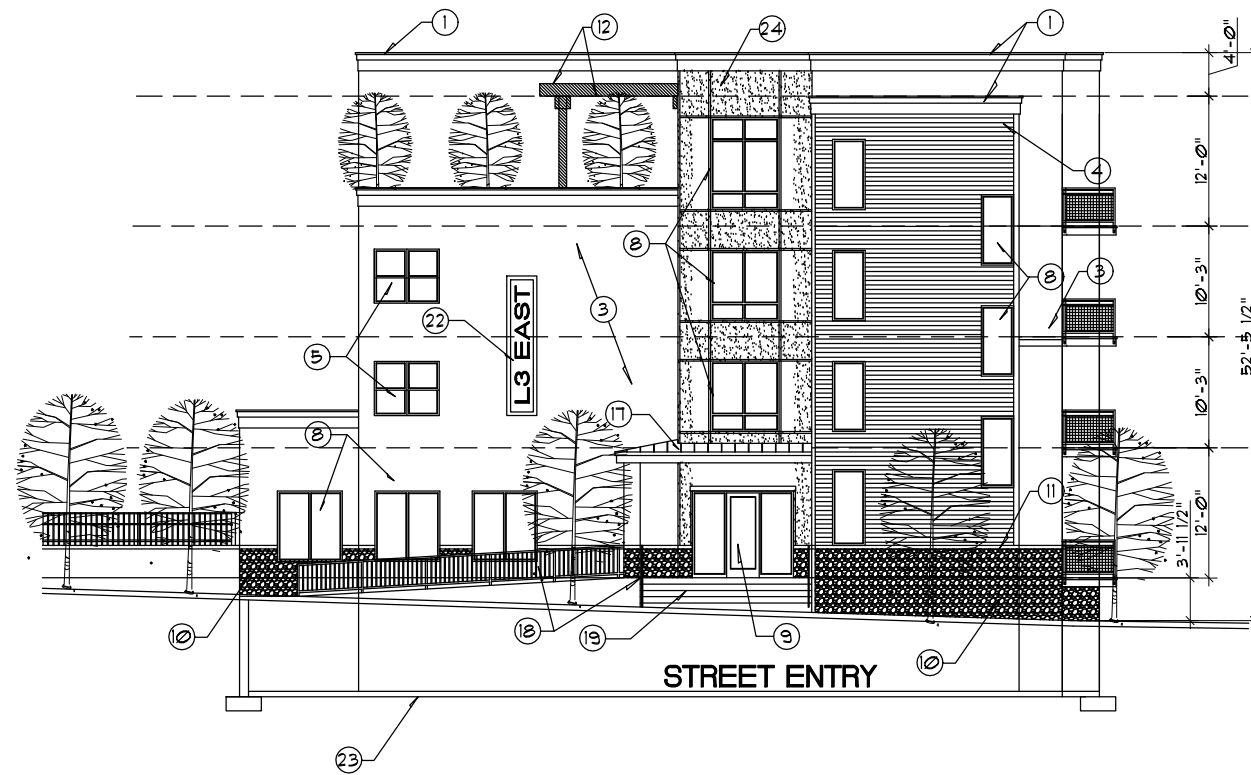
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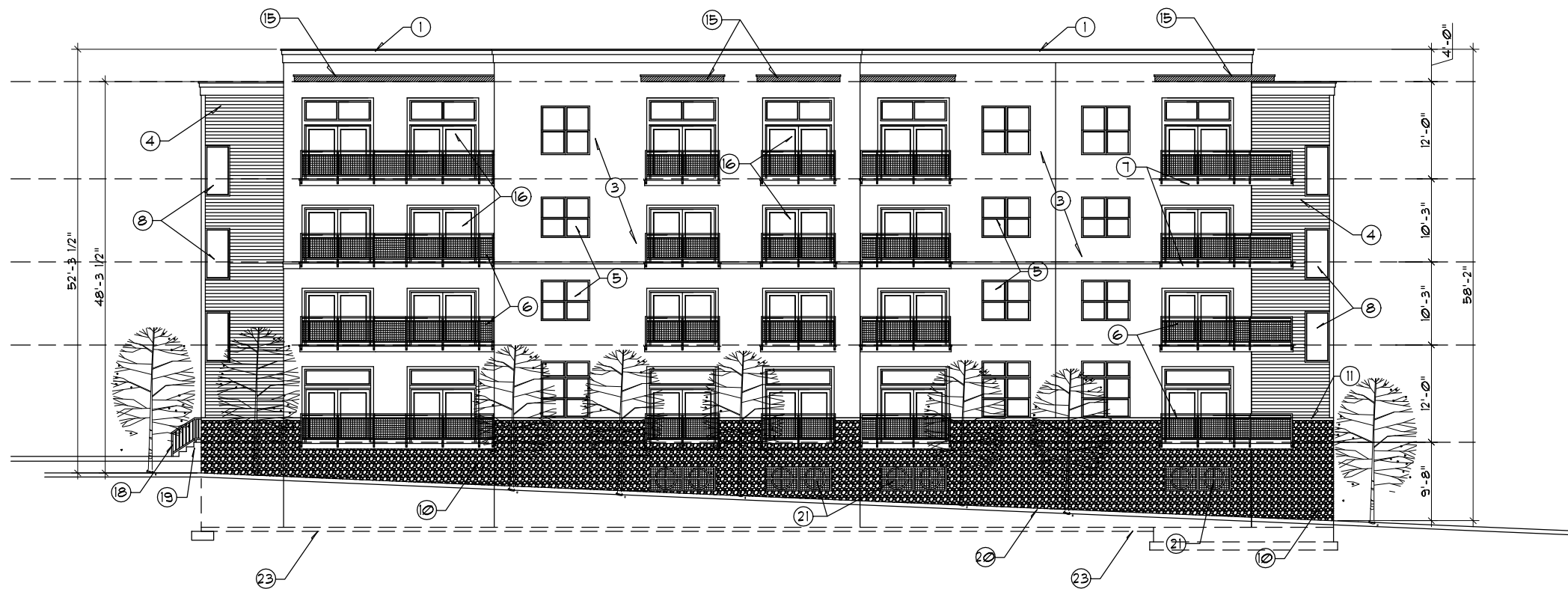
SHEET NUMBER

A2.4



SOUTH ELEVATION
WULFSOHN ROAD


- EXTERIOR ELEVATION KEYED NOTES:**
1. METAL PARAPET CAP FLASHING.
 2. STEPPED FASCIA AT TOP OF PARAPET.
 3. HARD COAT STUCCO
 4. CEMENT BOARD SIDING
 5. VINYL WINDOWS
 6. ALUMINUM BALCONY RAILING
 7. METAL FASCIA AND VENTED ALUM SOFFIT AT BALCONIES
 8. ALUMINUM STOREFRONT WINDOWS
 9. ALUMINUM STOREFRONT ENTRY DOORS
 10. SYNTHETIC STONE VENEER
 11. LEDGESTONE CAP AT TOP OF STONE WAINSCOT.
 12. STEEL TUBE TRELLIS - PAINTED.
 13. CONC. RETAINING WALL AT RAISED TERRACE
 14. OVERHEAD RAPID OPEN PARKING ENTRY ACCESS.
 15. METAL FASCIA AND SOFFIT EYEBROW ELEMENT ABOVE 4TH FLOOR BALCONY DOORS.
 16. VINYL BALCONY DOORS AND SIDELIGHTS.
 17. STANDING SEAM METAL ROOF AT LOW SHED ROOF ELEMENTS.
 18. WROUGHT IRON RAILING AT STEPS - PAINTED.
 19. CONCRETE STEPS AND RAMP AT ENTRY.
 20. STREET SIDEWALK
 21. STEEL TUBE GRILL AT PARKING STRUCTURE OPENING - PAINTED.
 22. FIN SIGN PER SEPARATE SIGN PACKAGE.
 23. FTG AND FND AT PARKING STRUCTURE LEVEL.
 24. FLAT PANEL CEMENT BOARD W/ BATTENS. - PAINTED.



EAST ELEVATION
EAST MEADOWS



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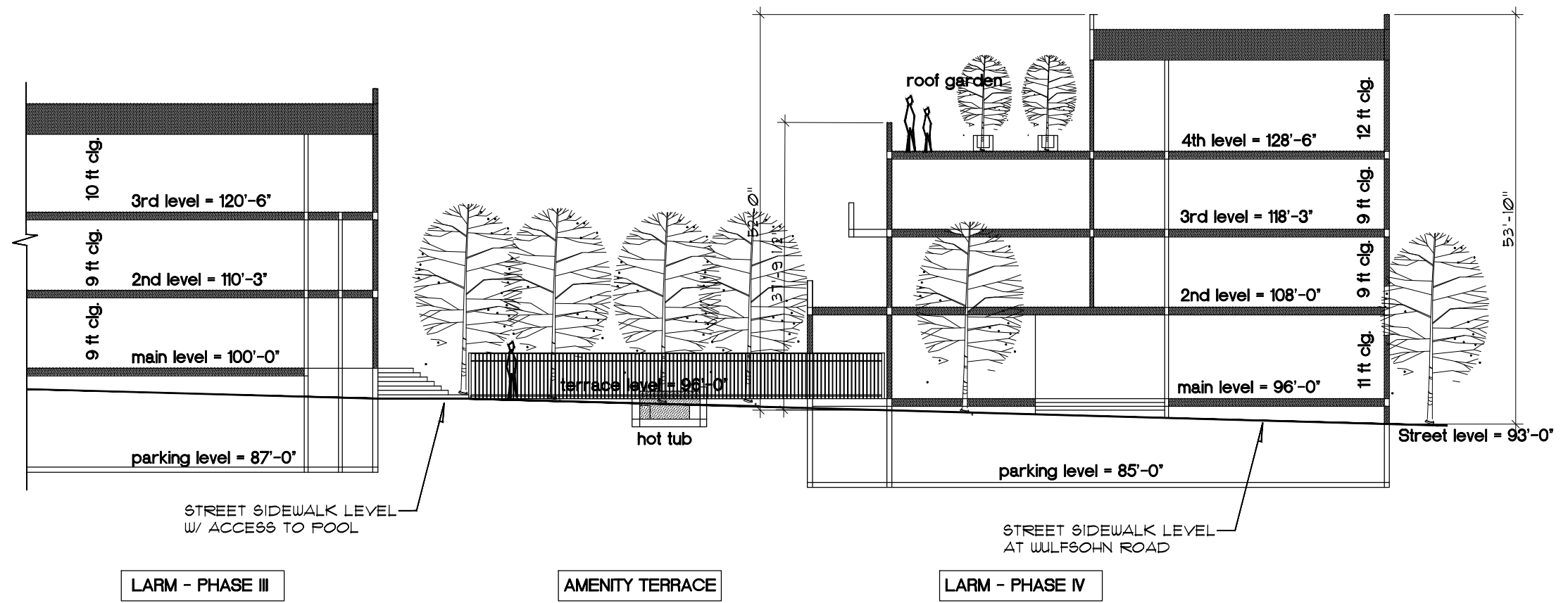



NORTH ELEVATION

- EXTERIOR ELEVATION KEYED NOTES:
1. METAL PARAPET CAP FLASHING.
 2. STEPPED FASCIA AT TOP OF PARAPET.
 3. HARD COAT STUCCO
 4. CEMENT BOARD SIDING
 5. VINYL WINDOWS
 6. ALUMINUM BALCONY RAILING
 7. METAL FASCIA AND VENTED ALUM SOFFIT AT BALCONIES
 8. ALUMINUM STOREFRONT WINDOWS
 9. ALUMINUM STOREFRONT ENTRY DOORS
 10. SYNTHETIC STONE VENEER
 11. LEDGESTONE CAP AT TOP OF STONE WAINSCOT.
 12. STEEL TUBE TRELLIS - PAINTED.
 13. CONC. RETAINING WALL AT RAISED TERRACE
 14. OVERHEAD RAPID OPEN PARKING ENTRY ACCESS.
 15. METAL FASCIA AND SOFFIT EYEBROW ELEMENT ABOVE 4TH FLOOR BALCONY DOORS.
 16. VINYL BALCONY DOORS AND SIDELIGHTS.
 17. STANDING SEAM METAL ROOF AT LOW SHED ROOF ELEMENTS.
 18. WROUGHT IRON RAILING AT STEPS - PAINTED.
 19. CONCRETE STEPS AND RAMP AT ENTRY.



WEST ELEVATION



SITE SECTION

SCALE: 1/8" = 1'-0"

PROJECT NUMBER

20-029

SHEET TITLE

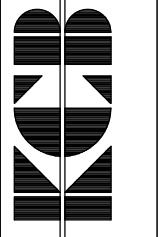
SITE SECTION
SCALE: 1/8" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
PHASE IV
WULFSOHN ROAD / EAST MEADOWS
LOT 8
GLENWOOD SPRINGS, CO
STONELEIGH COMPANIES, LLC

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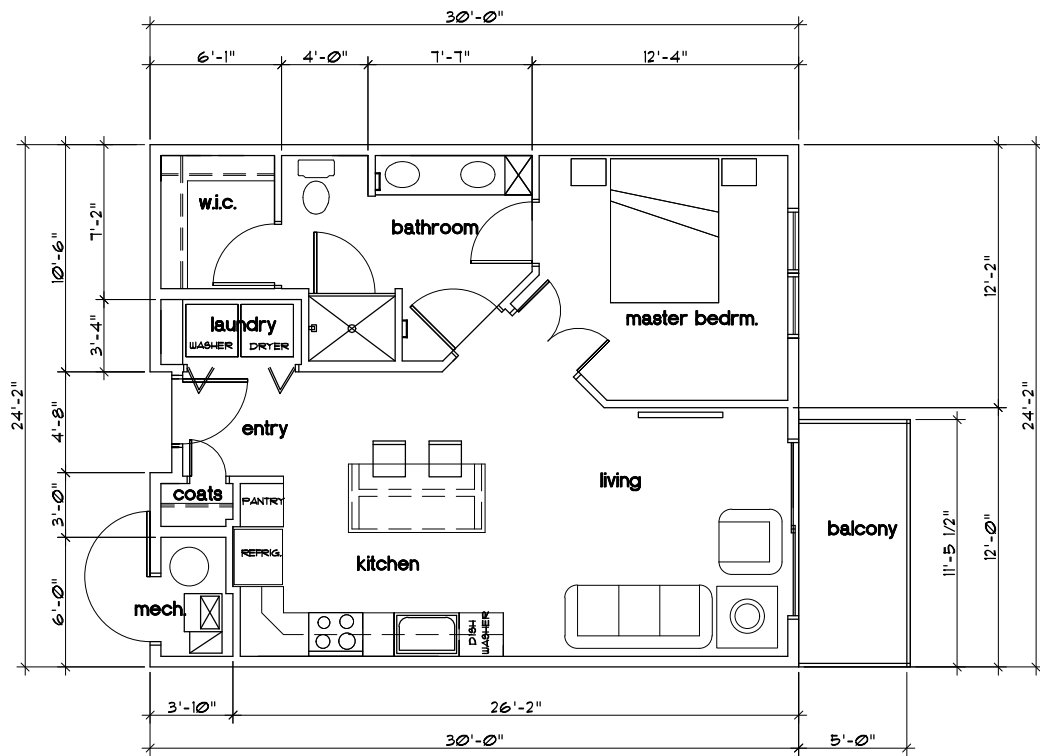
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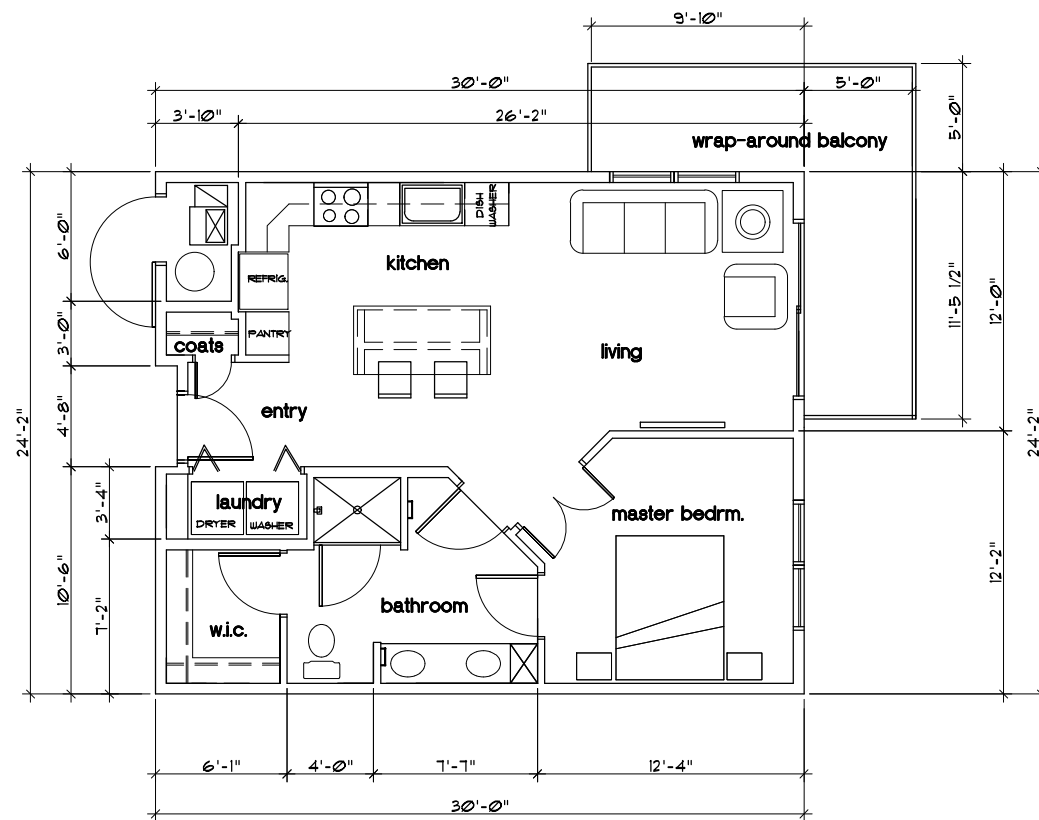
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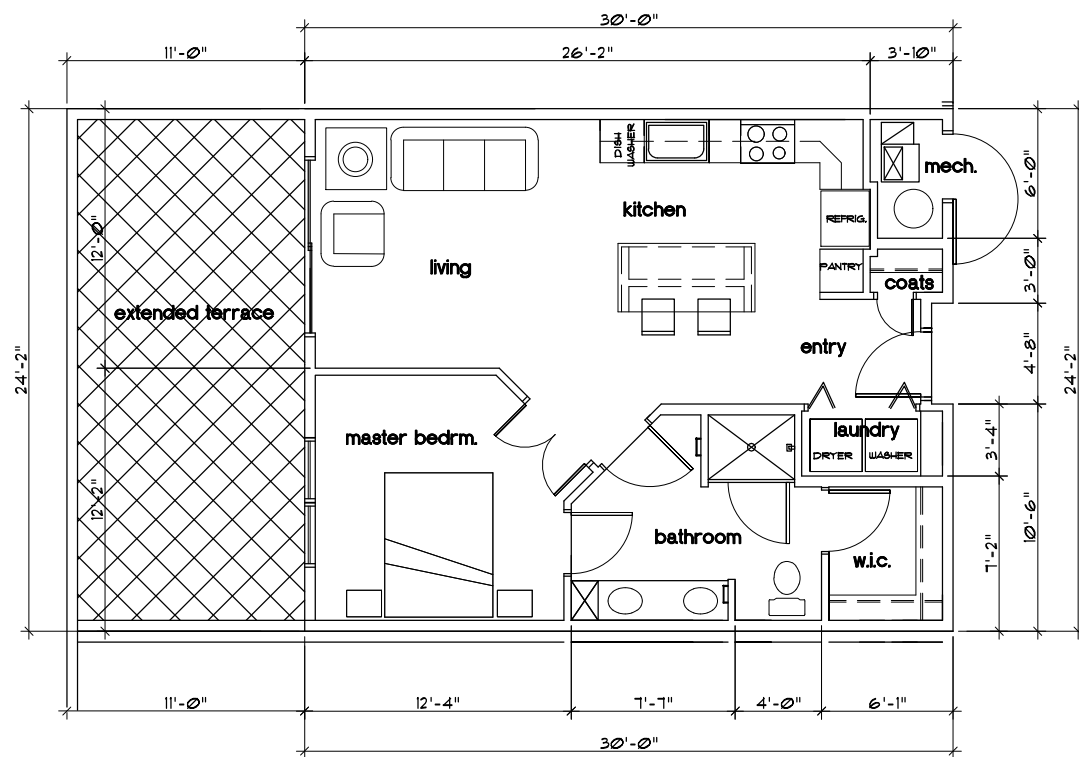
A3.3



UNIT PLAN - A1 720 s.f.
 SCALE: 1/4" = 1'-0" **1-bed**



UNIT PLAN - A1.1 720 s.f.
 SCALE: 1/4" = 1'-0" **1-bed w/ wrap-around balcony**



UNIT PLAN - A2 720 s.f.
 SCALE: 1/4" = 1'-0" **1-bed w/ extended terrace**

PROJECT NUMBER

20-029

SHEET TITLE

UNIT PLANS
 SCALE: 1/4" = 1'-0"

PROJECT/OWNER

LOFTS AT RED MOUNTAIN
 PHASE IV
 WULFSOHN ROAD / EAST MEADOWS
 LOT 8
 GLENWOOD SPRINGS, CO
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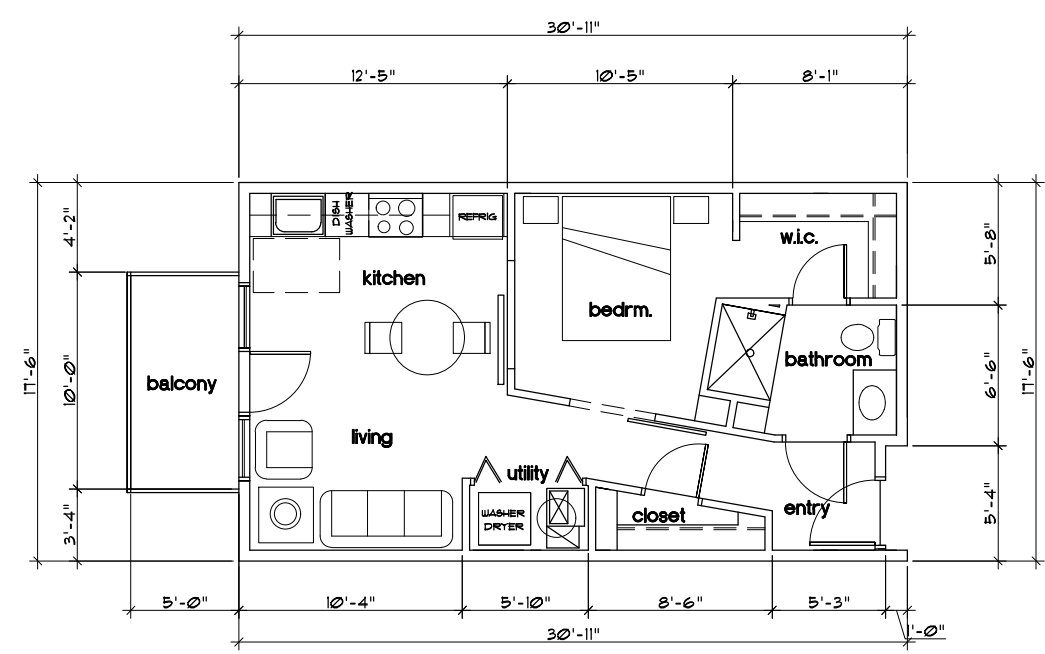
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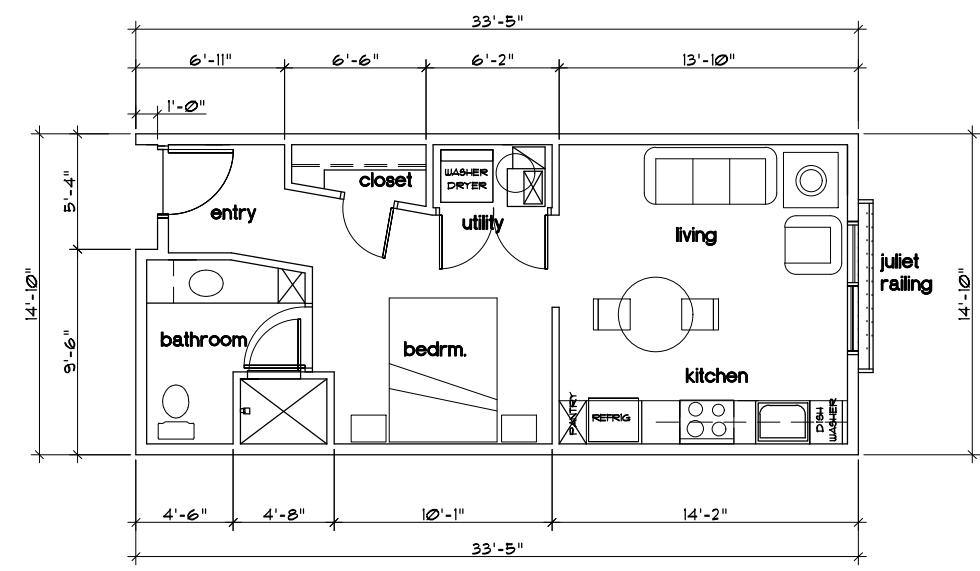
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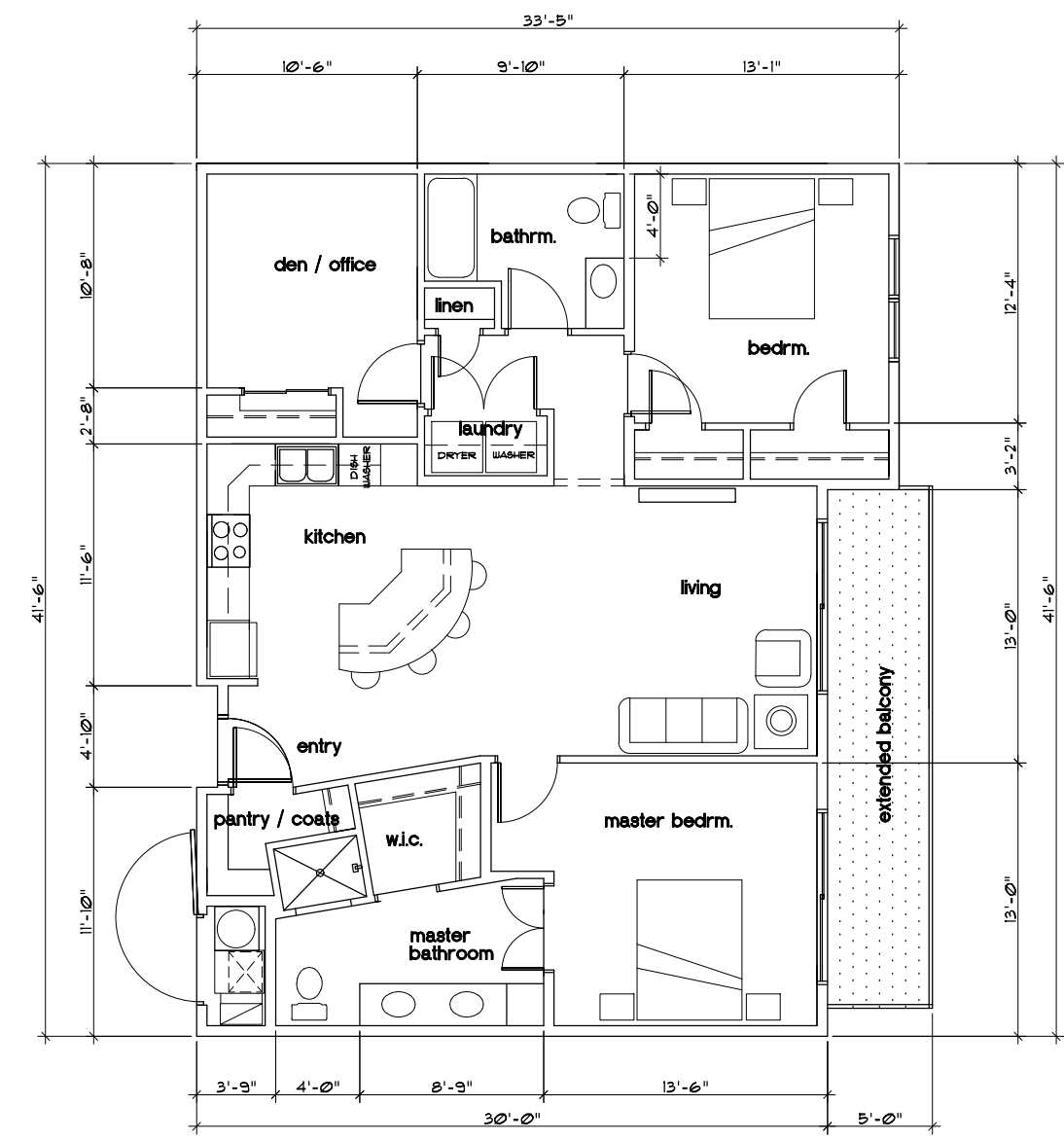
A4.1



UNIT PLAN - E1 535 s.f.
 efficiency 1-bed
 SCALE: 1/4" = 1'-0"



UNIT PLAN - E2 490 s.f.
 studio
 SCALE: 1/4" = 1'-0"



UNIT PLAN - C1 1,294 s.f.
 2-bed + den
 SCALE: 1/4" = 1'-0"