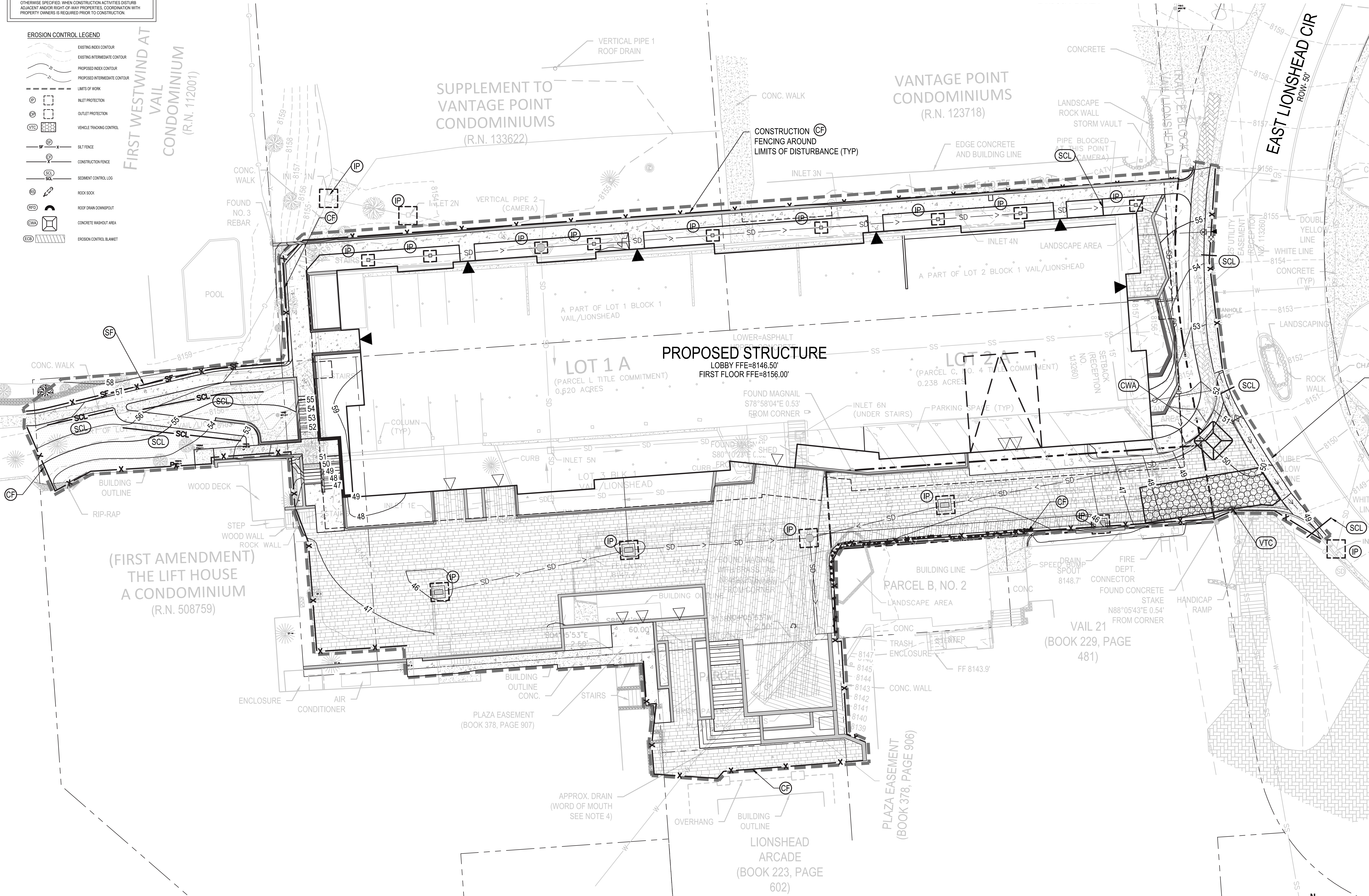


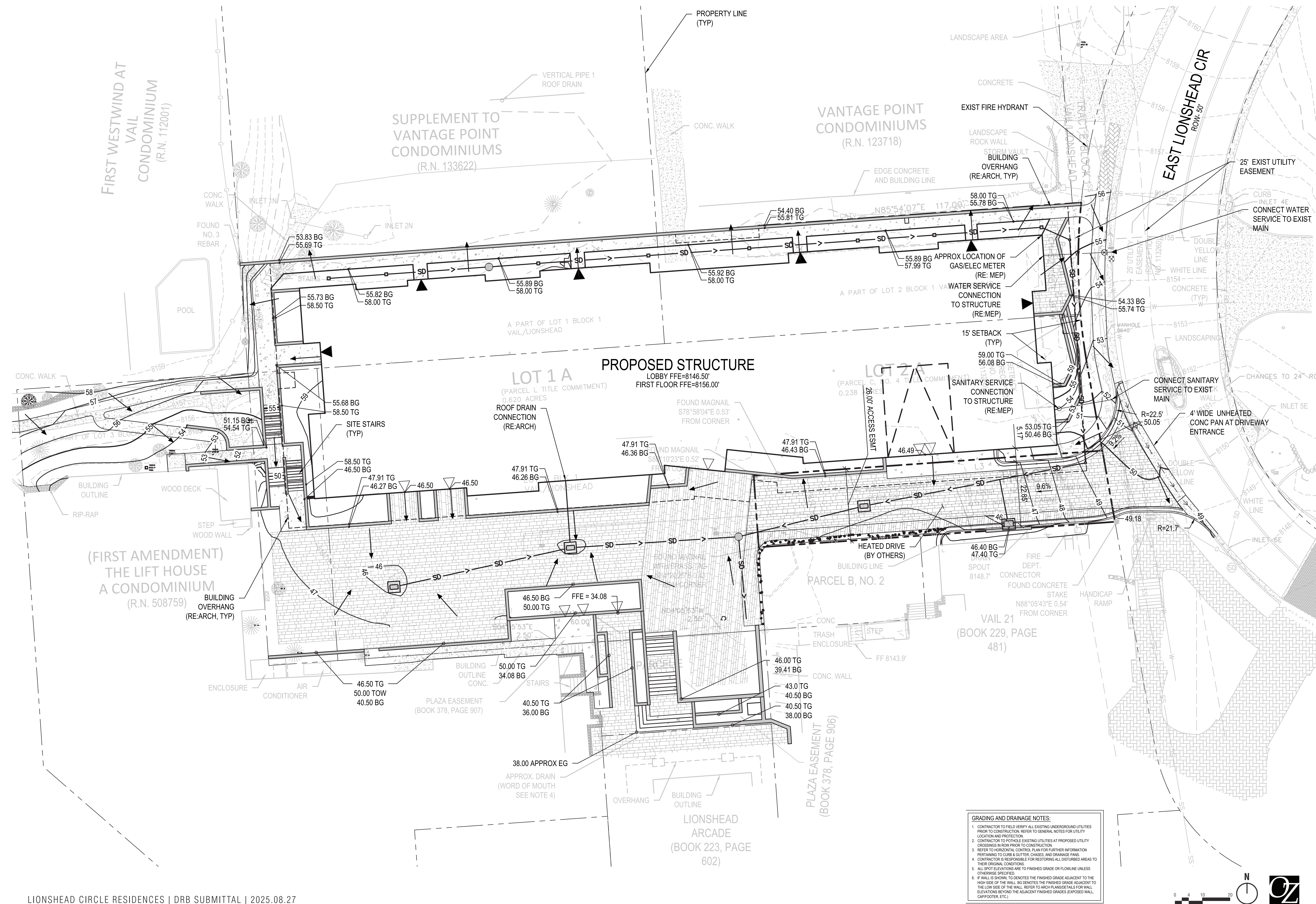
SCALE: 1" = 10'-0"

- EROSION AND SEDIMENTATION NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
 2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- INLET PROTECTION
- OUTLET PROTECTION
- VEHICLE TRACKING CONTROL
- SILT FENCE
- CONSTRUCTION FENCE
- SEDIMENT CONTROL LOG
- ROCK SOCK
- ROOF DRAIN DOWNSPOUT
- CONCRETE WASHOUT AREA
- EROSION CONTROL BLANKET





PROJECT SUMMARY

Development Standard	Permitted LMU – 1 District	Proposed PEC
Lot Size	Min. 10,000 sf buildable site area	Total: 1.043 acres, 45,432 sf
Density (dwelling units per acre)	Unlimited number of dwelling units per acre	Total: 37 du's/ac
Gross Residential Floor Area (GRFA) 250% of Total Site Area	Total: 113,581 sf	Total: 85,341 sf (188%)
Site Coverage 70% of Total Site Area	Total: 31,802 sf (70%)	Total: 29,698 sf (65.4%)
Height and Bulk	71 feet max. average w/ a max. of 82.5 feet	70.5 ft max. average w/ a max. of 79.75'
Setbacks	10'-0" min.	10'-0"
Landscaping and Site Development 20% of Total Site Area	Total: 9,087 sf min. (20%)	Total: 9,630 sf (21%) 8,220 sf Landscape + 1,410 sf Decorative Hardscape
Snow Storage Area Requirement 10% of total heated surface parking & access area	0.10 x 10,505 = 1,505 sf (10%)	Total: 1,060 sf
Parking	1.4 per dwelling unit within Commercial Core area	37 units x 1.4 = 52 spaces
	Additional Obligations per private agreements	Vail 21: 21 spaces Kurt Rhoden: 1 space Lifthouse: 30 spaces Arcade: 14 spaces Sub-Total: 66 spaces Total Spaces Req'd: 118 Total Spaces Provided: 159

BUILDING CODE SUMMARY_CONCEPTUAL DESIGN

PROJECT INFORMATION	
APPLICABLE CODES: 2024 INTERNATIONAL BUILDING CODE (IBC) 2024 INTERNATIONAL FIRE CODE (IFC) 2024 INTERNATIONAL MECHANICAL CODE (IMC) 2024 INTERNATIONAL PLUMBING CODE (IPC) 2024 INTERNATIONAL FUEL AND GAS CODE (IFGC) 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2017 ICC/ANSI A117.1, 2017 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2023 NATIONAL ELECTRICAL CODE (NEC) WUI CHAPTER 7	
LOCAL AMENDMENTS	TOWN OF VAIL 2024 CODE
ZONING DESIGNATION:	LMU-1
FIRE SUPPRESSION:	FULLY SPRINKLERED (PER NFPA 13) (IBC 903.3.1.1)
USE AND OCCUPANCY CLASSIFICATION	
PRIMARY OCCUPANCY GROUPS:	R-2, S-2, A-2, B, S-2
ACCESSORY OCCUPANCIES (<10%):	S-1
NONSEPARATED OCCUPANCIES PER IBC 508.3	
BUILDING HEIGHT AND AREA	
CONSTRUCTION TYPE(S):	IB
ALLOWABLE HEIGHT:	180 FT
ACTUAL HEIGHT:	90'-11" (FROM FIRE DEPARTMENT ACCESS TO T.O. ROOF) LEVEL P3 -22'-5" LEVEL P2 -12'-4" LEVEL P1 0'-0" FD ACCESS LEVEL 1 9'-7" LEVEL 2 20'-2" LEVEL 3 30'-9" LEVEL 4 41'-4" LEVEL 5 51'-11" LEVEL 6 62'-6" LEVEL 7 74'-2"
ALLOWABLE STORIES ABOVE GRADE:	12
ACTUAL STORIES:	7 ABOVE GRADE, 3 BELOW
ALLOWABLE AREA:	237,000 SF (S-2 OCCUPANCY)
ACTUAL AREA:	LEVEL P3 23,398 SF LEVEL P2 28,832 SF LEVEL P1 19,576 SF LEVEL 1 16,508 SF LEVEL 2 16,973 SF LEVEL 3 16,982 SF LEVEL 4 16,982 SF LEVEL 5 16,706 SF LEVEL 6 13,776 SF LEVEL 7 5,497 SF (+3,044 SF ROOF DECK) TOTAL 175,231 SF (+3,044 SF ROOF DECK)
FIRE RESISTANCE REQUIREMENTS	
CONSTRUCTION TYPE:	TYPE IB
PRIMARY STRUCTURAL FRAME:	2
EXTERIOR BEARING WALLS:	2
INTERIOR BEARING WALLS:	2
INTERIOR NON-BEARING WALLS:	0
FLOOR CONSTRUCTION:	2
ROOF CONSTRUCTION:	1
EXTERIOR NON-BEARING WALLS* BASED ON FIRE SEPARATION DISTANCE (FSD)	
FSD < 5':	1**
5' < FSD < 10':	1**
10' < FSD < 30':	1*
FSD > 30':	0
*RATED FOR EXPOSURE FROM THE INSIDE **RATED FOR EXPOSURE ON BOTH SIDES	

PROJECT TEAM

OWNER
VAIL PROPERTY GROUP, LLC
HECTOR ARECHIGA & JAIME RONDA
300 EUCLID AVE, SUITE 105
MIAMI BEACH, FL 33139

OWNER
TELEMARK VENTURES
SCOTT RYAN
2398 SW 76TH LANE
OCALA, FL 34476

ARCHITECT
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO 80205
PHONE: 303.861.5704

ENTITLEMENT CONSULTANT
RUTHER ASSOCIATES LLC
P.O. BOX 6516
VAIL, CO 81658
PHONE: 970.376.2675

LANDSCAPE
NORRIS DESIGN
409 EAST MAIN STREET
FRISCO, CO 80443
PHONE: 970.368.7068

CIVIL
JVA, INCORPORATED
817 COLORADO AVENUE
GLENWOOD SPRINGS, CO 81601
PHONE: 970.404.3100

LIGHTING DESIGN
IMEG
7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
PHONE: 303.796.6000

BUILDING TOTAL	
WEST TOWER SUMMARY	PROPOSED
GROSS FLOOR AREA	101,366
RESIDENTIAL	85,340
GARAGE SUMMARY	
GROSS FLOOR AREA	74,046
TOTAL BUILDING SUMMARY	
GROSS FLOOR AREA	175,412
RESIDENTIAL	85,340

VAIL ZONING CODE SUMMARY

Zone District
Commercial Core | Lionshead Mixed Use -1 (LMU-1)

Setbacks
§12-7H-10
Minimum building setback shall be 10'-0"

Building Height
§12-7H-11
Average building height of 71'-0" with a maximum height of 82'-6"

Gross Residential Floor Area
§12-7H-13
Up to 250 ft² of gross residential floor area for each 100 ft² of buildable site area

Site Coverage
§12-7H-14
Not to exceed 70% of total site area

Landscaping
§12-7H-15
At least 20% of total site area

Parking
§12-10-10
Schedule A: 1.4 Spaces per dwelling unit [Within Commercial Core]
have limited use as secondary forms.

LIONSHEAD REDEVELOPMENT
MASTER PLAN SUMMARY
ARCHITECTURAL DESIGN GUIDELINES

Architectural Design Guidelines (ADG)

Building Height
§8.4.2.3
Remaining Building Frontage
Maximum initial eave height of 60', at which point those faces must step back a minimum of 12'

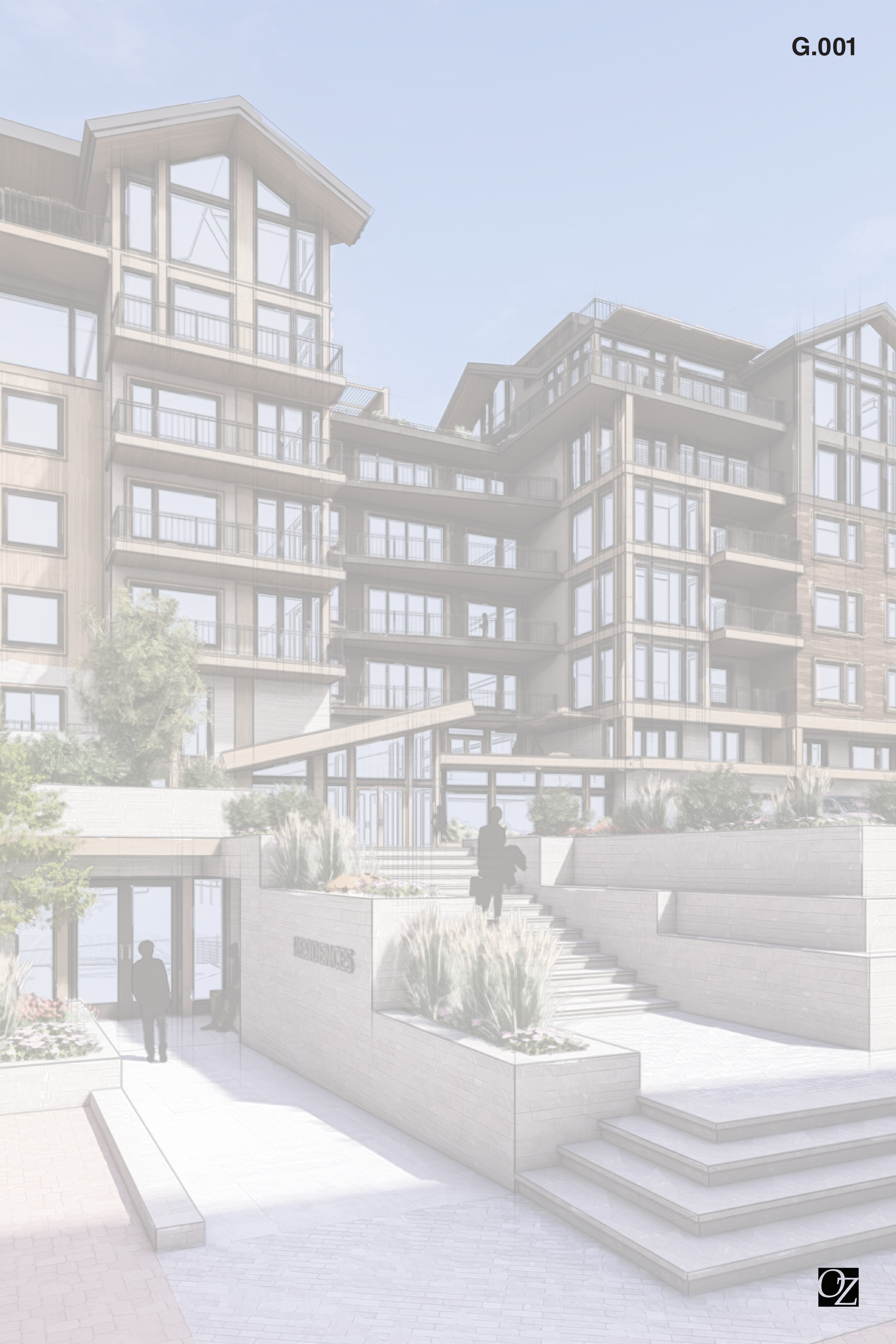
Wall Surface Criteria
There shall be no vertical wall face greater than 35' on a building without a secondary horizontal step in the building face

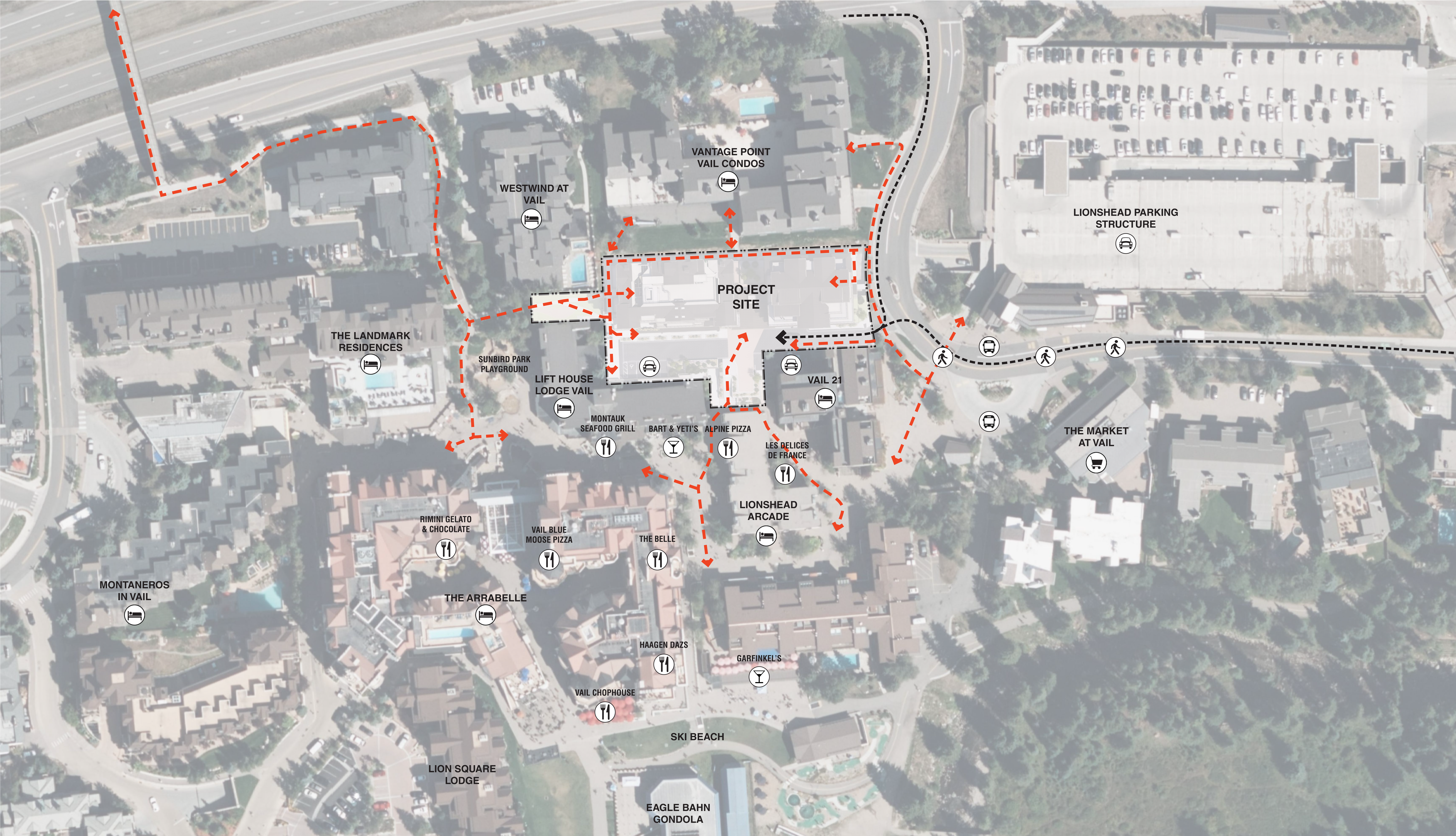
Exterior Walls
§8.4.2.4
General
Exterior walls shall be designed with clear definition of base, middle, and top.
Street-level walls shall not span more than 30 feet horizontally without significantly varying at least 2 of the following 5 characteristics:
• Massing or Height
• Material, Fenestration, or Color

Roofs
§8.4.2.7
General
Primary roofs within Lionshead are to be predominantly gables and hips, with sheds or flat roofs permitted at smaller, secondary roofs

Dimensional Guidelines
Roofs should be constructed with 30" minimum eave and rake overhangs, with dimensions dependent upon overall building size. Secondary roofs may have overhangs as small as 18", but should work with the overall scale of the roofscape.

Pitch
Roof pitches for primary roofs shall be from 6:12 to 12:12, inclusive. Secondary sloped roofs may have pitches ranging from 4:12 to 12:12, and flat roofs may have limited use as secondary forms.





LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 5

REVIEW BY: SCOTT	Scaled for 24" x 36"	Sheet
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IMPROVEMENT SURVEY PLAT
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 2 OF 5

GENERAL NOTES:

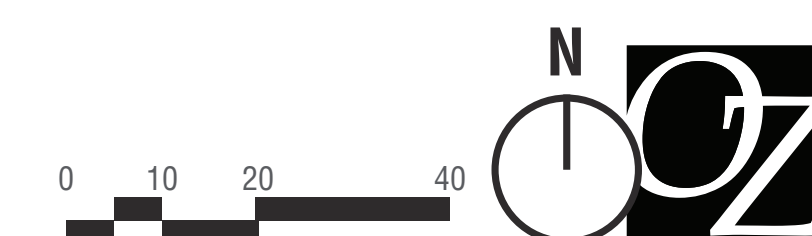
1. STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. STATEMENT OF LINEAL UNITS REQUIRED PER 38-51-106(1)(L), C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY IS U.S. SURVEY FOOT.
3. THE BOUNDARY LINES SHOWN ON THIS SURVEY REPRESENT A PROFESSIONAL OPINION BY THIS SURVEYOR AS TO WHERE THE BOUNDARY LINES HEREBY RETRACED WERE ORIGINALLY LAID OUT ON THE GROUND AND SUBSEQUENTLY ACCEPTED BY THE AFFECTED LAND OWNERS. THE DISCOVERY OF ADDITIONAL EVIDENCE MAY RESULT IN A DIFFERENT OPINION.
4. ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC. IF THIS SURVEY IS DEPOSITED WITH THE COUNTY IN COMPLIANCE WITH 38-51-107, C.R.S., FORESIGHT WEST SURVEYING, INC. ACCEPTS NO LIABILITY FROM PROPRIETARY OR CONFIDENTIAL INFORMATION DISCLOSED TO THE PUBLIC BY THE CONTENTS HEREIN.
5. PRESERVATION OF BOUNDARY MONUMENTATION: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS:
1) ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY 38-53-103(6), C.R.S. AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS), OR
2) ANY LAND SURVEY CORNER (DEFINED BY 38-53-103(8), C.R.S. AS ANY LAND SURVEY CORNER THE POSITION OF WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND), OR A RESTORATION OF ANY SUCH MONUMENT, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR PUNISHABLE BY A FINE OF UP TO \$1,000 AND/OR 1 YEAR IN JAIL, UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (184-508, C.R.S.)
6. OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
7. THE LOCATIONS OF ANY UNDERGROUND UTILITIES SHOWN HEREON ARE NOT TO BE CONSIDERED ALL-INCLUSIVE AND MAY BE INACCURATE. UNDERGROUND UTILITY LOCATIONS MAY HAVE BEEN DETERMINED FROM AVAILABLE CONSTRUCTION PLANS AND AS-BUILT MAPS, SURFACE MARKINGS ESTABLISHED BY INDEPENDENT LOCATORS OR UTILITY COMPANIES, OR FROM SURFACE FEATURES. UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN EXPOSED BY THIS FIRM AND MAY VARY IN ACTUAL LOCATION, USAGE, MATERIAL, SIZE AND/OR EXISTENCE. THIS FIRM ACCEPTS NO LIABILITY FOR INACCURATE WORK BY UTILITY LOCATORS. PER TITLE 9, ARTICLE 1.5, C.R.S., UNDERGROUND UTILITIES MUST BE MARKED PRIOR TO ANY DIGGING OR DRILLING BY SUBMITTING A REQUEST TO THE UTILITY NOTIFICATION CENTER OF COLORADO. CALL (811) AT LEAST 72 HOURS IN ADVANCE. NO UTILITY PLANS WERE PROVIDED BY THE CLIENT IN REGARD TO TABLE ITEM 11(A).
8. ANY OVERHEAD WIRES SHOWN HEREON ARE GENERALIZED LOCATIONS SHOWING THE WIRE CONNECTIONS BETWEEN UTILITY POLES AND OTHER STRUCTURES. THE LOCATIONS OF INDIVIDUAL WIRES WERE NOT MEASURED AND THEIR REPRESENTATION ON THIS DRAWING SHOULD NOT BE RELIED UPON WHERE ACCURATE CLEARANCE DISTANCES FROM OVERHEAD WIRES ARE REQUIRED.
9. ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC. FOR DETERMINATION OF (A)RIGHT TO TITLE, (B)CHAIN OF TITLE,ABSTRACT, (C)THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES, AND (D)EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM. A REASONABLE EFFORT WAS MADE TO RESEARCH THE RECORDS FOR THIS PROPERTY AND THE ADJOINING PROPERTIES IN ACCORDANCE WITH THE USUAL AND CUSTOMARY STANDARD OF CARE FOR LAND SURVEYORS PRACTICING IN COLORADO.
10. TITLE POLICY REFERENCE: FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, THIS SURVEY RELIED UPON TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTY COMPANY, ORDER NUMBER ABC50072336, WITH AN EFFECTIVE DATE OF 07.22.2024 AT 5:00 P.M. AND A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTY COMPANY, ORDER NUMBER ABC50074228, WITH AN EFFECTIVE DATE OF 03.27.2025 AT 5:00 P.M.
11. BUILDING SETBACK NOTICE: DUE TO FREQUENT CHANGES IN AND DIFFERING INTERPRETATIONS OF ZONING ORDINANCES, THE OWNER IS URGED TO CONTACT THE GOVERNING MUNICIPALITY(IES) FOR GUIDANCE RELATING TO SETBACK REQUIREMENTS PRIOR TO PLANNING FUTURE IMPROVEMENTS ON THIS PROPERTY. NO ZONING REPORT OR LETTER CITING SETBACK RESTRICTIONS WAS PROVIDED.
12. BASIS OF BEARINGS STATEMENT REQUIRED PER 38-51-106(1)(E), C.R.S.:
BEARINGS ARE BASED UPON THE NORTH LINES OF LOT 1 A AND LOT 2 A, CORRECTION PLAT VAIL/LIONSHEAD, FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 AS RECORDED AUGUST 6, 2020 AT REC. NO. 202012791 AND BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID LOT 1 A BY DOUBLE SET NO.3 REBARS BEING ADJACENT TO EACH OTHER AND AT THE NORTHEAST CORNER OF SAID LOT 2 A BY DOUBLE SET NO.3 REBARS BEING ADJACENT OT EACH OTHER, WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 85° 54' 07" EAST PER SAID CORRECTION PLAT.
13. VERTICAL RELIEF SHOWN HEREON IS BASED UPON A POST PROCESSED STATIC GNSS CONNECTION MADE TO NGS POINT SPRADLE (PID: AB2083) BEING A FOUND STANDARD NGS ROCK CAP IN A ROCK OUTCROPPING AS NOTED IN THE NGS DATA SHEET AND HAVING A PUBLISHED ELEVATION OF 8287.82' (NAVD88). SAID BENCH MARK PER TOWN OF VAIL GPS CONTROL 2022 MAP IS STATED AS 8287.36' (NAVD88).
NOTE - AS REQUESTED BY CLIENT THE ORIGINAL BENCH MARK OF 8287.82' (NAVD88) WAS USED IN ORDER TO MATCH PREVIOUS WORK COMPLETED CONTOUR INTERVALS SHOWN HEREON AT 1' INTERVALS.
14. MEASURED DIMENSIONS SHOWN HEREON REFLECT THE RESULTS OF A LEAST SQUARES ADJUSTMENT OF THE FIELD MEASUREMENTS.
15. ALL FOUND AND SET MONUMENTS ARE FAIRLY CLOSE TO GROUND SURFACE UNLESS NOTED OTHERWISE.
16. ANY MONUMENTS SHOWN HEREON THAT ARE NOT TIED TO THIS SURVEY WERE NOT USED AS CONTROL CORNERS AND ARE SHOWN FOR POSTERITY ONLY.
17. MONUMENTS (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) HAVE BEEN SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
18. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
ORDER NO. ABC50072336
PARCEL 1 (AKA LOT 1A): NO POSTED ADDRESS OBSERVED - TITLE COMMITMENT LISTS THIS PARCEL AS 500 LIONSHEAD CIRCLE
PARCEL 2 (AKA TRACT K): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 3 (AKA TRACT L): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 4 (AKA TRACT M): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT

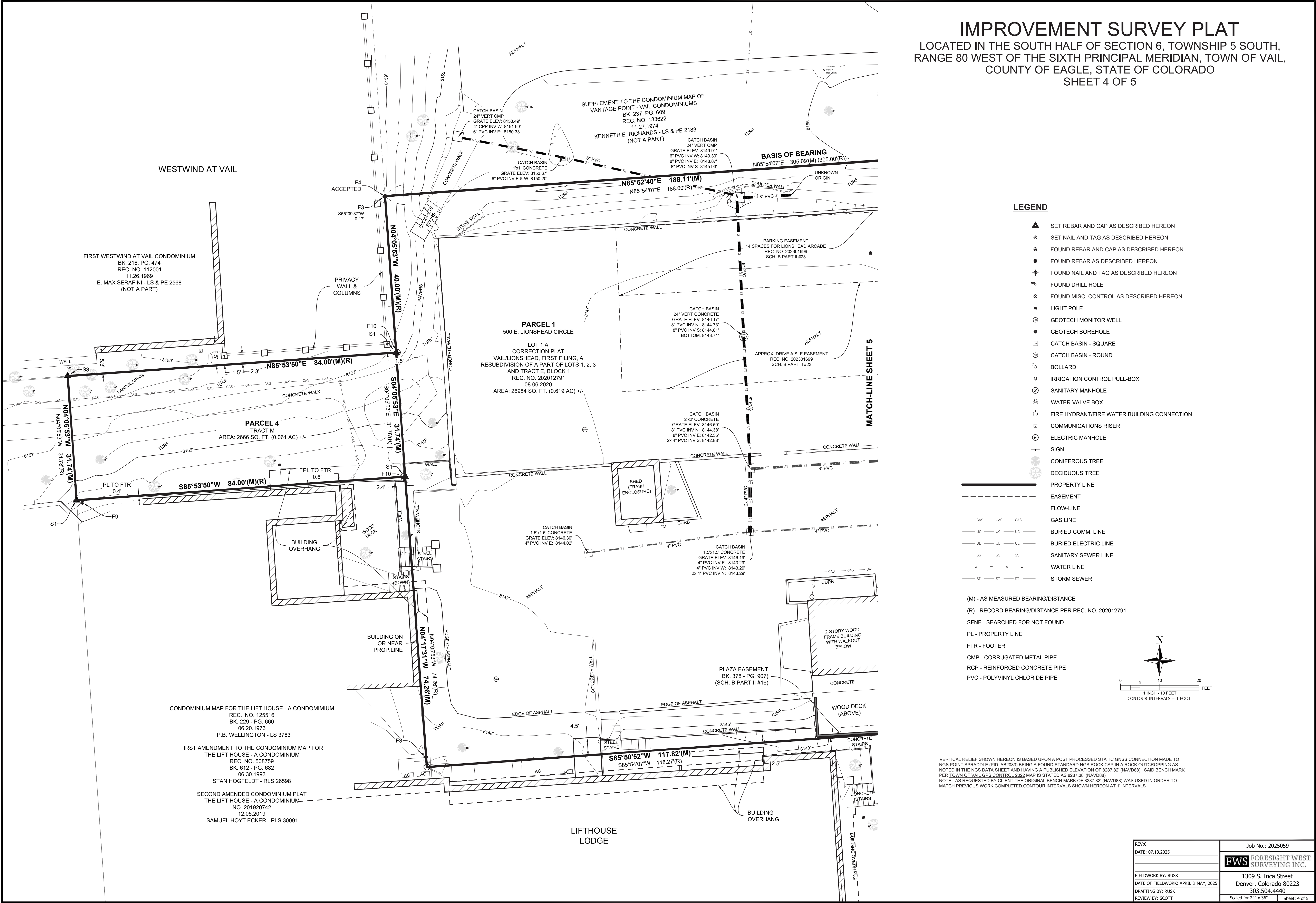
ORDER NO. ABC50074228
PARCEL 1 (AKA LOT 2A): NO POSTED ADDRESS OBSERVED - TITLE COMMITMENT LISTS THIS PARCEL AS 534 EAST LIONSHEAD CIRCLE
PARCEL 2 (AKA TRACT K): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 3 (AKA TRACT L): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 4 (EASEMENT INTEREST): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
19. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
ALL PARCELS ARE CLASSIFIED AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL NO. 08037C0468D, REVISED DECEMBER 4, 2007
20. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
ORDER NO. ABC50072336
PARCEL 1 (AKA LOT 1A): 26,984 SQUARE FEET OR 0.619 ACRES, MORE OR LESS (AS MEASURED) - 0.620 ACRES, RECORD
PARCEL 2 (AKA TRACT K): 3,315 SQUARE FEET OR 0.076 ACRES, MORE OR LESS (AS MEASURED) - 0.076 ACRES, RECORD
PARCEL 3 (AKA TRACT L): 2,090 SQUARE FEET OR 0.048 ACRES, MORE OR LESS (AS MEASURED) - 0.048 ACRES, RECORD
PARCEL 4 (AKA TRACT M): 2,666 SQUARE FEET OR 0.061 ACRES, MORE OR LESS (AS MEASURED) - 0.061 ACRES, RECORD

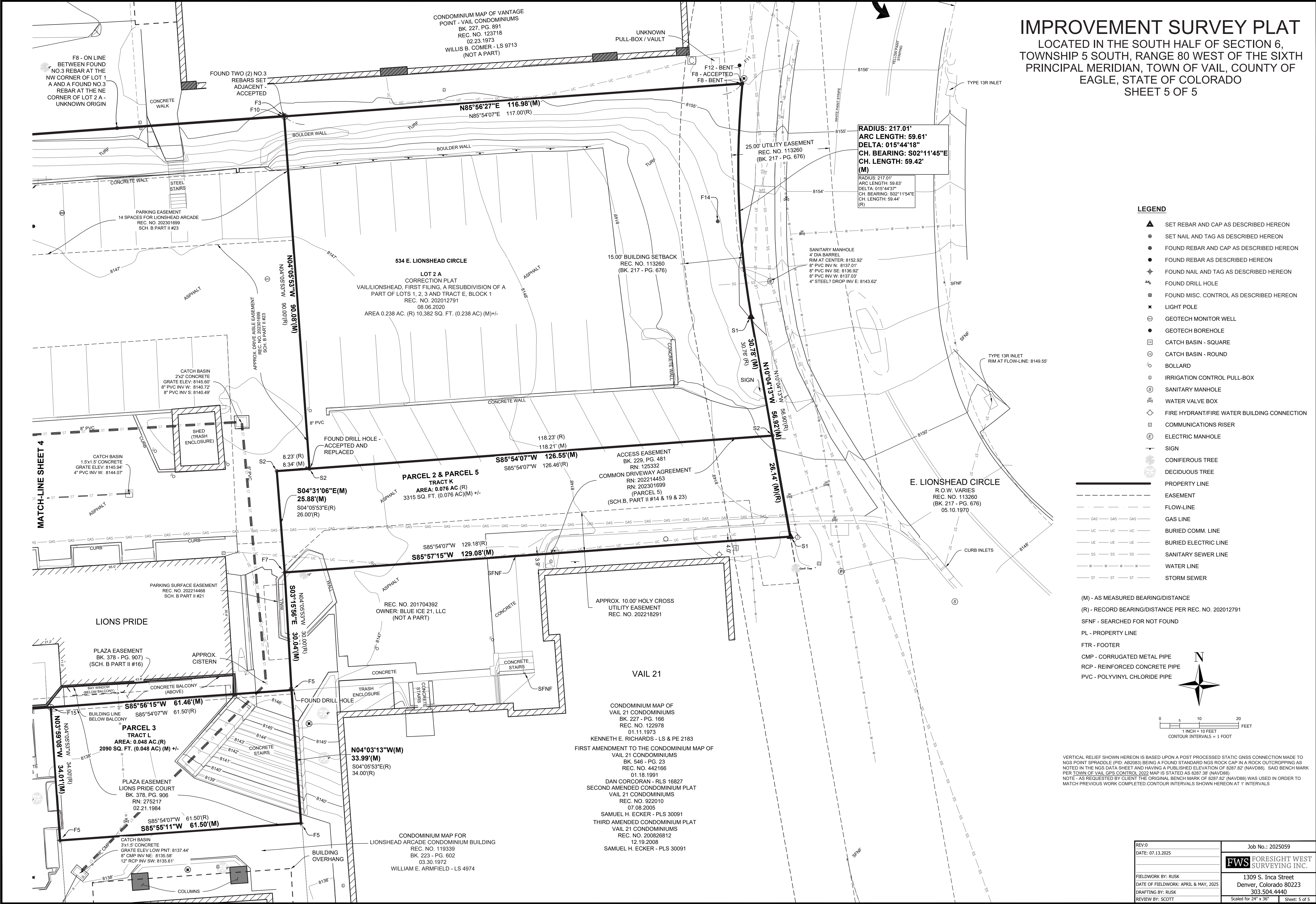
ORDER NO. ABC50072336
PARCEL 1 (AKA LOT 2A): 10,382 SQUARE FEET OR 0.238 ACRES, MORE OR LESS (AS MEASURED) - 0.238 ACRES, RECORD
PARCEL 2 (AKA TRACT K): 3,315 SQUARE FEET OR 0.076 ACRES, MORE OR LESS (AS MEASURED) - 0.076 ACRES, RECORD
PARCEL 3 (AKA TRACT L): 2,090 SQUARE FEET OR 0.048 ACRES, MORE OR LESS (AS MEASURED) - 0.048 ACRES, RECORD
PARCEL 4 (EASEMENT INTEREST): NA

REV:0	Job No.: 2025059
DATE: 07.13.2025	
	FWS FORESIGHT WEST SURVEYING INC.
FIELDWORK BY: RUSK	1309 S. Inca Street
DATE OF FIELDWORK: APRIL & MAY, 2025	Denver, Colorado 80223
DRAWING BY: RUSK	303.526.4440
REVIEW BY: SCOTT	Scaled for 24" x 36" Sheet: 2 of 5

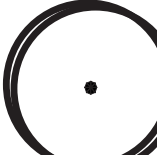
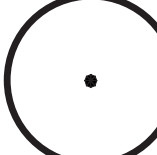
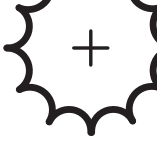
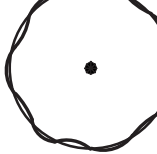
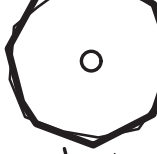
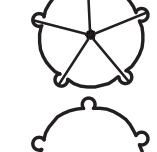
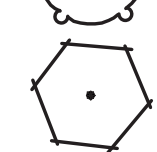
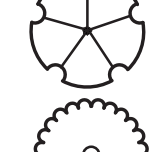
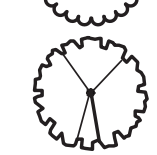
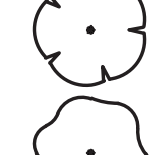
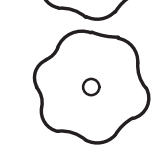
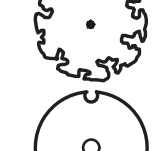
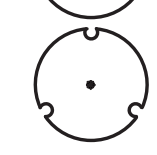
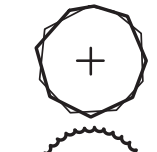
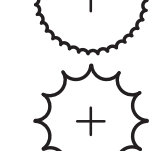






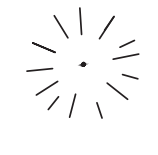
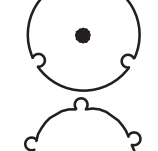
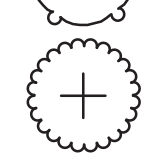
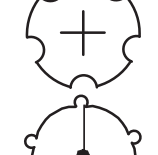
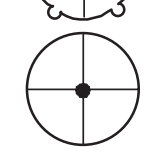
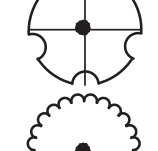
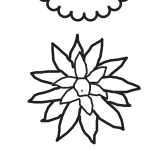
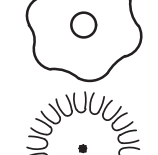
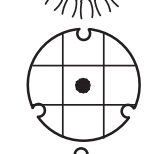
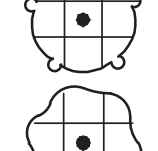
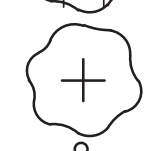
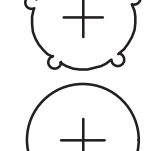
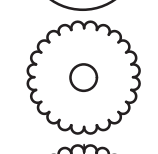
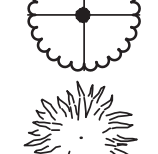
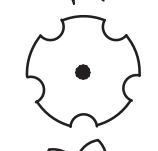
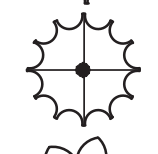
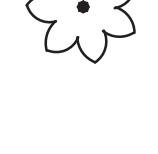
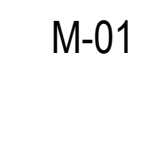
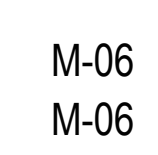
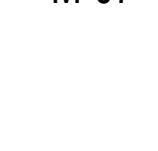
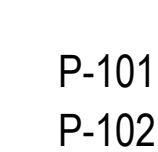


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
	PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL.	MOD	30'-40'	10'-15'
	PO ER	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN	B & B	2" CAL.	MOD	30'-40'	9'-10'
	SO BL	SORBUS AUCUPARIA 'BLACK HAWK'	BLACK HAWK ROCKY MOUNTAIN ASH	B & B	2" CAL.	MOD	20'-25'	15'-20'
EVERGREEN TREES								
	PI BA	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HT.	MOD	15'-25'	8'-10'
	PI FL	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT.	LOW	20'-25'	9'-10'
ORNAMENTAL TREES								
	AC FL	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL.	LOW	10'-15'	10'-15'
	CR IN	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	LOW	15'-25'	10'-15'
	MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15'-25'	10'-15'
	PR CH	PRUNUS VIRGINIANA 'CANADA RED'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5" CAL.	LOW	15'-25'	10'-15'
UPRIGHT EVERGREENS								
	PI IS	PICEA PUNGENS 'ISELI FASTIGIATE'	FASTIGIATE SPRUCE	B & B	6' HT.	MOD	10'-15'	4'-6'
DECIDUOUS SHRUBS								
	CO RE	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5	MOD	6'-7'	6'-7'
	CO FA	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	CONT.	#5	MOD	4'-5'	4'-5'
	CO PE	COTONEASTER ACUTIFOLIUS (LUCIDUS)	PEKING COTONEASTER	CONT.	#5	LOW	9'-10'	4'-5'
	HO DU	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	LOW	3'-4'	3'-4'
	PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3'-4'	3'-4'
	PR BE	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW	6'-7'	5'-6'
	RH CI	RHUS GLABRA 'CISMONTANA'	WESTERN SMOOTH SUMAC	CONT.	#5	LOW	2'-3'	2'-3'
	RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW	4'-5'	4'-5'
	RI GR	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	CONT.	#5	LOW	2'-3'	2'-3'
	SY OR	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3'-4'	3'-4'
	SY ME	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#5	LOW	4'-5'	4'-5'
	SY VU	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW	13'-15'	7'-8'
EVERGREEN SHRUBS								
	AR UV	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#5	LOW	<1'	4'-5'
	PI GL	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	#5	MOD	4'-5'	5'-6'
	PI RO	PICEA PUNGENS 'ROUNDABOUT'	ROUNDABOUT COLORADO SPRUCE	CONT.	#5	MOD	2'-3'	2'-3'
	PI SE	PICEA PUNGENS 'SESTER DWARF'	SESTER DWARF COLORADO SPRUCE	CONT.	#5	MOD	7'-8'	4'-5'

NOTES

DESCRIPTION	DETAIL
LANDSCAPE AREA SNOW STORAGE PROPERTY LINE WILDLAND URBAN INTERFACE PLANTING BUFFER EXISTING CONTOURS, TYP. PROPOSED CONTOURS, TYP. PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
ORNAMENTAL GRASSES								
	AC HY	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1	LOW	1'-2'	1'-2'
PERENNIALS								
	AE PO	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP WEED	CONT.	#1	LOW	<1'	1'-2'
	AJ RE	AJUGA REPTANS	CARPET BUGLE	CONT.	#1	MOD	<1'	1'-2'
	AL CE	ALLIUM CERNUUM	NODDING ONION	CONT.	#1	MOD	1'-2'	<1'
	AN RU	ANTENNARIA DIOICA 'RUBRA'	PINK PUSSYTOES	CONT.	#1	LOW	<1'	<1'
	AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1	MOD	1'-2'	1'-2'
	AQ CR	AQUILEGIA X 'CRIMSON STAR'	CRIMSON STAR COLUMBINE	CONT.	#1	MOD	2'-3'	2'-3'
	AQ WH	AQUILEGIA X 'WHITE STAR'	WHITE STAR COLUMBINE	CONT.	#1	MOD	2'-3'	2'-3'
	AR SC	ARTEMISIA SCHMIDTIANA	SILVER MOUND ARTEMISIA	CONT.	#1	LOW	1'-2'	1'-2'
	AS JA	ASTILBE X JAPONICA	ASTILBE / FALSE SPIREA	CONT.	#1	MOD	1'-2'	1'-2'
	CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1	MOD	<1'	1'-2'
	DE NU	DELOSPERMA NUBIGENUM 'YELLOW'	YELLOW ICE PLANT	CONT.	#1	LOW	<1'	2'-3'
	DI DO	DIANTHUS BARBATUS 'DOUBLE DWARF'	DOUBLE DWARF SWEET WILLIAM	CONT.	#1	MOD	<1'	<1'
	DI ZI	DIANTHUS DELTOIDES 'ZING ROSE'	ZING ROSE MAIDEN PINK	CONT.	#1	MOD	<1'	<1'
	DI FI	DIANTHUS X 'FIRST LOVE'	FIRST LOVE DIANTHUS	CONT.	#1	MOD	<1'	<1'
	HE HR	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	CONT.	#1	LOW	1'-2'	1'-2'
	HE PE	HEMEROCALLIS X 'MINI PEARL'	MINI PEARL DAYLILY	CONT.	#1	LOW	1'-2'	1'-2'
	HE PO	HEMEROCALLIS X 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	CONT.	#1	LOW	1'-2'	1'-2'
	HE SN	HEUCHERA SANGUINEA 'SNOW ANGEL'	SNOW ANGEL CORAL BELLS	CONT.	#1	MOD	<1'	1'-2'
	HE EP	HEUCHERA X 'ELECTRIC PLUM'	ELECTRIC PLUM CORAL BELLS	CONT.	#1	MOD	1'-2'	1'-2'
	HO PA	HOSTA FORTUNEI 'PATRIOT'	PATRIOT HOSTA	CONT.	#1	MOD	1'-2'	2'-3'
	IR RO	IRIS MISSOURIENSIS	WESTERN BLUE IRIS	CONT.	#1	LOW	1'-2'	1'-2'
	LU AP	LUPINUS X 'GALLERY MIX'	POPSICLE MIX LUPINE	CONT.	#1	MOD	1'-2'	1'-2'
	NE WA	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1	MOD	2'-3'	2'-3'
	PA NU	PAPAVER NUDICAULE	ICELAND POPPY	CONT.	#1	MOD	1'-2'	1'-2'
	TH YR	THYMUS PRAECOX POLYTRICHUS	WOOLY THYME	CONT.	#1	LOW	<1'	1'-2'

LANDSCAPE MATERIAL SCHEDULE

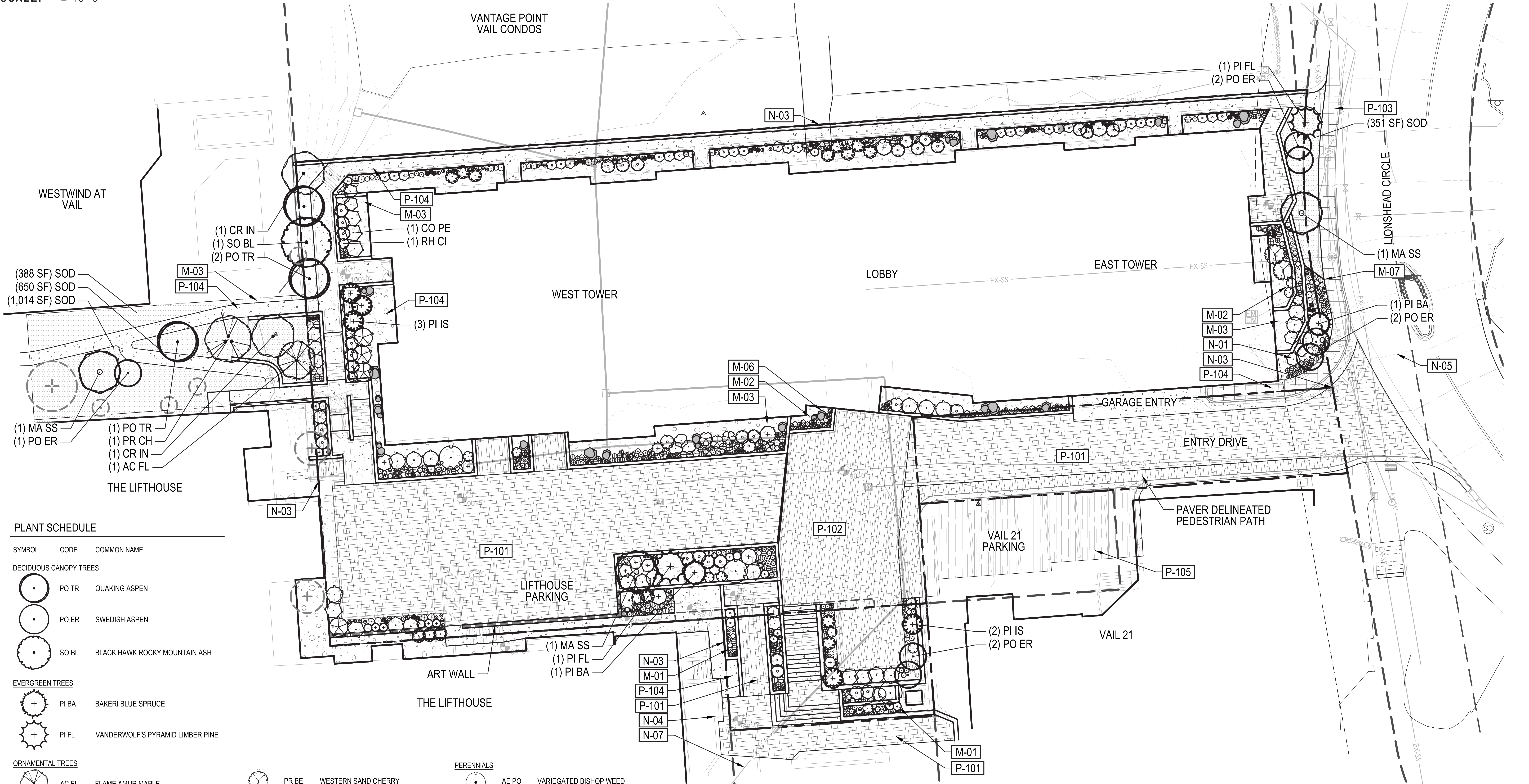
CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	PERENNIAL MULCH	PEA GRAVEL	PIONEER OR APPROVED EQUAL	N/A	NATURAL	SEE PLANS	TO BE PLACED IN TREE PLANTING RINGS AND PERENNIAL AREAS AT 3" MIN. DEPTH. WEED BARRIER NOT REQUIRED
M-02	ROCK MULCH	DECORATIVE ROCK	PIONEER OR APPROVED EQUAL	DAGG-0954-TN	BULK BRECKEN GUNSMOKE	3/4"	TO BE PLACED IN SHRUB AREAS AT 3" MIN. DEPTH OVER WEED BARRIER
M-03	COBBLE MULCH	DECORATIVE ROCK	PIONEER OR APPROVED EQUAL	DAGG-0955-TN	BRECKEN GUNSMOKE	3"-6"	TO BE PLACED IN AREAS INDICATED ON PLAN AT 6" MIN. DEPTH OVER WEED BARRIER
M-06 M-06 M-07	CRUSHER FINES LANDSCAPE BOULDER METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL	ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES

PAVEMENT SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH
P-101	PAVER A	ARTLINE	UNILOCK	EXISTING PAVERS
P-102	PAVER B	PROMENADE G	UNILOCK	
P-103	PAVER C			
P-104	CONCRETE			
P-105	ASPHALT			



SCALE: 1" = 10'-0"



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS CANOPY TREES		
	PO TR	QUAKING ASPEN
	PO ER	SWEDISH ASPEN
	SO BL	BLACK HAWK ROCKY MOUNTAIN ASH
EVERGREEN TREES		
	PI BA	BAKERI BLUE SPRUCE
	PI FL	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES		
	AC FL	FLAME AMUR MAPLE
	CR IN	THORNLESS COCKSPUR HAWTHORN
	MA SS	SPRING SNOW CRAB APPLE
	PR CH	SUCKER PUNCH CANADA CHOKECHERRY
UPRIGHT EVERGREENS		
	PI IS	FASTIGIATE SPRUCE
DECIDUOUS SHRUBS		
	CO RE	RED TWIG DOGWOOD
	CO FA	ARCTIC FIRE® RED TWIG DOGWOOD
	CO PE	PEKING COTONEASTER
	HO DU	ROCK SPIREA
	PH MO	MOUNTAIN NINEBARK

	PR BE	WESTERN SAND CHERRY
	RH CI	WESTERN SMOOTH SUMAC
	RI AL	ALPINE CURRANT
	RI GR	GREEN MOUND CURRANT
	SY OR	MOUNTAIN SNOWBERRY
	SY ME	DWARF KOREAN LILAC
	SY VU	COMMON PURPLE LILAC
EVERGREEN SHRUBS		
	AR UV	KINKINNICK
	PI GL	DWARF GLOBE BLUE SPRUCE
	PI RO	ROUNDOABOUT COLORADO SPRUCE
	PI SE	SESTER DWARF COLORADO SPRUCE
ORNAMENTAL GRASSES		
	AC HY	INDIAN RICEGRASS

PERENNIALS		
	AE PO	VARIEGATED BISHOP WEED
	AJ RE	CARPET BUGLE
	AL CE	NODDING ONION
	AN RU	PINK PUSSYTOES
	AQ CA	ROCKY MOUNTAIN COLUMBINE
	AQ CR	CRIMSON STAR COLUMBINE
	AQ WH	WHITE STAR COLUMBINE
	AR SC	SILVER MOUND ARTEMISIA
	AS JA	ASTILBE / FALSE SPIREA
	CE TO	SNOW IN SUMMER
	DE NU	YELLOW ICE PLANT
	DI DO	DOUBLE DWARF SWEET WILLIAM
	DI ZI	ZING ROSE MAIDEN PINK
	DI FI	FIRST LOVE DIANTHUS

	HE HR	HAPPY RETURNS DAYLILY
	HE PE	MINI PEARL DAYLILY
	HE PO	PURPLE D'ORO DAYLILY
	HE SN	SNOW ANGEL CORAL BELLS
	HE EP	ELECTRIC PLUM CORAL BELLS
	HO PA	PATRIOT HOSTA
	IR RO	WESTERN BLUE IRIS
	LU AP	POPSICLE MIX LUPINE
	NE WA	WALKER'S LOW CATMINT
	PA NU	ICELAND POPPY
	TH YR	WOOLY THYME

	SOD/SEED	
	SOD	TURF GRASS

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	M-01	PERENNIAL MULCH	
	M-02	ROCK MULCH	
	M-03	COBBLE MULCH	
	M-04	SOIL AMENDMENT	
	M-05	WEED BARRIER	
	M-06	CRUSHER FINES	
	M-06	LANDSCAPE BOULDER	
	M-07	METAL EDGER	

PAVEMENT SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-101	PAVER A	
	P-102	PAVER B	
	P-103	PAVER C	
	P-104	CONCRETE	
	P-105	ASPHALT	

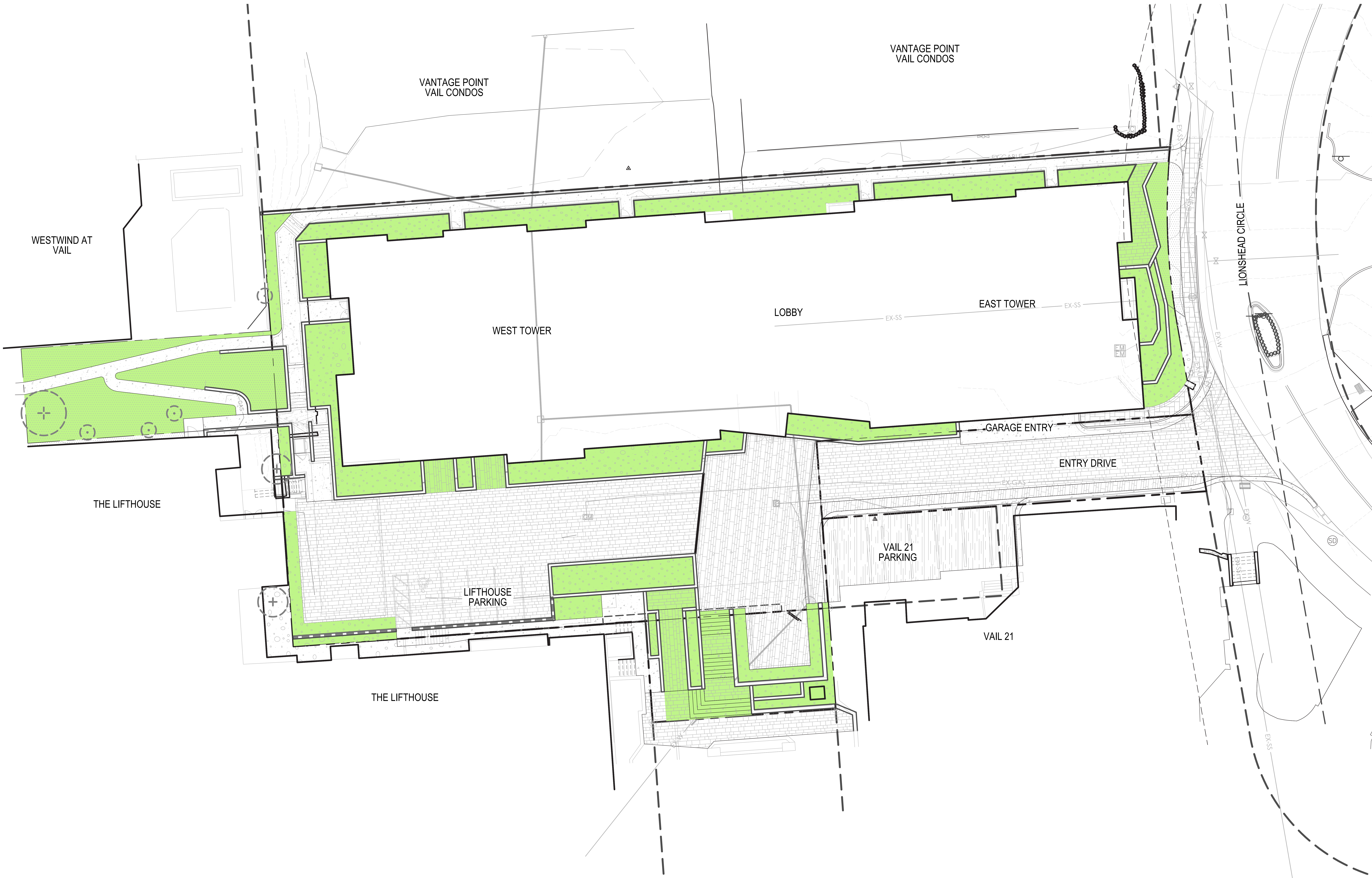
KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	LANDSCAPE AREA	
N-02	SNOW STORAGE	
N-03	PROPERTY LINE	
N-04	WILDLAND URBAN INTERFACE PLANTING BUFFER	
N-05	EXISTING CONTOURS, TYP.	
N-06	PROPOSED CONTOURS, TYP.	
N-07	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

SCALE: 1" = 10'-0"

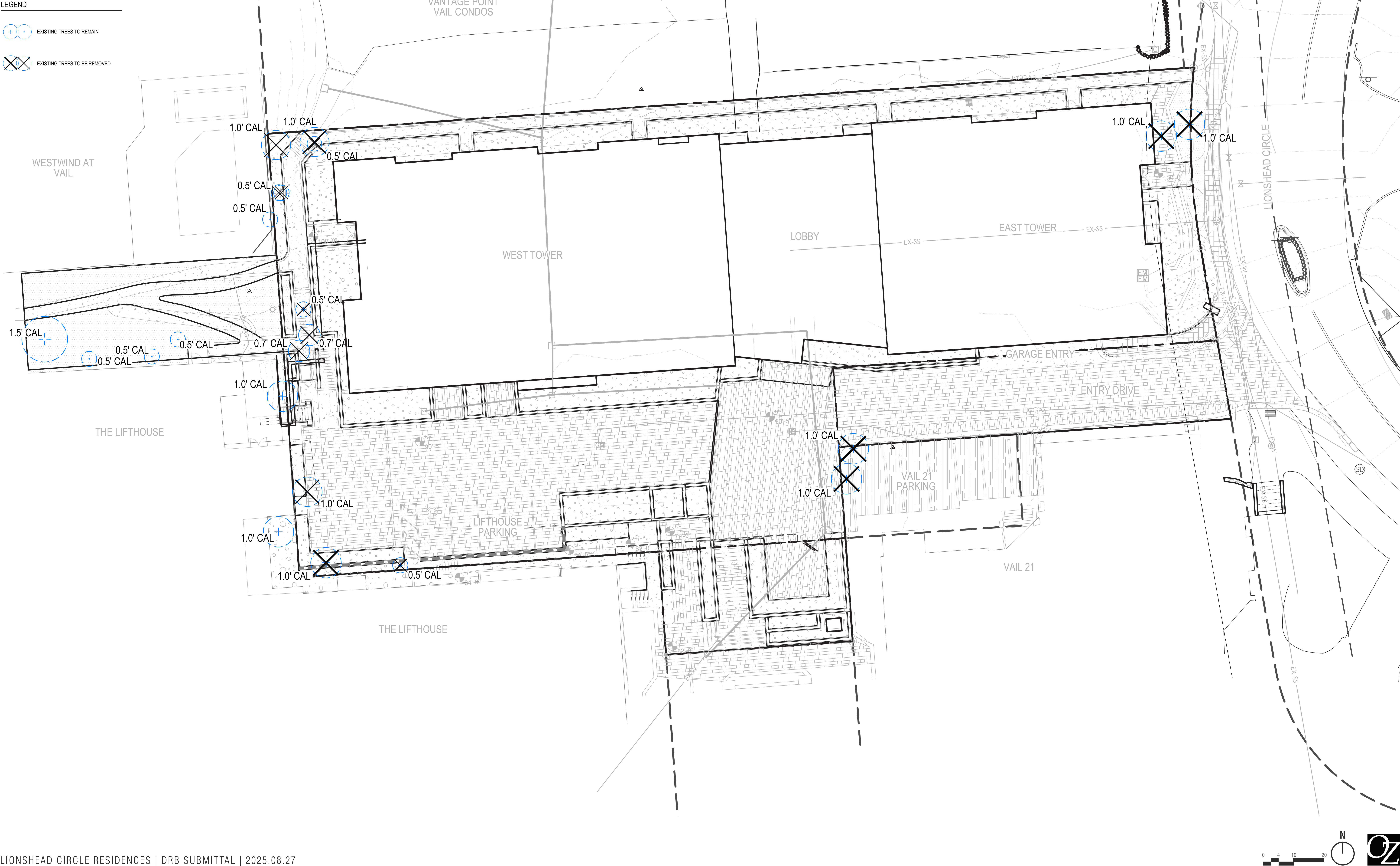
LANDSCAPE AREA CALCULATIONS

PROJECT AREA:	45,432 SF
REQUIRED LANDSCAPE AREA (20%):	9,086 SF
PROVIDED LANDSCAPE AREA:	9,760 SF
LANDSCAPE:	8,350 SF
DECORATIVE HARDSCAPE:	1,410 SF



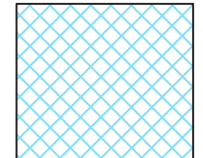
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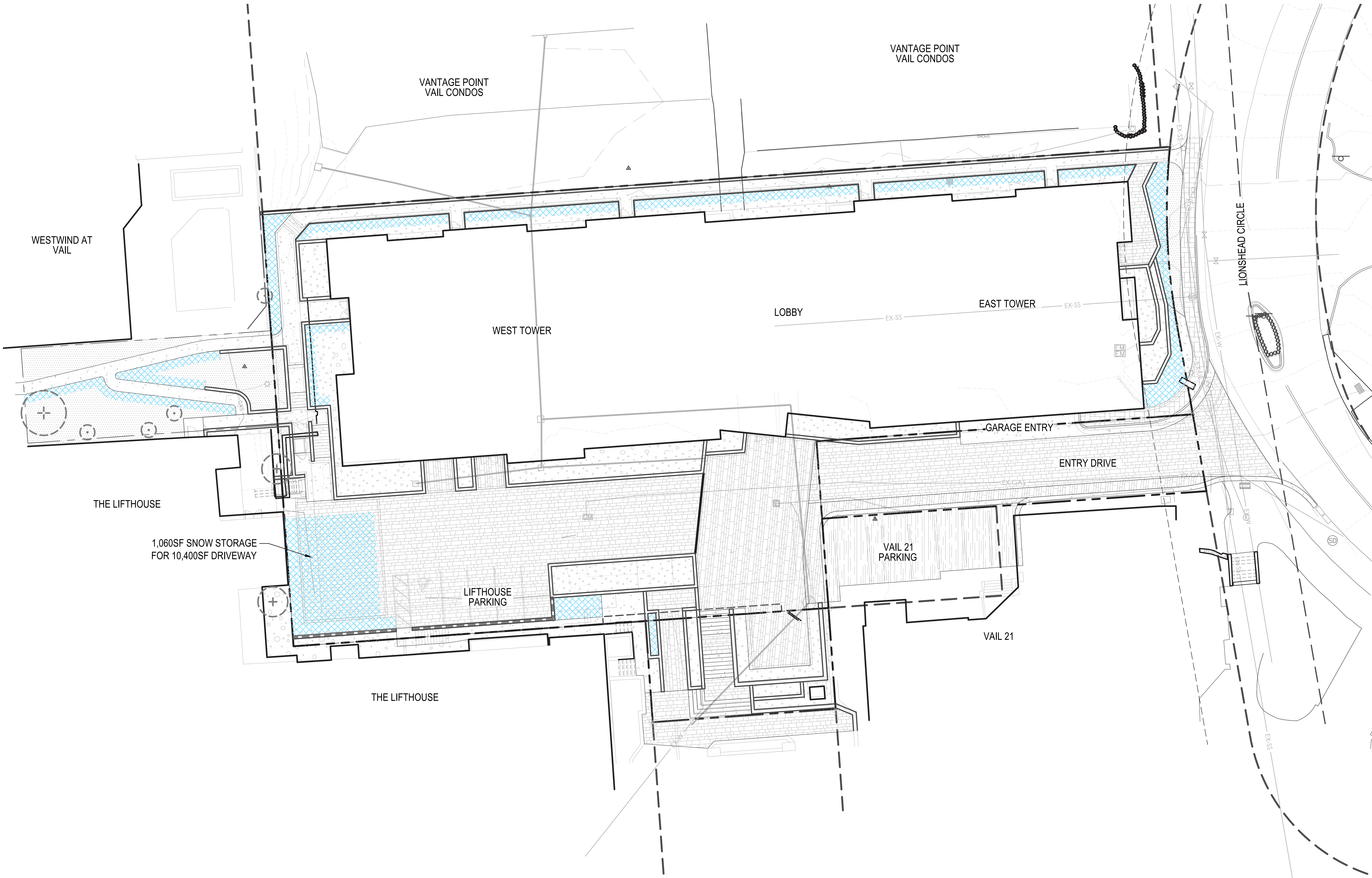
KEY NOTES		
CODE	DESCRIPTION	DETAIL
N-01	LANDSCAPE AREA	
N-02	SNOW STORAGE	
N-03	PROPERTY LINE	
N-04	WILDLAND URBAN	
N-05	INTERFACE PLANTING BUFFER	
N-06	EXISTING CONTOURS, TYP.	
N-07	PROPOSED CONTOURS, TYP.	
N-08	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

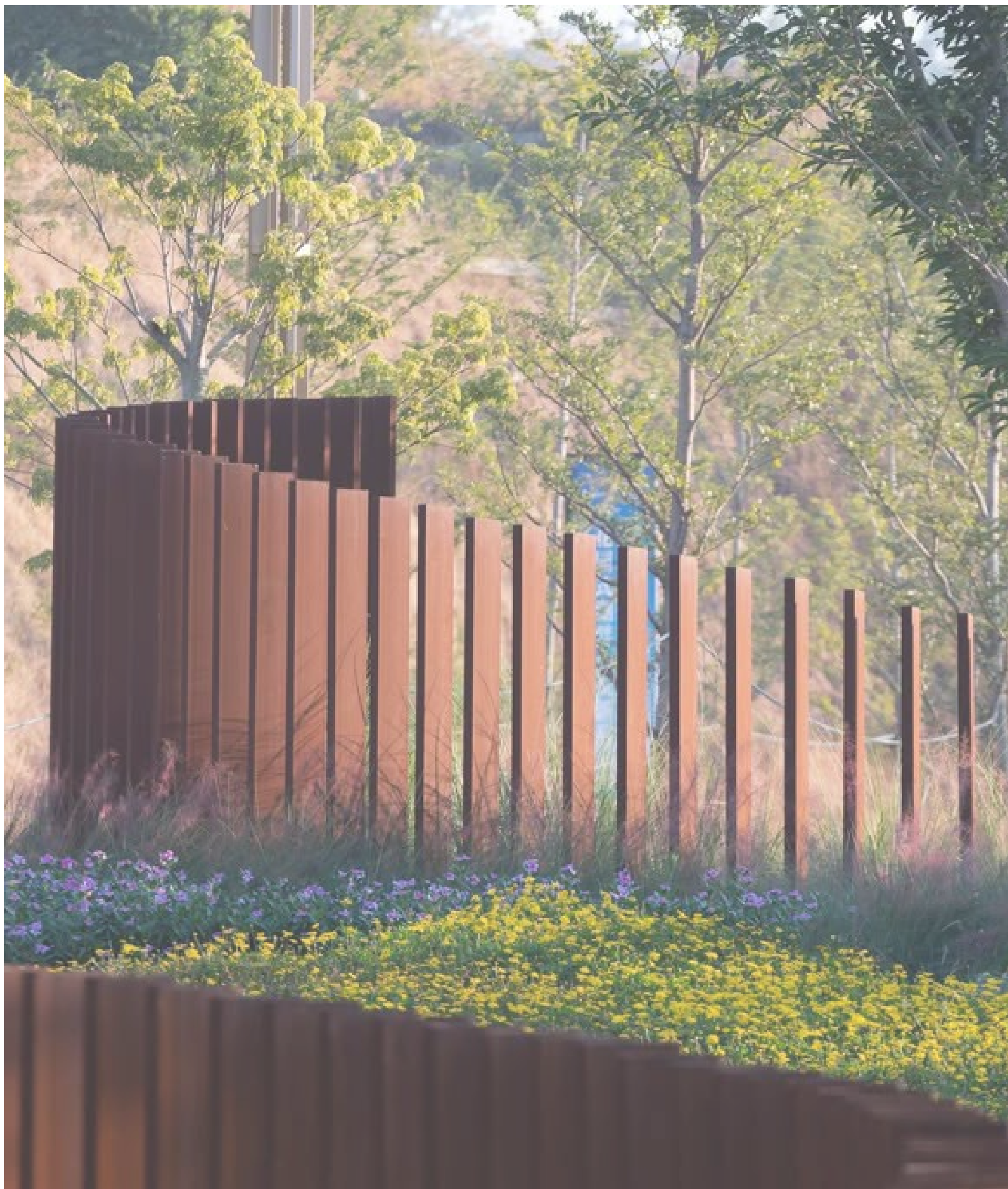
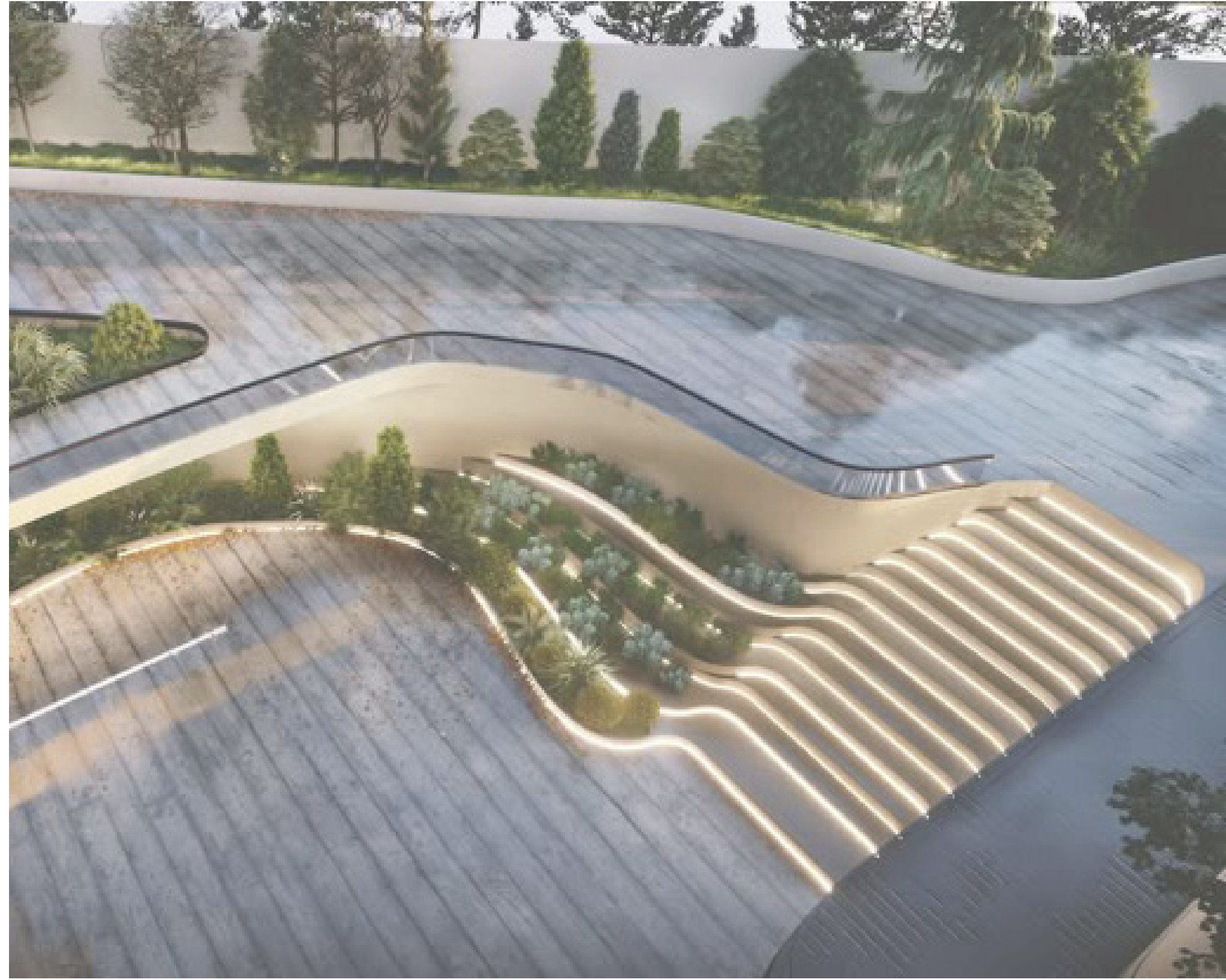


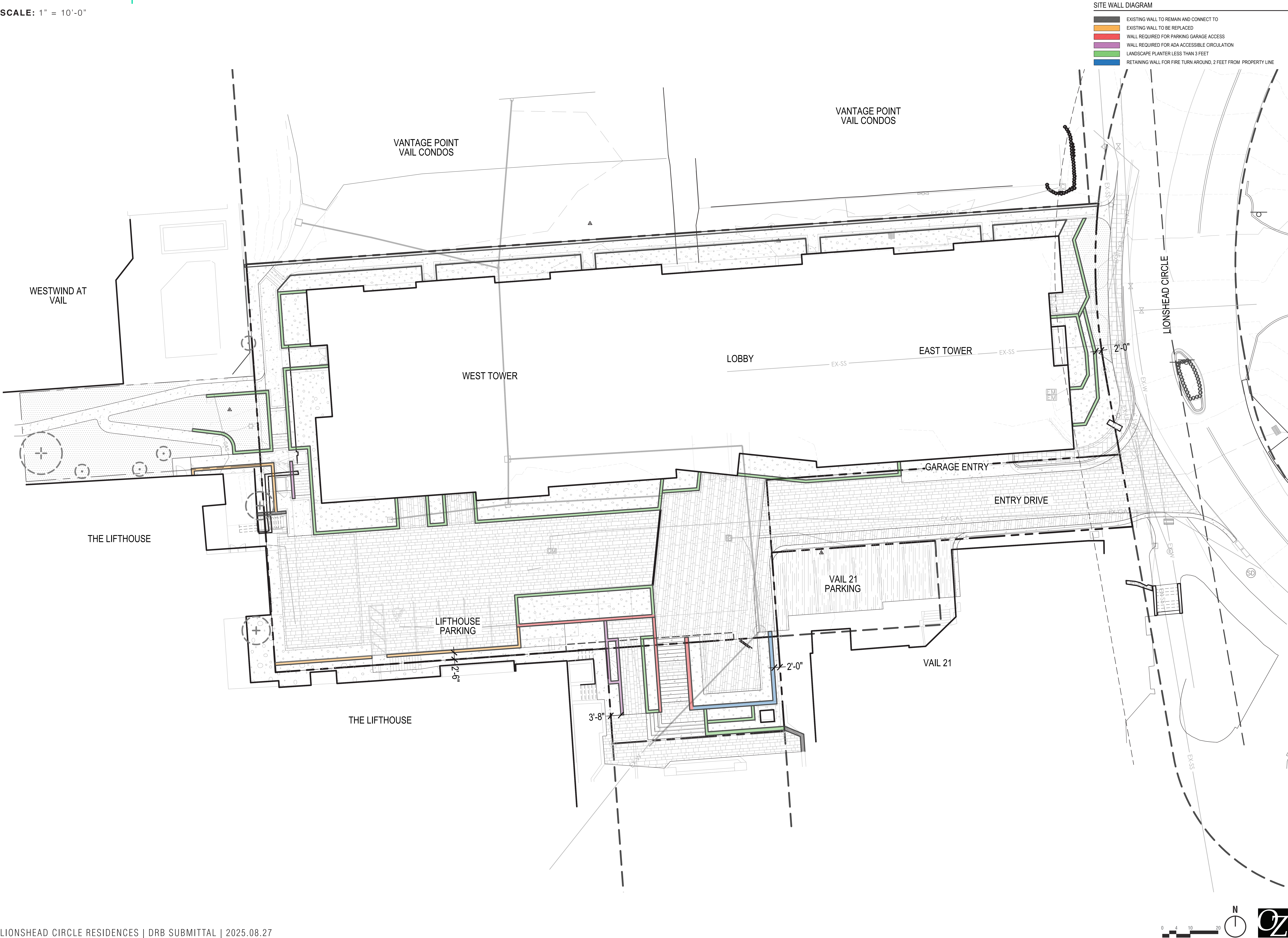
LIONSHEAD CIRCLE RESIDENCES | DRB SUBMITTAL | 2025.08.27

SCALE: 1" = 10'-0"

LANDSCAPE AREA CALCULATIONS		
	HARDSCAPE AREA (DRIVEWAY):	14,280 SF (10,400SF)
	REQUIRED SNOW STORAGE AREA (DRIVEWAY):	1,428SF (1,040SF)
	PROVIDED SNOW STORAGE AREA (DRIVEWAY):	3,300SF (1,060SF)
PAVED SURFACES ON LOTS 1 & 2 ARE TO BE SNOW MELTED		

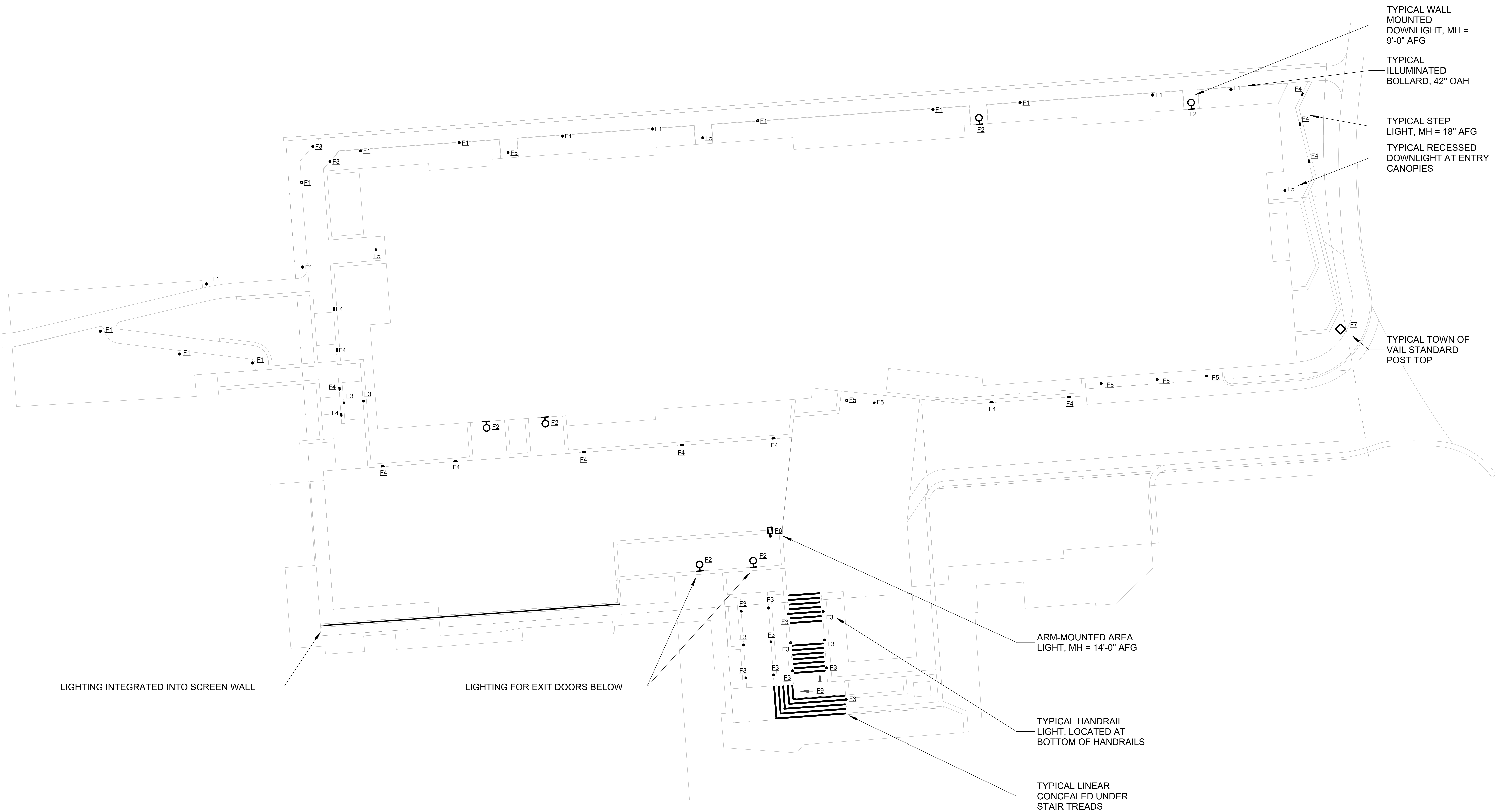






SCALE: 1" = 10'-0"

- SITE LIGHTING GENERAL NOTES:**
- 1. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO LIGHTING ORDINANCE.
 - 2. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO LIGHTING ORDINANCE.
 - 3. LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO LIGHTING ORDINANCE.



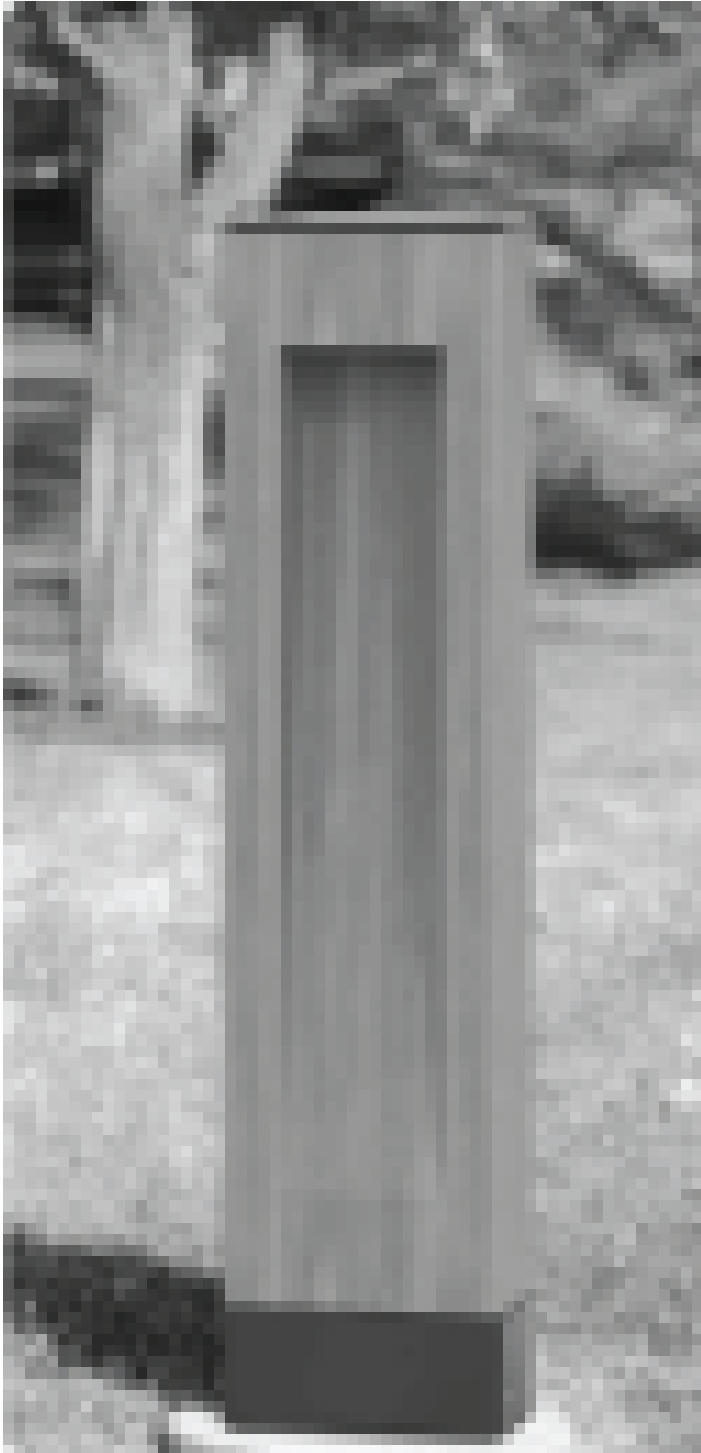
M&E

Structural Steel Detail

STRUCTURE



Structural Steel Detail



Structural Steel Detail

Structural Steel Detail

Structural Steel Detail

UCB-30371

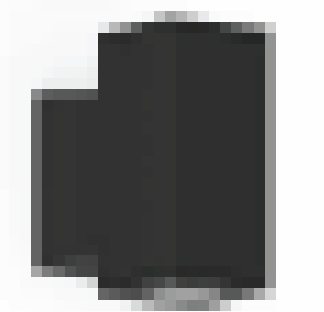
per 100 Square Surface

1000

LIOMAN

EXPERIENCE

USA



UCB-30371

UCB-30371

UCB-30371

UCB-30371

UCB-30371

WILR PUCK XT

Recessed LED Recessed Luminaire

1000

hess



WILR PUCK XT

WILR PUCK XT

WILR PUCK XT

WILR PUCK XT

WILR PUCK XT

Specification Sheet

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Specification Sheet

Specification Sheet

Specification Sheet

Specification Sheet

Specification Sheet

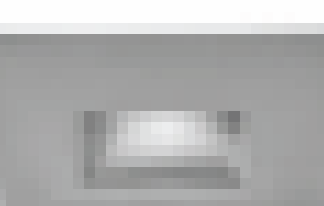
Model WL-LED100

LED Recessed Light

1000

WAC LIGHTING

Phosphorescent Lighting?



Model WL-LED100

Model WL-LED100

Model WL-LED100

Model WL-LED100

Model WL-LED100

ORBIT

Recessed LED Recessed Luminaire

1000

hess



ORBIT

ORBIT

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ORBIT

ID+ 4.5" x 4.5"

Recessed LED Recessed Luminaire

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ID+ 4.5" x 4.5"

ID+ 4.5" x 4.5"

ID+ 4.5" x 4.5"

ID+ 4.5" x 4.5"

ID+ 4.5" x 4.5"

LifeStyle Medium (XDLM)

Outdoor Decorative Jense Light

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hess



LifeStyle Medium (XDLM)

LifeStyle Medium (XDLM)

LifeStyle Medium (XDLM)

LifeStyle Medium (XDLM)

LifeStyle Medium (XDLM)

Uniform ThinLine™ (Outdoor)

LED Recessed Light

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LIONSHEAD CIRCLE RESIDENCES | DRB SUBMITTAL | 2025.08.27

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