

SITE DEVELOPMENT AND DESIGN STANDARDS

A. GOALS:

AS A REQUIREMENT OF THE PLANNED DEVELOPMENT OVERLAY PROCESS THE PROPOSED STANDARDS FOR THIS DEVELOPMENT WILL INCORPORATE AN ENHANCED STREET SCENE INCLUDING PERIMETER LANDSCAPING, DETACHED WALKWAYS AND FRONT DOOR ARCHITECTURE WITH A VARIETY OF MASSING, TEXTURES AND COLORS CREATING A VISUALLY APPEALING COMMUNITY THAT IS COMPATIBLE WITH THE SURROUNDING RESIDENTIAL CHARACTER. IN ORDER TO DEMONSTRATE SPECIAL ATTENTION TO HIGH QUALITY DESIGN, THE GPDP SHALL INCORPORATE THE DESIGN STANDARDS HEREIN.

B. PROJECT PURPOSE:

THE PURPOSE OF THE PROJECT IS TO REQUEST A REZONING TO ALLOW A SINGLE FAMILY DEVELOPMENT ON SMALL LOTS. A PORTION OF THE PROPERTY IS CURRENTLY ZONED I-P INDUSTRIAL PARK AND THE REMAINING PORTION IS CURRENTLY ZONED I-P INDUSTRIAL PARK AND PLANNED DEVELOPMENT OVERLAY (PDO). THE REZONE REQUEST WILL CHANGE ZONING TO PLANNED DEVELOPMENT RESIDENTIAL (PD-R). THE PROPOSED RESIDENTIAL USE WILL HELP THE TRANSITION FROM THE EXISTING INDUSTRIAL FACILITY (NORGREN) TO THE EXISTING MULTI-FAMILY BUILDINGS TO THE EAST, SOUTH AND WEST. THE PROPOSED RESIDENTIAL USE AND ARCHITECTURAL CHARACTER SHALL BE COMPATIBLE WITH THE SURROUNDING APARTMENTS WITH A VARIETY OF BUILDING HEIGHTS AND MATERIALS.

C. NEIGHBORHOOD SITE PLAN GOALS:

- GREET THE SURROUNDING STREETS WITH AN ENHANCED STREET-SCENE INCLUDING PERIMETER LANDSCAPING AND FRONT ARCHITECTURAL FEATURES.
- IMPROVE THE THREE PERIMETER STREET EDGES WITH STREET TREES, FRONT DOOR ARCHITECTURE, RELOCATION OF MOST OF THE EXISTING OVERHEAD UTILITY LINES AS FURTHER DESCRIBED IN ITEM L, AND ELIMINATION OF CHAIN LINK FENCE.
- CREATE A CENTRAL OPEN SPACE AMENITY WITH STRONG VISIBILITY FROM PERIMETER AND MAIN ENTRY POINTS.
- PROVIDE A SMALL POCKET PARK AMENITY FOR GATHER AND PLAY THAT IS ACCESSIBLE TO THE SURROUNDING NEIGHBORHOOD.
- PROVIDE A STRONG PEDESTRIAN SYSTEM WITH PERIMETER WALKS, INTERNAL TRAILS AND GREEN COURT ACCESS WAYS.

D. MAXIMUM DENSITY:

- A MAXIMUM DENSITY OF TEN (10) DWELLING UNITS PER ACRE, NOT TO EXCEED EIGHTY-FIVE (85) DWELLING UNITS WILL BE ALLOWED.
- MINIMUM LOT AREA SHALL BE 1,380 SF.

E. ALLOWED USES:

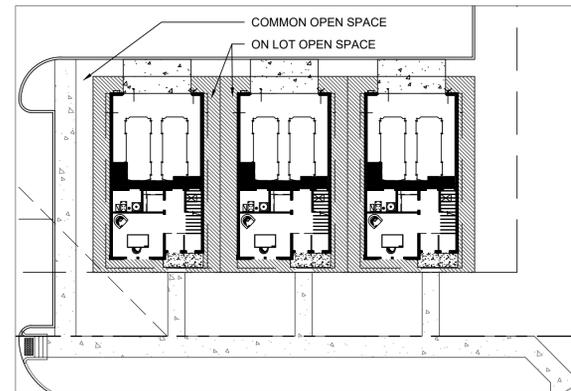
- ALLOWED USES: SINGLE FAMILY RESIDENTIAL AND OPEN SPACE.
- ALLOWED ACCESSORY USES: DUE TO THE LOT AREA, ACCESSORY USES WILL NOT BE ALLOWED ON PRIVATE LOTS. ACCESSORY STRUCTURES SHALL BE ALLOWED ON COMMON-OPEN SPACE AND POCKET PARK SUCH AS BUT NOT LIMITED TO SHADE STRUCTURE, PROJECT SIGNAGE, MAIL BOXES AND KIOSKS.

F. PARKING REQUIREMENTS:

GARAGE PARKING SHALL PROVIDE TWO (2) SPACES PER UNIT AND OFF-STREET GUEST PARKING SHALL BE PROVIDED AT A MINIMUM OF ONE-HALF SPACE PER UNIT.

G. OPEN SPACE:

THE PD-RESIDENTIAL ZONING REQUIRES FIFTY (50) PERCENT OPEN SPACE. THE OPEN SPACE REQUIREMENT SHALL BE MET WITH A MINIMUM OF FORTY (40) PERCENT WITHIN COMMON AREA AND A MAXIMUM OF TEN (10) PERCENT OPEN SPACE SHALL BE PROVIDED ON PRIVATE LOTS. THE PRIVATE ON-LOT OPEN SPACE WILL INCLUDE FRONT AND SIDE YARDS.



ON-LOT OPEN SPACE DIAGRAM:

ON-LOT OPEN SPACE - APPROXIMATELY 330 SF PER LOT
SCALE: 1" = 20'

NOTE:

- ON-LOT OPEN SPACE: TO MAINTAIN THE INTEGRITY OF THE STRUCTURES, NO LANDSCAPE IRRIGATION SHALL BE ALLOWED WITHIN 5' OF THE FOUNDATIONS. ACCORDINGLY, NO MINIMUM LIVE PLANT MATERIAL FOR EACH INDIVIDUAL LOT SHALL BE REQUIRED.
- INCLUDE ONE SMALL EVERGREEN OR ORNAMENTAL TREE WITHIN THE FRONT COMMON AREA TO SCREEN SIDE YARDS. BEST LOCATION WILL BE DETERMINED TO NOT INTERFERE WITH LOT DRAINAGE OR UTILITIES.

- A MINIMUM OF SIXTY (60) PERCENT OF THE COMMON AREA SHALL CONSIST OF LIVE PLANT MATERIAL AND BE MAINTAINED BY THE METRO DISTRICT OR HOA. TO MAINTAIN THE INTEGRITY OF THE STRUCTURES NO LANDSCAPE IRRIGATION SHALL BE ALLOWED WITHIN FIVE (5) FEET OF THE FOUNDATIONS. ACCORDINGLY, NO MINIMUM LIVE PLANT MATERIAL FOR EACH INDIVIDUAL LOT SHALL BE REQUIRED. SEE DIAGRAM ON LANDSCAPE PLAN SHEET 10 OF 10.
- PEDESTRIAN CIRCULATION SHALL BE PROVIDED ALONG PERIMETER OF NEIGHBORHOOD, INTERNALLY ALONG PRIVATE STREETS, TO POCKET PARK, AND IN GREEN COURTS. AN INTERNAL PEDESTRIAN TRAIL SYSTEM SHALL PROVIDE A WALK WITH A MINIMUM FIVE (5) FOOT WIDTH LOCATED THROUGHOUT THE COMMON AREA, EXCEPT ONE FOUR (4) FOOT WALKWAY ALONG THE SOUTH SIDE OF THE PRIVATE ROAD TO SATISFY THE DENVER WATER DEPARTMENT EASEMENT WIDTH REQUIREMENTS. THE PERIMETER PEDESTRIAN SIDE-WALKS ALONG W. POWERS AVE., S. BANNOCK ST., AND S. DELAWARE AVE. SHALL BE A MINIMUM OF A FIVE (5) FOOT DETACHED SIDE.
- A POCKET PARK SHALL BE PROVIDED WITH A MINIMUM OF TEN THOUSAND (10,000) SQUARE FEET AREA AND THE AREA SHALL BE INCLUDED WITHIN THE FORTY (40) PERCENT COMMON AREA UNOBSTRUCTED OPEN SPACE. THE MINIMUM OF TEN THOUSAND (10,000) SQUARE FEET POCKET PARK SHALL INCLUDE WALK CONNECTIONS, ONE SHADE STRUCTURE, A MINIMUM OF TWO BENCHES AND AN OPEN LAWN FOR PLAY.
- A MINIMUM 15' WIDE LANDSCAPE AREA SHALL BE PROVIDED BETWEEN EACH CLUSTER OF FOUR LOTS DIRECTLY FACING WEST POWERS STREET.

H. SIGNAGE:

PROJECT SIGNAGE WILL CONSIST OF A PRIMARY ENTRY SIGN.

I. BUILDING HEIGHT:

THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE SHALL BE THIRTY-FIVE (35) FEET AND THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE WITH ROOF TERRACE (INCLUDING A THREE-STORY UNIT WITH A FOURTH-STORY ROOF TERRACE AND STAIRWELL) SHALL BE FORTY-FIVE (45) FEET.

J. ARCHITECTURAL DESIGN:

- THE ARCHITECTURE PROPOSED WILL REFLECT THE DESIRED URBAN AESTHETIC WHILE STILL BLENDING IN WITH THE NEIGHBORHOOD AND THE CITY OF LITTLETON. CITYSCAPES IS A COLLECTION OF MODERN, LOW-MAINTENANCE SINGLE FAMILY HOMES THAT APPEAL TO A WIDE RANGE OF HOMEOWNERS. THERE IS AMPLE OUTDOOR SPACE WITH FIFTY (50) PERCENT OVERALL OPEN SPACE AS WELL AS AVAILABLE ROOFTOP TERRACES AND BALCONIES TO TAKE ADVANTAGE OF THE COLORADO CLIMATE. THE EXTERIORS WILL BLEND SEAMLESSLY WITH THE COMMUNITY THROUGH THE USE OF NATURAL MATERIALS AND MASSING THAT WILL NOT OVERWHELM THE STREET SCENE.
- REPEATING MODELS WITH DIFFERENT ELEVATIONS SHALL BE ALLOWED ON ADJACENT LOTS. THE SAME MODEL AND ELEVATION SHALL NOT BE ALLOWED ON ADJACENT LOTS OR DIRECTLY ACROSS A GREEN COURT. LOTS ACROSS THE ALLEY SHALL NOT BE CONSIDERED ADJACENT.

SINCE THE FRONT ELEVATIONS FACE OPPOSING DIRECTIONS.

- REPEATING EXTERIOR COLOR SCHEME SHALL NOT BE ALLOWED ON ADJACENT LOTS OR DIRECTLY ACROSS A GREEN COURT.
- EXTERIOR MATERIALS
 - MASONRY: ALL HOMES SHALL HAVE AT LEAST TWENTY (20) PERCENT MASONRY ON THE FRONT ELEVATION. A MINIMUM OF FORTY (40) PERCENT OF THE HOMES SHALL UTILIZE BRICK VENEER. OTHER MASONRY MATERIALS MAY BE STONE VENEER, OR TILE VENEER. MASONRY "PANELS" AND CONCRETE MASONRY UNIT BLOCKS ARE NOT ALLOWED.
 - HORIZONTAL CEMENTITIOUS OR FIBER-CEMENT LAP SIDING WITH MAXIMUM 8 1/4" EXPOSURE. VINYL SIDING IS NOT ALLOWED.
 - METAL OR NON-REFLECTIVE METAL PANELS
 - MINIMUM 24" MATERIAL RETURN AT CORNERS
 - MINIMUM 1"x4" WINDOW TRIM
 - MINIMUM 1"x4" CORNER TRIM
 - COLORS TO INCLUDE RICH EARTH TONES WITH SATURATED COLOR ACCENTS; FLUORESCENT COLOR SCHEMES AND BLATANTLY MUTED COLOR SCHEMES ARE NOT ALLOWED.
- MAXIMUM 4:12 ROOF PITCH
- MINIMUM 6" ROOF OVERHANGS
- 30 YEAR ASPHALT COMPOSITION SHINGLES
 - EPDM-BASED RUBBER ROOFING MEMBRANE IS ALLOWED FOR FLAT ROOF AREAS
- ALL UNITS WILL USE CONTEMPORARY STYLE ENTRY DOORS WITH GLAZING AND/ OR A SIDE-LITE
- ALL UNITS WILL USE CONTEMPORARY STYLE GARAGE DOORS WITH GLAZING
- COVERED PORCHES AND BALCONIES PROJECTING TOWARD THE STREET ARE ENCOURAGED
- VERTICAL PROPORTIONED WINDOW MASSING IS ENCOURAGED
- AT LEAST ONE WINDOW OR DOOR PER SIDE IS REQUIRED
- IN ADDITION TO THE ITEMS LISTED ABOVE, THE SIDE ELEVATIONS OF HOMES FACING A PUBLIC RIGHT-OF-WAY SHALL INCLUDE:
 - A SECOND MATERIAL ON AT LEAST TWENTY (20) PERCENT OF THE FACADE.
 - AT LEAST FIVE (5) WINDOWS WITH EITHER ONE (1) WINDOW AT THE PEDESTRIAN LEVEL OR A MASONRY WAINSCOT THE FULL LENGTH OF THE HOUSE, AND
 - AT LEAST ONE (1) THREE- (3) INCH MINIMUM DEPTH BY SIXTY- (60) INCH MINIMUM WIDTH PLANE RELIEF.
- THE SIDE ELEVATION OF HOMES FACING ALLEYS SHALL INCLUDE:
 - A SECOND MATERIAL ON AT LEAST TWENTY (20) PERCENT OF THE FACADE.
 - AT LEAST FOUR (4) WINDOWS, AND
 - AT LEAST ONE (1) THREE- (3) INCH MINIMUM DEPTH BY SIXTY- (60) INCH MINIMUM WIDTH PLANE RELIEF.
- PATIO, DECKS, AND ROOF DECKS SHALL BE INCORPORATED INTO THE FLOOR PLANS WHERE POSSIBLE TO ENHANCE FLOOR PLAN LIVABILITY AND ENCOURAGE INTERACTION WITH THE OUTDOORS.

K. SITE DESIGN STANDARDS

- TRASH AND RECYCLING TOTES TO BE STORED IN GARAGES PER COMMUNITY COVENANTS.
- ALL UTILITY BOXES SHALL BE SCREENED PER CITY OF LITTLETON CODE
- WHERE POSSIBLE SHRUBS AND/OR TREES WILL BE LOCATED TO SCREEN AIR CONDITIONING CONDENSERS FROM PUBLIC STREETS.
- PERIMETER PUBLIC STREET TREE SPACING TO OCCUR FORTY (40) FT ON CENTER. WHEN POSSIBLE PRIVATE STREET TREES TO OCCUR FORTY (40) FT ON CENTER.
- LANDSCAPE BUFFER ADJACENT TO INDUSTRIAL LAND USE TO PROVIDE A FIVE (5) FT CEDAR PRIVACY FENCE WITH DOG-EARED PICKETS. ONE (1) TREE AND FIVE (5) SHRUBS PER FIFTY (50) LINEAR FOOT.

L. RELOCATION OF EXISTING OVERHEAD UTILITY LINES AND REMOVAL OF UTILITY POLES

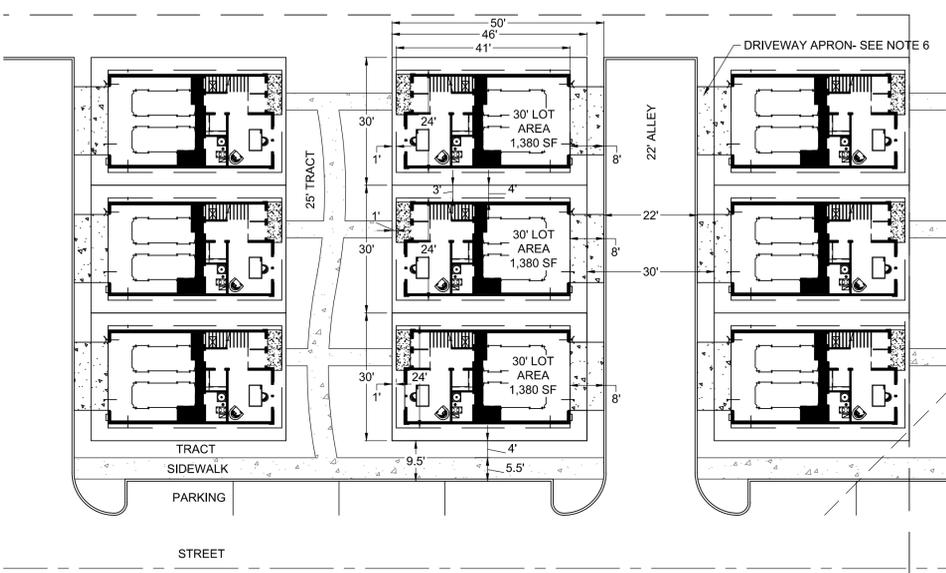
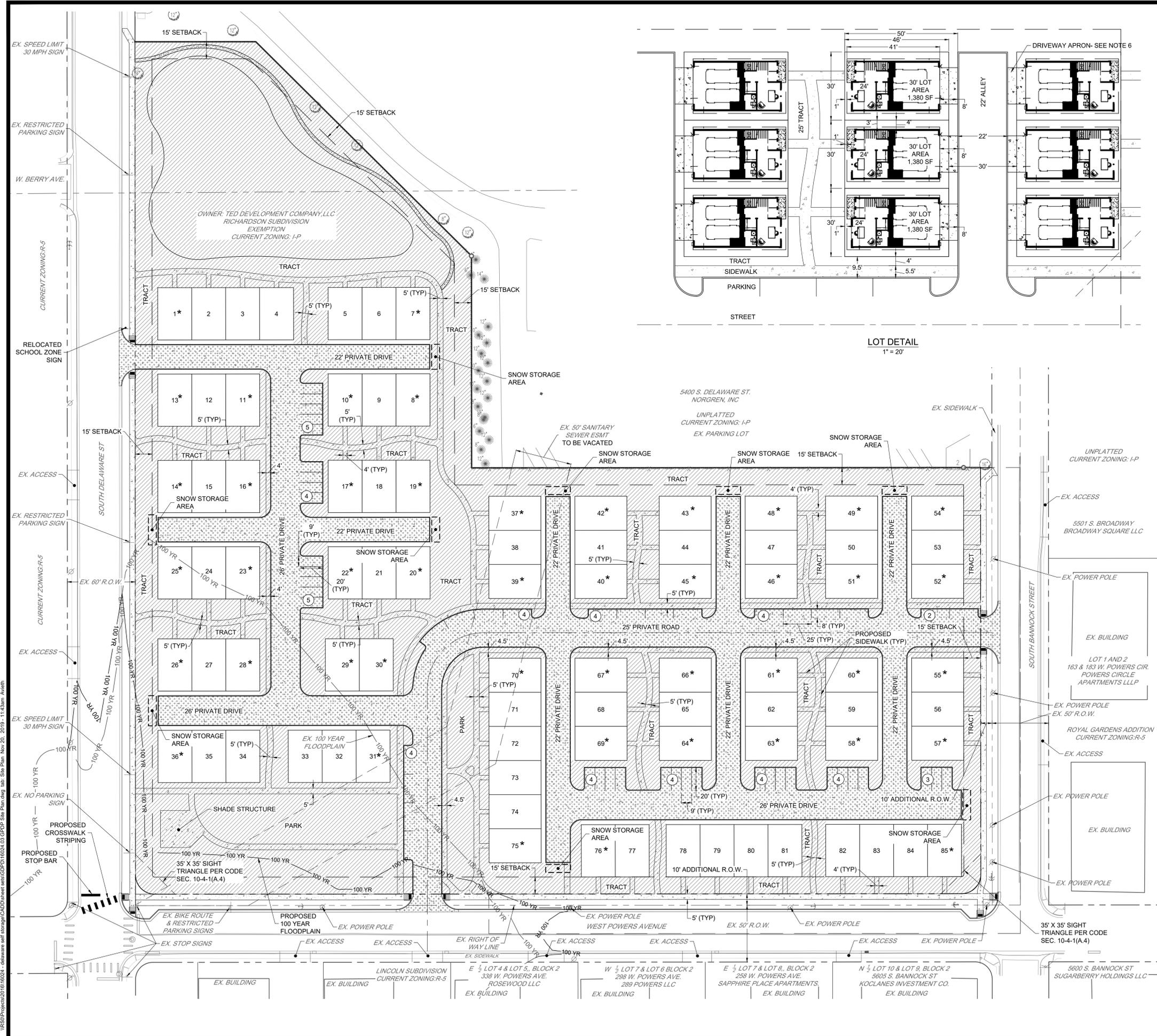
- THE EXISTING UTILITY POLES ON W. POWERS AVENUE WILL BE REMOVED AND THE OVERHEAD UTILITY LINES WILL BE BURIED UNDERGROUND.
- THE EXISTING UTILITY POLES ON S. BANNOCK STREET WILL BE REMOVED AND THE OVERHEAD UTILITY LINES WILL BE BURIED UNDERGROUND EXCEPT FOR THE 2 UTILITY POLES WHICH HAVE OVERHEAD LINES CONNECTING DIRECTLY TO APARTMENT BUILDINGS ON THE EAST SIDE OF S. BANNOCK STREET. THESE 2 UTILITY POLES WILL REMAIN AND THE OVERHEAD LINES CROSSING THE STREET WILL REMAIN.



DRAWN	AEV,HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	18024.03
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
3.28.2019	1	1ST SUBMITTAL
6.07.2019	2	2ND SUBMITTAL
8.28.2019	3	3RD SUBMITTAL
10.24.2019	4	REVISED 3RD SUBMITTAL
11.20.2019	5	REVISED 3RD SUBMITTAL

I:\RSD\Projects\2016\18024 - delaware self storage\CADD\sheet sets\GPDP\18024.03-GPDP.dwg Job: STANDARDS - Nov 20, 2019 - 11:42am Aveth



EXISTING LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - EDGE OF PAVEMENT
- CURB AND GUTTER
- FENCE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR

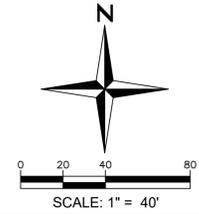
PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED CURB AND GUTTER
- - - PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CRUSHER FINES TRAIL
- PROPOSED UNOBSTRUCTED OPEN SPACE
- SNOW STORAGE AREAS

NOTE:
THIS IS AN ILLUSTRATIVE PLAN. INCLUSION OF THIS ILLUSTRATIVE PLAN IS NOT INTENDED TO APPROVE ANY ASPECT OF A FUTURE SITE DEVELOPMENT PLAN THAT IS NOT IN STRICT CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

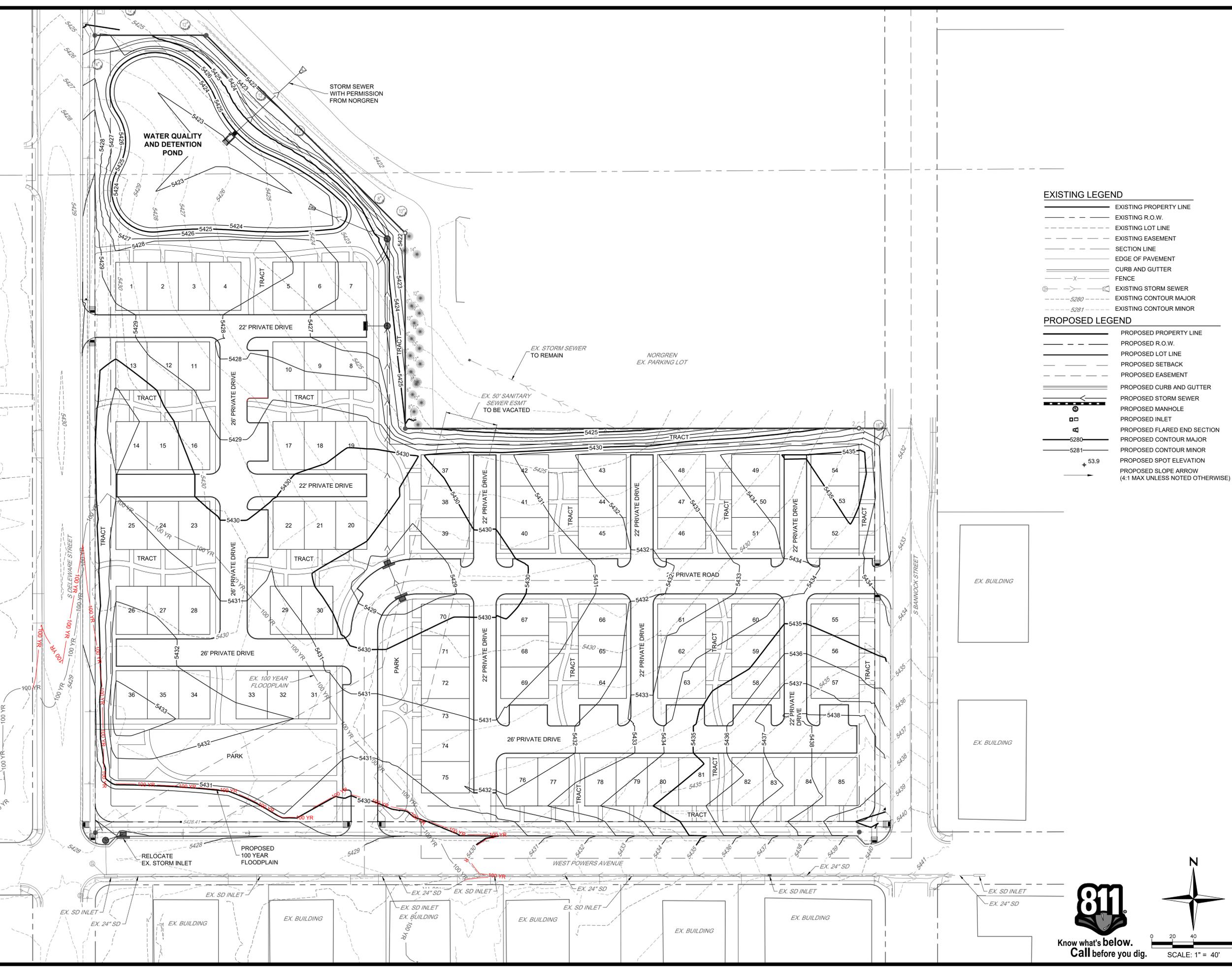
- NOTES:**
1. INDOOR GARAGE PARKING SPACES ARE 9' X 20' FOR EACH SPACE.
 2. SEE UTILITY PLAN FOR UTILITIES AND EASEMENTS.
 3. UNOBSTRUCTED OPEN SPACE IS 50%. UNOBSTRUCTED OPEN SPACE IS DEFINED BY THE CITY OF LITTLETON ZONING CODE AS AN AREA UPON WHICH NO STRUCTURE MAY BE ERECTED OR SURFACE AREA UTILIZED FOR STORAGE OR FOR VEHICULAR MOVEMENT OR PARKING.
 4. ALL PROPOSED SIDEWALKS ARE 5 FEET WIDE UNLESS DIMENSIONED OTHERWISE.
 5. ALL SIDEWALKS ARE ADA COMPLIANT UNLESS IDENTIFIED OTHERWISE AND EXCEPT AT STAIRS.
 6. NO PARKING SHALL BE ALLOWED IN DRIVEWAY APRONS PER COMMUNITY COVENANTS.

DATE	NO.	DESCRIPTION	BY	CHECKED	APPROVED
3.26.2019	1	1ST SUBMITTAL	AEV, HGS	SW	MC
6.07.2019	2	2ND SUBMITTAL			
8.28.2019	3	3RD SUBMITTAL			
10.24.2019	4	REVISED 3RD SUBMITTAL			
11.20.2019	5	REVISED 3RD SUBMITTAL			



I:\RSD\Projects\2019\16024 - delaware self storage\CADD\sheet\delaware\GPDP\16024_03_CPD\Site Plan.dwg, Date: Nov 20, 2019, 11:43am, Avith

\\rsdp\projects\2016\16024-dela\delaware self storage\CADD\sheet sets\GDPD\16024.03.GDPD Grading Plan.dwg, Nov 20, 2019 - 11:43am, Aveth



- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING R.O.W.
 - - - EXISTING LOT LINE
 - - - EXISTING EASEMENT
 - SECTION LINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - - - FENCE
 - ⊙ EXISTING STORM SEWER
 - - - 5280 EXISTING CONTOUR MAJOR
 - - - 5281 EXISTING CONTOUR MINOR
- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - - - PROPOSED R.O.W.
 - - - PROPOSED LOT LINE
 - - - PROPOSED SETBACK
 - - - PROPOSED EASEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED STORM SEWER
 - ⊙ PROPOSED MANHOLE
 - PROPOSED INLET
 - PROPOSED FLARED END SECTION
 - - - 5280 PROPOSED CONTOUR MAJOR
 - - - 5281 PROPOSED CONTOUR MINOR
 - ▲ 53.9 PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)



DATE	NO.	DESCRIPTION	BY	CHECKED	APPROVED
2/26/2019	1	1ST SUBMITTAL			
5/07/2019	2	2ND SUBMITTAL			
8/28/2019	3	3RD SUBMITTAL			
10/24/2019	4	REVISED 3RD SUBMITTAL			
11/20/2019	5	REVISED 3RD SUBMITTAL			

DATE	NO.	DESCRIPTION	BY	CHECKED	APPROVED
2/26/2019	1	1ST SUBMITTAL			
5/07/2019	2	2ND SUBMITTAL			
8/28/2019	3	3RD SUBMITTAL			
10/24/2019	4	REVISED 3RD SUBMITTAL			
11/20/2019	5	REVISED 3RD SUBMITTAL			

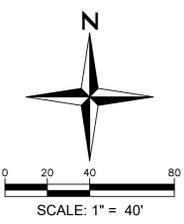
DELAWARE & POWERS GPDP

GRADING PLAN

SHEET 4 OF 10



Know what's below.
Call before you dig.



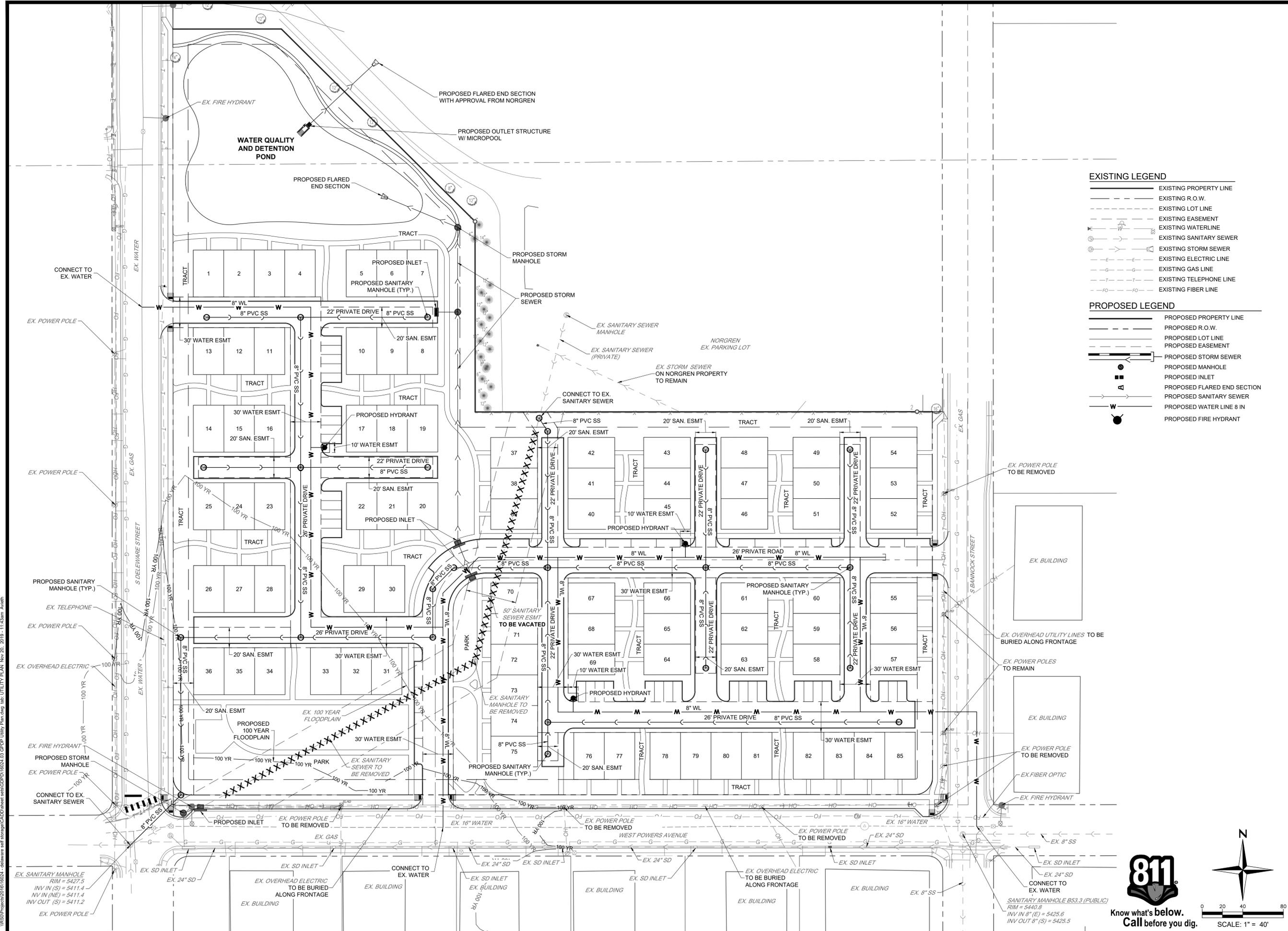


EXISTING LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE 8 IN
- PROPOSED FIRE HYDRANT



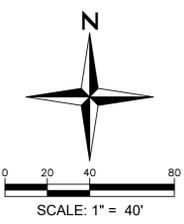
DATE	NO.	DESCRIPTION
2/26/2019	1	1ST SUBMITTAL
5/07/2019	2	2ND SUBMITTAL
8/28/2019	3	3RD SUBMITTAL
10/24/2019	4	REVISED 3RD SUBMITTAL
11/20/2019	5	REVISED 3RD SUBMITTAL

DELAWARE & POWERS GPDP

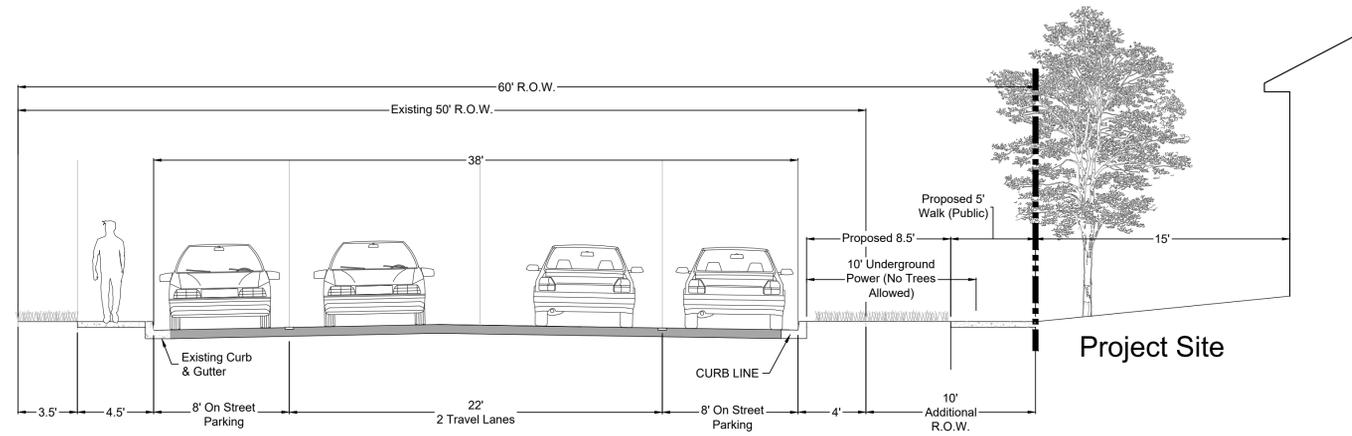
UTILITY PLAN



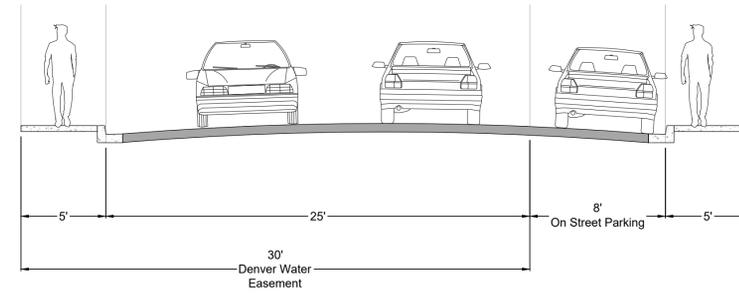
Know what's below.
 Call before you dig.



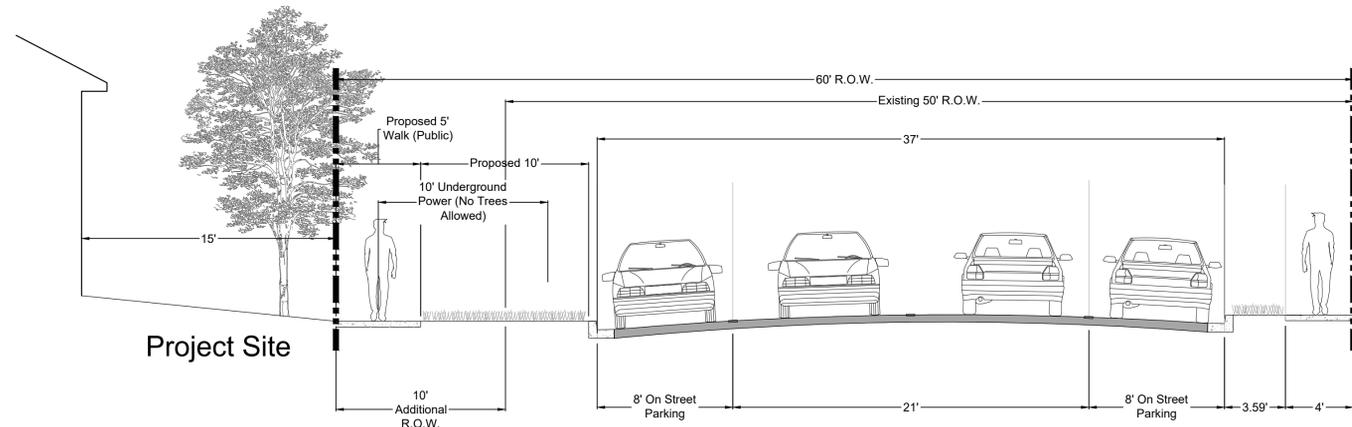
\\rsd\projects\0101616024 - delaware sell storage\CADD\sheet sets\GPDP\16024 03 GPDP Utility Plan.dwg tab: UTILITY PLAN Nov 20, 2019 - 11:43am Aveth



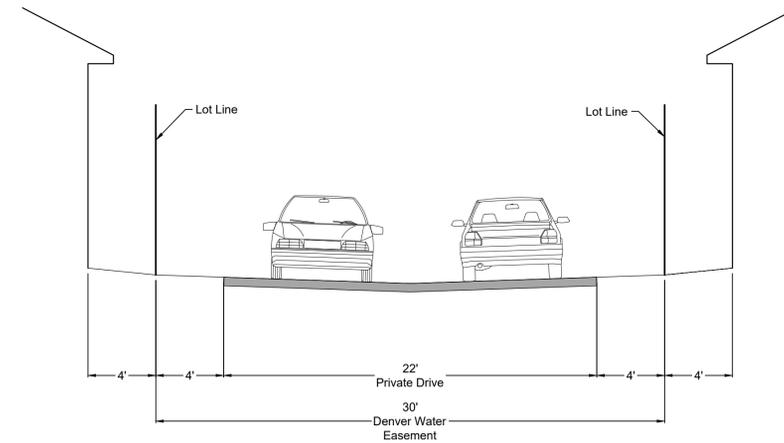
W. Powers Ave. (Looking West)



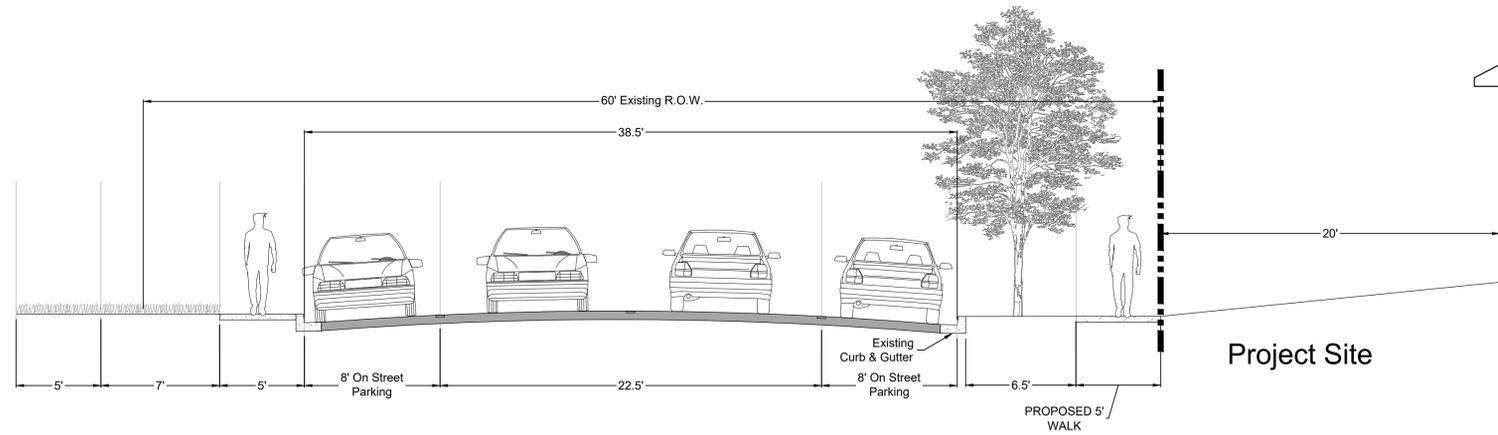
Private Road - 25 Foot (One Sided Parallel Parking)



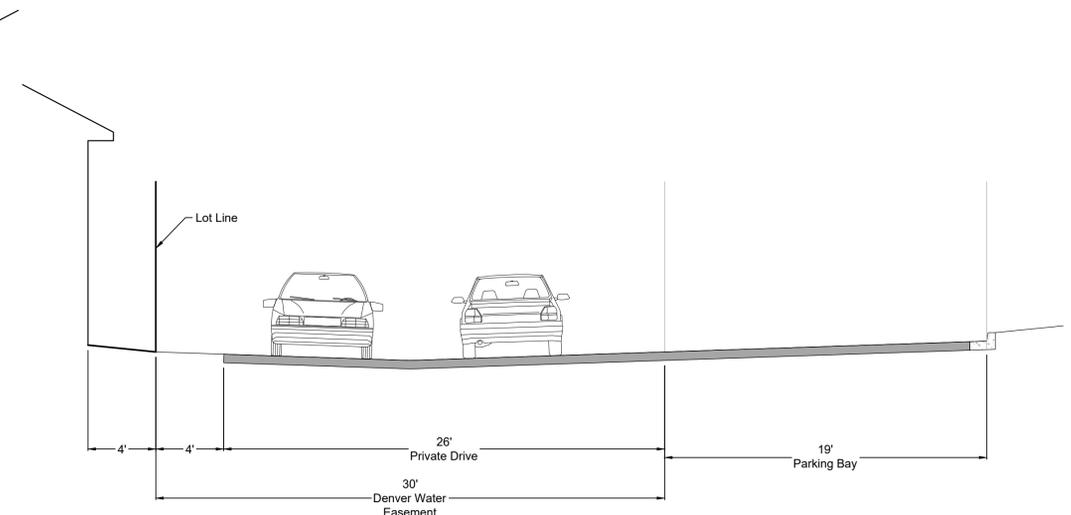
S. Bannock St. (Looking North)



Private Drive - 22 Foot



S. Delaware Ave. (Looking North)



Private Drive - 26 Foot (Perpendicular Parking Bay)

DRAWN	AEV, HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	18024.03
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
3.22.2019	1	1ST SUBMITTAL
6.07.2019	2	2ND SUBMITTAL
8.28.2019	3	3RD SUBMITTAL
10.24.2019	4	REVISED 3RD SUBMITTAL
11.20.2019	5	REVISED 3RD SUBMITTAL

DELAWARE & POWERS GPDP
STREET SECTIONS

SHEET

\\rsd\projects\2018\18024 - delaware self storage\CADD\sheet sets\GPDP\18024.03 GPDP Street Sections.dwg Job: STREET SECTIONS Nov 20, 2019 - 11:43am Aveth



I:\RSD\Projects\2016\16024 - Delaware self storage\CADD\sheet\16024-GPDP.dwg Job: ARCHITECTURE Nov 20, 2019 - 11:44am Avith



FOR ILLUSTRATION



DRAWN	AEV, HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	16024.03
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
3.26.2019	1	1ST SUBMITTAL
6.07.2019	2	2ND SUBMITTAL
8.28.2019	3	3RD SUBMITTAL
10.24.2019	4	REVISED 3RD SUBMITTAL
11.20.2019	5	REVISED 3RD SUBMITTAL

DELAWARE & POWERS GPDP

ARCHITECTURE



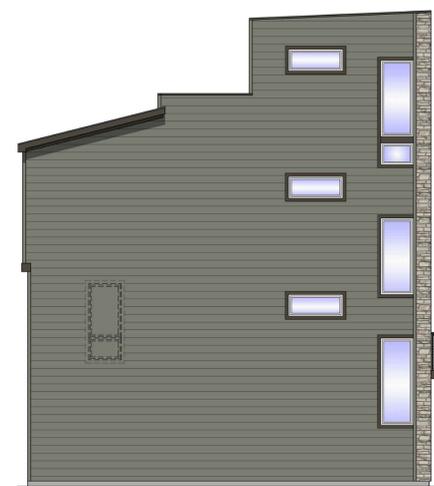
1 FRONT ELEVATION D (D567)



2 REAR ELEVATION D (D567)



3 LEFT ELEVATION D (D567)



4 LEFT ELEVATION D (D567)
NON-END CONDITION



5 RIGHT ELEVATION D (D567)



1 FRONT ELEVATION E (D568)



2 REAR ELEVATION E (D568)



3 LEFT ELEVATION E (D568)



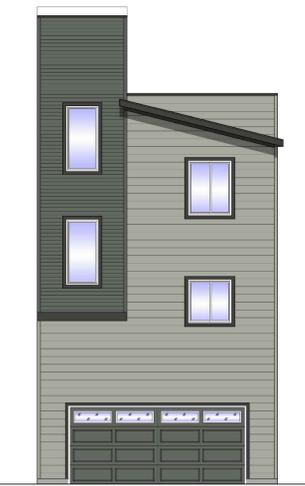
4 RIGHT ELEVATION E (D568)



5 RIGHT ELEVATION E (D568)
NON-END CONDITION



1 FRONT ELEVATION H (D578)



2 REAR ELEVATION H (D578)



3 LEFT ELEVATION H (D578)



4 LEFT ELEVATION H (D578)
NON-END CONDITION



5 FRONT ELEVATION H (D578)

FOR ILLUSTRATION

I:\RSD\Projects\2016\16024 - Delaware self storage\CADD\sheet\del\GDPD16024.03-GPDP.dwg Job: ARCHITECTURE ELEVATIONS Nov 20, 2019 - 11:44am Avelth

DRAWN	AEV, HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	16024.03
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
3.22.2019	1	1ST SUBMITTAL
6.07.2019	2	2ND SUBMITTAL
8.28.2019	3	3RD SUBMITTAL
10.24.2019	4	REVISED 3RD SUBMITTAL
11.20.2019	5	REVISED 3RD SUBMITTAL

