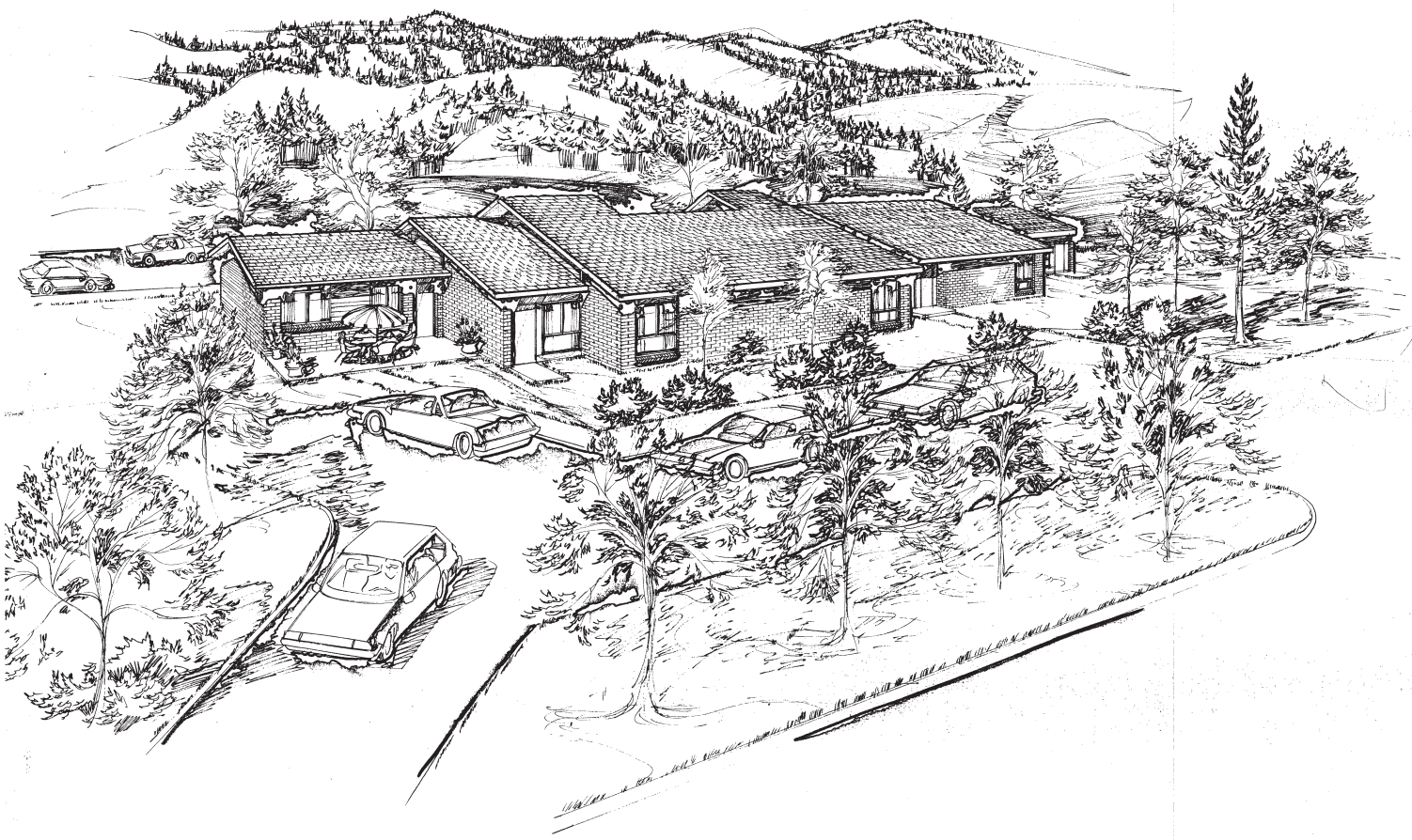
Prime Haven

170 East 2nd Street

Nederland, Co 80466



STATE OF COLORADO
DALE D. SHREVE
B-611
LICENSED ARCHITECT

DALE D. SHREVE
ARCHITECT PLANNER
7014 TEVERA AVENUE
BOULDER, COLORADO 80303
(303) 494-7697

APARTMENTS FOR SENIOR CITIZENS
NEDERLAND, COLORADO
BOULDER COUNTY HOUSING AUTHORITY

NO.	DATE	REVISIONS
1	5/15	PRECISE REVISED (FINAL)

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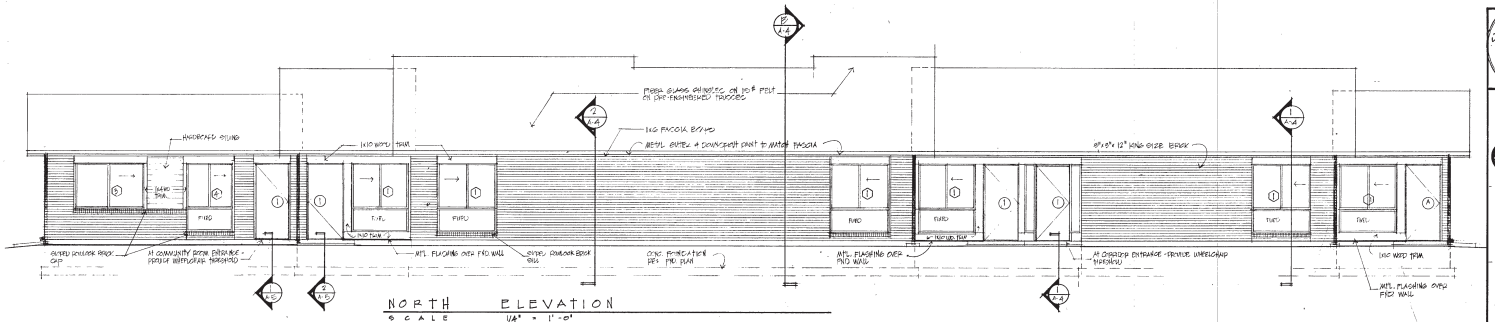
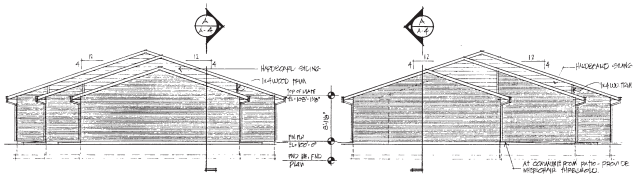
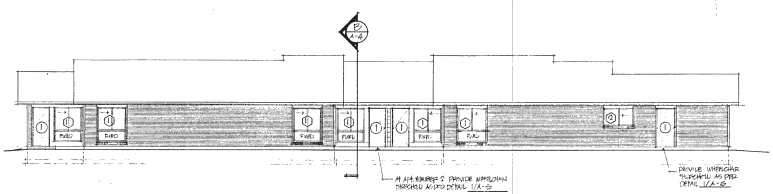
DRAWN BY: R.F. & DDS
DATE: 5/27/87
W.O. NO. 108-83
SHEET NUMBER
R
1 OF 1



NORTH ELEVATION
SCALE 1/8" = 1'-0"

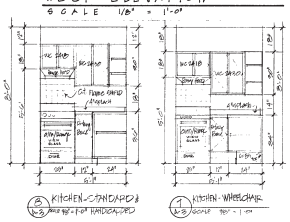




WEST ELEVATION
SCALE 1/8" = 1'-0"

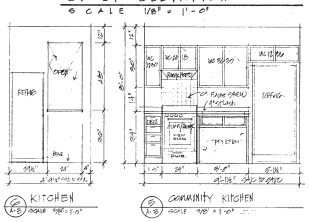
EAST ELEVATION
SCALE 1/8" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"



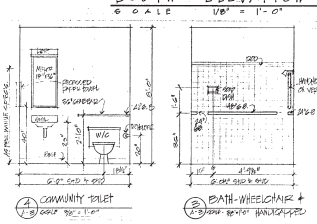
A/A-3 KITCHEN - STANDARD & HANDICAPPED
SCALE 3/8" = 1'-0"

1/A-3 KITCHEN - WHEELCHAIR
SCALE 3/8" = 1'-0"



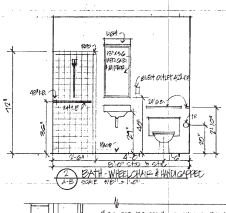
B/A-3 KITCHEN
SCALE 3/8" = 1'-0"

C/A-3 COMMUNITY KITCHEN
SCALE 3/8" = 1'-0"

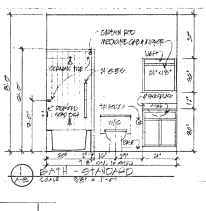


A/A-3 COMMUNITY TOILET
SCALE 1" = 1'-0"

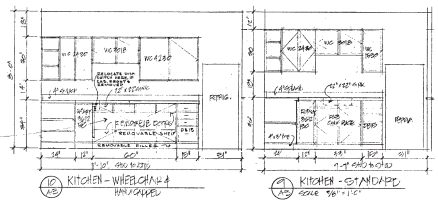
B/A-3 BATH - WHEELCHAIR & HANDICAPPED
SCALE 3/8" = 1'-0"



A/A-3 BATH - WHEELCHAIR & HANDICAPPED
SCALE 3/8" = 1'-0"



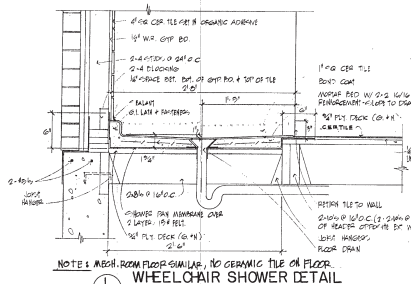
B/A-3 BATH - STANDARD
SCALE 3/8" = 1'-0"



NOTE: This section of cabinets shall be convertable for wheelchair use by removal of cabinet fronts & toe space. Extend vinyl flooring under. Provide owner with instructions for conversion.

D/A-3 KITCHEN - WHEELCHAIR & HANDICAPPED

C/A-3 KITCHEN - STANDARD
SCALE 3/8" = 1'-0"



NOTE: MECH. ROOM FLOOR SIMILAR, NO CERAMIC TILE ON FLOOR.

WHEELCHAIR SHOWER DETAIL
1 1/2"=1'-0"

L. DALE D. SHREVE
REGISTERED ARCHITECT
B-611
L. DALE D. SHREVE
ARCHITECTURE
PLANNING
303 442-7367

APARTMENTS FOR SENIOR CITIZENS
NEDERLAND, COLORADO
BOULDER COUNTY HOUSING AUTHORITY

REVISIONS
NO. DATE

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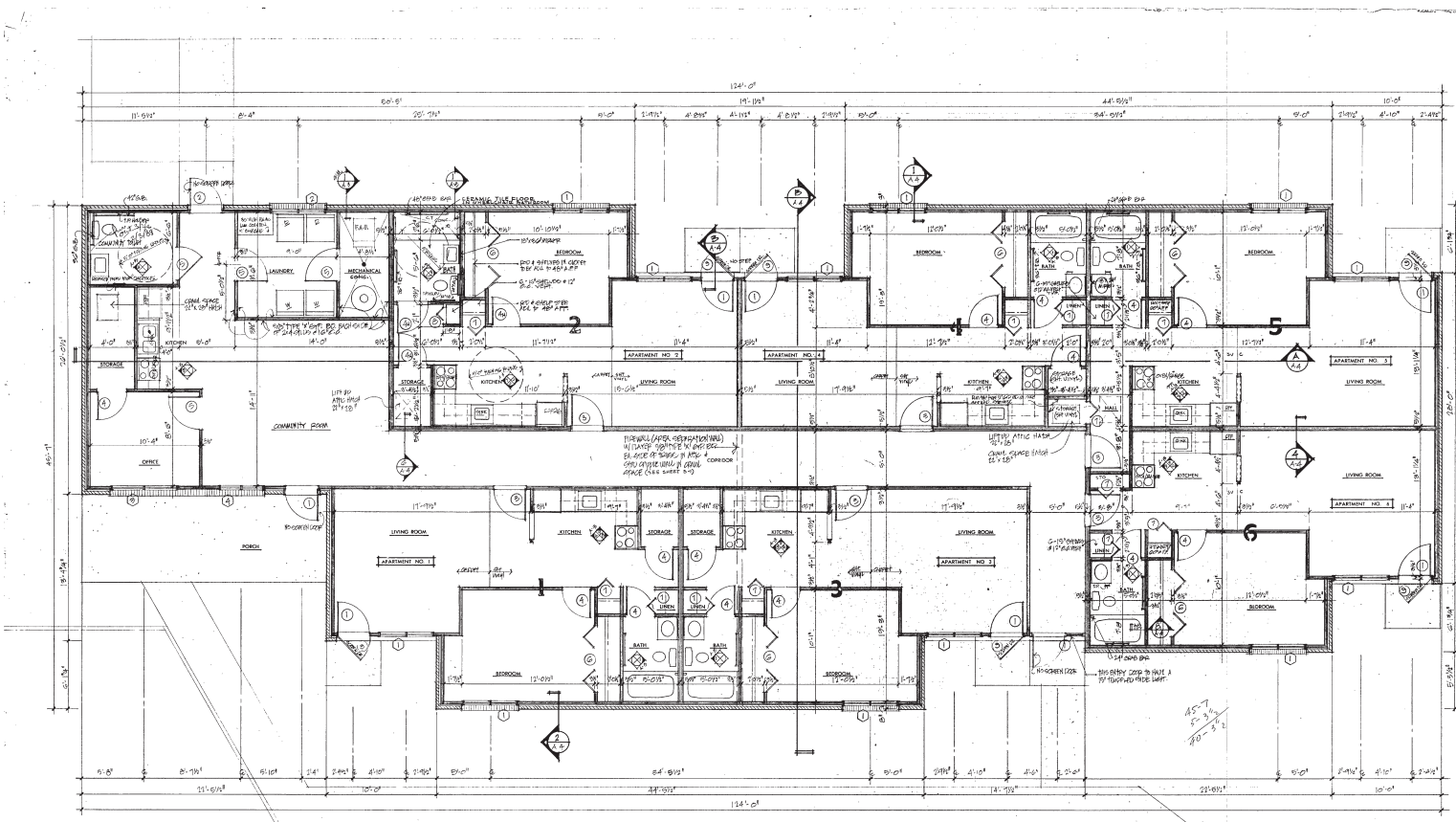
DATE: 9/1/87
W.O. NO. 108-83
SHEET NUMBER A-3
3 OF 10



FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

GENERAL NOTES:

DESIGN LOADS:

Roof:	Live Load (wind & snow)	- 75 psf
	Dead Load	- 20 psf
Floors:	Live Load	- 40 psf
	Dead Load	- 20 psf
Lateral Wind Load on Walls (100 mph)-		- 30 psf

ZONING: N.C. Neighborhood Commercial Multi-family

CODES IN EFFECT:
- Uniform Building Code- 1985 Edition
- Uniform Mechanical Code- 1985 Edition
- National Electric Code- 1984 Edition
- Uniform Plumbing Code- 1985 Edition
- Uniform Fire Code- 1985 Edition

CONSTRUCTION TYPE V (5) One Hour Separation Non-Sprinklered
OCCUPANCY GROUP R'
All construction must be in accordance with Farmers Home Administration Regulations.

Note: No plastic piping is allowed in one-hour walls. No aluminum wiring is allowed inside the building. Insulation must meet 1984 Model Energy Code Standards

ABBREVIATIONS

AB	ANCHOR BOLT
ACF	ABOVE FINISHED FLOOR
ACCD	ACCESSIBLE
ACCPT	ACCEPTABLE
ALUM	ALUMINUM
BLD	BOARD
BRZ	BRONZE
CLG	CEILING
CORNC	CORNER GUARD
CPT	CARPET
CT	CERAMIC TILE
DFT	DRINKING FOUNTAIN
DTL	DETAIL
DOR	DOOR
EL	ELEVATION
ENCL	ENCLOSURE
EXCS	EXCAVATION
EXP	EXPANSION
EXT	EXTERIOR
FLT	FLOOR
FLR	FLOOR LINE
FIN	FINISH
FTG	FOOTING
GLB	GLAB BAR
GLAM	GLAM BEAM
GLUB	GLUB BEAM
HDR	HEADER
HDR	HORIZONTAL
HDR	HORIZONTAL
PAR	PARTS
PAT	PATTERN
PAVD	PAVED
QTG	QUARRY TILE
RO	ROUGH OPENING
SHEET	SINGLE
SHEET	SHEET GLASS
SHT	SHEET VINYL
STAIN	STAIN
STL	STAINLESS STEEL
TOC	TOP OF CONCRETE
VCC	VERTICAL CONCRETE
VCC	VERTICAL CONCRETE
VV	VINYL TILE
WC	WATER CLOSET
WC/HC	WHEELCHAIR/HANDICAP
WWM	WOOD WIRE MESH
WD	WOOD
THROUGH	(NUMBER SEQUENCE)

STATE OF COLORADO
DALE D. SHREVE
B-611
LICENSED ARCHITECT

DALE D. SHREVE
ARCHITECT & PLANNER
PHITTINGS DRIVE
BOULDER, COLORADO 80303
(303) 444-7867

APARTMENTS FOR SENIOR CITIZENS
PRIME HAVEN
NEDERLAND, COLORADO
BOULDER COUNTY HOUSING AUTHORITY

NO.	DATE	REVISIONS
1	7/4/87	FINAL REVIEW SUBSCRIPTION INFO.

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DATE: 9/4/87

W.O. NO. 108-83

SHEET NUMBER A-2

2 OF 10

A-2 FLOOR PLANS

WALTER SELF SENIOR HOUSING

335 Railroad Avenue Lyons Colorado 80540

Project Contacts

Boulder County Housing Authority

3482 North Broadway
Boulder, Colorado
80304

Scott Simkus
303.441.1707

Manning Architects

Suite A
2940 Center Green Court
Boulder CO
80302

Jim Manning
303.442.7042
Joe Vigil
303.442.3700

Structural Engineer

Nicol & Associates
303-665-0090
2270 Dagny Way Suite 202
Lafayette CO
80026

Electrical Engineer

B.F. Hammond Electrical Design LLC
303-651625
9449 Schlagel Street
Longmont CO
80503

Mechanical Engineer

Colorado Consulting Engineers, LTD.
303-421-36412940
9861 West 66th Place
Arvada CO
80005

Civil Engineer

Ehehart Griffin & Associates
303-828-3340568 Briggs Street
Erie CO
80516

Soils Engineer

Western Soils, Inc.
303-823-6867
PO Box 1728
Lyons CO
80540-1728

Project Notes

Size (square feet):	Building A	= 4,350 s.f.
	Building B	= 4,350 s.f.
	Residence Building	= 2,893 s.f.
		11,593 s.f. total
Occupancy Type:		
Six-plex	Type **R3** (IRC Townhouses)	
Residence Building	Type **A3**	
Fire Sprinkle requirements:	All Buildings shall be Sprinkled	
Construction Type:		
Buildings A & B	**Type V-Non Rated**	
Residence Building	**Type V-Non Rated**	

Temporary Construction Sign

General Project Notes

1. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THIS PROJECT TO BUILD IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS, AND SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER AND TO BE OF THE QUALITY ACCEPTED BY STANDARD INDUSTRY PRACTICES.
2. ALL PRODUCTS SHALL BE PLACED OR INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS OR RECOMMENDATIONS.
3. THE CONTRACTORS SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN AND REPAIR ANY THAT ARE DAMAGED DURING CONSTRUCTION.
4. FIELD VERIFY ALL DIMENSIONS RELATED TO EXISTING CONDITIONS BEFORE ORDERING MATERIALS OR BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT NOW KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRED PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION, OR MAY CONSIST OF DAMAGE OR DETERIORATION TO MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE INTEGRITY OF THE BUILDING(S).

Schedule of Drawings

C0.1	General Notes
C1.1	Existing Conditions/Demolition
C1.2	Site Layout
C1.3	Site Grading Plan
C1.4	Master Utility Plan
C1.5	Site Details
C1.6	Site Details
C1.7	Site Details
A1	Site/Landscape Plan
A2.1	Six-Plex Floor Plan
A2.2	Six-Plex Roof Plan
A2.3	Residence Building Floor/Roof Plans
A3.1	Six-Plex Elevations
A3.2	Residence Building Elevations
A4.1	Building Sections/Wall Sections/Details
S1	Six-Plex Structural Plans
S2	Residence Building Structural Plans
M1	Residence Building HVAC
M2	Residence Building Plumbing
M3	Six-Plex Plumbing & HVAC Plans
E1	Electrical Site Plan
E2	Residence Building Electrical
E3	Six-Plex Electrical
E4	Panel Layout/One Line Diagrams

Owner — Date 6/24/2005

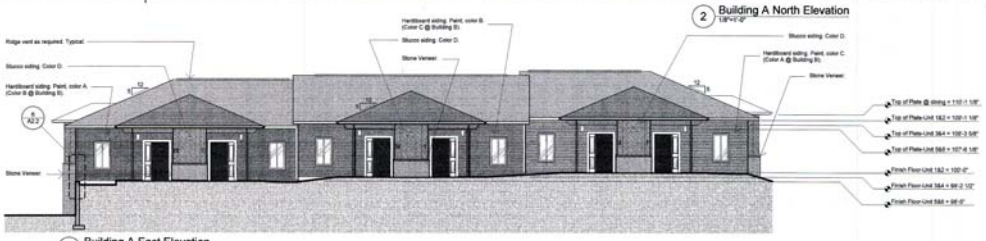
Architect — MANNING ARCHITECTS — Date 6-24-05

Contractor — Date 6/24/05

USDA/Rural Development — J. SE ARCHITECT — Date 06/24/05

1 Building B North Elevation
1/8"=1'-0"

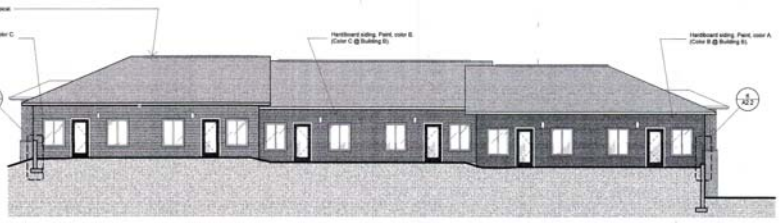
2 Building A North Elevation
1/8"=1'-0"



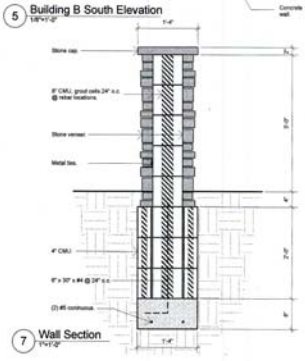
3 Building A East Elevation
1/8"=1'-0"

4 Building A South Elevation
1/8"=1'-0"

5 Building B South Elevation
1/8"=1'-0"



6 Building A West Elevation
1/8"=1'-0"



7 Wall Section
1"=1'-0"

Walt Self Senior Housing
335 Railroad Avenue
Lyons, Colorado

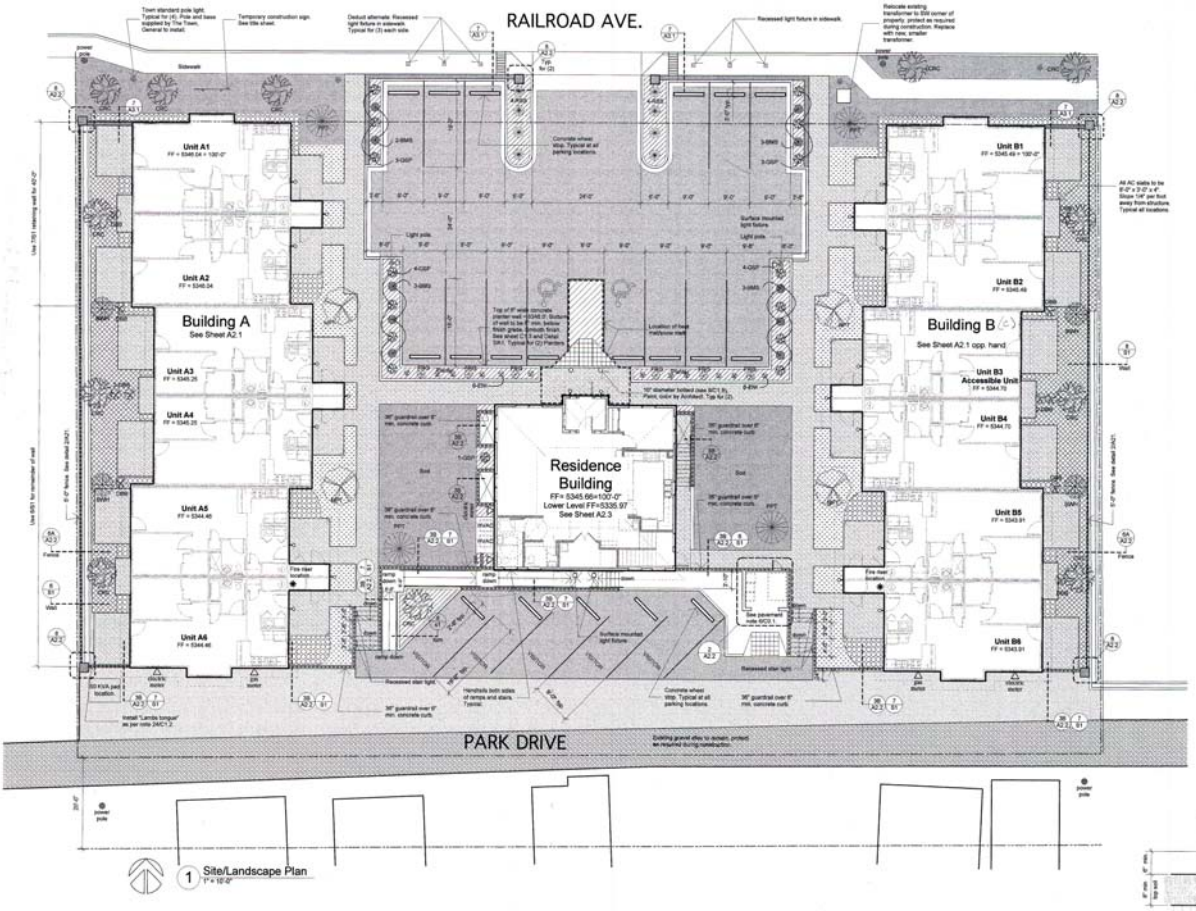
BID SET

Manning Architects
2020 20th Street
Boulder CO 80302
303-442-7042 phone
303-447-0357 fax
Professional Corporation for Architecture and Planning

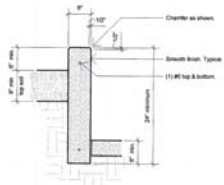
Drawn: CJV4
Project: 0403
Checked: JSM
Date: 15 February 2005

Revisions:

Sheet Number:
A3.1



1 Site/Landscape Plan
1" = 10'-0"



2 Planter Wall
1" = 1'-0"

Plant List

Deciduous Trees			
CRC	Canadian Red Cherry	2 1/2" b&b	
NPT	Newport Plum	2 " b&b	
Evergreen Trees			
PPT	Pinon Pine	8' b&b	
Deciduous Shrubs			
BMS	Blue Mist Spirea	5 gal.	
CTN	Cotoneaster hedge	5 gal.	
DBB	Dwarf Burning Bush	5 gal.	
GBP	Potentilla, Gold Star	5 gal.	
BFB	Butterfly Bush	5 gal.	
RSS	Russian Sage	5 gal.	
ENI	English Ivy	1 gal.	
FRG	Feather Reed Grass	5 gal.	
Evergreen Shrubs			
AYJ	Andorra/Youngstown Juniper	5 gal. (5' o/c)	
PFJ	Pfitzer Juniper	5 gal. (5' o/c)	

Ground cover
Woodchip Mulch
Sod (Canadian Blue Fescue)
Cobble
Vinca
Purple iceplant

General Notes

1.) Landscaping shown is only general intent. Landscape sub-contractor to coordinate with Architect on final landscape plan and irrigation system.
2.) See Civil drawings for elevations of final grade and structure details.
3.)Landscape sub-contractor to provide irrigation plan for review prior to installation.

Site Square Footage

Site	= 34,270 s.f.
a.) Building Coverage	= 10,213s.f.
b.) Drives and Parking	= 8,713 s.f.
c.) Front Porches	= 996 s.f.
d.) Rear yards (patios)	= 3,060 s.f.
e.) Public Open Space	= 11,288 s.f.
f.) Landscaped Area (part of 'e')	= 5,600 s.f.
g.) Porch /Patio Area (c+d)	=3,996 s.f.
Total Open Space (c+d+e)	= 15,344 s.f.

Walt Self Senior Housing
335 Railroad Avenue
Lyons, Colorado

BID SET

· Manning ·
Architects
2020 20th Street
Boulder CO 80302
303-442-7042 phone
303-447-0507 fax
Professional Corporation for Architecture and Planning

Drawn: CJV4
Project: 0435
Checked: JSM
Date: 15 February 2004

Revisions:

Sheet Number:
A1

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT: DALE D. SHREVE & ASSOCIATES AND SHALL NOT BE USED ON OTHER PROJECTS, REPRODUCED OR COPIED BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJECT DIRECTORY

Sponsor:	The Boulder County Housing Authority P.O. Box 471 Boulder, CO 80306 Ph: 441-1929 Fax 441-4525 Attn: Jim Lilen, Director Michael Bale, Planner 441-4721
Financing Grant & Loan, FmHA	District Office, Farmers Home Administration 1115 - 9th Ave. Greeley, Colorado 80631 Ph: (303)356-4501 or 4404 Attn: Marvin Mills
Financing Grant & Loan, FmHA	State Office USDA Farmers Home Administration 655 Parfet St. Room E100 Lakewood, CO 80215 Attn: Jack Hagedorn, Director Asst. Dave Pighetti State Architect, Ph: 236-2951 Jim Gillan, Don Pierce Ph: 236-2801 Fax: 236-2954
Architect:	Dale D. Shreve, Architect & Planner 714 Pearl St. Boulder, CO 80302 Ph:(303) 494-7567
Civil Engineer & Surveyor	Rocky Mountain Consulting, Inc. Pinnacle Building Suite 100 1301 Main St. Longmont, CO 80501 Ph:665-6261 Fax 665-6959 Attn: Bill Sheefel PE
Structural Engineer:	Barry R. Lopez 1526 Spruce St. Boulder, CO 80302 Ph: (303) 447-2811
Mechanical Engineer:	Colorado Consulting Engineers, Ltd. 5861 W. 80th Place Arvada, CO 80003 Ph:(303)421-3441 Attn: Greg Scott, P.E.
Electrical Engineer:	J.F. Collins & Associates, Inc. 2500 Valmont Rd. Suite H Boulder, CO 80301 Attn: Jack Collins Brent Hammond Ph: (303) 447-1737 Fax:447-2566
Soils Engineer:	Charles C. Hosmer Associates, Inc. P.O. Box 295 Niwot, CO 80544 Ph: 530-1970

GENERAL INFORMATION

DESIGN LOADS:

Roof:	Live Load (wind & snow)	-	30 psf
	Dead Load	-	20 psf
Floors:	Live Load:	-	40 psf
	Dead Load:	-	10 psf
Lateral wind load on walls (100 mph)		-	30 psf

Note: The frost line depth is 32 inches.

ZONING: CITY OF LONGMONT, CO.: PUD-R

CODES IN EFFECT - (and other regulations)
1991 Edition of the Uniform Building Code.
1991 Edition of the Uniform Plumbing Code,
1991 Edition of the Uniform Mechanical Code,
1990 Edition of the National Electric Code.
FmHA Thermal Performance Standards,
HUD Minimum Property Standards, Appendices C,D,E, and F.
HUD Final Housing Accessibility Guidelines (main floor)
Uniform Federal Accessibility Standards (UFAS)

CONSTRUCTION TYPE V (5) One-Hour Separation. Fire Sprinklered in accordance with UBC of the National Fire Code.

OCCUPANCY GROUP: R-1

All construction must be in accordance with current Farmers Home Admin and Longmont City regulations. An approved Planned Unit Development Site Plan for this project is on file with the City of Longmont for Southridge Estates Lots 2 & 3, Block 1.

No aluminum wiring is allowed in branch circuits inside the buildings.

PROJECT DESCRIPTION:

A Farm Labor Housing facility for families, sponsored by the Boulder County Housing Authority, located in the south part of Longmont, CO. and utilizing the Farmers Home Administrations Farm Labor Housing Programs. 32 three and four bedroom apartments in 6 two-story buildings and a one-story Community building containing multi-purpose meeting rooms, an office, laundry and storage, are proposed. All ground level units will be accessible to or convertable for the handicapped.

The 5 acre site will be landscaped with native plants and grass materials using low water xeriscape techniques and automatically sprinkled. A concrete surface for recreation will be included, along with grass playfields and a fenced playground for small children. Two storm detention ponds and structures will also be included. All walks and drives will be concrete and asphalt paved. All utilities are available adjacent to the site. Telephone and electric service shall be underground.

NOTE: ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE ONLY. BIDDERS SHOULD VERIFY AND PREPARE THEIR OWN SQ. FT. CALCULATIONS TO PROVIDE FOR THE COMPLETE PROJECT.

SITE AREA TABULATION

DESCRIPTION	SQ. FT.	ACREAGE	%OF TOTAL
LAND USE WITHIN PROP.	219,368	5.036	100
BUILDING	24,582	.564	11.0
CONC. PADS & WALKS	14,312	.329	6.5
ASPHALT PAVING	32,896	.755	15.0
DECORATIVE ROCK	12,018	.275	5.5
LAWNS & PLANTS	135,560	3.112	62.0

GENERAL DATA

COMMUNITY BUILDING CONTAINING OFF., LAUNDRY, MEETING & DAYCARE 1,044 SQ. FT.

BUILDING APARTMENT TYPES: FAMILY APARTMENTS: 32 UNITS TOTAL.
2 BUILDINGS TYPE A WITH 6 - 3 BEDROOM APTS., 990 AVR. SQ. FT.=
5940 SQ. FT. PER BLDG. x 2 = 11,880 SQ. FT.

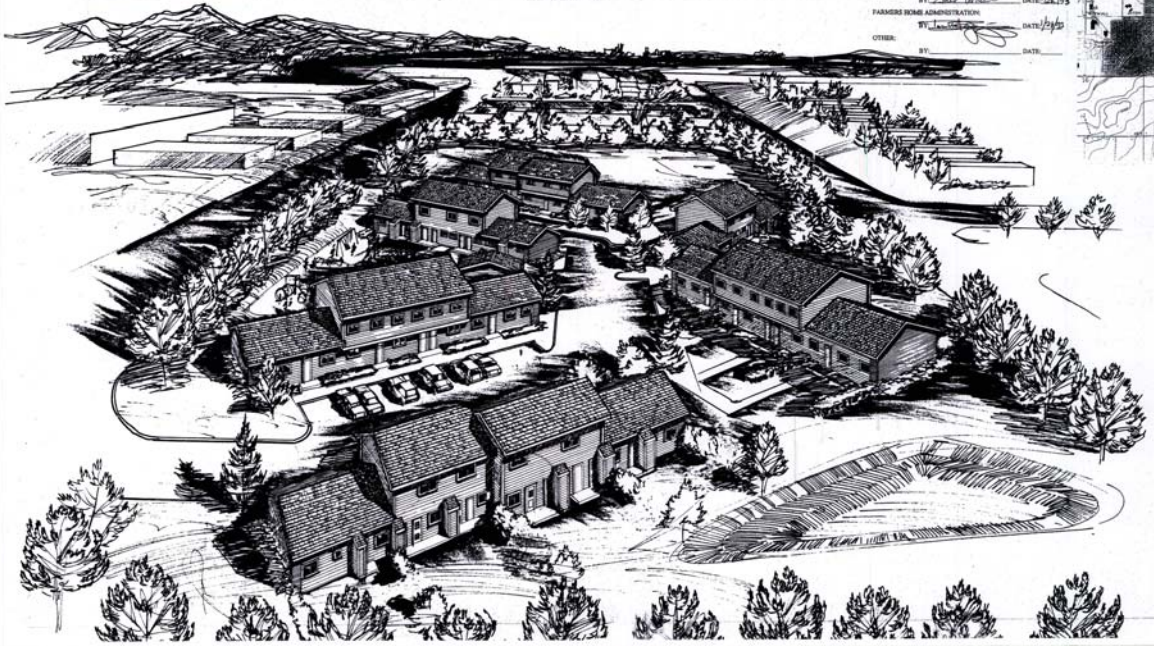
4 BUILDINGS TYPE B WITH 4 - 3 BEDROOM APTS., 990 AVR. SQ. FT.
x 4 = 3,960 SQ. FT.
1 - 4-BEDROOM APT.= 1,150
5,110 x 4= 20,440 SQ. FT.
EXTERIOR STORAGE: 12 SQ. FT. x 32 AVR.= 384 SQ. FT.
TOTAL FLOOR AREA= 34,648 SQ. FT.

TOTAL BUILDING GROUND (FOOTPRINT) AREA
BUILDING A = 3999 x 2 = 7,998 SQ. FT.
BUILDING B = 3660 x 4 = 14,640 SQ. FT.
BUILDING C (COMM. BLDG) = 1,044 SQ. FT.
TOTAL BUILDING FOOTPRINT 24,582 SQ. FT.

SITE = 5.036 x 43,560= 219,368.16 SQ. FT.
SITE AREA 5.036 ACRES
FLOOR AREA DENSITY = 11%
DWELLING UNITS PER ACRE = 6.35
AUTO PARKING SPACES = 72 (2 PER UNIT) + 8 VISITORS, INCLUDES 6 HC/WC SPACES.

BUILDING HEIGHT NOT TO EXCEED 35 FT.

SIGNATURE BLOCK:
OWNER: THE BOULDER COUNTY HOUSING AUTHORITY
BY: _____ DATE: 10-27-92
ARCHITECT: DALE D. SHREVE
BY: Dale D. Shreve DATE: _____
GENERAL CONTRACTOR:
BY: _____ DATE: 12/1/92
FARMERS HOME ADMINISTRATION:
BY: _____ DATE: 12/9/92
OTHER:
BY: _____ DATE: _____



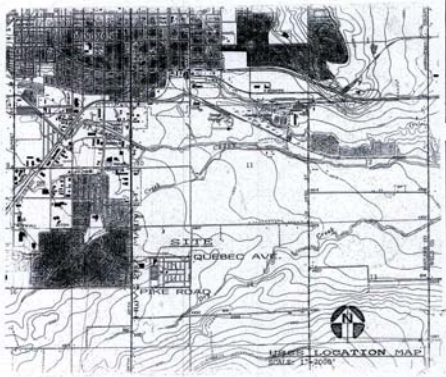
CASA DE LA ESPERANZA
32 Unit Family Apartments & Community Center

Farm Labor Housing

1520 S. EMERY ST. LONGMONT, COLO.

THE BOULDER COUNTY HOUSING AUTHORITY
USDA FARMERS HOME ADMIN. PROGRAM 514/516
PLANNED UNIT DEVELOPMENT

SOUTHRIDGE ESTATES LOTS 2 & 3 ,
BLOCK 1. LONGMONT, COLORADO



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32 FAMILY APARTMENTS & COMMUNITY CENTER

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DATE OF ISSUE: 11/23/92

STATE OF COLORADO — Dale D. Shreve — DALE D. SHREVE — B-611 — REGISTERED ARCHITECT

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ESPERANZA
LABOR HOUSING
ONT, COLO. 80501
USING AUTHORITY
-1416

CASA DE L
32-UNIT FAMILY
1520 S. EMERY ST. L
THE BOULDER CO
USDA FA

NO.	DATE	REVISIONS

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SHEET NUMBER
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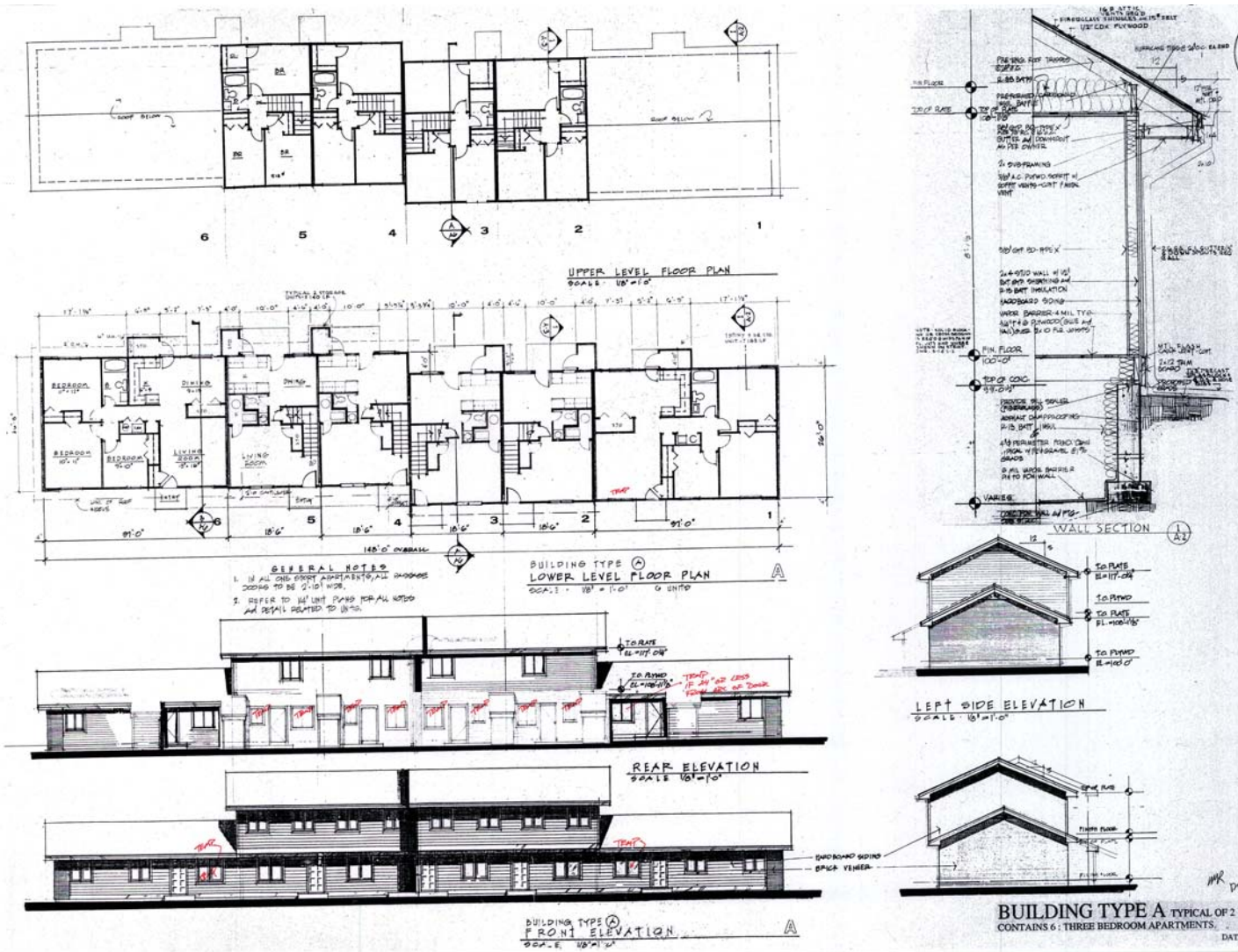
1 OF 22

T-1. TITLE SHEET: PROJECT DIRECTORY, GENERAL INFORMATION, RENDERING, INDEX. USGS LOCATION MAP.



BUILDING TYPE A TYPICAL OF 2

CONTAINS 6 : THREE BEDROOM APARTMENTS.

DATE OF ISSUE: 11/23/92

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CASA DE LA ESPERANZA
32-UNIT FAMILY FARM LABOR HOUSING
1520 S. EMERY ST. LONGMONT, COLO. 80501
THE BOULDER COUNTY HOUSING AUTHORITY
USDA FARMERS HOME ADMIN. PROGRAM 514/516

NO.	DATE	REVISIONS
1	11/23/92	Final Revision

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DATE: 10/15/92

W.O. 156-88B

SHEET NUMBER
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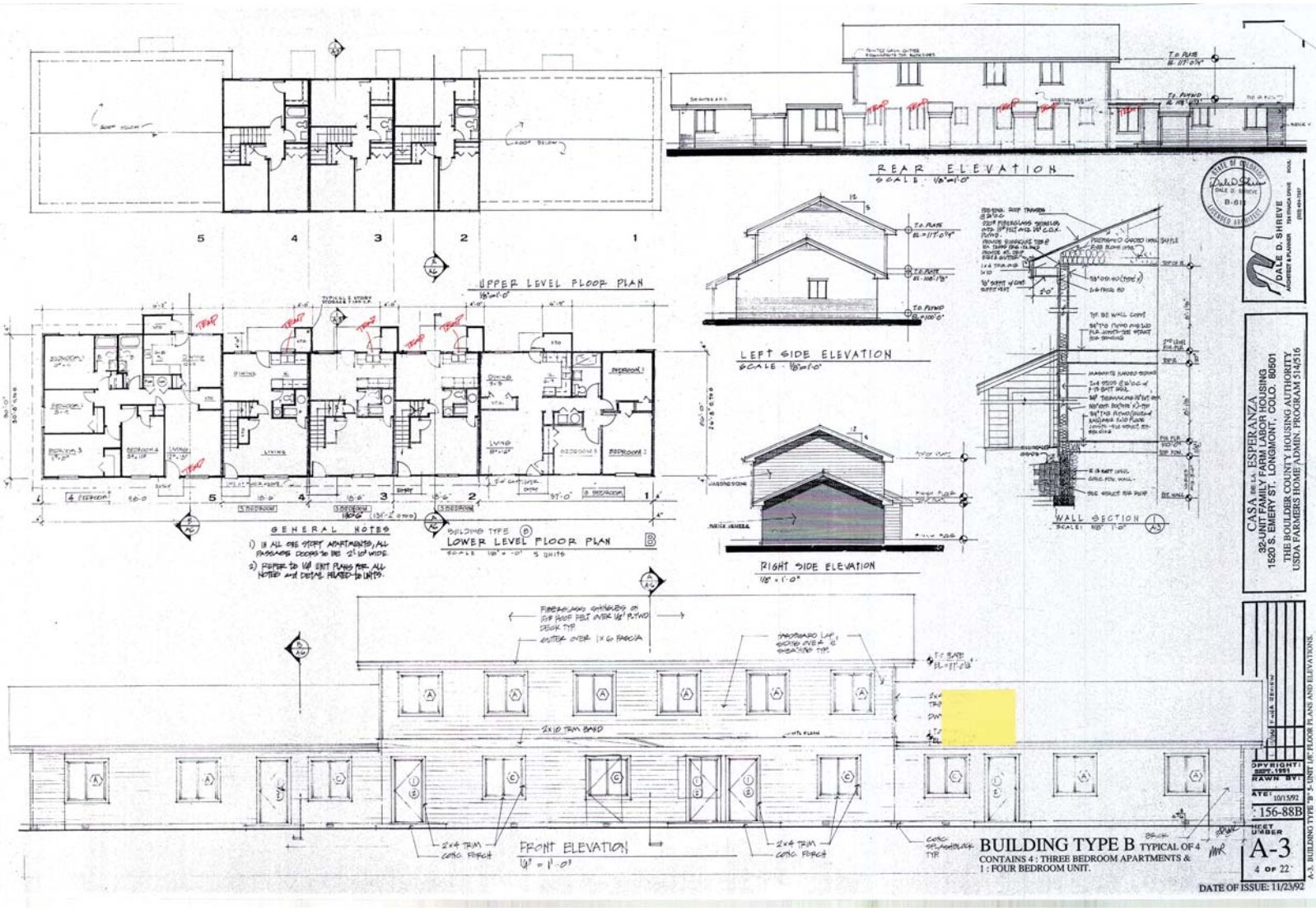
A-2. BUILDING TYPE 'A' 6-UNIT 1/8" FLOOR PLANS AND ELEVATIONS.



BUILDING TYPE B TYPICAL OF 4
CONTAINS 4 : THREE BEDROOM APARTMENTS &
1 : FOUR BEDROOM UNIT.