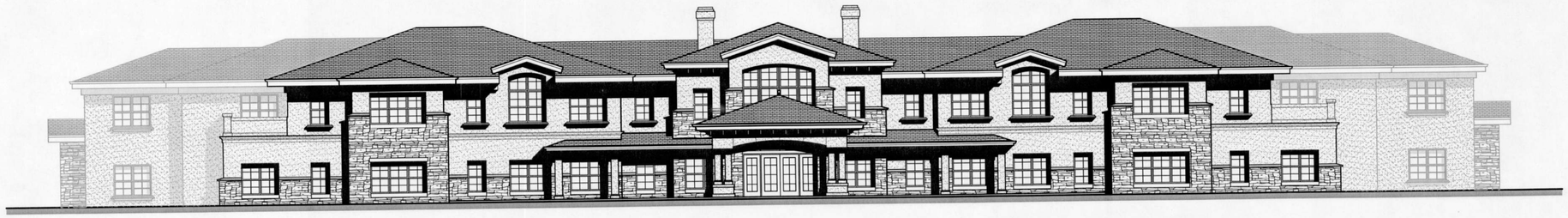
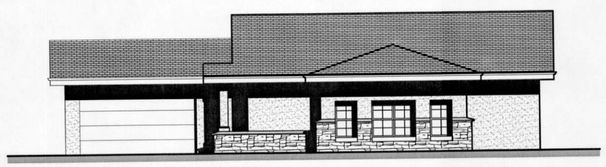


CONCEPTUAL ELEVATION
INDEPENDENT LIVING APARTMENT BUILDING
SCALE: 0 10'



CONCEPTUAL ELEVATION
MAINTENANCE BUILDING
SCALE: 0 10'

CONCEPTUAL ELEVATION
COMMUNITY CENTER
SCALE: 0 10'

CONCEPTUAL ELEVATION
DUPLEX UNIT
SCALE: 0 10'

TYPE A

TYPE B

CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOMES
SCALE: 0 10'

CONCEPTUAL ELEVATION
SINGLE FAMILY DETACHED HOME W/2 CAR GARAGE
SCALE: 0 10'

CONCEPTUAL ELEVATION
SITE SIGNAGE
SCALE: 0 4'

Lantz-Boggio Architects, P.C.

MIRASOL COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:
CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:
LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:
CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+- acres to the north

Issued For:

No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:
GDP ELEVATIONS & DETAILS

Sheet Number:
5 0F 6

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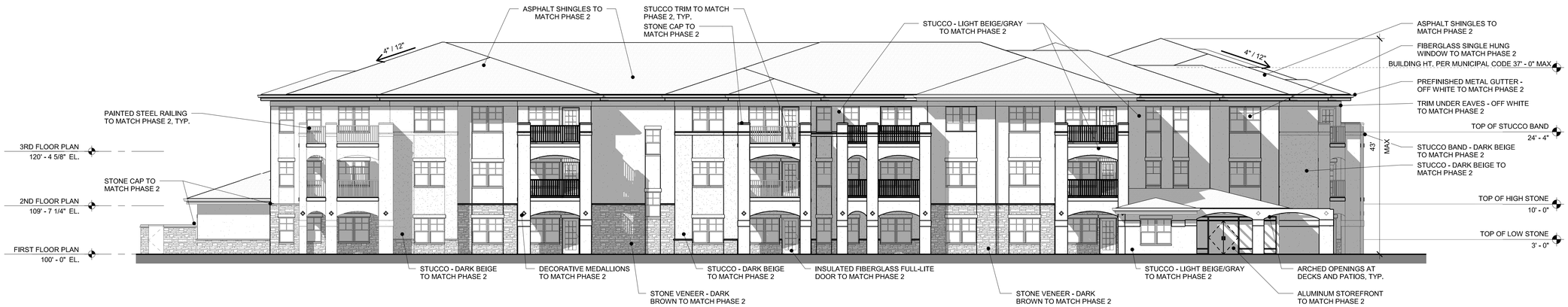
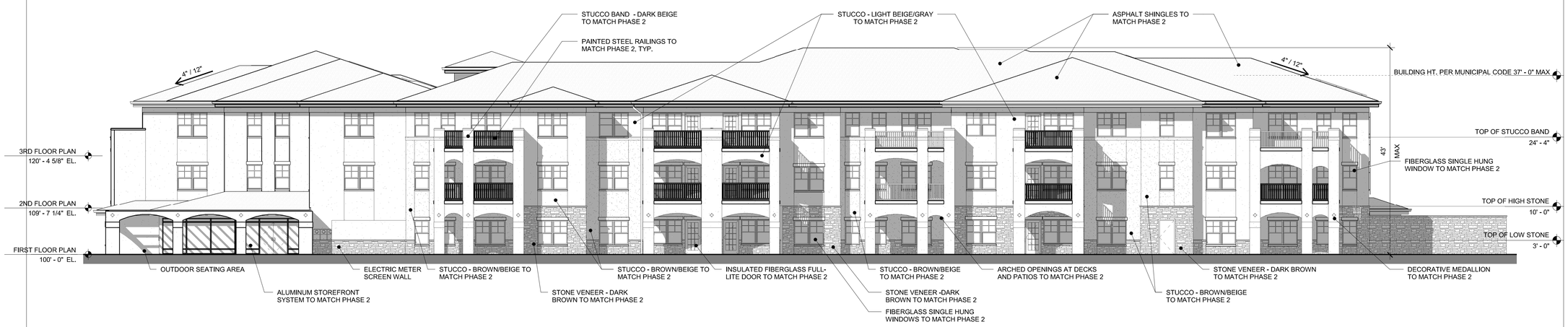
MIRASOL COMMUNITY
Third Amendment
General Development Plan



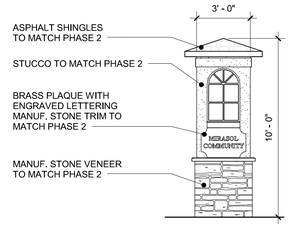
SENIOR HOUSING BUILDING - AREA H NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SENIOR HOUSING BUILDING - AREA H WEST ELEVATION

SCALE: 3/32" = 1'-0"



MONUMENT SIGN

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

Owner:
Loveland Housing Authority
375 W 37th Street
Loveland, CO
Ph: (970) 667-3232

Architect:
ALM2S
712 Whalers Way
Building B, Suite 100
Fort Collins, CO 80525
(970) 223 – 1820

Civil Engineer:
Galloway
3760 E. 15th Street, Suite 202
Loveland, CO 80538
(970) 800-3300

Landscape Architect:
Russell + Mills Studios
141 S. College Ave, Suite 104
Fort Collins, CO 80525
(970) 484-8855

NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

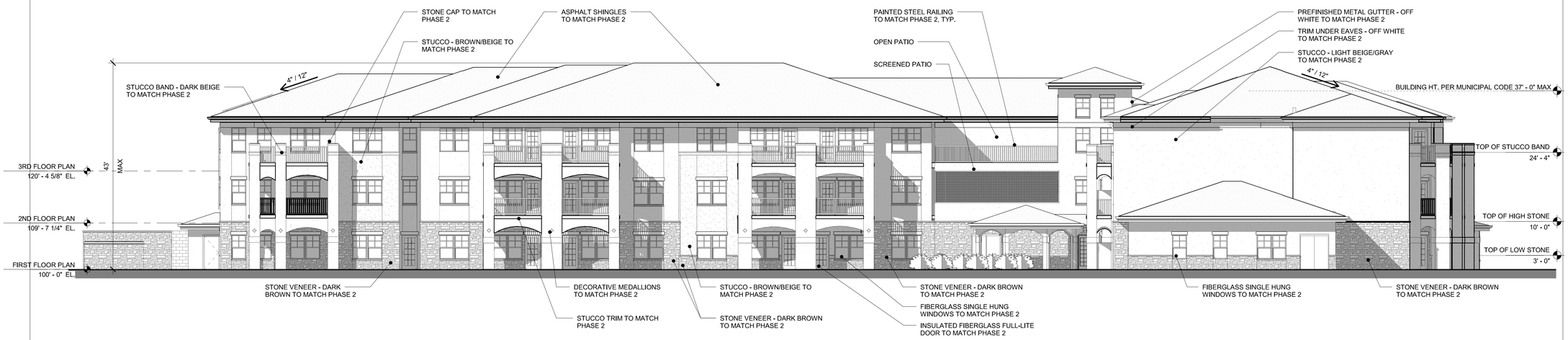
SEAL:

Project Date	**6.22.2016**
Project No.	**Project No. 1549**
Drawn By	**kjj**
Checked By	**dl**
Sheet Name	

SENIOR HOUSING BUILDING ELEVATIONS

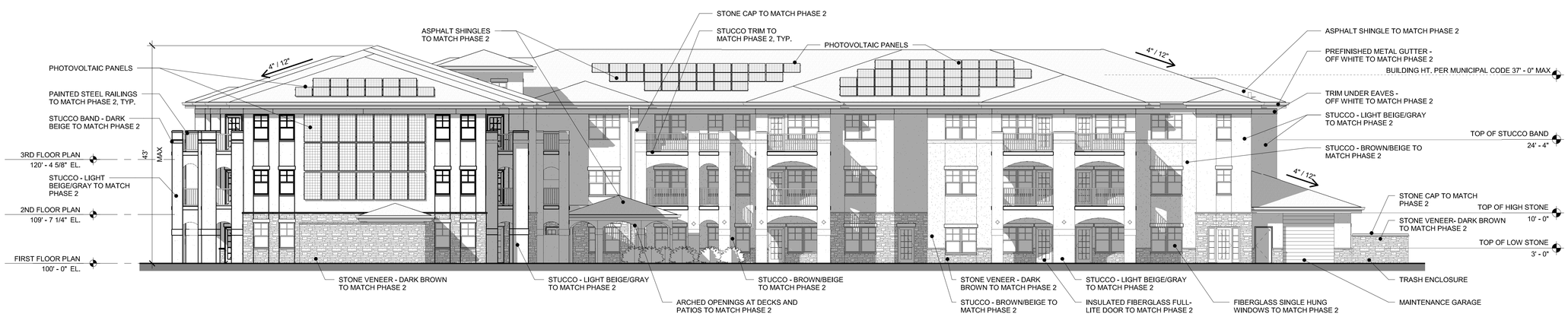
Sheet No. **5A**

ATTACHMENT E



SENIOR HOUSING BUILDING - AREA H EAST ELEVATION

SCALE: 3/32" = 1'-0"



SENIOR HOUSING BUILDING - AREA H SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MIRASOL COMMUNITY
Third Amendment
General Development Plan

Owner:
Loveland Housing Authority
375 W 37th Street
Loveland, CO
Ph: (970) 667-3232

Architect:
ALM2S
712 Whalers Way
Building B, Suite 100
Fort Collins, CO 80525
(970) 223 – 1820

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Loveland, CO 80538
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(970) 484-8855

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REV.	COMMENT	DATE

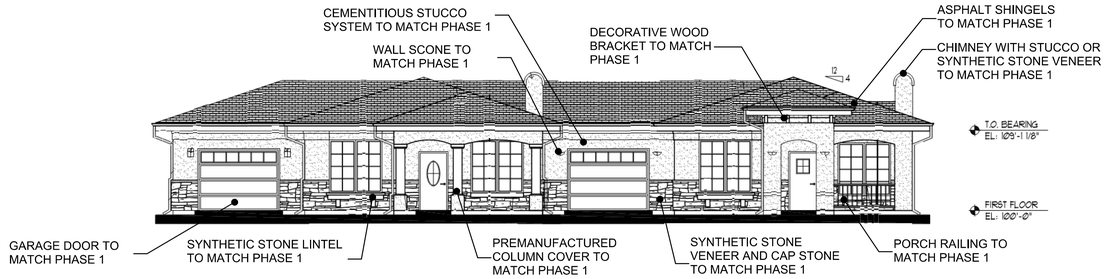
SEAL:

Project Date	**6.22.2016**
Project No.	**Project No. 1549**
Drawn By	**kjj**
Checked By	**dl**
Sheet Name	

SENIOR HOUSING BUILDING ELEVATIONS

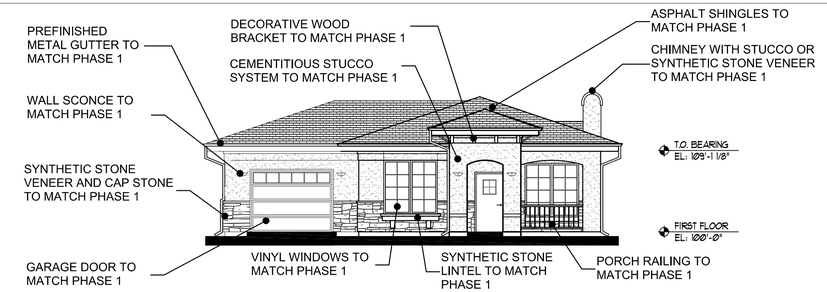
Sheet No. **5B**

ATTACHMENT E



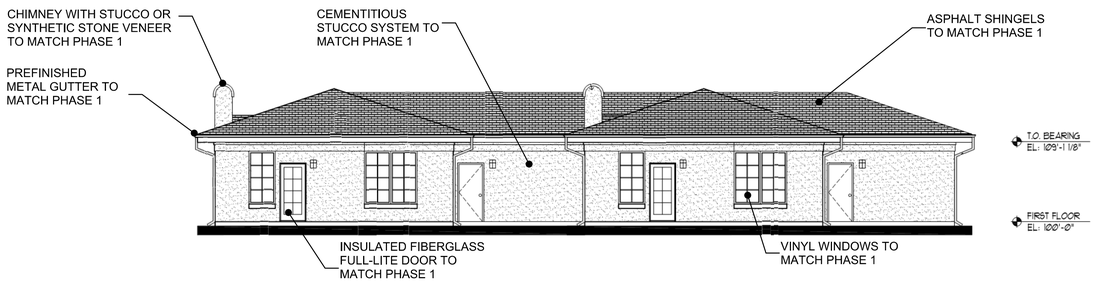
DUPLEX BUILDING - AREA I FRONT ELEVATION

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



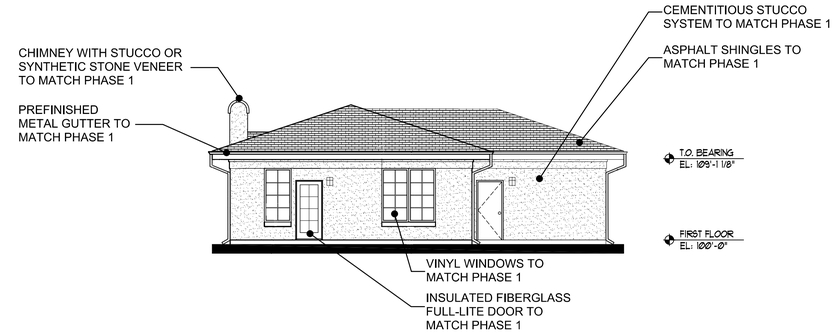
SINGLE FAMILY PATIO HOME - AREA I FRONT ELEVATION

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



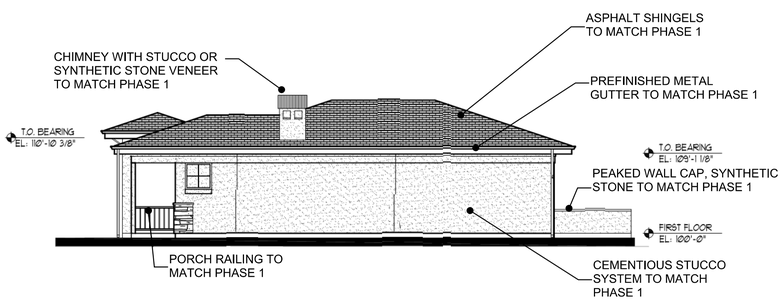
DUPLEX BUILDING - AREA I REAR ELEVATION

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



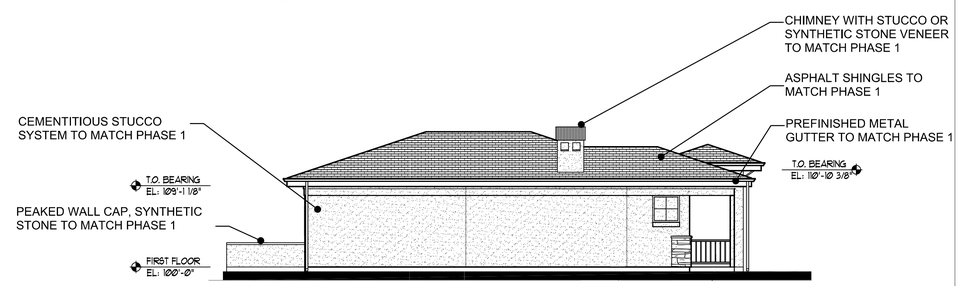
SINGLE FAMILY PATIO HOME - AREA I REAR ELEVATION

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



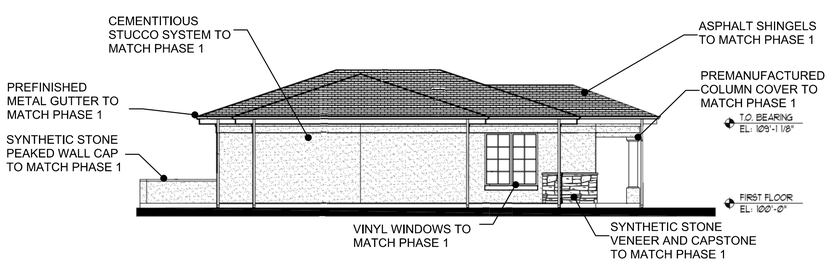
DUPLEX BUILDING - AREA I SIDE ELEVATION

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



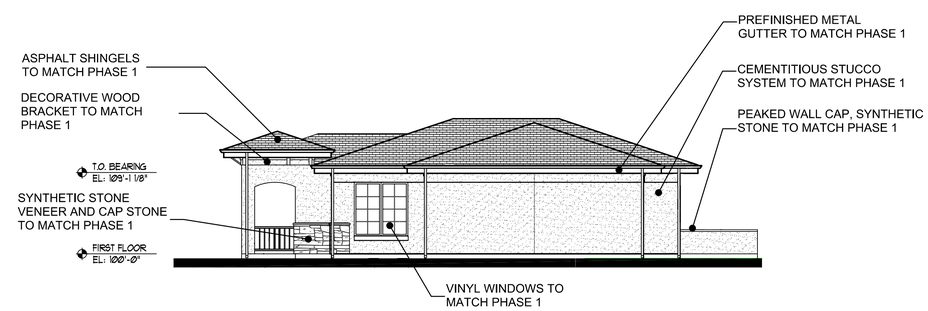
SINGLE FAMILY PATIO HOME - AREA I SIDE ELEVATION

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



DUPLEX BUILDING - AREA I SIDE ELEVATION

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



SINGLE FAMILY PATIO HOME - AREA I SIDE ELEVATION

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

MIRASOL COMMUNITY

Third Amendment

General Development Plan

Owner:
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375 W 37th Street
Loveland, CO
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Loveland, CO 80538
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Landscape Architect:
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Fort Collins, CO 80525
(970) 484-8855

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REV.	COMMENT	DATE

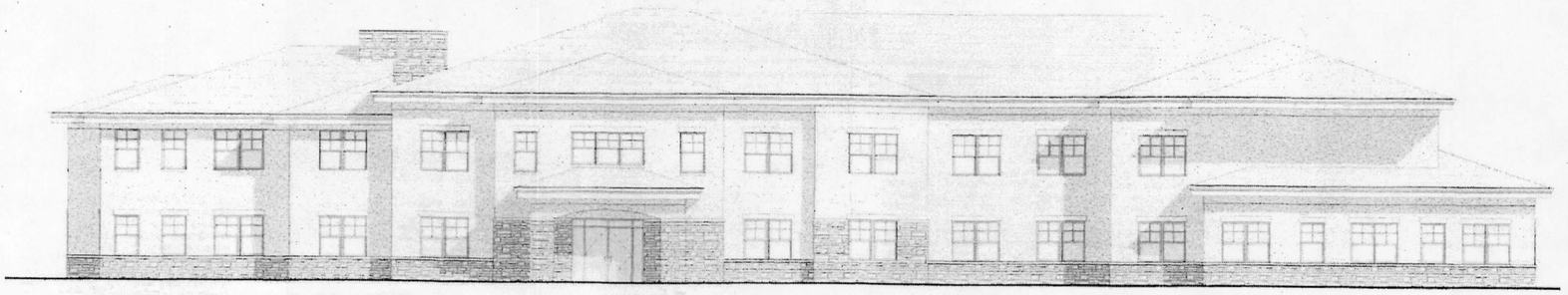
SEAL:

Project Date	**6.22.2016**
Project No.	**Project No. 1549**
Drawn By	**kjj**
Checked By	**dl**
Sheet Name	

DUPLEX AND SINGLE PATIO HOME BUILDING ELEVATIONS

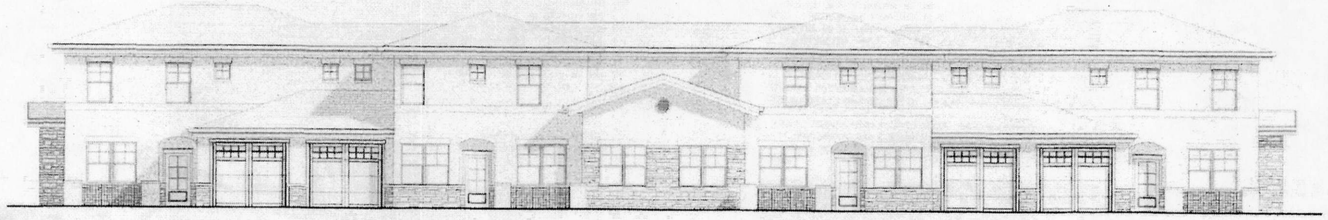
Sheet No. **5C**

ATTACHMENT E



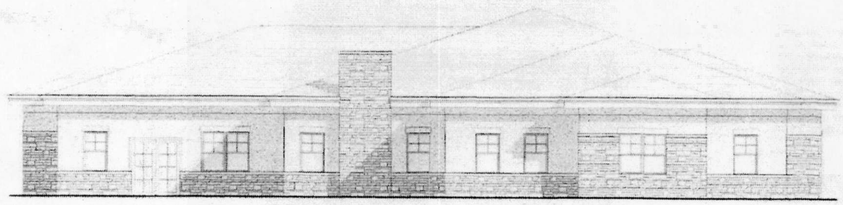
ASSISTED LIVING FACILITY /
ADULT DAYCARE FACILITY

3
5 OF 5 SCALE: 1/8" = 1'-0" RE: 1 /A1.1



MULTI-FAMILY ATTACHED
HOMES

2
5 OF 5 SCALE: 1/8" = 1'-0" RE: 1 /A1.1



GROUP ASSISTED LIVING HOME
OR "GREENHOUSE"

1
5 OF 5 SCALE: 1/8" = 1'-0" RE: 1 /A1.1

Lantz-Boggio Architects, P.C.

MIRASOL COMMUNITY
LOVELAND, COLORADO

GENERAL DEVELOPMENT PLAN

OWNER:
CITY OF LOVELAND HOUSING AUTHORITY
375 W. 37TH STREET
LOVELAND, CO 80538
Ph: (970) 667-3232
Fax: (970) 278-9904

ARCHITECT:
LANTZ-BOGGIO ARCHITECTS, P.C.
5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
Ph: (303) 773-0436
Fax: (303) 773-8709

CIVIL ENGINEER:
CORNERSTONE ENGINEERING
437 SOUTH ST. VRAIN
ESTES PARK, CO 80517
Ph: (970) 586-2458
Fax: (970) 586-2459

No.	Date	Description
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Issued For:

No.	Date	Description
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2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number:
2357.00

Date:
MARCH 26, 2012

Sheet Title:
CHARACTER BUILDINGS

Sheet Number:
6 0F 6

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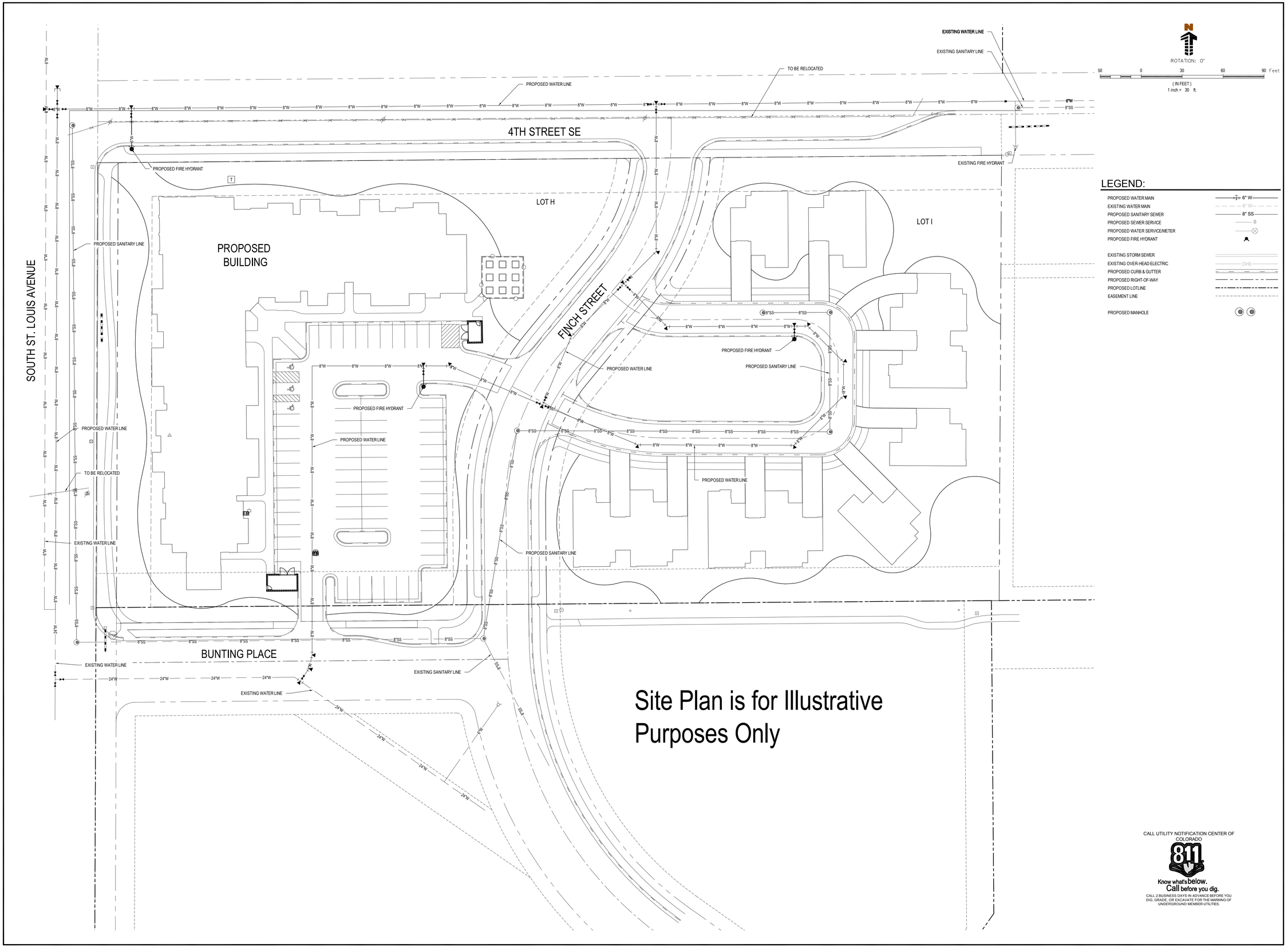

Galloway
Planning. Architecture. Engineering.
3760 E. 15th Street, Suite 202
Loveland, CO 80538
970.800.3300 O
www.gallowayUS.com

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07/20/2016

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MIRASOL COMMUNITY
THIRD AMENDMENT
GENERAL DEVELOPMENT PLAN

SOUTH ST LOUIS AVE & 4TH ST SOUTHEAST
LOVELAND, CO

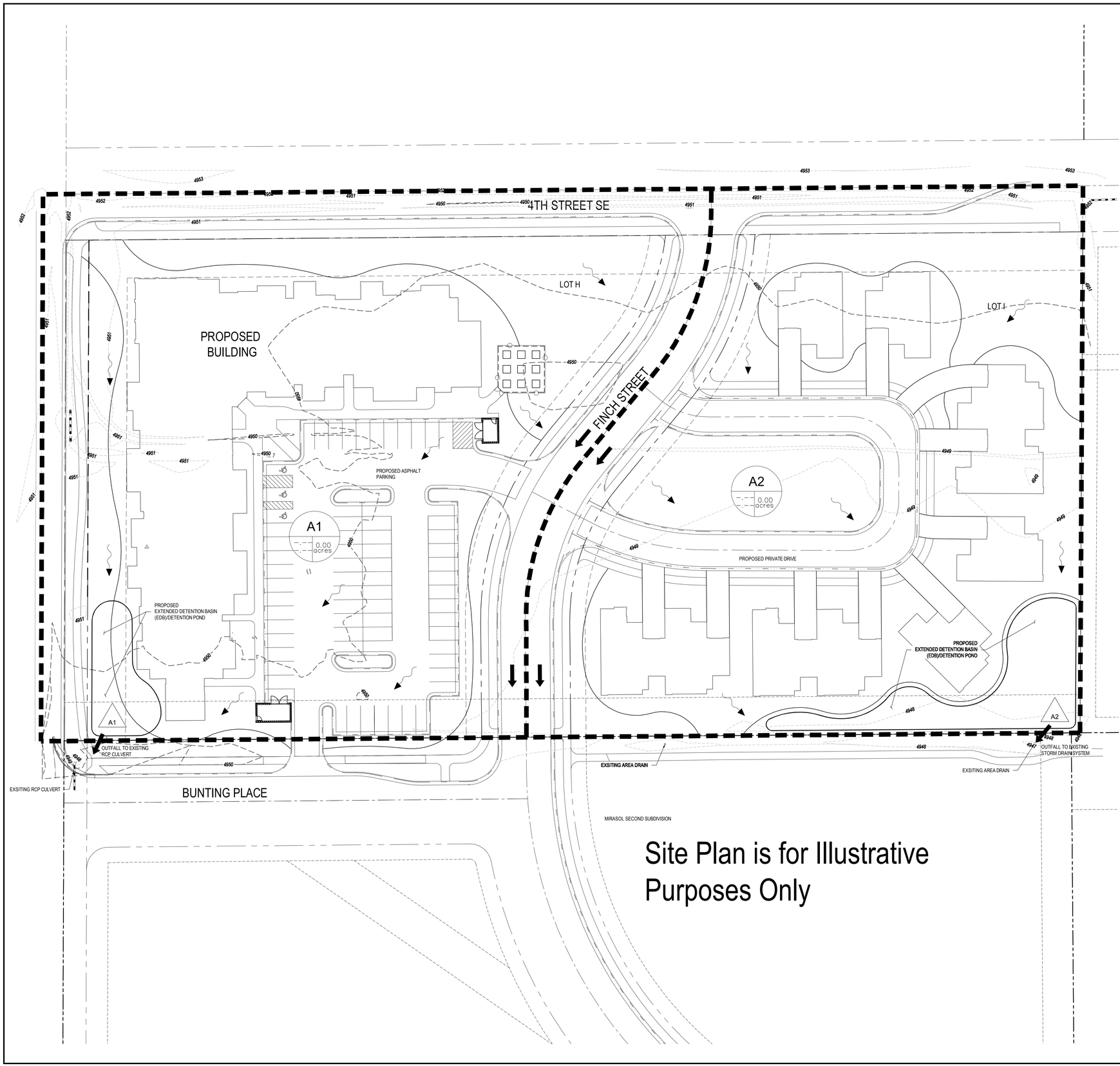
#	Date	Issue / Description	Init.

Project No:	LVH000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	06.22.2016

UTILITY PLAN

UT01

ATTACHMENT E



Site Plan is for Illustrative Purposes Only

ROTATION: 0°

(IN FEET)
1 inch = 30 ft.

LEGEND:

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED RIGHT-OF-WAY
FUTURE RIGHT-OF-WAY
PROPOSED LOTLINE
FUTURE LOTLINE
EASEMENT LINE

DRAINAGE SYMBOLS:

BASIN ID
MINOR RUNOFF COEFFICIENT
MAJOR RUNOFF COEFFICIENT
BASIN AREA (ACRES)

DESIGN POINT
MAJOR BASIN BOUNDARY
SUB-BASIN BOUNDARY
OVERLAND FLOW DIRECTION (I.E., LANDSCAPING)
DIRECT FLOW DIRECTION (I.E., PAVEMENT, CURB AND GUTTER, SWALE)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Galloway
Planning. Architecture. Engineering.
3760 E. 15th Street, Suite 202
Loveland, CO 80538
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MIRASOL COMMUNITY
THIRD AMENDMENT
GENERAL DEVELOPMENT PLAN

SOUTH ST LOUIS AVE & 4TH ST SOUTHEAST
LOVELAND, CO

#	Date	Issue / Description	Init.

Project No:	LVH000001.01
Drawn By:	KJP
Checked By:	HHF
Date:	06.22.2016

DRAINAGE PLAN

DR01

ATTACHMENT E