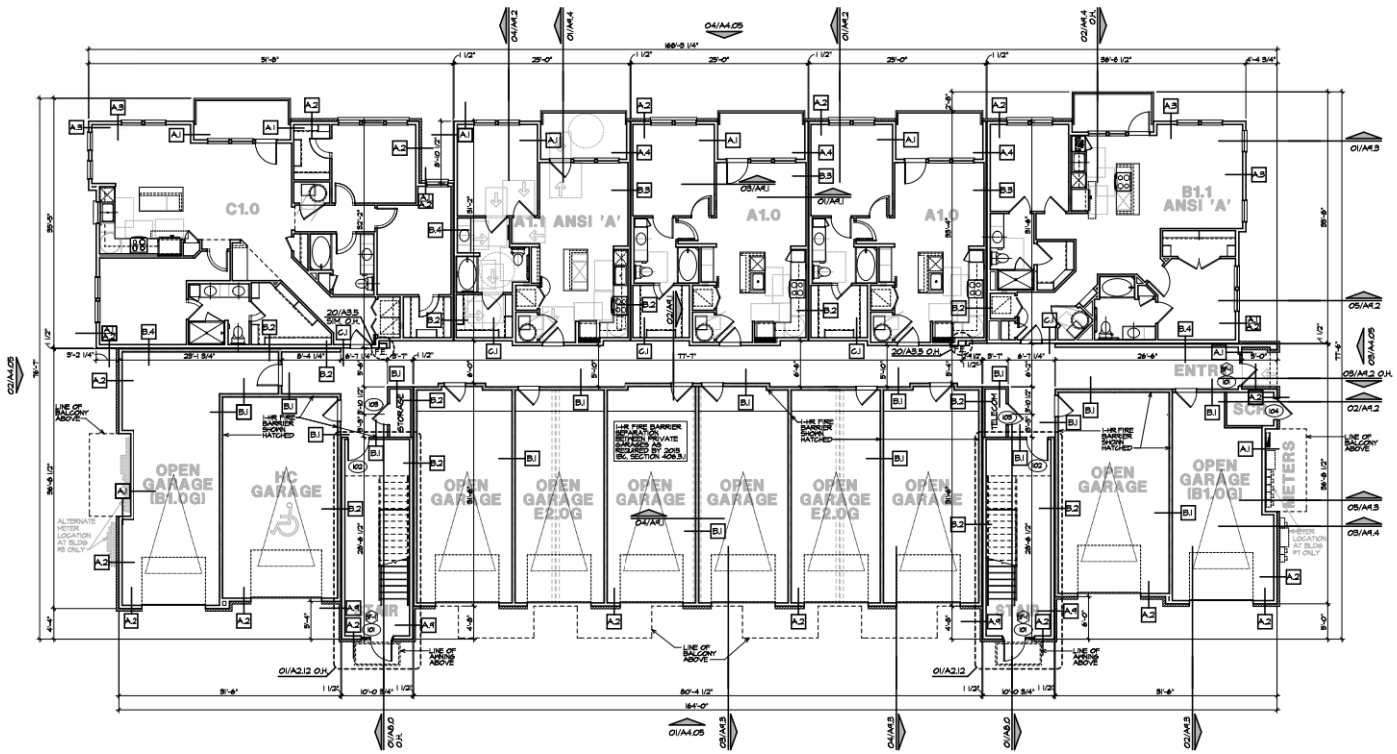
Attachment D

NOTES:

- INDICATES CENTERLINE OF WINDOW, REFER ELEVATION FOR WINDOW MARK
- INDICATES CENTERLINE OF DOOR/STOREFRONT, REFER ELEVATION FOR STOREFRONT DOOR MARK
- INDICATES WALL TYPE, REFER SHEET A0.1 FOR WALL TYPES

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
2. REFER TO OWNERS CIVIL ENGINEER DRAWINGS FOR MINIMUM NUMBER OF "CODE REQUIRED" ACCESSIBLE ENTRANCES INTO ALL APARTMENT BUILDING STRUCTURES. ALL 1st FLOOR UNITS ARE TO BE ACCESSIBLE AND MUST BE ON AN ACCESSIBLE ROUTE.
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4. PROVIDE FIRE SPRINKLER CONTROL ROOM AS SHOWN ON PLANS AND COORDINATE IDENTIFICATION OF THESE ROOMS ON THE BUILDING EXTERIOR WITH THE CITY.
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8. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR THE SHEAR WALL LOCATIONS OF EACH BUILDING.
9. REFER TO SHEET A0.1 FOR WALL TYPES.



01 FIRST FLOOR PLAN - BLDG TYPE 1-A
BUILDING #3 AND #5 — SCALE: 1/8"=1'-0"

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Project No. 24008

Drawn By CL, HV, LB

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:

A4.01

FIRST FLOOR BUILDING TYPE 1-A

PLOT DATE: 4/8/2025 PLOT TIME: 8:05 AM PATH/NAME: R:\24008\Drawings\24008 Broadmoor Eastern Hills\Working\24008-Building A.dwg

BUILDING PLAN NOTES

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8. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR THE SHEAR WALL LOCATIONS OF EACH BUILDING.
9. REFER TO SHEET A101 FOR WALL TYPES.

01 SECOND FLOOR PLAN - BLDG TYPE 1-A
BUILDING #3 AND #5
SCALE: 1/8"=1'-0"

PLOT DATE: 4/8/2025 PLOT TIME: 8:05 AM PATH/NAME: R:\24\05\24003 Broadmoor Eastern Hills\05\Sheets\24003-Building A.dwg

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Project No.
24003

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Broadmoor Development

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ARCHITECTS, L.L.C.
4228 Oak Lawn Ave., Suite 90
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number:
A4.02
SECOND FLOOR BUILDING TYPE 1-A

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
2. REFER TO OWNERS CIVIL ENGINEER DRAWINGS FOR MINIMUM NUMBER OF "CODE REQUIRED" ACCESSIBLE ENTRANCES INTO ALL APARTMENT BUILDING STRUCTURES. ALL 1st FLOOR UNITS ARE TO BE ACCESSIBLE AND MUST BE ON AN ACCESSIBLE ROUTE.
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8. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR THE SHEAR WALL LOCATIONS OF EACH BUILDING.
9. REFER TO SHEET A101 FOR WALL TYPES.

01 THIRD FLOOR PLAN - BLDG TYPE I-A
BUILDING #3 AND #5
SCALE: 1/8"=1'-0"

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Drawn By
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ISSUE FOR CONSTRUCTION:
Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4138 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A4.03
THIRD FLOOR BUILDING TYPE I-A

PLOT DATE: 4/8/2025 PLOT TIME: 8:08 AM PATH/NAME: R:\24008\24003 Broadmoor Eastern Hills\DWG\24003-A4.03-Building A.dwg

BUILDING MATERIALS KEY

	BRICK VENEER #1	
	BRICK VENEER #2	
	METAL RAILING, DOORS, AND AWNINGS	
	CORRUGATED METAL	
	FIBER CEMENT PANEL	
	FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
	FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
	PRE-FINISHED LAP SIDING	
	FIBER CEMENT TRIM 1	
	FIBER CEMENT TRIM 2	
	FIBER CEMENT TRIM 3	
	FASCIA	



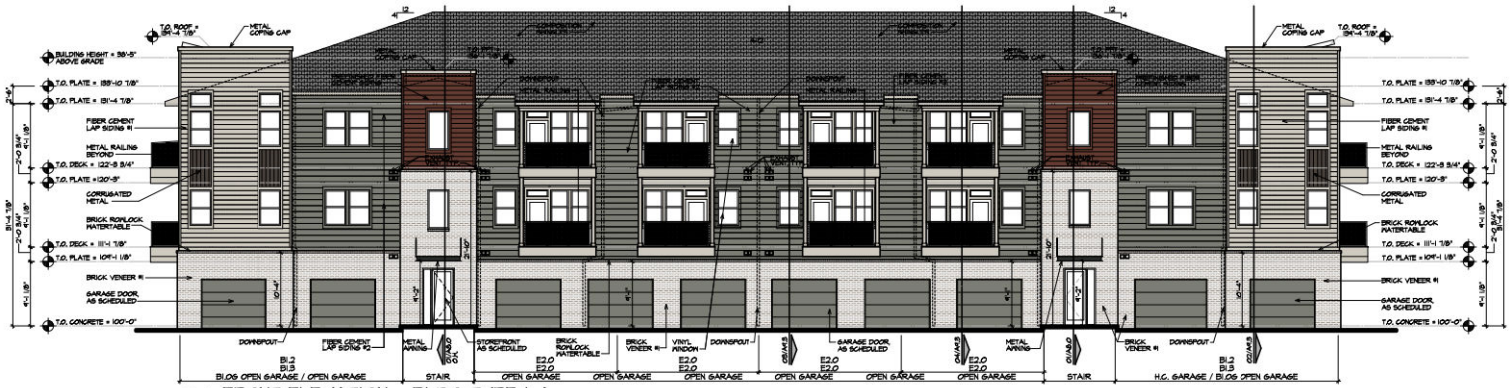
04 REAR ELEVATION - BLDG TYPE I-A
BUILDING #4 AND #5 SCALE: 1/8"=1'-0"



03 RIGHT SIDE ELEVATION - BLDG TYPE I-A
BUILDING #4 AND #5 SCALE: 1/8"=1'-0"



02 LEFT SIDE ELEVATION - BLDG TYPE I-A
BUILDING #4 AND #5 SCALE: 1/8"=1'-0"



01 FRONT ELEVATION - BLDG TYPE I-A
BUILDING #4 AND #5 SCALE: 1/8"=1'-0"

ELEVATION NOTES

1. BRICK PATTERN SHOWN IN THESE ELEVATIONS ARE FOR GRAPHICAL PURPOSES ONLY. THESE PATTERNS SHOULD NOT BE USED TO CALCULATE HORIZONTAL COURSING. LOCATE VERTICAL MORTAR JOINTS, ETC.
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PLOT DATE: 4/8/2025 PLOT TIME: 8:08 AM PATH/NAME: I:\24005\24003 Broadmoor Eastern Hills\DWG\24003A05-Building IA Exterior Elevations.rvt

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Project No. 24003

Drawn By CL, HV, LB

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Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton ARCHITECTS, L.L.C.
4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number: **A4.05**

BLDG TYPE I-A EXTERIOR ELEVATIONS

01 FIRST FLOOR PLAN - BLDG TYPE I-B

BUILDING #6

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

NOTES:

- INDICATES CENTERLINE OF WINDOW. REFER ELEVATION FOR WINDOW MARK.
- INDICATES CENTERLINE OF DOOR/STOREFRONT. REFER ELEVATION FOR STOREFRONT DOOR MARK.
- INDICATES MAIL TYPE. REFER SHEET A10.1 FOR MAIL TYPES

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
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Project No. 24008

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Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4228 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:

A4.11

FIRST FLOOR BUILDING TYPE I-B

PLOT DATE: 4/8/2025 PLOT TIME: 8:08 AM PATH/NAME: R:\24000's\24003 Broadmoor Eastern Hills\DWG\24003-Building B.dwg

01 SECOND FLOOR PLAN - BLDG TYPE 1-B

BUILDING #6

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

NOTES:

- INDICATES CENTERLINE OF WINDOW. REFER ELEVATION FOR WINDOW MARK.
- INDICATES CENTERLINE OF DOOR/STOREFRONT. REFER ELEVATION FOR STOREFRONT DOOR MARK.
- INDICATES WALL TYPE. REFER SHEET A10.1 FOR WALL TYPES

BUILDING PLAN NOTES

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Project No.
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CL, HV, LB

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Broadmoor Development

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4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:
A4.12
SECOND FLOOR BUILDING TYPE 1-B

PLOT DATE: 4/8/2025 PLOT TIME: 8:08 AM PATH/NAME: R:\24008\24003 Broadmoor Eastern Hills\02\24003A4012 Broadmoor Eastern Hills-Building B.dwg

01 THIRD FLOOR PLAN - BLDG TYPE I-B
BUILDING #6
SCALE: 1/8"=1'-0"

NOTES:

- INDICATES CENTERLINE OF WINDOW. REFER ELEVATION FOR WINDOW MARK.
- INDICATES CENTERLINE OF DOOR/STOREFRONT. REFER ELEVATION FOR STOREFRONT DOOR MARK.
- INDICATES WALL TYPE. REFER SHEET A10.1 FOR WALL TYPES

BUILDING PLAN NOTES

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Council Bluffs, Iowa
Broadmoor Development

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4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:
A4.13
THIRD FLOOR BUILDING TYPE I-B

PLOT DATE: 4/8/2025 PLOT TIME: 8:08 AM PATH/NAME: R:\24000's\24003 Broadmoor Eastern Hills\DWG\24003A4113-Building B.dwg

BUILDING MATERIALS KEY

	BRICK VENEER #1	
	BRICK VENEER #2	
	METAL RAILING, DOORS, AND AWNINGS	
	CORRUGATED METAL	
	FIBER CEMENT PANEL	
	FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
	FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
	PRE-FINISHED LAP SIDING	
	FIBER CEMENT TRIM 1	
	FIBER CEMENT TRIM 2	
	FIBER CEMENT TRIM 3	
	FASCIA	



04 REAR ELEVATION - BLDG TYPE I-B
BUILDING #6 SCALE: 1/8"=1'-0"



03 RIGHT SIDE ELEVATION - BLDG TYPE I-B
BUILDING #6 SCALE: 1/8"=1'-0"



02 LEFT SIDE ELEVATION - BLDG TYPE I-B
BUILDING #6 SCALE: 1/8"=1'-0"



01 FRONT ELEVATION - BLDG TYPE I-B
BUILDING #6 SCALE: 1/8"=1'-0"

ELEVATION NOTES

1. BRICK PATTERN SHOWN IN THESE ELEVATIONS ARE FOR GRAPHICAL PURPOSES ONLY. THESE PATTERNS SHOULD NOT BE USED TO CALCULATE HORIZONTAL COURSING. LOCATE VERTICAL MORTAR JOINTS, ETC.
2. APPROVED ADDRESS NUMBER SHALL BE POSTED ON BUILDING, VISIBLE FROM THE ROAD, IN COLORS THAT ARE OF SUFFICIENT CONTRAST TO BE EASILY SEEN.

PLOT DATE: 4/8/2025 PLOT TIME: 8:39 AM PATH/NAME: N:\24000\24003\Drawings\Broadmoor Eastern Hills\24003-Building B Exterior Elevations.rvt

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Drawn By: CL, HV, LB
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Revisions:

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Broadmoor Development

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ARCHITECTS, L.L.C.
432 Old Lamy Ann, Suite 30
Dallas, Texas 75226
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A4.15
BLDG TYPE I-B EXTERIOR ELEVATIONS

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
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3. A "MODIFIED" NFPA 13-R SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL ORDINANCES OF THE CITY OF COUNCIL BLUFFS. ORDINANCE REQUIRES SPRINKLERS TO PROVIDE FULL COVERAGE OF THE ATTICS, ALL ENCLOSURES, AND PROTECT THE STRUCTURE TO THE SAME EXTENT OF COVERAGE AS WOULD BE REQUIRED UTILIZING AN NFPA 13 SYSTEM. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES, INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. ALL APARTMENT BUILDINGS TO BE PROVIDED WITH A COMPLETE
4. PROVIDE FIRE SPRINKLER CONTROL ROOM AS SHOWN ON PLANS AND COORDINATE IDENTIFICATION OF THESE ROOMS ON THE BUILDING EXTERIOR WITH THE CITY.
5. ALL BUILDINGS TO BE PROVIDED WITH A COMPLETE APPROVED FIRE ALARM SYSTEM. SYSTEM SHALL BE EQUIPPED WITH AUDIBLE AND VISUAL ALERTING DEVICES.
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7. PROVIDE DRY CHEMICAL FIRE EXTINGUISHERS IN CORRIDORS. COORDINATE NUMBERS AND FINAL LOCATION WITH FIRE MARSHALL.
8. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR THE SHEAR WALL LOCATIONS OF EACH BUILDING.
9. REFER TO SHEET A0.1 FOR WALL TYPES.

01 FIRST FLOOR PLAN - BLDG TYPE II
BUILDING #2 AND #8 SCALE: 1/8"=1'-0"

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Project No. 24008
Drawn By CL, HV, LB
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A5.1
FIRST FLOOR BUILDING TYPE II

PLOT DATE: 4/8/2025 PLOT TIME: 9:44 AM PATH/NAME: R:\24000's\24003 Broadmoor Eastern Hills\SD\24003-A5000-Building 1.dwg

01 SECOND FLOOR PLAN - BLDG TYPE II

BUILDING #2 AND #8 SCALE: 1/8"=1'-0"

NOTES:

- INDICATES CENTERLINE OF WINDOW, REFER ELEVATION FOR WINDOW MARK
- INDICATES CENTERLINE OF DOOR/STOREFRONT, REFER ELEVATION FOR STOREFRONT DOOR MARK
- INDICATES WALL TYPE, REFER SHEET A10.1 FOR WALL TYPES

BUILDING PLAN NOTES

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Project No. 24008

Drawn By CL, HV, LB

ISSUE FOR PERMIT:

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Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4128 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:

A5.2
SECOND FLOOR BUILDING TYPE II

PLOT DATE: 4/8/2025 PLOT TIME: 9:44 AM PATH/NAME: R:\24000's\24003 Broadmoor Eastern Hills\SD\24003-A5200-Building Types

BUILDING PLAN NOTES

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9. REFER TO SHEET A10.1 FOR WALL TYPES.

01 THIRD FLOOR PLAN - BLDG TYPE II
BUILDING #2 AND #8 SCALE: 1/8"=1'-0"

PLOT DATE: 4/8/2025 PLOT TIME: 9:44 AM PATH/NAME: R:\24005\24003 Broadmoor Eastern Hills\DWG\24003-A5200-Building II.dwg

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Project No. 24003

Drawn By CL, HV, LB

ISSUE FOR PERMIT:

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Council Bluffs, Iowa
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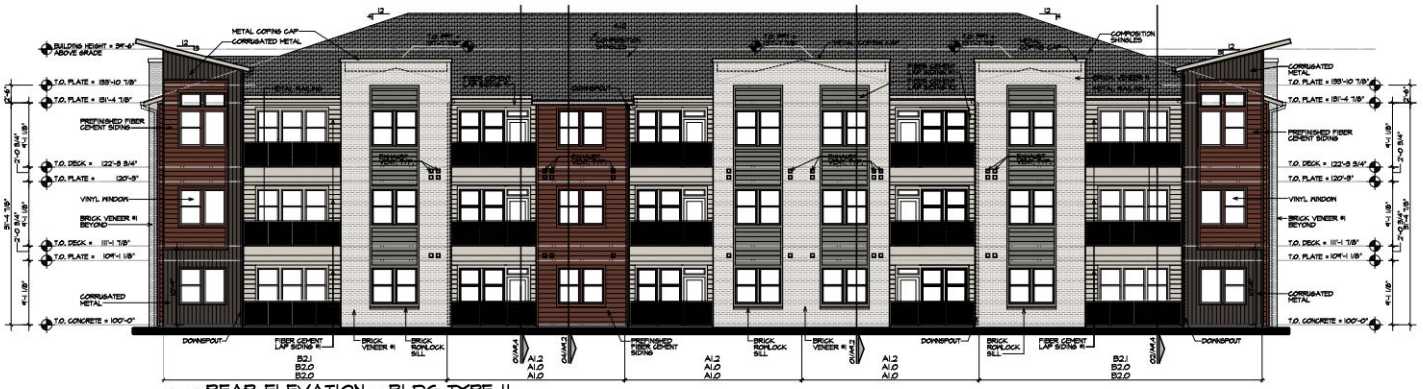
Womack+Hampton
ARCHITECTS, L.L.C.
4216 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number: **A5.3**

THIRD FLOOR BUILDING TYPE II

BUILDING MATERIALS KEY

	BRICK VENEER #1	
	BRICK VENEER #2	
	METAL RAILING, DOORS, AND AWNINGS	
	CORRUGATED METAL	
	FIBER CEMENT PANEL	
	FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
	FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
	PRE-FINISHED LAP SIDING	
	FIBER CEMENT TRIM 1	
	FIBER CEMENT TRIM 2	
	FIBER CEMENT TRIM 3	
	FASCIA	



04 REAR ELEVATION - BLDG TYPE II
BUILDING #2 AND #3 — SCALE: 1/8"=1'-0"



03 RIGHT SIDE ELEVATION - BLDG TYPE II
BUILDING #2 AND #3 — SCALE: 1/8"=1'-0"



02 LEFT SIDE ELEVATION - BLDG TYPE II
BUILDING #2 AND #3 — SCALE: 1/8"=1'-0"



01 FRONT ELEVATION - BLDG TYPE II
BUILDING #2 AND #3 — SCALE: 1/8"=1'-0"

ELEVATION NOTES

1. BRICK PATTERN SHOWN IN THESE ELEVATIONS ARE FOR GRAPHICAL PURPOSES ONLY. THESE PATTERNS SHOULD NOT BE USED TO CALCULATE HORIZONTAL COURSING. LOCATE VERTICAL MORTAR JOINTS, ETC.
2. APPROVED ADDRESS NUMBER SHALL BE POSTED ON BUILDING, VISIBLE FROM THE ROAD, IN COLORS THAT ARE OF SUFFICIENT CONTRAST TO BE EASILY SEEN.

PLOT DATE: 4/8/2025 PLOT TIME: 8:13 AM PATH/NAME: H:\24000\24003-Broadmoor Eastern Hills\SD\24003SD05-Building II Exterior Elevations.rvt

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Project No. 24003
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Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
432 City Lumy Ave, Suite 30
Dallas, Texas 75226
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A5.5
BLDG TYPE II EXTERIOR ELEVATIONS

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
2. REFER TO OWNERS CIVIL ENGINEER DRAWINGS FOR MINIMUM NUMBER OF "CODE REQUIRED" ACCESSIBLE ENTRANCES INTO ALL APARTMENT BUILDING STRUCTURES. ALL 1st FLOOR UNITS ARE TO BE ACCESSIBLE AND MUST BE ON AN ACCESSIBLE ROUTE.
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9. REFER TO SHEET A101 FOR WALL TYPES.

01 FIRST FLOOR PLAN - BLDG TYPE III
BUILDINGS #7, #8, #13 AND #14 SCALE:1/8"=1'-0"

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Project No. 24008

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Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4138 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number: **A6.1**

FIRST FLOOR BUILDING TYPE III

PLOT DATE: 4/8/2025 PLOT TIME: 8:48 AM PATH/NAME: R:\24008\24003 Broadmoor Eastern Hills\DWG\24003-A6000-Building III.dwg

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
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9. REFER TO SHEET A0.1 FOR WALL TYPES.

02 SECOND FLOOR PLAN - BLDG TYPE III
BUILDINGS #7, #8, #13 AND #14 — SCALE:1/8"=1'-0"

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Project No.
24008

Drawn By
CL, HV, LB

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4228 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A6.2
SECOND FLOOR BUILDING TYPE III

PLOT DATE: 4/8/2025 PLOT TIME: 8:47 AM PATH/NAME: R:\24000's\24003 Broadmoor Eastern Hills\SD\24003-A0000-Building III.rvt



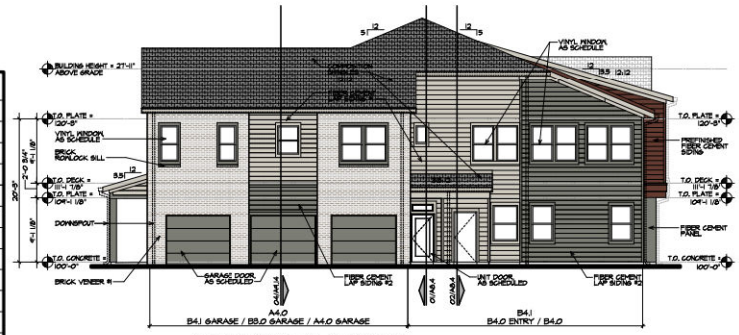
07 SIDE PARTIAL ELEV.
BLDG TYPE III — BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"

06 PARTIAL ELEV. - SCR
BLDG TYPE III — BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"

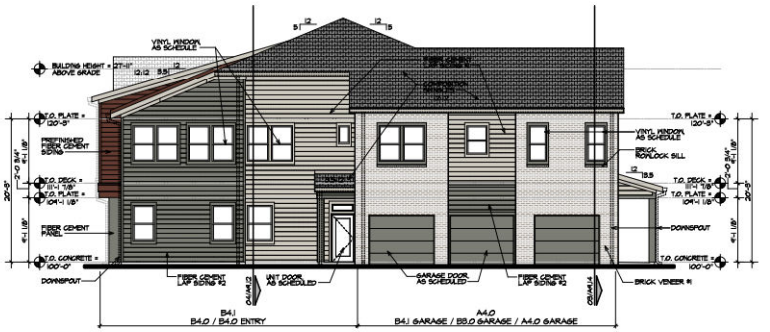
05 REAR ELEVATION
BLDG TYPE III - BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"

BUILDING MATERIALS KEY

BRICK VENEER #1	
BRICK VENEER #2	
METAL RAILING, DOORS, AND AWNINGS	
CORRUGATED METAL	
FIBER CEMENT PANEL	
FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
PRE-FINISHED LAP SIDING	
FIBER CEMENT TRIM 1	
FIBER CEMENT TRIM 2	
FIBER CEMENT TRIM 3	
FASCIA	



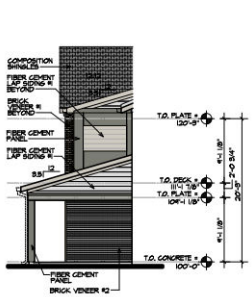
04 RIGHT SIDE ELEVATION
BLDG TYPE III - BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"



03 LEFT SIDE ELEVATION
BLDG TYPE III - BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"

ELEVATION NOTES

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02 SIDE ELEVATION
BLDG TYPE III — BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"



01 FRONT ELEVATION
BLDG TYPE III - BUILDING #7, #8, #13, AND #14 — SCALE:1/8"=1'-0"

PLOT DATE: 4/8/2025 PLOT TIME: 8:15 AM PATH/NAME: I:\24005\24003 Broadmoor Eastern Hills\SD\24003-Building III Exterior Elevations.rvt

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Project No.
24003

Drawn By
CL, HV, LB

ISSUE FOR PERMIT:

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Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
4838 Oak Lawn Ave. Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A6.4
BLDG TYPE III EXTERIOR ELEVATIONS

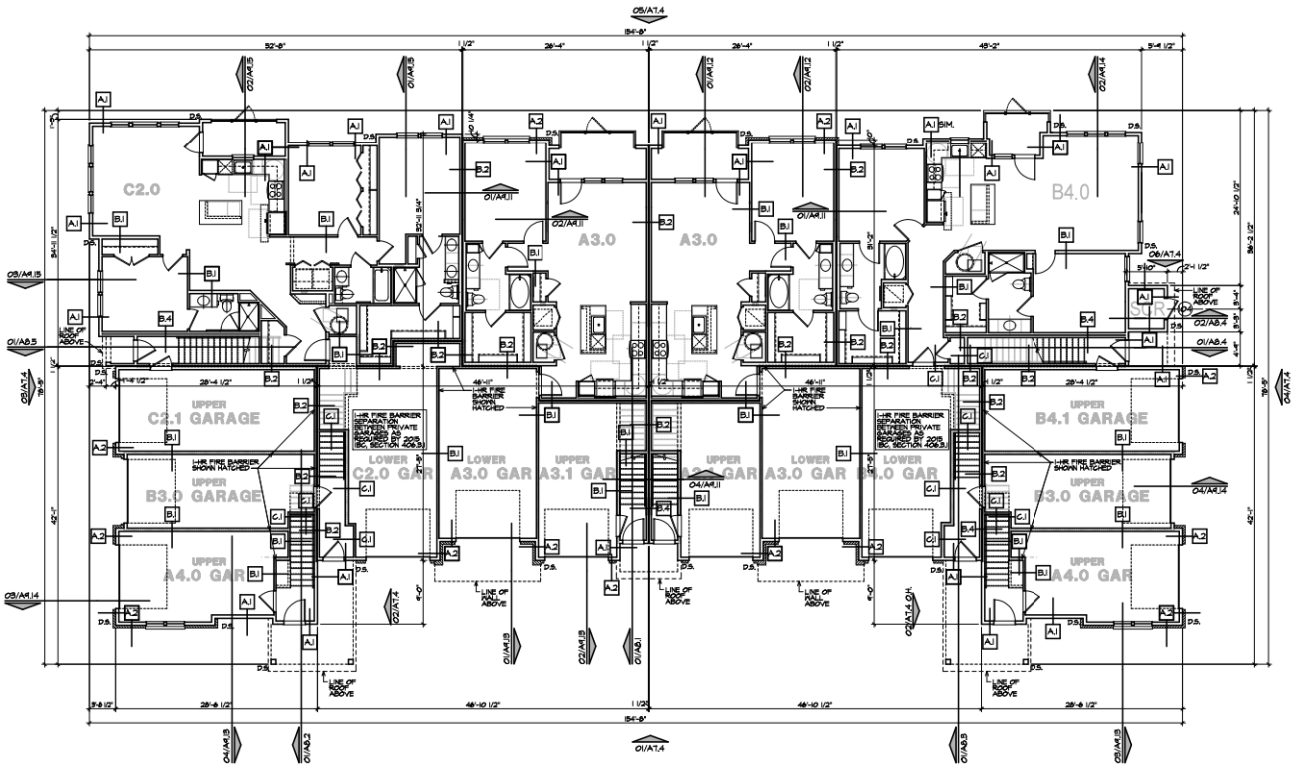
PLOT DATE: 4/8/2025 PLOT TIME: 8:31 AM PATH/NAME: I:\24003\24003 Broadmoor Eastern Hills\DWG\24003-A0700-Building Types

BUILDING PLAN NOTES

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9. REFER TO SHEET A10.1 FOR WALL TYPES.

NOTES:

- INDICATES CENTERLINE OF DOOR, REFER ELEVATION FOR DOOR MARK
- INDICATES CENTERLINE OF WINDOW, REFER ELEVATION FOR WINDOW MARK
- INDICATES CENTERLINE OF STOREFRONT, REFER ELEVATION FOR STOREFRONT MARK
- INDICATES WALL TYPE, REFER SHEET A10.1 FOR WALL TYPES



01 FIRST FLOOR PLAN - BLDG TYPE IV
BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"

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ISSUE FOR CONSTRUCTION:

Revisions:

Broadmoor Eastern Hills
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 90
Dallas, Texas 75207
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A7.1
FIRST FLOOR BUILDING TYPE IV

02 SECOND FLOOR PLAN - BLDG TYPE IV
BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"

NOTES:

- INDICATES CENTERLINE OF DOOR, REFER ELEVATION FOR DOOR MARK
- INDICATES CENTERLINE OF WINDOW, REFER ELEVATION FOR WINDOW MARK
- INDICATES CENTERLINE OF STOREFRONT, REFER ELEVATION FOR STOREFRONT MARK
- INDICATES WALL TYPE, REFER SHEET A4.1 FOR WALL TYPES

BUILDING PLAN NOTES

1. THESE DRAWINGS ARE TO BE USED FOR DIMENSIONAL CONTROL AND LAYOUT CONFIGURATION ONLY. REFER UNIT PLANS FOR ADDITIONAL PLAN INFORMATION.
2. REFER TO OWNERS CIVIL ENGINEER DRAWINGS FOR MINIMUM NUMBER OF "CODE REQUIRED" ACCESSIBLE ENTRANCES INTO ALL APARTMENT BUILDING STRUCTURES. ALL 1st FLOOR UNITS ARE TO BE ACCESSIBLE AND MUST BE ON AN ACCESSIBLE ROUTE.
3. A "MODIFIED" NFPA 13-R SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL ORDINANCES OF THE CITY OF COUNCIL BLUFFS. ORDINANCE REQUIRES SPRINKLERS TO PROVIDE FULL COVERAGE OF THE ATTICS, ALL ENCLOSURES, AND PROTECT THE STRUCTURE TO THE SAME EXTENT OF COVERAGE AS WOULD BE REQUIRED UTILIZING AN NFPA 13 SYSTEM.
   SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE FIRE MARSHALL'S OFFICE FOR PERMITTING AND REVIEWING PURPOSES, INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. ALL APARTMENT BUILDINGS TO BE PROVIDED WITH A COMPLETE
4. PROVIDE FIRE SPRINKLER CONTROL ROOM AS SHOWN ON PLANS AND COORDINATE IDENTIFICATION OF THESE ROOMS ON THE BUILDING EXTERIOR WITH THE CITY.
5. ALL BUILDINGS TO BE PROVIDED WITH A COMPLETE APPROVED FIRE ALARM SYSTEM. SYSTEM SHALL BE EQUIPPED WITH AUDIBLE AND VISUAL ALERTING DEVICES.
6. FIRE ALARM CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SPECIFICATIONS TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL.
7. PROVIDE DRY CHEMICAL FIRE EXTINGUISHERS IN CORRIDORS, COORDINATE NUMBERS AND FINAL LOCATION WITH FIRE MARSHALL.
8. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR THE SHEAR WALL LOCATIONS OF EACH BUILDING.
9. REFER TO SHEET A10.1 FOR WALL TYPES.

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF
CRAIG C. LEWIS
IOWA REGISTRATION #07055
AND IS CONSIDERED TO BE

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Project No.
24008

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CL, HV, LB

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438 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

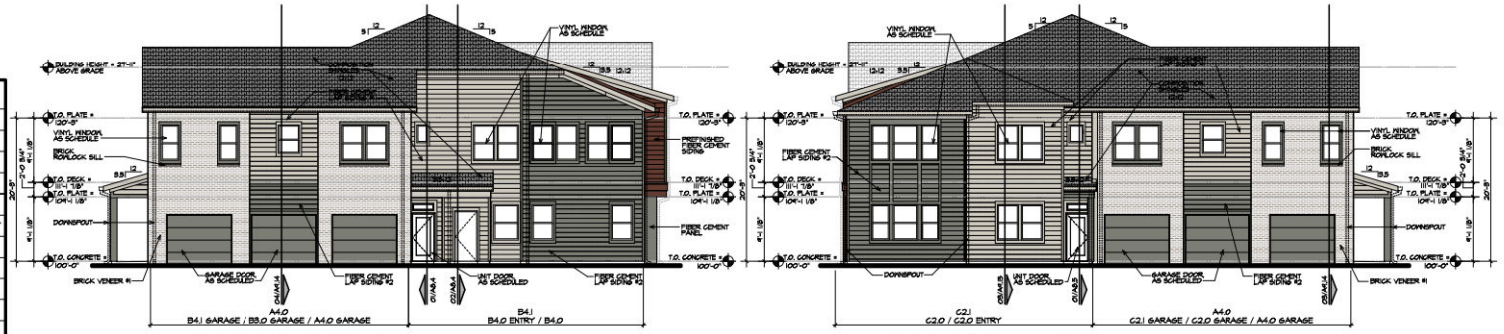
Sheet Number:
A7.2
SECOND FLOOR BUILDING TYPE IV

PLOT DATE: 4/8/2025 PLOT TIME: 8:51 AM PATH/NAME: R:\24008\24003 Broadmoor Eastern Hills\SD\24003A07001-Building Types



06 PARTIAL ELEV. - SCR
BLDG TYPE IV
BUILDINGS #4, #10, #11 AND #12
SCALE:1/8"=1'-0"

05 REAR ELEVATION
BLDG TYPE IV - BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"



04 RIGHT SIDE ELEVATION
BLDG TYPE IV - BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"

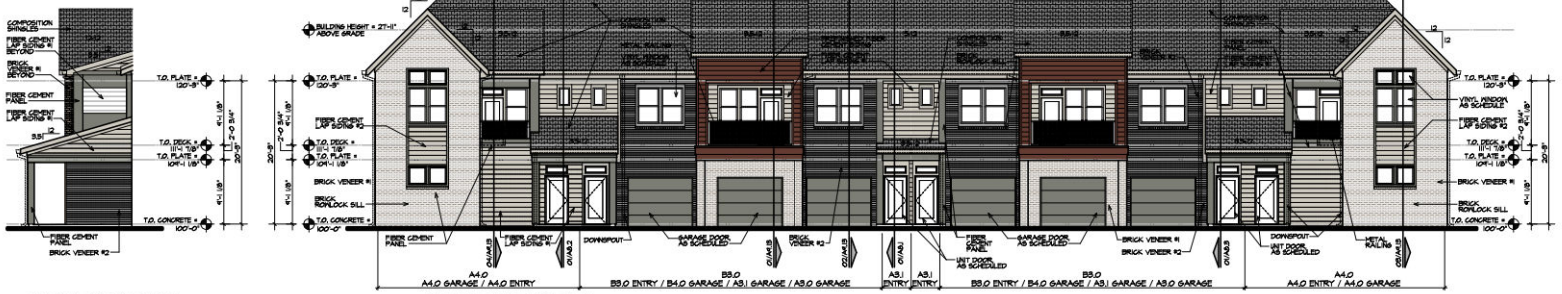
03 LEFT SIDE ELEVATION
BLDG TYPE IV - BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"

BUILDING MATERIALS KEY

BRICK VENEER #1	
BRICK VENEER #2	
METAL RAILING, DOORS, AND AWNINGS	
CORRUGATED METAL	
FIBER CEMENT PANEL	
FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
PRE-FINISHED LAP SIDING	
FIBER CEMENT TRIM 1	
FIBER CEMENT TRIM 2	
FIBER CEMENT TRIM 3	
FASCIA	

ELEVATION NOTES

1. BRICK PATTERN SHOWN IN THESE ELEVATIONS ARE FOR GRAPHICAL PURPOSES ONLY. THESE PATTERNS SHOULD NOT BE USED TO CALCULATE HORIZONTAL COURSING, LOCATE VERTICAL MORTAR JOINTS, ETC.
2. APPROVED ADDRESS NUMBER SHALL BE POSTED ON BUILDING, VISIBLE FROM THE ROAD, IN COLORS THAT ARE OF SUFFICIENT CONTRAST TO BE EASILY SEEN.



02 SIDE ELEVATION
BLDG TYPE IV
BUILDINGS #4, #10, #11 AND #12
SCALE:1/8"=1'-0"

01 FRONT ELEVATION
BLDG TYPE IV - BUILDINGS #4, #10, #11 AND #12 SCALE:1/8"=1'-0"

PLOT DATE: 4/8/2025 PLOT TIME: 8:17 AM PATH/NAME: I:\24005\24003 Broadmoor Eastern Hills\DWG\24003A01704-Building IV Exterior Elevations.vwx

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Project No.
24003

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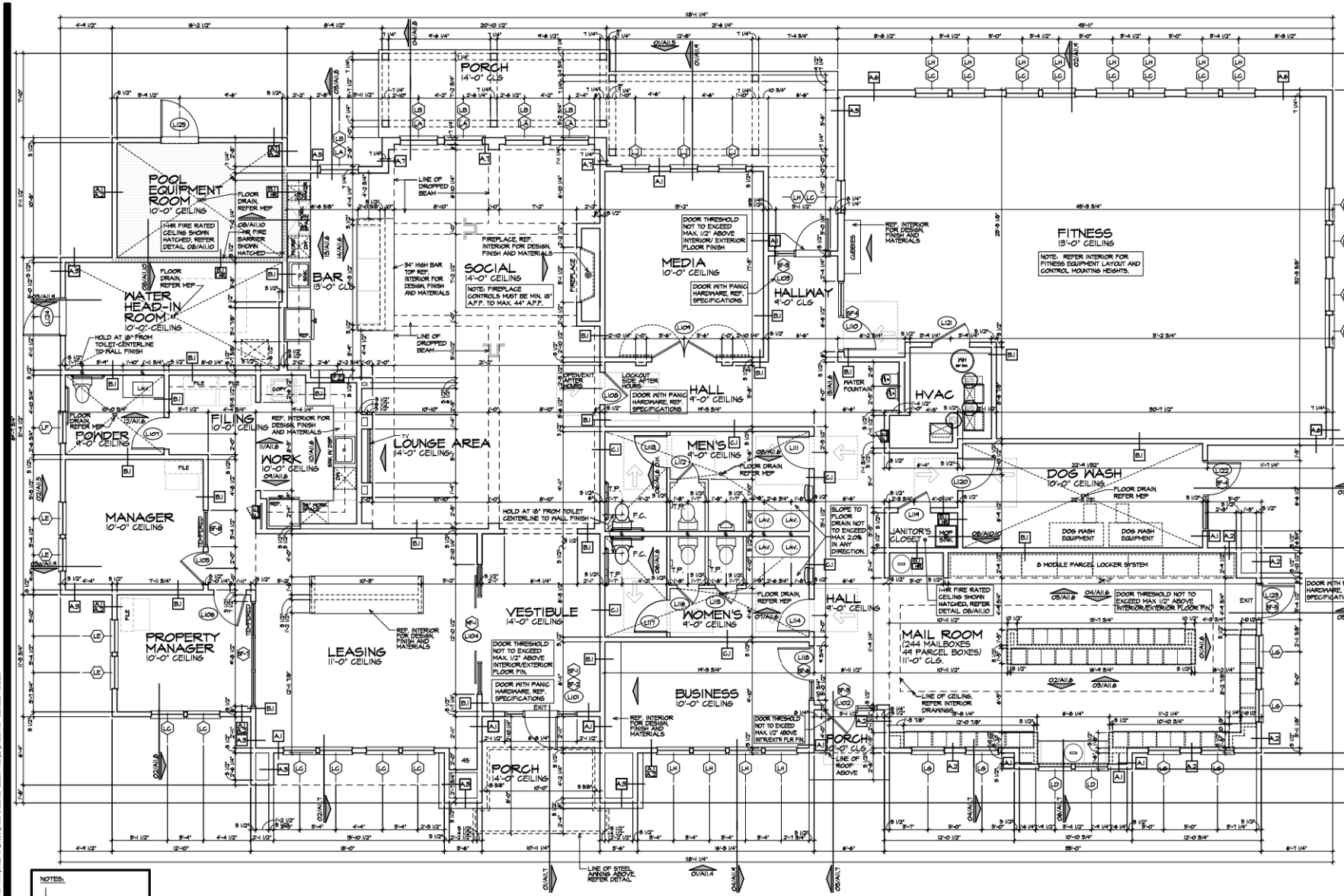
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Womack+Hampton
ARCHITECTS, L.L.C.
4228 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A7.4
BLDG TYPE IV EXTERIOR ELEVATIONS



NOTES:

- INDICATES CENTERLINE OF WINDOW, REFER ELEVATION FOR WINDOW MARK.
- INDICATES CENTERLINE OF DOOR/STOREFRONT, REFER ELEVATION FOR STOREFRONT DOOR MARK.
- INDICATES WALL TYPE, REFER SHEET A10.1 FOR WALL TYPES

01 CLUBHOUSE FLOOR PLAN

BUILDING # 1

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

HVAC FLOOR AREA	=	5984 S.F.
PORCH AREAS	=	170 S.F.
POOL EQUIP./WATER	=	340 S.F.
TOTAL	=	6544 S.F.

PLOT DATE: 4/8/2025 PLOT TIME: 8:19 AM PATH/NAME: N:\24003\Docs Broadmoor Eastern Hills\24003-01-Clubhouse Plans.rvt

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Project No. 24003

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Womack+Hampton
ARCHITECTS, L.L.C.
450 Old Lamy Ave, Suite 50
Dallas, Texas 75226
Phone: (214) 232-9000
Fax: (214) 232-9080

Sheet Number:

A11.2

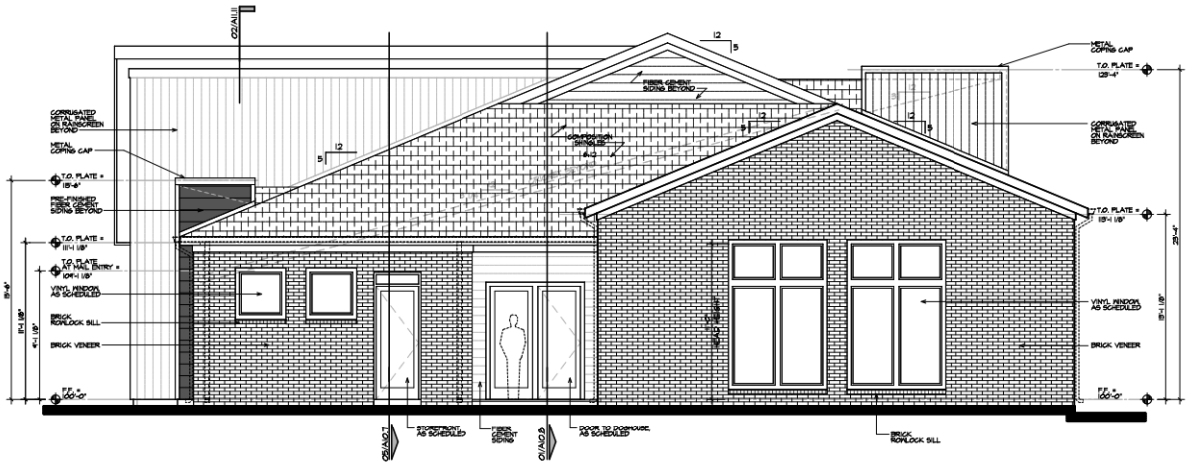
CLUBHOUSE FLOOR PLAN

ELEVATION NOTES

1. BRICK PATTERN SHOWN IN THESE ELEVATIONS ARE FOR GRAPHICAL PURPOSES ONLY. THESE PATTERNS SHOULD NOT BE USED TO CALCULATE HORIZONTAL COURSING, LOCATE VERTICAL MORTAR JOINTS, ETC.
2. APPROVED ADDRESS NUMBER SHALL BE POSTED ON BUILDING, VISIBLE FROM THE ROAD, IN COLORS THAT ARE OF SUFFICIENT CONTRAST TO BE EASILY SEEN.

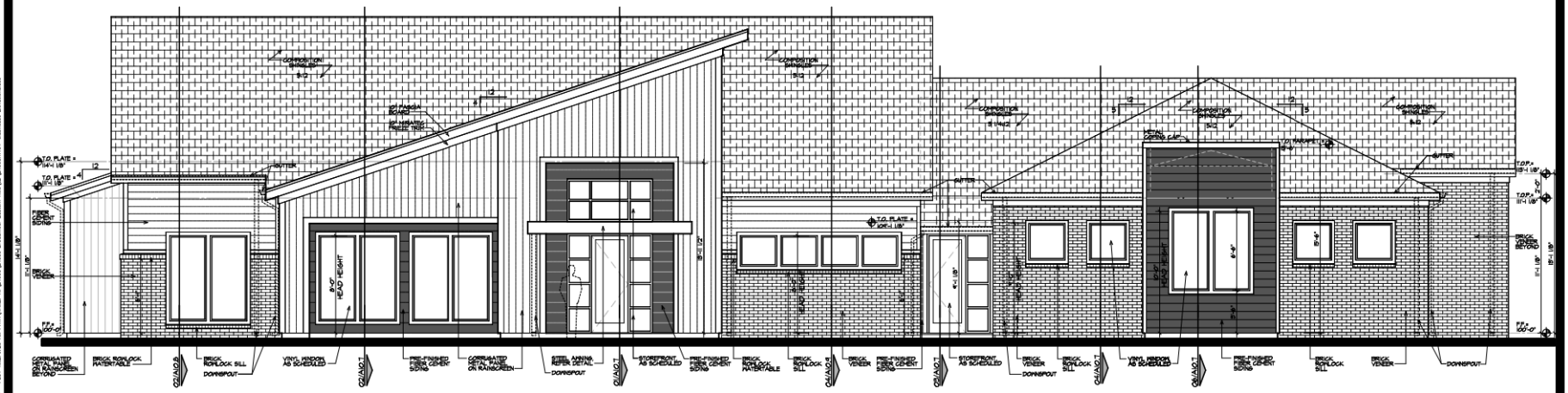
BUILDING MATERIALS KEY

BRICK VENEER #1	
BRICK VENEER #2	
METAL RAILING, DOORS, AND AWNINGS	
CORRUGATED METAL	
FIBER CEMENT PANEL	
FIBER CEMENT LAP SIDING 1	SW7029 AGREEABLE GRAY
FIBER CEMENT LAP SIDING 2	SW7060 ATTITUDE GRAY
PRE-FINISHED LAP SIDING	
FIBER CEMENT TRIM 1	
FIBER CEMENT TRIM 2	
FIBER CEMENT TRIM 3	
FASCIA	



02 RIGHT SIDE ELEVATION

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



01 FRONT ELEVATION

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

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Dallas, Texas 75219
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Fax: 214 252-2080

Sheet Number:
A11.4
CLUBHOUSE EXTERIOR ELEVATIONS

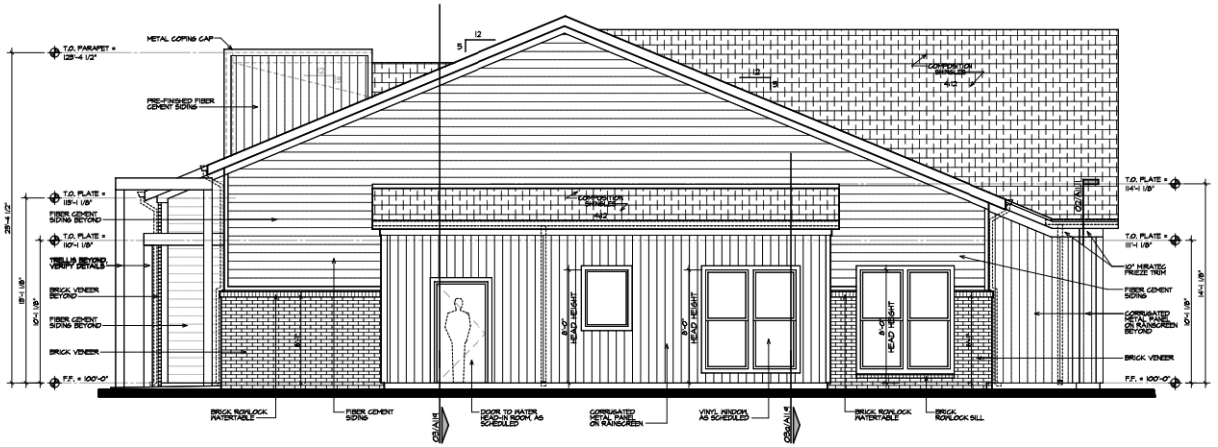
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ELEVATION NOTES

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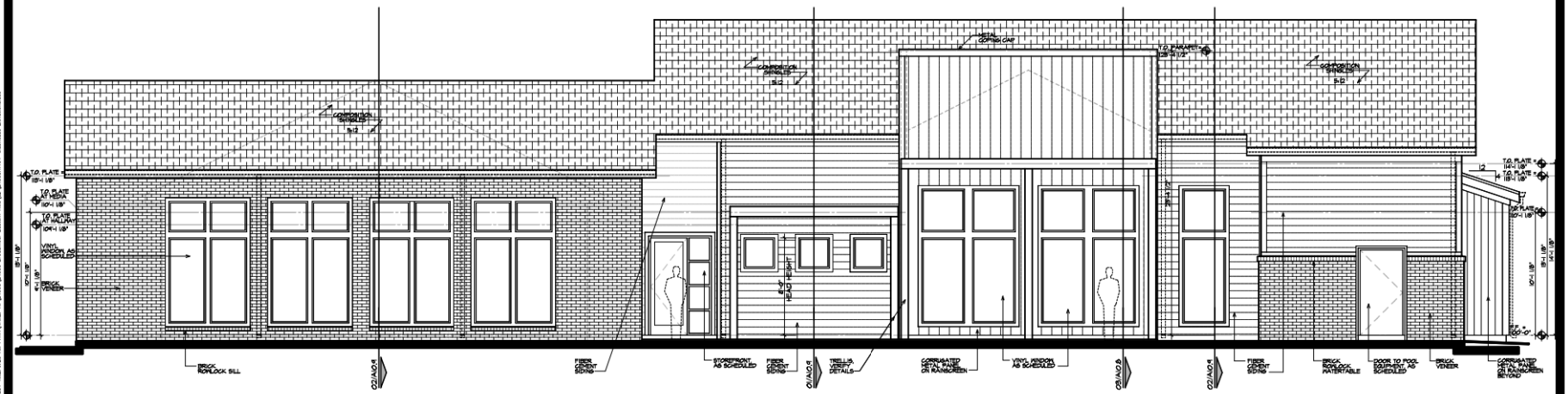
BUILDING MATERIALS KEY

	BRICK VENEER #1	
	BRICK VENEER #2	
	METAL RAILING, DOORS, AND AWNINGS	
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	PRE-FINISHED LAP SIDING	
	FIBER CEMENT TRIM 1	
	FIBER CEMENT TRIM 2	
	FIBER CEMENT TRIM 3	
	FASCIA	



02 LEFT SIDE ELEVATION

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



01 REAR ELEVATION

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

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ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 90
Dallas, Texas 75219
Phone (214) 252-2000
Fax (214) 252-2080

Sheet Number:
A11.5
CLUBHOUSE EXTERIOR ELEVATIONS

PLOT DATE: 4/8/2025 PLOT TIME: 8:20 AM PATH/NAME: I:\24008\24003 Broadmoor Eastern Hills\DWG\A11.05 - Clubhouse Elevations.dwg

TD2 engineering & surveying

thompson, dreessen & dorner
10836 Old Mill Road
Omaha, NE 68154
402 330-8860

April 15, 2025

Christopher Gibbons
Community Development
City of Council Bluffs
209 Pearl Street, Council Bluffs, IA 51503

RE: Broadmoor Eastern Hills Apartments

Mr. Gibbons:

Attached are recent photos from Broadmoor's project at 27th and Rokeby Road in Lincoln, NE. Building Types I, II, and the Clubhouse which was used for the Lincoln project will also be used for this project at Eastern Hills. The photos are attached with this application to show examples of the finished buildings.









