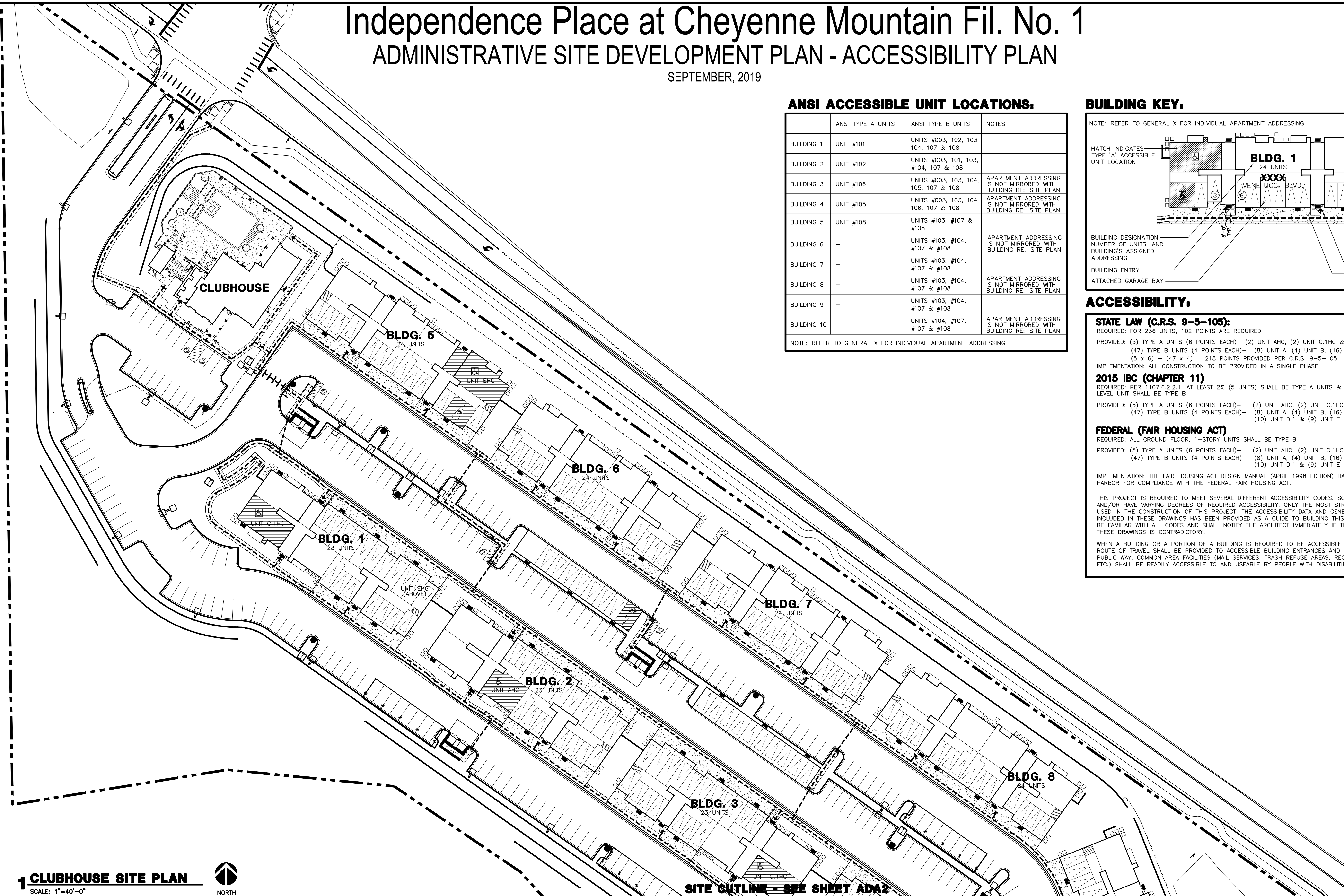


Independence Place at Cheyenne Mountain Fil. No. 1
ADMINISTRATIVE SITE DEVELOPMENT PLAN - ACCESSIBILITY PLAN

SEPTEMBER, 2019

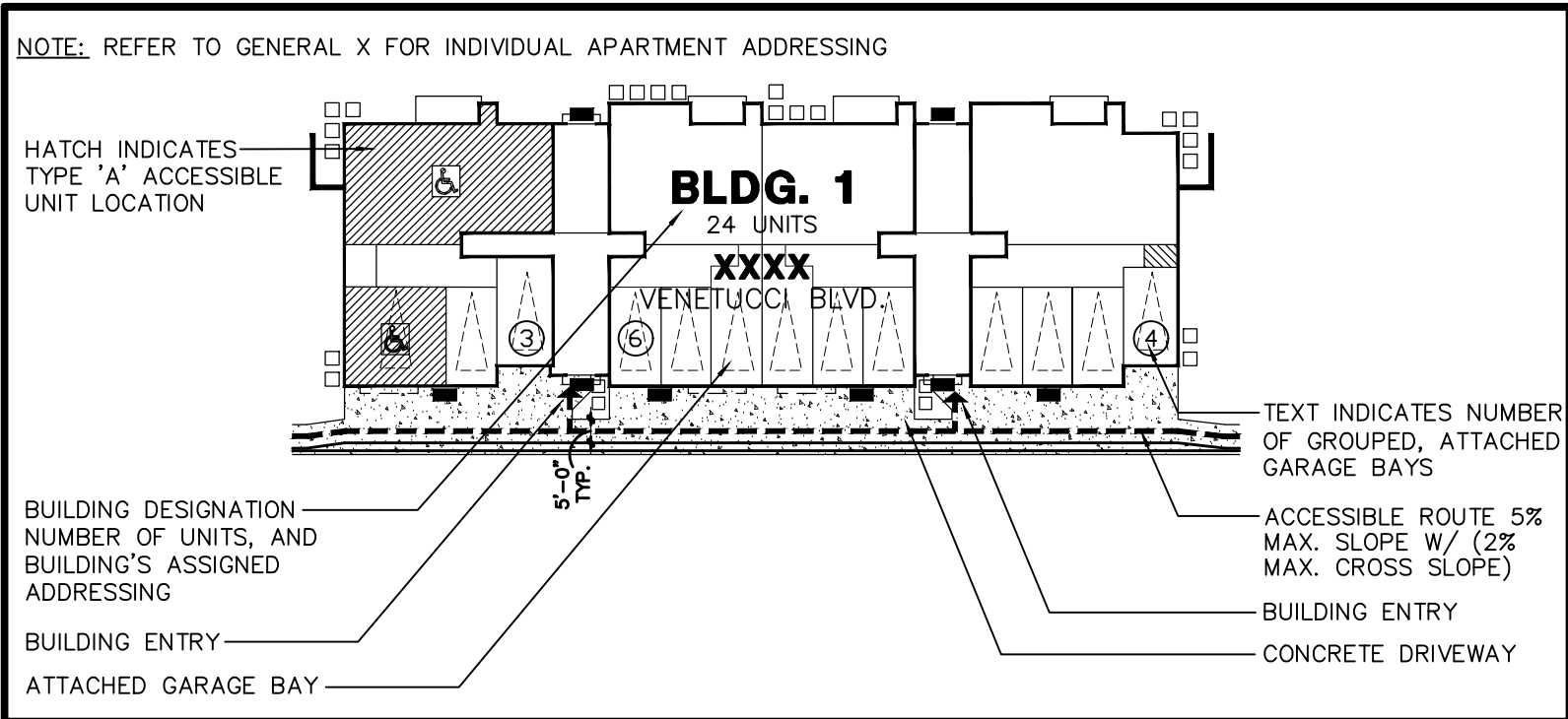


ANSI ACCESSIBLE UNIT LOCATIONS.

	ANSI TYPE A UNITS	ANSI TYPE B UNITS	NOTES
BUILDING 1	UNIT #101	UNITS #003, 102, 103 104, 107 & 108	
BUILDING 2	UNIT #102	UNITS #003, 101, 103, #104, 107 & 108	
BUILDING 3	UNIT #106	UNITS #003, 103, 104, 105, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 4	UNIT #105	UNITS #003, 103, 104, 106, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 5	UNIT #108	UNITS #103, #107 & #108	
BUILDING 6	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 7	-	UNITS #103, #104, #107 & #108	
BUILDING 8	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 9	-	UNITS #103, #104, #107 & #108	
BUILDING 10	-	UNITS #104, #107, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN

NOTE: REFER TO GENERAL X FOR INDIVIDUAL APARTMENT ADDRESSING

BUILDING KEY.



ACCESSIBILITY.

STATE LAW (C.R.S. 9-5-105):

REQUIRED: FOR 236 UNITS, 102 POINTS ARE REQUIRED

PROVIDED: (5) TYPE A UNITS (6 POINTS EACH)- (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC
(47) TYPE B UNITS (4 POINTS EACH)- (8) UNIT A, (4) UNIT B, (16) UNIT C.1 (10) UNIT D.1 & (9) UNIT E
(5 x 6) + (47 x 4) = 218 POINTS PROVIDED PER C.R.S. 9-5-105
IMPLEMENTATION: ALL CONSTRUCTION TO BE PROVIDED IN A SINGLE PHASE

2015 IBC (CHAPTER 11)

REQUIRED: PER 1107.6.2.2.1, AT LEAST 2% (5 UNITS) SHALL BE TYPE A UNITS & PER 1107.6.2.2.2 EVERY GROUND
LEVEL UNIT SHALL BE TYPE B

PROVIDED: (5) TYPE A UNITS (6 POINTS EACH)- (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
(47) TYPE B UNITS (4 POINTS EACH)- (8) UNIT A, (4) UNIT B, (16) UNIT C.1 20%
(10) UNIT D.1 & (9) UNIT E

FEDERAL (FAIR HOUSING ACT)

REQUIRED: ALL GROUND FLOOR, 1-STORY UNITS SHALL BE TYPE B

PROVIDED: (5) TYPE A UNITS (6 POINTS EACH)- (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
(47) TYPE B UNITS (4 POINTS EACH)- (8) UNIT A, (4) UNIT B, (16) UNIT C.1 20%
(10) UNIT D.1 & (9) UNIT E

IMPLEMENTATION: THE FAIR HOUSING ACT DESIGN MANUAL (APRIL 1998 EDITION) HAS BEEN USED FOR SAFE
HARBOR FOR COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT.

THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT
AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE
USED IN THE CONSTRUCTION OF THIS PROJECT. THE ACCESSIBILITY DATA AND GENERAL INFORMATION SHEET
INCLUDED IN THESE DRAWINGS HAS BEEN PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL
BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE INFORMATION CONTAINED IN
THESE DRAWINGS IS CONTRADICTORY.

WHEN A BUILDING OR A PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE
ROUTE OF TRAVEL SHALL BE PROVIDED TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE
PUBLIC WAY. COMMON AREA FACILITIES (MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOL,
ETC.) SHALL BE READILY ACCESSIBLE TO AND USEABLE BY PEOPLE WITH DISABILITIES.

1 CLUBHOUSE SITE PLAN
SCALE: 1"=40'-0"



SITE OUTLINE - SEE SHEET ADA2

Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

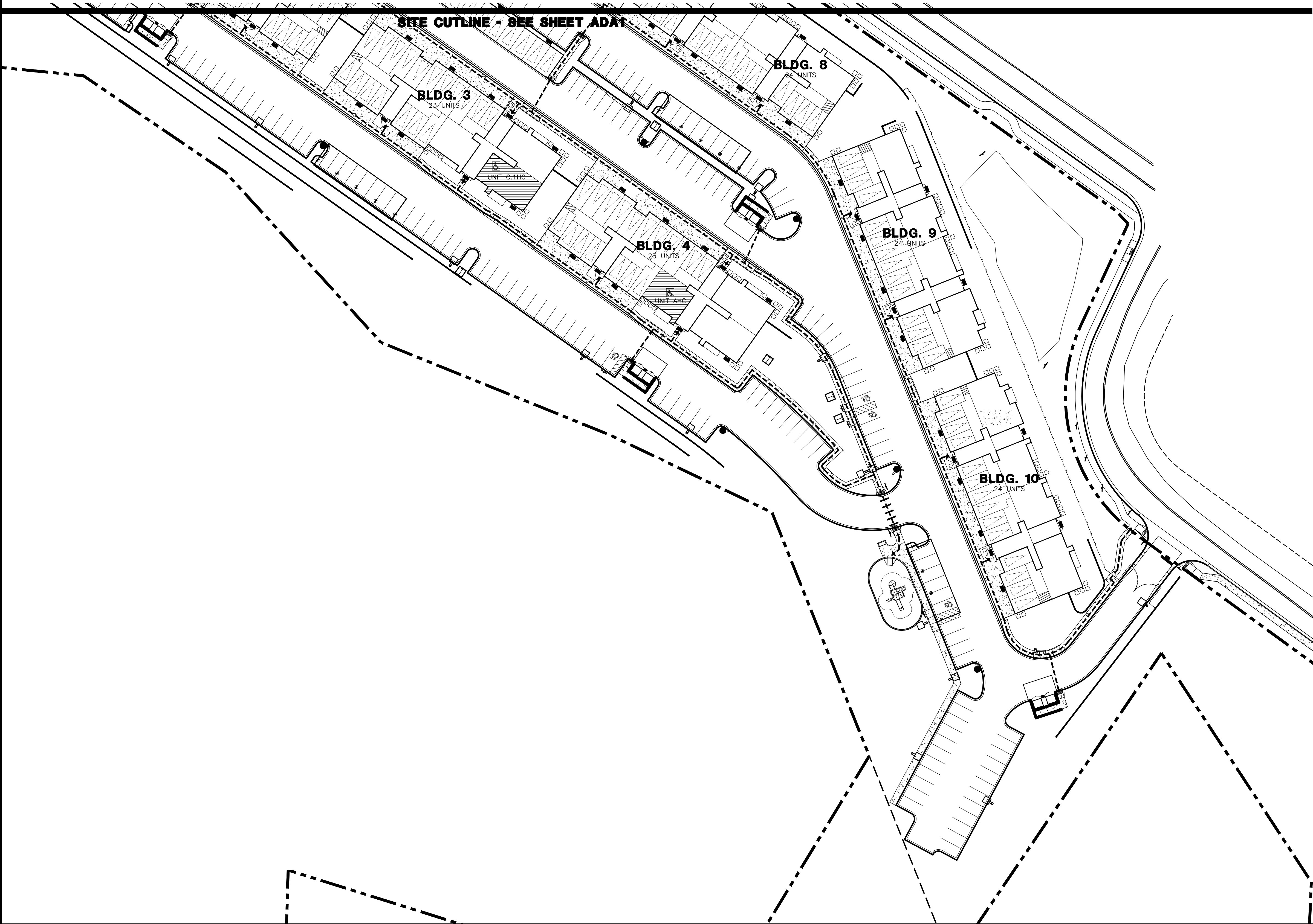
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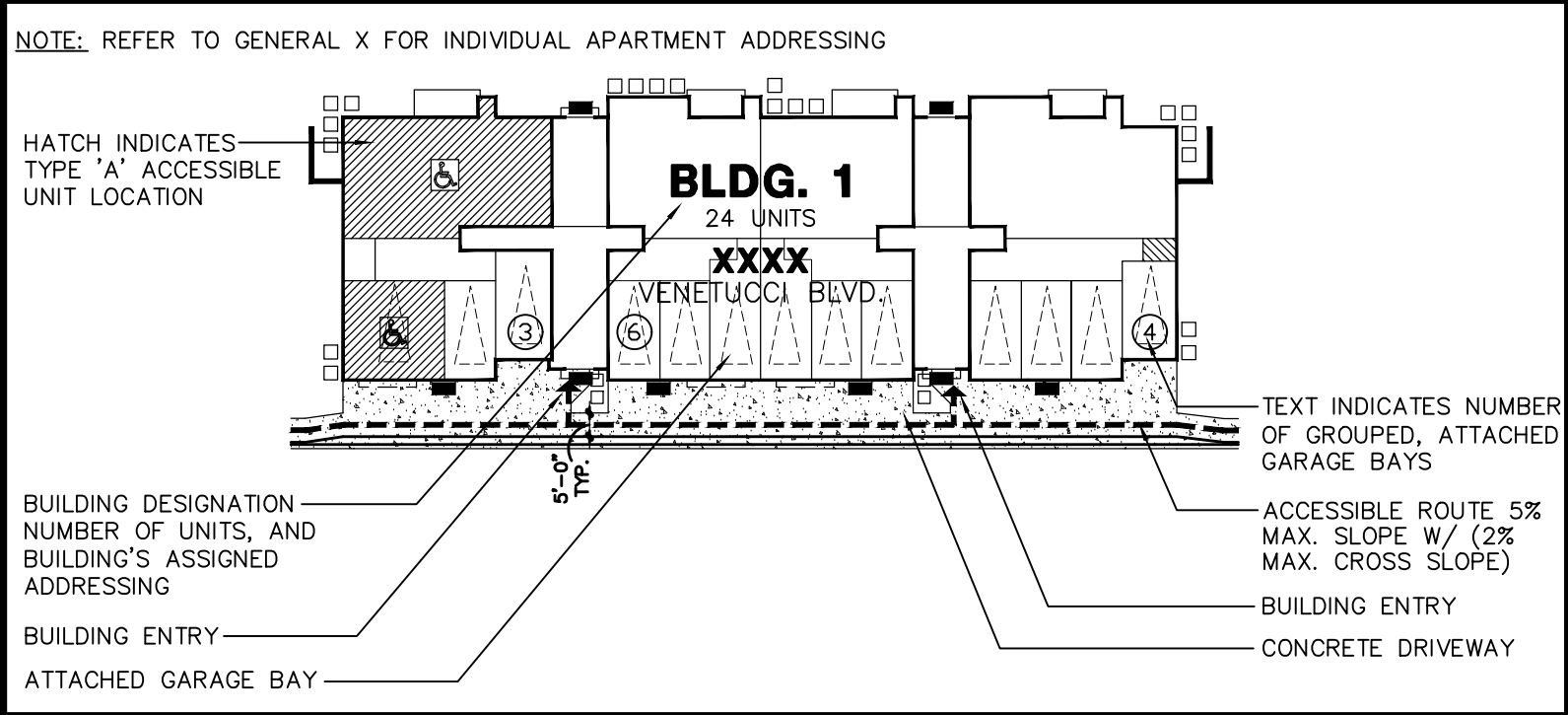
ACCESSIBILITY
PLAN
ADA1
SHEET 1 OF 2
ALC PROJECT # 19-020

Independence Place at Cheyenne Mountain Fil. No. 1
ADMINISTRATIVE SITE DEVELOPMENT PLAN - ACCESSIBILITY PLAN

SEPTEMBER, 2019



BUILDING KEY:



ACCESSIBILITY:

STATE LAW (C.R.S. 9-5-105):
REQUIRED: FOR 236 UNITS, 102 POINTS ARE REQUIRED
PROVIDED: (5) TYPE A UNITS (6 POINTS EACH)- (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC
(49) TYPE B UNITS (4 POINTS EACH)- (8) UNIT A, (4) UNIT B, (20) UNIT C.1 (10) UNIT D.1 & (9) UNIT E
(5 x 6) + (49 x 4) = 226 POINTS PROVIDED PER C.R.S. 9-5-105
IMPLEMENTATION: ALL CONSTRUCTION TO BE PROVIDED IN A SINGLE PHASE

2015 IBC (CHAPTER 11)
REQUIRED: PER 1107.6.2.2.1, AT LEAST 2% (5 UNITS) SHALL BE TYPE A UNITS & PER 1107.6.2.2.2 EVERY GROUND LEVEL UNIT SHALL BE TYPE B
PROVIDED: (5) TYPE A UNITS (6 POINTS EACH)- (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
(49) TYPE B UNITS (4 POINTS EACH)- (8) UNIT A, (4) UNIT B, (20) UNIT C.1 21%
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