

update, needs to be
INDEPENDENCE
PLACE AT
CHEYENNE
MOUNTAIN FIL NO 1

Eldorado Springs at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ACCESSIBILITY PLAN

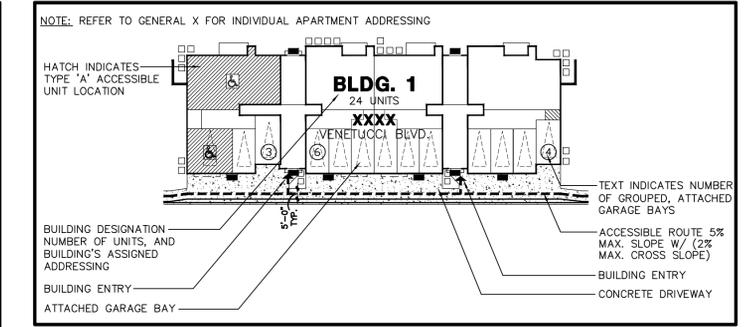
SEPTEMBER, 2019

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

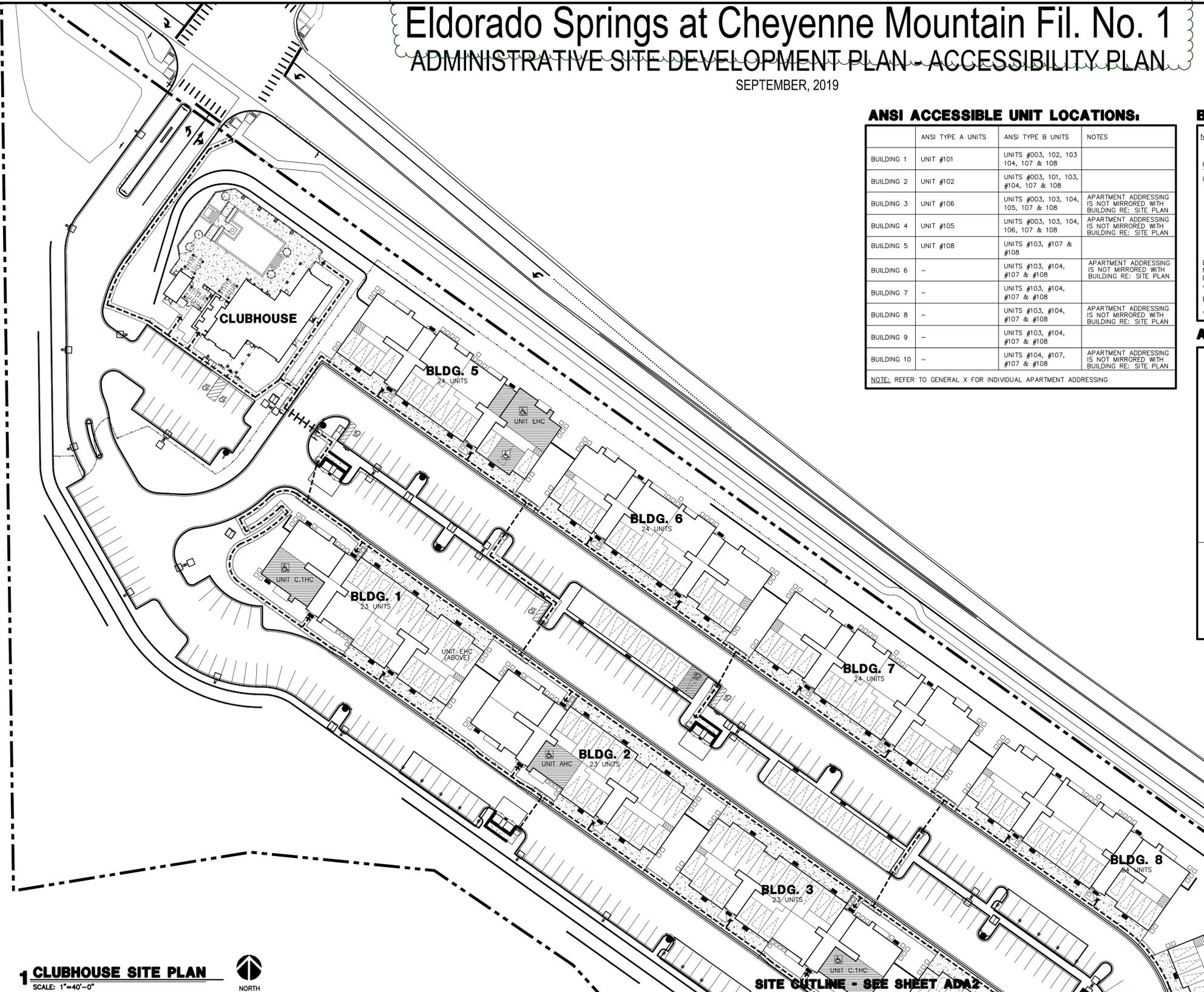
2015 IBC (CHAPTER 11)
 REQUIRED: PER 1107.6.2.2.1, AT LEAST 2% (5 UNITS) SHALL BE TYPE A UNITS & PER 1107.6.2.2.2 EVERY GROUND LEVEL UNIT SHALL BE TYPE B
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
 (47) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT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

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

DATE: 10.16.2019
 DRAWN BY: DFJUS
 CHECKED BY: GW
 REVISION: NO. DATE BY

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

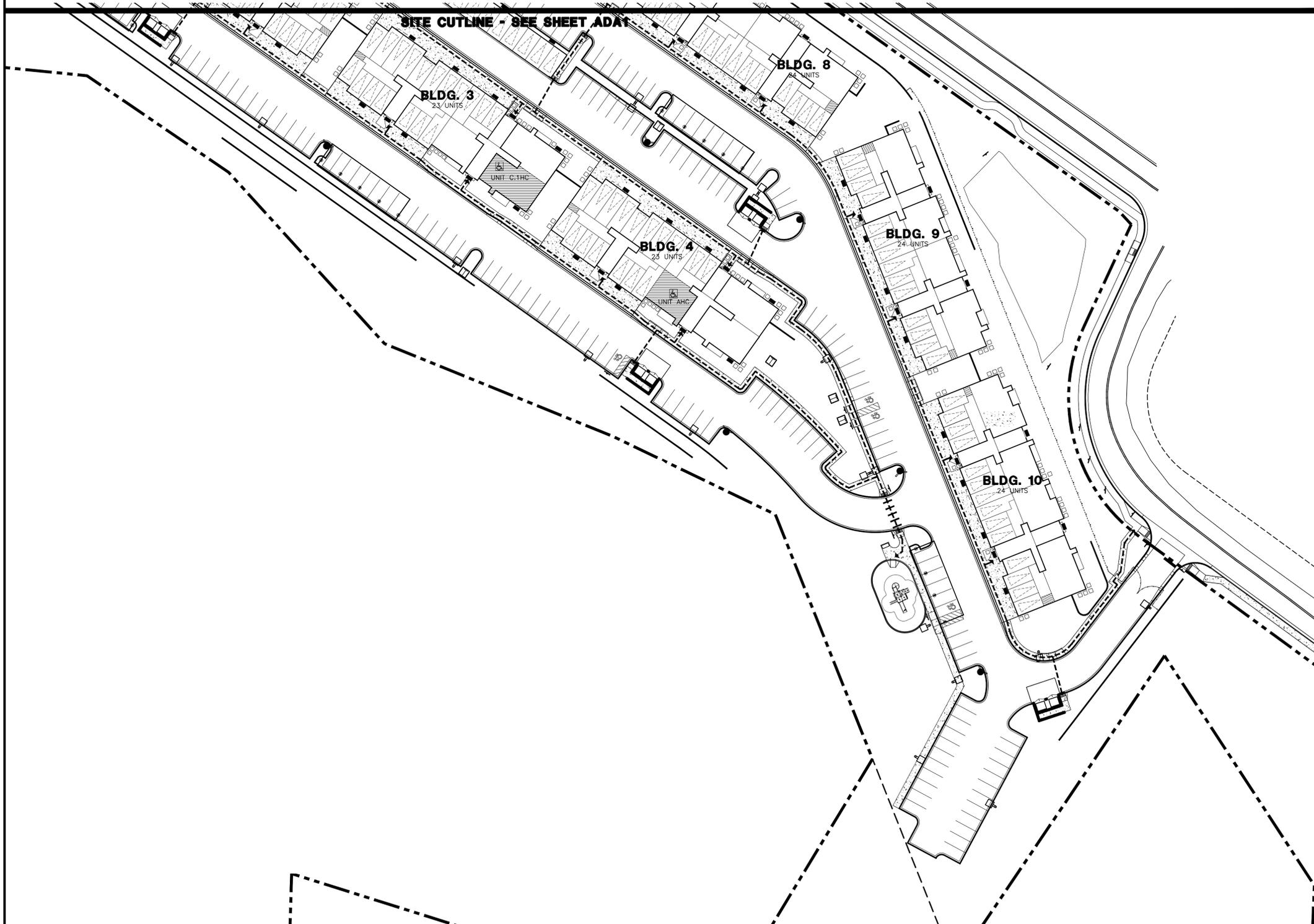
NOT FOR CONSTRUCTION
 COPYRIGHT 2019
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH REMAINS THE PROPERTY OF THE CONSULTANT. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH THE CONSULTANT.

update, needs to be INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FIL NO 1

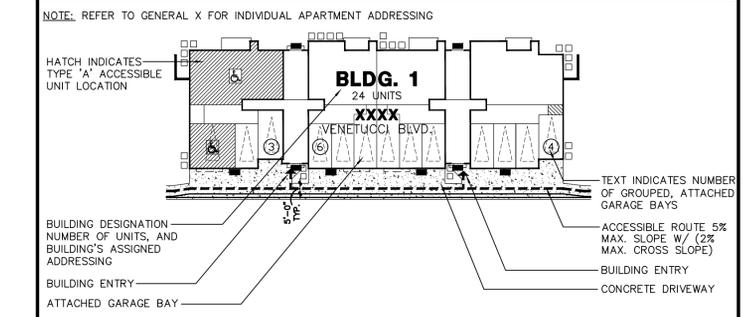
Eldorado Springs at Cheyenne Mountain Fil. No. 1

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
 $(5 \times 6) + (49 \times 4) = 226$ 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%
 (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%
 (49) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (20) UNIT C.1 21%
 (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.

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

2727 N. CASCADE AVE., SUITE #160
 COLORADO SPRINGS, CO 80907
 WWW.ALTTITDELANDCO.COM

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

DATE: 10.16.2019
 DRAWN BY: DFJUS
 CHECKED BY: GW
 REVISION: NO. DATE BY

NOT FOR CONSTRUCTION
 COPYRIGHT 2019
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH REMAINS THE PROPERTY OF THE CONSULTANT. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH THE CONSULTANT.

ACCESSIBILITY PLAN
ADA2
 SHEET 2 OF 2
 ALC PROJECT # 19-020

ADA Access_V2.pdf Markup Summary

Locked (2)



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 12/17/2019 1:37:02 PM
Status:
Color: ■
Layer:
Space:

update, needs to be INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN FIL NO 1



Subject: Cloud+
Page Label: 2
Lock: Locked
Author: dsdsevigny
Date: 12/17/2019 1:37:05 PM
Status:
Color: ■
Layer:
Space:

update, needs to be INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN FIL NO 1