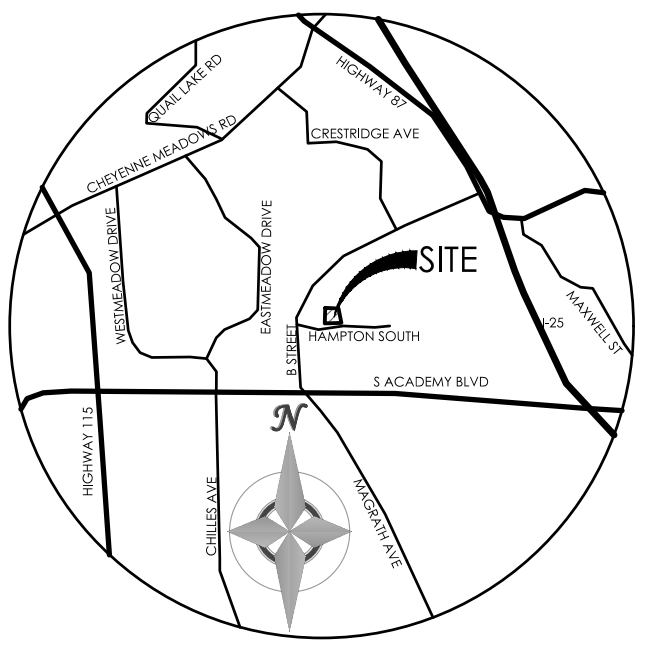


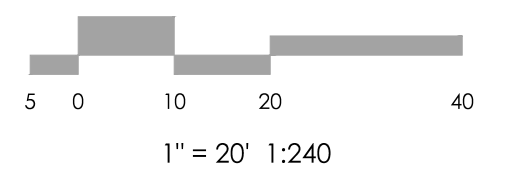
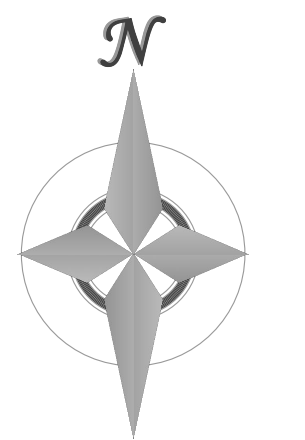
SITE DEVELOPMENT PLAN

for BUNTING MULTIFAMILY FILING NO. 1, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK



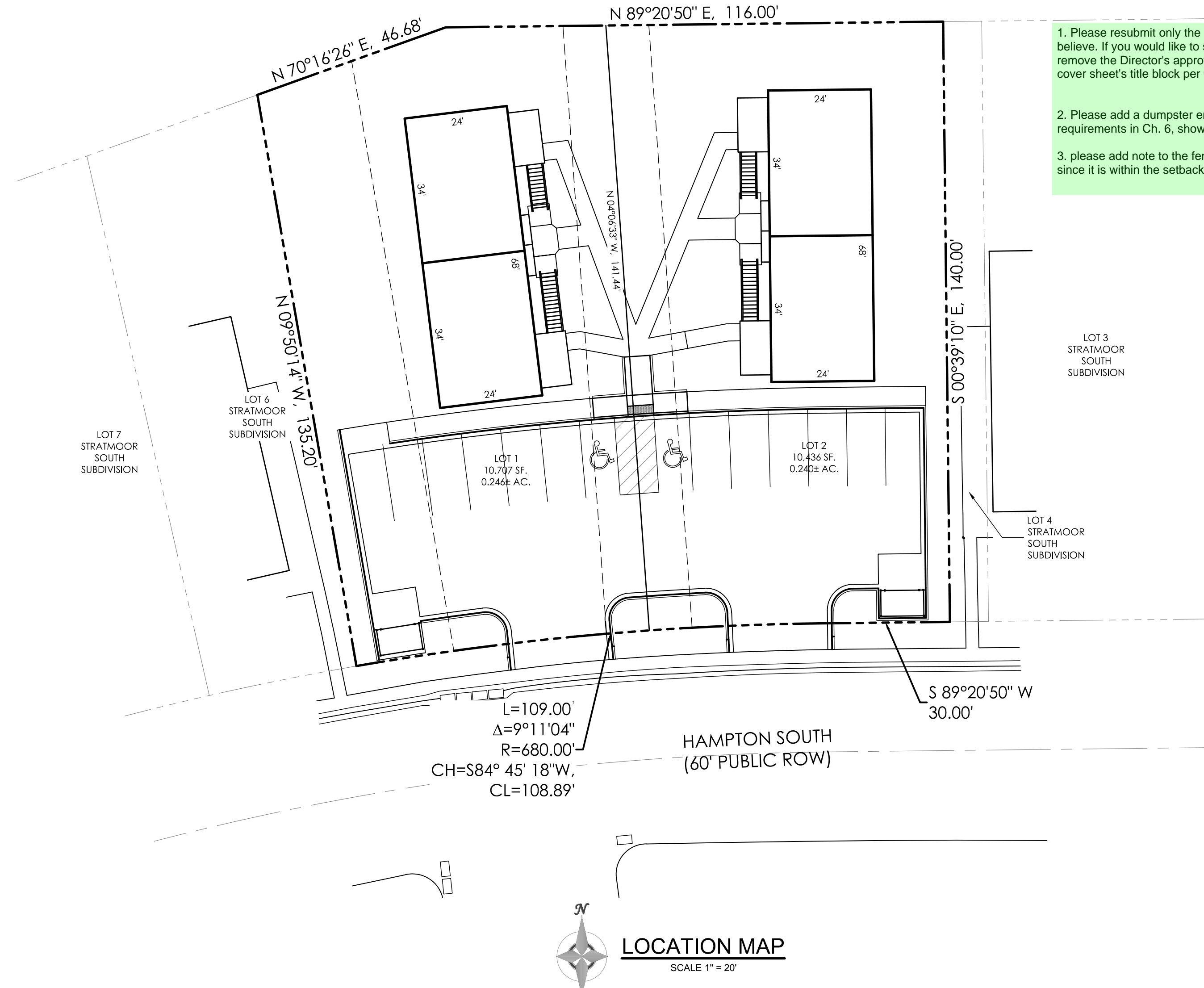
REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

BUNTING MULTIFAMILY
SITE DEVELOPMENT PLAN

COVER SHEET

DP-1 MVE PROJECT 61072
MVE DRAWING -DEV-CS
EPC file no. PPR 17-037
July 30, 2018
SHEET 1 OF 2



1. Please resubmit only the site plan sheet, which is the only affected sheet, I believe. If you would like to submit the whole packet again, then please remove the Director's approval stamp from this cover sheet and update the cover sheet's title block per the current date and COM 2116 project.

2. Please add a dumpster enclosure detail and ensure that it meets the requirements in Ch. 6, showing the type of screening material etc.

3. please add note to the fence detail confirming that it is an opaque fence, since it is within the setback.

LOT 3
STRATMOOR
SOUTH
SUBDIVISION

LOT 4
STRATMOOR
SOUTH
SUBDIVISION

OWNER/DEVELOPER
GNC BUNTING LLC
205 SEDONA DR.
COLORADO SPRINGS, CO 80921
(719) 641-5752

APPLICANT
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
CURRENT & PROPOSED ZONING: RM-30
(RESIDENTIAL MULTI-DWELLING)

BUILDING USE
MULTIFAMILY RESIDENTIAL

CONSTRUCTION SCHEDULE
START: NOVEMBER 2017
FINISH: MAY 2018

TAX SCHEDULE NO.
6505408034 AND 6505408035

PROPERTY ADDRESS
1724 AND 1728 HAMPTON SOUTH
COLORADO SPRINGS, CO 80906

SITE DATA

COVERAGE DATA

RESIDENTIAL BUILDING	3,264 SF	(15.4%)
PAVEMENT (PARKING/WALK)	8,119 SF	(38.4%)
LANDSCAPING	9,760 SF	(46.2%)
TOTAL AREA	21,143 SF	(100.0%) = 0.49± ACRES

PARKING DATA

MULTI-FAMILY RESIDENTIAL - EIGHT (8) 2 BEDROOM UNITS

REQUIRED: 1.7 SPACES PER UNIT + 1 GUEST SPACE PER 3 UNITS
8 UNITS x 1.7 SPACES PER UNIT = 14 SPACES + 8 UNITS/3 = 3 GUEST SPACES
TOTAL REQUIRED SPACES = 14 + 3 = 17 SPACES, INCLUDING 2 HC SPACES (1 PER BUILDING)

PROVIDED: 14 SPACES, INCLUDING 2 HC SPACES (ADMINISTRATIVE RELIEF REQUESTED)

BUILDING TYPE

BUILDING AREA - 1,632 (EACH BUILDING) SF
ONE STORY - TYPE II-B, FOUR-PLEX
FIRE SPRINKLED

BUILDING SETBACKS

FRONT: 25'
SIDE: 15'
REAR: 15'

BUILDING HEIGHT
40 FT MAX. (TWO STORY)

CONDITION OF APPROVAL: Sidewalk, in the area of the proposed driveways, shall be removed and replaced with 8" thick sidewalk.

LEGEND

-----	PROPERTY LINE	-----	PROPERTY LINE
-----	EASEMENT LINE	-----	EASEMENT LINE
-----	LOT LINE	-----	LOT LINE
-----	BUILDING SETBACK LINE	-----	BUILDING SETBACK LINE
-----	ADJACENT PROPERTY LINE	-----	ADJACENT PROPERTY LINE
EXISTING		PROPOSED	
-----	-5985- INDEX CONTOUR	-----	-5985- INDEX CONTOUR
-----	-84- INTERMEDIATE CONTOUR	-----	-84- INTERMEDIATE CONTOUR
-----	CONCRETE AREA	-----	CONCRETE AREA
-----	ASPHALT AREA	-----	ASPHALT AREA
-----	CURB AND GUTTER	-----	CURB AND GUTTER
-----	BUILDING/ BUILDING OVERHANG	-----	BUILDING/ BUILDING OVERHANG
-----	DECK	-----	DECK
-----	RETAINING WALL - SOLID/ ROCK	-----	4' MAX RETAINING WALL - SOLID ROCK
-----	SIGN	-----	SIGN
-----	BOLLARD	-----	BOLLARD
-----	WOOD FENCE	-----	86.0 TSW 83.0 FG TOP OF WALL/GRADE AT BOTTOM OF WALL
-----	CHAIN LINK FENCE	-----	86.85 83.35 TOP OF CURB/FLOWLINE
-----	BARBED WIRE FENCE	-----	84.26 TSW SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK FINISHED FLOOR ELEVATION
-----	TREE (EVERGREEN/DECIDUOUS)	-----	FF = 5986.00
-----	SHRUB	-----	
-----	SANITARY SEWER MANHOLE	-----	
-----	SANITARY SEWER MAIN	-----	

DEVELOPMENT PLAN SHEET INDEX:

SHEET NUMBER	SHEET TITLE
SITE PLANS	
DP-1	COVER SHEET
DP-2	SITE PLAN
GRADING AND EROSION CONTROL PLANS	
C-1	COVER SHEET
C-2	GRADING PLAN
C-3	EROSION CONTROL PLAN
C-4	EROSION CONTROL DETAILS
UTILITY PLANS	
U-1	PRELIMINARY UTILITY PLAN
LANDSCAPING PLAN	
LS-1	LANDSCAPING PLAN
LIGHTING / PHOTOMETRIC PLAN	
LP-1	SITE LIGHTING MAP
ARCHITECTURAL PLANS	
A1-1	BUILDING ELEVATIONS
A1-2	BUILDING FLOOR PLAN

Approved
By: Craig Dossey, Executive Director
Date: 09/06/2018
El Paso County Planning & Community Development

LEGAL DESCRIPTION:

THAT GNC BUNTING LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
THAT PORTION OF THE SOUTHEAST QUARTER SECTION 5, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF HAMPTON SOUTH; THENCE S89°20'50"W ALONG THE NORTH LINE OF SAID HAMPTON SOUTH, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID HAMPTON SOUTH 109.00 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 9°11'04" WHOSE LONG CHORD BEARS N84°45'18"E, A DISTANCE OF 108.89 FEET;
THENCE N09°50'14"W, A DISTANCE OF 135.20 FEET;
THENCE N70°16'25"E, A DISTANCE OF 46.68 FEET;
THENCE N89°20'50"E, A DISTANCE OF 116.00 FEET;
THENCE S00°39'10"E, A DISTANCE OF 140.00 FEET TO THE **POINT OF BEGINNING**
(BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID HAMPTON SOUTH AS BEARING N89°20'50"W)
CONTAINING A CALCULATED AREA OF 0.51± ACRES (22,216± SF) MORE OR LESS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0743 F, EFFECTIVE MARCH 17, 1997.

MAP NOTES

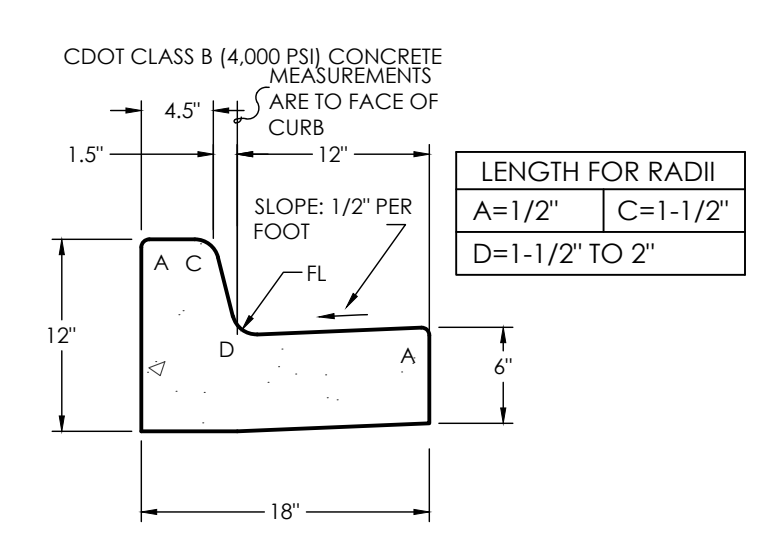
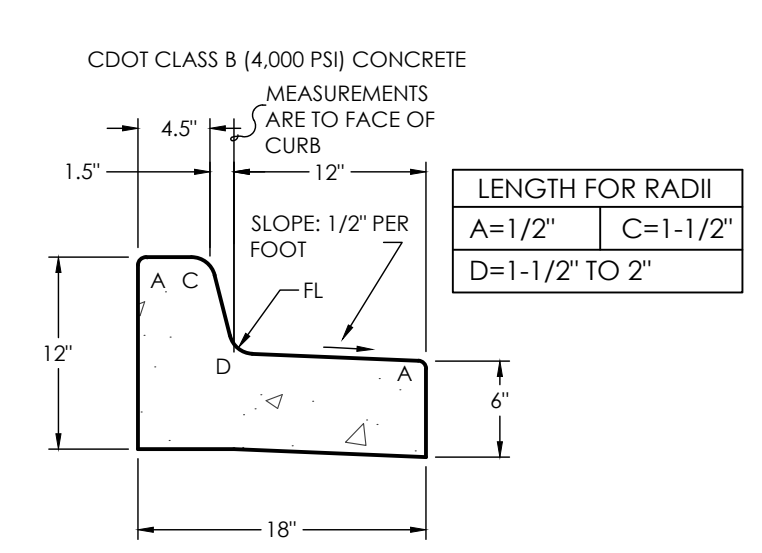
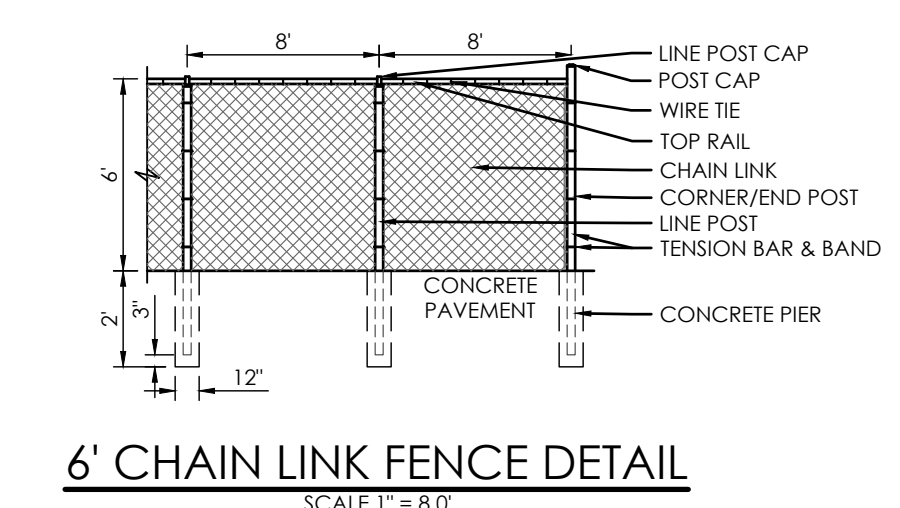
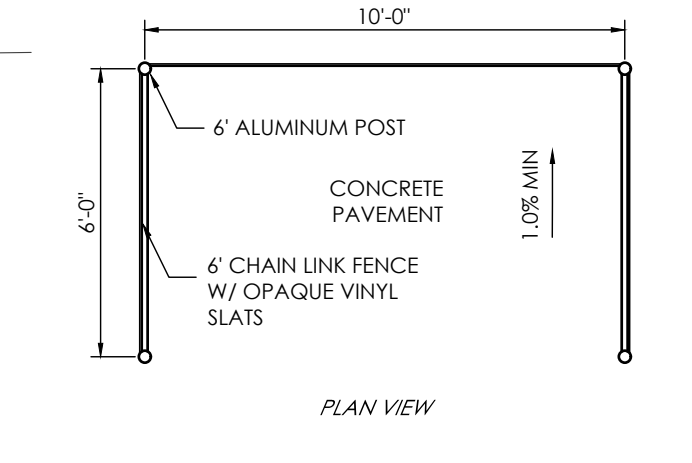
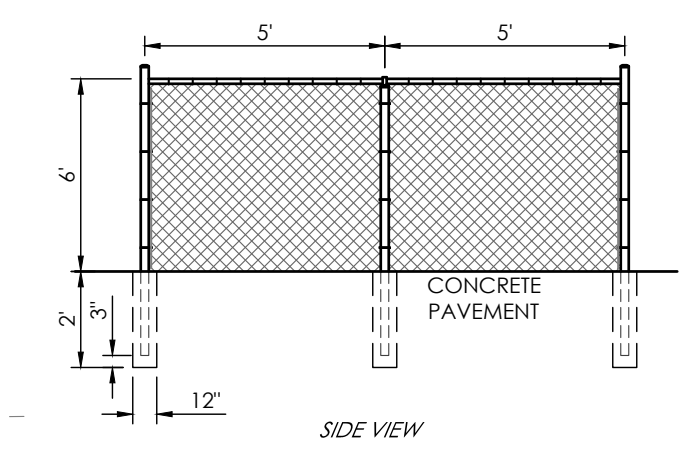
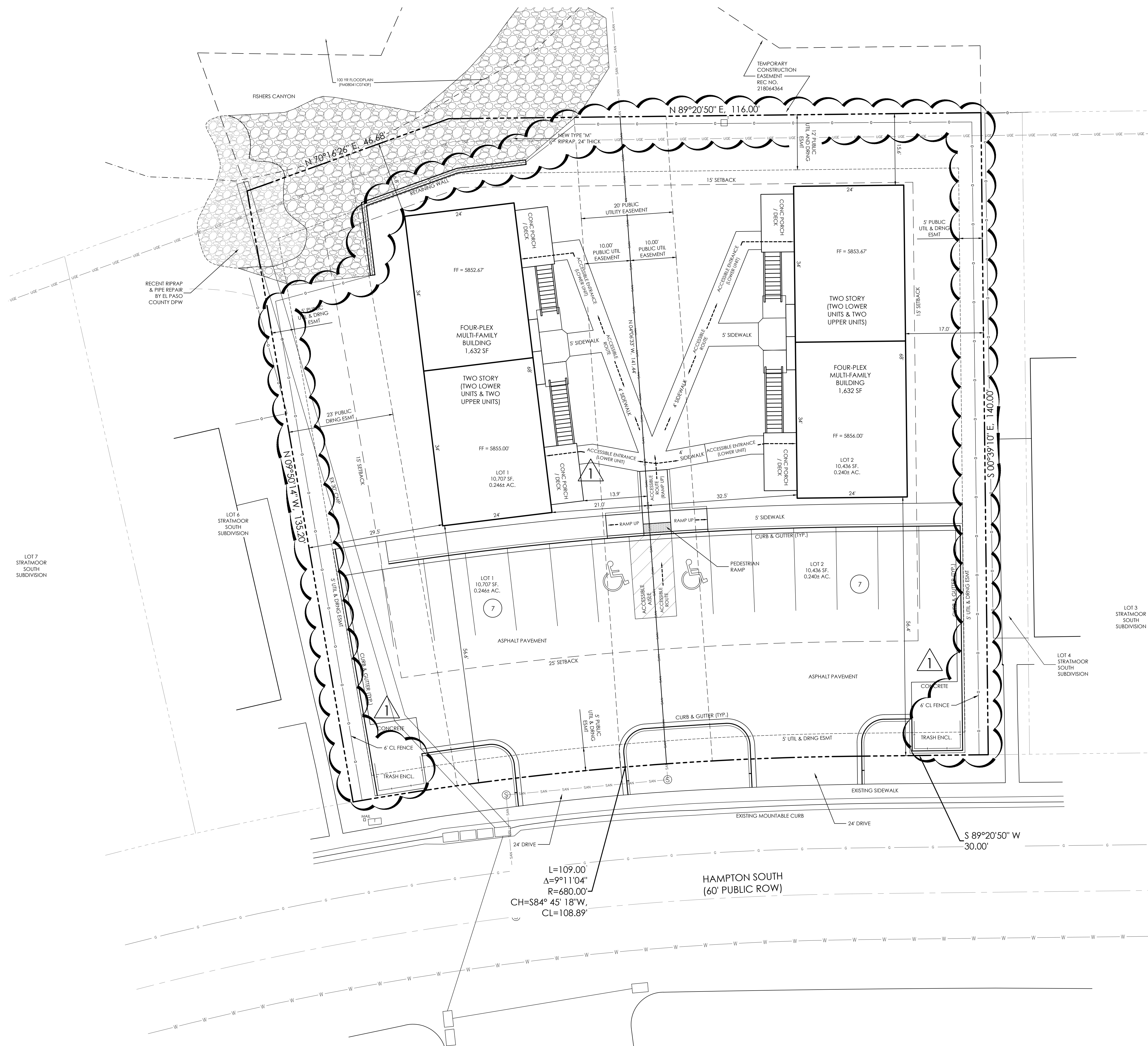
- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF HAMPTON SOUTH, ASSUMED TO BEAR S89°20'50"W.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (CRMS DATUM)
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

ADA NOTE

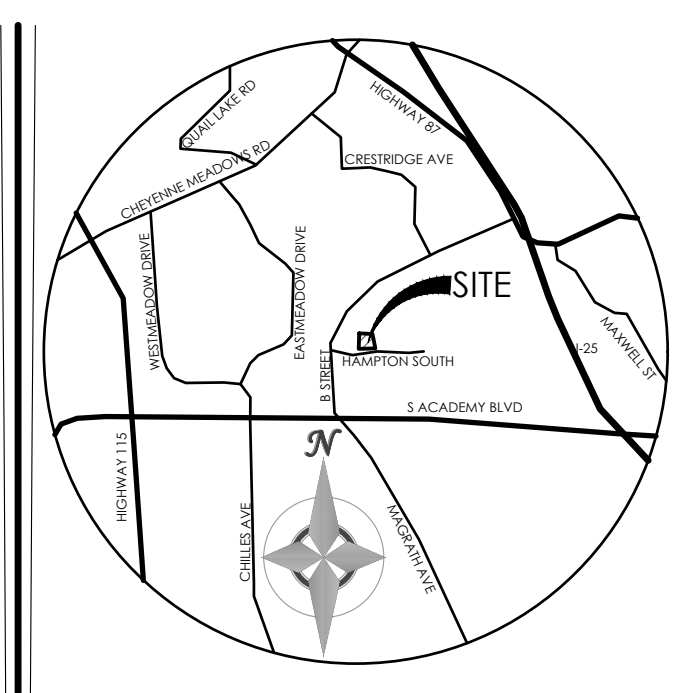
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



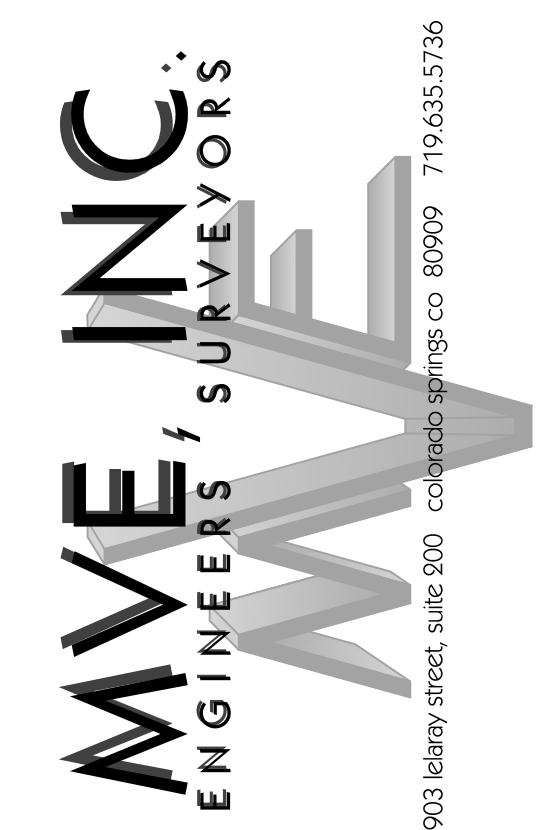
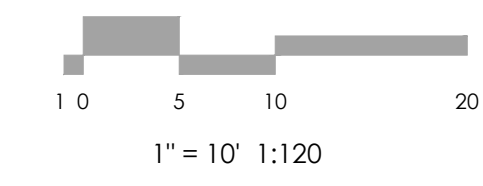
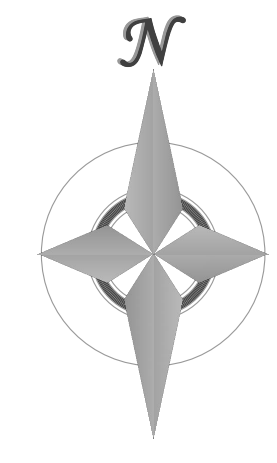
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SIDE SETBACK AND PARKING APPROVED PER ADR-17-012



BENCHMARK



REVISIONS
1) ADD PERIMETER CHAIN LINK FENCE & REV TRASH ENCLOSURE DETAIL 03/09/21

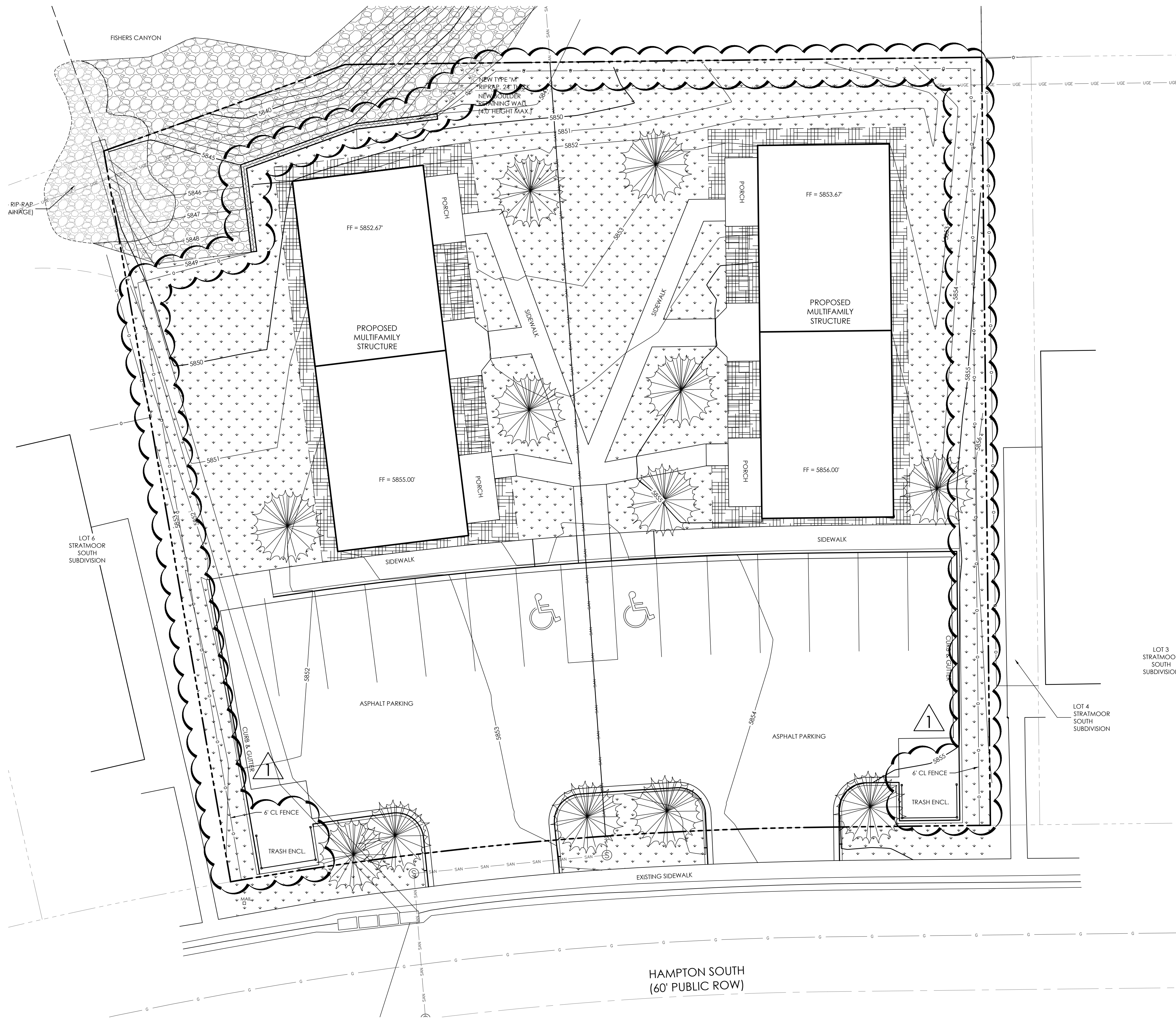
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BUNTING MULTIFAMILY
SITE DEVELOPMENT PLAN

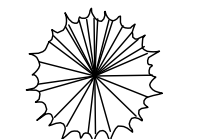
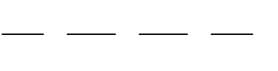
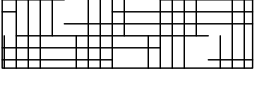

SITE PLAN

DP-2 MVE PROJECT 61072
MVE DRAWING -DEV-SP

July 30, 2018
SHEET 2 OF 11



LEGEND:

-  PROPOSED CONIFEROUS TREE
-  LANDSCAPE EDGING
-  ROCK COVER (SEE NOTES)
-  NON-IRRIGATED NATIVE PRAIRIE GRASSES (SEE NOTES)

NOTES

IRRIGATION OF ALL LANDSCAPE AREAS BY OWNER.

COVERAGE DATA

RESIDENTIAL BUILDING	3,264 SF	(15.4%)	
PAVEMENT (PARKING/WALK)	8,119 SF	(38.4%)	
LANDSCAPING	9,760 SF	(46.2%)	
TOTAL AREA	21,143 SF	(100.0%)	= 0.49± ACRES

INTERNAL LANDSCAPING

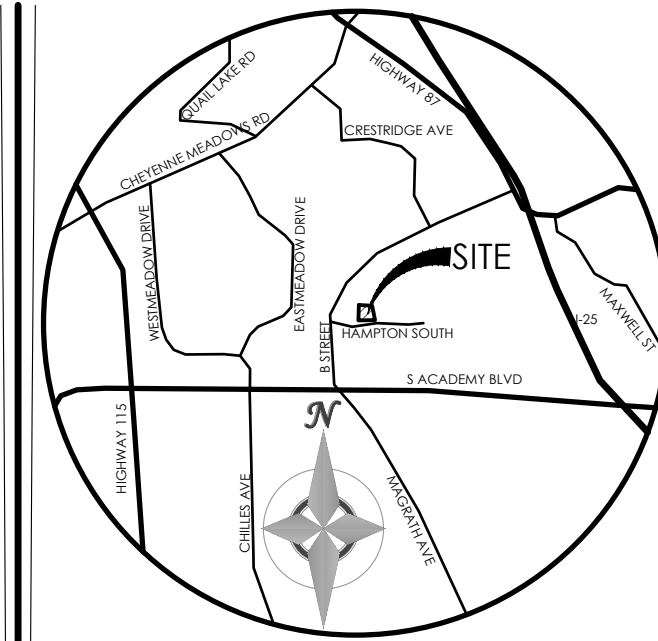
TOTAL AREA	21,143 SF	
INTERNAL LANDSCAPING REQUIRED	3,171 SF	(15.0%)
LANDSCAPING PROVIDED	9,760 SF	(46.2%)

TREES REQUIRED 1/500SF	7 EA
TREES PROVIDED	7 EA

REQUIRED LIVE GROUND COVER	7,320 SF	(75.0%)
LIVE GROUND COVER PROVIDED	8,520 SF	(87.3%)

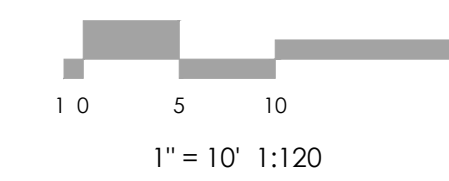
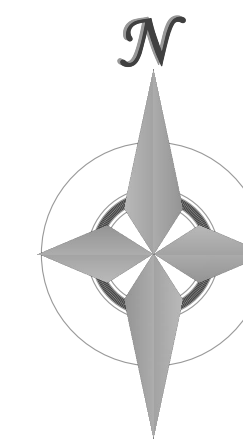
ROADWAY LANDSCAPING

TOTAL FRONTAGE	140 LF
REQUIRED TREES: 1/30 FT	5 EA
PROVIDED TREES	5 EA



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS
1) ADD PERIMETER CHAIN LINK FENCE & REV TRASH ENCLOSURE 03/09/21

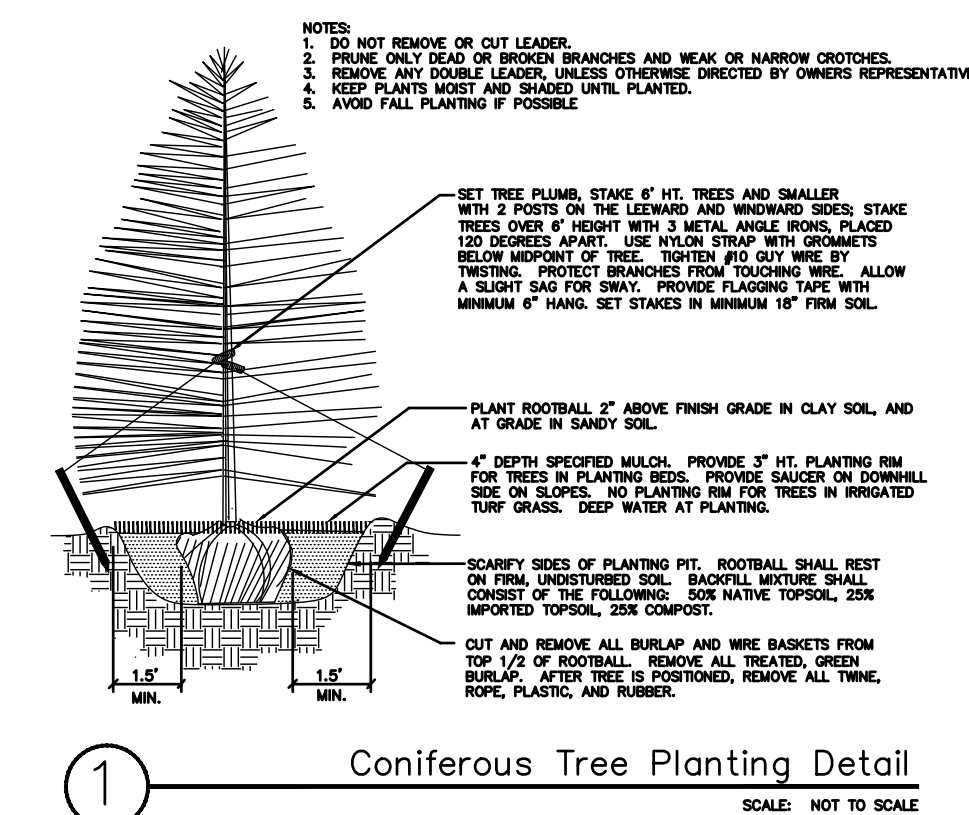
GENERAL LANDSCAPE NOTES

- ALL PARKING LOT PLANTING ISLANDS SHALL BE EXCAVATED TO A 30" DEPTH AND FILLED WITH IMPORTED TOPSOIL.
- ALL AREAS LABELED "TURF" ARE TO BE KENTUCKY BLUEGRASS SOD.
- ALL AREAS LABELED "MAINTAINED GRASS" ARE TO RECEIVE ARKANSAS VALLEY SEED CO. "NATURE'S CHOICE" MIX (70% FAIRWAY CRESTED WHEATGRASS, 15% HARD FESCUE, 10% VANTAGE, PERENNIAL RYEGRASS, 5% KENTUCKY BLUEGRASS). SEEDING RATE IS TO BE 4 LBS. PER 1000 S.F. TO BE APPLIED BY A TWO-STEP HYDRO-MULCH PROCEDURE.
- ALL AREAS LABELED "NATIVE PRAIRIE GRASSES" ARE TO RECEIVE A CDOT "PLAINS" MIX AS PER CDOT STANDARDS. 16 LBS. PER ACRE TO BE APPLIED PER CDOT STANDARDS.
- ALL PLANTING BEDS LABELED "WOOD MULCH" ARE TO RECEIVE 3" DEPTH "CASCADE CEDAR" SHREDDED WOOD MULCH.
- ALL PLANTING BEDS LABELED "ROCK COVER" ARE TO RECEIVE 1-1/2" "RIVER ROCK" 3" DEPTH OVER LANDSCAPE FABRIC.
- EXISTING SOIL IN ALL SOD, MAINTAINED GRASS, AND PLANTING BED AREAS IS TO BE AMENDED WITH 3 CU. YDS./ 1000 S.F. OF TRI-MIX II (C & C SAND) TILLED INTO TOP 4" OF SOIL.
- SOD AREAS ARE TO BE SPRAY IRRIGATED. MAINTAINED GRASS TO BE SPRAY IRRIGATED SEPARATELY FROM SOD. ALL SHRUBS AND PERENNIALS TO BE DRIP IRRIGATED.
- ALL TREES TO HAVE 3 LBS. NITROGEN PER 1000 SQ. FT. ADDED. USE THE DRIP LINE OF TREES TO CALCULATE THE SQ. FT. TREES SHALL ALSO RECEIVE 4 LBS. OF PHOSPHOROUS, PER 1000 SQ. FT. AND 1 LBS. OF POTASSIUM PER 1000 SQ. FT.
- ALL SEEDING AND SOD AREAS TO HAVE 1 LB. NITROGEN, 4 LBS. PHOSPHOROUS, AND 1 LBS. POTASSIUM PER 1000 SQ. FT. ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. ALSO ADD 1 LB. NITROGEN PER 1000 SQ. FT. IN MID TO LATE JUNE AND IN EARLY TO MID AUGUST.
- EXISTING TOPSOIL IS TO BE STOCKPILED ON SITE AND USED TO ESTABLISH FINAL GRADES IN LANDSCAPE AREAS.
- STEEL EDGING TO BE 12 GAUGE DARK GREEN COATED EDGING. EDGING IS TO BE SECURELY STAKED AND TOP OF EDGING IS TO BE 1/2" TO 1" ABOVE SURROUNDING GRADE. EDGING IS ALSO TO HAVE RUBBER EDGING CAP ADJACENT TO ALL TURF AREAS.
- PROPOSED SLOPES ARE NOT TO BE GREATER THAN 4:1 IN LANDSCAPE AREAS.
- EXISTING TREES TO BE RETAINED AND INCORPORATED INTO SITE LANDSCAPING ARE LABELED "EXIST" ON THE PLAN. NONE OF THESE TREES ARE IN ACTIVE CONSTRUCTION AREAS AND THEREFORE REQUIRE NO PROTECTION MEASURES. TREES TO BE RETAINED WILL BE MARKED WITH FLAGGING AND LABELED "SAVE".

PLANT SCHEDULE

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	APP. B KEY	MATURE WIDTH	PLANTING SIZE
TREES						
BP	10	Pinus aristata	Pine: Bristlecone	45678DA	15'	1-1/2' cal.

PLANTING DETAILS



DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BUNTING MULTIFAMILY
SITE DEVELOPMENT PLAN

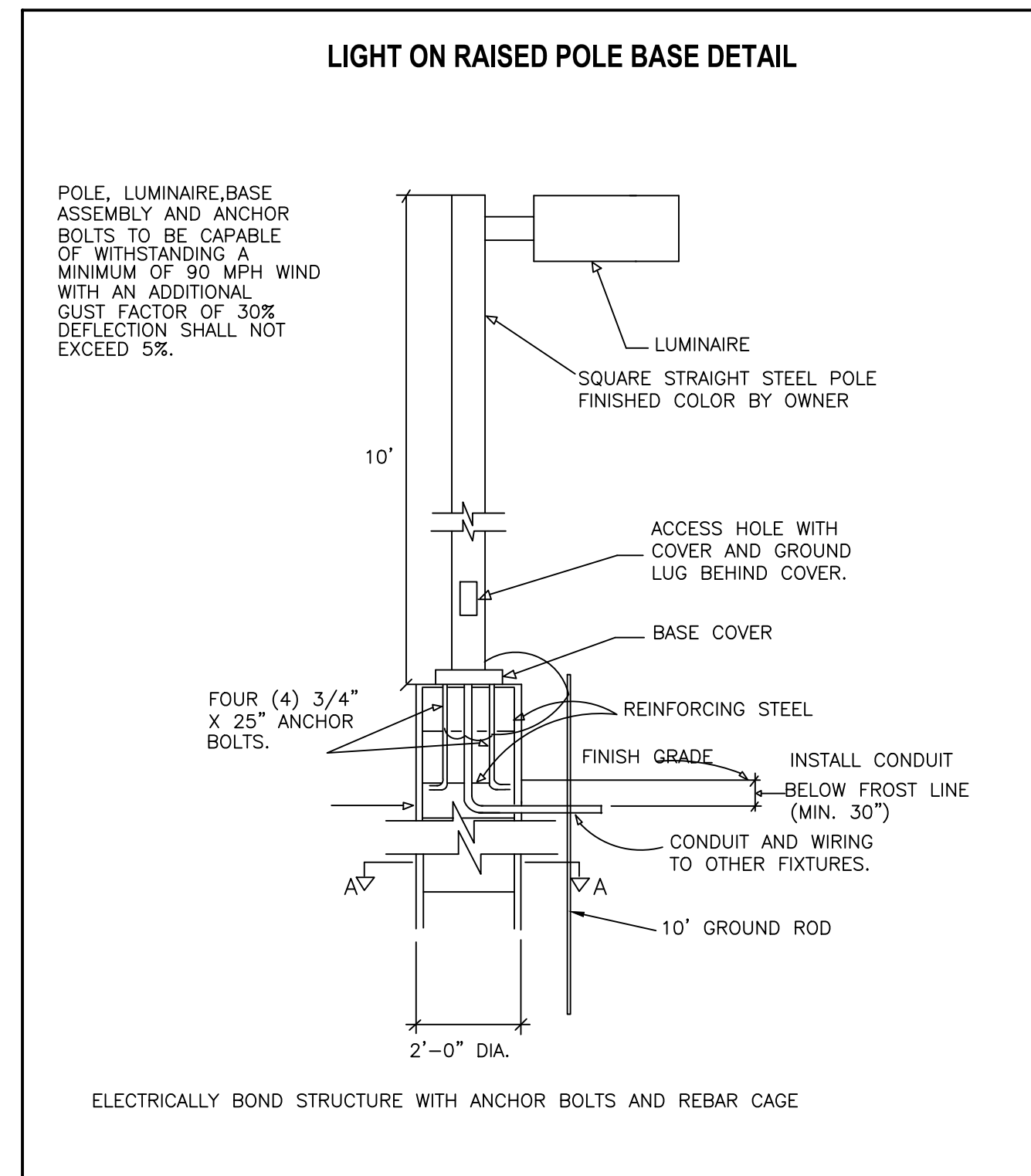
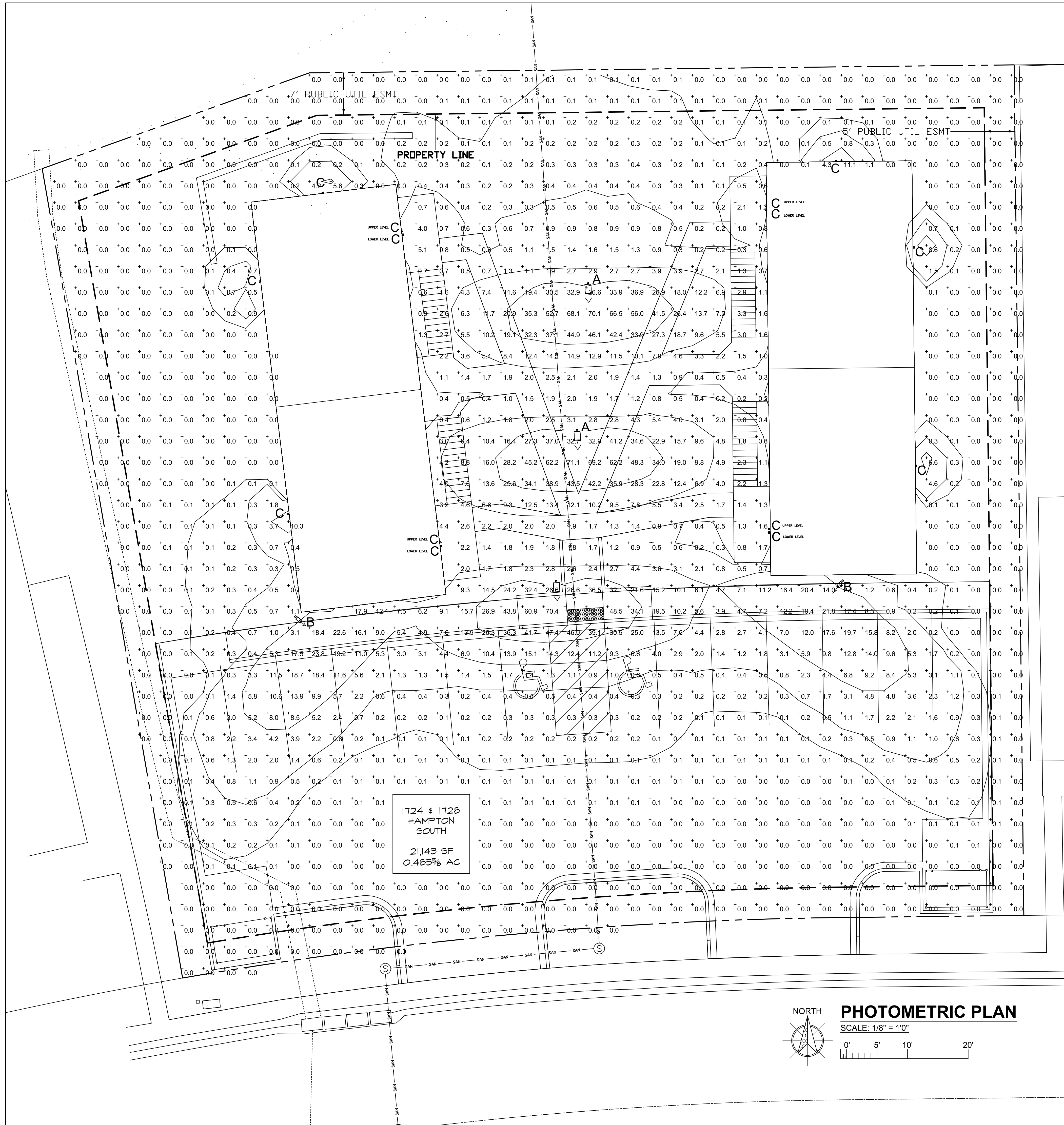
LANDSCAPING
PLAN

LS-1

MVE PROJECT 61072
MVE DRAWING-LANDSCAPING

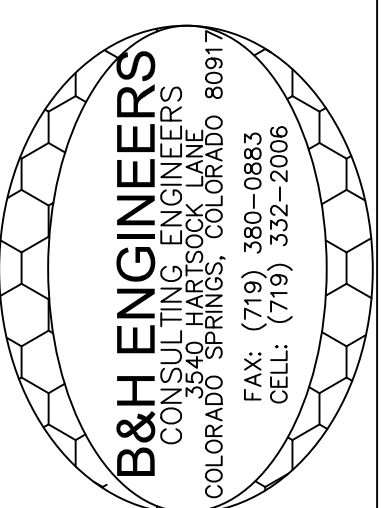
July 30,, 2018
SHEET 1 OF 1

(PCD FILE # PPR-17-037)



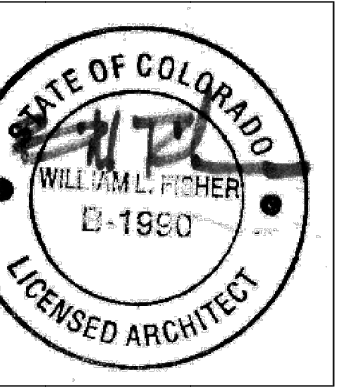
LIGHTING SCHEDULE

KEY	SYMBOLS	DESCRIPTION	WATTS/QTY/LAMP	MANUFACTURER / MODEL
A		LARGE VIPER LED POLE LIGHT	136WATT-64-LED	BEACON VP-L-64NB-136-5K-FR
B		SMALL VIPER LED POLE LIGHT	55WATT-24-LED	BEACON VP-S-24NB-55-5K-FR
C		ROUND DOWN LIGHT	136WATT-5-LED	HUBBEL OLLWD

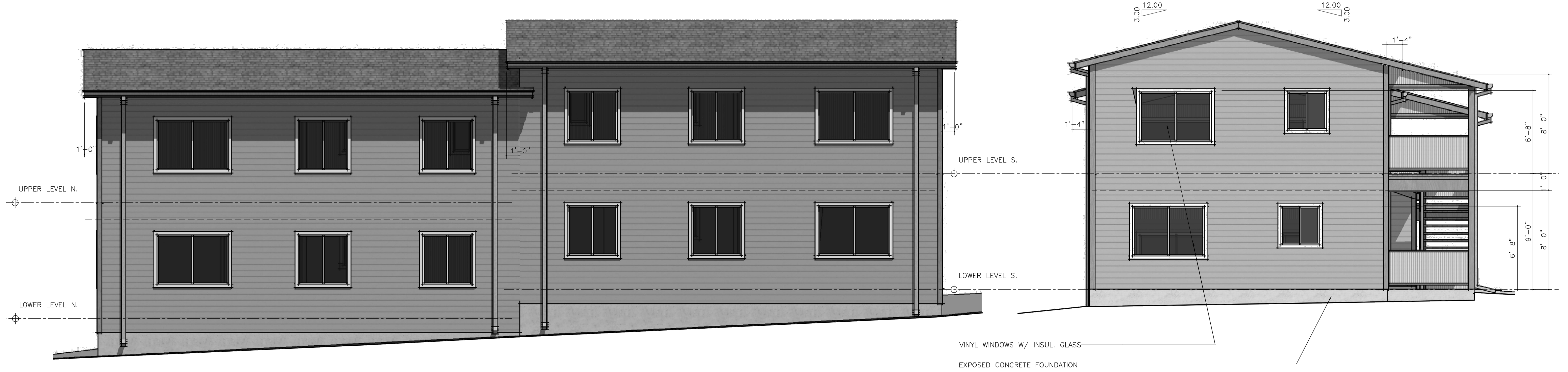


B&H ENGINEERS
 CONSULTING ELECTRICAL, MECHANICAL & PLUMBING ENGINEERS
 3540 HARTSOCK LANE 80917
 COLORADO SPRINGS, COLORADO
 (719) 332-2006
 REVISION/DATE
 DATE: 2-21-18
 JOB NO.
 DRAWN BY: B&H
 CHECKED BY: BP
 FILE NAME

BUNTING FAMILY PROJECT
COLORADO SPRINGS, COLORADO



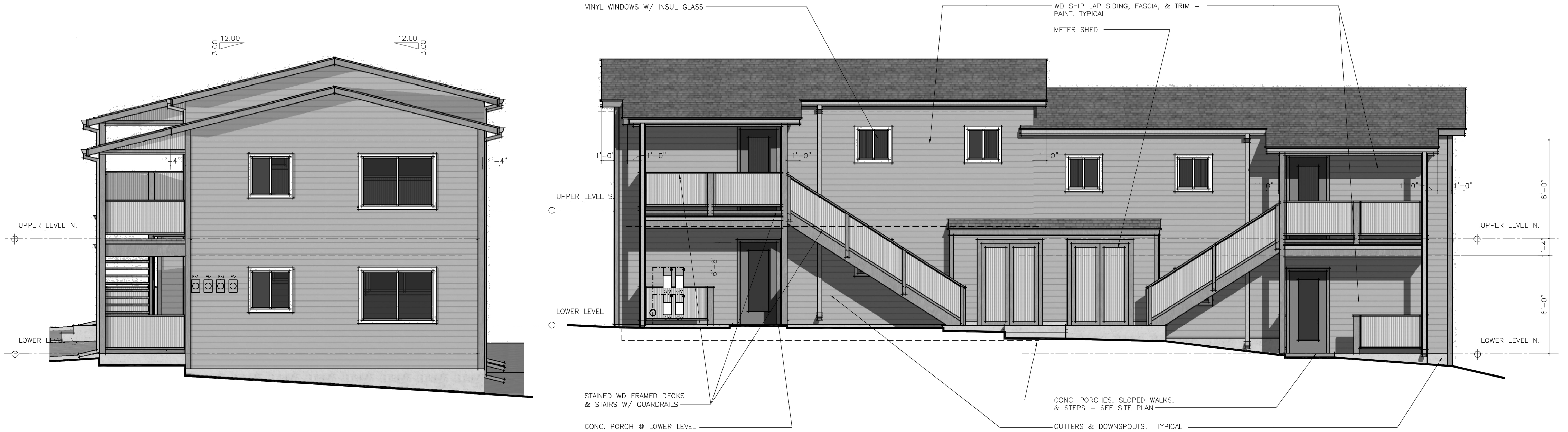
fisher architecture
 palmer lake, co 719 660 4356



WEST ELEVATION (1724) / EAST ELEVATION (1728)

SOUTH ELEVATION (1724) / NORTH ELEVATION (1728)

NOTE: ALL ELEVATION DIRECTIONS ARE FOR WEST UNIT. ELEVATIONS ARE MIRRORED FOR EAST UNIT.



NORTH ELEVATION (1724) / SOUTH ELEVATION (1728)

EAST ELEVATION (1724) / WEST ELEVATION (1728)

4 Unit Apartment Buildings

For George & Camille Bunting

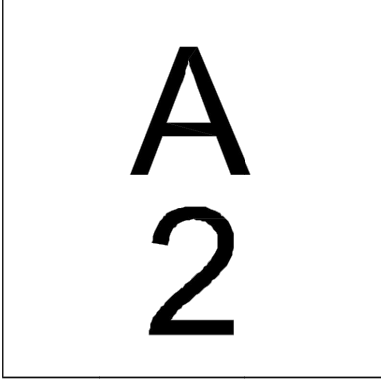
1724 & 1728 Hampton South, 80906 El Paso County, CO

PROJECT 18-19
 DATE May 5, 2018
 PHASE PERMIT SUBMITTAL
 DRAWN WLF
 CHECKED WLF
 REVD

EXTERIOR ELEVATIONS

1/4" = 1'-0"

1724 HAMPTON SOUTH (WEST LOT) &
 1728 HAMPTON SOUTH (EAST LOT)



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4 Unit Apartment Buildings

For George & Camille Bunting

1724 & 1728 Hampton South, 80906 El Paso County, CO

KEY NOTES:

- 1 WALL AND BASE CABINETS W/ COUNTERS & BACKSPLASH. SEE INTERIOR ELEVATIONS DRAWING A4.
- 2 5 LEVELS "SUPER SHELVES."
- 3 "SUPER SHELVES" ABOVE WASHER & DRYER.
- 4 PLASTIC LAM. COUNTER & BACKSPLASH CLEATED TO WALL - OPEN BELOW.
- 5 WATER METERS
- 6 GAS METERS IN SHED BELOW
- 7 ELECTRIC METERS
- 8 MED. CAB, TOWEL BARS, & TP DISP. VANITY CAB & DROP-IN LAV UPPER LEVEL. WALL MOUNTED ADA LAV LOWER LEVEL (WALL BLOCK'G AS REQ'D). AT LOWER LEVEL ADA TLTS PROVIDE WD BLOCKING IN WALLS FOR FUTURE GRAB BARS ADJACENT TLT & BATHTUB.
- 9 FIBERGLASS TUB & SHOWER SURROUND, ROD & CURTAIN
- 10 1 HR SHAFTWALL FROM CEILING BELOW TO UNDERSIDE OF ROOF DECK. GA WP7008 / UL U469

- 11 RECESSED WASHER AND DRYER PLUMBING HOOK-UPS AND EXTERIOR DRYER VENTS.
- 12 TANK TOPPER CABINET
- 13 SLAB ON GRADE W/ THICKENED EDGES AT PATIO - SEE DETAILS SHT A4.
- 14 PRIVACY WALLS: SEE DETAILS ON SHT. A4.
- 15 PRIVACY WALL TREATED 4X4 END SUPPORT POST W/ HEAVY DUTY POST BASE ANCHORS.
- 16 36" H. GUARD WALLS & HANDRAILS BOTH SIDES STAIRS. SEE DETAILS 8 & 9 / A4.
- 17 SYNTHETIC DECKING ON TREATED 2BY RIPPED SLEEPERS @ 16" O.C. ON EPDM BEARING PADS OVER EPDM ROOFING ON OSB FLOOR DECK ON 2X WD JOISTS - SEE STRUCT.
- 18 42" GUARDWALLS ALL AROUND UPPER DECKS. SEE DETAILS ON SHT A4.
- 19 PROVIDE 2X TREATED WOOD RISERS & STRINGERS. SEE DETAILS 8 & 9 / A4.
- 20 AC CONDENSING UNITS ON CONCRETE PAD
- 21 22"x32" CRAWL SPACE ACCESS HATCH BETWEEN FLOOR JOISTS
- 22 22"x32" ATTIC ACCESS HATCH ABOVE BETWEEN ROOF TRUSSES

SMART FRAMING NOTES:

1. ALL EXTERIOR WALL STUDS ARE 2x6'S @ 24" O.C. & ARE SHOWN ON FLOOR PLAN. ALL INTERIOR WALL STUDS ARE 2x4'S @ 24" O.C.
2. CONSTRUCT CORNERS W/ 2 STUDS ONLY & ELIMINATE ADDITIONAL STUDS IN EXTERIOR WALLS AT PERPENDICULAR INTERIOR PARTITIONS. PROVIDE DRYWALL CLIPS ("PREST-ON CORNER BACKS") IN LIEU OF NAILER AT ALL INSIDE CORNERS AT ALL WALLS & CEILINGS.
3. PROVIDE SINGLE TOP WALL PLATE: PROVIDE 4"x7"x20 GA. STEEL CONN. PLATES (SIMPSON TP47) AT ALL CORNERS & OTHER JOINTS IN WD. WALL PLATE. JOINTS SHALL OCCUR ON TOP OF STUDS. PROVIDE MIN. (6) 8d X 1 1/2" NAILS IN STL. CONN. PLATE EA. SIDE JOINT.
4. ALL JOISTS & TRUSSES ALIGN W/ STUDS (MAX. 1" TOLERANCE). NOTE: WALL STUD LOCATIONS ARE SHOWN ON FRAMING PLANS.
5. ELIMINATE TRIMMERS IN LIEU OF HH4 HANGERS - SEE STRUCTURAL DRAWINGS.

ACCESSIBILITY NOTES:

1. LOWER LEVEL UNITS ARE TYPE B ACCESSIBLE UNITS. SEE FLOOR PLAN DASHED LINES FOR ACCESSIBLE CLEARANCES.
2. ASSURE A CONTINUOUS EXTERIOR ACCESSIBLE ROUTE FROM PARKING LOT CURB RAMP TO PRIMARY ENTRANCE OF UNIT. MAX 5% RUNNING SLOPE SIDEWALK (MAX 2% SIDE SLOPE). ABRUPT CHANGES IN LEVEL SHALL BE BEVELED 1:2 MAX & SHALL NOT EXCEED 1/2".
3. DOOR MANEUVERING CLEARANCES: ONLY EXTERIOR OF MAIN ENTRY DOOR SHALL BE FULLY COMPLIANT W/ ALL ADA CRITERIA AND SHALL HAVE A MAX. 1/2" 1:2 BEVELED THRESHOLD. ALL TYPE B UNIT DOORS SHALL HAVE A MIN. 34" DOOR LEAF.
4. OPERABLE PARTS: PROVIDE A 30"x48" CLEAR FLOOR AREA (EITHER FORWARD OR PARALLEL) AT ALL "OPERABLE PARTS" (RECEPTS, SWITCHES, APPLIANCES, ETC).
5. TOILET, KITCHEN, AND LAUNDRY FACILITIES: CONFIGURATIONS SHOWN MEET ALL CRITERIA. ALL APPLIANCES, SWITCHES, & RECEPTS ABOVE COUNTERS ARE EXCEPTED FROM CONTROL REACH RANGE REQUIREMENTS, COUNTER TOP HEIGHTS ARE EXCEPTED FROM 34" HT. CRITERIA IN TYPE B UNITS.
6. PROVIDE WALL REINFORCING FOR FUTURE GRAB BARS IN LOWER LEVEL UNITS.

FLOOR PLAN LEGEND

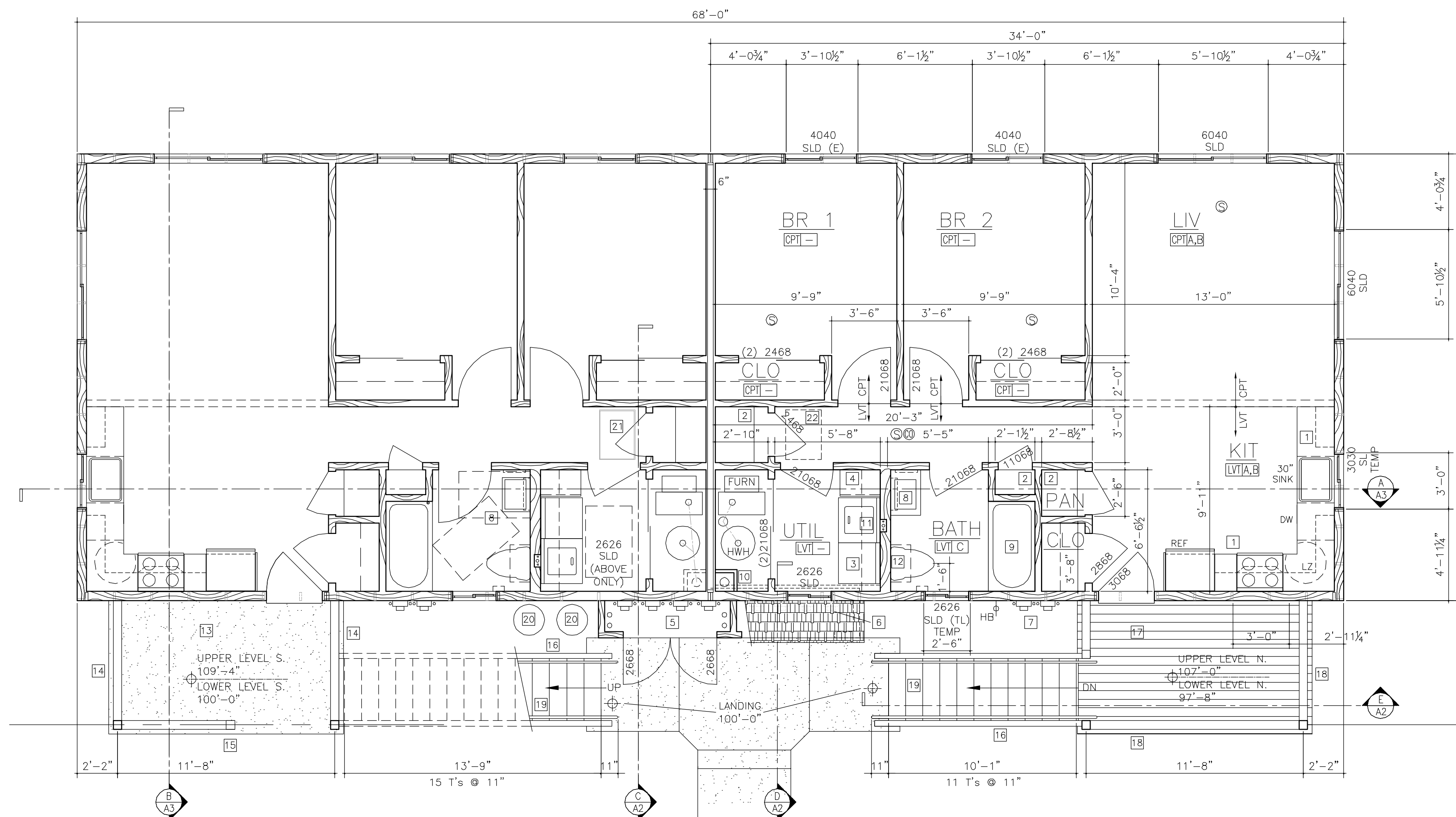
FLOOR MATERIAL	CTA/C	RM FINISH	REMARKS
3038			DOOR SIZE (ACTUAL) WxHT (30=3'-0", 68=6'-8", etc)
[]			ADA REQ'D CLEARANCE AREAS
⊕ HB			FROST PROOF HOSE BIB (ON HOUSE METER)
⊙			SMOKE DETECTOR
⊙			SMOKE MONOXIDE ALARM
2640 SLD			WINDOW W, HT, & TYPE (26=2'-6", 40=4'-0" etc)
○			BATHROOM EXH. FAN
(E)			EXGRESS WINDOW
TL			TRANSLUCENT GLASS
TEMP			TEMPERED GLASS
SLD			VENTING SLIDING WINDOW
FIX			FIXED WINDOW
LVT			LUXURY VINYL TILE (PLANKS)
CPT			CARPET

GENERAL NOTES:

- A. ALL WALLS ARE PAINTED GYPSUM BOARD DRYWALL UNLESS OTHERWISE NOTED
- B. PROVIDE 3 1/4" "ANDERSON" ULTRA-LITE PRIMED BASE AND 2 1/4" "ANDERSON" TRIM/CASING (PAINTED) THROUGHOUT U.O.N.
- C. AT WINDOWS PROVIDE DRYWALL RETURNS AT JAMBS & HEAD AND PRIMED WOOD SILL (PAINT)
- D. PROVIDE ROD & 1 SHELF IN ALL CLOSETS UNLESS OTHERWISE NOTED
- E. ALL DOORS TO BE 6 PANEL PINE "COLONIST" PAINTED HOLLOW CORE DOORS W/ LEVER HANDLE BEDROOM LOCKS.
- F. INTERIOR PARTITIONS ARE DRAWN & DIMENSIONED 4 1/2" WIDE
- G. EXTERIOR 2x6 WALLS ARE DRAWN 6" WIDE (EXT. FACE OF STUD=FACE OF FOUNDATION, TO INTERIOR FINISHED FACE OF DRYWALL).
- H. ALL DIMENSIONS SHOWN ARE FACE OF DRYWALL, WINDOW ROUGH OPENINGS, AND/OR NOMINAL DOOR SIZES.
- J. WINDOWS ARE CLEAR GLASS IN VINYL FRAMES. NOMINAL SIZE INDICATED = R.O.W. (GC VERIFY)
- K. SIDING SHALL BE 9/8" TRU-WOOD. NAIL PER MANUF'S RECOMMENDATIONS W/ 6d GALV. RING SHAK NAILS (OR EQUIVALENT) @ EA. STUD (24" O.C.) & INTO OSB SHEATHING BETWEEN STUDS (12" HORIZ. NAIL SPACING EA LAP)
- L. ALL EXT. DOORS & WDW'S HAVE 1 JAMB AT 2" STUD SPACING - 1 ADDITIONAL STUD @ WINDOWS. DBL STUDS EA. SIDE DOORS. SEE SMART FRAMING NOTES.

ROOM FINISH REMARKS:

- A TRANSITION STRIPS AT LVT/CPT
- B DRYWALL (PAINT) DROPPED BEAM ABOVE
- C SPECIAL BATHROOM FINISHES

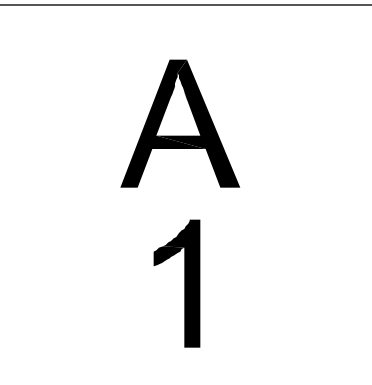


LOWER LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN

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PROJECT	16-19
DATE	May 5, 2018
PHASE	PERMIT SUBMITTAL
DRAWN	WLF
CHECKED	WLF
REV'D.	



Site Plan_V1_redlines.pdf Markup Summary

dsdkiepe (1)



Subject: Driveway
Page Label: [1] 61072-DEV-CS-DP-1
Author: dsdkiepe
Date: 3/30/2021 12:27:08 PM
Status:
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1. Please resubmit only the site plan sheet, which is the only affected sheet, I believe. If you would like to submit the whole packet again, then please remove the Director's approval stamp from this cover sheet and update the cover sheet's title block per the current date and COM 2116 project.

2. Please add a dumpster enclosure detail and ensure that it meets the requirements in Ch. 6, showing the type of screening material etc.

3. please add note to the fence detail confirming that it is an opaque fence, since it is within the setback.