

8945 N KELLOGG ST
 MAP NO. NIMW01D 16000
 PROP ID # R142203
 ZONING: R1

CODE USED: OR3C 2018
 BUILDING TYPE: TOWNHOMES
 5000 SF LOT AREA
 100 SF ALLEY DEDICATION

4900 SF LOT
 ALLOWED COVERAGE
 2940 SF (60%)
 TOTAL COVERAGE
 2087 SF

LANDSCAPING REQMT:
 4900 X 20% = 980SF
 PROVIDED: 972SF
 980SF / 3 = 326SF WALKWAY ALLOWED
 CC SIDEWALK: 12SF
 TOTAL: 986SF

TREE REQUIREMENTS
 SIDE SETBACK: 98'
 FRONT SETBACK: 50'
 10 SMALL TREES @ 15 EA = 150'

TREE CANOPY = 20%
 4900 X 20% = 980SF
 SMALL TREE = 300SF
 10 SMALL TREES PROVIDED = 3000SF

IRRIGIOUS AREA:
 2665 SF ROOF
 314 SF UNCOVERED CONC
 2979 SF TOTAL

487X5 CONC DRYWELL = 3000SF
 10 DECID TREES = 1000SF
 ALLOWED = 3324 / 10 = 332

TOTAL MITIGATION = 3332SF

(E) SARGENT CHERRY, PRUNUS
 SARGENTII (STREET TREES)

ITALIAN CYPRESS, CUPRESSUS
 SEMPERVIRENS CVS
 (15 CALIPER INCHES, FULLY
 BRANCHED)

WESTERN RED CEDAR, THUJA
 PLICATA FASTIGIATA
 (5' TALL, FULLY BRANCHED)

SNOWBERRY SPANPHOTICARPUS
 ALBUS (3 GAL)

(N) 4" POT EVERGREEN YUCCA
 PLANT AT 8' O.C. TRIANGLES
 (SHOWN SPORADICALLY ON PLAN
 FOR CLARITY, MUST COVER
 REMAINDER OF LANDSCAPE AFTER
 TREES AND SHRUBS)

*WRONG WAY REFLECTIVE
 SIGN ON POST (4 TOTAL)

PEDESTRIAN STANDARDS
 CONNECTION FROM UNIT 1 TO
 THE STREET IS MADE

NO INTERNAL CONNECTIONS
 REQD. SITE UNDER 10,000SF
 SHORT TERM BICYCLE PARKING
 FOR 5 UNITS: 2

ENERGY EFFICIENCY MEASURES: TABLE N101(2)

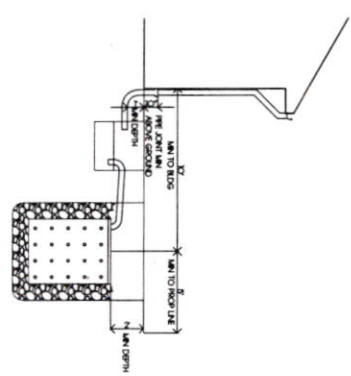
MEASURE 2
 EXT WALLS R-23 INTERMEDIATE FRAMING
 FLOORS R-38
 WINDOWS U-0.28

MEASURE C
 100+ HSPF DUCTLESS HEAT PUMP

OTHER PRESCRIPTIVE ELEMENTS:
 FLUR WALLS AGAINST CONC. R-15
 VAULT CEILINGS R-49
 HEATED SLAB R-10
 EXTERIOR DOORS U-0.20

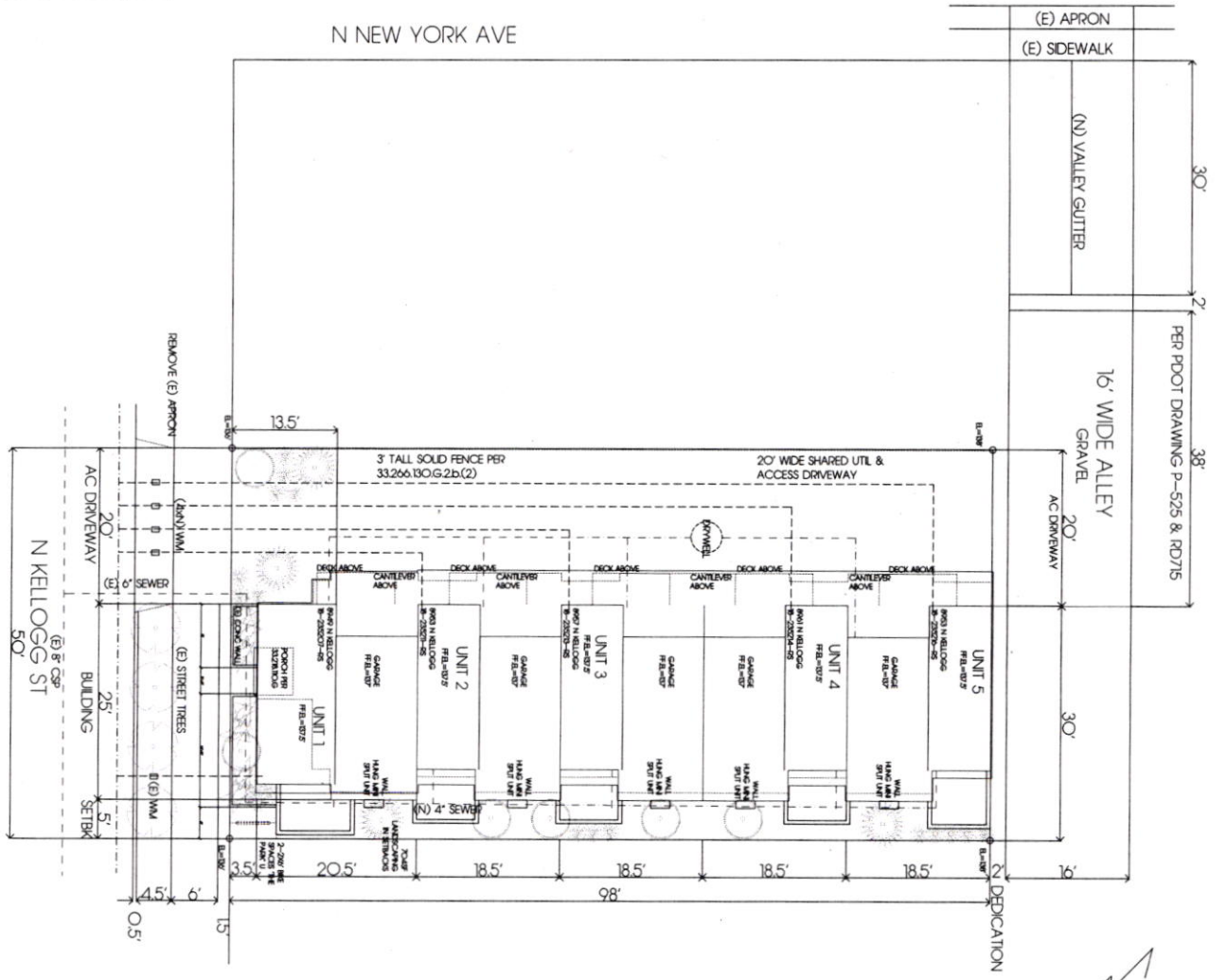
DRYWELL SIZING TABLE

AREA	28" DIA	48" DIA
5' X 15'	15'	15'
10' X 15'	20'	20'
15' X 15'	25'	25'
20' X 15'	30'	30'
25' X 15'	35'	35'
30' X 15'	40'	40'
35' X 15'	45'	45'
40' X 15'	50'	50'
45' X 15'	55'	55'
50' X 15'	60'	60'
ADDITIONAL LENGTHS		
5000SF		



DEFERRED SUBMITTALS
 NPFA 13D FIRE SPRINKLERS
 SPECIAL INSPECTIONS

DESIGN CRITERIA
 CODE 2018 OR3C
 SOIL LOAD: 1500PSF



SITE PLAN

SCALE: 1/8" = 1'

PROJECT 2018
 NIMW01D 16000

DATE: 08/13/2018
 SHEET: 01 OF 01
 DRAWN BY: JLB
 CHECKED BY: JLB

0



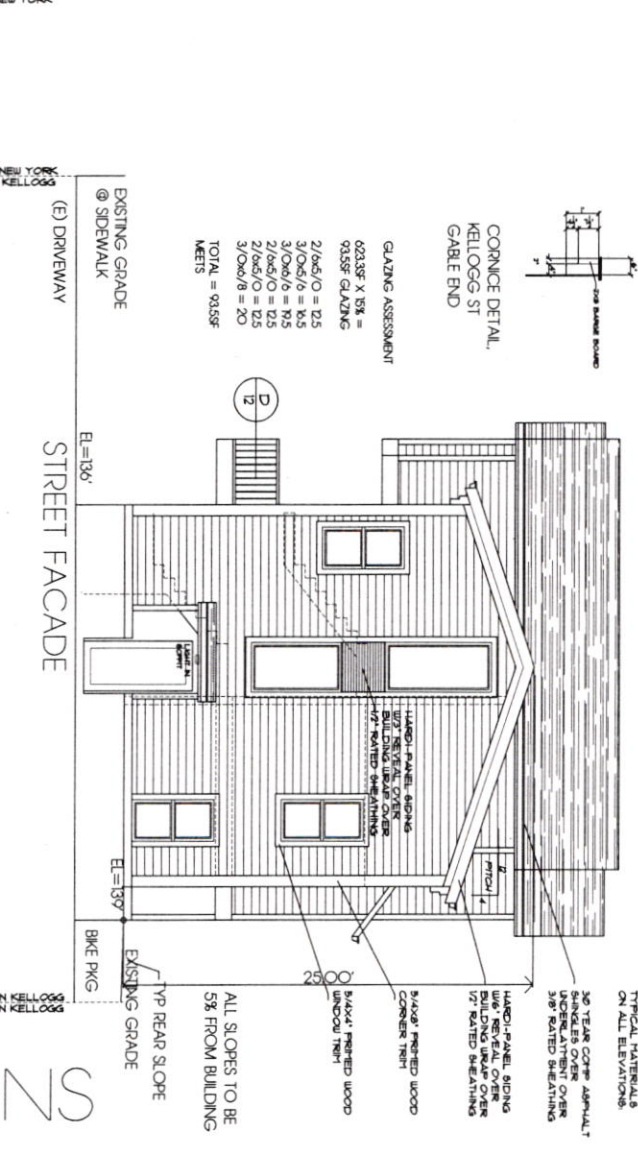
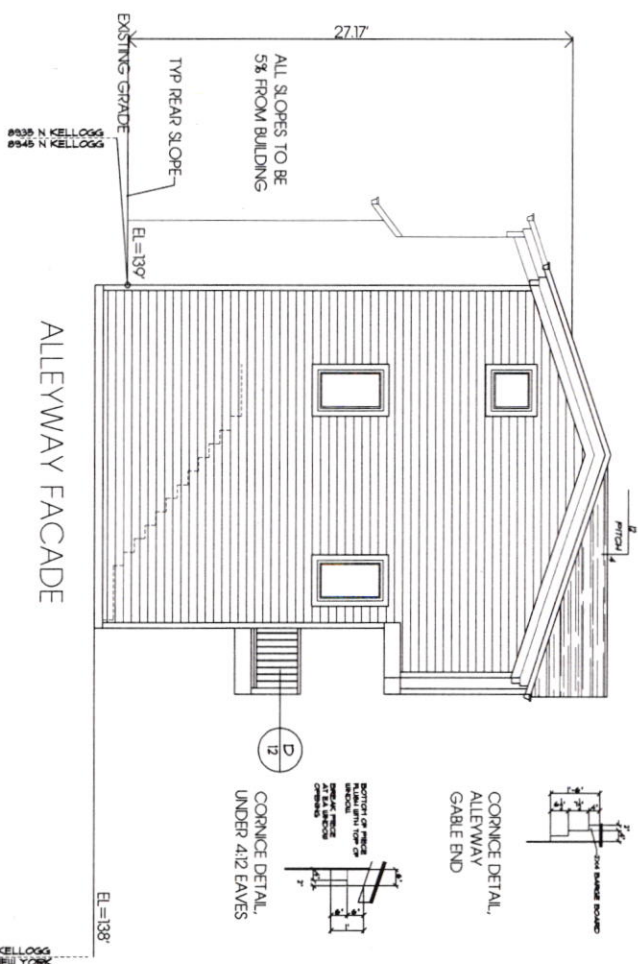
[Faint, illegible text at the top of the page, possibly a header or title area.]

[Faint, illegible text in the upper middle section of the page.]

[Faint, illegible text in the middle section of the page.]


[Faint, illegible text in the lower middle section of the page.]

[Faint, illegible text at the bottom of the page, possibly a footer.]



ELEVATIONS

SCALE: 1/4" = 1'



 COMMENT 208
 ARCHITECTURE
 1000 W. 10TH ST
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.AIAA.COM
 DATE: 10/18/18
 SHEET: 1.1