



GATEWAY SENIOR HOUSING

INDIANA

#219008
05/21/19

MUSSACHIO
ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND - EXTERIOR MATERIALS	
1	HARDIEPLANK LAP SIDING COLOR: TO MATCH CYPRESS FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL SIDING
2	HARDIESHINGLE SIDING COLOR: TO MATCH CANYON FROM HEATHERPANEL, EXTERIOR PORTFOLIO SERIES VINYL CEDAR SHINGLE SIDING
TRIM NOTES:	
1. ALL VERTICAL TRIM / MATERIAL BREAKS SHALL BE HARDIE TRIM, COLOR BY OWNER.	
2. ALL HORIZONTAL TRIM / MATERIAL BREAKS SHALL BE HARDIE TRIM, COLOR: WHITE.	
3	BRICK VENEER MANUFACTURER: TO BE SELECTED BY OWNER SERIES: TO BE SELECTED BY OWNER STYLE: TO BE SELECTED BY OWNER COLOR: TO BE SELECTED BY OWNER
4	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: TAMECO STYLE: HERITAGE 30-YEAR ARCHITECTURAL COLOR: OXFORD GREY
5	SHITTERS - 15"x63" EP RAISED PANEL COLOR: BLACK
6	BOARD & BATTEN SIDING COLOR: TO BE SELECTED BY OWNER
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HB1002-05, OUTDOOR LIGHT COLOR: BLACK
DI	FIXTURE DI: HAMPTON BAY BPP16H-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HB1002-05, OUTDOOR LIGHT COLOR: BLACK

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1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"




2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

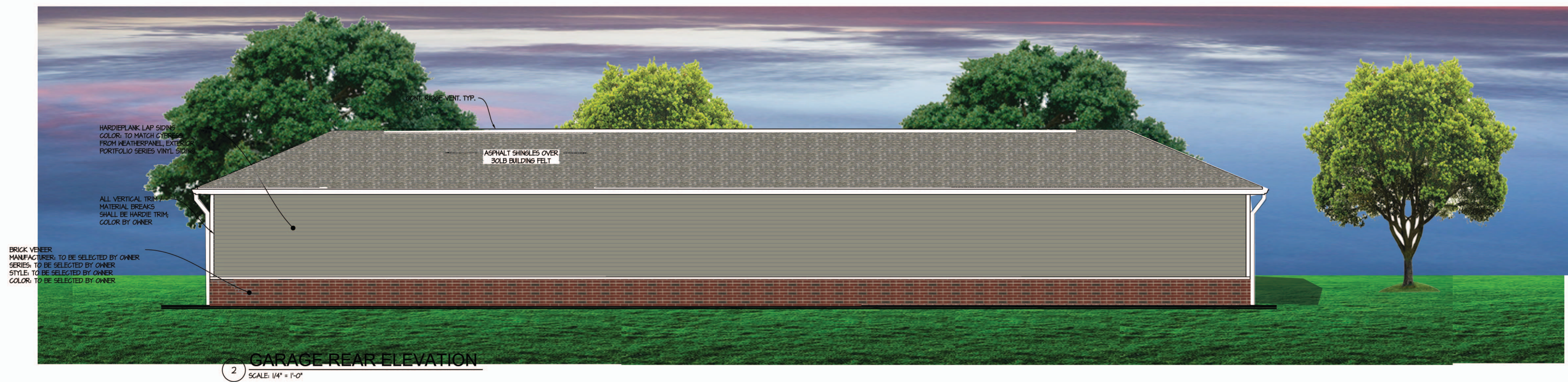
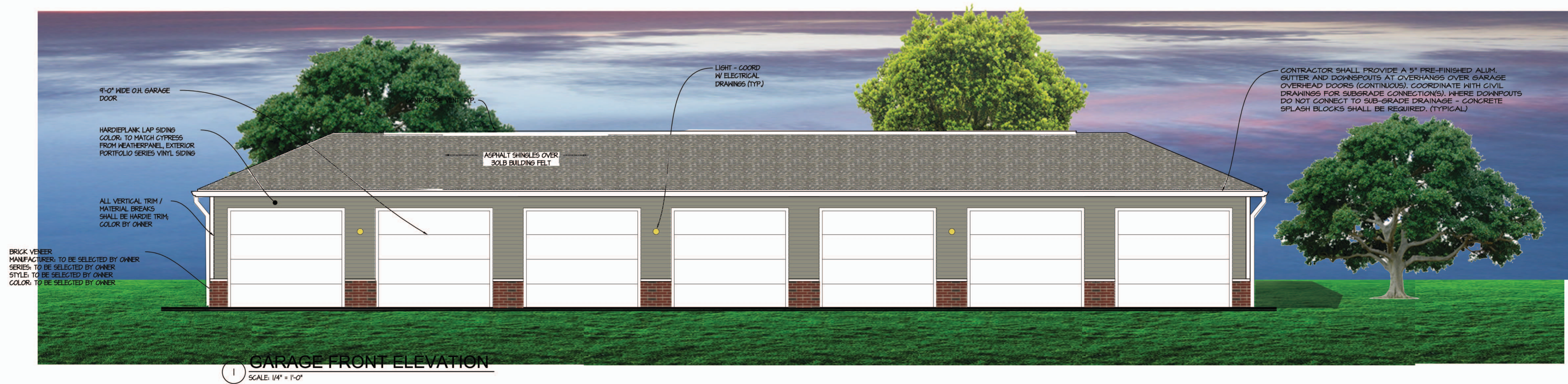
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5	SHUTTERS - 15"x63" EP RAISED PANEL COLOR: BLACK
6	BOARD & BATTEN SIDING COLOR: TO BE SELECTED BY OWNER
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK
DI	FIXTURE DI: HAMPTON BAY BPP611-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK

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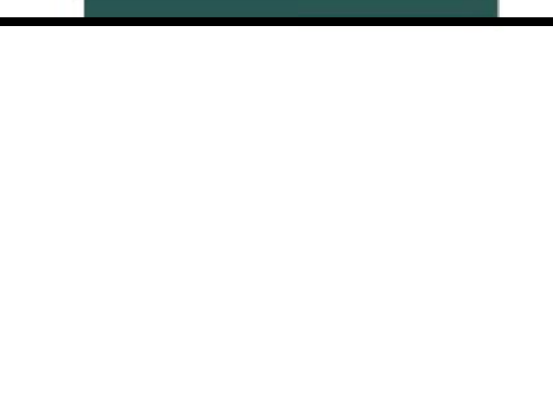
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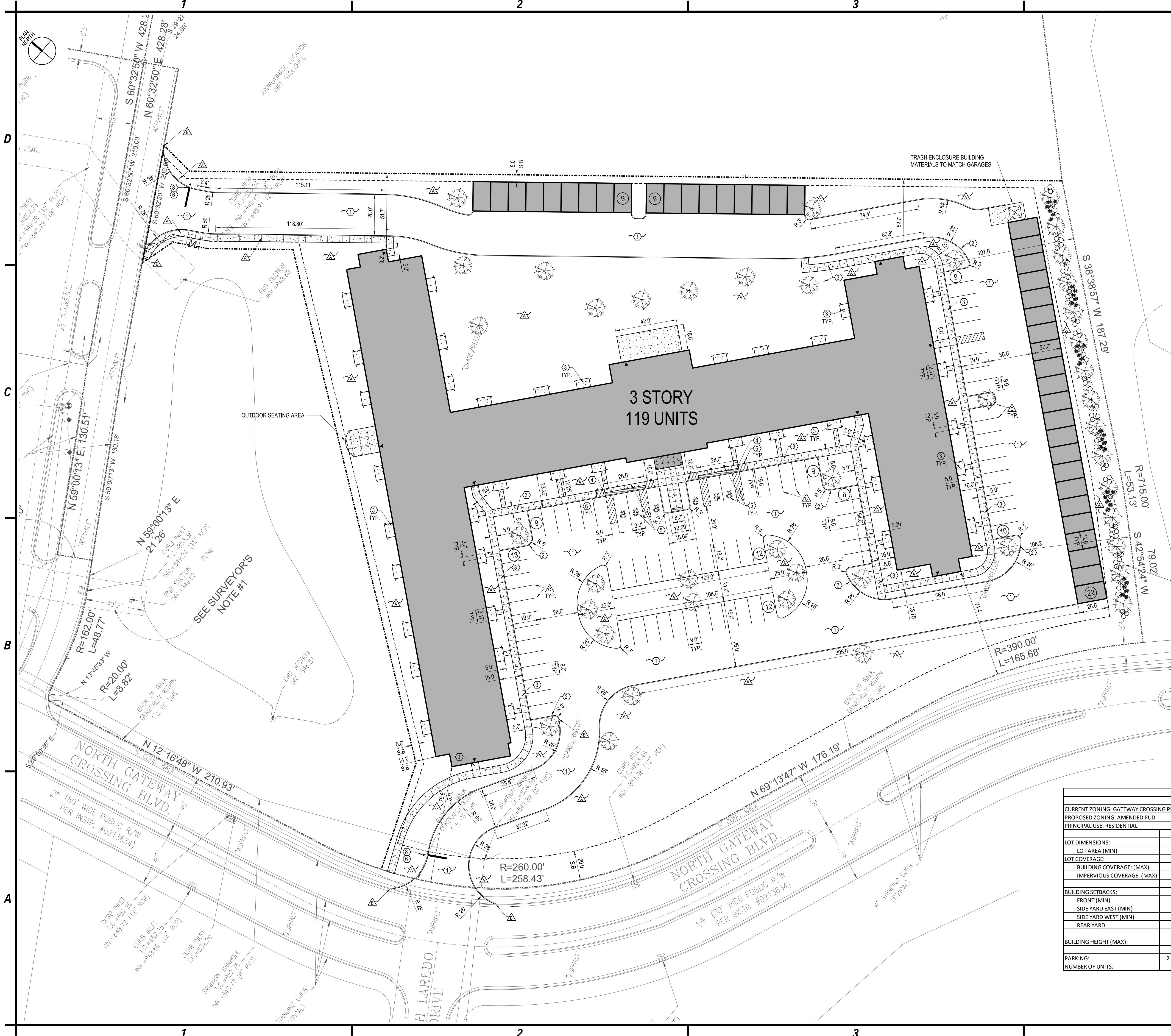
CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION

REVISIONS	
PROJECT NO:	F53.321.001
DATE:	05-10-2019
SCALE:	AS SHOWN
DRAWN BY:	J. HURLEY
DESIGNED BY:	E. DANIEL
CHECKED BY:	
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW	

OVERALL
SITE PLAN
EXHIBIT

USER
DATE
TIME



- GENERAL NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY DATED XX-XX-XXXX. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.

- PROPOSED LEGEND**
- PROPERTY LINE
 - PROPOSED SIGN
 - PROPOSED CONCRETE PAVEMENT/SIDEWALK
 - PROPOSED CURB
 - NUMBER OF PARKING SPACES
 - DOOR LOCATION
 - E.P. EDGE OF PAVEMENT
 - LIGHTING FIXTURES
 - SAW CUT LINE
 - DETECTABLE WARNING SURFACE

- NOTE LEGEND**
- 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN.
 - MATCH EXISTING CURB OR RUN OUT IN 4'-0"
 - 4" WIDE PAINTED YELLOW PAVEMENT STRIPES

- DETAIL LEGEND**
- STANDARD DUTY ASPHALT
 - CONCRETE CURB
 - CONCRETE SIDEWALK
 - ACCESSIBLE CURB RAMP
 - ACCESSIBLE SIGNS & MARKINGS
 - SIGN POST
 - LIGHT POLE FOUNDATION
 - STOP BAR/STOP SIGN
 - DUMPSTER ENCLOSURE

20' LANDSCAPE BUFFER

SITE DATA		
CURRENT ZONING: GATEWAY CROSSING PUD		
PROPOSED ZONING: AMENDED PUD		
PRINCIPAL USE: RESIDENTIAL		
LOT DIMENSIONS:	REQUIRED	PROVIDED
LOT AREA (MIN)	N/A	220,379 (5.01 +/- ACRES)
LOT COVERAGE:		
BUILDING COVERAGE: (MAX)		24.45%
IMPERVIOUS COVERAGE: (MAX)		59.00%
BUILDING SETBACKS:		
FRONT (MIN)	20'	74.4'
SIDE YARD EAST (MIN)	20'	107'
SIDE YARD WEST (MIN)	5'	14.2'
REAR YARD	5.0'	51.7'
BUILDING HEIGHT (MAX):		3 STORIES (MAX)
PARKING:	2.5 PER UNIT (298 SPACES)	1.01 PER SPACE (120 SPACES)
NUMBER OF UNITS:	N/A	119



C&S
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CLOVER
GROUP

CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

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DESIGNED BY: E. DANIEL		
CHECKED BY:		
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SITE PLAN

C101