



GATEWAY SENIOR HOUSING

INDIANA

#219008
06/11/19

MUSSACHIO
ARCHITECTS
30 NORTH FOREST RD.
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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	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 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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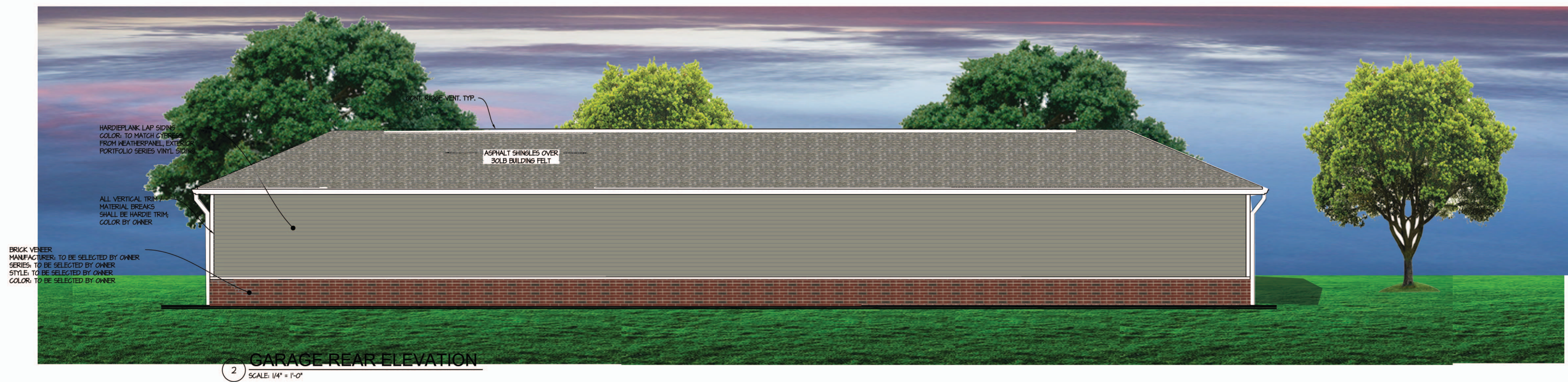
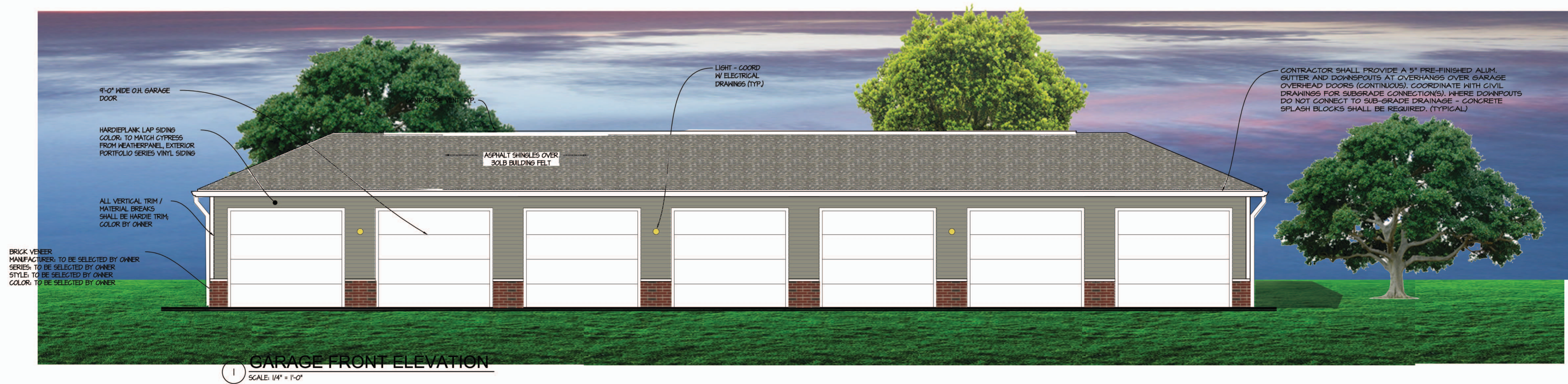


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6	BOARD & BATTEN SIDING COLOR: TO BE SELECTED BY OWNER
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK
DI	FIXTURE DI: HAMPTON BAY BPP611-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HET002-05, OUTDOOR LIGHT COLOR: BLACK

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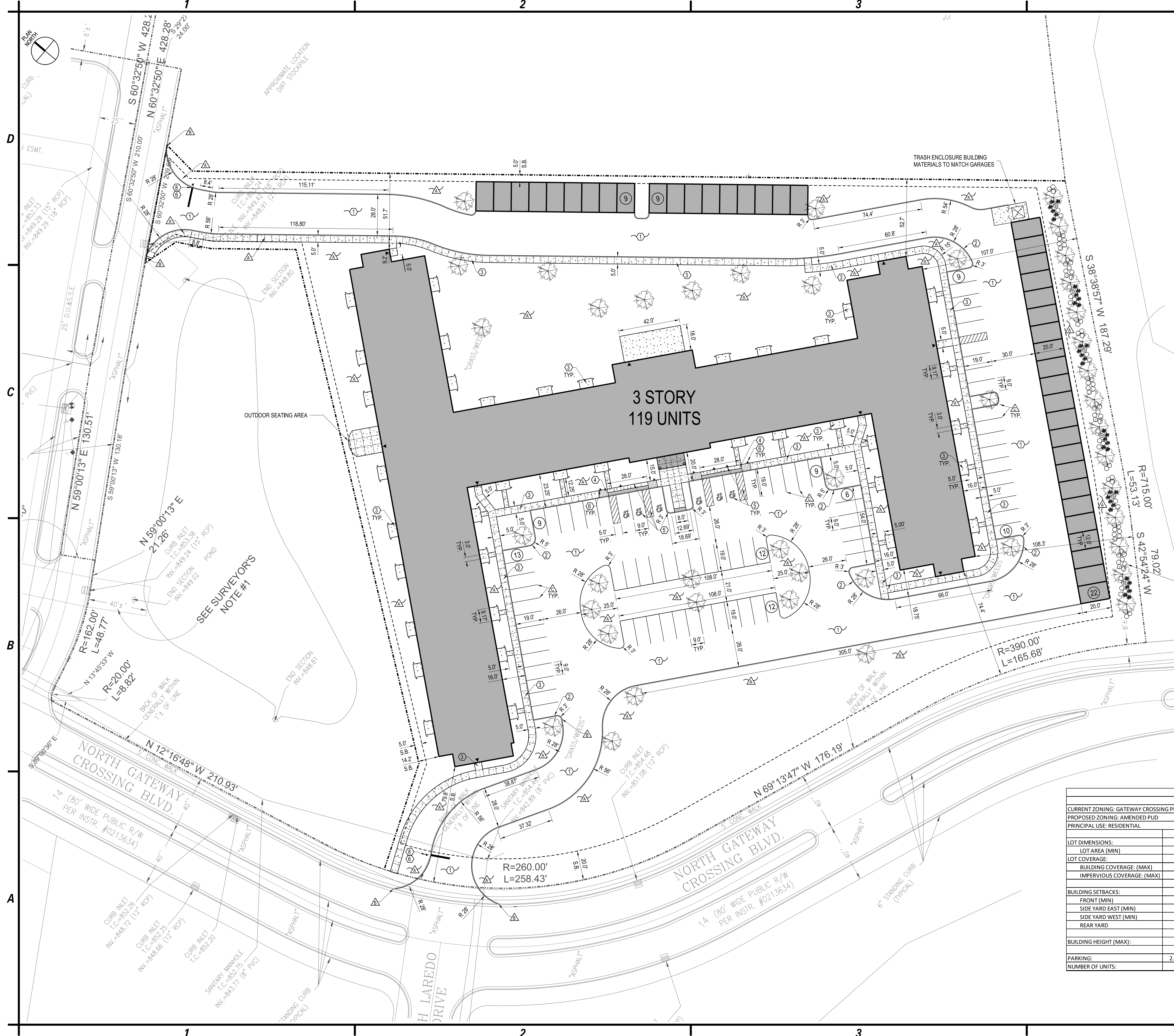
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GENERAL NOTES

- 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

- 1 STANDARD DUTY ASPHALT
- 2 CONCRETE CURB
- 3 CONCRETE SIDEWALK
- 4 ACCESSIBLE CURB RAMP
- 5 ACCESSIBLE SIGNS & MARKINGS
- 6 SIGN POST
- 7 LIGHT POLE FOUNDATION
- 8 STOP BAR/STOP SIGN
- 9 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



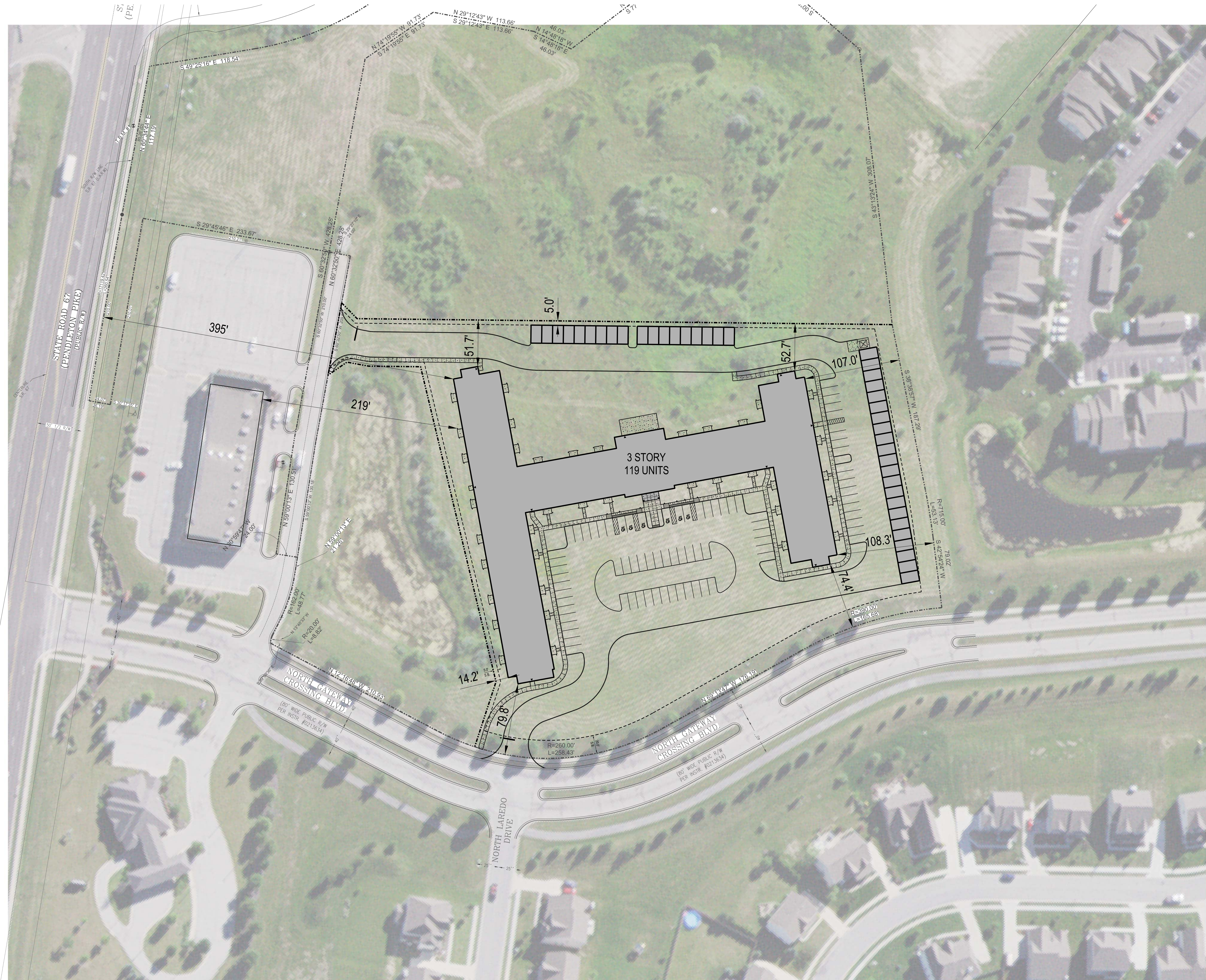
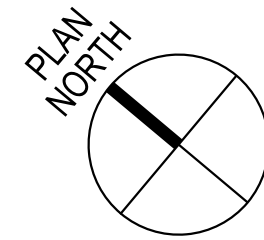
C&S Engineers, Inc.
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CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 05-20-2019		
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		

SITE PLAN

C101



C&S Engineers, Inc.
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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:	
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OVERALL
SITE PLAN
EXHIBIT

USER
DATE
TIME