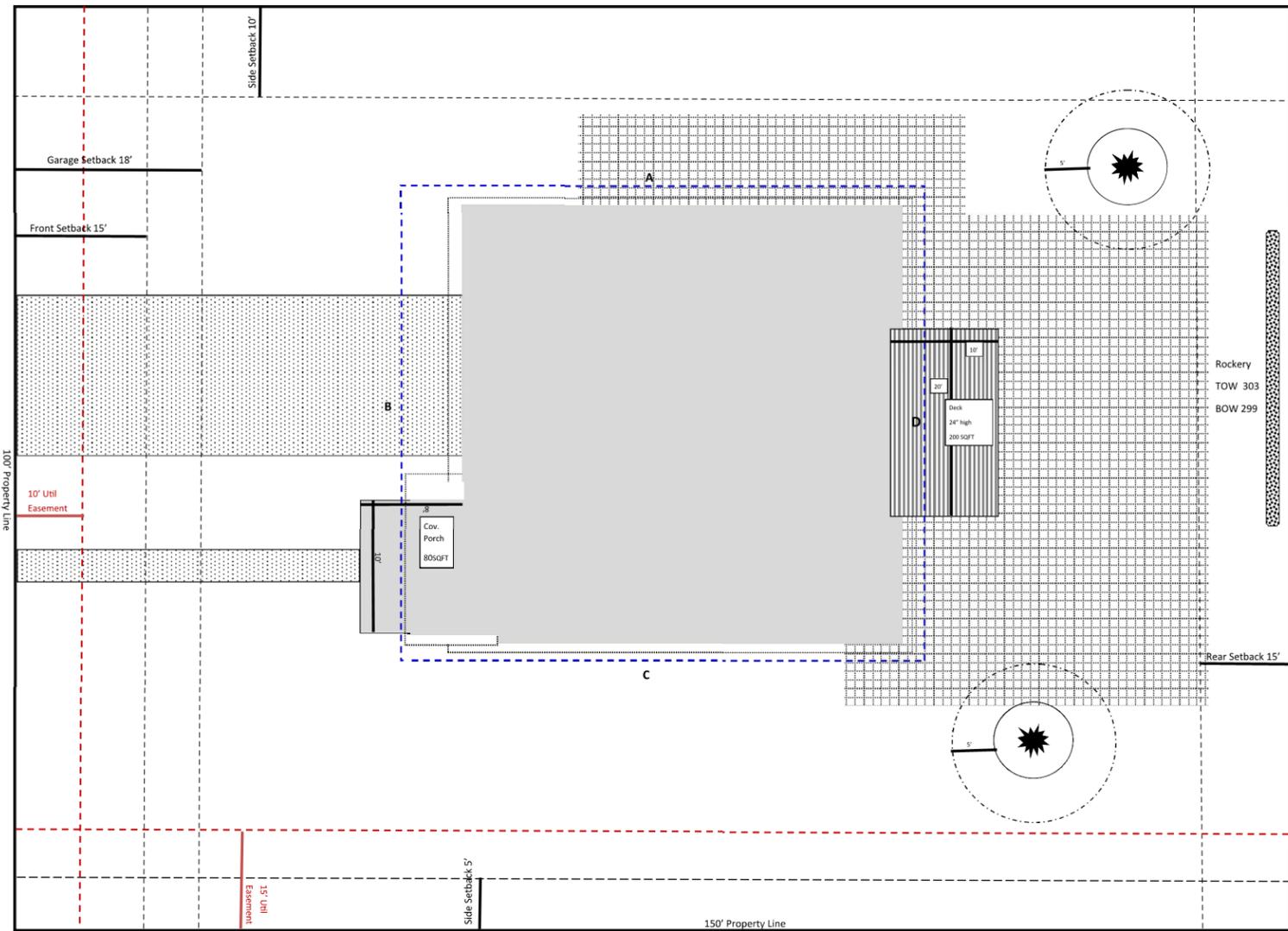


STREET NAME



Symbol Legend		Architectural Plan Legend		Page #
Setbacks		Ground level foot print		CS.06
Easement Lines		Elevations for all sides of structure		CS.08-11
Property Lines		Materials		CS.06.01
Roof outline				
Trees				
Tree setback				
Open Space				
Pavement				
Rockery				

Scale 1:10



X Map Checklist (STAFF USE ONLY, checklist table must be on Site Plan)	
Tree symbols by species for all trees 6" greater diameter-at-breast-height (DBH)	
Tree identification numbers	
Tree Trunk Diameter	
Tree driplines	
Tree 5' setback from dripline	
Trees removed shall be shown with an outline symbol and an X through them	
All decks, porches (covered and uncovered) and patios shall include dimensions, area and label. For example, deck 300 SQFT 10'x30', covered porch 200 SQFT 20' x 10'	
Driveway and walkways with dimensions and area	
Footprints of all structures (Existing and Proposed. Please be sure to label accordingly)	
Roof outline of all structures.	
All required zoning code setbacks labeled front, side, rear etc., and the distance from the property line shown and labeled.	
Average finish grade box (smallest rectangle that can fit entire structure) and the point from where each elevation was taken, labeled A-D. Please see RZC definitions for Height of Structure and Structure.	
Open Space with dimensions; identify with shading.	
All easements, their identified purpose along with their dimensions.	
North arrow	
Scale	
Street names	
New retaining walls labeled, elevation including top and bottom of wall	

Table 9: Architectural Design Standards				
Show elevation variation for each and note sheet number for which it can be verified				
	A	B	C	D
	Left Side Lot 5	Proposed Unit Lot 6	Right Side Lot 7	Across Street Lot 12
	Permit BPLN-2015-0111		Permit BPLN-2015-1112	Permit # N/A
3 Primary Features Chosen	Height			
	Roof Shape			
	Dwelling Size			
3 Secondary Features Chosen	Front Setback			
	Materials and Detailing			
	Windows			

Table 1: Property Information	
Parcel Number	12345678910
Zone	R-5 RZC 21.08.080
Neighborhood	Willows Rosehill
Subdivision	Subdivision Name/ original name if changed
Lot #	6
Lot Square Footage	15,000 SQFT
Address	12345 NE Street Name
Property Owner Name	John Smith
Owner's Address	12222 Business Rd SE
Owner's Phone	123-456-7899
Owner's E-mail	owner@email.com
Applicant's Name	Jane Smith @ Company Name
Applicant's Address	13333 Company Rd
Applicant's Phone	321-222-2222
Applicant's E-mail	Applicant@e-mail.com
Is Project Part of a PRD	YES/NO

Table 2: Setbacks		
Note N/A if an item doesn't apply	Required for Zone	Proposed
Front	15	15
Side/Interior (each side in feet)	10/5	10/5
Side Street	15	n/a
Rear	10	10
Garage/ Carport	18	18
Building Separation	10	10
Alley	10	N/A
Shoreline Buffer by Designation	200	N/A
Stream Buffer	N/A	N/A
Steep Slope Buffer	15-50	N/A
Wetland Buffer	25-150	N/A

Table 3: Lot Coverage		
	Maximum Allowed	Proposed
House		2000
Garage/ Carport		600
Decks 30' or greater in height		n/a
Covered Porches/ Patios		80
Accessory Structures		n/a
Other (explain):		n/a
Total amount of lot coverage:		2680 SQFT
Total lot square footage:	15,000 SQFT	
Percentage of lot coverage:	40%	17.8%

Table 4: Impervious Coverage		
	Maximum Allowed	Proposed
Lot Coverage square footage		2680
Driveways and walkways		1500
Other (explain):		n/a
Total amount impervious surface:	9000	4180
Total lot square footage:	15000	
Percentage of impervious coverage:	60%	27.8%

Table 5: Building Height		
Elevation	Height	Proposed
Elevation A	298	
Elevation B	299	
Elevation C	299	
Elevation D	301	
(A+B+C+D)/4 =Average of grade(AOG)	298+299+299+301=119 7/4=299.25	
Show Calc:		
Top of Roof Elevation (TRE)	332	
Height (TRE-AOG=)	35'	32.75'

Table 6: Open Space		
Minimum Open Space as Required By Plat Approval	Proposed Open Space	Proposed Dimensions
1500 SQFT 10%	1620	18'x90'

Table 7: Trees			
Tree#	Tree Species	Size (DBH)	Retained YES/ NO
201	Maple	28"	YES
202	Douq Fir	30"	YES
203	Maple	16"	NO

Table 8: Transition Area			
Feature(s) walkway & plantings, porch, etc..	Square footage	plantings on both sides?	If walkway chosen 2' wide?
80 sqft Front Porch	80SQFT	YES	YES
Walkway	36SQFT	YES	YES

Variation In Height			
A	B	C	D
Height 10% difference	Building Height	Building Height 10% difference	Height 12% difference from
Elevation A 299	Elevation A 298	Elevation A 299	Elevation A 290
Elevation B 290	Elevation B 299	Elevation B 290	Elevation B 295
Elevation C 295	Elevation C 299	Elevation C 294	Elevation C 299
Elevation D 294	Elevation D 301	Elevation D 295	Elevation D 294
AOG 294	AOG 299.25	AOG 294	AOG 294
Show Calc:	Show Calc:	Show Calc:	Show Calc:
TRE 323.48	TRE 332	TRE 330	TRE 322.8
Height (TRE-AOG=) 29.48	Height (TRE-AOG=) 32.75'	Height (TRE-AOG=) 36.03	Height (TRE-AOG=) 28.82

Variation In Roof Shape			
A	B	C	D
Shed	Box Gamble	Intersecting Hip	Shed

Dwelling Size								
	A		B		C		D	
	Dwelling Area	Square footage						
Interior living space	3200		3000		2690		3350	
Garage	700		600		542		709	
Covered Porch	88		80		80		110	
Covered Deck	60		N/A		N/A		N/A	
Covered Patio	N/A		N/A		N/A		N/A	
Total	4048		3680		3312		4159	
Total of proposed for B	3680		3680		3680		3680	
% difference	10%				10%		13%	

Variation In Setbacks 4' or greater			
A	B	C	D
24'	29'	21'	33'

Variation In Building Materials			
A	B	C	D
Variation in Building Materials, Colors and Detailing			
Materials Metal Siding	Materials Brick	Materials Metal Siding	Materials LedgeStone
Composite Roof	Limestone	Composite Roof	Cedar
Color Red	Color White	Color Red	Color Brown
Black trim	Green	Beige trim	Blue
Detailing Eye Brow Roof Columns	Detailing Cantilever Double Post at Porch	Detailing Corbel Columns	Detailing Eye Brow Roof Lap Siding

Variation In Windows			
A	B	C	D
Image A	Image B	Image C	Image D

This plan is for example purposes only and is not to scale. The above design table is to provide an example of how information is to be displayed and is not a comprehensive example of the codes application to a single/ specific application for a home.