

BUILDING 5 NOTES:

UNIT: A	UNIT: D
TOF: 56.65	TOF: 57.50
GARAGE SLAB: 55.50	GARAGE SLAB: 56.40
UNIT: B	UNIT: E
TOF: 56.95	TOF: 57.70
GARAGE SLAB: 55.80	GARAGE SLAB: 56.70
UNIT: C	
TOF: 57.25	
GARAGE SLAB: 56.10	

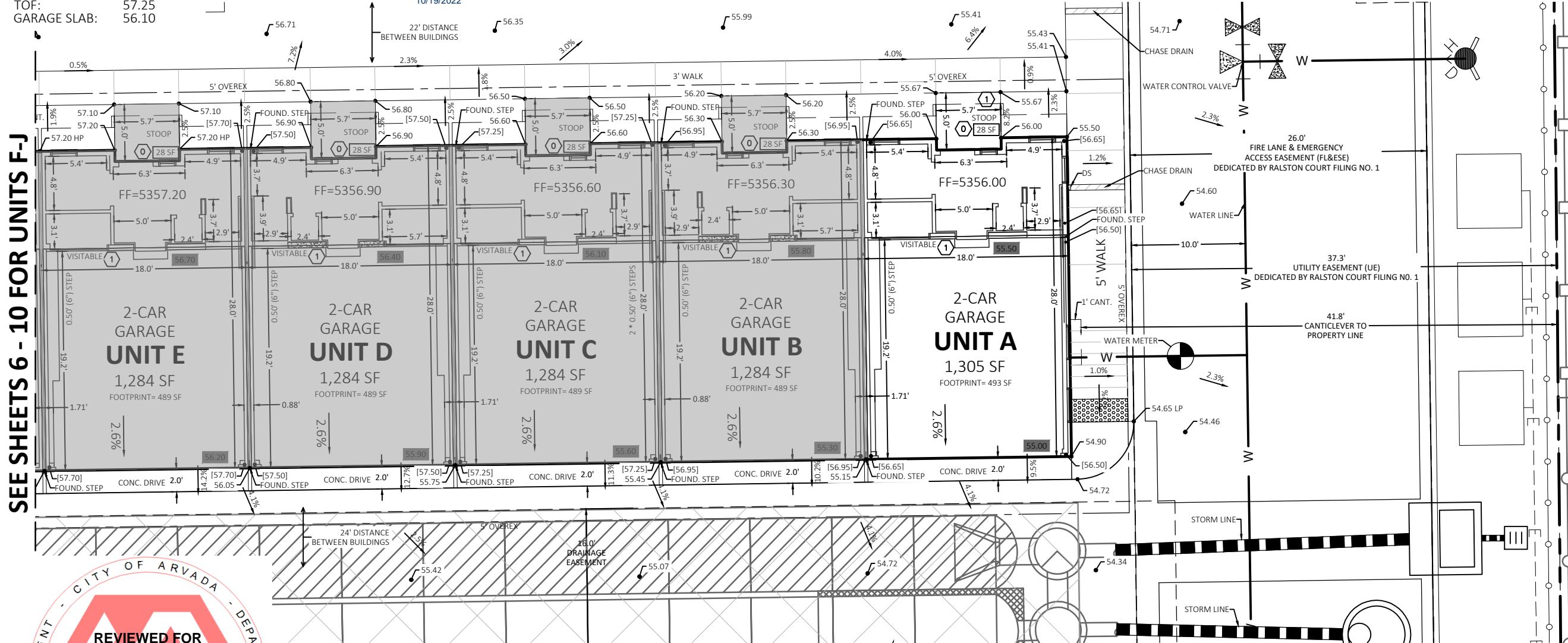
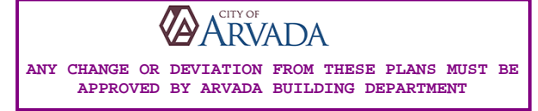


RALSTON COURT

PLOT PLANS

LOT 1, RALSTON COURT FILING NO. 1,
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10,
 TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

*** SEE APPROVED/ STAMPED
 CONSTRUCTION SITE PLAN FOR CLEARLY
 LABELED FIRE SEPARATION DISTANCES***



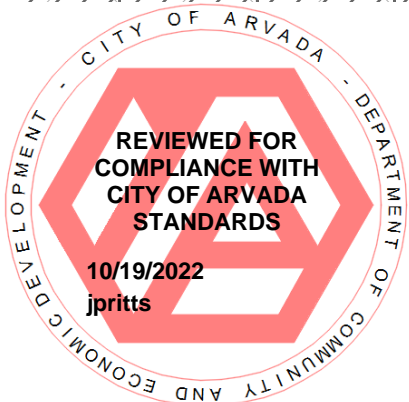
UNIT A BLDG SF:

LOT SIZE: 1,698 AC
 BUILDING FOOTPRINT: 493 SF
 BUILDING SQUARE FOOTAGE: 1,305 SF

LEGEND:

- XX SF PORCH
- (X) RISER COUNT
- XX.XX CONCRETE ELEVATION
- XX.XX GRADING PLAN ELEVATION
- [XX.XX] TOP OF FOUNDATION ELEVATION
- OVEREX LIMITS
- SS SANITARY LINE
- W WATER LINE
- PROPERTY LINE
- Water structures symbols
- Sanitary structures symbols
- CANT. CANTILEVER
- DS DOWNSPOUT
- TS TOP OF STEP
- BS BOTTOM OF STEP

SEE SHEETS 6 - 10 FOR UNITS F-J



Please submit driveway variance letter for CO approval.

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OF FOUNDATION LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT
- PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.

MINIMUM SETBACKS:

FRONT: 8'
 REAR: 8'
 SIDE: 15'
 BLDG SEPARATION: 18'



DATE	DESCRIPTION
08.19.22	1ST PLOT PLAN SUBMITTAL
10.14.22	2ND PLOT PLAN SUBMITTAL
-	-
-	-
-	-
-	-

PLOT PLAN

RALSTON COURT LOT 1 FILING NO. 1

8705 RALSTON ROAD
 ARVADA, COLORADO

- RETAINING WALLS OVER 4' IN HEIGHT MEASURED FROM BOTTOM OF FOOTING TO TOP OF WALL OR SUPPORTING A SURCHARGE WILL REQUIRE A SEPARATE PERMIT.
- IF PROJECTIONS FROM THE EXTERIOR WALL EXTEND INTO THE 5' SETBACK TO THE PROPERTY LINE, PROVIDE FIRE PROTECTION ON THE UNDERSIDE OF THE PROJECTION WITH A ONE HOUR FIRE RESISTANT RATING. METHOD MUST BE APPROVED BY THE CITY OF ARVADA.
- FOUNDATION INSULATION IS REQUIRED FOR PRESCRIPTIVE DESIGNS TO MEET THE ENERGY CODE AT SLAB ON GRADE FOUNDATIONS. MINIMUM R-10 INSULATION FOR 2' DEEP. CALL FOR INSPECTION PRIOR TO BACKFILL.



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