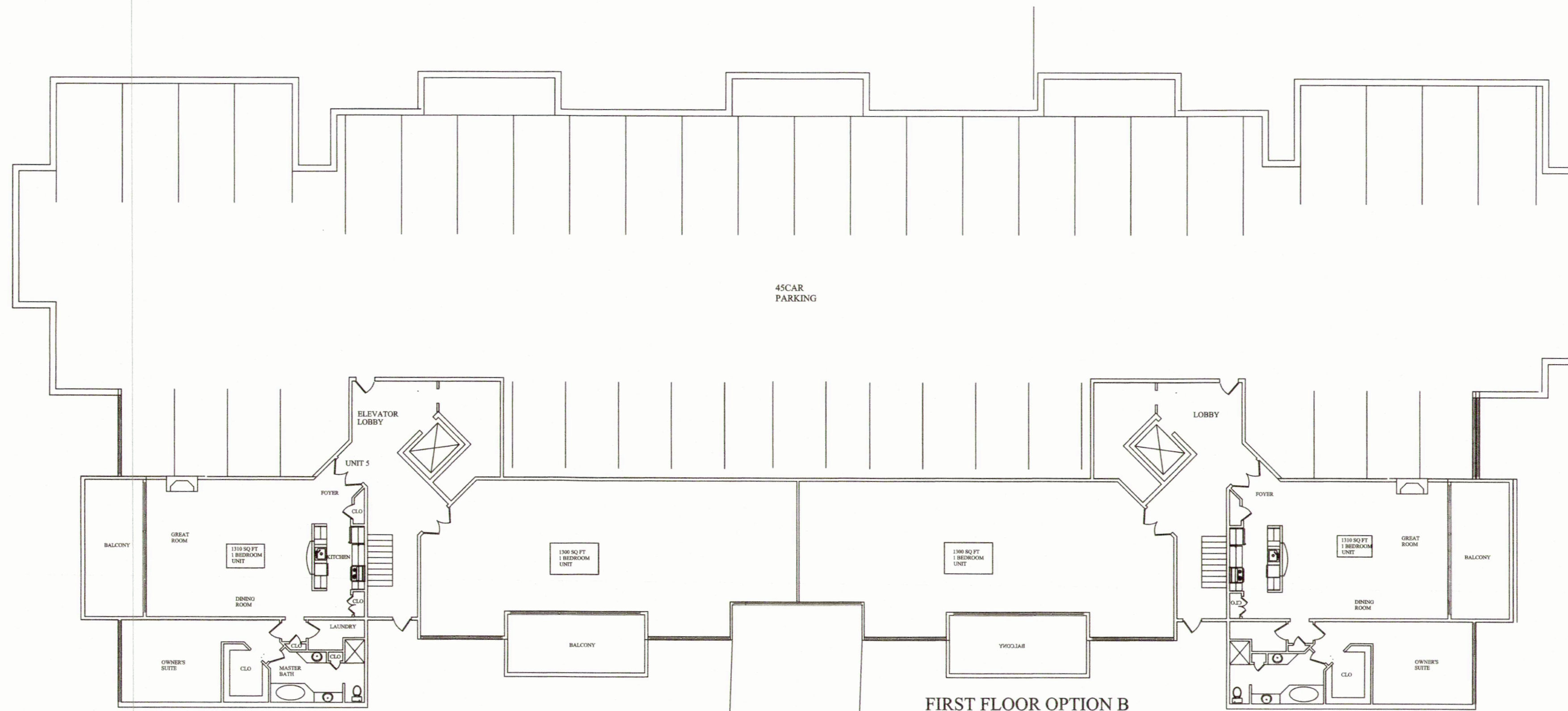


2ND, 3RD, 4TH, AND 5TH FLOORS OPTION B
 6 UNITS 2 BEDROOMS 2 AND 4 BATHS PLUS DEN
 3 UNITS 1 BEDROOM 1 AND 1/2 BATHS, LAUNDRY PLUS DEN
 1 UNIT 1 BEDROOM 1 AND 1/2 BATH PLUS LAUNDRY



FIRST FLOOR OPTION B
 4 UNITS 1 BEDROOM 1 AND 1/2 BATHS, LAUNDRY
 45 INTERIOR PARKING SPACES

J2A
A R C H I T E C T S
 133 FARMS AVE. WILMINGTON, DELAWARE 19817
 302.425.1000

The contractor is responsible for confirming and correcting all quantities and dimensions. The contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting construction processes and techniques of construction, coordinating the work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner. Contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

**OPTION B
1ST FL**

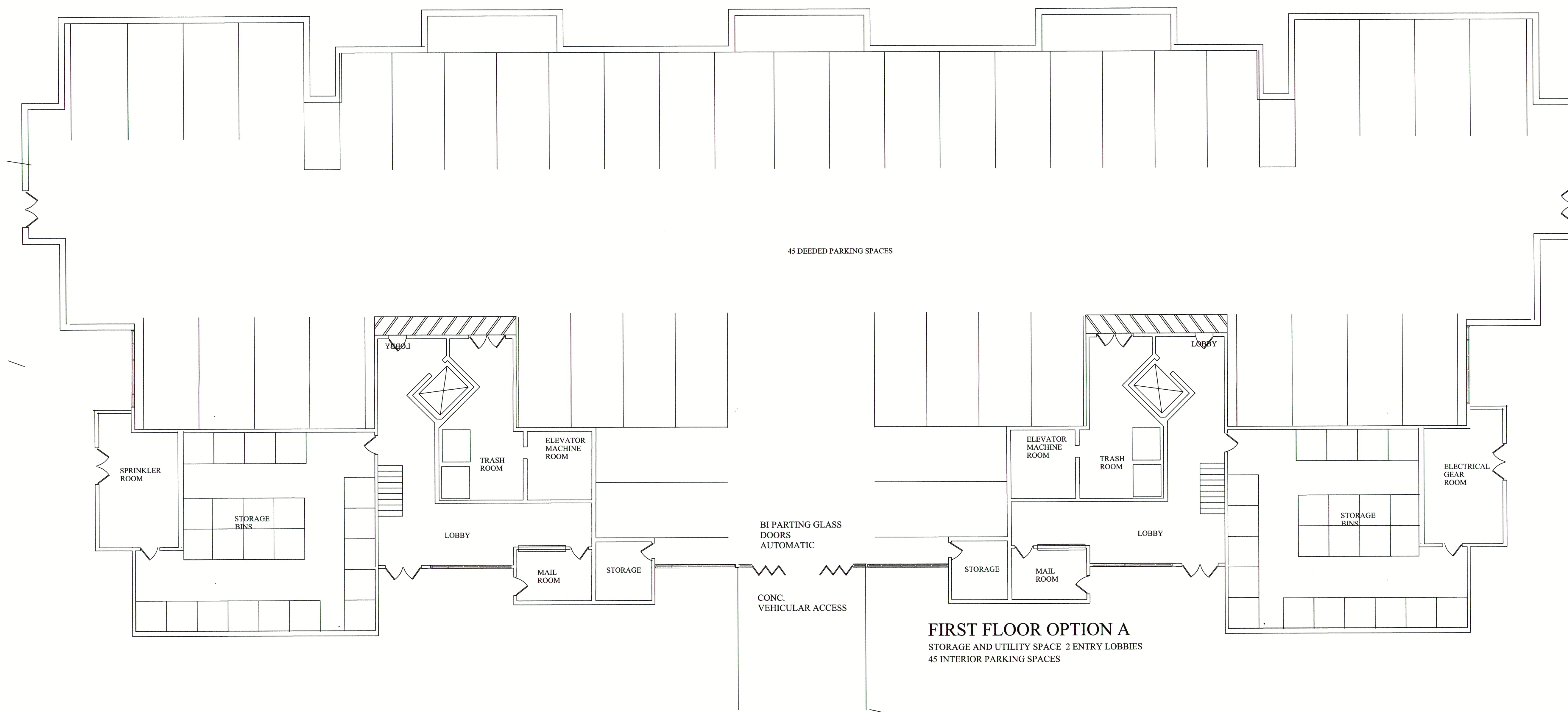
REVISIONS	NO.	DATE

Date AUG 2015
 Scale AS NOTED
 Plot
 Drawn S.P.
 Approved J.J.

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PENTHOUSES
AT COFFEE RUN

HOCKESSIN, DE



ELEVATION E
MIXED BRICK AND EIFS
AND HARDIE CEMENT FIBER BOARD

J2f
 ARCHITECTS
 1375 MARKET VILLAGE, WILMINGTON, DELAWARE 19810
 302.425.1688

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1ST FLOOR PARKING
AND STORAGE
FRONT ELEVATION

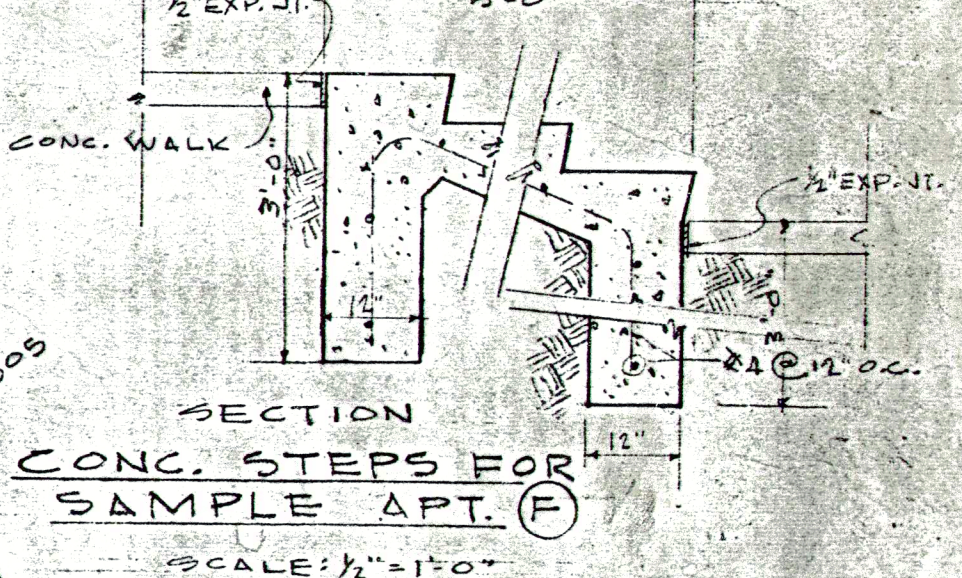
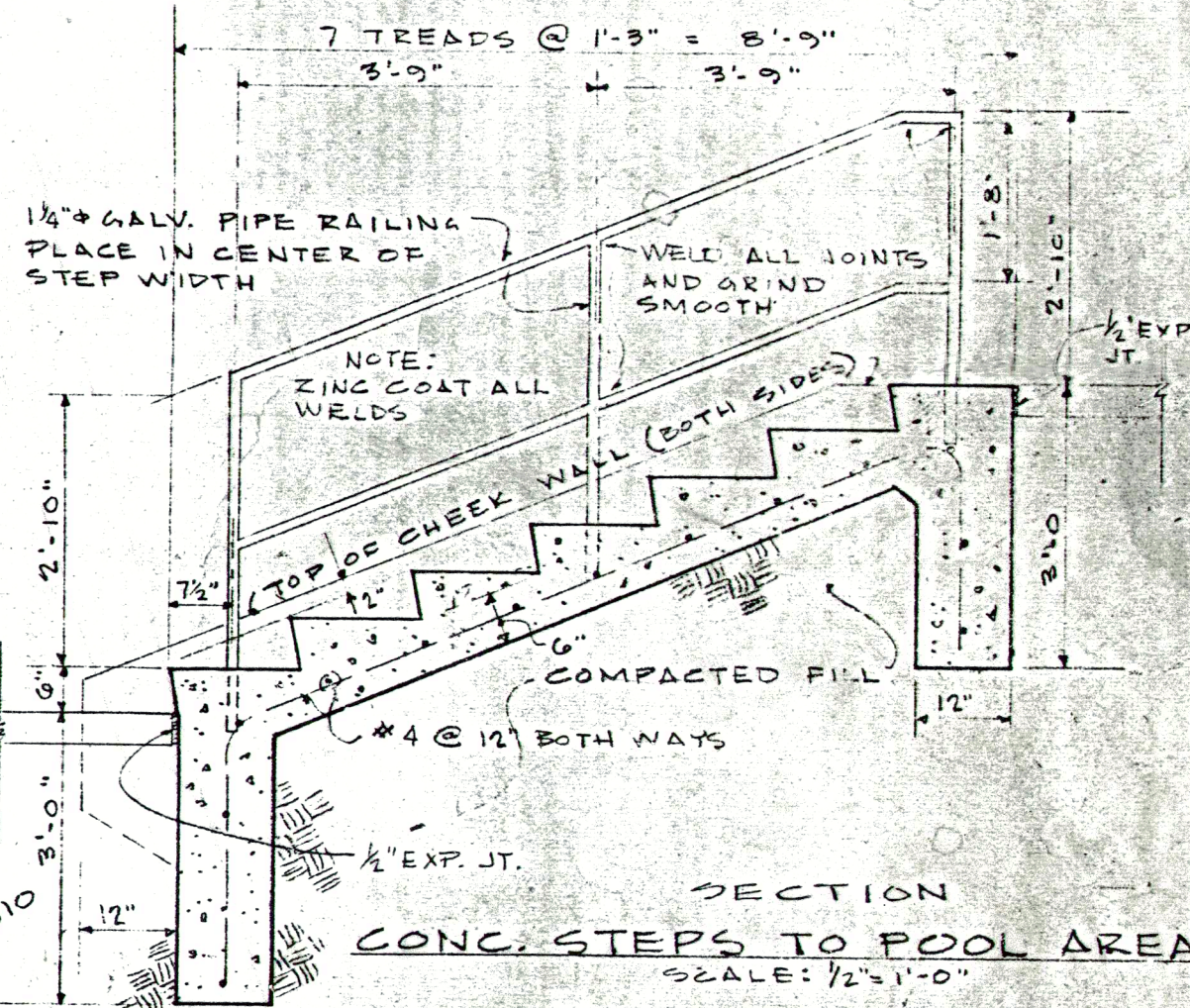
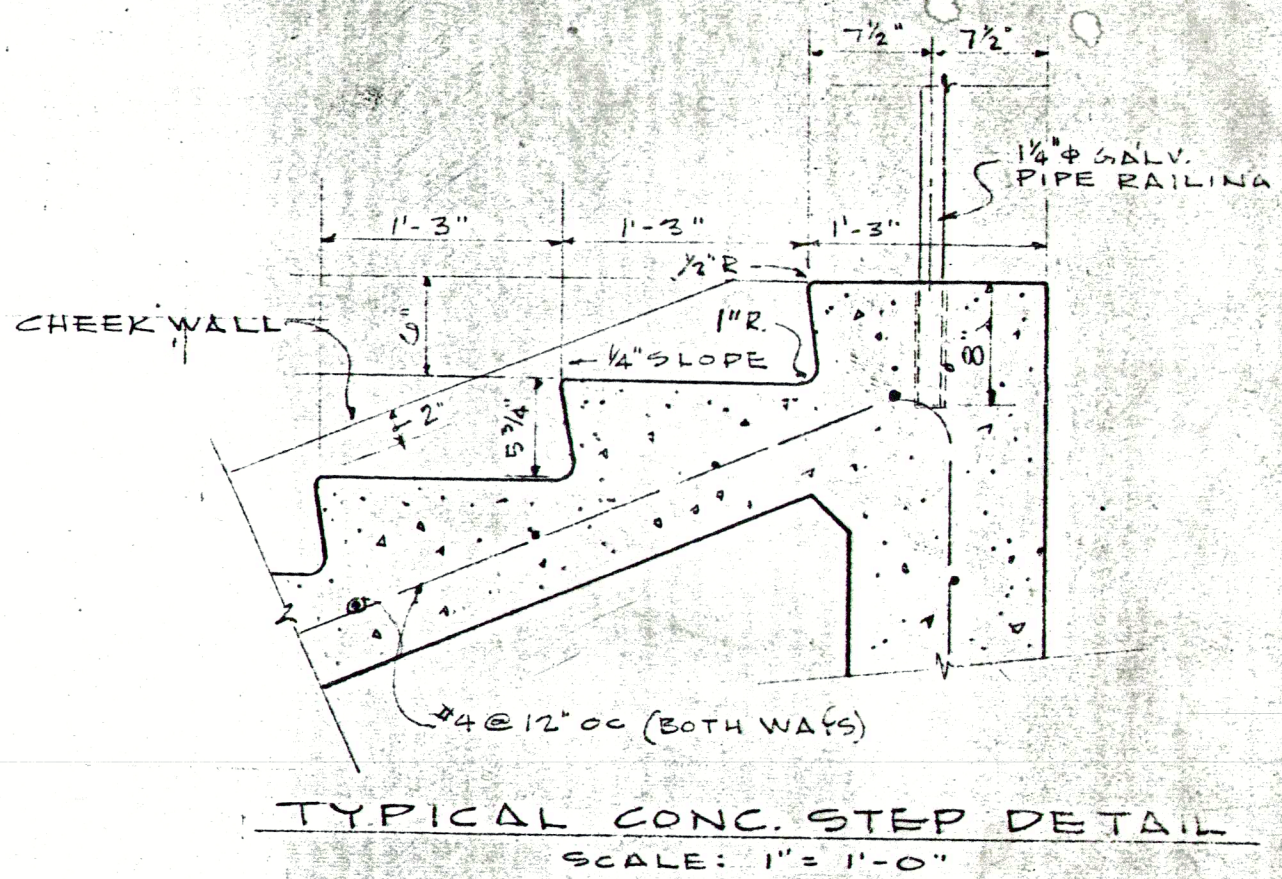
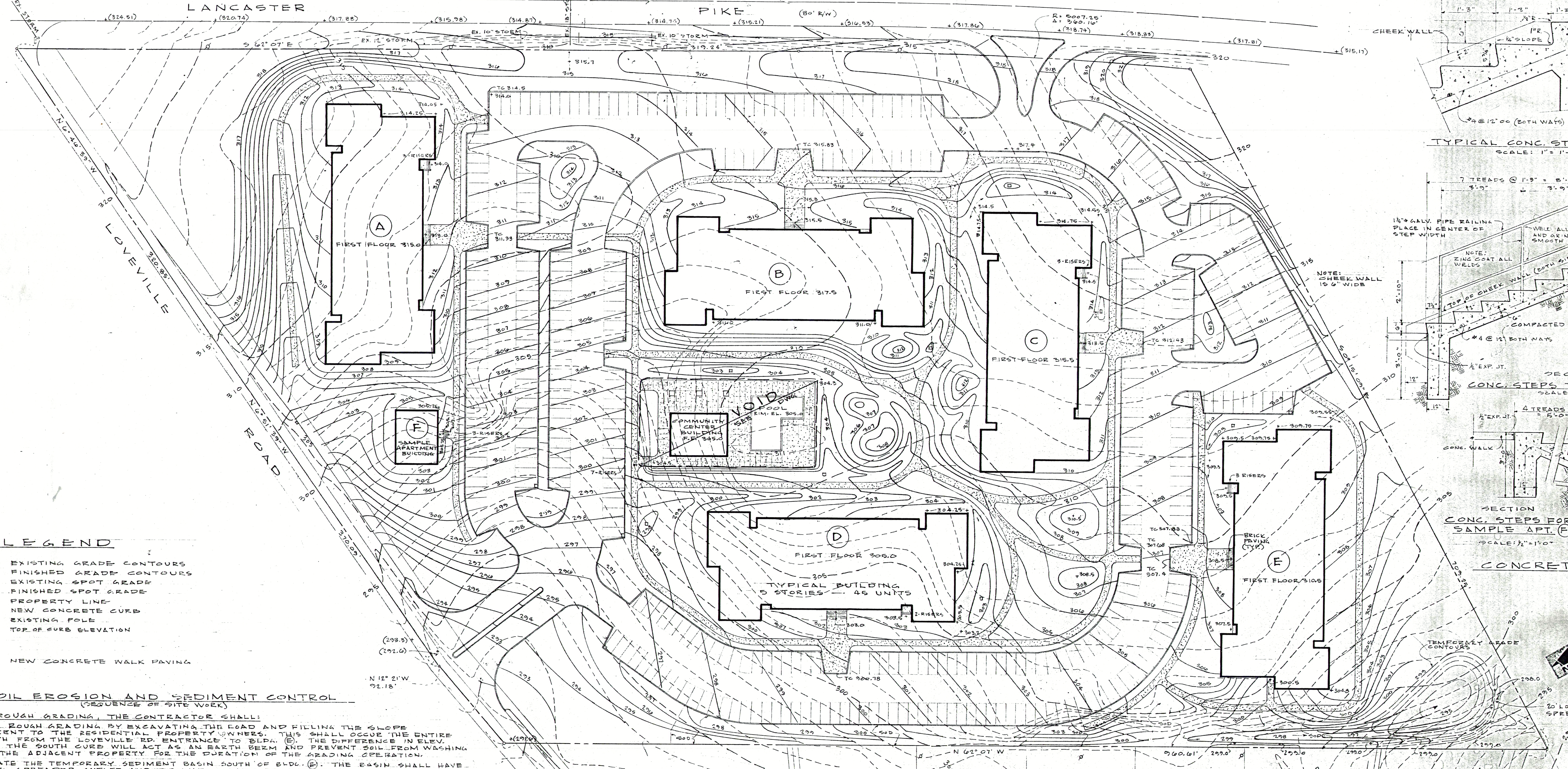
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HEREIN THEREFROM.

Project # VS-P-4500-4

Sheet
A1.0



CONCRETE STEPS

- LEGEND**
- - - - - EXISTING GRADE CONTOURS
 - — — — FINISHED GRADE CONTOURS
 - + (292.6) EXISTING SPOT GRADE
 - + 314.0 FINISHED SPOT GRADE
 - — — — PROPERTY LINE
 - — — — NEW CONCRETE CURB
 - — — — EXISTING POLE
 - T.C. 307.6 TOP OF CURB ELEVATION
 - [Pattern] NEW CONCRETE WALK PAVING

SOIL EROSION AND SEDIMENT CONTROL
(SEQUENCE OF SITE WORK)

- INITIAL ROUGH GRADING, THE CONTRACTOR SHALL:**
1. BEGIN ROUGH GRADING BY EXCAVATING THE ROAD AND FILLING THE SLOPE ADJACENT TO THE RESIDENTIAL PROPERTY OWNERS. THIS SHALL OCCUR THE ENTIRE LENGTH FROM THE LOVEVILLE RD. ENTRANCE TO BLDG. (E). THE DIFFERENCE IN ELEV. ALONG THE SOUTH CURB WILL ACT AS AN EARTH BERM AND PREVENT SOIL FROM WASHING ONTO THE ADJACENT PROPERTY FOR THE DURATION OF THE GRADING OPERATION.
 2. EXCAVATE THE TEMPORARY SEDIMENT BASIN SOUTH OF BLDG. (E). THE BASIN SHALL HAVE A LEVEL SPREADER OUTLET AND THE WATER SHALL BE DIVERTED TO THE OPEN FIELD TO THE EAST.
 3. SHAPE AND SOD THE 20' STRIP ALONG THE SOUTH PROPERTY LINE AS SOON AS POSSIBLE.
- IMMEDIATELY AFTER ROUGH GRADING THE AREAS NOT IN THE FIRST PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL:**
1. SEED AND MULCH SMALLER PORTIONS OF THE TOTAL DISTURBED AREA AS SOON AS THEY BECOME ROUGH GRADED.
 2. SEED AND MULCH ALL SLOPES AS SOON AS POSSIBLE.
- DURING THE COMPLETION OF BLDG. (E), THE CONTRACTOR SHALL:**
1. REMOVE THE BASIN AND REGRADE THE EARTH TO FINISH GRADE CONTOURS
 2. THE PLANT MATERIAL SHALL BE PLANTED ALONG THE SOUTH PROPERTY LINE
- THE SOIL THAT HAS SETTLED OUT IN THE BASIN SHALL BE EXCAVATED PERIODICALLY AND MAINTAINED TO ASSURE THE PROPER HOLDING CAPACITY. INSTALL A TEMPORARY FENCE AROUND THE BASIN IF REQUIRE BY LOCAL AUTHORITIES.

SITE AND GRADING PLAN
SCALE: 1" = 40'

WESTGATE FARMS
RESIDENTIAL

REVISIONS		<p>WILLIAM L. GAUDREAU REGISTERED ARCHITECT 13 W. MULBERRY ST. BALTIMORE, MARYLAND 21201</p>	<p>COFFEE RUN CONDOMINIUMS TO BE BUILT BY FRANK ROBINO ASSOCIATION</p>	<p>DWB NO SP-1 OF JOB NO 1902 DATE 3/6/73</p>
		<p>E. F. SIEGEL & ASSOC., LTD. MECHANICAL ENGR.</p>	<p>LANCASTER PIKE & LOVEVILLE ROAD NEWCASTLE COUNTY DELAWARE</p>	

