

**MEMORANDUM  
PLANNING COMMISSION CASES SCHEDULED FOR  
JUNE 2nd, 2026 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, June 2nd, 2026 Planning Commission public hearing.

The case planner contact information is below. Please contact the case planner if you have questions on these cases. Thank you.

**Staff Contact Information—phone and e-mail:**

Donald Kress	(241-1473)	<a href="mailto:dkress@FargoND.gov">dkress@FargoND.gov</a>
Maegin Elshaug	(476-4120)	<a href="mailto:melshaug@FargoND.gov">melshaug@FargoND.gov</a>
Kim Citrowske	(241-1475)	<a href="mailto:kcitrowske@FargoND.gov">kcitrowske@FargoND.gov</a>
Luke Morman	(476-6751)	<a href="mailto:lmorman@FargoND.gov">lmorman@FargoND.gov</a>
Alayna Espeseth	(476-4151)	<a href="mailto:aespeseth@FargoND.gov">aespeseth@FargoND.gov</a>
Chelsea Levorsen	(476-4144)	<a href="mailto:clevorsen@FargoND.gov">clevorsen@FargoND.gov</a>

1. An application requesting a Plat of **RWA Third Addition** (Minor Subdivision) a replat of Lots 3 and 4, Block 1, Replat of RWA Addition, City of Fargo, Cass County, North Dakota, including a subdivision waiver for drain setback.  
Located at: 801, 845, and 909 34<sup>th</sup> Street North  
Owner / Applicant: Bullinger Enterprises, LLLP / Houston Engineering  
Current Zoning: LI, Limited Industrial No change proposed.  
Case Planner: Donald Kress
2. An application requesting a zoning change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential, and a Plat of **Selkirk Place Sixth Addition** (Minor Subdivision) a replat of Lot 10, Block 3, Selkirk Place Second Addition, City of Fargo, Cass County, North Dakota  
Located at: 6655 Selkirk Drive South  
Owner / Applicant: NICD, LLC / EagleRidge Development  
Current Zoning: SR-5, Single-Dwelling Residential. See above for zone change.  
Case Planner: :Donald Kress
3. An application requesting a Plat of **The Cul-de-Sac of Cottagewood First Addition** (Major Subdivision) a replat of Lots 17 and 18, Block 1, Cottagewood First Addition, City of Fargo, Cass County, North Dakota  
Located at: 3856 and 3870 47<sup>th</sup> Avenue South  
Owner / Applicant: Craig Helenske  
Current Zoning: SR-2, Single-Dwelling Residential. No change proposed.  
Case Planner: Luke Morman
4. An application requesting a conditional use permit (CUP) to allow an alternative access plan for reduced parking in the GC, General Commercial Zone on Lot 5, Block 1, **Veterans Square Addition**, City of Fargo, Cass County, North Dakota  
Located at: 5600 38<sup>th</sup> Avenue South  
Owner / Applicant: JB Real Estates Investments, LLC / EagleRidge Development  
Current Zoning: GC, General Commercial with conditional overlay Ord.No. 5044.. No change proposed  
Case Planner: Chelsea Levorsen
5. An application requesting a conditional use permit (CUP) to allow household living in the GC, General Commercial Zone on Lot 5, Block 1, **Veterans Square Addition** City of Fargo, Cass County, North Dakota  
Located at: 5600 38<sup>th</sup> Avenue South  
Owner / Applicant: JB Real Estates Investments, LLC / EagleRidge Development  
Current Zoning: GC, General Commercial with conditional overlay Ord. No. 5044. No change proposed  
Case Planner: Chelsea Levorsen

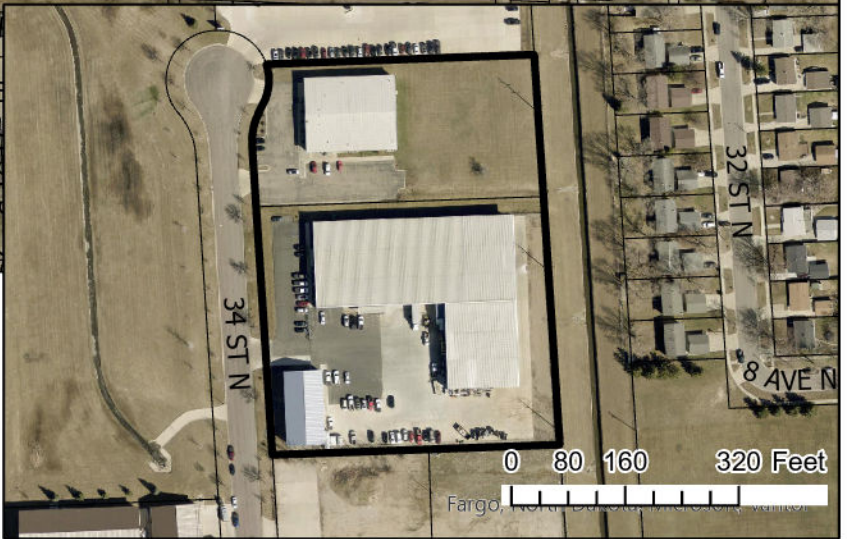
# Minor Subdivision

## RWA Third Addition

801, 845 & 909 34th Street North



Subject Property



**Legend**  
City Limit

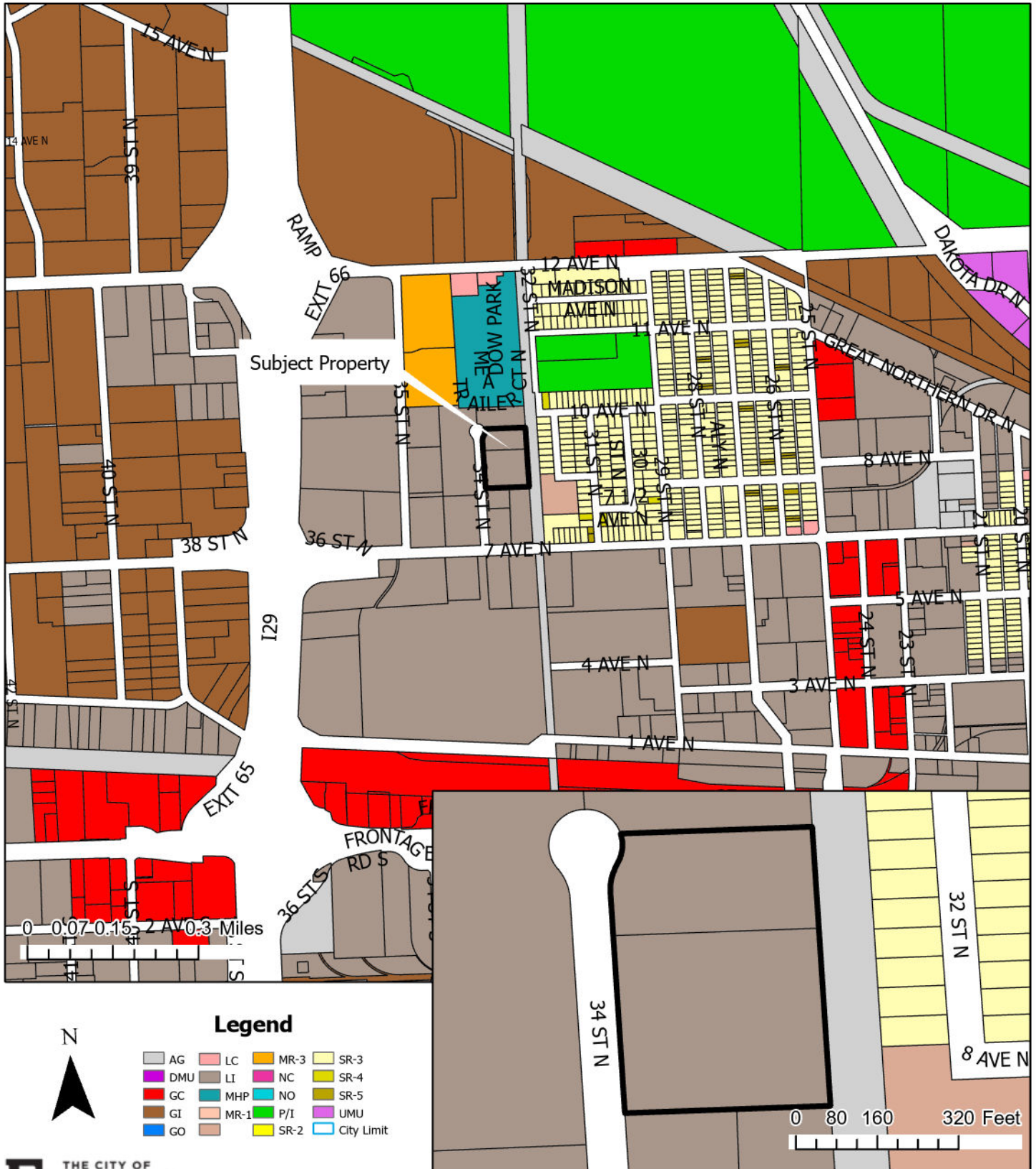


Fargo Planning Commission  
June 2, 2026

# Minor Subdivision

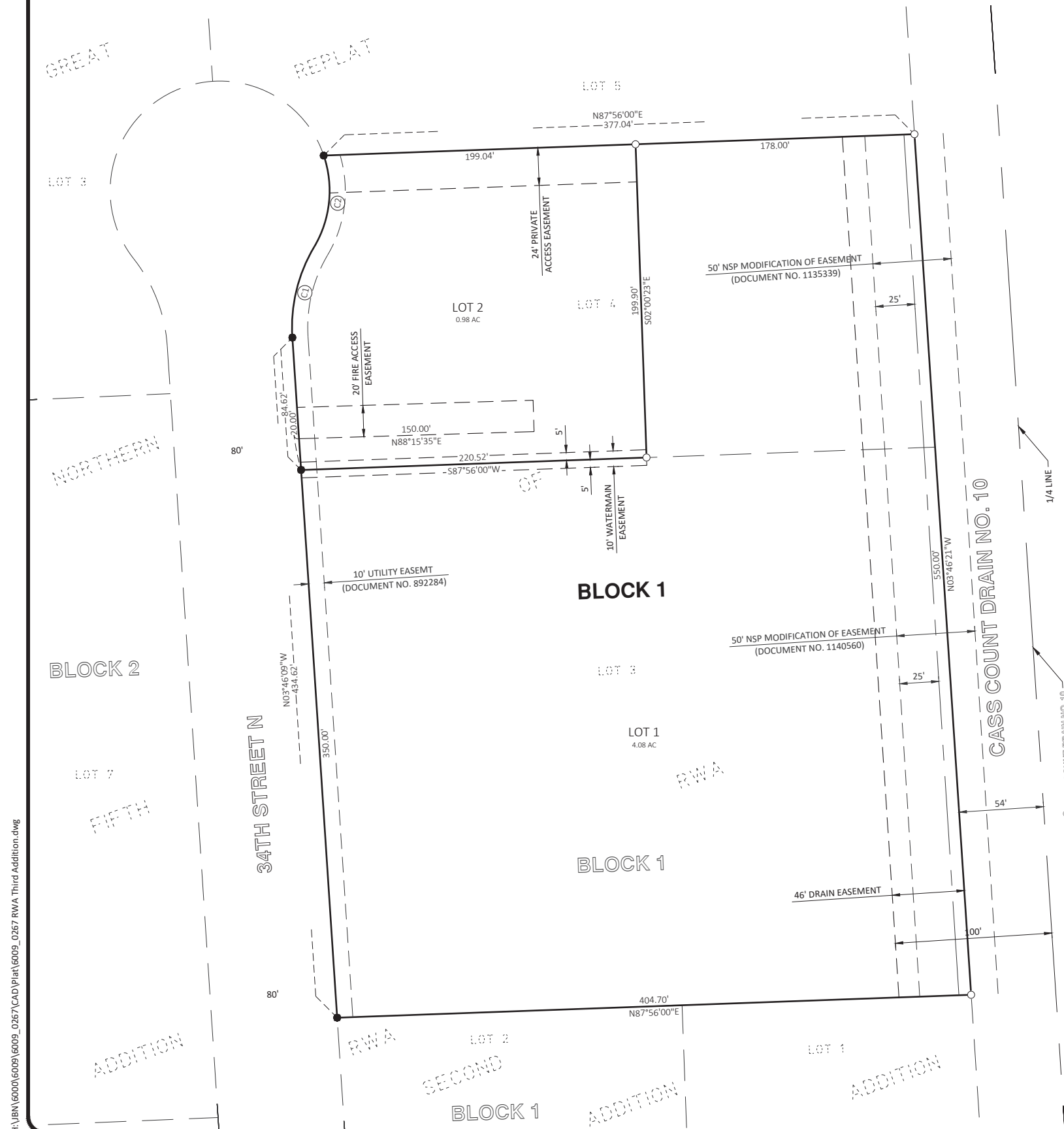
## RWA Third Addition

801, 845 & 909 34th Street North

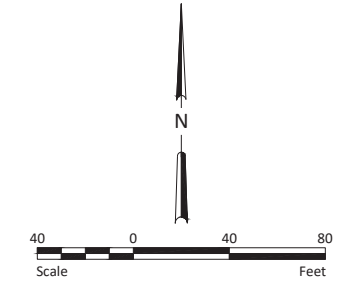


# RWA THIRD ADDITION

A MINOR SUBDIVISION  
 BEING A REPLAT OF LOTS 3 AND 4, BLOCK 1, REPLAT OF RWA ADDITION  
 TO THE CITY OF FARGO,  
 CASS COUNTY, NORTH DAKOTA



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.32	100.00	34°33'39"	N13°30'41"E	59.41
C2	60.55	70.00	49°33'39"	N06°00'41"E	58.68



**LEGEND**

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	—————
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	—————

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992.

H:\JBN\6009\6009\_0267\CAD\Plat\6009\_0267 RWA Third Addition.dwg

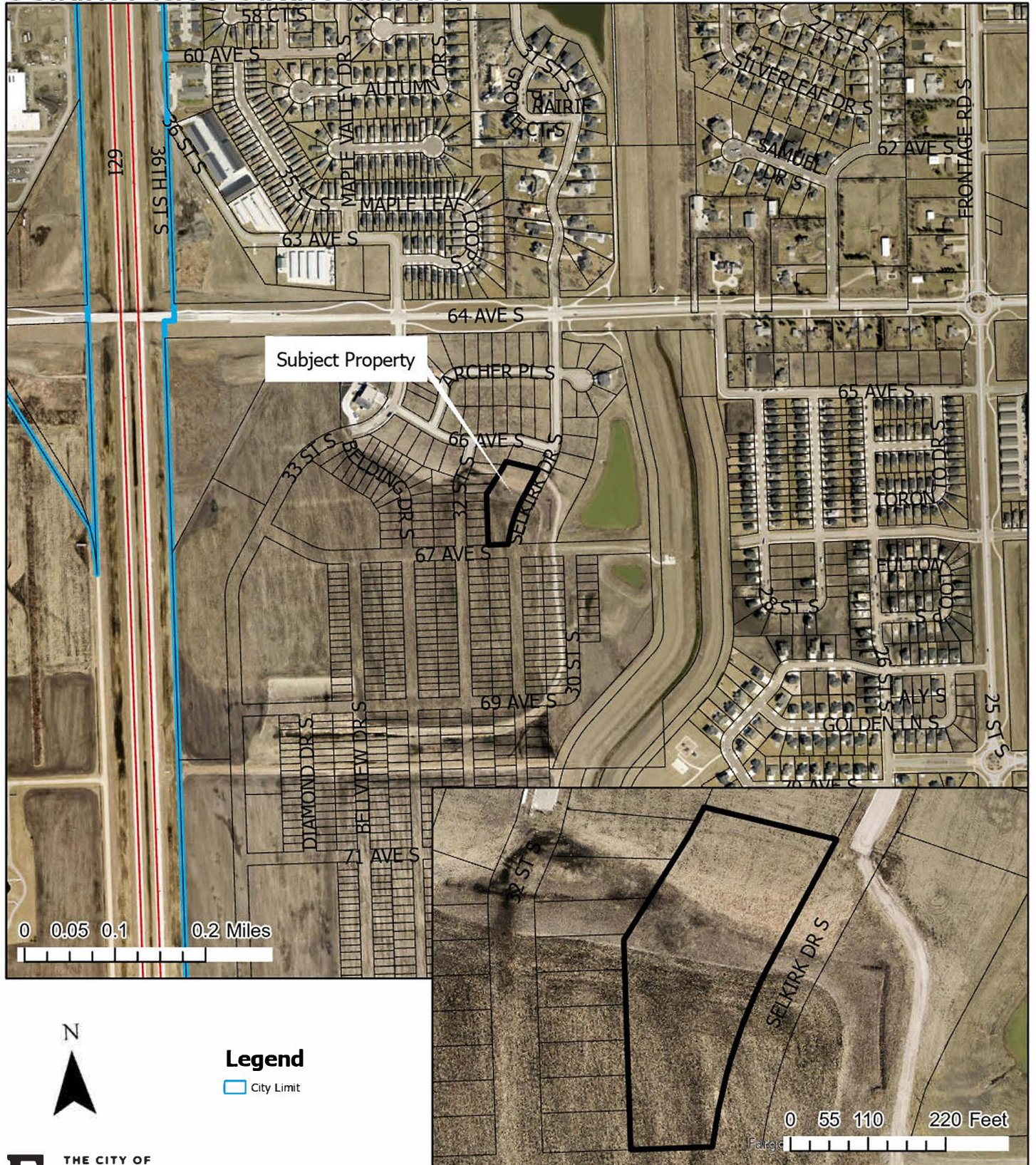




# Minor Subdivision and Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential

## Selkirk Place Sixth Addition

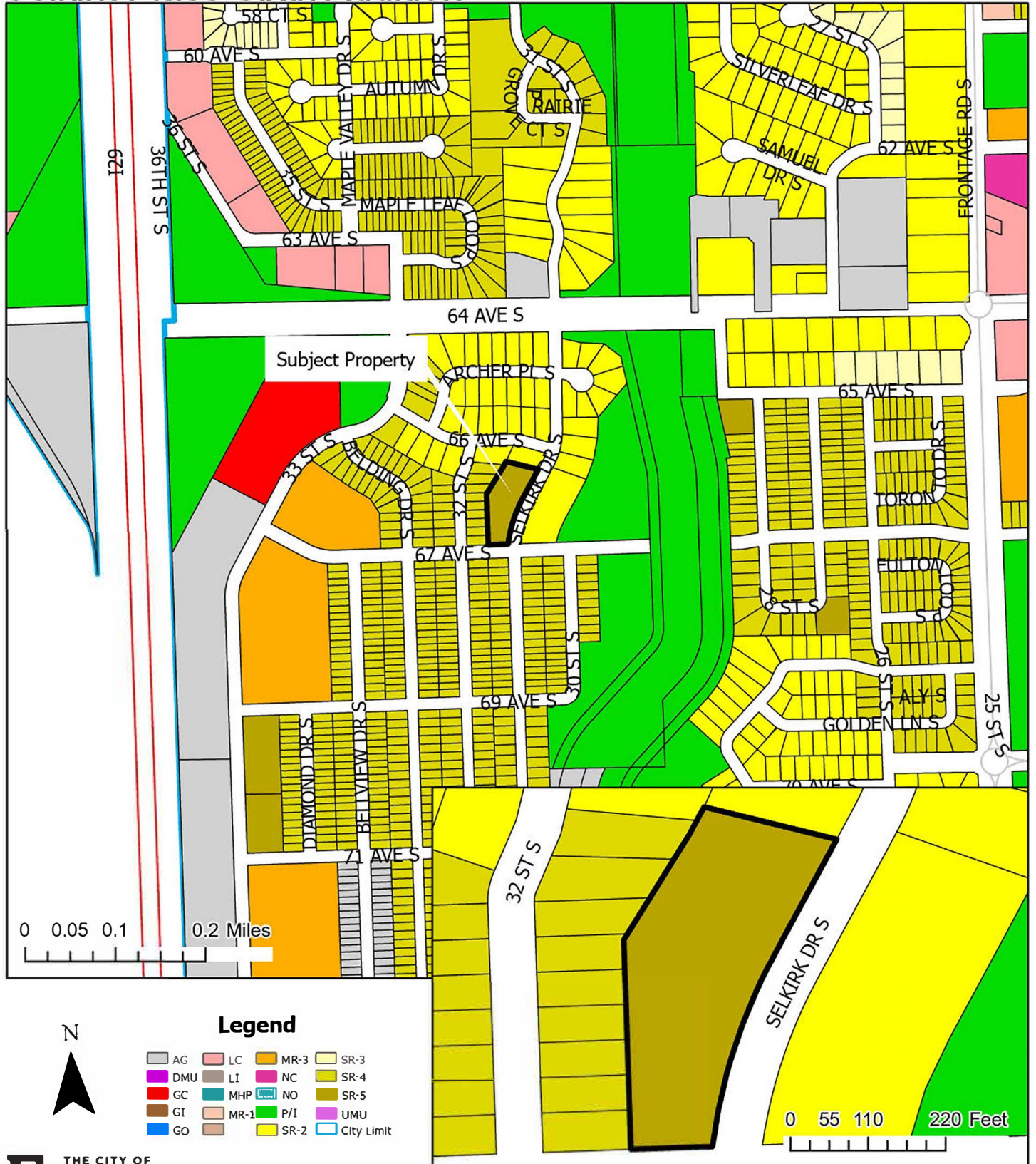
6655 Selkirk Drive South



# Minor Subdivision and Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential

## Selkirk Place Sixth Addition

6655 Selkirk Drive South



# SELKIRK PLACE SIXTH ADDITION

A REPLAT OF ALL OF LOT 10, BLOCK 3, SELKIRK PLACE SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
A MINOR SUBDIVISION

## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NICD, LLC, a North Dakota limited liability company, owner of a parcel of land located in that part of the Northwest Quarter and part of Auditors Lot 2 in the Northeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lot 10, Block 3, SELKIRK PLACE SECOND ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota. Said tract contains 83,181 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "SELKIRK PLACE SIXTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER:  
NICD, LLC

By: James Bullis, President

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared James Bullis, President, NICD, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of NICD, LLC.

Notary Public

MORTGAGE HOLDER:  
First International Bank & Trust

By: Matt Mueller, Senior Vice President

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Matt Mueller, Senior Vice President, First International Bank & Trust, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of First International Bank & Trust.

Notary Public

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as City Engineer for the City of Fargo.

Notary Public

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

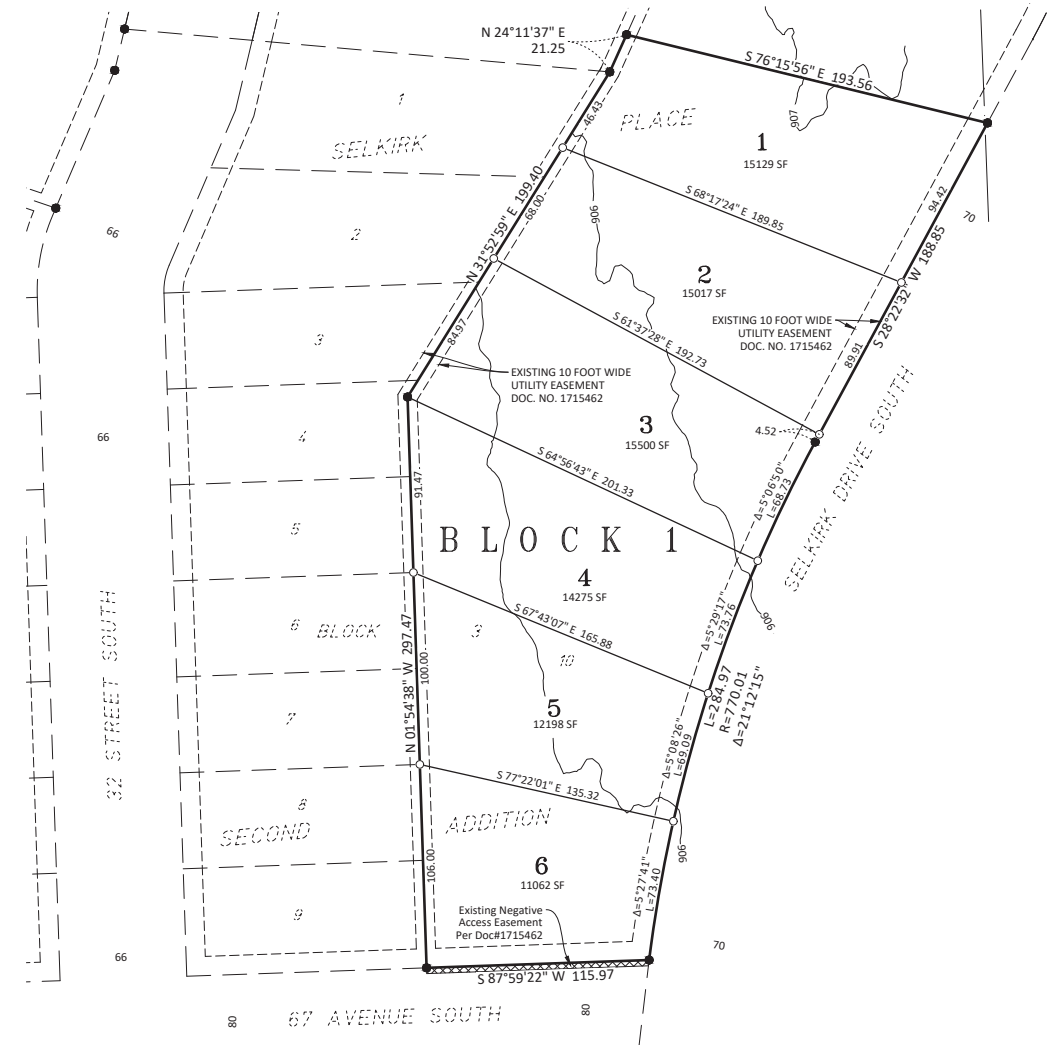
Timothy J. Mahoney, Mayor

Attest:  
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

Notary Public



## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor  
North Dakota License Number LS-5900  
Date: \_\_\_\_\_

State of North Dakota }  
County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

## LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- ~ 90° EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017

## BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

## NOTES

THIS ENTIRE PLAT LIES WITHIN THE 100 YEAR FLOODPLAIN

preliminary



0 50 100  
SCALE IN FEET  
Basis of Bearings:  
Plat of Selkirk Place Second Addition

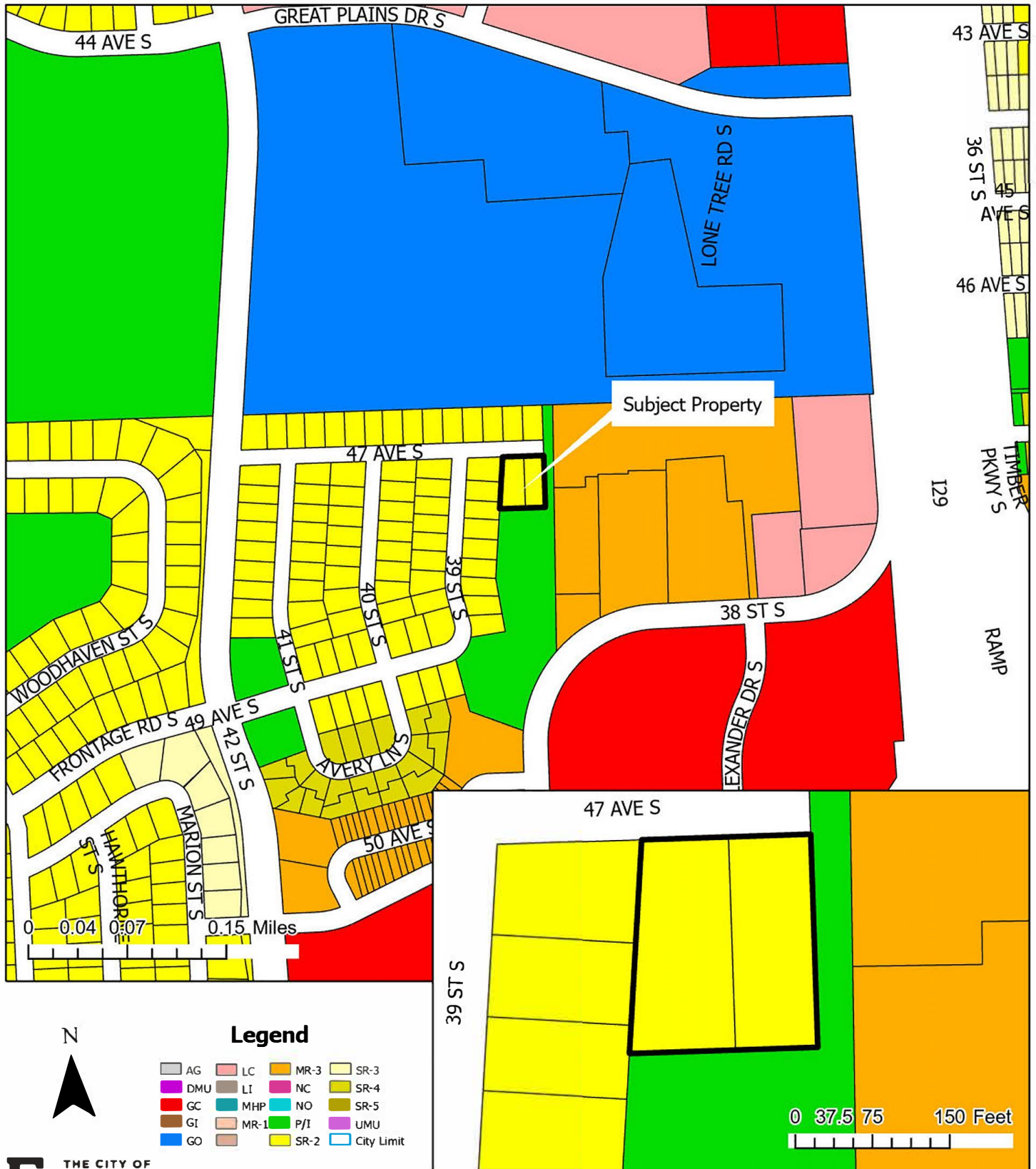




# Major Subdivision

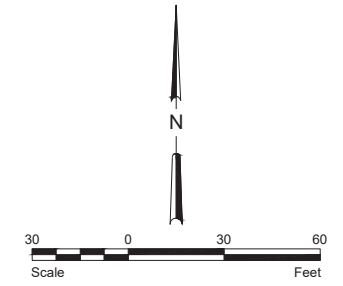
## The Cul-de-Sac of Cottagewood First Addition

3856 & 3870 47th Avenue South



# THE CUL-DE-SAC OF COTTAGEWOOD FIRST ADDITION

A MAJOR SUBDIVISION  
 BEING A REPLAT OF LOTS 17 AND 18, BLOCK 1,  
 COTTAGEWOOD FIRST ADDITION  
 TO THE CITY OF FARGO,  
 CASS COUNTY, NORTH DAKOTA



### LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	-----
EXISTING LOT LINE	-----
EXISTING UTILITY EASEMENT	-----
AREA WITHIN FEMA ZONE AE (100-YEAR FLOODPLAIN)	[Stippled Pattern]
EXISTING 10' UTILITY EASEMENT (DOC. NO. 1402068) TO BE VACATED WITH THIS PLAT	[Diagonal Hatching]
EXISTING ACCESS, RIGHT-OF-WAY AND UTILITY EASEMENT (DOC. NO. 1402069) TO BE VACATED WITH THIS PLAT	[Diagonal Hatching]

### NOTES:

- BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992.
- A PORTION OF THIS PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0786G, DATED JANUARY 16, 2015.
- BASE FLOOD ELEVATION = 905.7' (NAVD 1988)
- AREAS WITHIN FEMA ZONE AE ARE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.
- ELEVATION CONTOURS ARE NAVD 1988 FROM THE 2020 F-M METRO AREA LIDAR COLLECT, AND ARE ONLY SHOWN WITHIN FEMA ZONE AE WITHIN THE BOUNDARY OF THE PLAT. THERE ARE NO EVEN-FOOT CONTOURS WITHIN THE ZONE AE AREA WITHIN THE PLAT BOUNDARY. THE LIDAR DATA SHOWS THE ELEVATION OF THE ZONE AE AREA WITHIN THE PLAT BOUNDARY IS BETWEEN 906.3' AND 906.6'.

PROJECT BENCHMARK  
 S.E. FLANGE BOLT OF HYDRANT  
 NAVD88 ELEVATION 909.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.30	15.00	81°22'15"	N51°13'25"W	19.56
C2	77.18	65.00	68°01'48"	S44°33'11"E	72.72
C3	100.04	65.00	88°10'52"	N57°20'29"E	90.45

H:\JRM\14800\14845\14845\_0001\CAD\Plat\Cul-de-Sac\_of\_Cottagewood\_PrelimPlat.dwg

**PRELIMINARY PLAT**



# THE CUL-DE-SAC OF COTTAGEWOOD FIRST ADDITION

A MAJOR SUBDIVISION  
BEING A REPLAT OF LOTS 17 AND 18, BLOCK 1,  
COTTAGEWOOD FIRST ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA

## OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Craig Helenske, a married person, is the owner and proprietor of the following described tract of land:

Lots 17 and 18, Block 1, Cottagewood First Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 0.828 acres, more or less.

And that said party does hereby vacate the access, right-of-way and utility easement, and also the 10-foot utility easement, as designated for vacation on this plat, and has caused the same to be surveyed and platted as **THE CUL-DE-SAC OF COTTAGEWOOD FIRST ADDITION** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue and utility easement shown on this plat.

## OWNER:

\_\_\_\_\_  
Craig Helenske

State of North Dakota )  
                                  ) ss  
County of Cass          )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a notary public within and for said county and state, personally appeared Craig Helenske, a married person, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

Notary public: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota )  
                                  ) ss  
County of Cass          )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: \_\_\_\_\_

## CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tom Knakmuhs, PE, City Engineer

State of North Dakota )  
                                  ) ss  
County of Cass          )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: \_\_\_\_\_

## FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Maranda R. Tasa, Chair  
Fargo Planning Commission

State of North Dakota )  
                                  ) ss  
County of Cass          )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: \_\_\_\_\_

## FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Timothy J. Mahoney, Mayor

ATTEST: \_\_\_\_\_  
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota )  
                                  ) ss  
County of Cass          )

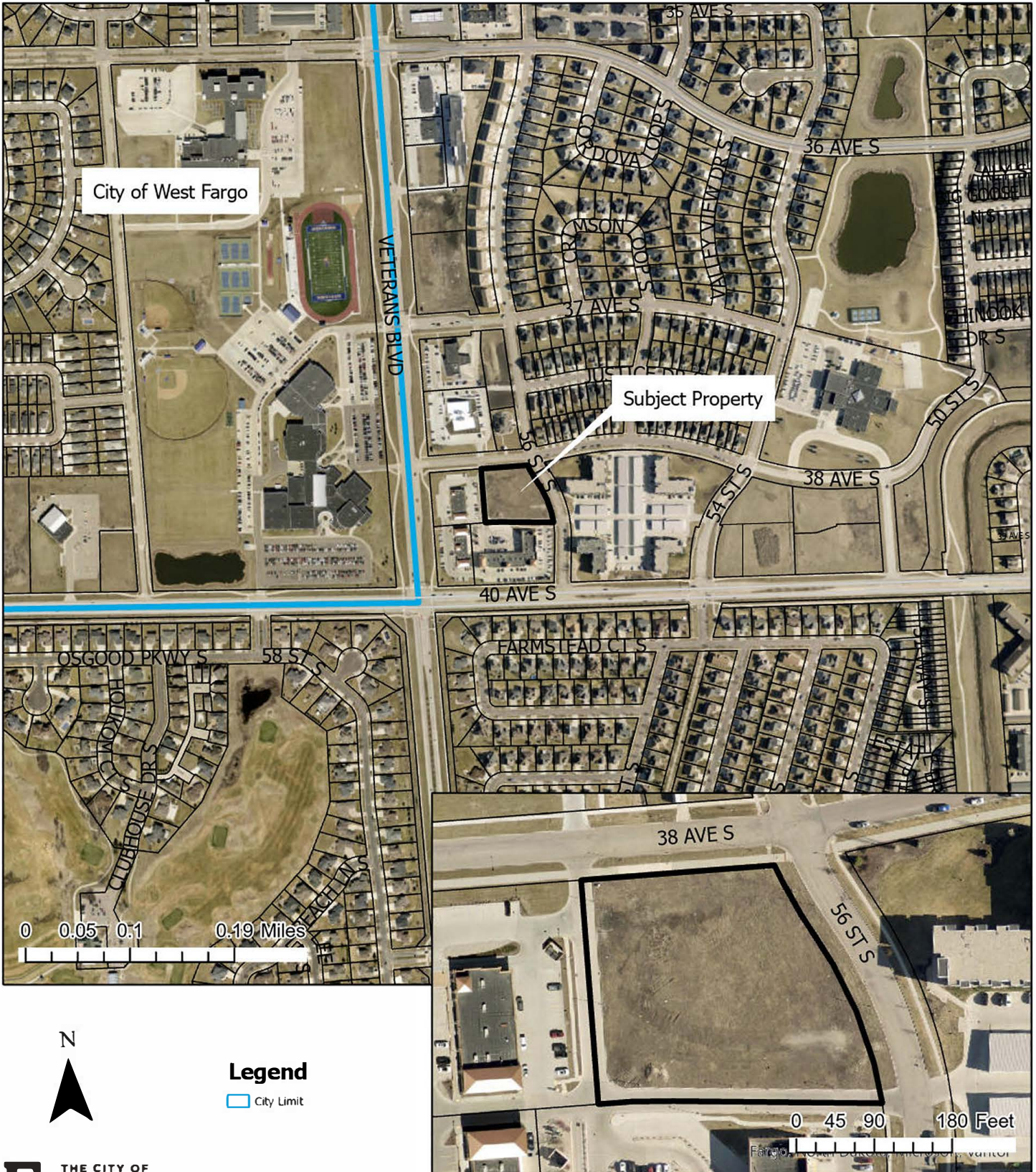
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, Deputy Auditor, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public: \_\_\_\_\_

CUP, Conditional Use Permit to allow an Alternative Access Plan for parking reduction and a CUP, Conditional Use Permit to allow household living in the GC, General Commercial zoning district

# Veterans Square Addition

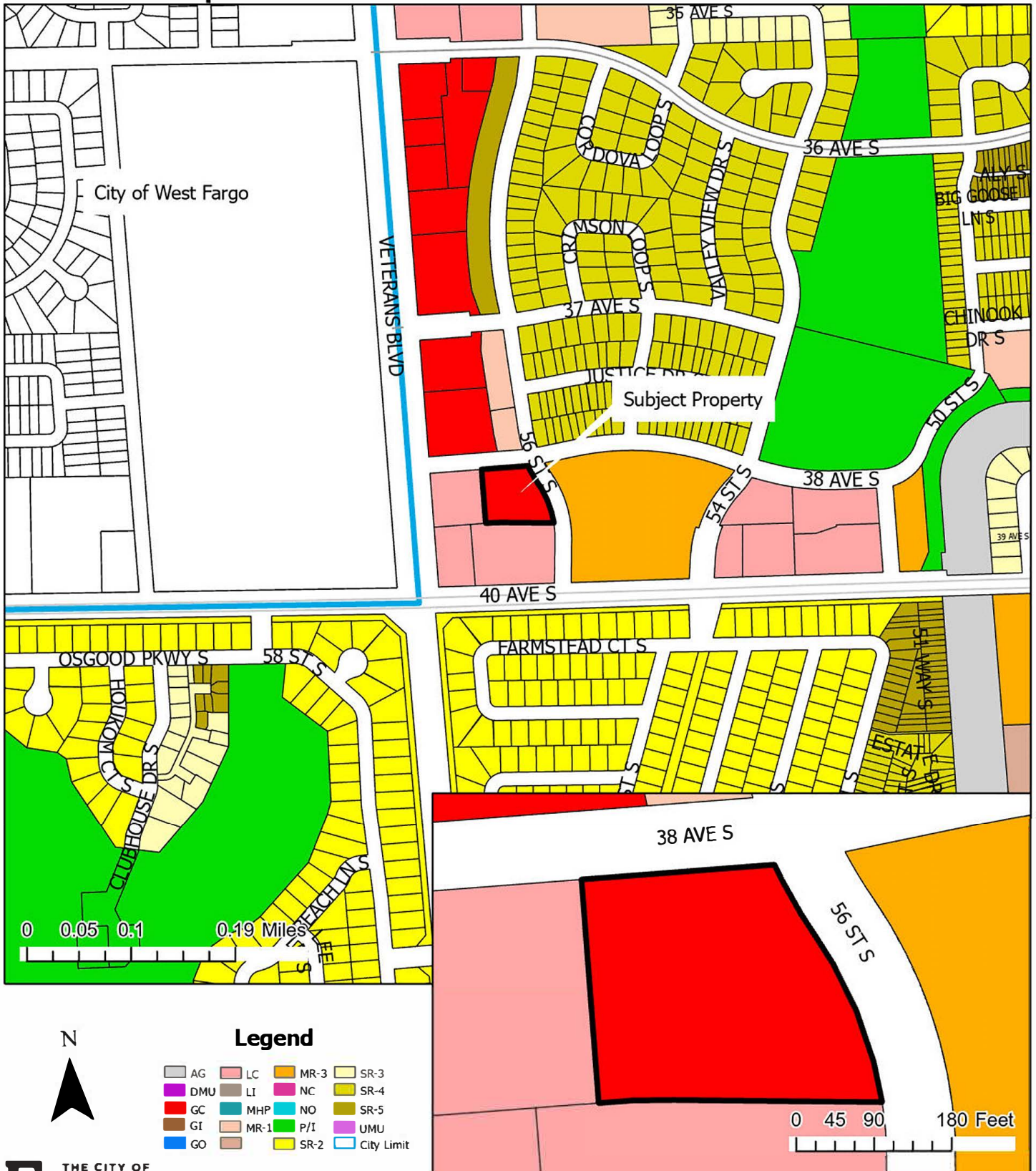
5600 38th Avenue South



CUP, Conditional Use Permit to allow an Alternative Access Plan for parking reduction and a CUP, Conditional Use Permit to allow household living in the GC, General Commercial zoning district

# Veterans Square Addition

5600 38th Avenue South



NO.	REVISIONS

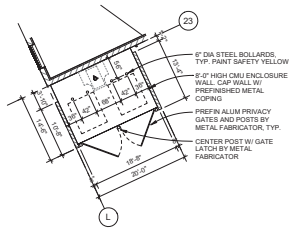
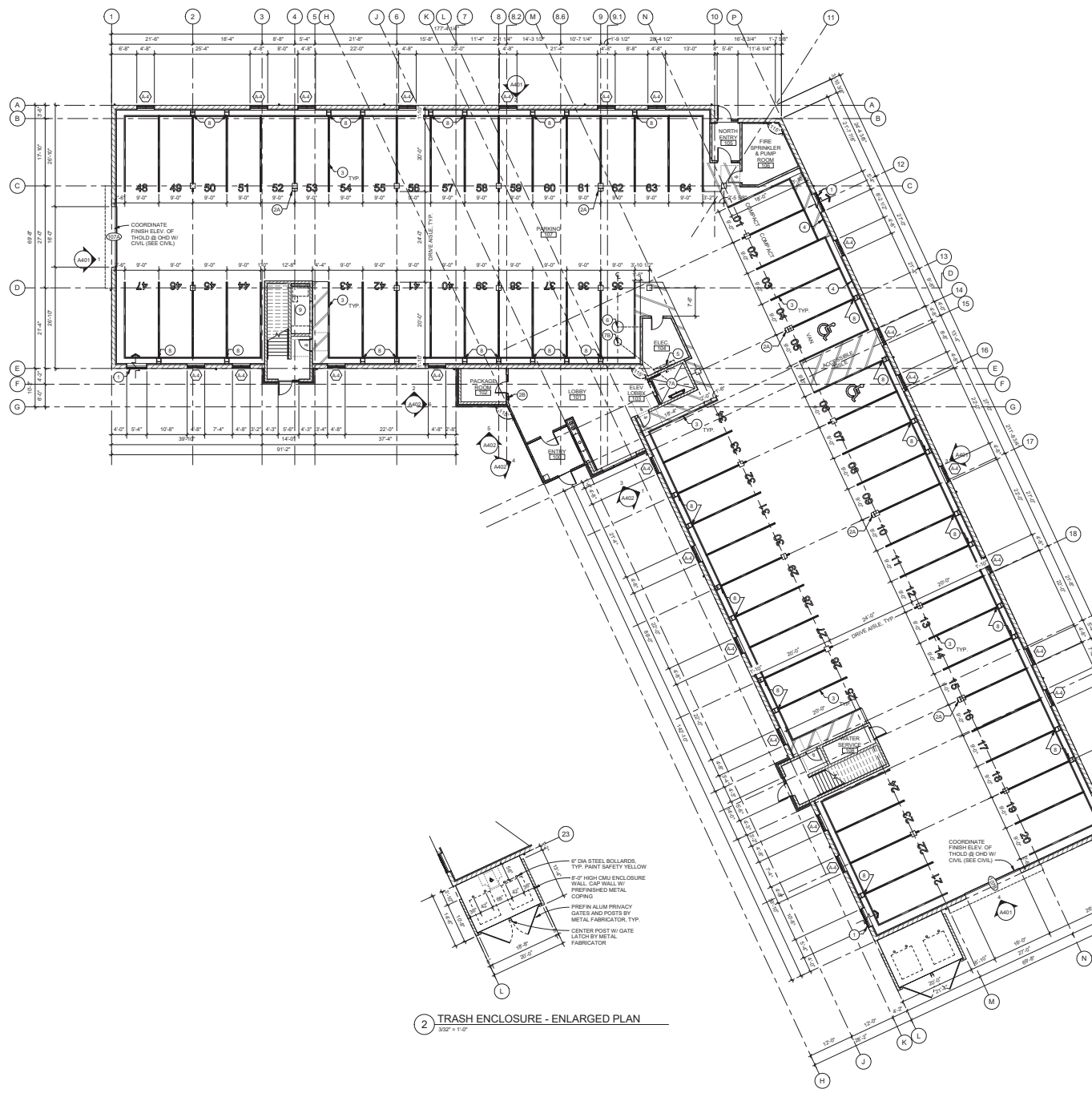
FIRST FLOOR PLAN

PROJECT #: 26409  
DATE: 06/02/2026  
DRAWN BY: CJAT  
CHECKED BY: CJ

**A100**

- SHEET NOTES**
- DIMENSIONS THIS SHEET MEASURE FROM FACE OF FOUNDATION / EXTERIOR MASONRY FACE TO FACE OF PRECAST WALL OR FACE OF STUD FRAMING, U.O.N.
  - BUILDING ELEMENTS THIS FLOOR TO BE OF TYPE IA CONSTRUCTION. VERIFY ALL ASSEMBLIES, MATERIALS AND RATINGS COMPLY WITH TYPE IA REQUIREMENTS.
  - COORDINATE FINISHED SLAB ELEVATION AND SLOPES WITH CIVIL (GDI AND FOUNDATIONS (SEE PLUMB)) SLOPE SLAB TO DRAINS. MAINTAINING LEVEL DOOR THRESHOLDS. FEATHER SLOPE TRANSITIONS FOR GRADUAL FINISH. M.C. TO COORDINATE UNDERGROUND PLUMBING AND FINISH RISE ELEVATIONS W/ CIVIL.
  - COORDINATE ALL ROUGH OPENINGS, BLOCKOUTS AND REQUIRED MEP PENETRATIONS OF PRECAST FLOOR AND WALL SYSTEM WITH PRECAST SUPPLIER, VERIFY SIZES, LOCATIONS, CLEARANCES AND TOLERANCES.
  - CONFIRM ORIENTATION, ARRANGEMENT, SIZES AND INSTALLATION OF PRECAST COMPONENTS WITH THE PRECAST SUPPLIER.
  - MAINTAIN 8'0" MIN. CLEAR HEIGHT ALONG VEHICULAR DRIVE ROUTE, INCLUDING AT OVERHEAD DOOR AND VAN ACCESSIBLE PARKING STALL. NO MEP OR STRUCT. ELEMENTS PERMITTED WITHIN CLEARANCE.

- KEYNOTES**
- MECHANICAL INTAKE OR EXHAUST GRILLE BY M.C. COORDINATE SIZE REQ'D WITH OIL COURING. UNITS SHALL BE INSTALLED CLEAR OF PARKING STALLS.
  - SURFACE MOUNTED FIRE EXTINGUISHER WITH TOP OF CABINET MOUNTED AT 48" A.F.F. MAX.
  - DIRTY RECESSES FIRE EXTINGUISHER WITH TOP OF CABINET MOUNTED AT 48" A.F.F. MAX.
  - CONTRASTING TRAFFIC STRIPING / PAINT FOR PARKING STALLS, ACCESSIBLE, PARKING NUMBERING, ETC. TYP.
  - WALL MOUNTED SIGNAGE 80" MIN. A.F.F. INDICATING ACCESSIBLE PARKING STALL, VAN ACCESSIBLE STALL AND ACCESSIBLE ACCESSIBLE.
  - DASHED LINES INDICATE APPROXIMATE LOCATION OF ELEC FEEDER HOLDOUT W/IN PRECAST PLANK ABOVE.
  - SUMP PIT AND COLLECTION BASIN FOR PERMETER FOOTING DRAIN. T.E. M.C. TO COORDINATE. INSTALL PROVIDE HEAVY-DUTY, GASKETED / SEALED CAST IRON OR BRASS COVER LID SUITABLE FOR TRAFFIC SLAB W/ REINFORCING. COLLAR AT PERMETER. DISCHARGE PIPING BELOW SLAB TO NEAREST WALL AND PROVIDE CHECK VALVE AND FULL-PORT SHUTOFF VALVE IN ACCESSIBLE LOCATION. THE DISCHARGE TO STORM AND SANITARY PER ALL REQUIREMENTS. PROVIDE TRAPAIR GAP OR BACKFLOW PREVENTION AS REQUIRED. COORDINATE ELEVATOR POWER AND CONTROLS.
  - ELEV. HOISTWAY AND PIT. COORDINATE W/ ELEVATOR MFR. M.C. TO COORDINATE INSTALL OF FLOOR DRAIN AT HOISTWAY ROUTED TO DESIGNATED COLLECTION BASIN.
  - DEDICATED ELEVATOR SUMP BASIN. M.C. TO COORDINATE. INSTALL. USE KEYNOTE #6 FOR SBA-AR REQUIREMENTS FOR INSTALL. ROUTE DISCHARGE PIPING BELOW SLAB TO NEAREST WALL AND DISCHARGE TO SANITARY SEWER VIA AN INDIRECT CONNECTION OR AS REQUIRED BY A.H.J. TO PREVENT SEWAGE FROM BACKING UP INTO PIT.
  - WALL MOUNTED BIKE RACK INSTALLED CENTERED ON PARKING STRIPS. INSTALL CLEAR OF PARKING STALLS.
  - DASHED LINES THIS AREA INDICATE DOG WASH EQUIP BY OWNERS. M.C. TO COORDINATE PLUMBING REQ'S.



**2 TRASH ENCLOSURE - ENLARGED PLAN**  
3/32" = 1'-0"

**1 FIRST FLOOR**  
3/32" = 1'-0"



ELEVATION FINISH LEGEND			
	FACE BRICK (TYPE 1)	MFR: PREFERRED BRICK	COLOR: SEA GRAY 6 DESC: UTILITY, HALF RUNNING BOND
	FACE BRICK (TYPE 2)	MFR: PREFERRED BRICK	COLOR: SILVERADO DESC: UTILITY, HALF RUNNING BOND
	CONCRETE MASONRY UNIT	MFR: TEC BRICK	COLOR: TBD DESC: ROCKFACE TEXTURE
	STEEL SIDING (TYPE 1)	MFR: EMCO	COLOR: WHITE DESC: SINGLE 8", HORIZONTAL
	STEEL SIDING (TYPE 2)	MFR: EMCO	COLOR: CARBON DESC: DOUBLE 4" HORIZONTAL
	STEEL SIDING (TYPE 3)	MFR: EMCO	COLOR: BLACK DESC: 7' x 4" PANEL, HORIZONTAL
	STEEL SIDING (TYPE 4)	MFR: EMCO	COLOR: SADDLE DESC: INVERTED BOARD/BATTER 8", VERTICAL

- SHEET NOTES**
- KEYNOTES MAY INDICATE TYPICAL CONDITIONS AND MAY NOT SHOW ALL OCCURRENCES. VERIFY FULL EXTENTS.
  - ELEVATIONS MAY SHOW SURFACES AT OBLIQUE ANGLES THAT MAY GRAPHICALLY MISREPRESENT FINISHES OR DIMENSIONS. REFER TO TRUE PERPENDICULAR ELEVATIONS FOR ACCURATE SURFACE REPRESENTATION.
  - EXTERIOR WALL OPENINGS AND PENETRATIONS ARE DETAIL TO ACCOMMODATE DIFFERENTIAL MOVEMENT (SEE ALSO, REFER TO STRUCT DRAWINGS FOR ESTIMATED WOOD BUILDING SHRINKAGE PER LEVEL).
  - RETURN SIDING TYPE SS-1 AT ALL NON-ELEVATED SIDEWALLS, TYP. SECOND-FLOOR UNLESS OTHERWISE INDICATED BY KEYNOTE #12.
  - SEE PLANS AND SHEET A701 FOR DOOR, WINDOW, AND FRAME COORDINATION. ALSO, CENTERS OF WINDOWS AND DOOR OPENINGS VERTICALLY FLOOR TO FLOOR.
  - COORDINATE OR COLOR MATCH EXHAUST HEAT CAPS AND INTAKE OR EXHAUST LOUVERS, INCLUDING VTACS AND PTACE. W/ ADJACENT SIDING MATERIALS. CONFIRM COLOR SELECTIONS WITH ARCHITECT.
  - PROVIDE FULL DEPTH AND FULL-HEIGHT MASONRY CONTROL JOINTS AT 2'-0" MAX SPACING, 3'-0" MAX SPACING WHERE OPENINGS ARE PRESENT, OR 16'-0" MAX SPACING AT BUILDING CORNERS. "CJ" INDICATES SPECIFIC CONTROL JOINT LOCATIONS.
  - ALIGN WINDOW HEAD ROUGH OPENINGS WITH MASONRY COURSING AT EACH FLOOR. COORDINATE WINDOW HEAD ELEVATIONS.

- KEY NOTES**
- PREFIN METAL COPING, BREAK METAL TRIM, OR THRUWALL FLASHING (SEE DETAILS). FINISH TO MATCH SIDING TYPE SS-1.
  - PREFIN METAL UTILITY AND DOWNPOUT (DU), DIRECT 18" AWAY FROM WALL. FINISHES TO MATCH SIDING TYPE SS-1.
  - 4" HIGH PREFIN ALUM. FACE-MOUNT STYLE GUARDRAIL BY METAL FABRICATOR. TYP. AT EACH UNIT BALCONY.
  - PREFIN ALUM. SUSPENDED BALCONY W/ 4" HIGH FINISH MOUNT STYLE GUARDRAIL BY METAL FABRICATOR. COORDINATE CONNECTIONS W/ STRUCT. (SEE STRUCT).
  - MAINTENANCE FREE DECKING AT UNIT BALCONY OVER PT FRAMING. TYP. (SEE STRUCT AND DETAILS).
  - PATIO PAVEMENT DECKING OVER ADJUSTABLE PEDESTAL SUPPORTS AND DROPPED PC SLAB (SEE STRUCT AND DETAILS).
  - VTAC OR TAC GRILLE. FINISH COLOR TO MATCH OR COORDINATE W/ ADJACENT SIDING OR BRICK COLOR.
  - INTAKE OR EXHAUST GRILLE. M.C. TO COORDINATE SIZE WITH TUB COURSING. UNITS SHALL BE INSTALLED TO MATCH TUB COURSING.
  - 2'-0" X 8'-0" PREFIN ALUM. SUSPENDED CANOPY BY METAL FABRICATOR. COORDINATE CONNECTIONS W/ STRUCTURAL BRICK LIGHTS AND INTERNAL UTILITY THAT DIRECTS WATER AWAY FROM ENTRANCE/WALL.
  - CONT. BRICK SOLDIER COURSE. ALIGN TO COURSING W/ T.O. CURT. ELEV. 11'-0" - 4".
  - ROWLOCK BRICK COURSING, SLOPED BLOCK, OR CAST STONE SILL. MATCH FACE MASONRY COURSING.
  - RETURN SIDING TYPE SS-4 AT INTERIOR BALCONY SIDEWALL THIS LOCATION.
  - WALL-MOUNTED LIGHT FIXTURE W/ SHIELDED BULB CENTERED BETWEEN WALL EDGES OR WINDOWS AND INSTALLED 10'-0" A.F.F. TO PROVIDE WALL-CORNER ILLUMINATION. EC TO COORDINATE INSTALL.

