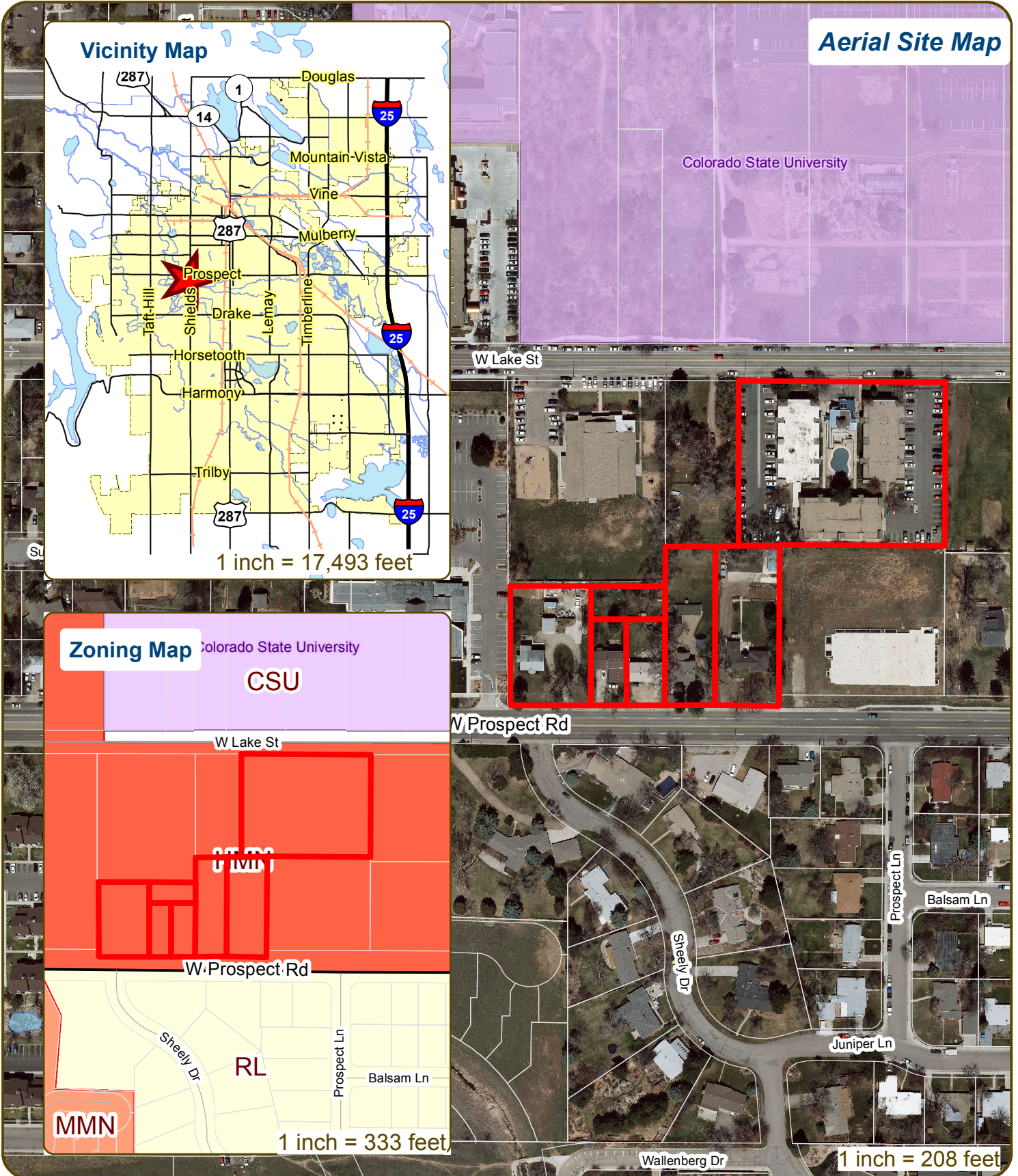


The Standard



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Development Review Guide – STEP 2 of 8

PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting August 24 Project Planner Ted Shepard
Submittal Date August 10 Fee Paid (\$500) X

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name THE STANDARD

Project Address (parcel # if no address) 820, 828, 836, + 900 W. PROSPECT RD + 775 W. LAKE ST.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) LINDA RIPLEY

Business Name (if applicable) RIPLEY DESIGN INC

Applicant Mailing Address 419 CANYON AVE. SUITE 200

Phone Number 970.224.5828 E-mail Address linda.ripley@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) ATTACHED

Zoning HMN Proposed Use MULTI-FAMILY Existing Use SINGLE FAMILY

Total Building Square Footage UNKNOWN S.F. Number of Stories 5 Lot Dimensions 4.23 ACRES

Age of any Existing Structures HISTORIC REVIEW HAS BEEN COMPLETED

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area UNKNOWN S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



land planning ■ landscape architecture ■ urban design ■ entitlement

August 10, 2016

The Standard

Preliminary Design Review

Project Narrative

Introduction

The Applicant is Landmark Properties, headquartered in Athens, Georgia. They are a fully integrated real estate firm specializing in the development, construction, and management of student housing communities throughout the United States. Backed by a deep understanding of the markets, a commitment to quality and a strong track record of success, Landmark is responsible for many of the premier student housing communities in the nation.

a. What are you proposing/use?

The Applicant is proposing a student oriented housing development on 4.23 acres that faces both West Lake Street and Prospect Road. Building A, facing Prospect Road is proposed to be 5-stories with three south-facing courtyards and one level of underground parking. Building B is also 5-stories in height and includes structured parking located behind the units that face West Lake Street. In total the project will provide 229 dwelling units in 1,2,3,4 and 5-bedroom configurations. There are 730 bedrooms and 544 parking spaces. A Unit Summary Matrix included in this submittal provides information regarding unit mix and apartment square footages.

There is an amenity area on the roof of the Lake Street building that will consist of a roof top clubroom, and an outdoor pool/amenity terrace where residents will be able to relax and enjoy the view of the new football stadium. Equipped with a grille, a fire pit and lounge spaces, this 10,000SF roof top amenity deck will have both heated and unheated areas.

b. What improvements and uses currently exist on the site?

Existing structures on the site currently include single family houses along Prospect Road and Blue Ridge Apartments facing West Lake Street. The City staff has completed an historical review to determine if any of the existing structures or adjacent structures are eligible for designation and found that none were. The Applicant is proposing to demolish all of the existing structures.

c. Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

Thinking outside of the box for over two decades.

Access from West Lake Street and from Prospect Road is centrally located between the two buildings. The entrances to both underground parking (Building A) and the structured parking (Building B) is from this interior private drive/alley. The alley is intended to serve pedestrians, bikes and vehicles and will include special paving, lighting and other site amenity features to promote safety and visual interest.

Sidewalks along West Lake Street and Prospect Road are connected to the buildings and courtyards at several locations, to promote convenient access to the public street sidewalks.

d. Describe site design and architecture.

The proposed development has been designed in accordance with The West Central Area Plan and the High Density Mixed-Use Neighborhood District (H-M-N) Requirements.

The structures will be a maximum of five stories above grade. Roof forms will be a combination of flat and sloped roofs. There are mezzanine spaces located on the top level of the structure that will comply with the code definition of a mezzanine. These spaces are not located near the street facades and will be concealed from view by the pitched roof forms. Parking is located in attached parking structures that are not visible from either of the major streets. The Building A, located along Prospect Road has been designed with open south-facing courtyards fronting onto the street that break up the mass along the street and avoid a wall of development on the street. These will be active, outdoor-use areas for the residents. Residential doorways, that are adjacent and accessible to the street, have been provided on both the West Lake Street and Prospect Road facades.

The street facades are articulated using pitched roof forms and gables, as well as residential porches, in order to break up the massing of the structure and comply with the sloped height plane requirements from the street-side building setback lines. All building walls will be set back an additional one foot for each two feet of wall or building over 35 feet in height. Landscape elements will be used to define the front yard zones and make the visual transition from the sidewalks to the residential entrances.

e. How is your proposal compatible with the surrounding area?

The architectural character of the proposed development is intended to serve as an aesthetic bridge between the character of the adjacent existing residential neighborhood and the campus architecture. This is accomplished by reflecting the mid-century residential character of the homes in the neighborhood and using design characteristics like trim, warm, natural color selections and fenestration detailing that relate to the craftsman and mid-century homes, such as warm materials like paneling and siding as well as residential-inspired massing such as gables and porches, while introducing natural stone along with spare, contemporary detailing. This will give the development a distinctive residential architectural expression that complements, but does not mimic the style of the historic homes in the district.

f. Is this property within a floodplain or floodway?

The site is not in a floodplain or floodway.

g. Is water detention provided? If so, where? How does the site drain now? Will it change? If so, what will change? What is being proposed to treat run-off?

The northern area is planned to release into the curb line of West Lake Street at the historic 2-year release rate. Detention is planned to occur within a vault located within the parking structure. Water quality will be provided by use of a sand filter within the garage. The water quality capture volume was sized to achieve a 12-hour release. An engineering variance request will be submitted to allow for the water quality volume to be included within the 100-year detention volume. 1-foot of freeboard will be designed within the chamber to allow for overflow. The private drive/alley access drive will be treated through use of pavers. Areas surrounding the building will be treated through landscaping.

The southern area is planned to release into the curb line of Prospect Road at the historic 2-year release rate. The detention is planned to occur within a vault adjacent to the basement. Water quality will be provided by use of a sand filter within the vault. The water quality capture volume was sized to achieve a 12-hour release. An engineering variance request will be submitted to allow for the water quality volume to be included within the 100-year detention volume. 1-foot of freeboard will be designed within the chamber to allow for overflow to pass through. The private drive/alley access drive will be treated through use of pavers. The emergency access road on the west side Building A will be treated by use of stormtech chambers. The area surrounding the building will be treated through landscaping. (Please refer to the Utility and Drainage Concepts)

h. How does the proposal impact natural features?

The Applicant's consultant has walked the site with the City Forester to evaluate existing trees and to determine mitigation requirements. A Tree Mitigation Plan is included in the submittal.

i. Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

The Applicant's consultants met with PFA to review fire access issues a few weeks ago. As a result of those the discussions the Applicant is proposing the following.

The proposed development is scheduled to be submitted for permit during the first quarter of 2017. The project will be designed to comply with the 2015 International Building Code (IBC), the 2015 International Fire Prevention Code (IFC) as well as all other building codes that are in effect at that time. The residential (R-2) buildings will be designed in accordance with IBC Type 3 A Construction with Type 1B Parking Structures. The design intent is to provide natural ventilation for all of the parking.

Fire Department Access is planned to be provided within 150' from any point along the perimeter of each building on the site. The Residential buildings will be fully sprinklered in accordance with NFPA 13 as specified in IBC Section 903.3.1.1. If necessary, an additional fire hydrant or standpipe can be added to the development during the design, in order to facilitate fire access to any remote points on the site.

The City of Fort Collins has adopted International Fire Prevention Code (IFC) Appendix D. Section D 105: Aerial Apparatus Access Roads. Requires a 26' road section between

15 feet and 30' from the façade of the structure for any building with a roof surface over 30 feet above grade. We understand that the local requirement is for all points of the building to be within a certain distance from an Aerial Fire Apparatus Access Road.

Due to the city of Fort Collins streetscape requirements specified for both West Lake Street and Prospect Road in the West Central Area Plan, it is not feasible to provide Aerial Apparatus access on the long elevations of the buildings from either of the main roads adjacent to the project. In accordance with IFC Section D 105. In addition, due to the shape of the site, is not feasible to provide aerial apparatus access to all portions of the buildings from the proposed perimeter fire access drives.

Due to this hardship, we are proposing some additional alternate fire protection measures in order to allow more time for Fire Rescue Personnel to reach building occupants in case of an emergency. We are referencing Section 403: High Rise Buildings of the 2015 International Building Code (IBC).

Each of the two residential buildings will be separated by a Fire Barrier, a two-hour fire resistance rated wall with 90-minute fire rated doors that provides a means of horizontal egress for occupants at all levels of each building. An Area of refuge can be identified at each level on either side of the Fire Barrier.

We are also proposing elevator lobbies protected by one-hour smoke-rated walls at each level of the residential buildings, with 45-minute fire and smoke rated doors on hold-opens separating the elevator lobbies from the residential corridors.

Finally, we are proposing additional emergency systems. The detection, alarm and emergency systems will be designed to comply with IBC Sections 403.4.1 through 403.4.4, from Section 403: High Rise Buildings of the 2015 International Building Code (IBC). The Building Smoke Detection System will be designed in accordance with Section 907.2.13.1. The Fire alarm system will be designed in accordance with Section 907.2.13. The building will be designed with a standpipe system in accordance with Section 905.3. The Emergency voice/alarm communication system will be designed in accordance with Section 907.5.2.2.

We believe that the building design, with these proposed additional protection measures will provide adequate alternate fire protection to replace the Aerial Apparatus Access required in IBC appendix D.

j. Utilities

Water will connect to existing water mains in West Lake Street and Prospect Road. A public line running through the site may be required to achieve fire flows.

A sanitary sewer main is planned to extend from West lake Street to service the Building A. This main line will also service Building B to the north if the existing service does not have enough capacity.

k. Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

Not that we are currently aware of.

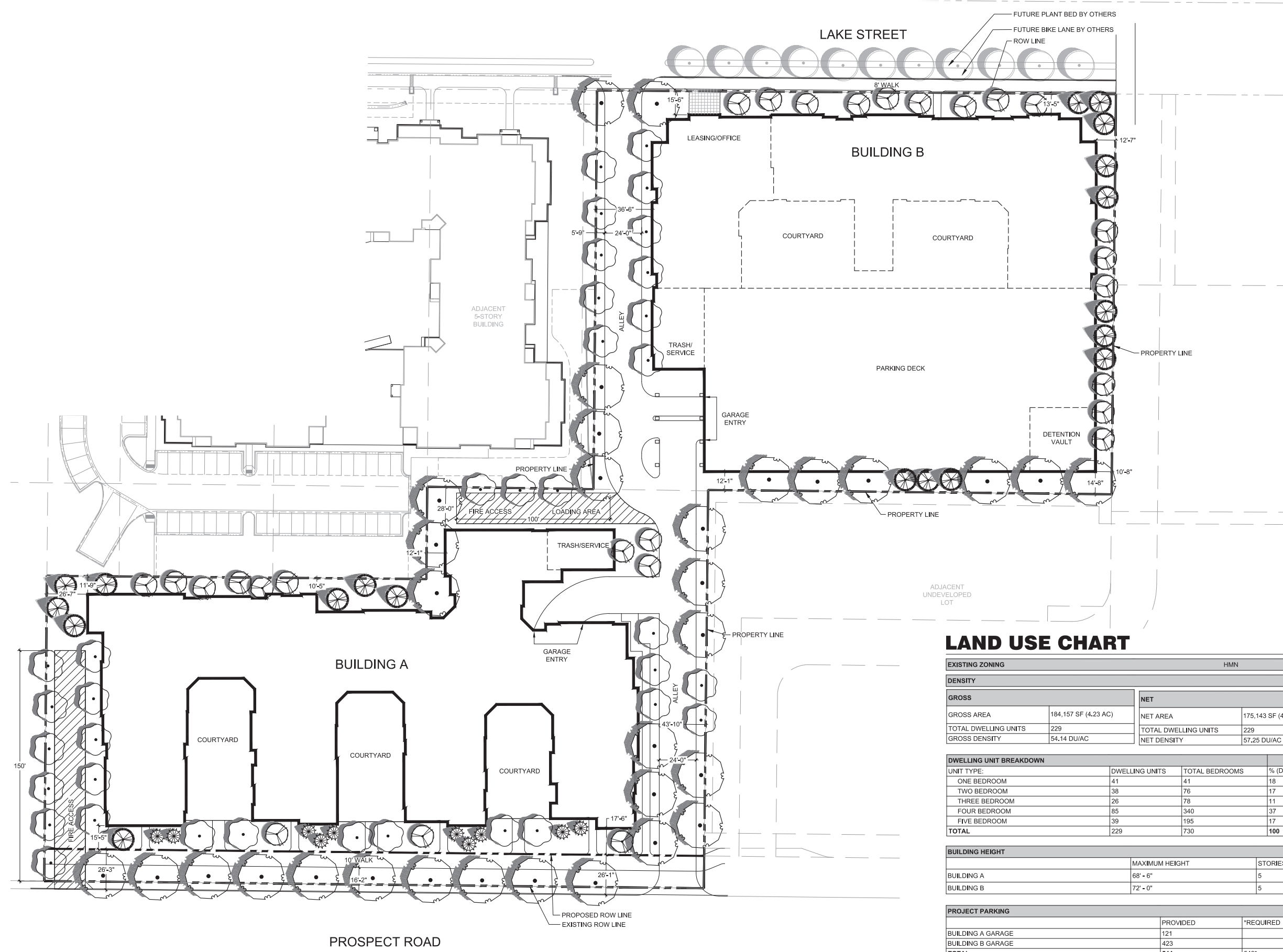
l. Have you previously submitted an application?

No

m. What specific questions, if any, do you want addressed?

1. Will full turning movement access on Prospect Road be allowed?
2. Is access spacing acceptable on West Lake Street and Prospect Road?
3. Will a Full or Intermediate Traffic Study be required? If a Full Study is required, will the City know whether or not the street improvements proposed for Prospect Road in the West Central Area Plan be completed within the 20-year planning window?
4. Will the project require review by the Landmark Preservation Commission (LPC) because of the proximity to the Sheely Historic District? LUC 3.4.7 (F) would indicate that since it is located on the other side of an arterial street (not a local or collector), height and setback of new structures do not have to resemble those of residences on the other side of an arterial.

Plotted By: Brent Layout: 1 Site Plan Printed On: 8/10/2016 11:24 AM File Name: 1 Site Plan.dwg



LAND USE CHART

EXISTING ZONING		HMN	
DENSITY			
GROSS		NET	
GROSS AREA	184,157 SF (4.23 AC)	NET AREA	175,143 SF (4.0 AC)
TOTAL DWELLING UNITS	229	TOTAL DWELLING UNITS	229
GROSS DENSITY	54.14 DU/AC	NET DENSITY	57.25 DU/AC

DWELLING UNIT BREAKDOWN			
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)
ONE BEDROOM	41	41	18
TWO BEDROOM	38	76	17
THREE BEDROOM	26	78	11
FOUR BEDROOM	85	340	37
FIVE BEDROOM	39	195	17
TOTAL	229	730	100

BUILDING HEIGHT		
BUILDING	MAXIMUM HEIGHT	STORIES
BUILDING A	68' - 6"	5
BUILDING B	72' - 0"	5

PROJECT PARKING		
	PROVIDED	*REQUIRED
BUILDING A GARAGE	121	
BUILDING B GARAGE	423	
TOTAL	544	548*

* REQUIRED PARKING SPACES ARE CALCULATED AS FOLLOVED (PROJECT IS WITHIN TOD OVERLAY ZONE):
730 BEDROOMS (RENTED BY THE BEDROOM) X .75 = 547.5 SPACES

STANDARD STUDENT HOUSING

PDR SUBMITTAL

FORT COLLINS, CO
PREPARED BY:



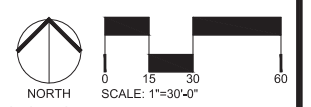
■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave., Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Project Manager
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

BUSINESS NAME
Contact Person
1234 Anywhere St.
Fort Collins, CO 80521
p. 012.345.6789



ISSUED		
No.	DESCRIPTION	DATE
01	PDR	08.10.16
REVISIONS		
No.	DESCRIPTION	DATE

SITE PLAN

SEAL:



PROJECT No.: R16-033
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

PREPARED BY:

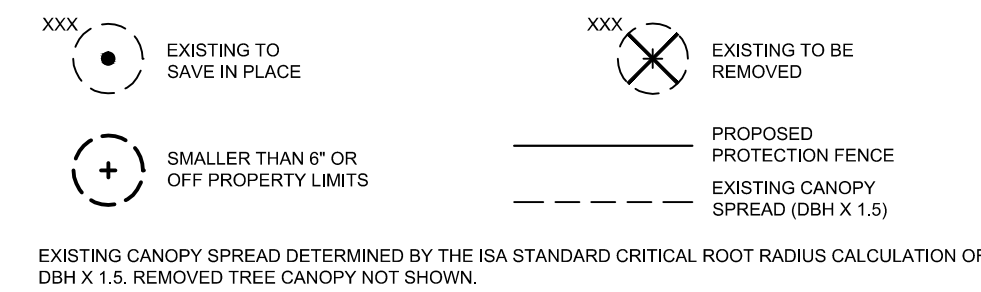


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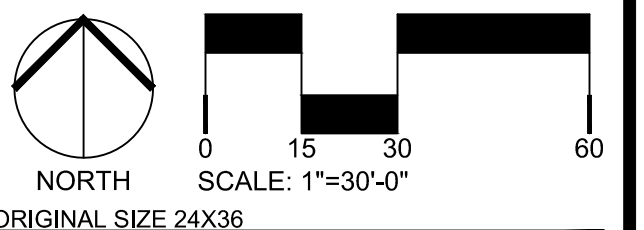
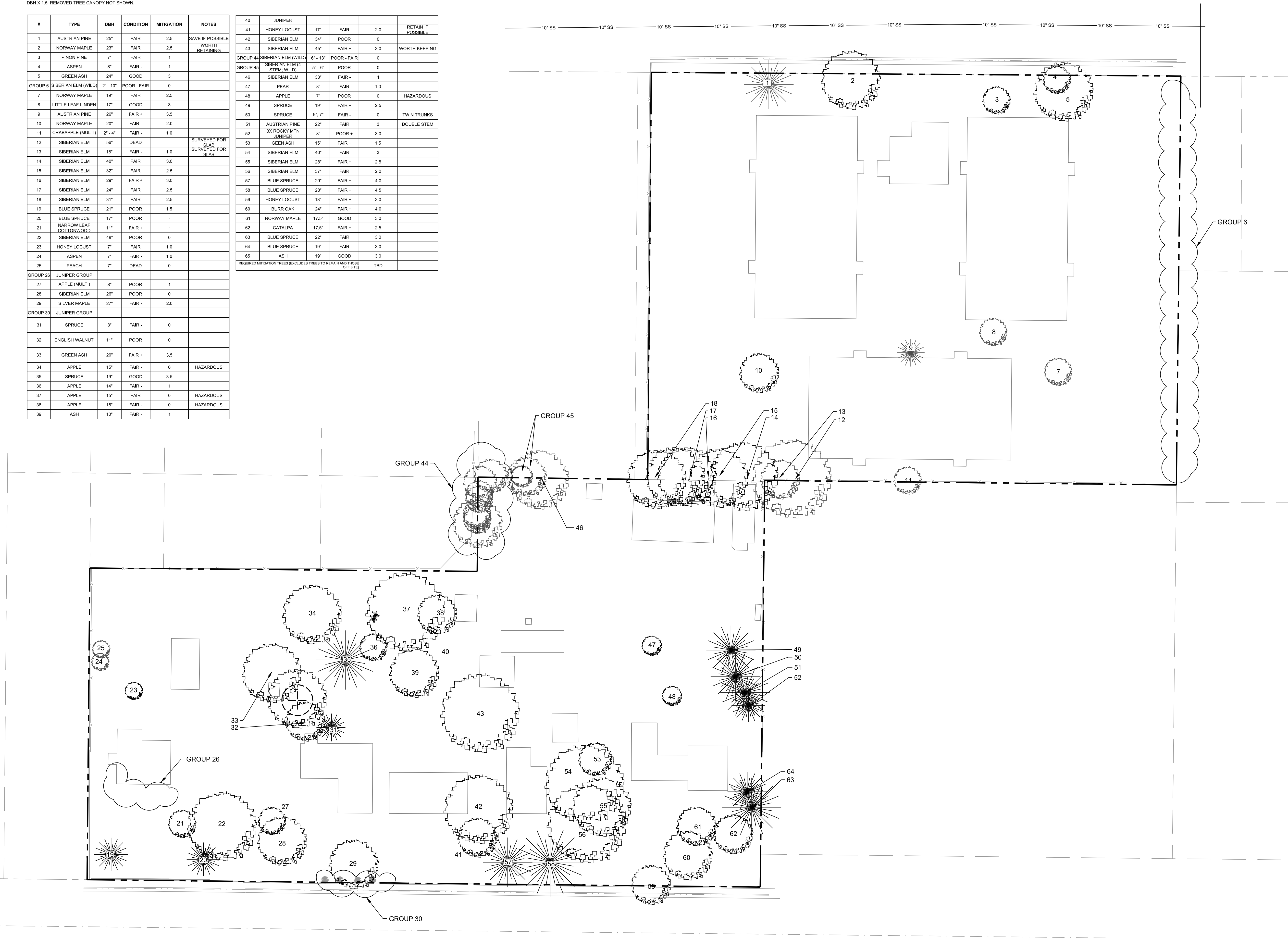
TREE MITIGATION LEGEND



EXISTING CANOPY SPREAD DETERMINED BY THE ISA STANDARD CRITICAL ROOT RADIUS CALCULATION OF DBH X 1.5. REMOVED TREE CANOPY NOT SHOWN.

#	TYPE	DBH	CONDITION	MITIGATION	NOTES
1	AUSTRIAN PINE	25"	FAIR	2.5	SAVE IF POSSIBLE
2	NORWAY MAPLE	23"	FAIR	2.5	WORTH RETAINING
3	PINON PINE	7"	FAIR	1	
4	ASPEN	8"	FAIR -	1	
5	GREEN ASH	24"	GOOD	3	
GROUP 6	SIBERIAN ELM (WILD)	2"-10"	POOR - FAIR	0	
7	NORWAY MAPLE	19"	FAIR	2.5	
8	LITTLE LEAF LINDEN	17"	GOOD	3	
9	AUSTRIAN PINE	26"	FAIR +	3.5	
10	NORWAY MAPLE	20"	FAIR +	2.0	
11	CRABAPPLE (MULTI)	2" - 4"	FAIR -	1.0	
12	SIBERIAN ELM	56"	DEAD		SURVEYED FOR SLAG
13	SIBERIAN ELM	18"	FAIR -	1.0	SURVEYED FOR SLAG
14	SIBERIAN ELM	40"	FAIR	3.0	
15	SIBERIAN ELM	32"	FAIR	2.5	
16	SIBERIAN ELM	29"	FAIR +	3.0	
17	SIBERIAN ELM	24"	FAIR	2.5	
18	SIBERIAN ELM	31"	FAIR	2.5	
19	BLUE SPRUCE	21"	POOR	1.5	
20	BLUE SPRUCE	17"	POOR		
21	NARROW LEAF COTTONWOOD	11"	FAIR +		
22	SIBERIAN ELM	49"	POOR	0	
23	HONEY LOCUST	7"	FAIR	1.0	
24	ASPEN	7"	FAIR -	1.0	
25	PEACH	7"	DEAD	0	
GROUP 26	JUNIPER GROUP				
27	APPLE (MULTI)	8"	POOR	1	
28	SIBERIAN ELM	26"	POOR	0	
29	SILVER MAPLE	27"	FAIR -	2.0	
GROUP 30	JUNIPER GROUP				
31	SPRUCE	3"	FAIR -	0	
32	ENGLISH WALNUT	11"	POOR	0	
33	GREEN ASH	20"	FAIR +	3.5	
34	APPLE	15"	FAIR -	0	HAZARDOUS
35	SPRUCE	19"	GOOD	3.5	
36	APPLE	14"	FAIR -	1	
37	APPLE	15"	FAIR	0	HAZARDOUS
38	APPLE	15"	FAIR -	0	HAZARDOUS
39	ASH	10"	FAIR -	1	

40	JUNIPER				
41	HONEY LOCUST	17"	FAIR	2.0	RETAIN IF POSSIBLE
42	SIBERIAN ELM	34"	POOR	0	
43	SIBERIAN ELM	45"	FAIR +	3.0	WORTH KEEPING
GROUP 44	SIBERIAN ELM (WILD)	6" - 13"	POOR - FAIR	0	
GROUP 45	SIBERIAN ELM (4 STEM WILD)	5" - 6"	POOR	0	
46	SIBERIAN ELM	33"	FAIR -	1	
47	PEAR	8"	FAIR	1.0	
48	APPLE	7"	POOR	0	HAZARDOUS
49	SPRUCE	19"	FAIR +	2.5	
50	SPRUCE	9", 7"	FAIR -	0	TWIN TRUNKS
51	AUSTRIAN PINE	22"	FAIR	3	DOUBLE STEM
52	3X ROCKY MOUNTAIN JUNIPER	8"	POOR +	3.0	
53	GREEN ASH	15"	FAIR +	1.5	
54	SIBERIAN ELM	40"	FAIR	3	
55	SIBERIAN ELM	28"	FAIR +	2.5	
56	SIBERIAN ELM	37"	FAIR	2.0	
57	BLUE SPRUCE	29"	FAIR +	4.0	
58	BLUE SPRUCE	28"	FAIR +	4.5	
59	HONEY LOCUST	16"	FAIR +	3.0	
60	BURR OAK	24"	FAIR +	4.0	
61	NORWAY MAPLE	17.5"	GOOD	3.0	
62	CATALPA	17.5"	FAIR -	2.5	
63	BLUE SPRUCE	22"	FAIR	3.0	
64	BLUE SPRUCE	19"	FAIR	3.0	
65	ASH	19"	GOOD	3.0	
	REQUIRED MITIGATION TREES (EXCLUDES TREES TO REMAIN AND THOSE OFF SITE)			TBD	



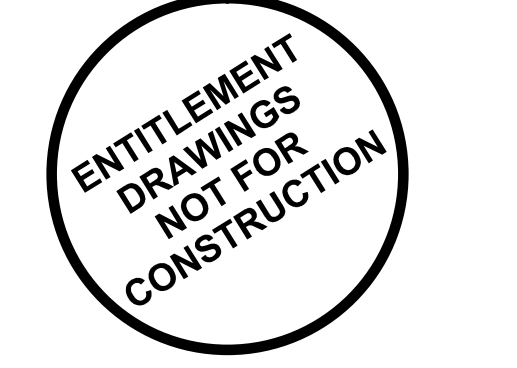
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No.	DESCRIPTION	DATE

REVISIONS		
No.	DESCRIPTION	DATE

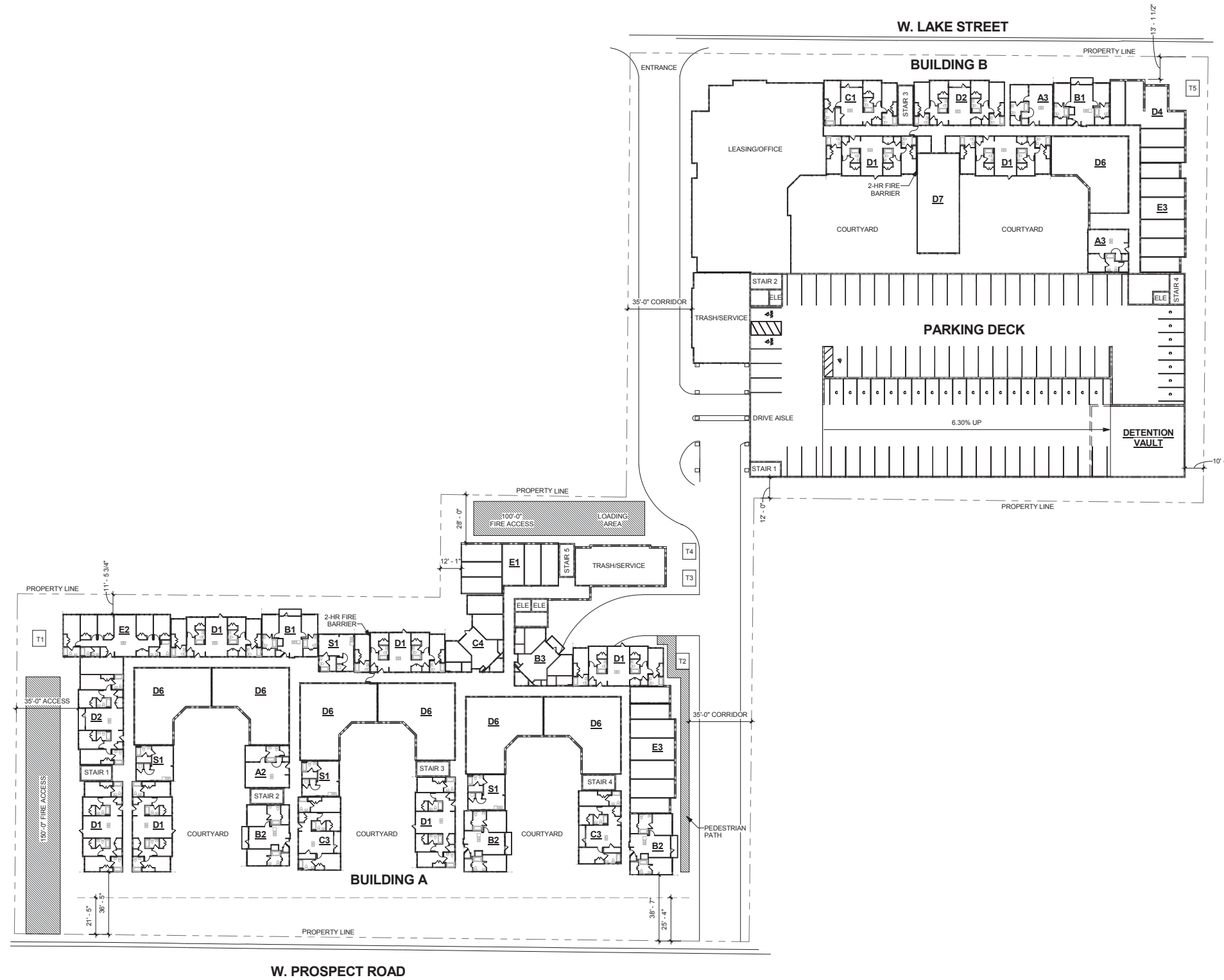
TREE INVENTORY PLAN

SEAL:



PROJECT No.:	R16-033
DRAWN BY:	KR
REVIEWED BY:	
DRAWING NUMBER:	

Plotted By: Brent Layout: 2 Tree Inventory Plan Printed On: 8/8/2016 1:18 PM File Name: 2 Mitigation Plan.dwg



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

dwell design studio
3655 BROOKSIDE PARKWAY, SUITE 100, ALPHARETTA, GA. 30022
PHONE: 770.864.1035 FAX: 770.864.1790
dwelldesignstudio.com

THE STANDARD AT
FORT COLLINS
FT. COLLINS, COLORADO

LANDMARK PROPERTIES

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

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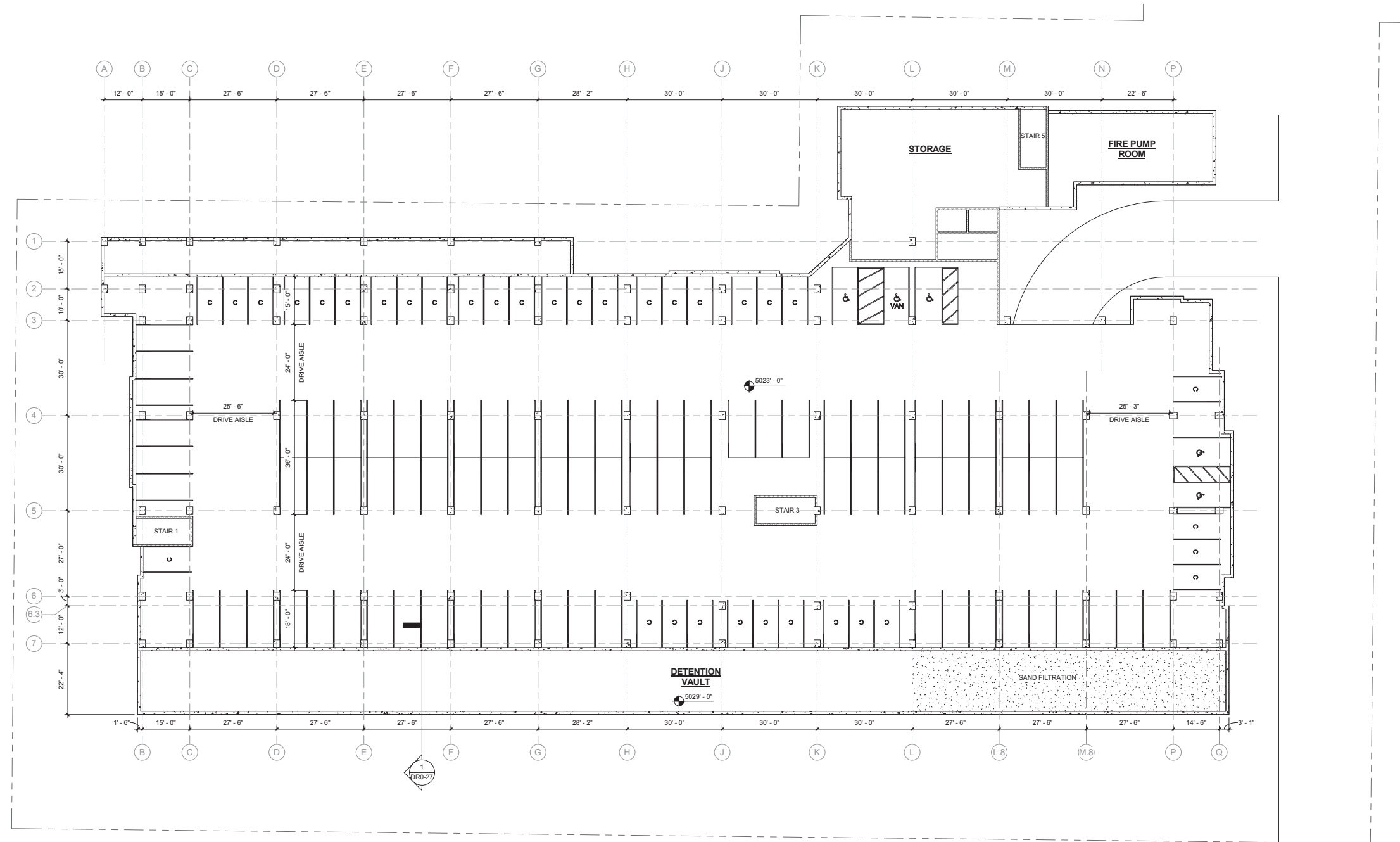
ARCHITECTURAL SITE PLAN

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

DR0-01
NOT FOR CONSTRUCTION

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1 BUILDING A - BASEMENT LEVEL - 5023'-0"
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

DATE

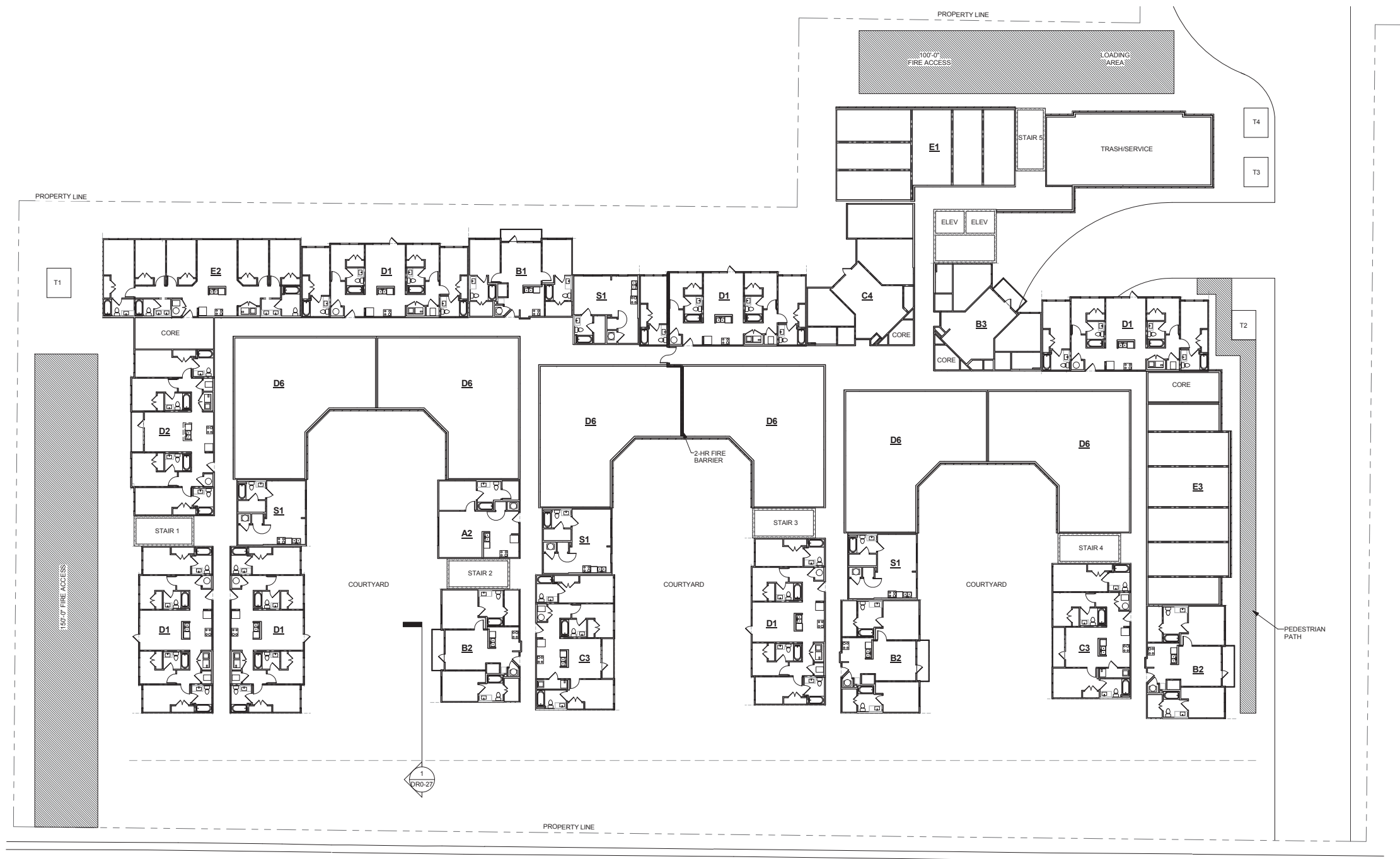
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**BUILDING A -
BASEMENT
LEVEL PLAN -
5023'-0"**

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

DR0-10
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1 BUILDING A - LEVEL 1 - 5034'-0"
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLD

REVISION	DATE	DESCRIPTION	REV

NO.	

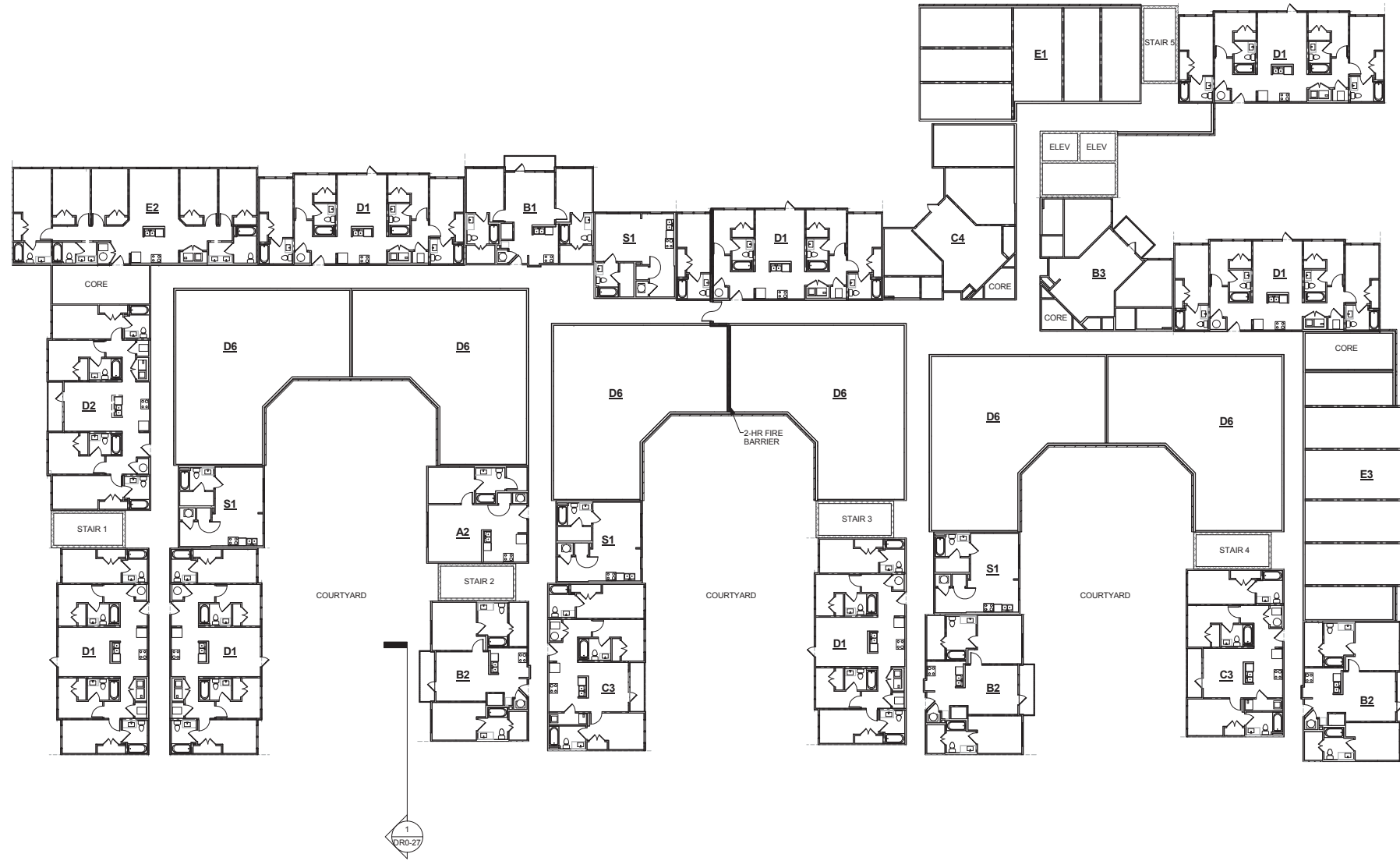
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SHEET NAME:
**BUILDING A -
LEVEL 1 PLAN -
5034'-0"**

JOB NUMBER:

DRAWN BY: JGNP
CHECKED BY: JG

DR0-11
NOT FOR CONSTRUCTION



1 BUILDING A - LEVELS 2-3 - 5044'-8" & 5055'-4"
1/16" = 1'-0"

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 dwelldesignstudio.com

THE STANDARD AT
 FORT COLLINS
 FT. COLLINS, COLORADO

LANDMARK PROPERTIES

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

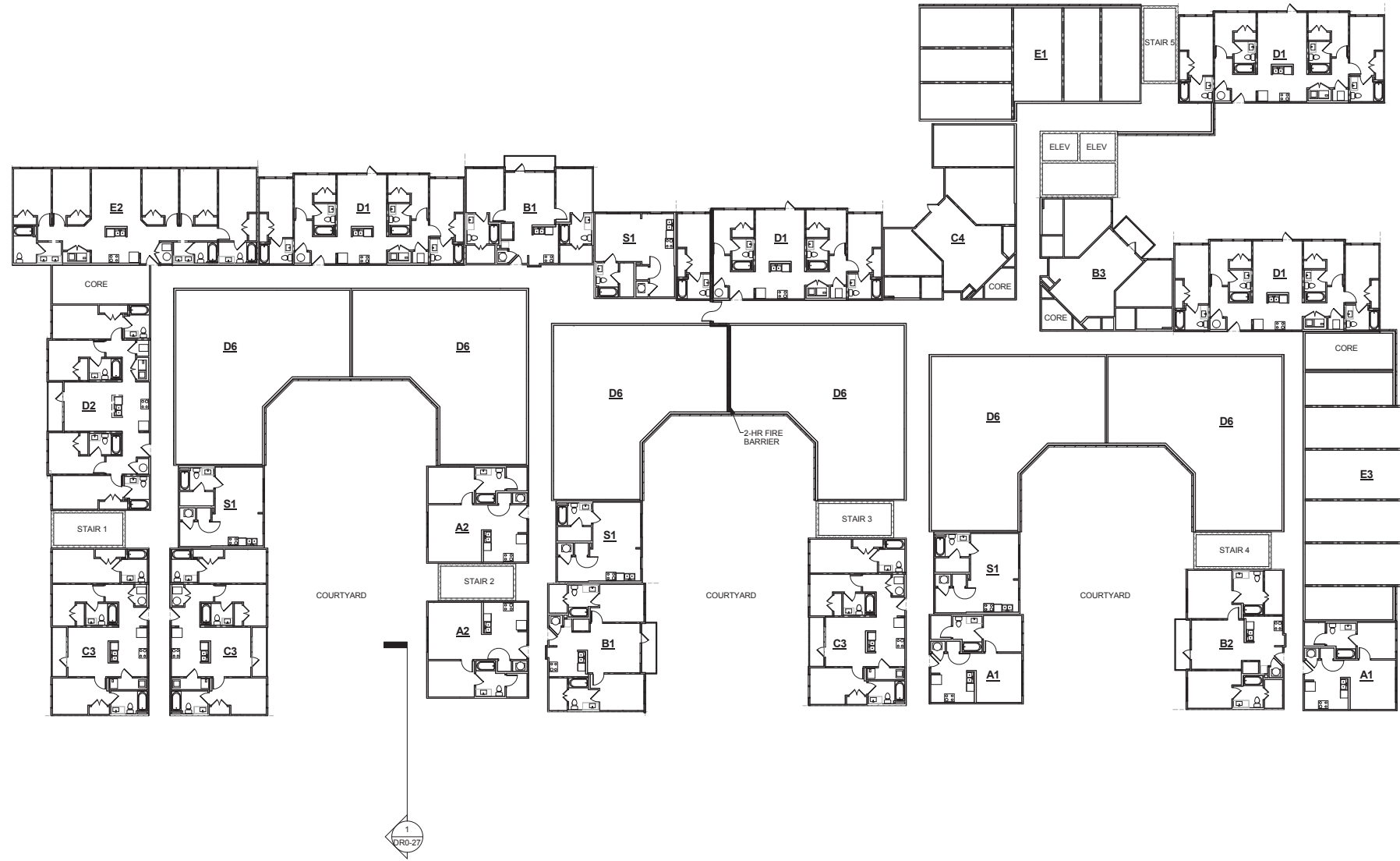
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PROJECT NAME:
 BUILDING A -
 LEVELS 2-3
 PLAN - 5044'-8"
 & 5055'-4"

JOB NUMBER:

DRAWN BY: JGNP **CHECKED BY:** JG

DR0-12
 NOT FOR CONSTRUCTION



1 BUILDING A - LEVEL 4 - 5066'-0"
1/16" = 1'-0"

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THE STANDARD AT
FORT COLLINS

FT. COLLINS, COLORADO

A DEVELOPMENT FOR



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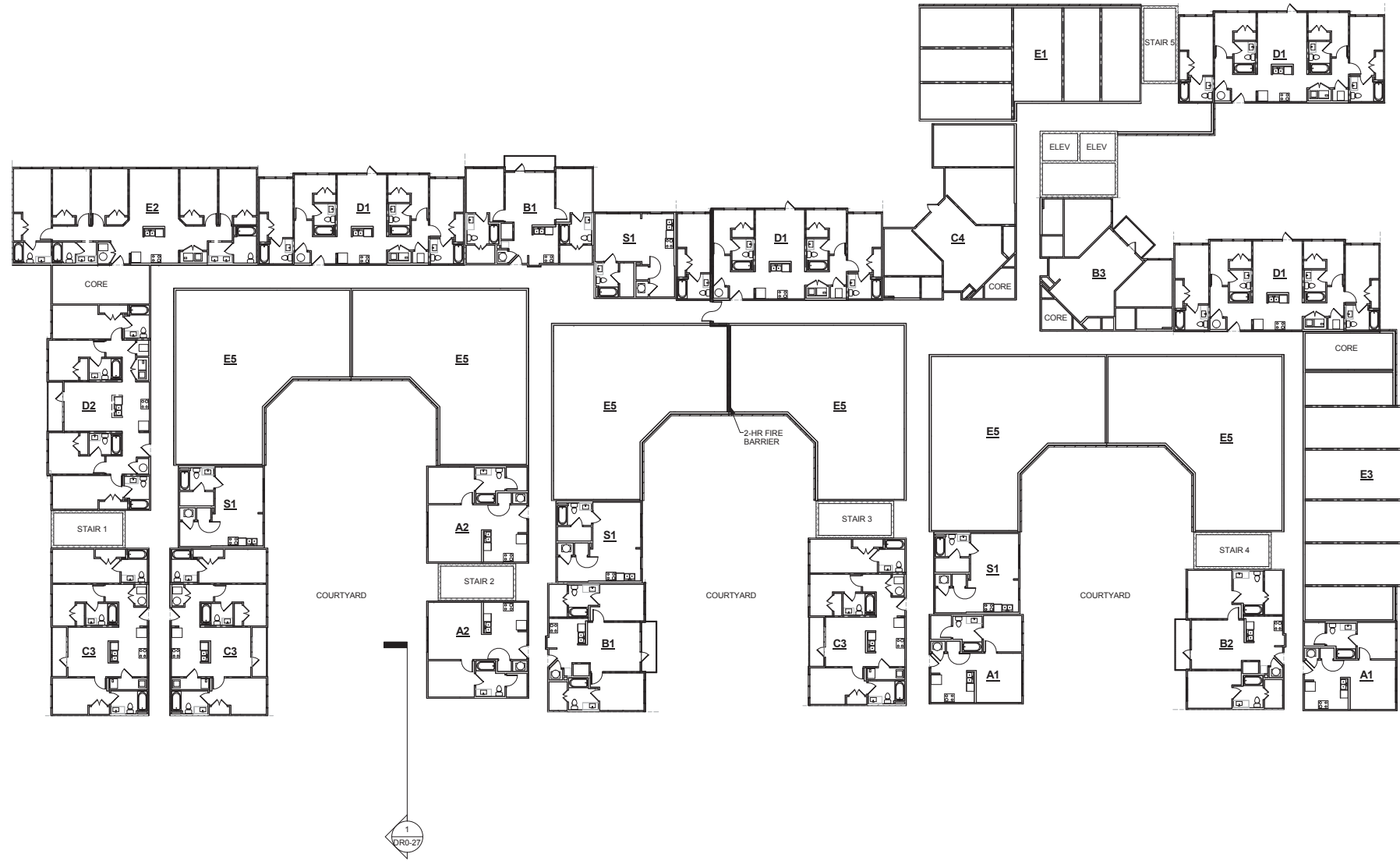
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**BUILDING A -
LEVEL 4 -
5066'-0"**

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

DR0-13
NOT FOR CONSTRUCTION



1 BUILDING A - LEVEL 5 - 5076'-8"
1/16" = 1'-0"

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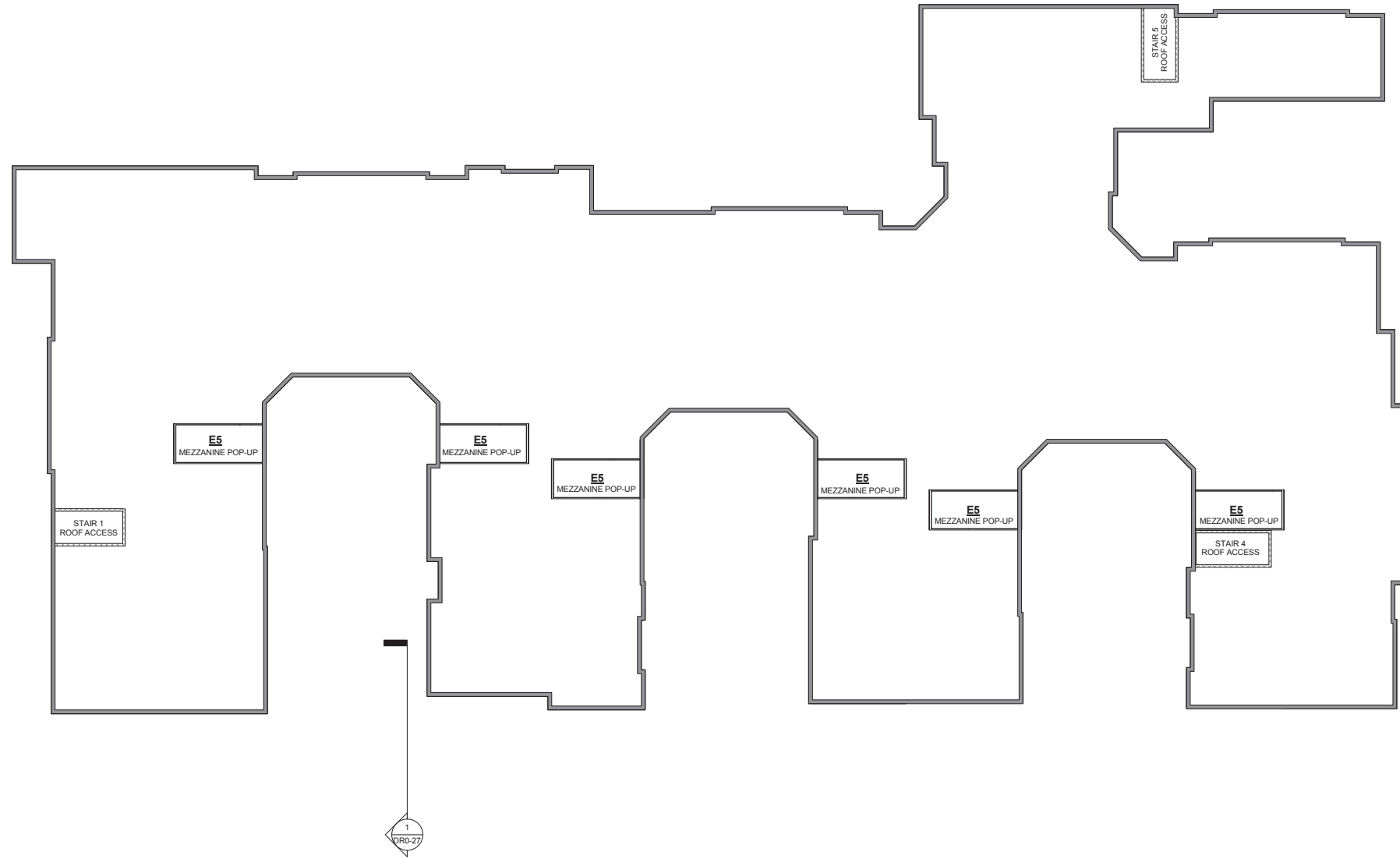
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BUILDING A - LEVEL 5 - 5076'-8"

JOB NUMBER:

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DR0-14
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1 BUILDING A - ROOF PLAN
1/16" = 1'-0"

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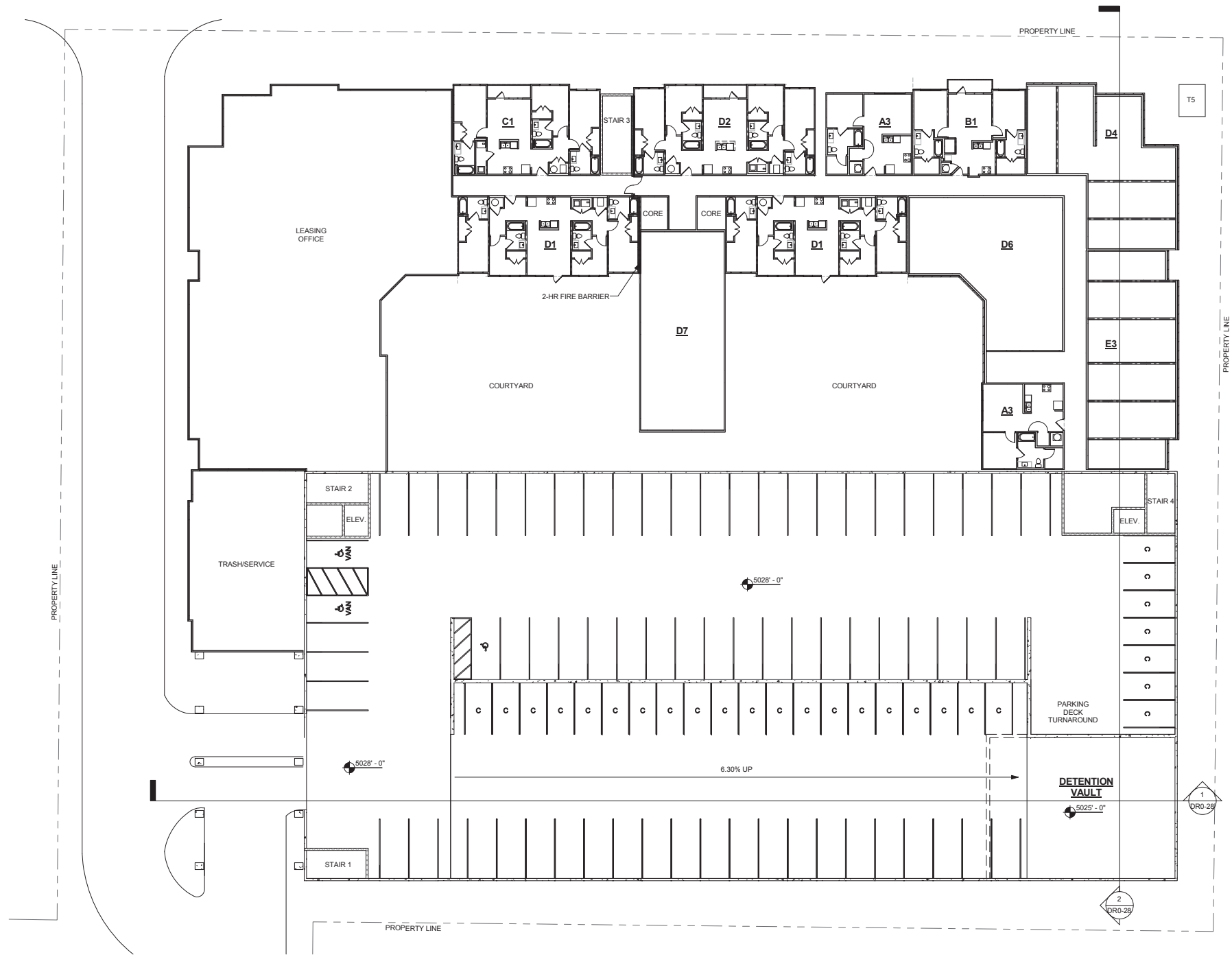
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BUILDING A - ROOF PLAN

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

DR0-15
NOT FOR CONSTRUCTION



1 BUILDING B - LEVEL 1 - 5026'-6"
1/16" = 1'-0"



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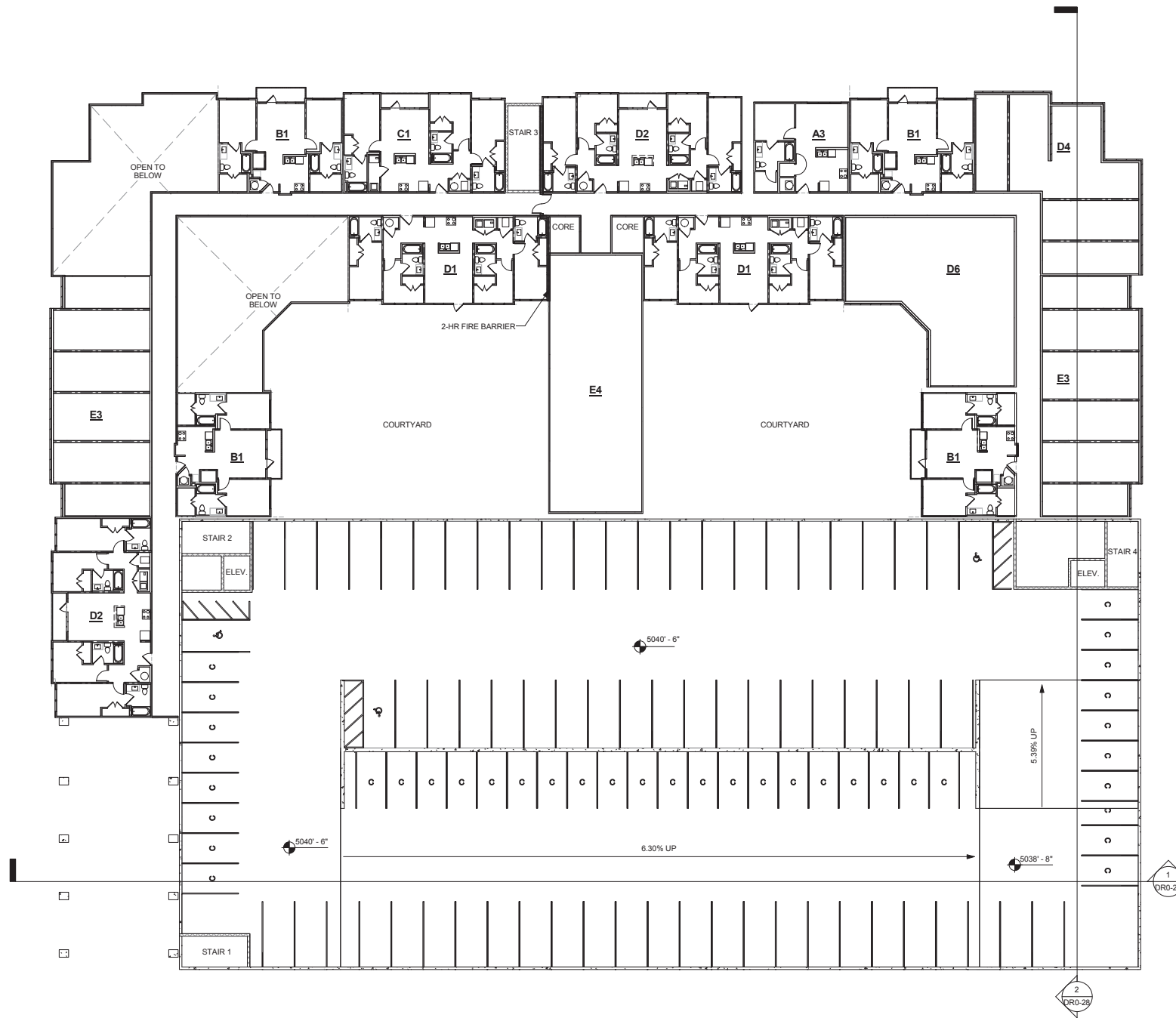
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**BUILDING B -
LEVEL 1 PLAN -
5026'-6"**

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

DR0-21
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1 BUILDING B - LEVEL 2 - 5040'-6"
1/16" = 1'-0"

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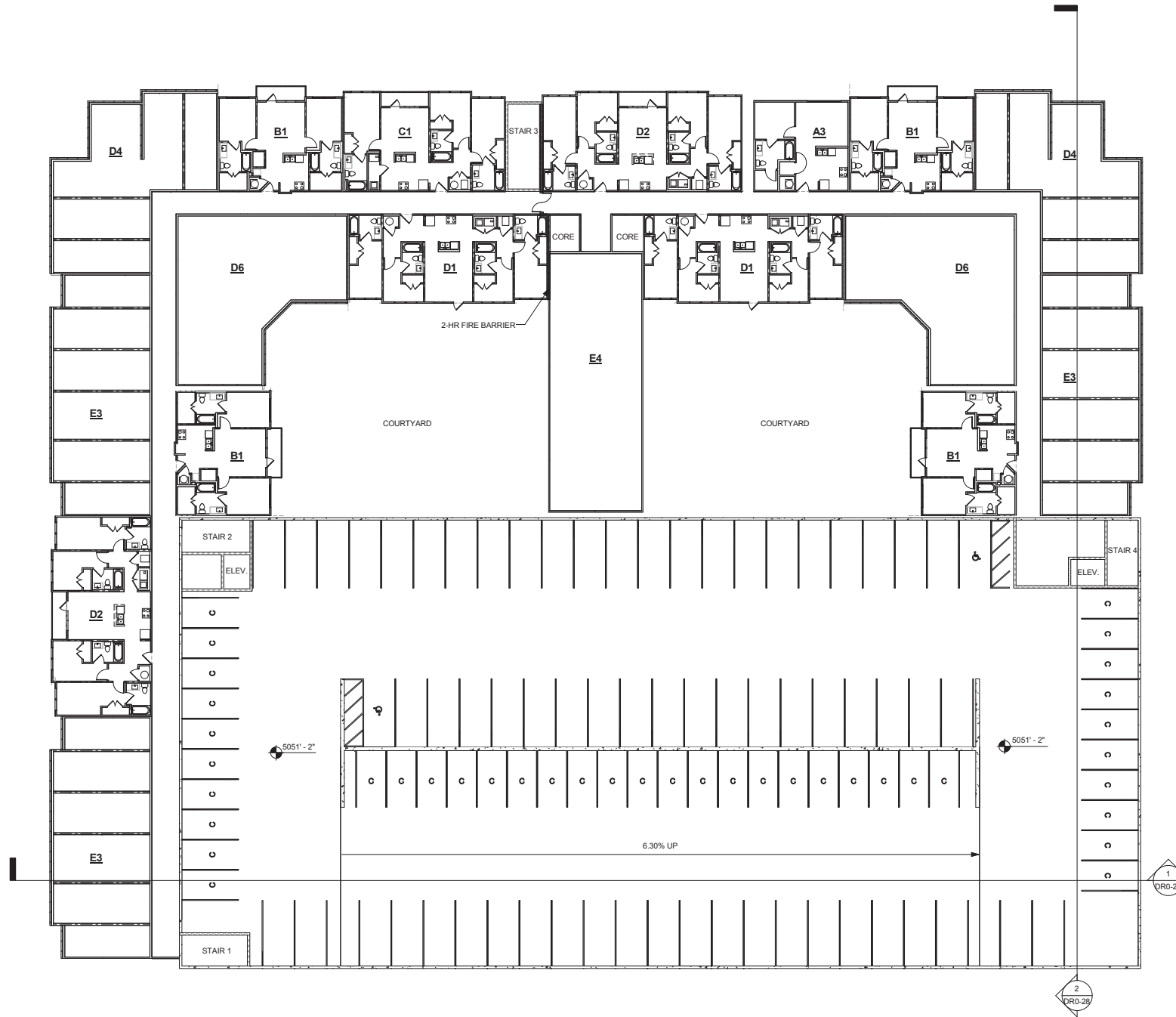
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**BUILDING B -
LEVEL 2 PLAN -
5040'-6"**

JOB NUMBER:

DRAWN BY: JGNP CHECKED BY: JG

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1 BUILDING B - LEVEL 3 - 5051-2"
1/16" = 1'-0"

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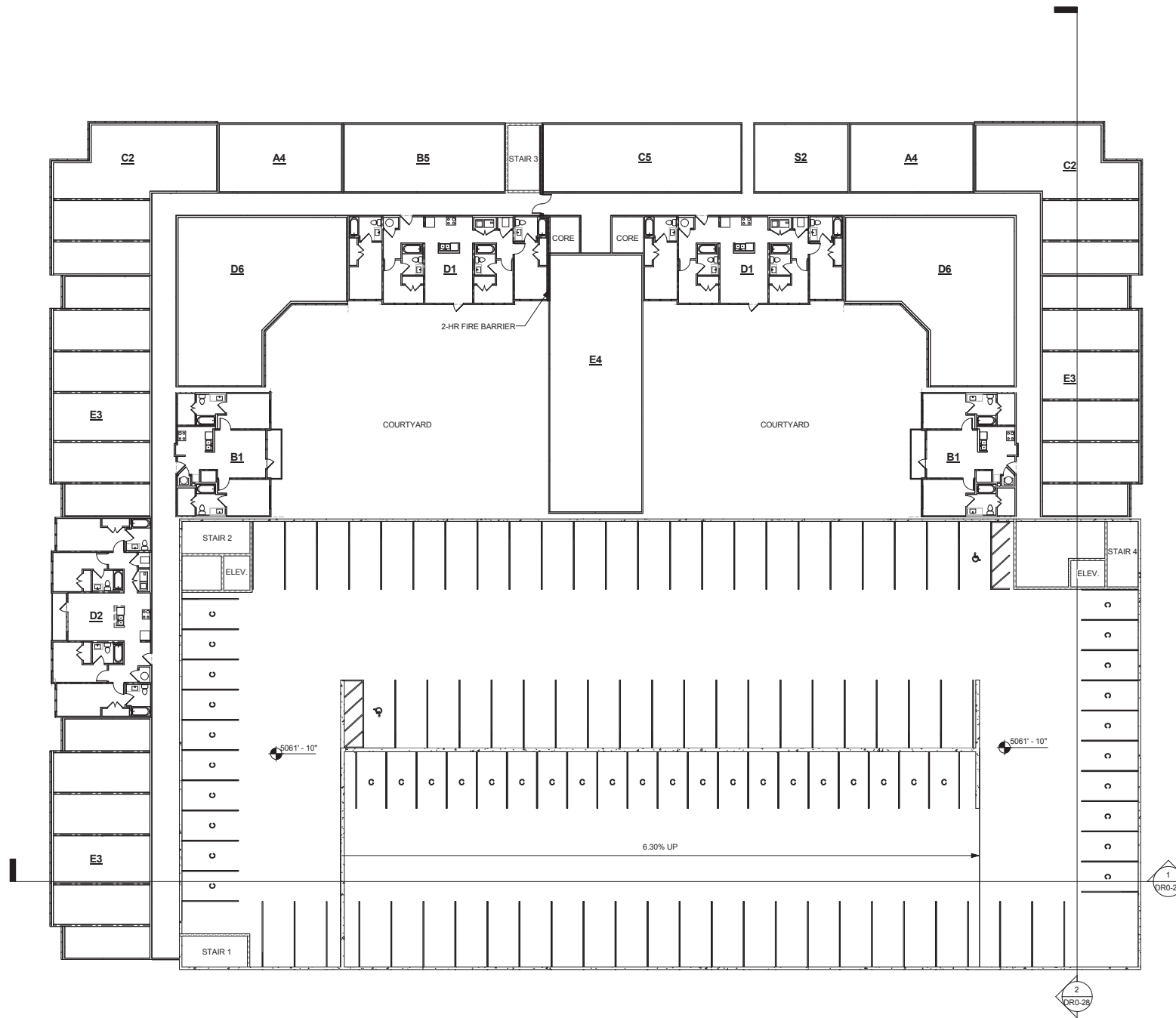
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**BUILDING B -
LEVEL 3 PLAN -
5051'-2"**

JOB NUMBER:

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1 BUILDING B - LEVEL 4 - 5061'-10"
1/16" = 1'-0"

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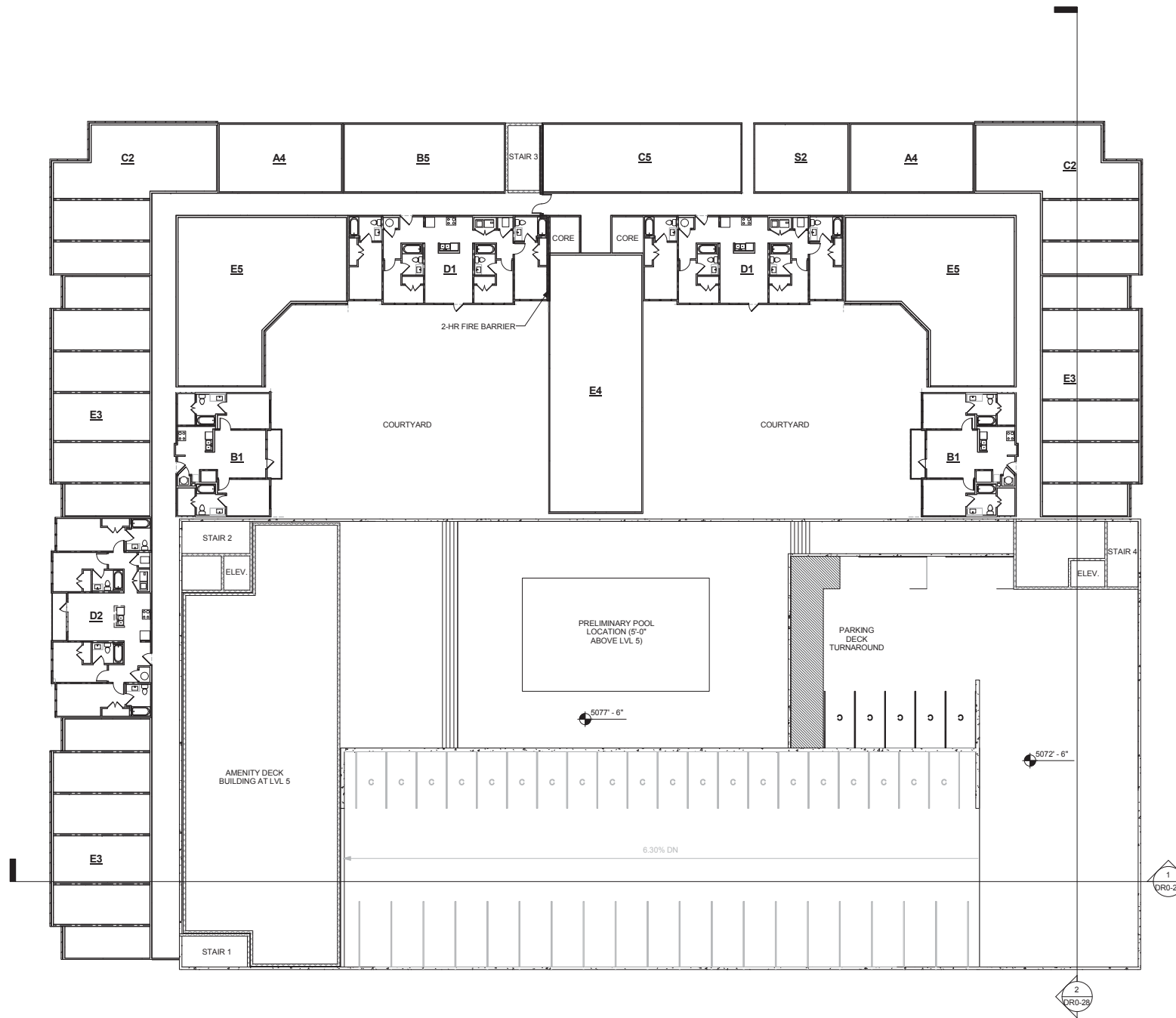
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SHEET NAME:
**BUILDING B -
LEVEL 4 PLAN -
5061'-10"**

JOB NUMBER:

DRAWN BY: JGNP
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DR0-24
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1 BUILDING B - LEVEL 5 - 5072'-6"
1/16" = 1'-0"

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**BUILDING B -
LEVEL 5 PLAN -
5072'-6"**

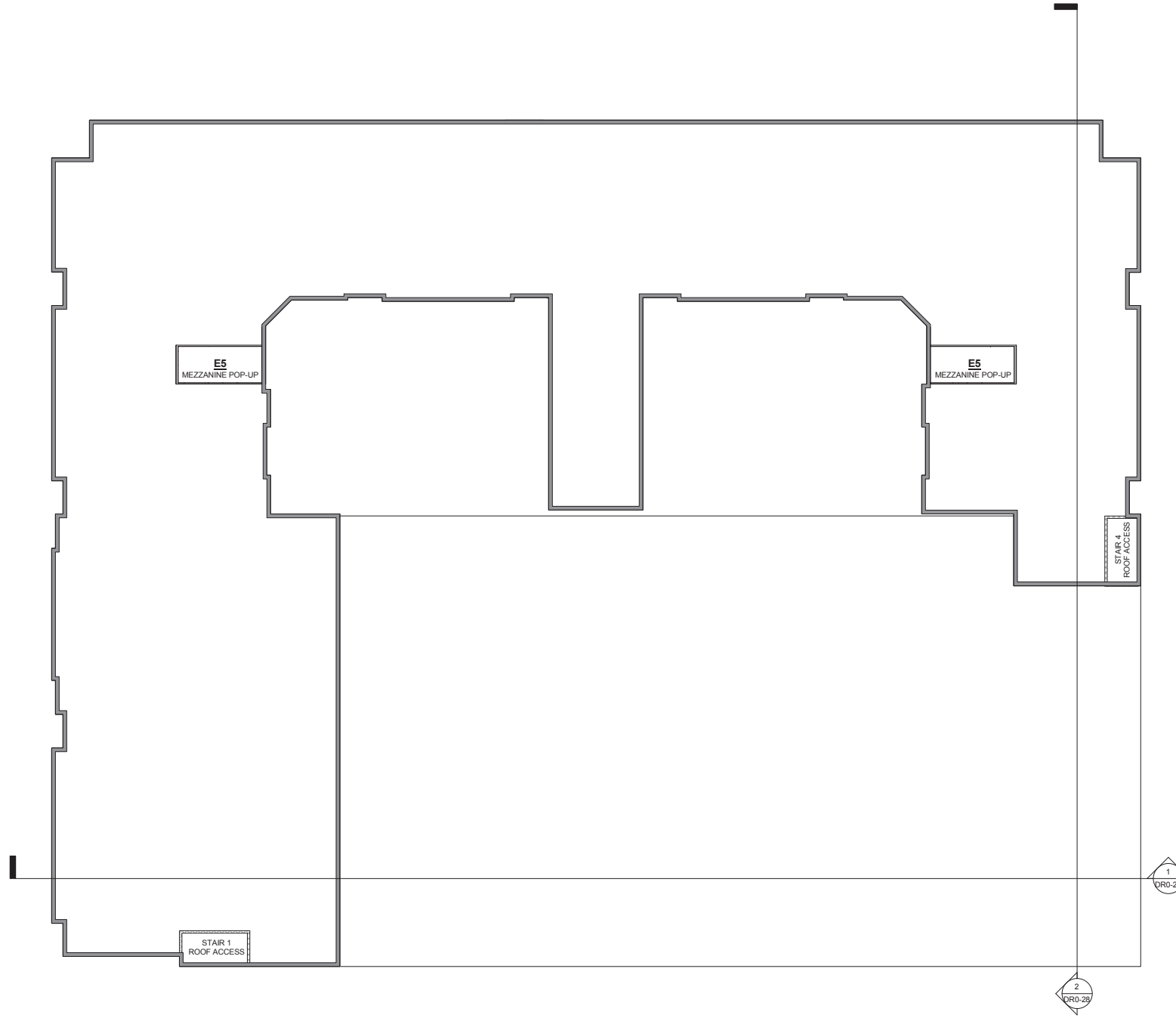
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1 BUILDING B - ROOF PLAN
1/16" = 1'-0"

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SHEET NAME
BUILDING B - ROOF PLAN

JOB NUMBER:

DRAWN BY: JGNP
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1 BUILDING A - SECTION 1
1/4" = 1'-0"

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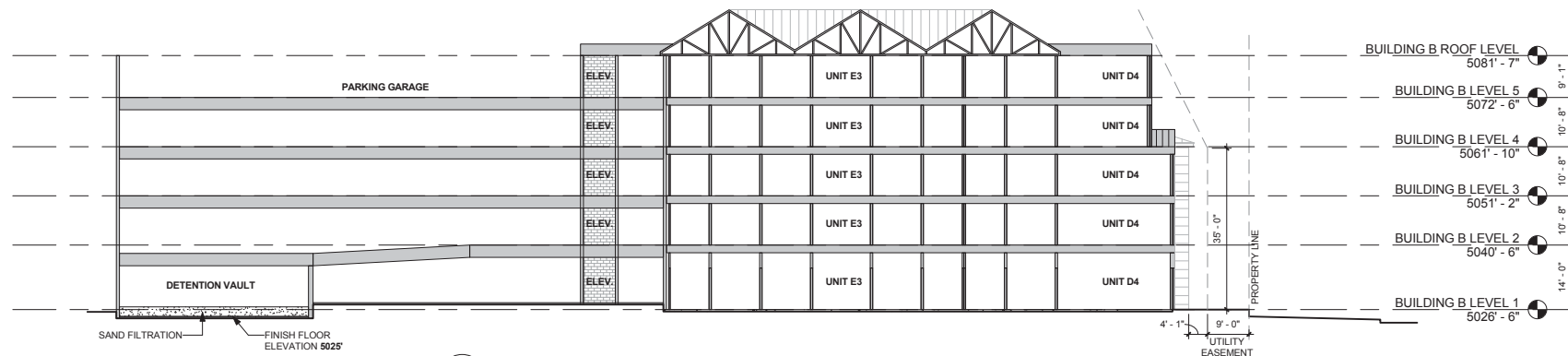
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SHEET NAME:
BUILDING A - SECTION 1

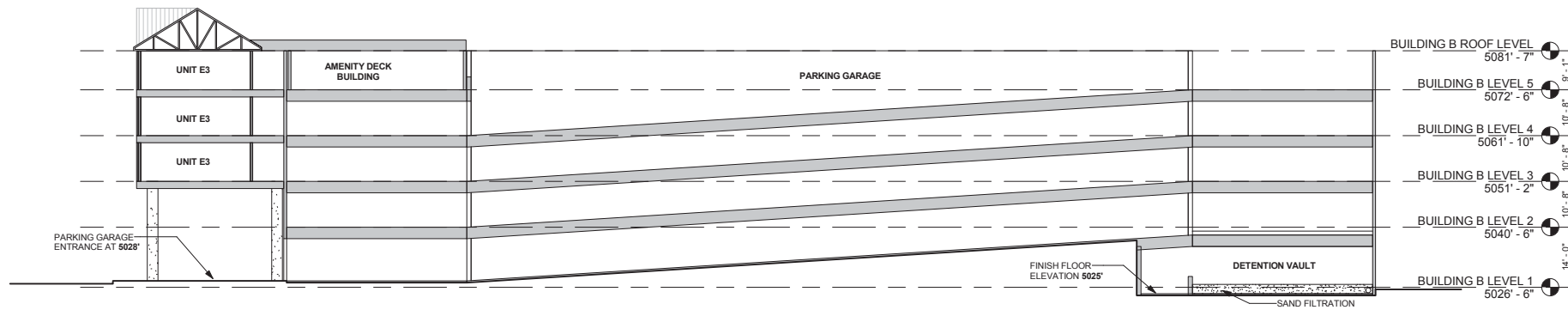
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2 BUILDING B - SECTION 2
1/16" = 1'-0"



1 BUILDING B - SECTION 1
1/16" = 1'-0"

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SCALE

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BUILDING B - SECTION 1 & 2

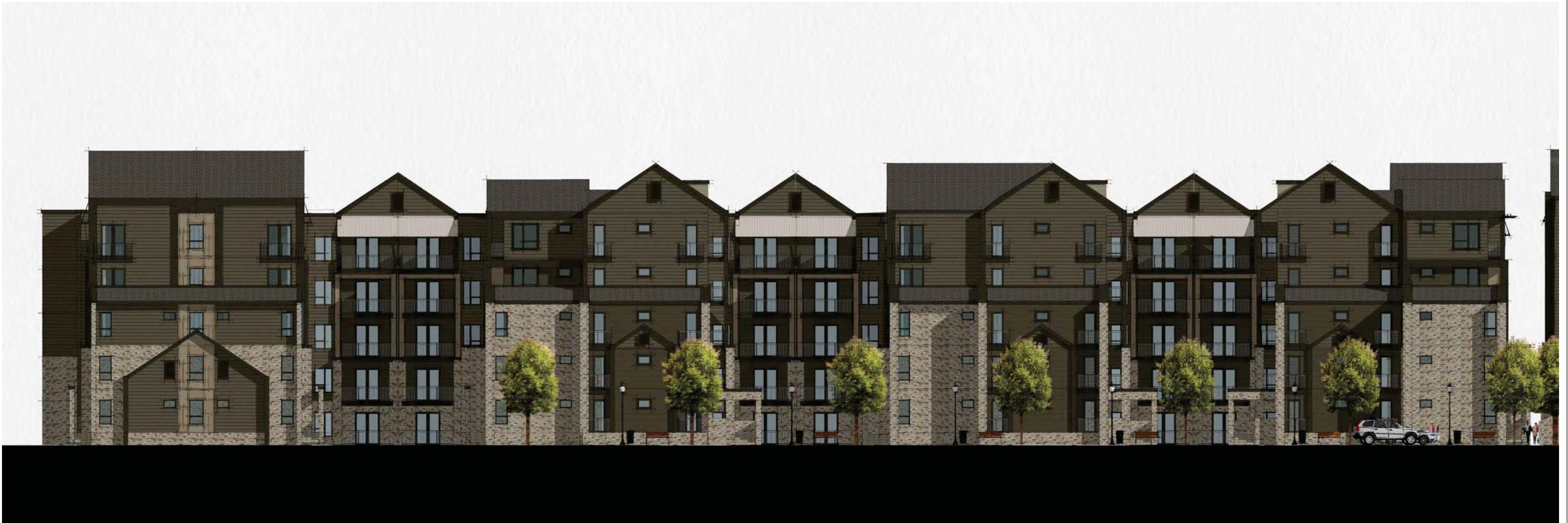
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BUILDING A
WEST PROSPECT ROAD PERSPECTIVE



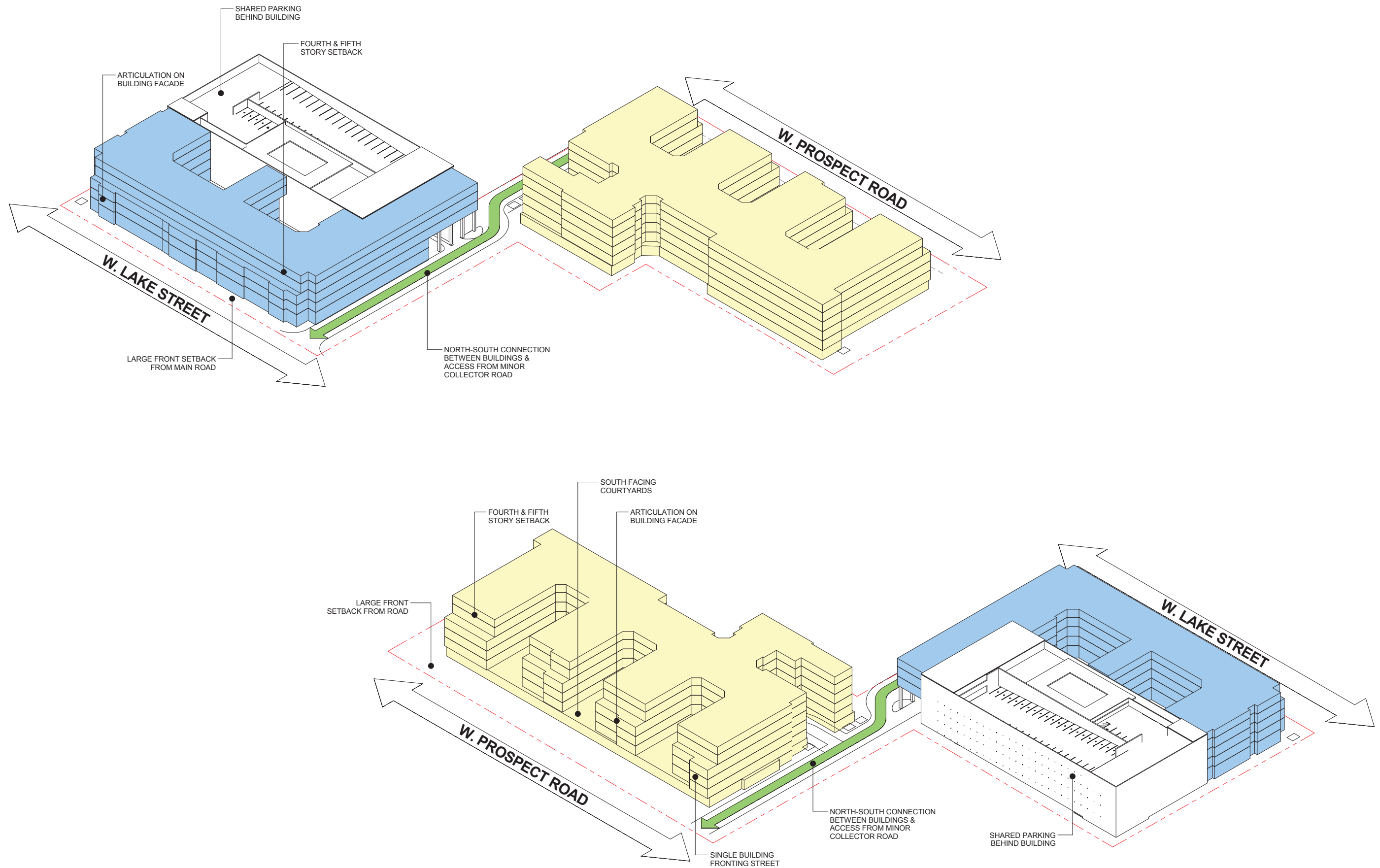
BUILDING A
WEST PROSPECT ROAD ELEVATION



BUILDING B
WEST LAKE ROAD PERSPECTIVE



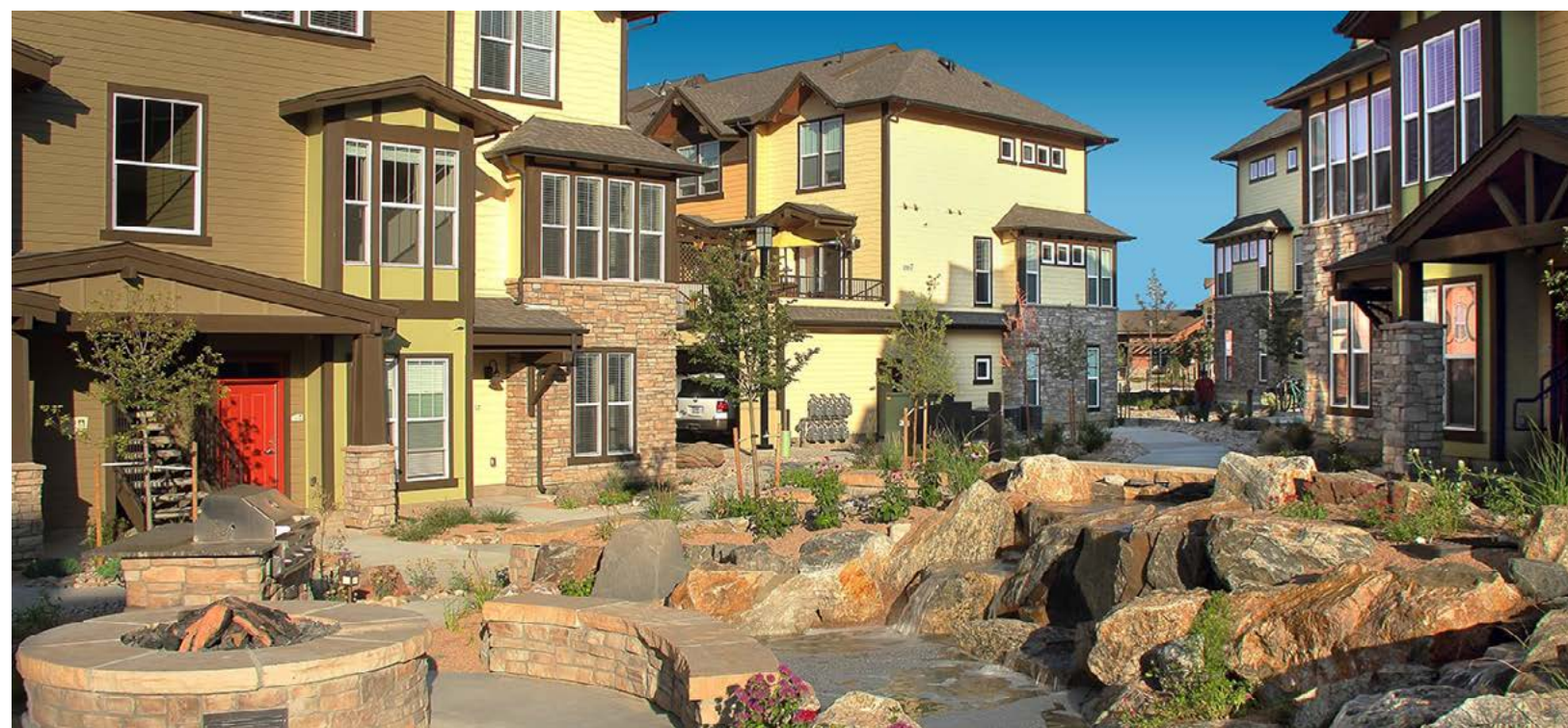
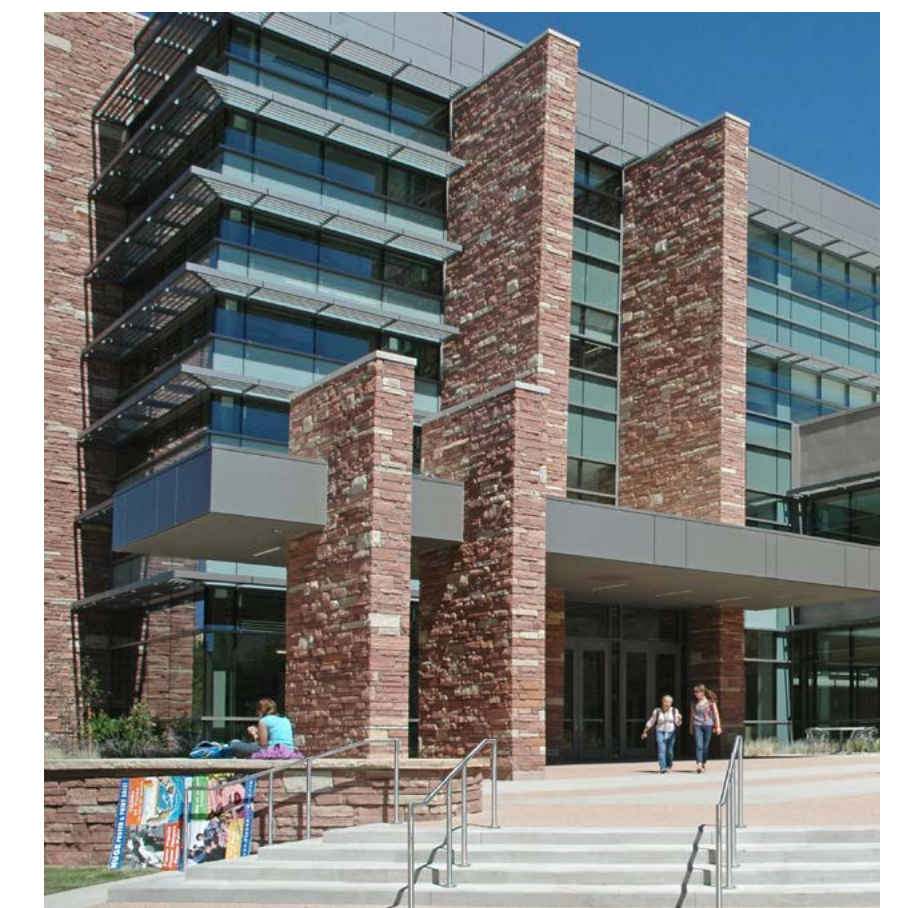
BUILDING B
WEST LAKE ROAD ELEVATION



*REFERENCE WEST CENTRAL AREA PLAN (POLICY 1.9 PAGE 32)



*REFERENCE WEST CENTRAL AREA PLAN (POLICY 1.9 PAGE 36)

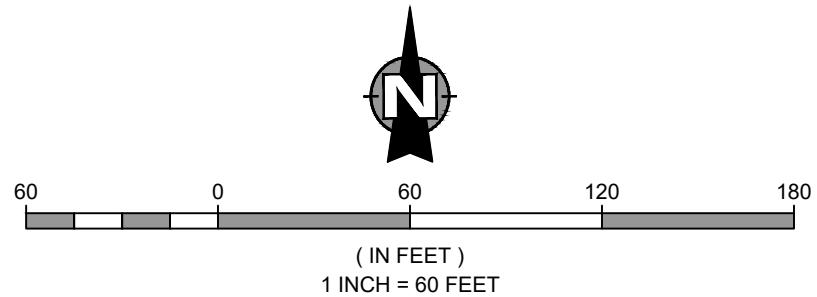


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Fort Collins, Colorado



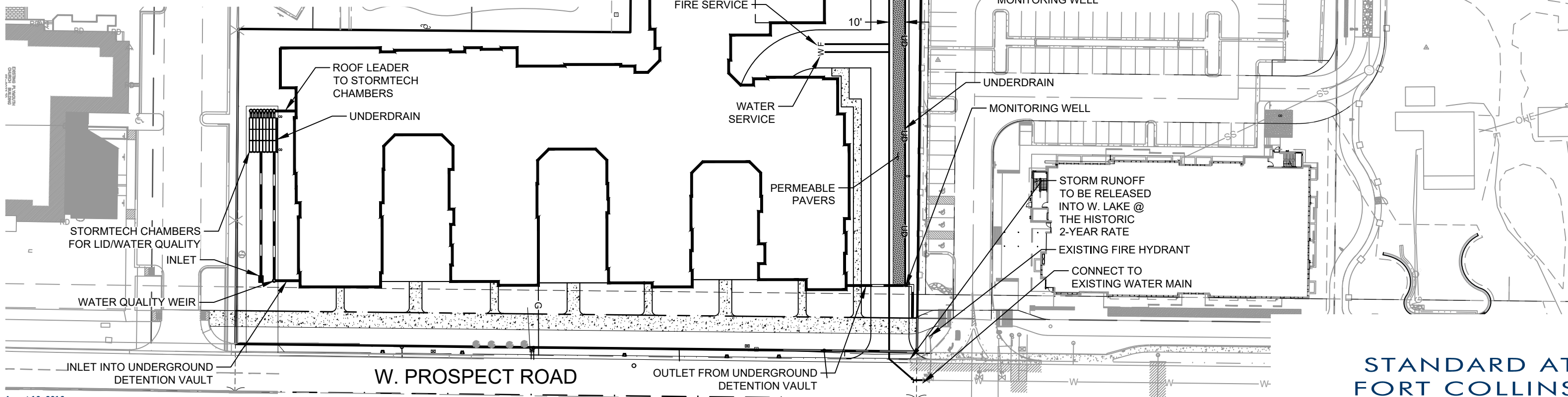


UTILITIES

- WATER WILL CONNECT TO EXISTING WATER MAINS IN W. LAKE STREET AND W. PROSPECT ROAD. A PUBLIC LINE RUNNING THROUGH THE SITE MAY BE REQUIRED TO ACHIEVE FIRE FLOWS.
- A SANITARY SEWER MAIN IS PLANNED TO EXTEND FROM W. LAKE STREET TO SERVICE THE SOUTHERN BUILDING. THIS MAIN LINE WILL ALSO SERVICE THE NORTHERN BUILDING IF THE EXISTING SERVICE DOES NOT HAVE ENOUGH CAPACITY.

DRAINAGE

- THE NORTHERN AREA IS PLANNED TO RELEASE INTO THE CURB LINE OF W. LAKE STREET AT THE HISTORIC 2-YEAR RELEASE RATE. THE DETENTION IS PLANNED TO OCCUR WITHIN A VAULT LOCATED WITHIN THE PARKING STRUCTURE. WATER QUALITY WILL BE PROVIDED BY USE OF A SAND FILTER WITHIN THE GARAGE. THE WATER QUALITY CAPTURE VOLUME WAS SIZED TO ACHIEVE A 12-HOUR RELEASE. A VARIANCE WILL BE SUBMITTED TO ALLOW FOR THE WATER QUALITY VOLUME TO BE INCLUDED WITHIN THE 100-YEAR DETENTION VOLUME. 1-FOOT OF FREEBOARD WILL BE DESIGNED WITHIN THE CHAMBER TO ALLOW FOR OVERFLOW. THE ACCESS DRIVE WILL BE TREATED THROUGH USE OF PAVERS. AREAS SURROUNDING THE BUILDING WILL BE TREATED THROUGH LANDSCAPING.
- THE SOUTHERN AREA IS PLANNED TO RELEASE INTO THE CURB LINE OF W. PROSPECT ROAD AT THE HISTORIC 2-YEAR RELEASE RATE. THE DETENTION IS PLANNED TO OCCUR WITHIN A VAULT ADJACENT TO THE BASEMENT. WATER QUALITY WILL BE PROVIDED BY USE OF A SAND FILTER WITHIN THE VAULT. THE WATER QUALITY CAPTURE VOLUME WAS SIZED TO ACHIEVE A 12-HOUR RELEASE. A VARIANCE WILL BE SUBMITTED TO ALLOW FOR THE WATER QUALITY VOLUME TO BE INCLUDED WITHIN THE 100-YEAR DETENTION VOLUME. 1-FOOT OF FREEBOARD WILL BE DESIGNED WITHIN THE CHAMBER TO ALLOW FOR OVERFLOW TO PASS THROUGH. THE ACCESS DRIVE WILL BE TREATED THROUGH USE OF PAVERS. THE EMERGENCY ACCESS ROAD WILL BE TREATED BY USE OF STORMTECH CHAMBERS. AREA SURROUNDING THE BUILDING WILL BE TREATED THROUGH LANDSCAPING.



**STANDARD AT
FORT COLLINS**
FIGURE 1
Utility and Drainage Concepts

August 10, 2016

UNIT SUMMARY																														
FT. COLLINS																														
DATE: 8/9/2016																														
UNIT TYPE	UNIT DESCRIPTION	BUILDING "A"					BUILDING "B"					QUANTITY	# OF BEDROOMS		UNIT TYPE	AREA NET (HEATED)				AREA GROSS				MIX PERCENTAGE		MIX PERCENTAGE				
		1	2	3	4	5	1	2	3	4	5		PER UNIT	TOTAL		NET	NET TOTAL	Balc	GROSS	GROSS TOTAL	GOAL UNITS	ACTUAL	GOAL BEDROOMS	ACTUAL						
1 BED UNITS																														
S1	1 BED/ 1 BATH	4	4	4	4	4					20	1	20	S1	462	SF	9,240	SF	462	SF	9,240	SF			8.7%			2.7%		
S2	1 BED/ 1 BATH									1	1	2	1	2	S2	469	SF	938	SF	469	SF	938	SF			0.9%			0.3%	
												22		22	S TOTAL	463	AVG.	10,178	SF	463	AVG.	10,178	SF	14%	S TOTAL	9.6%	5%	S TOTAL	3.0%	
A1	1 BED/ 1 BATH				2	2					4	1	4	A1	552	SF	2,208	SF	552	SF	2,208	SF			1.7%			0.5%		
A2	1 BED/ 1 BATH	1	1	1	2	2					7	1	7	A2	650	SF	4,550	SF	650	SF	4,550	SF			3.1%			1.0%		
A3	1 BED/ 1 BATH						2	1	1		4	1	4	A3	608	SF	2,432	SF	608	SF	2,432	SF			1.7%			0.5%		
A4	1 BED/ 1 BATH									2	2	4	1	4	A4	610	SF	2,440	SF	610	SF	2,440	SF			1.7%			0.5%	
												19		19	A TOTAL	612	AVG.	11,630	SF	612	AVG.	11,630	SF	14%	A TOTAL	8.3%	5%	A TOTAL	2.6%	
2 BED UNITS																														
B1	2 BED/2 BATH	1	1	1	2	2	1	4	4	2	2	20	2	40	B1	813	SF	16,260	SF	53	866	SF	17,320	SF			8.7%			5.5%
B2	2 BED/2 BATH	3	3	3	1	1					11	2	22	B2	888	SF	9,768	SF	53	941	SF	10,351	SF			4.8%			3.0%	
B3	2 BED/2 BATH	1	1	1	1	1					5	2	10	B3	886	SF	4,430	SF	52	938	SF	4,690	SF			2.2%			1.4%	
B4	2 BED/2 BATH										0	2	0	B4		SF		SF			SF		SF			0.0%			0.0%	
B5	2 BED/2 BATH (VALUE UNIT)									1	1	2	2	4	B5	796	SF	1,592	SF		796	SF	1,592	SF			0.9%			0.5%
												38		76	B TOTAL	843	AVG.	32,050	SF	894	AVG.	33,953	SF	21%	B TOTAL	16.6%	17%	B TOTAL	10.4%	
3 BED UNITS																														
C1	3 BED/3 BATH						1	1	1			3	3	9	C1	1,075	SF	3,225	SF	51	1,126	SF	3,378	SF			1.3%			1.2%
C2	3 BED/3 BATH - PREMIUM									2	2	4	3	12	C2	1,289	SF	5,156	SF		1,289	SF	5,156	SF			1.7%			1.6%
C3	3 BED/3 BATH	2	2	2	3	3					12	3	36	C3	1,024	SF	12,288	SF	51	1,075	SF	12,900	SF			5.2%			4.9%	
C4	3 BED/3 BATH	1	1	1	1	1					5	3	15	C4	1,126	SF	5,630	SF		1,126	SF	5,630	SF			2.2%			2.1%	
C5	3 BED/3 BATH (VALUE UNIT)									1	1	2	3	6	C5	981	SF	1,962	SF		981	SF	1,962	SF			0.9%			0.8%
												26		78	C TOTAL	1,087	AVG.	28,261	SF		1,116	AVG.	29,026	SF	9%	C TOTAL	11.4%	10%	C TOTAL	10.7%
4 BED UNITS																														
D1	4 BED/4 BATH	6	7	7	4	4	2	2	2	2	2	38	4	152	D1	1,227	SF	46,626	SF		1,227	SF	46,626	SF			16.6%			20.8%
D2	4 BED/4 BATH	1	1	1	1	1	1	2	2	1	1	12	4	48	D2	1,335	SF	16,020	SF		1,335	SF	16,020	SF			5.2%			6.6%
D3	4 BED/4 BATH											0	4	0	D3		SF		SF			SF		SF			0.0%			0.0%
D4	4 BED/4 BATH - PREMIUM						1	1	2			4	4	16	D4	1,520	SF	6,080	SF		1,520	SF	6,080	SF			1.7%			2.2%
D5	4 BED/4 BATH - PREMIUM											0	4	0	D5		SF		SF			SF		SF			0.0%			0.0%
D6	4 BED/4 BATH - PREMIUM	6	6	6	6		1	1	2	2		30	4	120	D6	1,594	SF	47,820	SF	52	1,646	SF	49,380	SF			13.1%			16.4%
D7	4 BED/4 BATH						1					1	4	4	D7	1,475	SF	1,475	SF		1,475	SF	1,475	SF			0.4%			0.5%
												85		340	D TOTAL	1,388	AVG.	118,021	SF		1,407	AVG.	119,581	SF	31%	D TOTAL	37.1%	45%	D TOTAL	46.6%
5 BED UNITS																														
E1	5 BED/5 BATH	1	1	1	1	1						5	5	25	E1	1,534	SF	7,670	SF		1,534	SF	7,670	SF			2.2%			3.4%
E2	5 BED/3 BATH	1	1	1	1	1						5	5	25	E2	1,575	SF	7,875	SF		1,575	SF	7,875	SF			2.2%			3.4%
E3	5 BED/4 BATH	1	1	1	1	1	1	2	3	3	3	17	5	85	E3	1,643	SF	27,931	SF		1,643	SF	27,931	SF			7.4%			11.6%
E4	5 BED/5 BATH									1	1	1	1	1	E4	1,725	SF	6,900	SF		1,725	SF	6,900	SF			1.7%			2.7%
E5	5 BED/5 BATH (MEZZANINE)					6						8	5	40	E5	1,942	SF	15,536	SF		1,942	SF	15,536	SF			3.5%			5.5%
												39		195	E TOTAL	1,690	AVG.	65,912	SF		1,690	AVG.	65,912	SF	11%	E TOTAL	17.0%	18%	E TOTAL	26.7%
TOTALS PER FLOOR		29	30	30	30	30	11	15	18	18	18	229		730	TOTAL								270,280	SF		TOTAL	100.0%		TOTAL	100.0%
		TOTAL					TOTAL					UNITS	BEDROOMS																	
														NET/UNIT		1,161	AVG.	GROSS/UNIT		1,180	AVG.									
														NET/BEDROOM		364	AVG.	GROSS/BEDROOM		370	AVG.									