

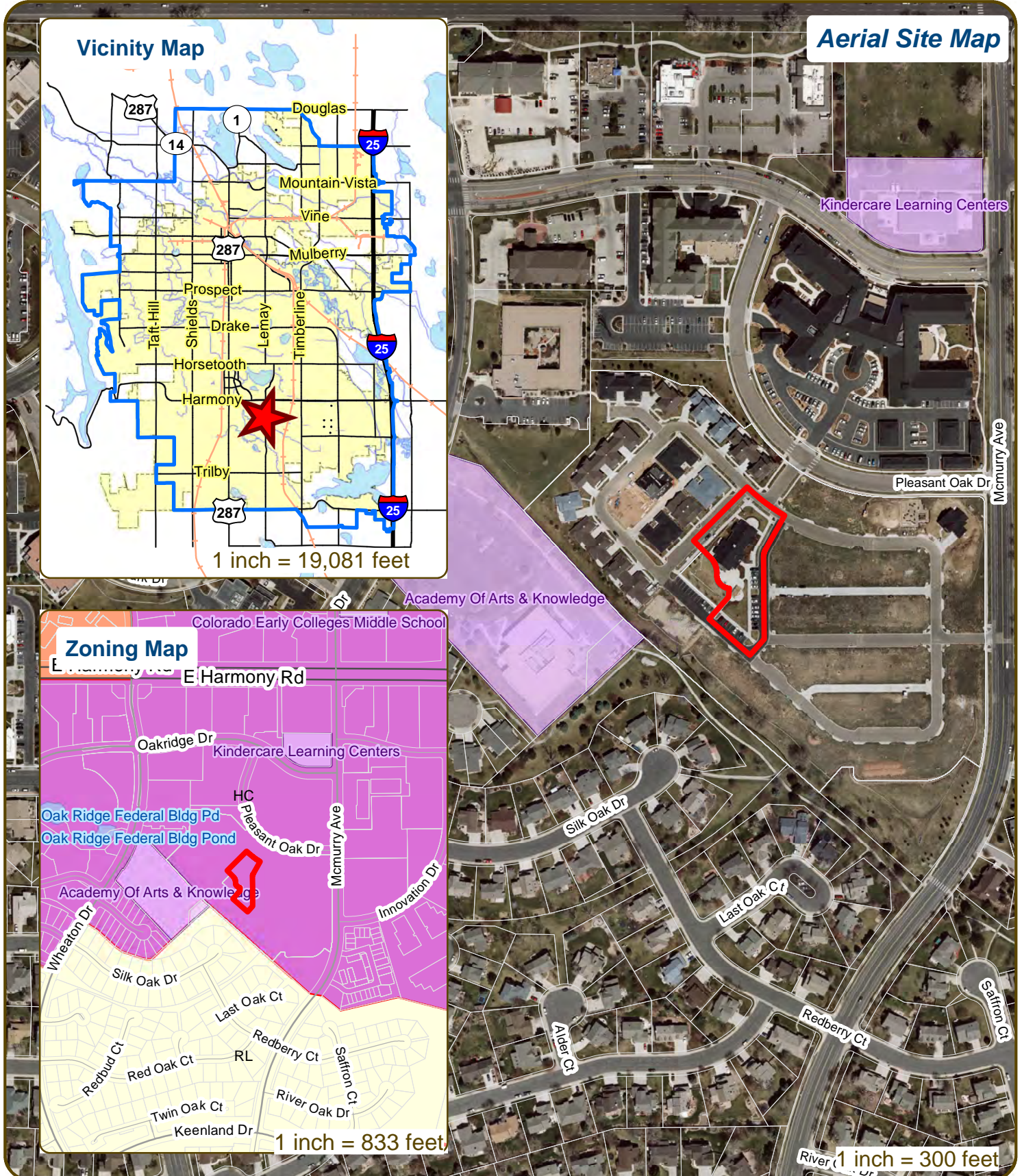
# Conceptual Review Agenda

Schedule for 04/16/20

**Thursday, April 16, 2020**

| Time  | Project Name  | Applicant Info   | Project Description  |  |
|-------|---|--|--|--|
| 9:30  | 4751 Pleasant Oak Dr Small Scale Reception Center<br><br>CDR200027  | Troy Erickson<br>970-207-1939<br><a href="mailto:terickson@leisurecare.com">terickson@leisurecare.com</a>  | This is a request for an addition of permitted use center use at 4751 Pleasant Oak Drive (parcel # 8606278003) to allow a small scale reception center for events at The Lodge at Mackenzie Place development. Access is taken from Pleasant Oak Drive directly to the northeast. The site is located approximately 1,100 feet south of E. Harmony Road and approximately 2,000 feet east of S. Lemay Avenue. The property is within the Harmony Corridor (HC) zone district and is subject to a Type 2 (Planning & Zoning Board) Review as well as a final review and approval by City Council. | Planner: Jason Holland<br>Engineer: Marc Virata<br>DRC: Tenae Beane                                    |
| 10:15 | <del>649 S. College Ave Entertainment Center</del><br><br>CDR200028 | <del>David Rodriguez</del><br><del>310-357-0231</del><br><del><a href="mailto:David@ComedyFortCollins.com">David@ComedyFortCollins.com</a></del> | <del>This is a request to convert an existing restaurant into an entertainment center at 649 S. College Avenue (parcel # 9714114007). Access is taken from W. Laurel Street directly to the south. The site is approximately 125 east of S. College Avenue and approximately 1,200 feet south of W. Mulberry Street. The site is zoned Downtown (D) zone district and is located in the Campus North sub-district. The project is subject to a Type 2 (Planning &amp; Zoning Board) Review.</del>  | <del>Planner: Clark Mapes</del><br><del>Engineer: Morgan Stroud</del><br><del>DRC: Todd Sullivan</del> |
| 11:00 | 429 S. Whitcomb St Duplex<br><br>CDR200029                          | Laura Flanagan<br>978-807-8632<br><a href="mailto:mertes.laura@gmail.com">mertes.laura@gmail.com</a>   | This is a request to convert an existing single-family residence at 429 S. Whitcomb Street (parcel # 9711330013) into a two-family dwelling. Access is taken from S. Whitcomb Street directly to the east. Four on-site parking spaces would be provided for tenants of the property. The site is approximately .5 miles west of S. College Avenue and directly north of W. Mulberry Street. The site is zoned Neighborhood Conservation Medium Density (NCM) zone district and is subject to a Type 1 (Administrative) Review.  | Planner: Pete Wray<br>Engineer: Spencer Smith<br>DRC: Brandy Bethurem Harras                           |

# 4751 Pleasant Oak Dr Small Scale Reception Center



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Troy Erickson General Manager

Business Name (if applicable) MacKenzie Place Fort Collins

Your Mailing Address 4750 Pleasant Oak Dr Fort Collins, CO 80525

Phone Number 970-207-1939 Email Address terickson@leisurecare.com

Site Address or Description (parcel # if no address) 4751 Pleasant Oak Dr Fort Collins, CO 80525

The Lodge at MacKenzie Place

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Securing proper zoning of property being utilized as small scale event center

Proposed Use Small Scale Event Center Existing Use Community Center

Total Building Square Footage 4831 S.F. Number of Stories 1 Lot Dimensions \_\_\_\_\_

Age of any Existing Structures 12 Years

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 for conceptual.

Is your property in a Flood Plain?  Yes  No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area N/A S.F.

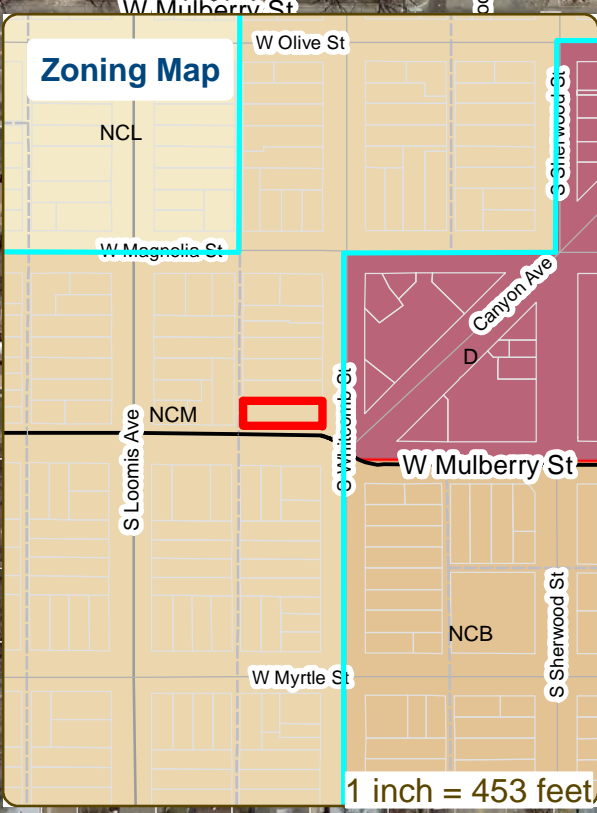
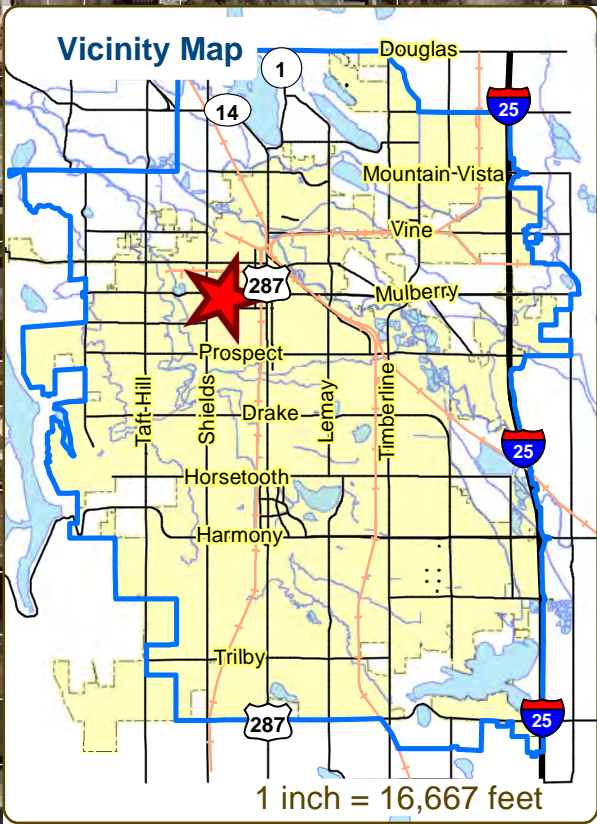
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

# 429 S. Whitcomb St Duplex

**Aerial Site Map**



S Whitcomb St  
Canyon Ave

1 inch = 116 feet

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Laura Flanagan, owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 429 J. Whitcomb St. Fort Collins, CO 80521

Phone Number 978-807-8632 Email Address mertes.laura@gmail.com

Site Address or Description (parcel # if no address) \_\_\_\_\_

429 J. Whitcomb St. Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) turn 429 J. Whitcomb St into a duplex

Proposed Use duplex Existing Use single family

Total Building Square Footage 4,710 S.F. Number of Stories 2 Lot Dimensions 11,18 sq ft.

Age of any Existing Structures Built in 1910 and remodeled in 2013.

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 for conceptual.

Is your property in a Flood Plain? [ ] Yes [X] No If yes, then at what risk is it? \_\_\_\_\_

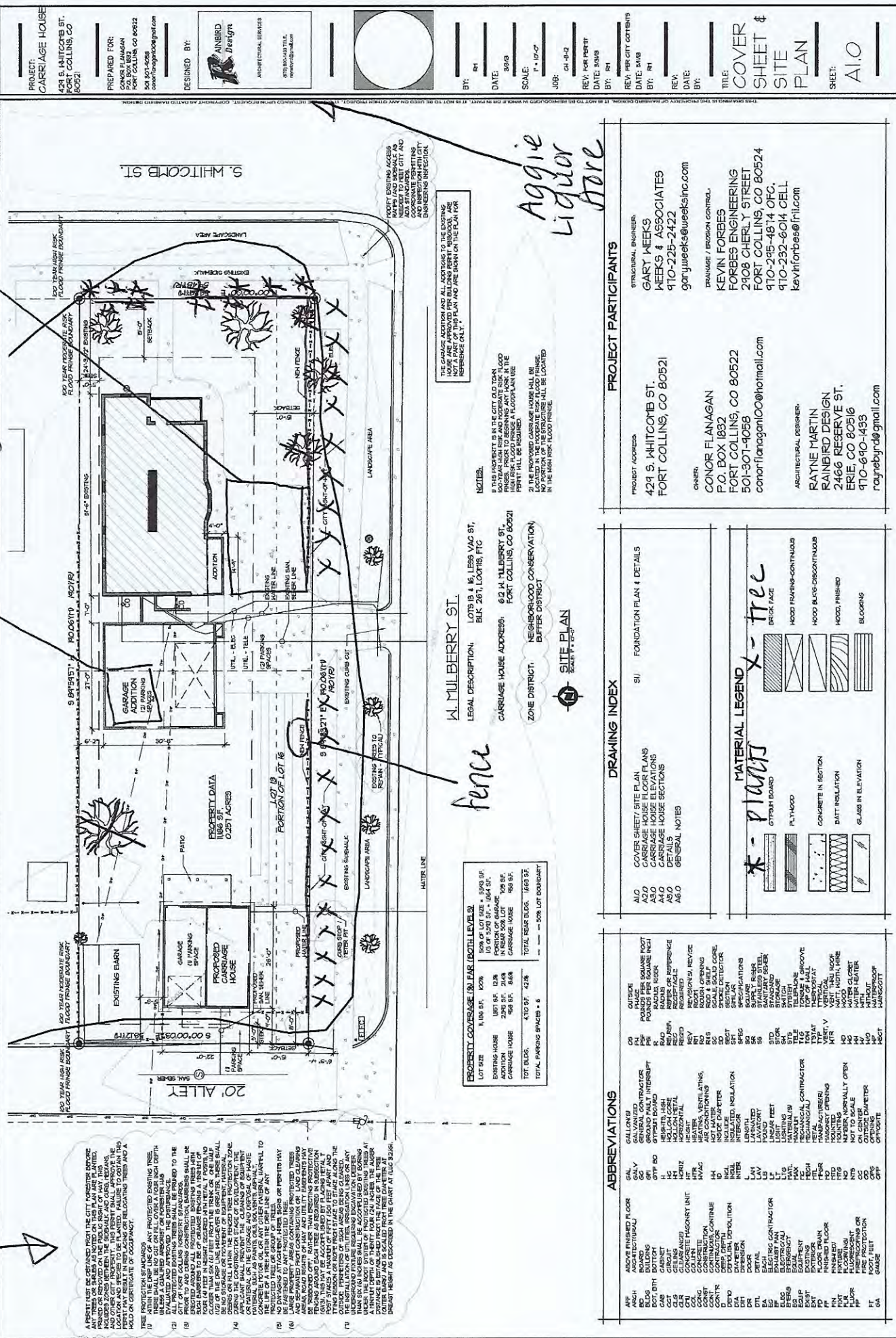
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Fernweh Inn + Hostel  
a covered parking spots  
a uncovered parking spots



PROJECT:  
CARRIAGE HOUSE  
421 S. WHITCOMB ST.  
FORT COLLINS, CO  
80521

PREPARED FOR:  
CONOR FLANAGAN  
501-307-4058  
conorflanagan@icloud.com

DESIGNED BY:  
RAINBIRD  
Design  
ARCHITECTURAL SERVICES  
8775 BOVARD TRL.  
FORT COLLINS, CO

DATE: 9/3/19  
SCALE: 1" = 10'-0"

JOB: CH-19-2  
REV. FOR PERMIT  
DATE: 9/3/19  
REV. BY: R1

REV. PROJECT CONTENTS  
DATE: 9/3/19  
BY: R1

TITLE:  
COVER SHEET &  
SITE PLAN  
SHEET: A1.0

PROJECT ADDRESS:  
421 S. WHITCOMB ST.  
FORT COLLINS, CO 80521

OWNER:  
CONOR FLANAGAN  
P.O. BOX 1832  
FORT COLLINS, CO 80522  
501-307-4058  
conorflanagan100@hotmail.com

ARCHITECTURAL DESIGNER:  
RAYNE MARTIN  
RAINBIRD DESIGN  
2466 RESERVE ST.  
ERIE, CO 80516  
910-610-1433  
raynebjr@gmail.com

STRUCTURAL ENGINEER:  
GARY WEEKS  
WEEKS & ASSOCIATES  
910-225-2422  
garyweeks@weeksinc.com

DRAINAGE / EROSION CONTROL:  
KEVIN FORBES  
FORBES ENGINEERING  
2108 CHERLY STREET  
FORT COLLINS, CO 80524  
910-215-4814 OFC.  
910-232-6014 CELL  
kevinforbes@finc.com

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

NOTE:  
THE CHANGE NOTATION AND ALL NOTATIONS TO THE EXISTING  
HOUSE ARE APPROVED FOR BUILDING PERMIT SUBMISSION. ARE  
NOT TO BE USED FOR ANY OTHER PURPOSES. CONSULT WITH RAINBIRD  
DESIGN FOR MORE INFORMATION.

NOTE:  
IF THIS PROPERTY IS IN THE CITY OLD TOWN  
REDEVELOPMENT AREA, THE CITY OF FORT COLLINS  
REQUIREMENTS FOR BUILDING PERMIT SUBMISSION ARE  
AS STATED IN THE CITY OF FORT COLLINS  
PLANNING AND ZONING DEPARTMENT  
WEBSITE: WWW.FORTCOLLINS.CO

MULBERRY ST.  
LEGAL DESCRIPTION: LOTS 18 & 16, LESS VAC BT,  
BLK 261, LOTS 18, 16  
CARRIAGE HOUSE ADDRESS: 612 N. MULBERRY ST.  
FORT COLLINS, CO 80521

ZONE DISTRICT: RESIDENTIAL CONSERVATION  
BUFFER DISTRICT

EXISTING COVERAGE (BY FAR BOTH LEVELS)  
LOT SIZE: 1,100 SF, 100%  
EXISTING HOUSE: 1,800 SF, 12.8%  
ADDITION: 2,500 SF, 24.4%  
CARRIAGE HOUSE: 650 SF, 6.8%  
TOTAL: 4,950 SF, 47.8%  
TOTAL PAVING SPACES: 6

EXISTING DATA  
11865 SF.  
0.251 ACRES  
PORTION OF LOT 16  
GARAGE (11 PARKING SPACES)  
EXISTING HOUSE  
EXISTING DRIVE  
EXISTING GARAGE  
EXISTING DRIVE

PROPOSED DATA  
EXISTING HOUSE  
ADDITION  
GARAGE (11 PARKING SPACES)  
CARRIAGE HOUSE  
TOTAL PAVING SPACES: 6

ABBREVIATIONS

|     |                                   |
|-----|-----------------------------------|
| AC  | ARCHITECTURAL                     |
| AD  | ARCHITECTURAL DESIGNER            |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |
| ADP | ARCHITECTURAL DESIGN PROFESSIONAL |

DRAWING INDEX

|      |                            |
|------|----------------------------|
| A1.0 | COVER SHEET SITE PLAN      |
| A2.0 | CARRIAGE HOUSE FLOOR PLANS |
| A3.0 | CARRIAGE HOUSE ELEVATIONS  |
| A4.0 | CARRIAGE HOUSE SECTIONS    |
| A5.0 | GENERAL NOTES              |

MATERIAL LEGEND

|  |                            |
|--|----------------------------|
|  | CONCRETE IN SECTION        |
|  | WOOD FRAMING-CONTINUOUS    |
|  | WOOD FRAMING-DISCONTINUOUS |
|  | WOOD FINISHED              |
|  | BATT INSULATION            |
|  | GLASS IN ELEVATION         |

PROJECT PARTICIPANTS

|   |  |
|---|--|
| STRUCTURAL ENGINEER:<br>GARY WEEKS<br>WEEKS & ASSOCIATES<br>910-225-2422<br>garyweeks@weeksinc.com  | OWNER:<br>CONOR FLANAGAN<br>P.O. BOX 1832<br>FORT COLLINS, CO 80522<br>501-307-4058<br>conorflanagan100@hotmail.com                    |
| DRAINAGE / EROSION CONTROL:<br>KEVIN FORBES<br>FORBES ENGINEERING<br>2108 CHERLY STREET<br>FORT COLLINS, CO 80524<br>910-215-4814 OFC.<br>910-232-6014 CELL<br>kevinforbes@finc.com | ARCHITECTURAL DESIGNER:<br>RAYNE MARTIN<br>RAINBIRD DESIGN<br>2466 RESERVE ST.<br>ERIE, CO 80516<br>910-610-1433<br>raynebjr@gmail.com |

PROJECT ADDRESS:  
421 S. WHITCOMB ST.  
FORT COLLINS, CO 80521

OWNER:  
CONOR FLANAGAN  
P.O. BOX 1832  
FORT COLLINS, CO 80522  
501-307-4058  
conorflanagan100@hotmail.com

ARCHITECTURAL DESIGNER:  
RAYNE MARTIN  
RAINBIRD DESIGN  
2466 RESERVE ST.  
ERIE, CO 80516  
910-610-1433  
raynebjr@gmail.com

STRUCTURAL ENGINEER:  
GARY WEEKS  
WEEKS & ASSOCIATES  
910-225-2422  
garyweeks@weeksinc.com

DRAINAGE / EROSION CONTROL:  
KEVIN FORBES  
FORBES ENGINEERING  
2108 CHERLY STREET  
FORT COLLINS, CO 80524  
910-215-4814 OFC.  
910-232-6014 CELL  
kevinforbes@finc.com

PROJECT PARTICIPANTS

|   |  |
|---|--|
| STRUCTURAL ENGINEER:<br>GARY WEEKS<br>WEEKS & ASSOCIATES<br>910-225-2422<br>garyweeks@weeksinc.com  | OWNER:<br>CONOR FLANAGAN<br>P.O. BOX 1832<br>FORT COLLINS, CO 80522<br>501-307-4058<br>conorflanagan100@hotmail.com                    |
| DRAINAGE / EROSION CONTROL:<br>KEVIN FORBES<br>FORBES ENGINEERING<br>2108 CHERLY STREET<br>FORT COLLINS, CO 80524<br>910-215-4814 OFC.<br>910-232-6014 CELL<br>kevinforbes@finc.com | ARCHITECTURAL DESIGNER:<br>RAYNE MARTIN<br>RAINBIRD DESIGN<br>2466 RESERVE ST.<br>ERIE, CO 80516<br>910-610-1433<br>raynebjr@gmail.com |

## **SITE DEVELOPMENT INFORMATION**

### PARCEL SIZE/ UNIT MIX:

ZONING-N-C-M, NEIGHBORHOOD CONSERVATION- MEDIUM DENSITY

LOT SIZE- 11,186 SF, 0.257 ACRES

TOTAL # OF DWELLING UNITS PROPOSED: 2

### BUILDING AREA/HEIGHT:

FINISHED FLOOR AREA: 4,710 SF,

3-BEDROOM UNIT-1,474 SF, NOT INCLUDING GARAGE - 828 SF

3-BEDROOM UNIT-1,975 SF, BALCONY 1- 105 SF, BALCONY 2-99 SF

### SITE COVERAGE:

BLDG FOOTPRINT: 3,225 SF

PARKING: 2,253 SF

LANDSCAPING: 5,213 SF

SIDEWALKS: 495 SF

TOTAL LOT SIZE: 11,186 SF

### PARKING REQUIREMENTS:

TWO 3-BEDROOM UNITS: 4 SPACES

TOTAL REQUIRED: 4

TOTAL PROVIDED: 4