

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

10/5/2023 9:15 AM

Project Name

Poudre Pet & Supply Expansion
CDR230074

Applicant

Dylan Rogers
970-829-2863
dylan@oldtowndesignbuild.com

Description

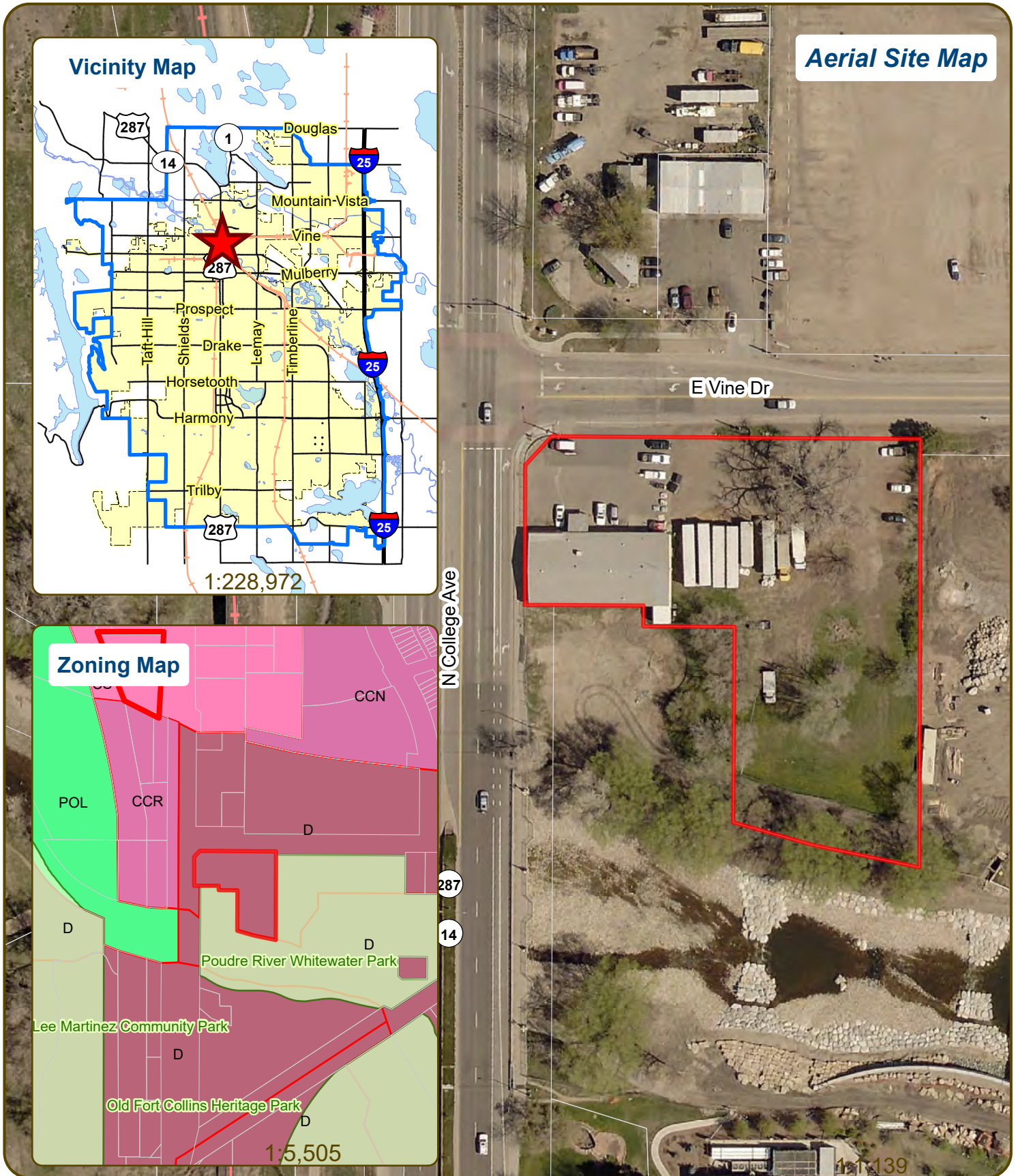
This is a request to construct a storage building at 622 N College Ave (parcel # 9712200012). The applicant proposes platting the currently unplatted property and building a detached unconditioned, slab-on-grade storage building. Access is taken from E Vine Dr to the north. The site is directly south of E Vine Dr and directly east of N College Ave. The property is within the Downtown District (D), River Subdistrict, zone district, and the project would be subject to Minor Subdivision Review and Minor Amendment review.

Planner: Jill Baty

Engineer: John Gerwel

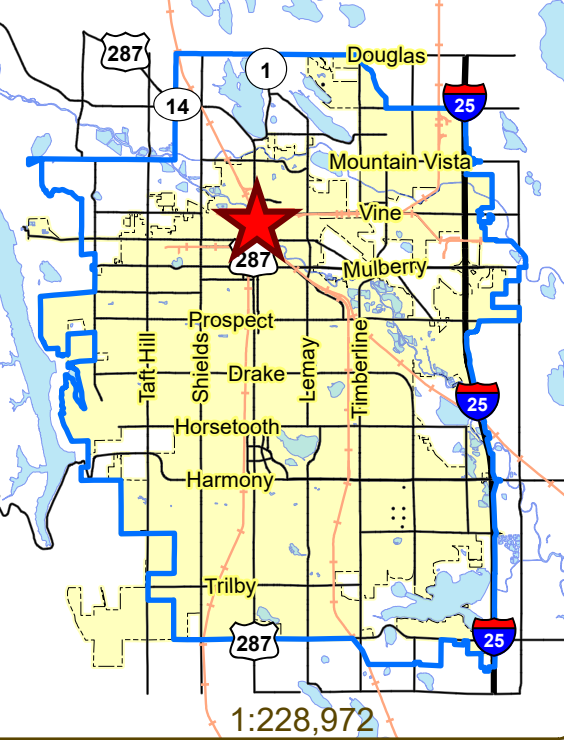
DRC: Brandy Bethurem Harras

Poudre Pet & Supply Expansion Minor Sub - Minor Amendment



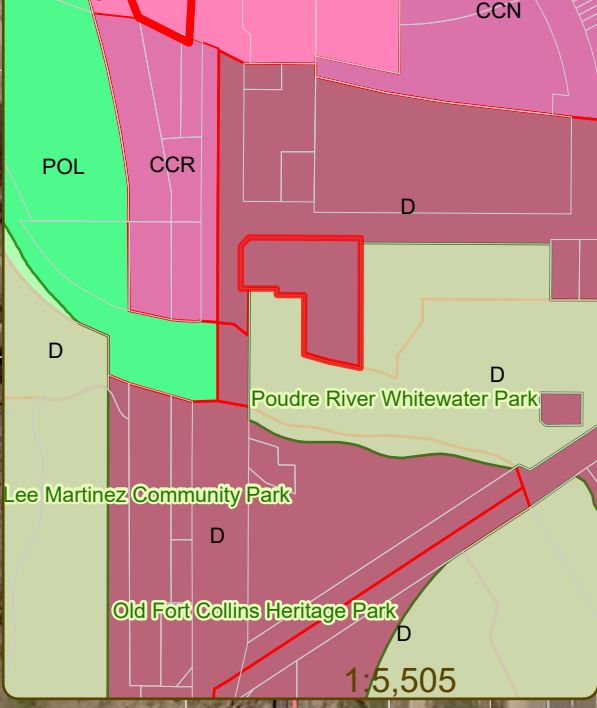
Aerial Site Map

Vicinity Map



1:228,972

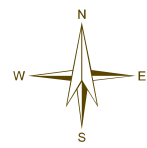
Zoning Map



1:5,505

1:1,139

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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 preappmeeting@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) Karen Horak - Owner of Property Keira Harkins - Owner @ Old Town Design BUild, Dylan Rogers - Construction Coordinator @ Old Town Design Build

Business Name (if applicable) Poudre Pet & Supply

Your Mailing Address 210 E Oak Street, Suite C

Phone Number 970-829-2863 Email Address dylan@oldtowndesignbuild.com

Site Address or Description (parcel # if no address) 622 N College Ave.

Description of Proposal (attach additional sheets if necessary)

Construction of detached unconditioned, slab on grade storage building.

Proposed Use Storage of inventory and tools Existing Use N/A

Total Building Square Footage 1,318 S.F. Number of Stories 1 Lot Dimensions 57,393sf

Age of any Existing Structures 66 yrs

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? High

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

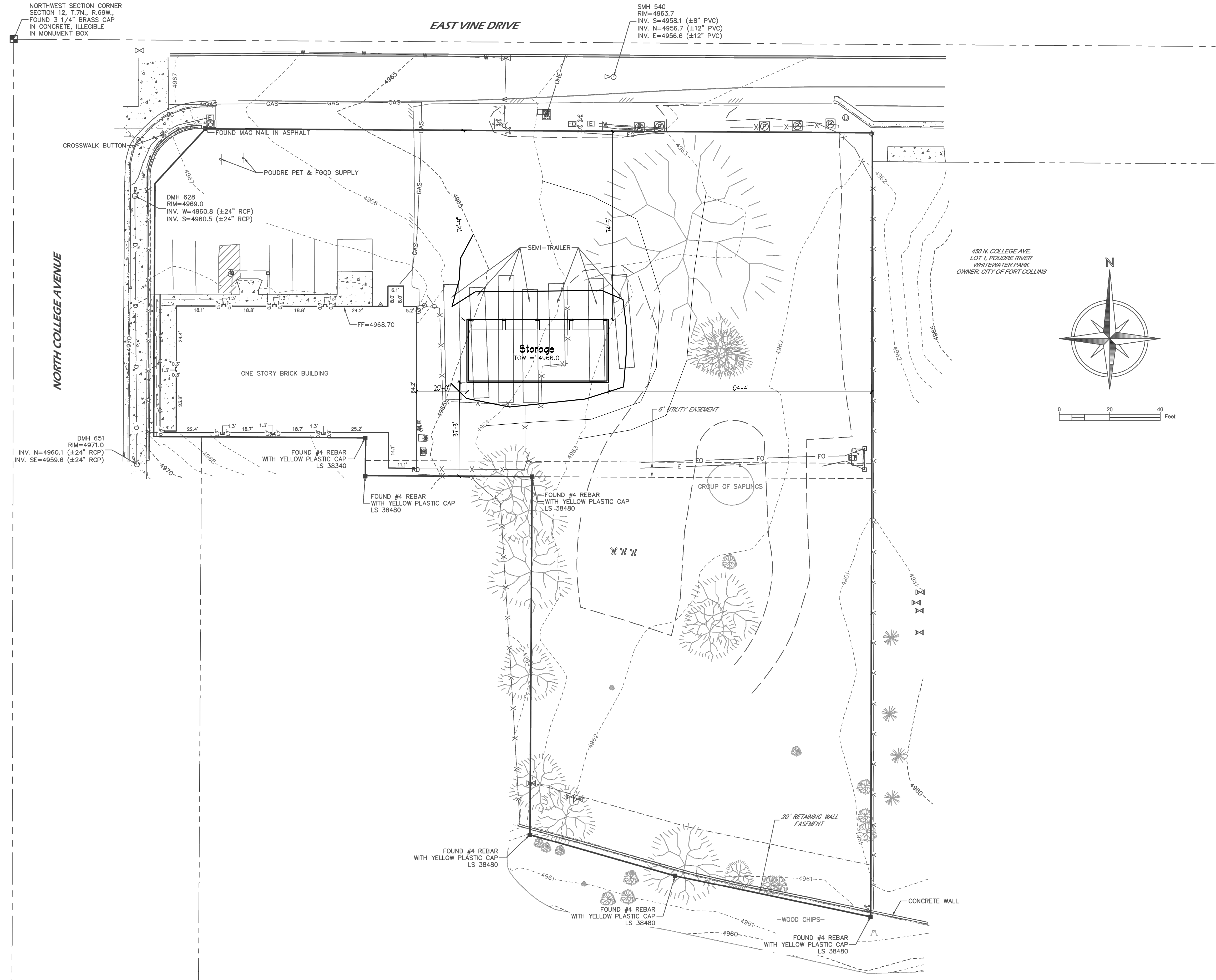
Increase in Impervious Area 1,318 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

TOPOGRAPHIC SURVEY

622 NORTH COLLEGE, FORT COLLINS, COLORADO



HORIZONTAL DATUM:
 MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM
 NORTH ZONE
 SCALE FACTOR 1.00025998 (0.99974009)

VERTICAL DATUM:
 CITY OF FORT COLLINS VERTICAL BENCHMARK 1-00
 ELEVATION = 4968.74 (NAVD88 VERTICAL DATUM)

CITY OF FORT COLLINS VERTICAL BENCHMARK V-401
 ELEVATION=4977.81 (NAVD88 VERTICAL DATUM)

SITE BENCHMARK:
 POINT NO. 100
 N-1460713.56
 E-3118849.51
 ELEVATION = 4961.88

- NOTES:**
- UNDERGROUND UTILITY LOCATES PROVIDED BY PRIMO LOCATING SERVICES, LLC
 - THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. ALL LOT LINES, RIGHTS OF WAY AND EASEMENT LINES ARE TO BE CONSIDERED APPROXIMATE.
 - ALL CONTROL SHOWN SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION OR OTHER IMPROVEMENTS.

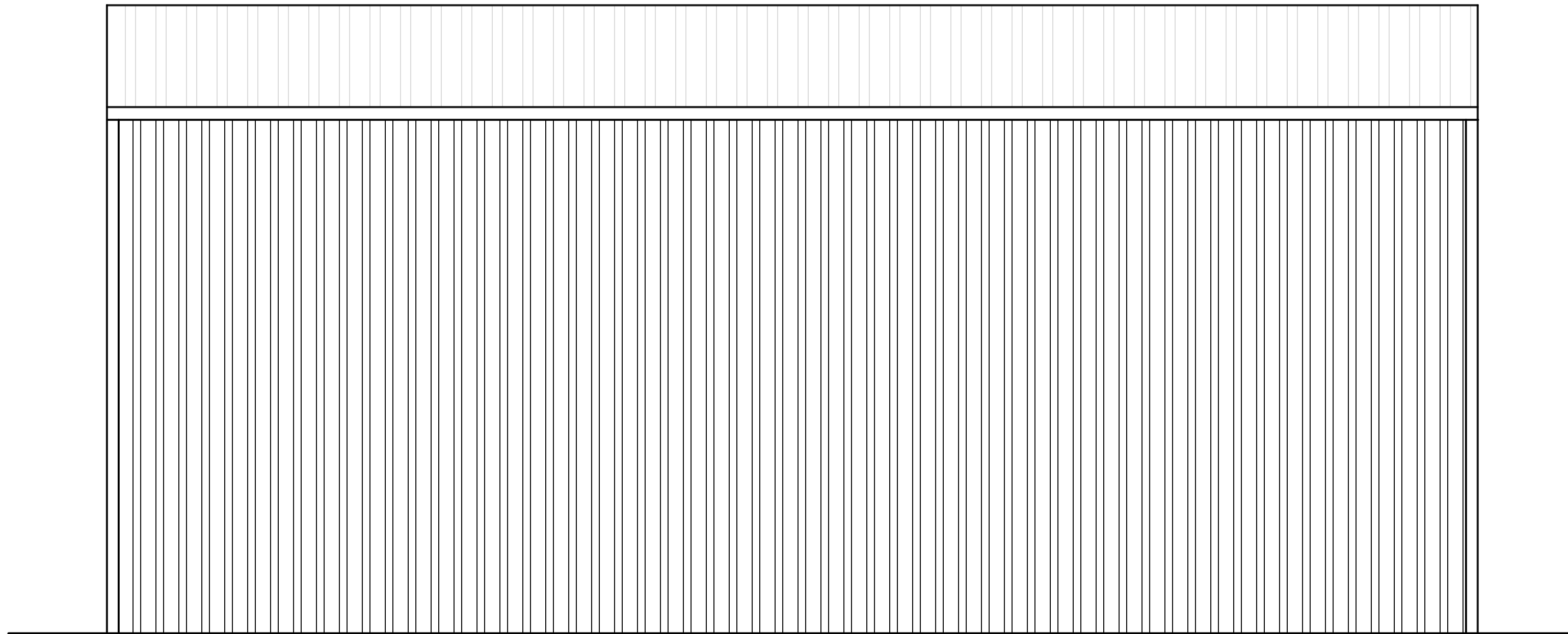
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (CRS 13-80-105)

LEGEND



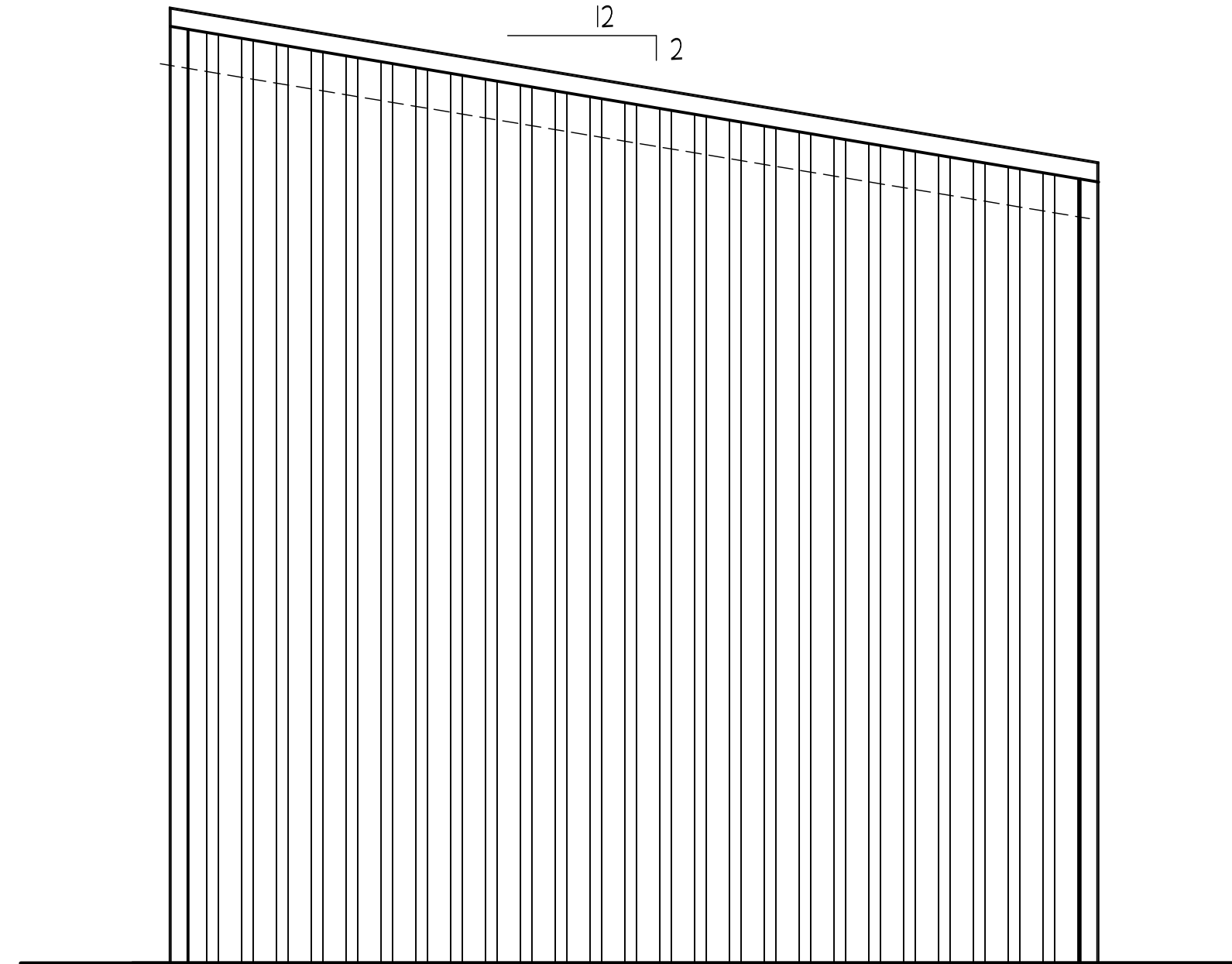
PROJECT NO:	NAME:	REVISIONS:	DATE:
2023141	622 NORTH COLLEGE		
5-17-2023	CLIENT: OLD TOWN DESIGN		
MCF	FILE NAME: 2023141TOP		
SO	SCALE: 1" = 20'		





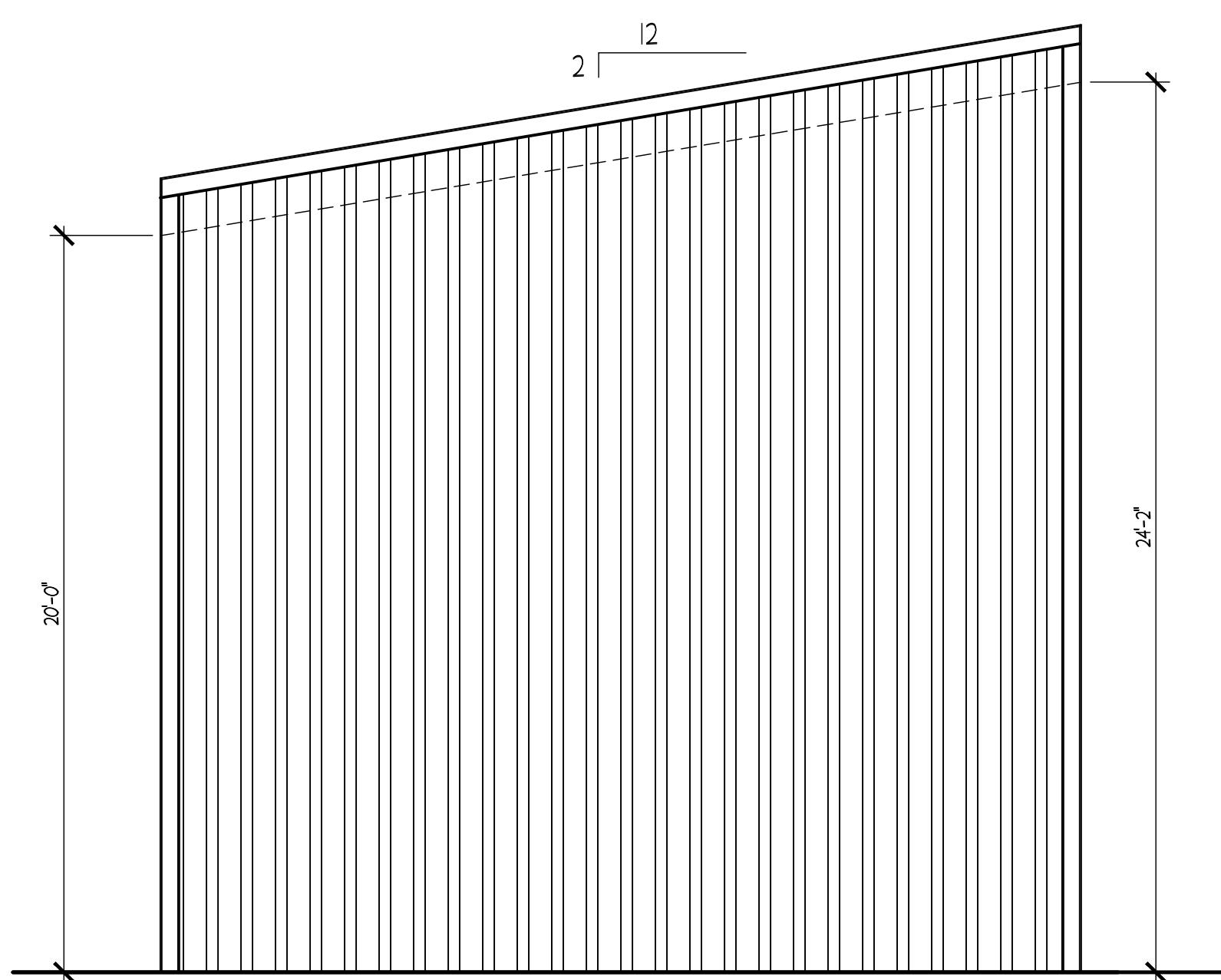
REAR ELEVATION

1/4" = 1'-0"



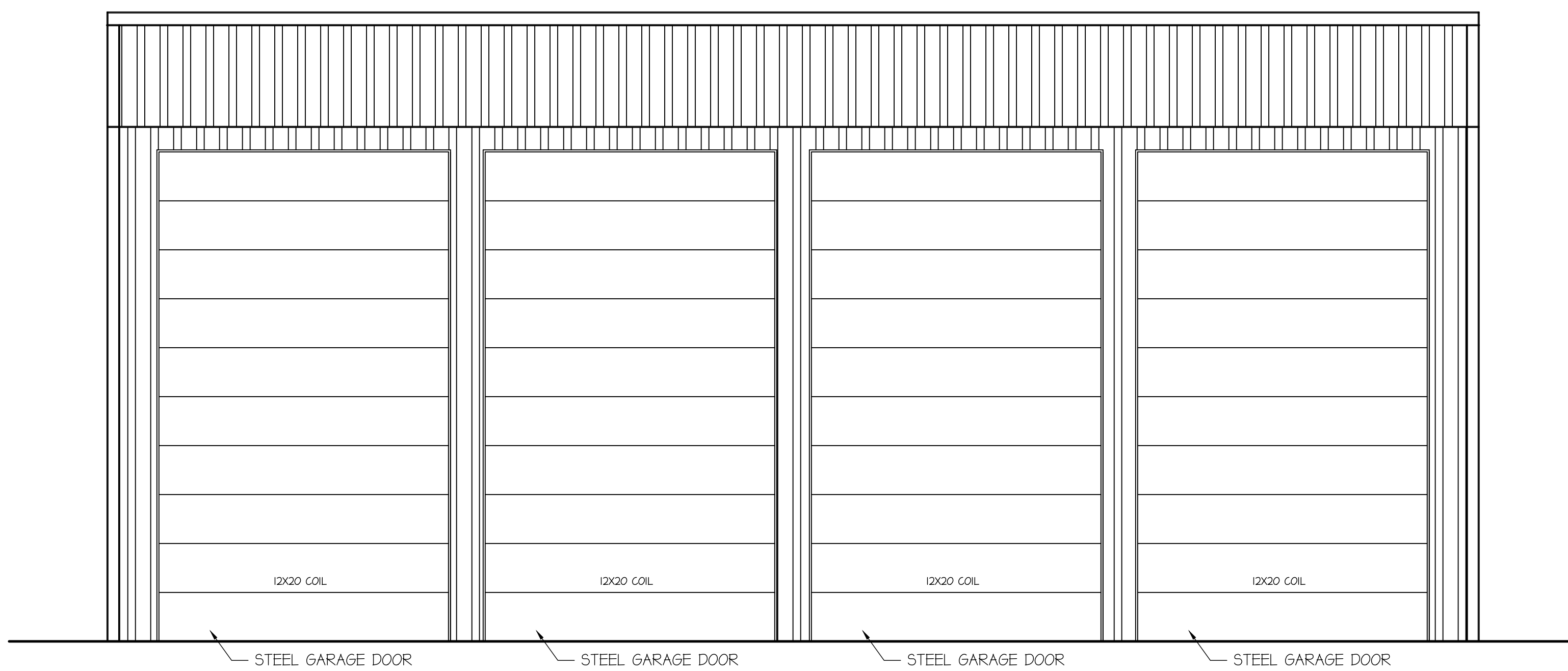
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

[07/10/23 @ 8:00 AM]

PROJECT TITLE:

622 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

BUILDER:

OLD TOWN DESIGNS

DESIGNER:

PRECISION DRAFTING LLC
3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549

PHONE: (970) 391-1719
EMAIL: predes@hotmail.com

REVISIONS:

SCALE:
1/4" = 1'-0"

Drawn: WMK

DATE:
MARCH, 2023

FILE NAME:

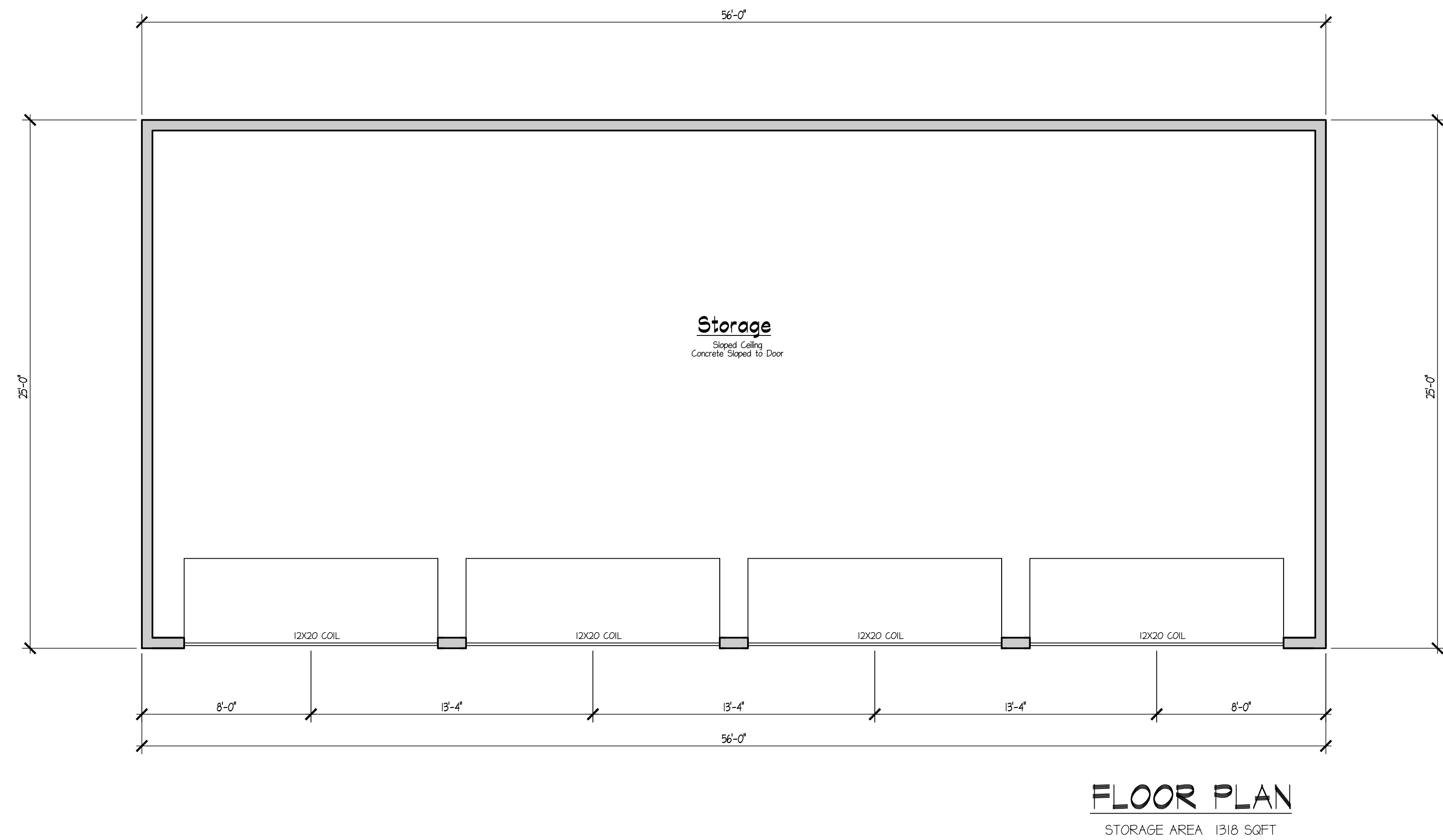
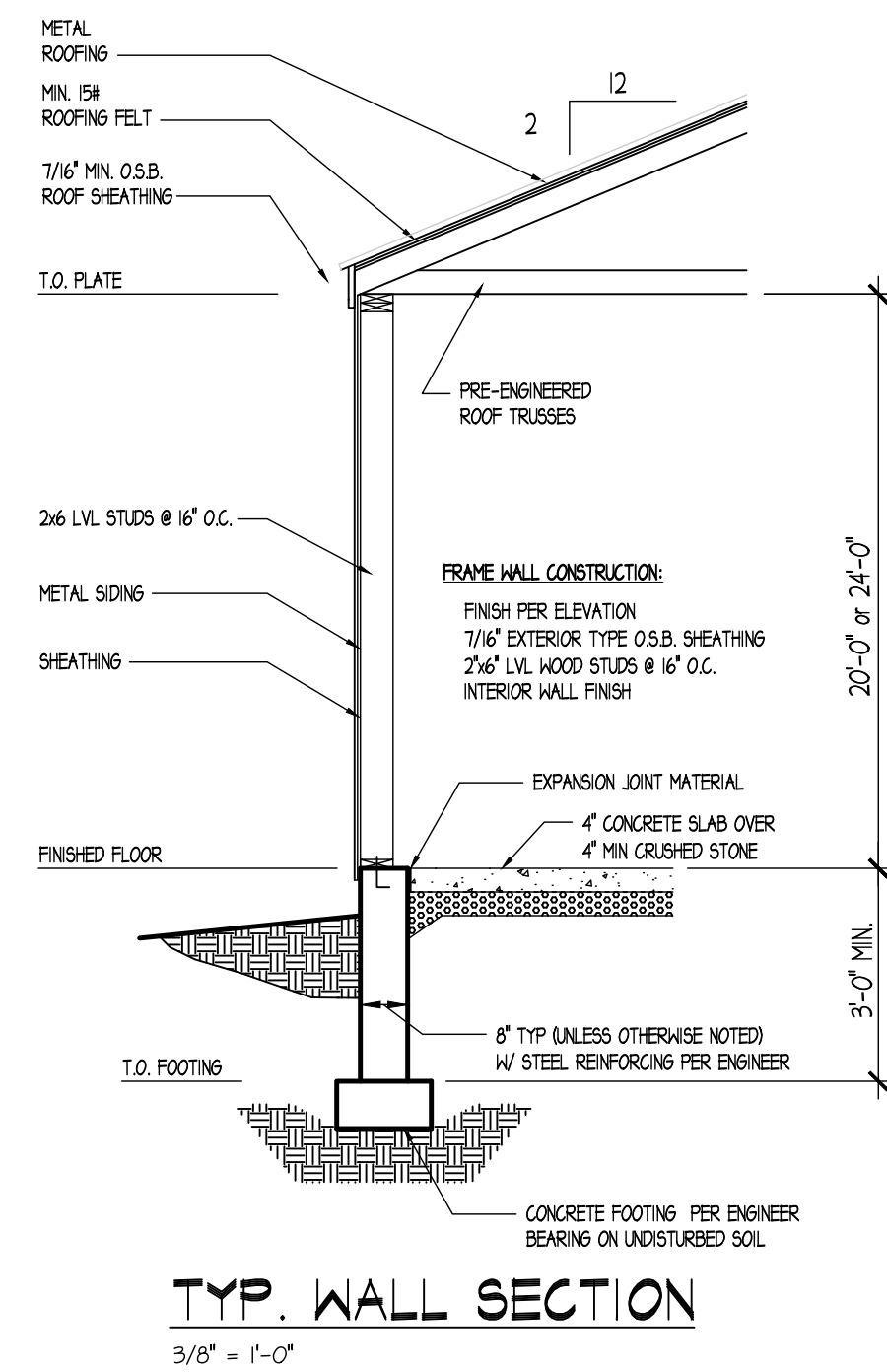
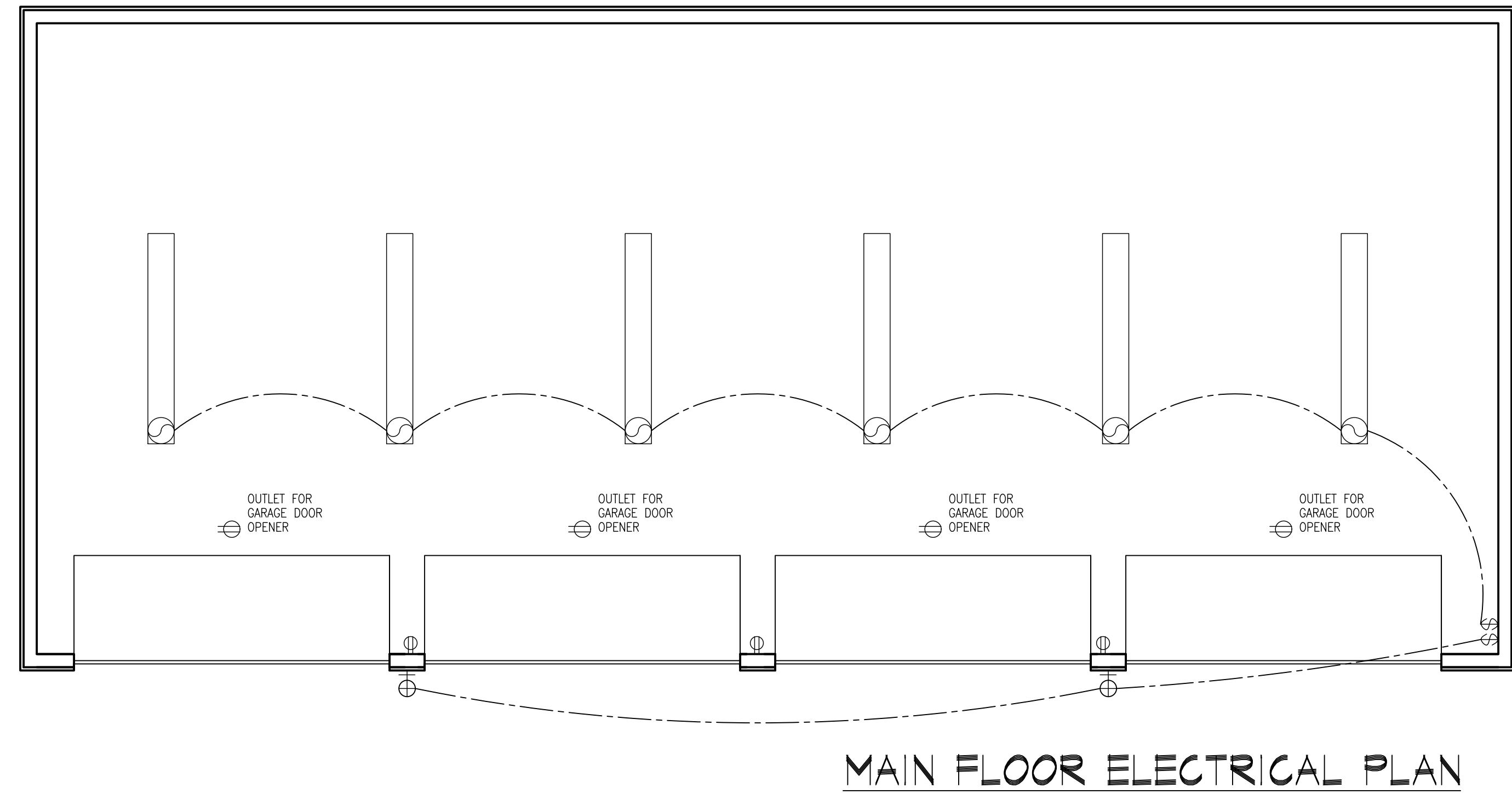
PROJECT NUMBER:
1119-55-23

SHEET NO.
1.0

Electrical Schedule	
Symbol	Type
Ⓢ	Single Pole Switch
⊕	Hall Mount Light
Ⓞ	110 Outlet
Ⓞ	220 Outlet
Ⓞ	48" LED

ELECTRICAL NOTES:

1. TYPICAL SWITCH +46" ABOVE FLOOR.
2. TYPICAL CONVENIENCE OUTLET +12" ABOVE FLOOR.
3. CONVENIENCE OUTLETS ABOVE KITCHEN COUNTER TOP, BATH COUNTER TOP, WITHIN GARAGE AND IN BASEMENT TO BE GROUND FAULT INTERRUPT OUTLETS. ALL EXTERIOR CONVENIENCE OUTLETS TO BE GROUND FAULT INTERRUPT AND WATER PROOF OUTLETS.



PROJECT TITLE: 622 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

BUILDER: OLD TOWN DESIGNS

DESIGNER: PRECISION DRAFTING LLC
3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549
PHONE: (970) 391-1719
EMAIL: predes@hotmail.com

REVISIONS:

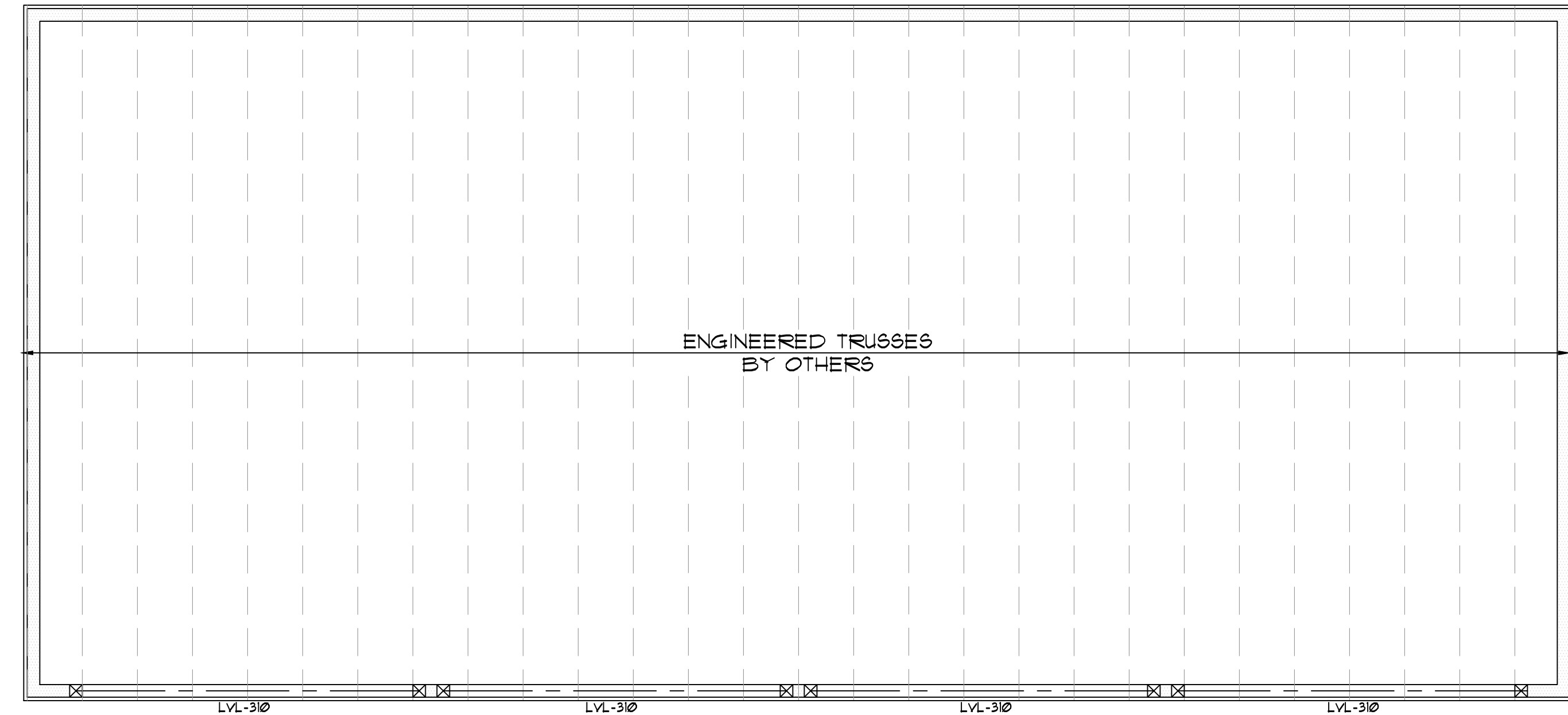
SCALE: 1/4" = 1'-0"
Drawn: WMK

DATE: MARCH, 2023

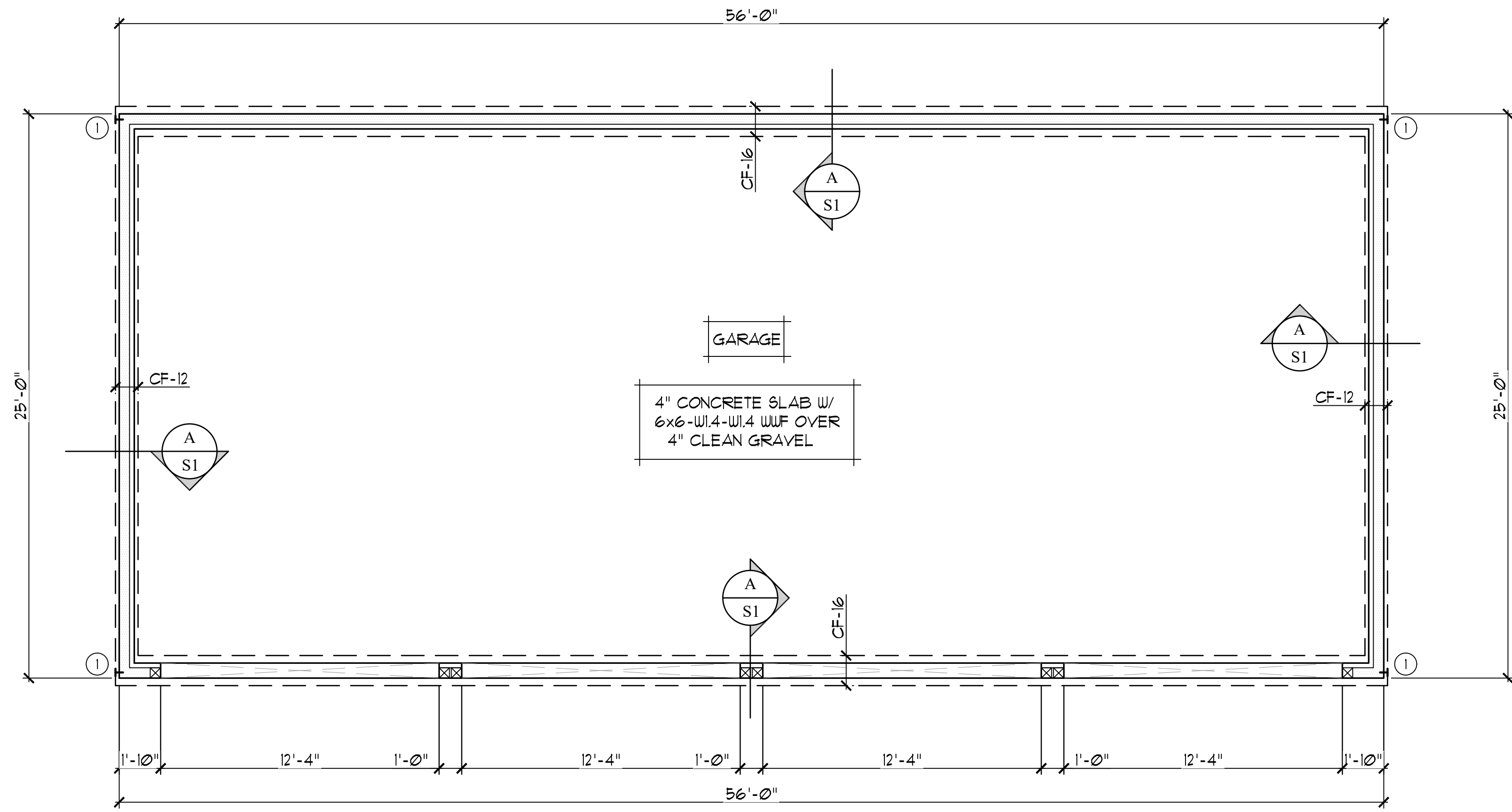
FILE NAME:

PROJECT NUMBER: 1119-55-23

SHEET NO. 2.0

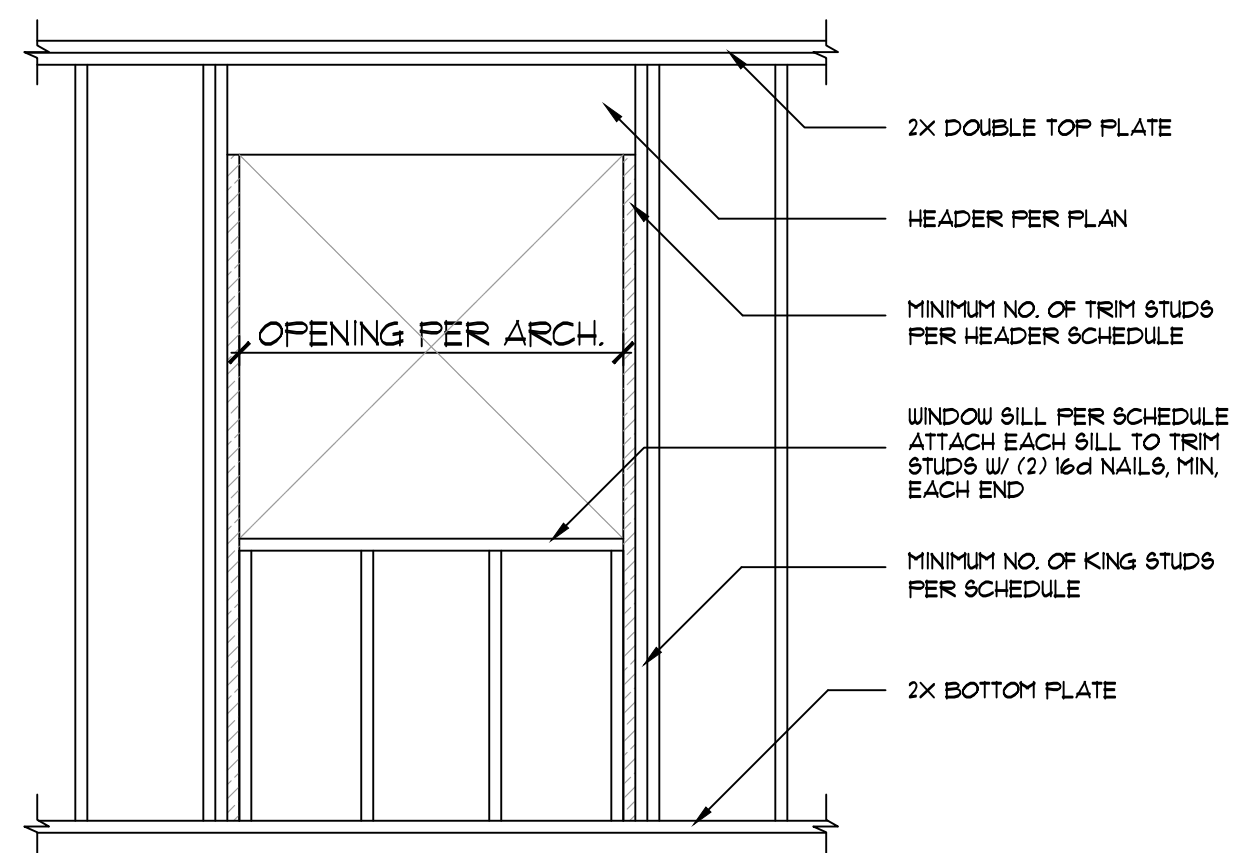


ROOF FRAMING SCHEMATIC
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

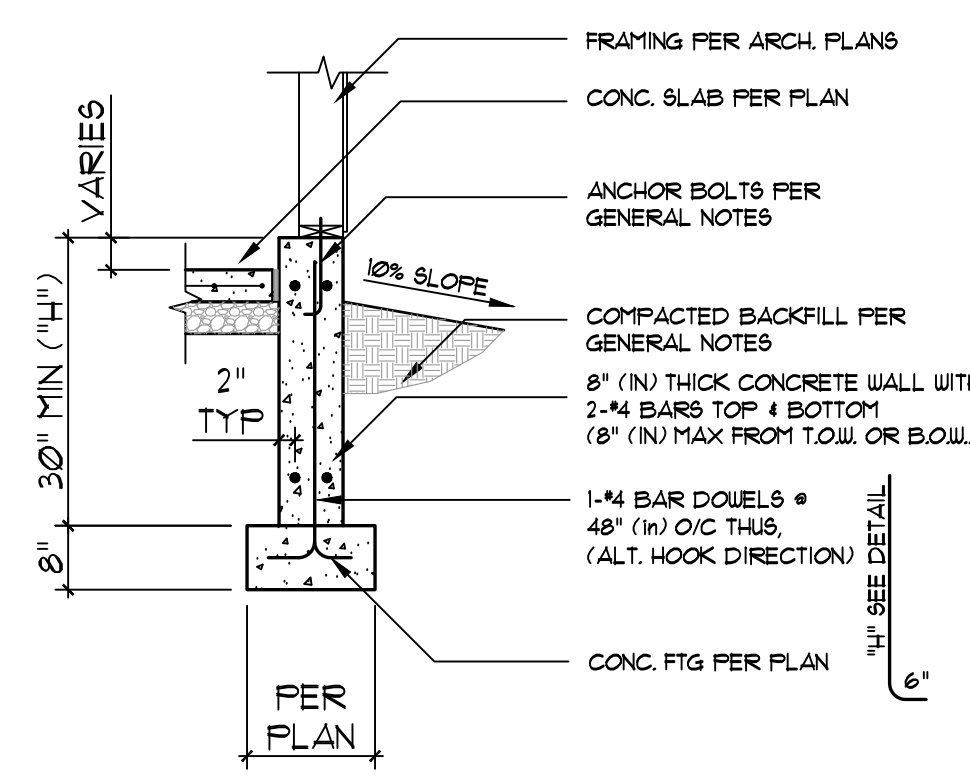
HEADER SCHEDULE				
HEADER	SIZE	MATERIAL	TRIMMER STUDS	KING STUDS
LVL-3I2	3-3/4"x9 1/2"	LVL	(2) 2x	(3) 2x



TYPICAL WALL OPENING FRAMING DETAIL

BRACED WALL PANEL SCHEDULE						
WALL DESIGNATION	RATED STRUC. SHEATHING TYPE	SHTH. THICKNESS MINIMUM	HORIZONTAL EDGES BLOCKED?	CONNECTOR TYPE (OR EQUAL)	EDGE SPACING	FIELD SPACING
ALL EXTERIOR UNLESS NOTED OTHERWISE	O5B or PLYWOOD EXTERIOR ONLY	7/16"	YES (NOTE 2)	8d COMMON 16 ga 1 3/4" STAPLES	6"	12"

NOTES:
1. ALL SHEATHING VERTICAL EDGES SHALL FALL UPON 2X4 OR 2X6 STUDS SPACED 16" O/C TYP (SEE PLAN).
2. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING EXCEPT WHERE WAIVED BY THE INSTALLATION REQUIREMENTS FOR THE SPECIFIC SHEATHING MATERIAL SHOWN ABOVE.
3. EXTERIOR WALL PANEL SOLE PLATES SHALL BE NAILED TO THE FLOOR FRAMING AND TOP PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE IN ACCORDANCE WITH IRC TABLE 602.3 (1).
4. WHERE JOISTS ARE PERPENDICULAR TO INTERIOR BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN-LINE WITH THE BRACED WALL PANELS.
5. WHERE JOISTS ARE PARALLEL TO THE INTERIOR BRACED WALL LINES ABOVE DOUBLE JOISTS SHALL BE INSTALLED UNDER AND IN-LINE WITH THE BRACED WALL LINE ABOVE.



CAST IN PLACE HOLD-DOWN DETAIL

HOLD-DOWN (HD) SCHEDULE			
HD #	SYMBOL	MANUF. / MODEL	MIN. STUDS
1	T	SIMPSON STRUDHUR	2

NOTES:
HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE OR ENDS OF REQUIRED SHEAR WALLS (SEE ARCH PLANS FOR DIMENSIONS).
SEE DETAIL.

General Notes:

- Codes:**
This plan was prepared based on the 2021-Codes with local amendments and portions of the most recent versions of ACI 318, ACI 332R, AISC Allowable Stress Design ninth edition, and the NDS for wood construction.
- Loads:**
This plan is based upon the following load parameters:
Roof: Design Live Load + 30 psf, Dead Load + 15 psf, Ground Snow Load + 30 psf
Wind: Speed + 128 mph (ultimate) Exposure B
Seismic: Zone B
Soils report by: IBC Table 1806.2 - Verify at Open Hole
Assumed allowable bearing pressures:
Max: 1500 psf
- Materials:**
This plan is based upon the following material properties:
Concrete: Concrete shall contain Type II cement, 6% w/w air entrainment, and a minimum 28 day compressive strength of 4000 psi for structural concrete, and 4000 psi for interior or exterior slabs on grade.
Reinforcing: Reinforcing shall be deformed grade 60 steel unless noted otherwise (UNO) on the plan and shall conform to ASTM A615. Minimum concrete cover shall be 2" (in) UNO on the plan. Overlaps shall be 40 bar diameters but not less than 24" (in). Detail reinforcing bars in accordance to the ACI detailing manual and ACI code, latest edition. All foundation wall reinforcement should be wired in place. Slab and footing reinforcement shall utilize chairs or other acceptable methods to achieve the required cross section location.
Anchor Bolts: Foundation anchor bolts shall conform to ASTM A307 and be 1/2" (in) diameter by 10" (in) long spaced at 4'-0" maximum and 12" (in) from corners and splices.
Wood: All dimensional lumber shall be Hem Fir #2 or better unless noted on the plan. All Laminated Veneer Lumber shall have an allowable flexural stress $F_b = 2600$ psi and Modulus of Elasticity of $E = 1.8 \times 10^6$ psi or better. Glued Laminated Lumber shall have an allowable flexural stress $F_b = 2400$ psi and Modulus of Elasticity of $E = 1.8 \times 10^6$ psi or better. All wood in contact with concrete shall be pressure treated or reduced.
Fasteners and connectors: All fasteners and connectors in contact with pressure treated lumber shall be G185 hot-dip galvanized, type 304 stainless steel or type 316 stainless steel.
- Soils:**
We recommend an open-hole observation be performed by a qualified geotechnical engineer. Open-hole observations are to verify that the soil conditions are consistent with those referenced above. Soils conditions inconsistent with these may require additional evaluation or a foundation redesign, and should be brought to the attention of the foundation engineer. All footings, pads, or piers (except interior basement pads) shall be a minimum of 30" (in) below grade, or per local code, and should bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer. All other recommendations contained in the soils report pertaining to backfill, drainage, etc. should be incorporated into the design of this project.
- Slabs-on-grade:**
A slab-on-grade if shown does not constitute a slab-on-grade recommendation for this project. We do not recommend slabs-on-grade for habitable living spaces placed upon expansive soils. The type of floor construction and potential risks should be discussed between the contractor/owner and the appropriate geotechnical engineer. Slabs-on-grade where utilized should be isolated from grade beams, columns, plumbing, or other support structures by use of 1/2" (in) minimum isolation joint material. Provide a 1/2" (in) minimum void space between all interior partitions and floor slabs. The partition void space should be monitored and maintained throughout the life of the structure. We recommend any areas with slab-on-grade type construction placed upon expansive soils not be finished for a minimum of 3 years. Provide control joints at 10'-0" on center maximum. Exterior slabs-on-grade such as patios, porches, driveways etc. should not be doweled to the foundation.
- Backfill:**
We recommend foundation walls not be backfilled for a minimum of eight days after placement of concrete. Prior to backfilling we recommend damp-proofing for all foundation walls that retain earth and enclose interior spaces as required by local codes. All floor systems should be in place before backfilling against any foundation wall, or as an alternative adequately brace the foundation. We recommend imported granular (non-expansive) structural fill be used for backfilling around all foundation walls and beneath all slab-on-grade areas for sites where expansive soils are prevalent. In lieu of imported granular fill, the onsite soils could be used for backfill if the material and compaction process is acceptable to the geotechnical engineer. Backfill should be adequately compacted and graded to provide adequate drainage away from the foundation. Backfill adjacent to the foundation may settle over time. The backfill must be monitored and maintained to provide adequate drainage away from the foundation. All foundation backfill shall be moisture conditioned to 4-7% of optimum and compacted in 6-8" lifts to a minimum 90% standard proctor.
- Framing:**
All framing shall be in accordance with the provisions of 2021 IBC. All connections or members not shown are per code or the general contractor/owner. All manufactured wood products shall be installed per the manufacturers specifications. Framing plans shown do not constitute complete gravity or lateral force restraining systems. Refer to the code for additional requirements.
Walls: All exterior wall framing shall be 7/16" structural rated O5B sheathing over 2x HPF2 or better #16" on-center unless noted otherwise. Sheathing shall be attached per the wall bracing schedule.
Built up columns are 3-2x wall thickness HPF2 or better unless noted otherwise on the plans.
Roof: Roof shall be 7/16" (1/2" span rating) O5B, or better with 8d #6" on-center edges, 12" on-center field over engineered trusses by others. For truss attachment and bracing refer to the truss manufacturers recommendations.
Misc: All wood in contact with concrete shall be pressure treated or reduced.
Provide solid blocking to transmit all point loads continuous to the foundation as necessary. It is the contractor/owners responsibility to verify and coordinate all dimensions prior to construction. This plan is based on the architects plans and the above referenced specifications. Any discrepancies or changes should be brought to the attention of the engineer.
- Drainage:**
Adequate drainage shall be provided around the structure. This drainage should be monitored and maintained throughout the life of the structure. At a minimum, we recommend a minimum slope of 1" (ft) in the first ten feet and a minimum 2% slope from that point to the property line for landscaped areas. For all below grade habitable areas, we recommend an exterior perimeter drain. The exterior perimeter drain shall be installed per the geotechnical engineers recommendations. At a minimum it should consist of drainage fabric over 12" (in) of clean gravel over a 4" (in) perforated pipe sloped at 1/8" (in)/ft minimum to daylight well beyond the foundation system or to a sump pit.
- Limitations:**
It is the contractor/owners responsibility to verify and coordinate all dimensions prior to construction. Brick ledges, foundation steps, insets, beam pockets, and basement windows, etc. may or may not be shown. This foundation plan is based on the contractor/owner furnished plans and the above referenced specifications. Any discrepancies or changes should be brought to the attention of the engineer.

RECOMMENDED QUALITY ASSURANCE OBSERVATIONS		
RECOMMENDED OBSERVATIONS:	OBSERVATION PERFORMED BY:	NOTE: OTHER OBSERVATIONS MAY BE REQUIRED BY THE CITY OR OTHER ENGINEERS WORKING ON THIS PROJECT.
OPEN-HOLE / SOIL VERIFICATION	CTL	
FOOTING FORMWORK & SUBGRADE	CTL	
FOUNDATION REINFORCEMENT	CTL	
FLOOR SLAB SUBGRADE	CTL	
FINAL GRADING CERTIFICATION	CTL	

CONTINUOUS FOOTING SCHEDULE			
FTG.	SIZE	REBAR	NOTES
CF-12	12" W x 8" D	PROVIDE "J" DOUELS TO MATCH WALL REINFORCEMENT ABOVE	ALL FOOTINGS TO BEAR UPON NATIVE UNDISTURBED SOIL OR STRUCTURAL FILL APPROVED BY THE GEOTECHNICAL ENGINEER.
CF-16	16" W x 8" D		BOTTOM OF FOOTINGS TO BE A MINIMUM 30" (IN) BELOW FINISH GRADE.

CTL | THOMPSON
STRUCTURAL ENGINEERS

CTL | THOMPSON INCORPORATED
1103 Old Town Lane, Suite 201B
Cheyenne, Wyoming 82009

P: 307-426-4183
www.ctlthompson.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF WYOMING
07/11/2023

PLAN NOT VALID WITHOUT
CONSULTATION WITH ENGINEER

PROJECT LOCATION:
622 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

FOUNDATION PLAN

REVISION/ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		

CLIENT:
OLD TOWN DESIGNS, INC.
210 E. OAK STREET, SUITE C
FORT COLLINS, COLORADO

KIERA HARKIN
970-391-5486

REVISION/ISSUE

ADD / W/MK	
ADD	S1
TRIMMED	
WY02234.000	
DATE	07/11/2023
SCALE	S1
AS NOTED	