

TOWN OF BASALT MEETINGS
Planning and Zoning Commission Meeting
Tuesday November 1, 2016

Basalt Town Hall

101 Midland Avenue

5:30 PM *Site visit: Habitat for Humanity Site Visit – meet at parking area adjacent to the Rio Grande Trail or at 5:15 pm at Town Hall*

6:00 **Snacks**

6:10 **Call to Order**

Consent Agenda

Continue Public Hearing - for the purpose of considering a land use Application submitted jointly by the Roaring Fork Conservancy (Conservancy) and the Town of Basalt for the construction of the Conservancy's River Center and improvements to Old Pond Park and Two Rivers Road. The Application is for Detail Review of the Phase I Plans.

Recommended Action: *Motion to Continue the Public Hearing to November 29, 2016.*

6:15 **Commission and Staff Updates**

6:25 **Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.
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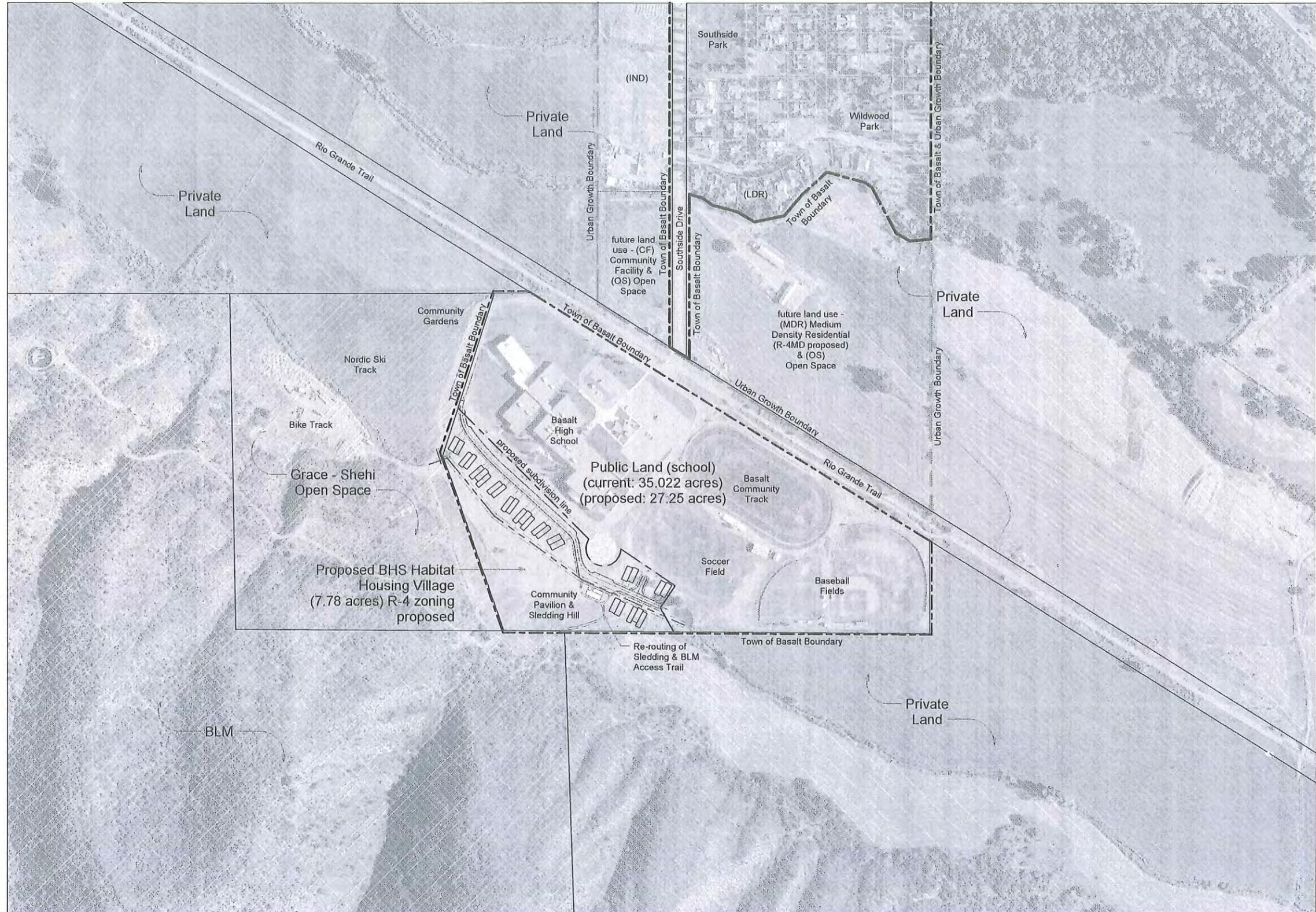
project

bhs habitat housing village

issue sketch plan submission 2016.10. dr

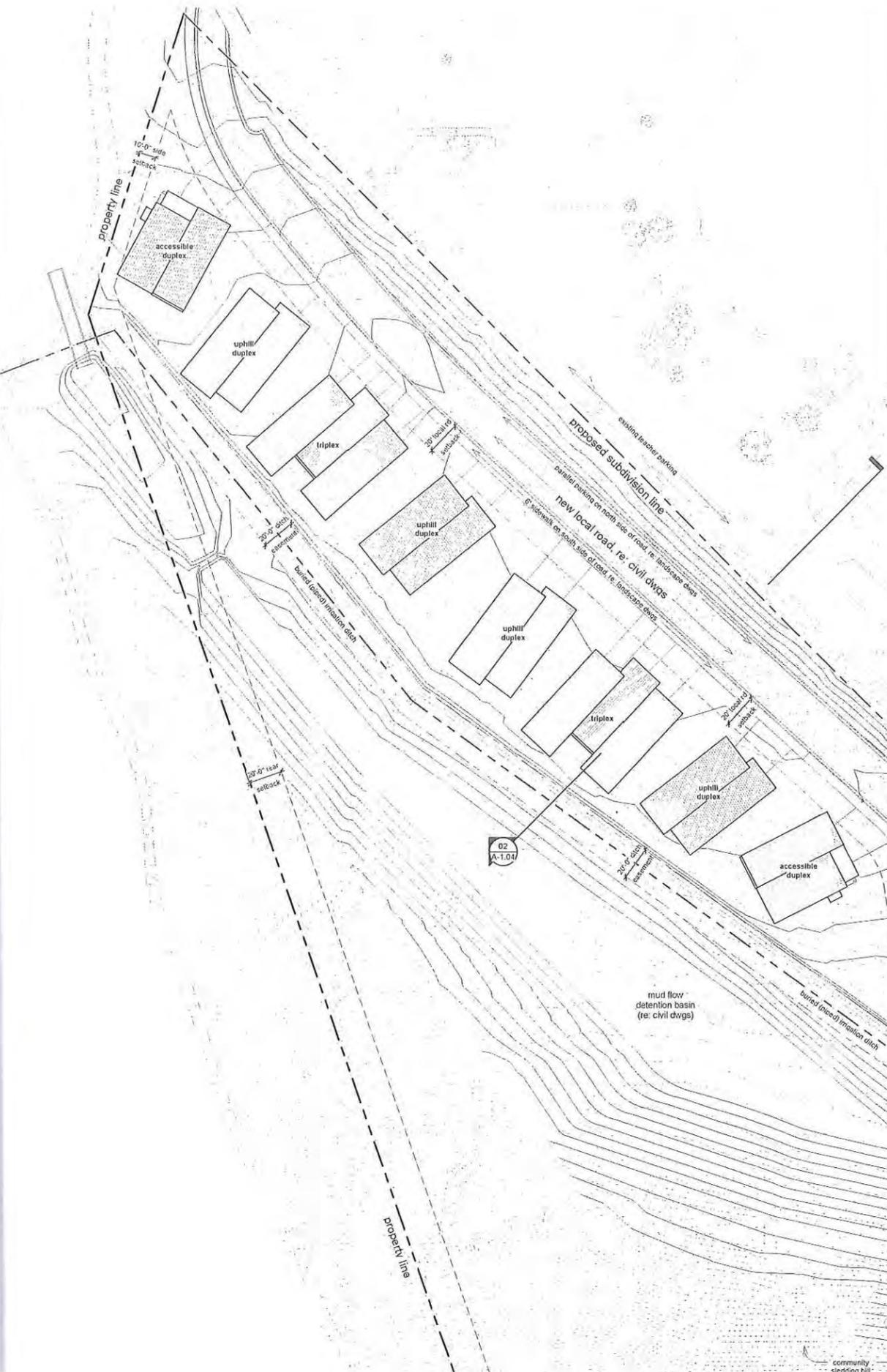
name

zoning sketch



bhs habitat housing village

arch site plan



streetscape	triplex	uphill duplex	downhill duplex	accessible duplex
FAR & Community Housing Guidelines Calculations				
# of bedrooms:	(2) 3 bdrm (1) 4 bdrm	(2) 3 bdrm	(2) 2 bdrm	(1) 3 bdrm (accessible) (1) 4 bdrm
total # of units:	6	8	4	3
area of units (gross):	1,474 sf / unit	1,675 sf / unit	1,286 sf / unit	1,624 sf / unit
area of units (net):	1,314 sf / unit	1,518 sf / unit	1,098 sf / unit	1,380 sf / unit
sf range per CHG (categories 1 & 2):	1,000-1,385 sf / unit	1,100-1,700 sf / unit	1,000 - 1,385sf / unit	1,000-1,385 sf / unit
total number of buildings:	(3) triplex buildings	(4) uphill duplex buildings	(2) downhill duplex buildings	(3) accessible duplex buildings
total area per building (gross):	single triplex bldg area (gross): 4,623 sf	single uphill duplex bldg area (gross): 2,948 sf	single downhill duplex bldg area (gross): 2,592 sf	single accessible duplex bldg area (gross): 3,299 sf
total area per type of building (gross):	13,869 sf	11,792 sf	5,184 sf	9,897 sf
total proposed building area (gross):	40,742 sf			

bhs habitat housing village
 Developable Area, Dwelling Unit, FAR & Open Space calculations per:
 Town of Basalt R-4 high density residential district requirements

Developable Area Calculations
 total subdivided lot area: 338,703 sf (7.78 acres)
 right of way area: 42,284 sf (.97 acres)
 lot area w/ slopes > 30% = 62,791.3 sf (1.44 acres)

bhs habitat developable lot area: 233,618 sf (5.37 acres)

Dwelling Unit per Lot Area Calculations
 R-4 district: lot area req'd for > 6 units
 16,000sf + 3,000sf for each additional unit > 6

proposed # of units: 27 units
 req'd lot area = 16,000 (first 6 units) + 3,000sf X (21 additional units)
 required lot area for 27 units = 79,000sf
 *see bhs developable lot area calculations above for compliance

FAR Calculations
 R-4 district: maximum floor area ratio (FAR) = 5
 bhs habitat developable lot area @ 233,618 sf (x .5 FAR) = (116,809 sf max. FAR)
 *see bhs building area calculations in matrix to the left & in more detail on unit detail sheets

Landscaped Open Space Calculations
 R-4 district: minimum landscaped open space = 30%
 bhs habitat landscaped open space provided = 77.7%
 *calculated per Town of Basalt landscaped open space definition

project

issue: sketch plan submission
 date: 2016 10.26

name:

project

bhs habitat housing village

basalt high school, basalt, co

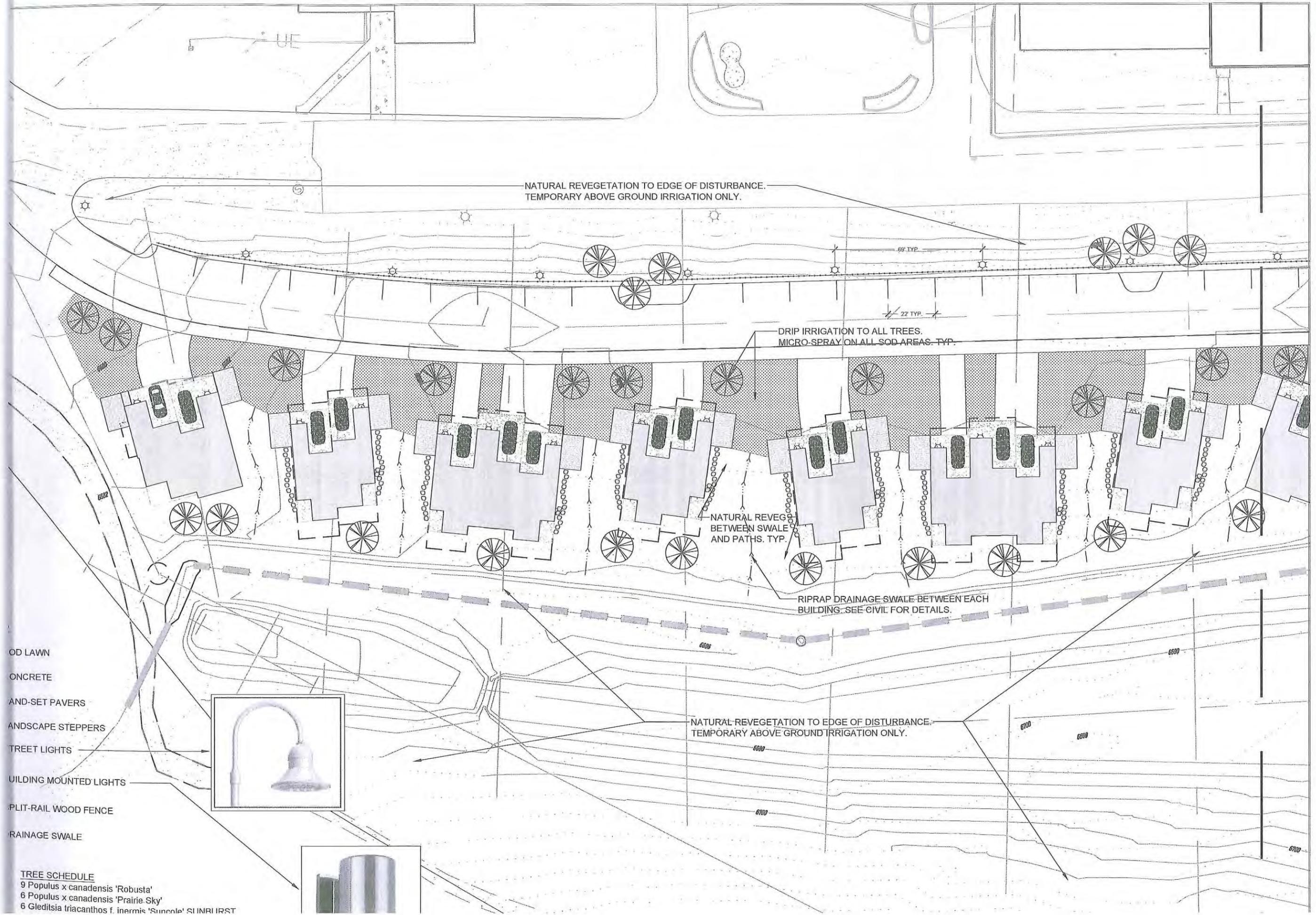
issue sketch plan submission date 2016.10.26

name

arch site plan - details



Parking Requirements - Residential			
# of bedrooms	# of units	# of req'd parking spots	total parking req'd per unit type
2 bdrm units	(4)	2 parking spaces / unit	8 parking spaces
3 bdrm units	(17)	2.5 parking spaces / unit	42.5 parking spaces
4 bdrm units	(6)	3 parking spaces / unit	18 parking spaces
guest parking	(27)	25 parking spaces / unit	6.75 parking spaces
			total residential parking : 76 parking spaces
			<i>current total indicated on site plan : 86 spaces</i>
Accessible Parking Requirements:			
(1) accessible spaces (including 1 van accessible space) req'd for 76 - 100 spaces provided			(see site plan for proposed locations)



- OD LAWN
- ONCRETE
- AND-SET PAVERS
- ANDSCAPE STEPPERS
- TREET LIGHTS
- UILDING MOUNTED LIGHTS
- PLIT-RAIL WOOD FENCE
- RAINAGE SWALE



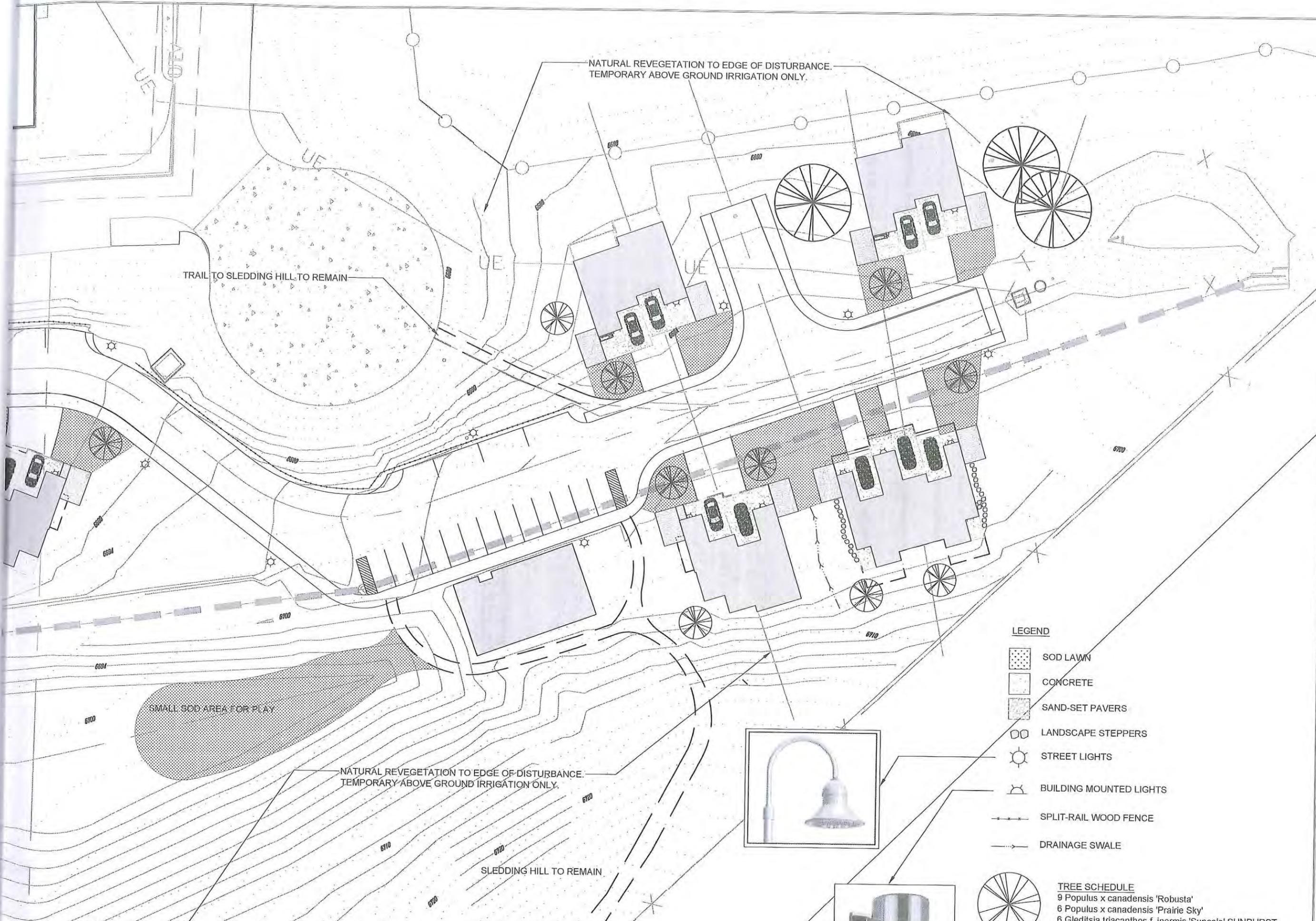
TREE SCHEDULE
 9 Populus x canadensis 'Robusta'
 6 Populus x canadensis 'Prairie Sky'
 6 Gleditsia triacanthos f. inermis 'Suncole' SI INRI IRST

BHS HABITAT HOUSING VILLAGE
 BASALT, COLORADO

LANDSCAPE SITE PLAN
SCHEMATIC DESIGN SET
SCALE: 1" = 20'-0"

Drawn By: JZU Checked By: HSH

ISSUE #	REVISION DATES
1	SCHEMATIC DESIGN 10/20/16



LEGEND

-  SOD LAWN
-  CONCRETE
-  SAND-SET PAVERS
-  LANDSCAPE STEPPERS
-  STREET LIGHTS
-  BUILDING MOUNTED LIGHTS
-  SPLIT-RAIL WOOD FENCE
-  DRAINAGE SWALE

TREE SCHEDULE
9 Populus x canadensis 'Robusta'
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ROARING FORK ENGINEERING
 592 HIGHWAY 133
 CARBONDALE COLORADO 81623
 PH: (970) 340-1130 F: (888) 876-6873

CHECKED BY: RBG

DRAWN BY: TRS

DATE: 10/28/2016

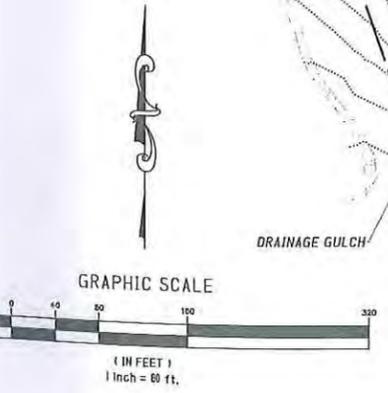
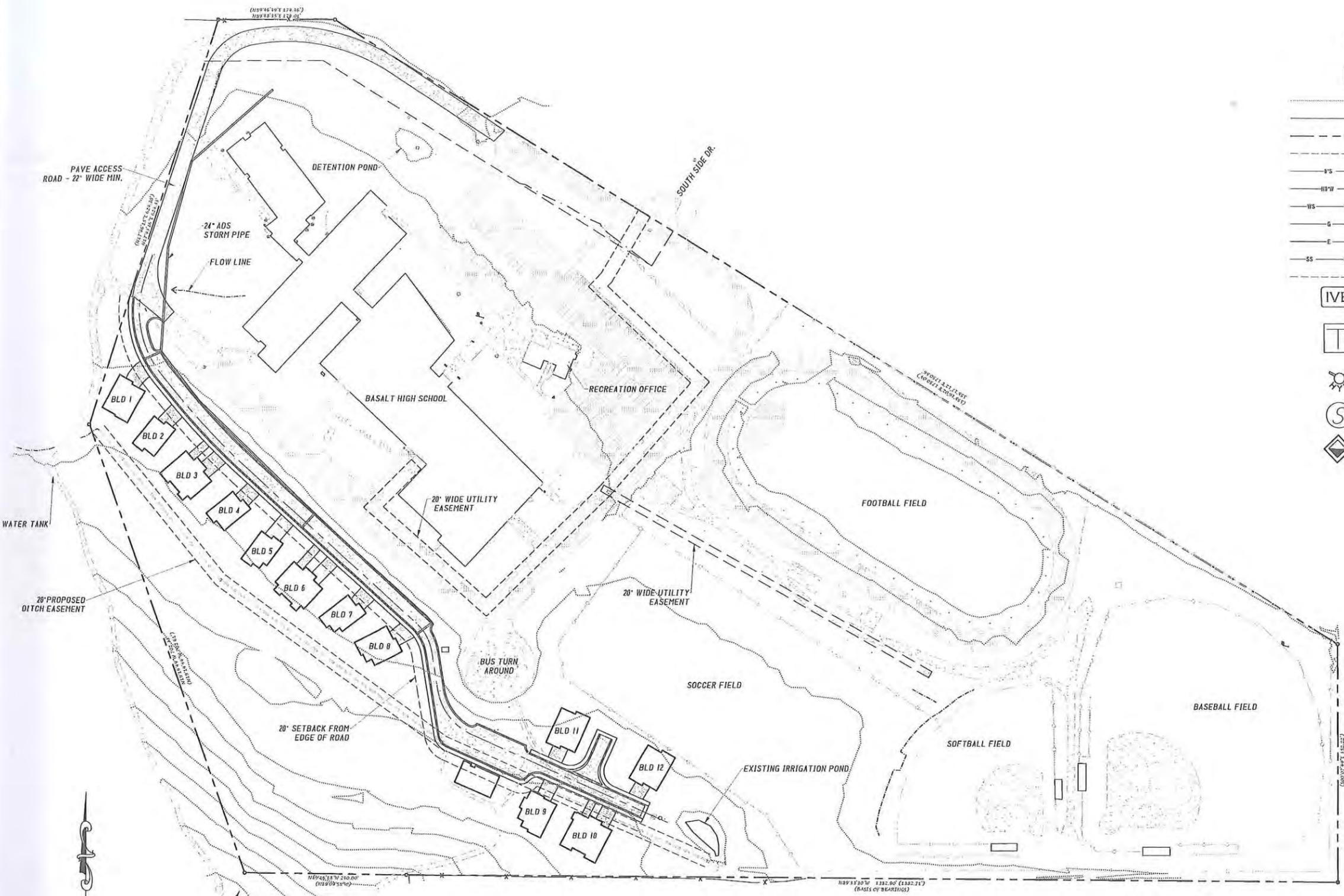
DESCRIPTION: SKETCH PLAN
 # 1

JOB #: 2016-06

BHS HABITAT HOUSING VILLAGE
BASALT, CO 81621
 NOT FOR CONSTRUCTION
 7 of 15

LEGEND

-  PAVEMENT
-  EXISTING 2' CONTOURS
-  PROPOSED 2' CONTOURS
-  PROPERTY LINE
-  EASEMENT
-  PROPOSED 8" SEWER MAIN
-  PROPOSED 8" WATER LINE
-  PROPOSED WATER SERVICE
-  PROPOSED GAS
-  PROPOSED PRIMARY ELECTRIC
-  PROPOSED SEWER SURFACE
-  FLOW LINE
-  EXISTING IRRIGATION VALVE BOX
-  PROPOSED TRANSFORMER
-  PROPOSED FIRE HYDRANT
-  PROPOSED SEWER MANHOLE
-  EXISTING TRANSFORMER OR SWITCH GEAR





ROARING FORK ENGINEERING
 682 HIGHWAY 133
 CARBONDALE COLORADO, 81623
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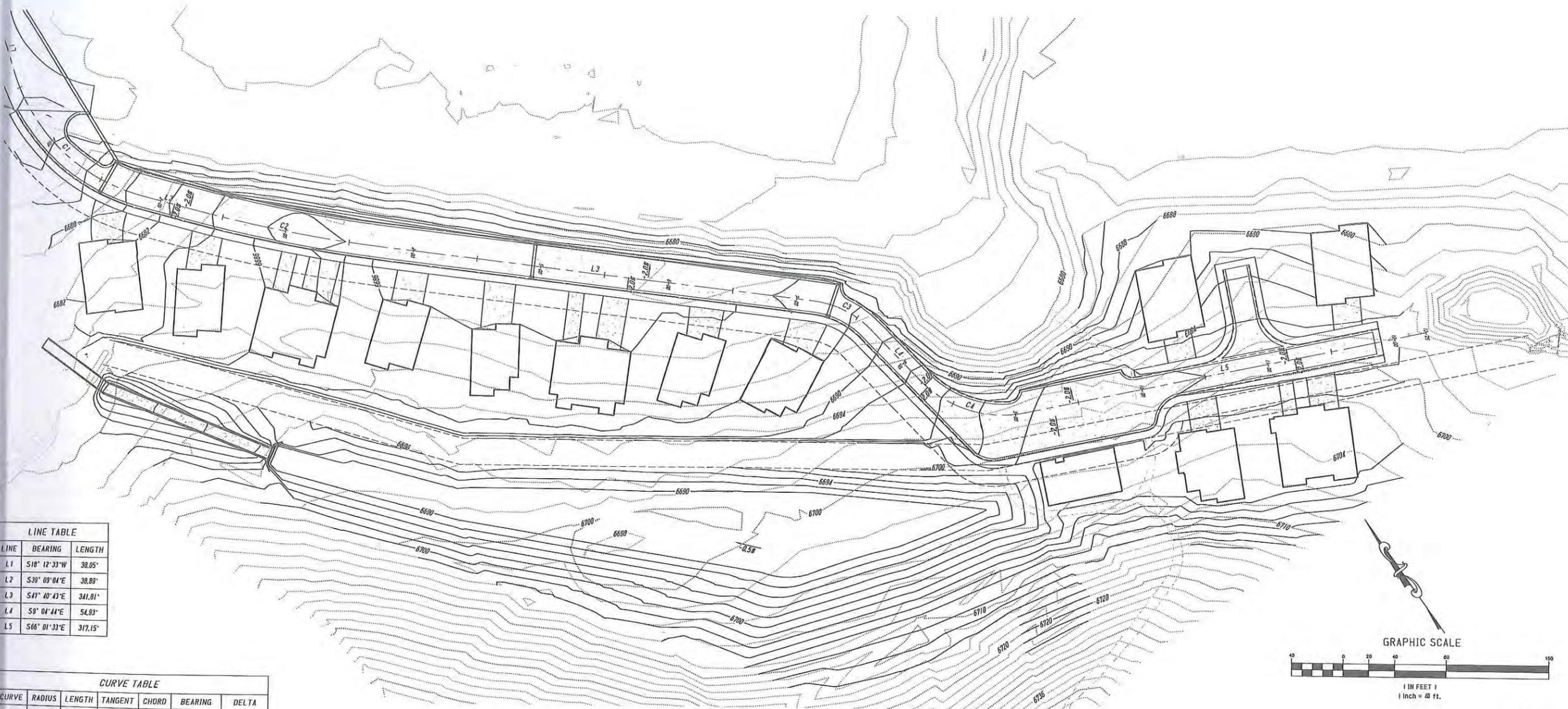
CHECKED BY: RBG

DRAWN BY: TRS
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DESCRIPTION:
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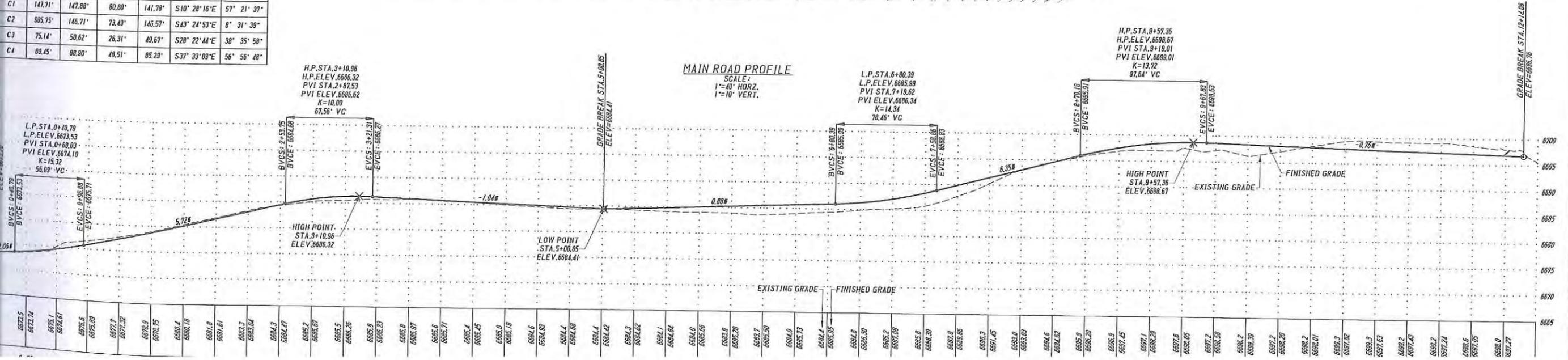
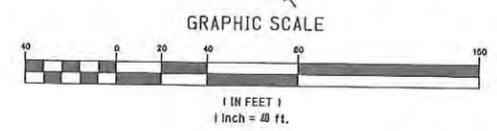


LINE TABLE

LINE	BEARING	LENGTH
L1	S18° 12' 33" W	38.05'
L2	S39° 09' 04" E	38.89'
L3	S47° 40' 43" E	341.81'
L4	S9° 04' 44" E	54.93'
L5	S66° 01' 33" E	317.15'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	147.71'	147.88'	80.80'	141.78'	S10° 28' 16" E	57° 21' 37"
C2	585.75'	146.71'	73.49'	146.57'	S43° 24' 53" E	8° 31' 39"
C3	75.14'	50.62'	26.31'	49.67'	S28° 22' 44" E	38° 35' 58"
C4	89.45'	88.80'	48.51'	85.29'	S37° 33' 09" E	56° 56' 48"



6673.5	6673.74	6674.61	6675.6	6676.29	6677.7	6678.9	6680.4	6681.8	6683.3	6684.7	6686.2	6687.5	6688.9	6690.3	6691.7	6693.1	6694.5	6695.9	6697.3	6698.7	6699.9	6701.3	6702.7	6704.1	6705.5	6706.9	6708.3	6709.7	6711.1	6712.5	6713.9	6715.3	6716.7	6718.1	6719.5	6720.9	6722.3	6723.7	6725.1	6726.5	6727.9	6729.3	6730.7	6732.1	6733.5	6734.9	6736.3	6737.7	6739.1	6740.5	6741.9	6743.3	6744.7	6746.1	6747.5	6748.9	6750.3	6751.7	6753.1	6754.5	6755.9	6757.3	6758.7	6760.1	6761.5	6762.9	6764.3	6765.7	6767.1	6768.5	6769.9	6771.3	6772.7	6774.1	6775.5	6776.9	6778.3	6779.7	6781.1	6782.5	6783.9	6785.3	6786.7	6788.1	6789.5	6790.9	6792.3	6793.7	6795.1	6796.5	6797.9	6799.3	6800.7	6802.1	6803.5	6804.9	6806.3	6807.7	6809.1	6810.5	6811.9	6813.3	6814.7	6816.1	6817.5	6818.9	6820.3	6821.7	6823.1	6824.5	6825.9	6827.3	6828.7	6830.1	6831.5	6832.9	6834.3	6835.7	6837.1	6838.5	6839.9	6841.3	6842.7	6844.1	6845.5	6846.9	6848.3	6849.7	6851.1	6852.5	6853.9	6855.3	6856.7	6858.1	6859.5	6860.9	6862.3	6863.7	6865.1	6866.5	6867.9	6869.3	6870.7	6872.1	6873.5	6874.9	6876.3	6877.7	6879.1	6880.5	6881.9	6883.3	6884.7	6886.1	6887.5	6888.9	6890.3	6891.7	6893.1	6894.5	6895.9	6897.3	6898.7	6899.1	6900.5	6901.9	6903.3	6904.7	6906.1	6907.5	6908.9	6910.3	6911.7	6913.1	6914.5	6915.9	6917.3	6918.7	6920.1	6921.5	6922.9	6924.3	6925.7	6927.1	6928.5	6929.9	6931.3	6932.7	6934.1	6935.5	6936.9	6938.3	6939.7	6941.1	6942.5	6943.9	6945.3	6946.7	6948.1	6949.5	6950.9	6952.3	6953.7	6955.1	6956.5	6957.9	6959.3	6960.7	6962.1	6963.5	6964.9	6966.3	6967.7	6969.1	6970.5	6971.9	6973.3	6974.7	6976.1	6977.5	6978.9	6980.3	6981.7	6983.1	6984.5	6985.9	6987.3	6988.7	6990.1	6991.5	6992.9	6994.3	6995.7	6997.1	6998.5	6999.9	7001.3	7002.7	7004.1	7005.5	7006.9	7008.3	7009.7	7011.1	7012.5	7013.9	7015.3	7016.7	7018.1	7019.5	7020.9	7022.3	7023.7	7025.1	7026.5	7027.9	7029.3	7030.7	7032.1	7033.5	7034.9	7036.3	7037.7	7039.1	7040.5	7041.9	7043.3	7044.7	7046.1	7047.5	7048.9	7050.3	7051.7	7053.1	7054.5	7055.9	7057.3	7058.7	7060.1	7061.5	7062.9	7064.3	7065.7	7067.1	7068.5	7069.9	7071.3	7072.7	7074.1	7075.5	7076.9	7078.3	7079.7	7081.1	7082.5	7083.9	7085.3	7086.7	7088.1	7089.5	7090.9	7092.3	7093.7	7095.1	7096.5	7097.9	7099.3	7100.7	7102.1	7103.5	7104.9	7106.3	7107.7	7109.1	7110.5	7111.9	7113.3	7114.7	7116.1	7117.5	7118.9	7120.3	7121.7	7123.1	7124.5	7125.9	7127.3	7128.7	7130.1	7131.5	7132.9	7134.3	7135.7	7137.1	7138.5	7139.9	7141.3	7142.7	7144.1	7145.5	7146.9	7148.3	7149.7	7151.1	7152.5	7153.9	7155.3	7156.7	7158.1	7159.5	7160.9	7162.3	7163.7	7165.1	7166.5	7167.9	7169.3	7170.7	7172.1	7173.5	7174.9	7176.3	7177.7	7179.1	7180.5	7181.9	7183.3	7184.7	7186.1	7187.5	7188.9	7190.3	7191.7	7193.1	7194.5	7195.9	7197.3	7198.7	7199.1	7200.5	7201.9	7203.3	7204.7	7206.1	7207.5	7208.9	7210.3	7211.7	7213.1	7214.5	7215.9	7217.3	7218.7	7220.1	7221.5	7222.9	7224.3	7225.7	7227.1	7228.5	7229.9	7231.3	7232.7	7234.1	7235.5	7236.9	7238.3	7239.7	7241.1	7242.5	7243.9	7245.3	7246.7	7248.1	7249.5	7250.9	7252.3	7253.7	7255.1	7256.5	7257.9	7259.3	7260.7	7262.1	7263.5	7264.9	7266.3	7267.7	7269.1	7270.5	7271.9	7273.3	7274.7	7276.1	7277.5	7278.9	7280.3	7281.7	7283.1	7284.5	7285.9	7287.3	7288.7	7290.1	7291.5	7292.9	7294.3	7295.7	7297.1	7298.5	7299.9	7301.3	7302.7	7304.1	7305.5	7306.9	7308.3	7309.7	7311.1	7312.5	7313.9	7315.3	7316.7	7318.1	7319.5	7320.9	7322.3	7323.7	7325.1	7326.5	7327.9	7329.3	7330.7	7332.1	7333.5	7334.9	7336.3	7337.7	7339.1	7340.5	7341.9	7343.3	7344.7	7346.1	7347.5	7348.9	7350.3	7351.7	7353.1	7354.5	7355.9	7357.3	7358.7	7360.1	7361.5	7362.9	7364.3	7365.7	7367.1	7368.5	7369.9	7371.3	7372.7	7374.1	7375.5	7376.9	7378.3	7379.7	7381.1	7382.5	7383.9	7385.3	7386.7	7388.1	7389.5	7390.9	7392.3	7393.7	7395.1	7396.5	7397.9	7399.3	7400.7	7402.1	7403.5	7404.9	7406.3	7407.7	7409.1	7410.5	7411.9	7413.3	7414.7	7416.1	7417.5	7418.9	7420.3	7421.7	7423.1	7424.5	7425.9	7427.3	7428.7	7430.1	7431.5	7432.9	7434.3	7435.7	7437.1	7438.5	7439.9	7441.3	7442.7	7444.1	7445.5	7446.9	7448.3	7449.7	7451.1	7452.5	7453.9	7455.3	7456.7	7458.1	7459.5	7460.9	7462.3	7463.7	7465.1	7466.5	7467.9	7469.3	7470.7	7472.1	7473.5	7474.9	7476.3	7477.7	7479.1	7480.5	7481.9	7483.3	7484.7	7486.1	7487.5	7488.9	7490.3	7491.7	7493.1	7494.5	7495.9	7497.3	7498.7	7499.1	7500.5	7501.9	7503.3	7504.7	7506.1	7507.5	7508.9	7510.3	7511.7	7513.1	7514.5	7515.9	7517.3	7518.7	7520.1	7521.5	7522.9	7524.3	7525.7	7527.1	7528.5	7529.9	7531.3	7532.7	7534.1	7535.5	7536.9	7538.3	7539.7	7541.1	7542.5	7543.9	7545.3	7546.7	7548.1	7549.5	7550.9	7552.3	7553.7	7555.1	7556.5	7557.9	7559.3	7560.7	7562.1	7563.5	7564.9	7566.3	7567.7	7569.1	7570.5	7571.9	7573.3	7574.7	7576.1	7577.5	7578.9	7580.3	7581.7	7583.1	7584.5	7585.9	7587.3	7588.7	7590.1	7591.5	7592.9	7594.3	7595.7	7597.1	7598.5	7599.9	7601.3	7602.7	7604.1	7605.5	7606.9	7608.3	7609.7	7611.1	7612.5	7613.9	7615.3	7616.7	7618.1	7619.5	7620.9	7622.3	7623.7	7625.1	7626.5	7627.9	7629.3	7630.7	7632.1	7633.5	7634.9	7636.3	7637.7	7639.1	7640.5	7641.9	7643.3	7644.7	7646.1	7647.5	7648.9	7650.3	7651.7	7653.1	7654.5	7655.9	7657.3	7658.7	7660.1	7661.5	7662.9	7664.3	7665.7	7667.1	7668.5	7669.9	7671.3	7672.7	7674.1	7675.5	7676.9	7678.3	7679.7	7681.1	7682.5	7683.9	7685.3	7686.7	7688.1	7689.5	7690.9	7692.3	7693.7	7695.1	7696.5	7697.9	7699.3	7700.7	7702.1	7703.5	7704.9	7706.3	7707.7	7709.1	7710.5	7711.9	7713.3	7714.7	7716.1	7717.5	7718.9	7720.3	7721.7	7723.1	7724.5	7725.9	7727.3	7728.7	7730.1	7731.5	7732.9	7734.3	7735.7	7737.1	7738.5	7739.9	7741.3	7742.7	7744.1	7745.5	7746.9	7748.3	7749.7	7751.1	7752.5	7753.9	7755.3	7756.7	7758.1	7759.5	7760.9	7762.3	7763.7	7765.1	7766.5	7767.9	7769.3	7770.7	7772.1	7773.5	7774.9	7776.3	7777.7	7779.1	7780.5	7781.9	7783.3	7784.7	7786.1	7787.5	7788.9	7790.3	7791.7	7793.1	7794.5	7795.9	7797.3	7798.7	7799.1	7800.5	7801.9	7803.3	7804.7	7806.1	7807.5	7808.9	7810.3	7811.7	7813.1	7814.5	7815.9	7817.3	7818.7	7820.1	7821.5	7822.9	7824.3	7825.7	7827.1	7828.5	7829.9	7831.3	7832.7	7834.1	7835.5	7836.9	7838.3	7839.7	7841.1	7842.5	7843.9	7845.3	7846.7	7848.1	7849.5	7850.9	7852.3	7853.7	7855.1	7856.5	7857.9	7859.3	7860.7	7862.1	7863.5	7864.9	7866.3	7867.7	7869.1	7870.5	7871.9	7873.3	7874.7	7876.1	7877.5	7878.9	7880.3	7881.7	7883.1	7884.5	7885.9	7887.3	7888.7	7890.1	7891.5	7892.9	7894.3	7895.7	7897.1	7898.5	7899.9	7901.3	7902.7	7904.1	7905.5	7906.9	7908.3	7909.7	7911.1	7912.5	7913.9	7915.3	7916.7	7918.1	7919.5	7920.9	7922.3	7923.7	7925.1	7926.5	7927.9	7929.3	7930.7	7932.1	7933.5	7934.9	7936.3	7937.7	7939.1	7940.5	7941.9	7943.3	7944.7	7946.1	7947.5	7948.9	7950.3	7951.7	7953.1	7954.5	7955.9	7957.3	7958.7	7960.1	7961.5	7962.9	7964.3	
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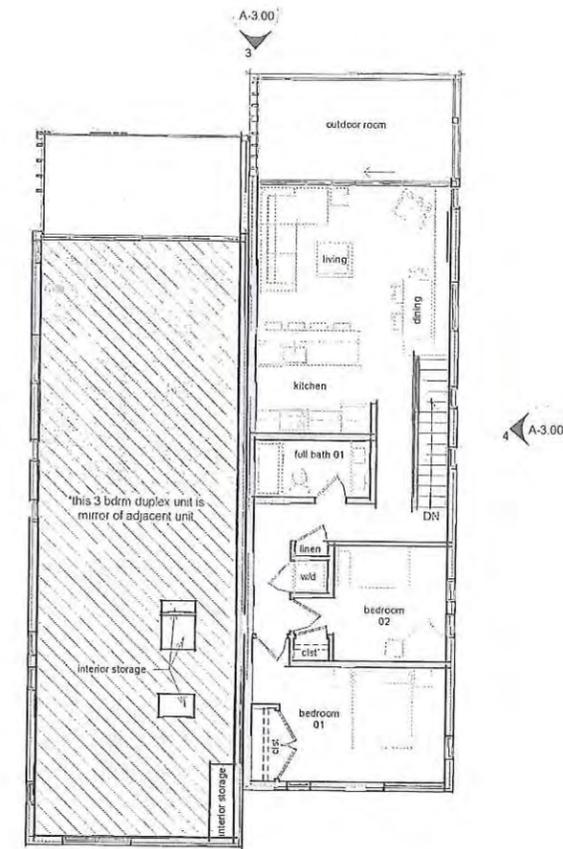
project

bhs habitat housing village

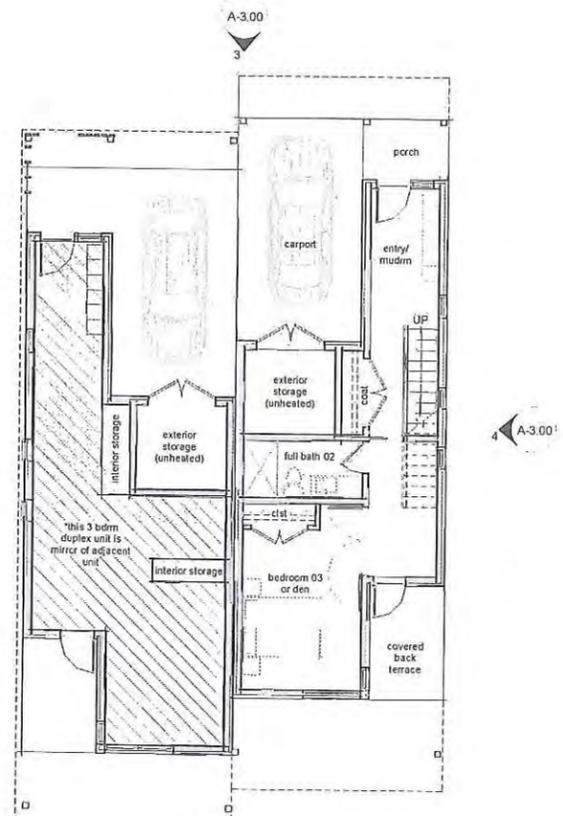
issue sketch plan submission date 2016 10 26

name

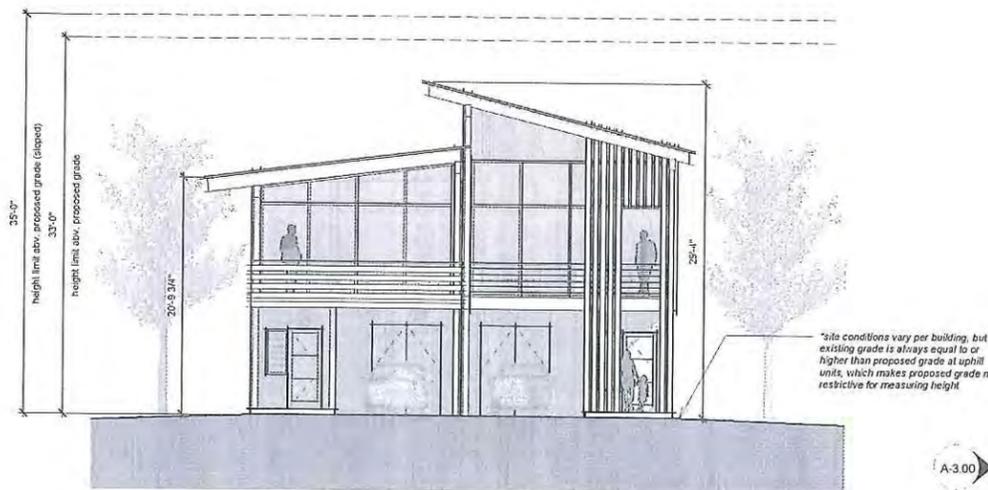
uphill duplex
(2) 3 bdrm units



upper level plan - uphill duplex | 2
1/8" = 1'-0"



south elevation - uphill duplex | 5
1/8" = 1'-0"



north elevation - uphill duplex | 3
1/8" = 1'-0"

proposed floor area - uphill duplex - (2) 3 bdrm units

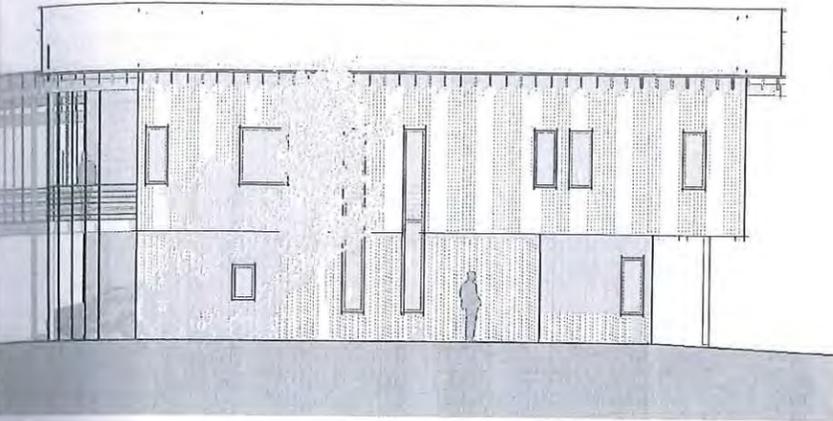
	gross floor area	net floor area
3 bdrm unit - main level =	520 sf	430 sf
3 bdrm unit - upper level =	954 sf	884 sf
3 bdrm unit totals =	1474 sf	1314 sf

*unheated exterior storage excluded from gross area
*unheated exterior storage and interior storage excluded from net

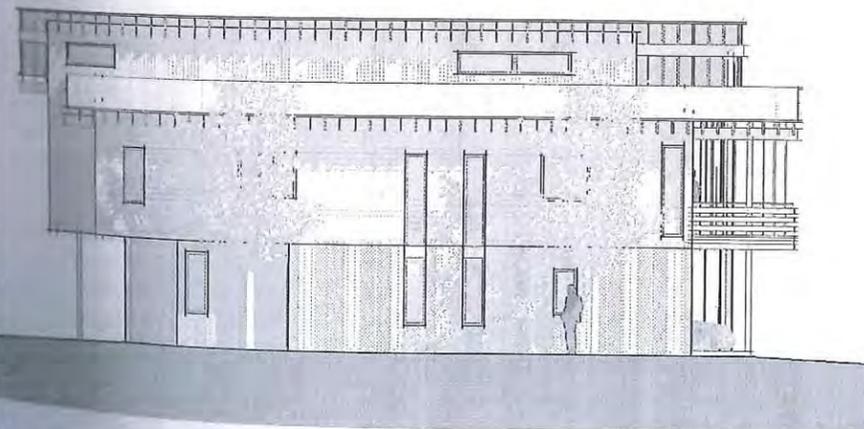
(x 2 units)

(x 2 units)

complies w/Community Housing Guidelines (CHG) Unit Size Range for 3 bdrm units in Categories 1 & 2



west elevation - uphill duplex | 6
1/8" = 1'-0"



east elevation - uphill duplex | 4
1/8" = 1'-0"

project

bhs habitat housing village

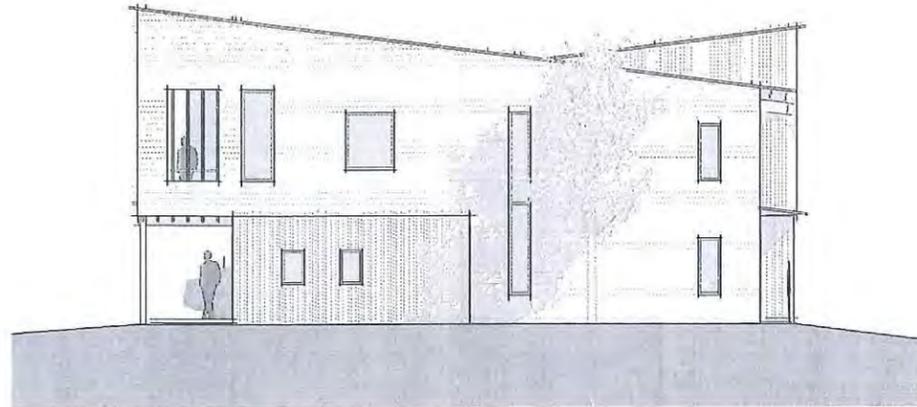
basalt high school, basalt, co

issue sketch plan submission date 2016 10 26

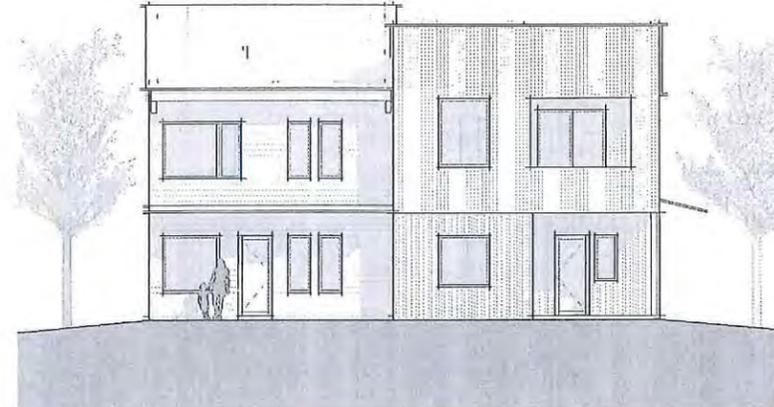
name

accessible duplex -
(1) 3 bdrm &
(1) 4 bdrm

of 15



west elevation - accessible duplex | 6
1/8" = 1'-0"



south elevation - accessible duplex | 5
1/8" = 1'-0"



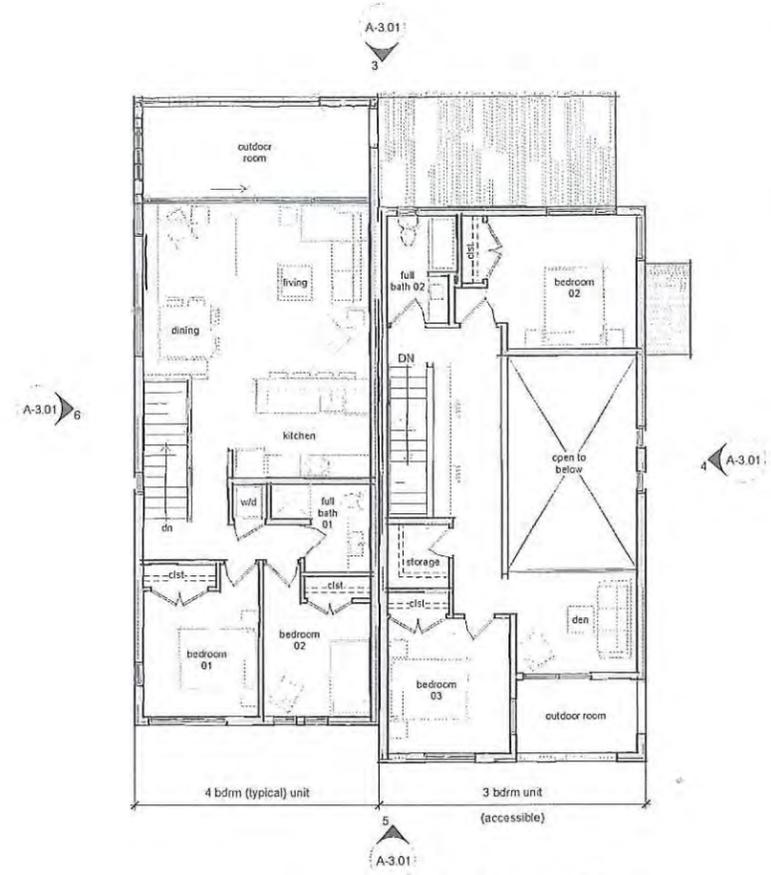
east elevation - accessible duplex | 4
1/8" = 1'-0"



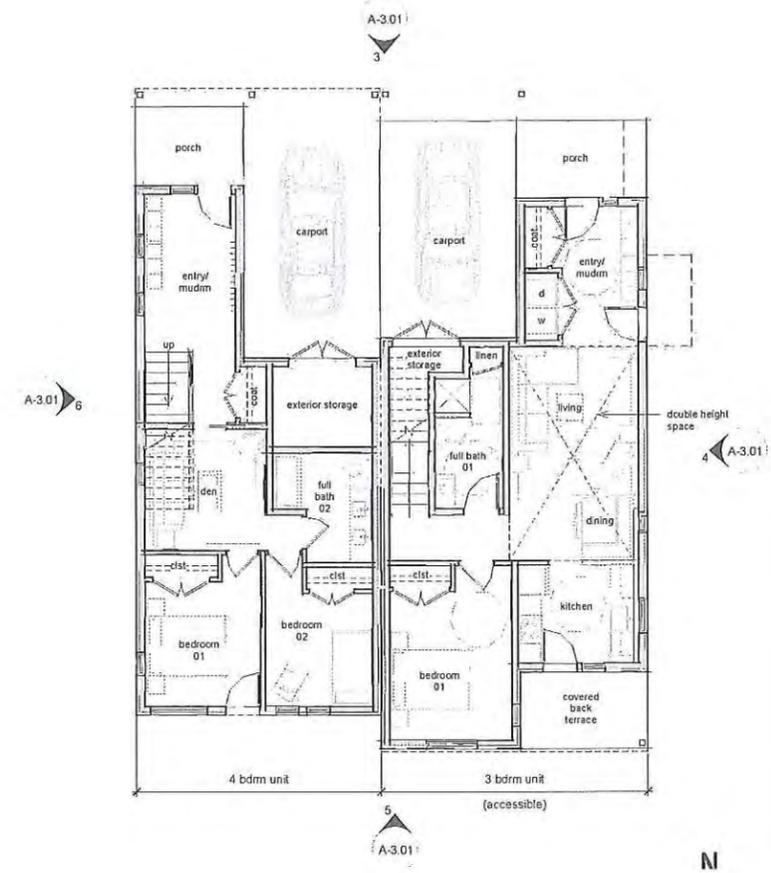
north elevation - accessible duplex | 3
1/8" = 1'-0"

proposed floor area - accessible duplex -
(1) 3 bdrm accessible unit & (1) 4 typical bdrm unit

	gross floor area	net floor area		
3 bdrm accessible unit - main level =	823 sf	690 sf		
3 bdrm accessible unit - upper level =	801 sf	690 sf		
3 bdrm accessible unit totals =	1624 sf	1380 sf	complies w/ Community Housing Guidelines (CHG) Unit Size Range for 3 bdrm units in Categories 1 & 2	
<small>*unheated exterior storage excluded from gross area *unheated exterior storage and interior storage excluded from net</small>				
4 bdrm unit - main level =	712 sf	651 sf		
4 bdrm unit - upper level =	963 sf	867 sf		
4 bdrm unit totals =	1675 sf	1518 sf	complies w/ Community Housing Guidelines (CHG) Unit Size Range for 4 bdrm units in Categories 1 & 2	
<small>*unheated exterior storage excluded from gross area *unheated exterior storage and interior storage excluded from net</small>				
total accessible duplex area =	3299 sf	2898 sf		



upper level plan - accessible duplex | 2
1/8" = 1'-0"



N

project

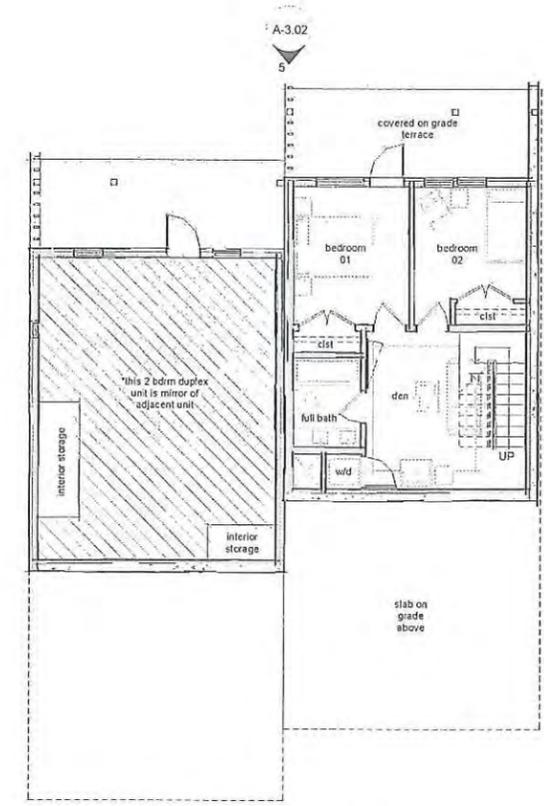
bhs habitat housing village

issue sketch plan submission date 2016.10.26

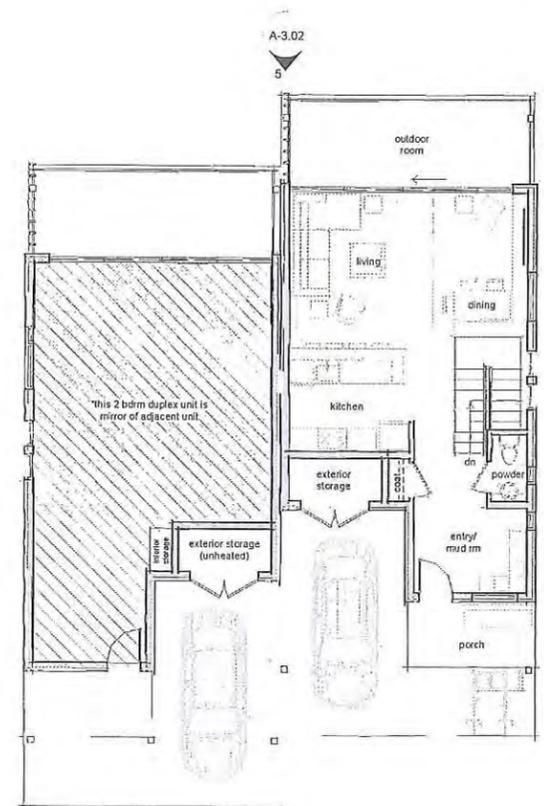
name

downhill duplex - (2) 2 bdrm units

10/15

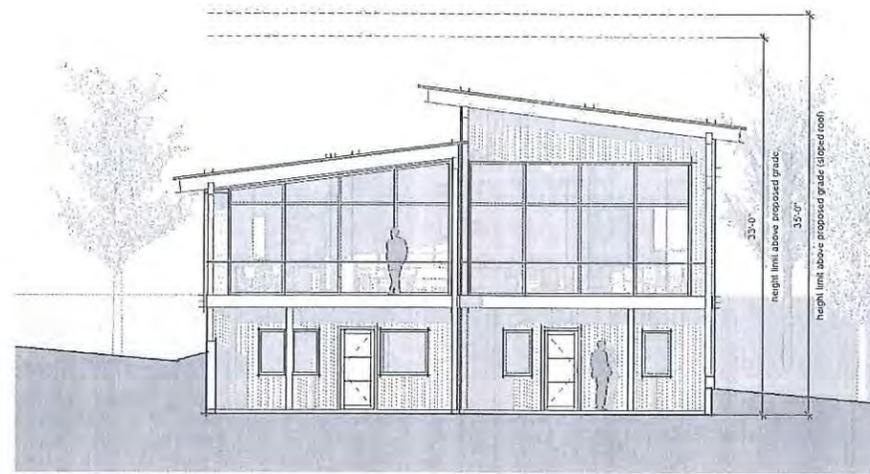


lower level plan - downhill duplex 2
1/8" = 1'-0"

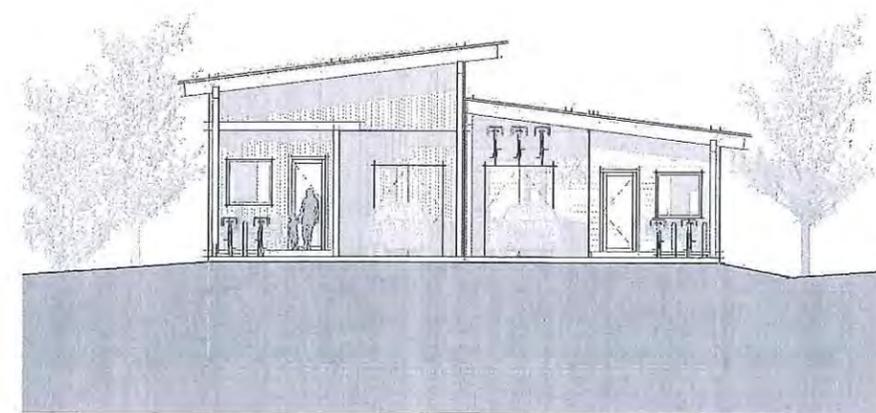


A-3.02 4

A-3.02 6



north elevation - downhill duplex 5
1/8" = 1'-0"

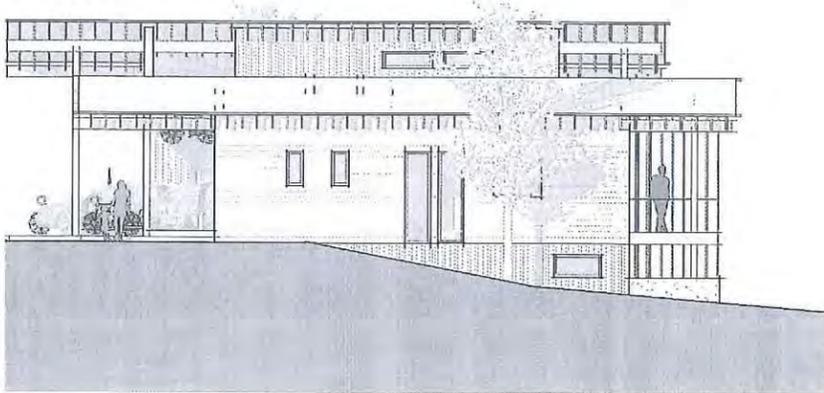


south elevation - downhill duplex 3
1/8" = 1'-0"

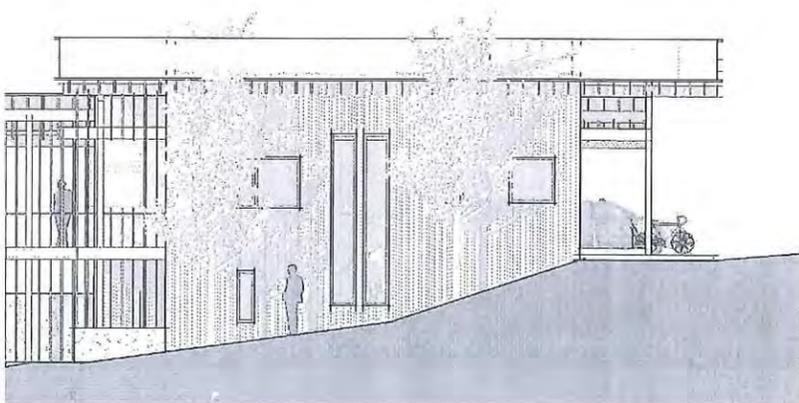
proposed floor area - downhill duplex - (2) 2 bdrm units

	gross floor area	net floor area
2 bdrm unit - main level =	667 sf	606 sf
2 bdrm unit - lower level =	629 sf	492 sf
2 bdrm unit totals =	1296 sf	1098 sf
*unheated exterior storage excluded from gross area		
*unheated exterior storage and interior storage excluded from net		
	(x 2 units)	(x 2 units)

complies w/ Community Housing Guidelines (CHG) Unit Size Range for 2 bdrm units in Categories 1 & 2



east elevation - downhill duplex 6
1/8" = 1'-0"



west elevation - downhill duplex 4
1/8" = 1'-0"

project

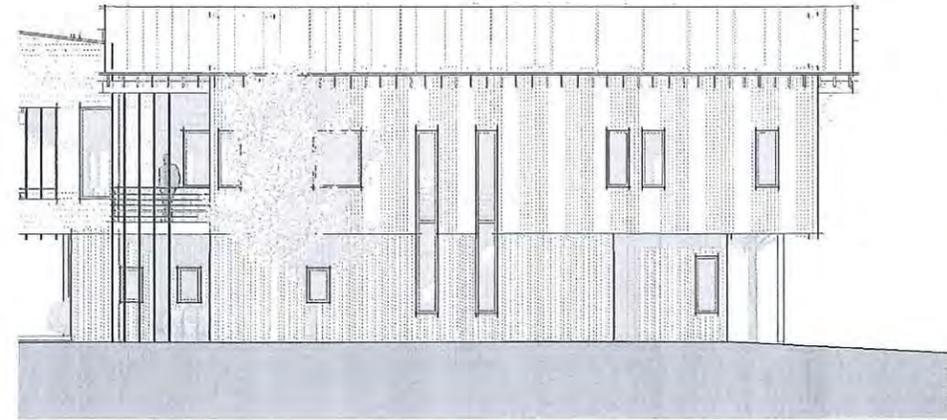
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triplex - (2) 3bdm units & (1) 4 bdrm unit

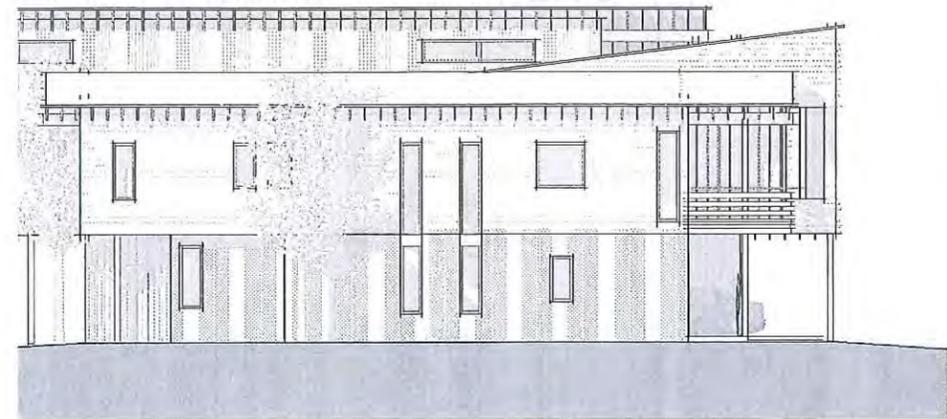
no.



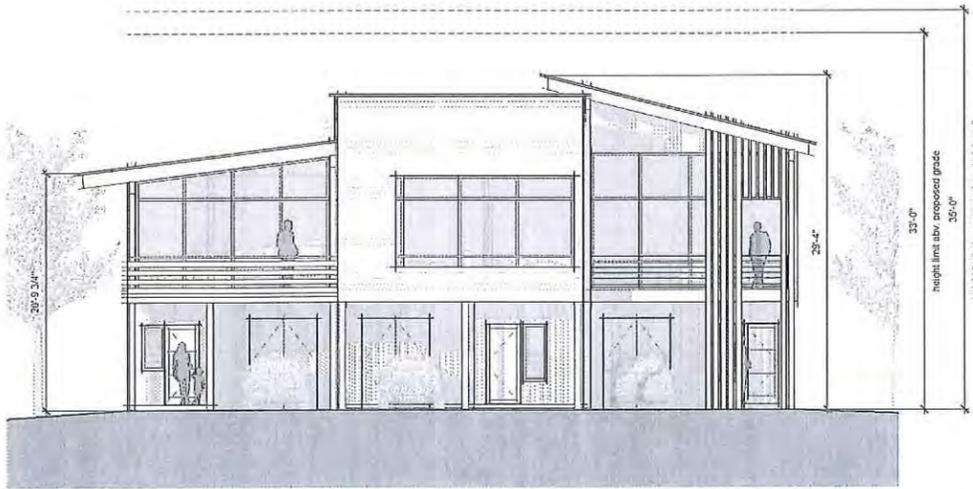
west elevation - triplex | 6
1/8" = 1'-0"



south elevation - triplex | 5
1/8" = 1'-0"



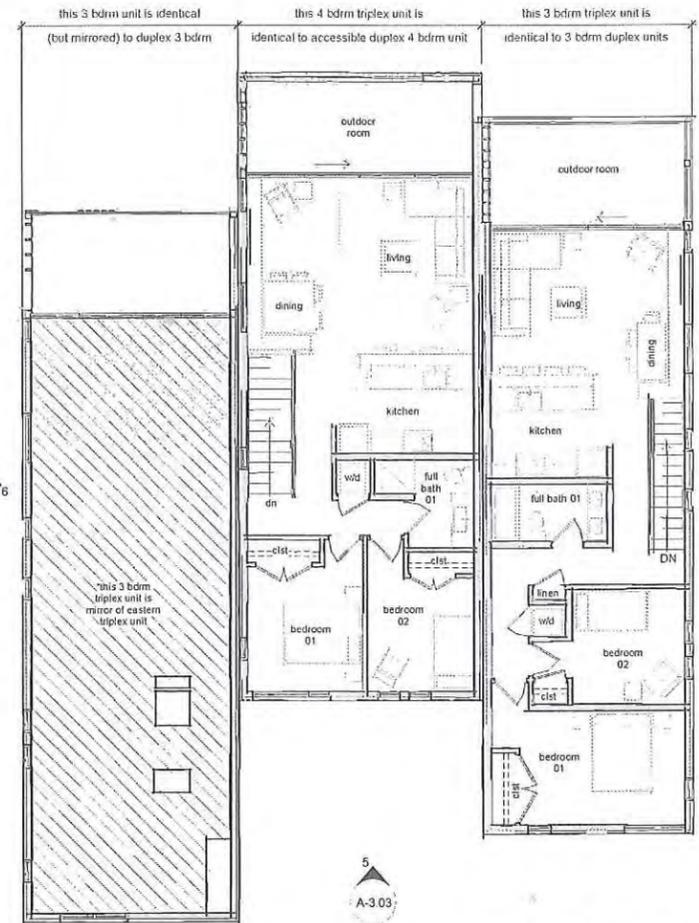
east elevation - triplex | 4
1/8" = 1'-0"



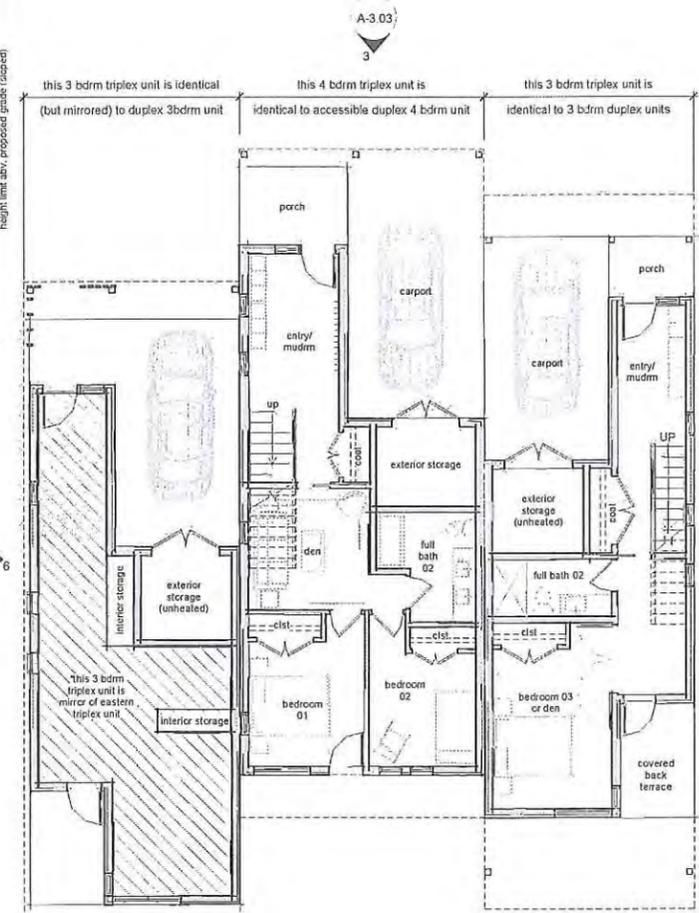
north elevation - triplex | 3
1/8" = 1'-0"

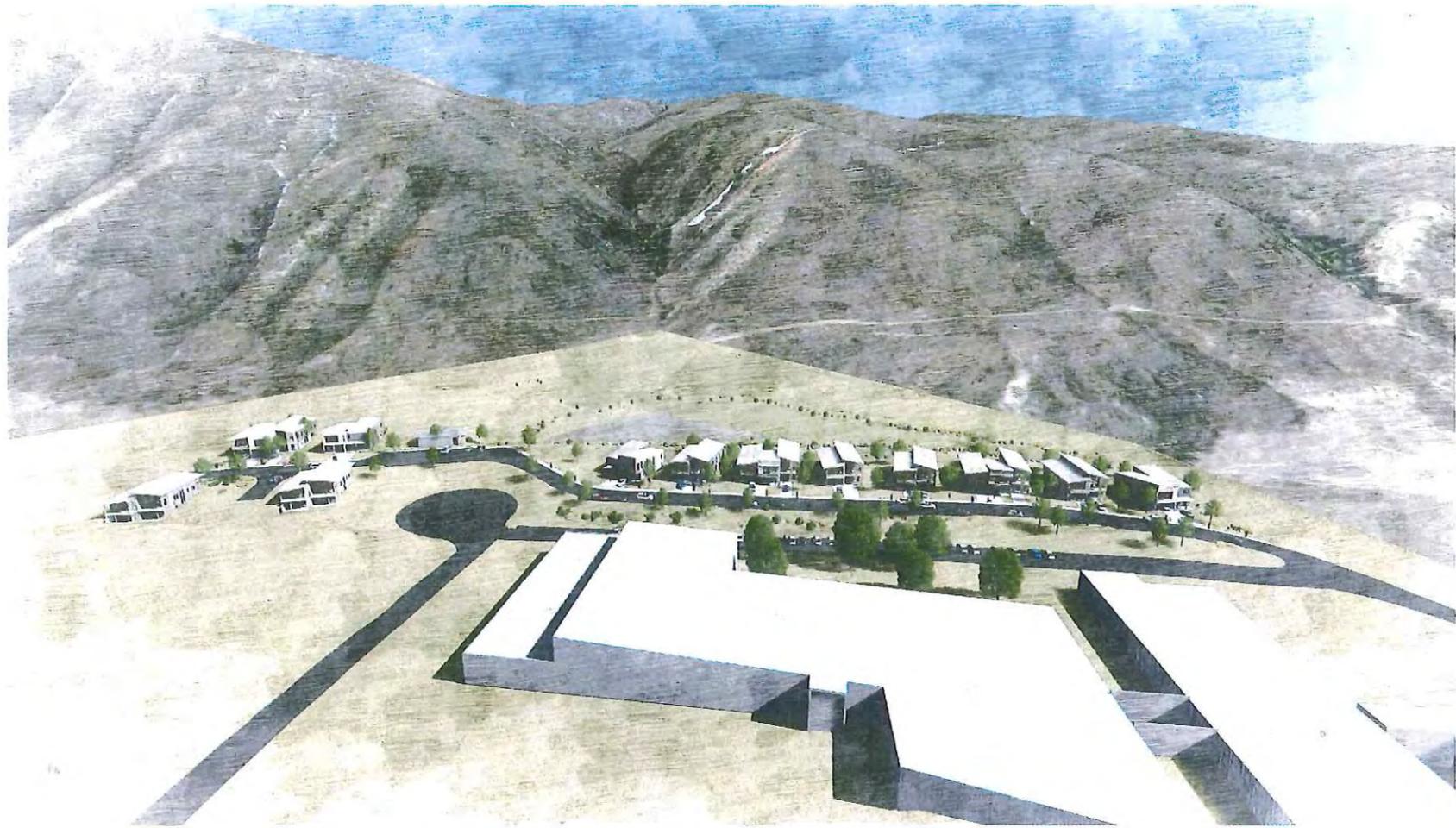
proposed floor area - triplex - (2) 3 bdrm units & (1) 4 bdrm unit

	gross floor area	net floor area	
3 bdrm units - main level =	520 sf	430 sf	
3 bdrm units - upper level =	954 sf	884 sf	
3 bdrm units totals =	1474 sf (x2)	1314 sf (x2)	complies w/ Community Housing Guidelines (CHG) Unit Size Range for 3 bdrm units in Categories 1 & 2
4 bdrm unit - main level =	712 sf	651 sf	
4 bdrm unit - upper level =	963 sf	867 sf	
4 bdrm unit totals =	1675 sf	1518 sf	complies w/ Community Housing Guidelines (CHG) Unit Size Range for 4 bdrm units in Categories 1 & 2
total triplex area =	4623 sf	4146 sf	includes (2) 3 bdrm units and (1) 4 bdrm unit in total triplex areas

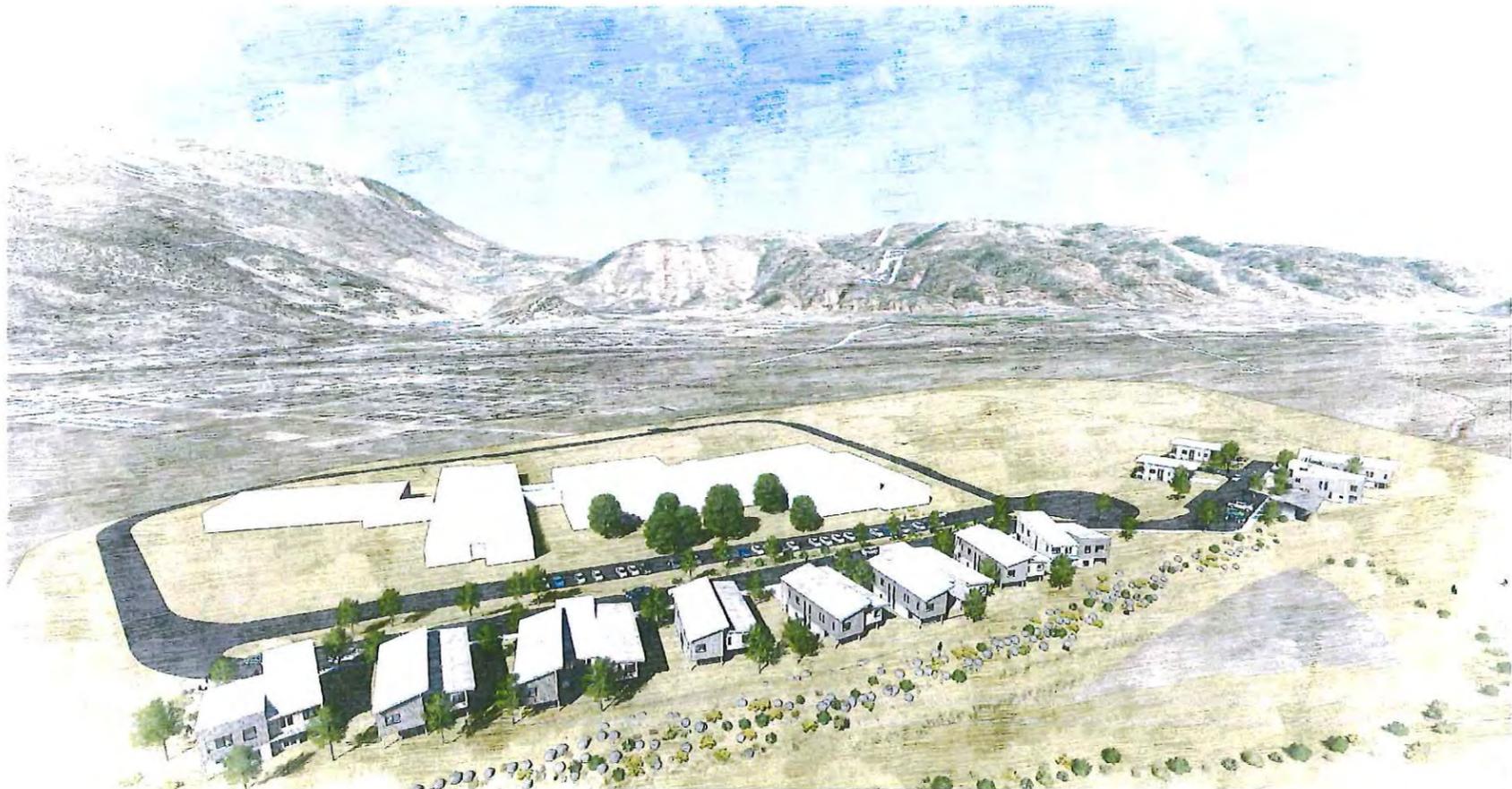


upper level - triplex | 2
1/8" = 1'-0"





northwest aerial view



hill view

project

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issue date
 sketch plan submission 2016.10.26

name

architectural renderings

no.

project

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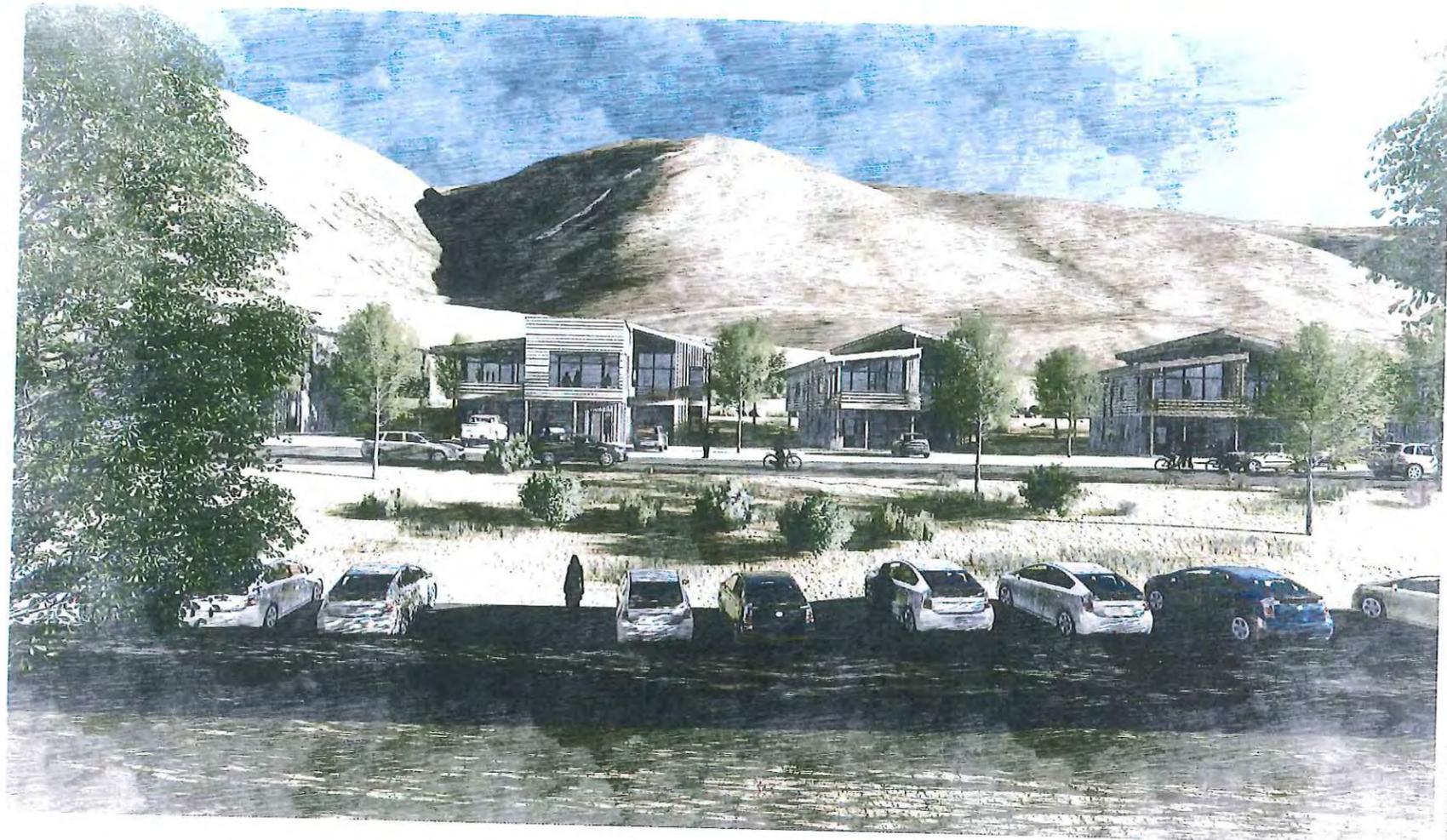
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view along west stretch of road looking east



aerial view from school



view looking west from east end of site





view from middle triplex unit over school



perspective view along west section of road looking west



view from between units



view from middle of road looking south

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name

architectural renderings