

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: March 4, 2019, 5-6:30PM

Meeting Location: Shining Mountain Waldorf School, High School Assembly Hall, 1179 Union Avenue.

Attachment: Presentation Slide Deck

In Attendance

RLC: Karen Campbell Victor Lemus Vargas Saul Cordona Ed Zick Cesar Lopez Charissa Poteet Tina Boguhn	RLC Secretary: Kathy Schlereth Community Members: 20 Park Manager: Greg Gustin	City of Boulder: Pamm Gibson, Crystal Lauder, Kurt Firnhaber Habitat For Humanity: Susan Lythgoe Jonah Kinchy	Trestle Team: Danica Powell, Marine Siohan, Anne Kuechenmeister, Marina LaGrave (Trestle) Bryan Bower (Caddis) Charlie Hager, Sharon Procopio (JVA)
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Introduction and Questions

Meeting **called to order** at 5:10pm by Anne.

Sign In Sheet - please sign.

Meeting rules reviewed by Anne. Keep conversations one at a time. Be respectful of each other.

Danica: Rosewood neighbor Michael needs help. See flyer for more information. Several RLC members took flyers and there was interest in helping.

Minutes review: **Tina motioned to approve the minutes without revisions and Kathy seconded.** February minutes are approved unanimously.

Agenda review: RLC added an agenda item to submit additional questions prior to the presentation.

Charissa: do you have answers for questions that you asked last time?

Kurt: we're updating the resident's guide, the questions will all be answered in there.

Danica: we want to put everything in writing in the resident's guide, it'll come soon.

Question

Karen: New set of questions

- How does the City of Boulder define aging in place?
- How many years can residents live in their current home?
- Are there restrictions regarding resident's age or disabilities?

Response:

Crystal: one set of guidelines for the City about aging in place (after 2015 City wide conversation).

- Aging in place is about downsizing, staying in your current home.
- There are no restrictions.
- There are existing programs in the community about aging in place.

Kurt:

- New house designs include units that are easier accessible, on one floor, etc.
- The site plan is trying to create flexibility for people to be able to stay in their home.

- The only mobile homes that will need to go are the ones located on the detention ponds.

Danica:

- Aging in place means two things:
 - Being able to stay in your current home with retrofit to maintain accessibility and safety; or
 - Moving into a new home that fits your needs - single story living, no stairs, etc.

Question

Ed: Concern about not being to code, being required to update a home to be to code in the future, and the City using this as a mechanism to force residents out.

Response:

Crystal: the City does not proactively go out and look out for building code violations - it doesn't have the resources or the will to do so. The only case is if a neighbor or someone reports something.

Bryan: the international building code requires that improvements you make to your property comply with current accessibility codes, and triggers accessibility improvements of a certain portion of your budget when remodeling.

Danica: those questions have been answered before, and will be in the resident's guide again.

Tina: everything has changed a lot, so even if it was said before it's still a valid question.

Charissa: it'd be good to have something in writing. We've seen in other mobile home parks where for example people are asked to make improvements, can't afford to do them, and get in trouble, etc.

Kurt: all the new constructions will have to meet code. Existing constructions will not be required to meet code.

Question

Ed: Detention pond where Karen lives and the 4-way stop will be.

- It will create excessive traffic.
- The detention pond will be in Karen's yard. Will you put chemicals in it? Why do we need a detention pond there?
- There's a beautiful tree there.
- We don't want chemical treatment for water in our community.

Response:

Danica: we heard your comment about the tree, we will take it into consideration, and do our best to keep it healthy.

Kurt: Every development in Boulder has a detention pond, at least as long as I can remember for the last 30 years.

Bryan:

- Generally, any time a property increases its impervious area through redevelopment or new construction, you need to have a detention pond.

- They do not actually hold standing water, except when it's raining. The ponds usually are designed to drain within 48 hours after it rains.
- There is no chemical treatment involved.

Sharon:

- There's no chemical treating. The detention pond is like a rain garden, it will not have water in it for more than 48 hours. It will be a low-lying spot on the site that filters water using a weir, which is a cement basin that capture sediment and filters it out before the water goes back into the system. The idea is that this looks like part of the landscaping and you don't notice that it is for detention.
- These could be on various locations in the site, which will be known later in build out depending on how housing constructions turns out in prior phases.
- It is going to be a gradual slope.

Question

Tina: how close can a house can be to that detention pond?

Response:

Sharon:

- A house can be all the way up to the side of the pond, as long as it's outside of the 100 year water surface elevation of the pond.
- The maps show the big picture.
- In the interim we'll work around the existing houses and deal with runoff waters around the homes.
- Detention ponds look like landscaped front yards.
- Tree: any construction around that tree could cause the tree to be damaged.

Danica:

- The focus is on the first phase. The ultimate phase is not known: there's going to be a lot of iterations. Every time there's a change in the plan we'll have to submit again to the City.
- I encourage you to read the written statement.

Question

Victor: questions for the City:

- What happens when you build the West side homes and nobody wants to move in them?
- A lot of people are already deciding to move. Can there be a redesign of the homes that open up?

Response:

Kurt:

- Today we are going to focus more on the housing design, not so much about the site plan.
- We are still trying to do one-on-one replacement. But there are a lot of requirements that need to be taken into consideration.

Presentation

Danica: schedule:

- We're at the February application stage.
- Several rounds of resubmittal - 5 or 6 months.
- Around June or July: City Council and Planning Board meetings, with public hearings.
- Next year: building permit application. Construction to begin around the summer 2020.

Greg: when do we become part of the City?

Danica: around August of this summer if all of the prior steps go smoothly.

Tina: questions/comments/concerns need to be turned in by March 15 to Sloane. Refer to CoB letter.

Danica: resident's guide and newsletter will hopefully be mailed out this week.

Bryan:

- Phase 1 slide: all roads will be asphalt. All existing trailers will be hooked up to new utilities (water, electrical, fire hydrants - but not sewer). You can stay in your current home for as long as you want to. Utilities will go under the roads before the asphalt is laid. Gas will still be available to existing trailers. New homes will be all electric.
- Long-term plan: green space in between homes - as an example front yard size is 17' x 15' on *Enlarged View of Proposed Site Plan* slide. Around 2 parking spaces per home.
- We're trying to give residents the ability to customize their homes as much as possible, while still giving the City the ability to understand the design intent.

Jonah:

- Energy efficiency slide: all of the Habitat homes incorporate as much energy efficiency as possible. We don't have all the details yet, but we'll make sure to be maximizing those systems.
- Trying to get down as close as possible to Net Zero.

Marina: will need to properly translate those slides.

Bryan: everything is being designed so the homes are really comfortable and energy efficient.

Bryan:

- Livability standards slide.
- We'll have laundries in both individual homes and the community center.

Charissa: why is there a laundry room in the community center when all new homes have their own?

Bryan: Not the same use in the community center - large capacity wash sizes for large comforters for example.

Bryan:

- We're trying to accommodate both what the City that wants to see in the submittal documents (i.e. what the site will look like exactly) and also the fact that the residents will still have input.
- residents will get to choose where they live.

Victor: we want to make sure about the number of parking spaces we get.

Bryan: we'll know in details how much we get as soon as we get the engineering studies done.

Tina: parking is a huge problem in developments like Wild Sage and Palo Park.

Bryan:

- Projects like Wild Sage received huge parking reductions, Wild Sage has half as much parking as we are proposing for Ponderosa.
- All parking is along the street.

Danica: We asked for 2 spaces per unit in the site plan in the submittal. The City wanted less but we're holding firm.

Question: Are there any 3 story units?

Bryan: No.

Bryan:

- 9 unit types. 634 to 1129 sq. ft. 1, 2, 3, 4 bedroom units. 1 or 1.5 bathroom.
- Site plan is not homogeneous. Residents get to choose the unit they want.
- Going over floor plans:
 - Triplex, new carriage home with 2 garages with storage room, two story duplex with 4 bedrooms and a front porch, one story two bedrooms, fourplex, or a 3 bedroom with a office, 1 story cottage that's handicap accessible. It's whatever you want and need.
 - Roofs will have solar panels.
- We're trying to accommodate Habitat's will to build the same units to be more efficient and the residents' wish to get an input on what they need.
- Going over community building floor plan:
 - The community center will have solar panels on roof;
 - Will include a shop with a garage door, a woodshop, a gathering space, 3 extra rooms for small meeting places, and 2 bathrooms.
 - Will include a I Have A Dream office to help kids thrive at school: they have a 95 - 97% graduation rate for high school children, and a 85 - 88% college rate for graduation.

Questions & Answers

Tina: can the ground floor units be in a different place? for units that are on the ground floor, how do you meet both the floodplain requirements and the accessibility?

Bryan: It depends where you are on the site plan; some homes are not in the floodplain; others are and you have to be 2 feet over, we'll have a ramp system or something. It's a technical challenge.

Greg: you can't hear your neighbors in the duplexes, right?

Bryan: The duplexes are very quiet and walls are thick between them. We've listened to what you said in the beginning.

Tina:

- We just realized recently that this was not just for Ponderosa residents.
- Why can't we build less?

Charissa: are we still increasing the number of units from 68 to 73?

Tina:

- We're asking for what we currently have, not more.
- Is there a way that we can meet in the middle and come together on that?

Bryan: Kurt mentioned that their mission is to build for the greater community and provide more housing.

Kurt: there's not an answer that I'll give you that's going to totally satisfy you.

- The difference in number is just the triplex and a couple carriage houses.
- There's not a project in Boulder that's built to this low density. We're trying to keep to the same scale that's there now. Another project has 2 less acres and 300 units for comparison.
- The amount of green space that's created on this is much more than what's currently there.

Ed: Can I keep my shops, sheds, and yard space? Everything that you offer is not as good as what I have now.

Bryan:

- We are providing the option to continue living in the same mobile home that you own. If that's the way you view it, you can stay for as long as you want.
- The only thing is that the drive lane will get wider.

Danica: only roadways will change in phase 1.

Crystal: qualifying for a new home is a separate topic. We'll cover that later. Probably during a workshop in May.

Conclusion

Danica:

- We're here as always. We're always available to talk.
- The school is letting us use the space for free; please clean up after yourselves.
- We'll meet here again in a month - first Monday of April, 5-6:30pm.
- Encourage everyone to reach out to Habitat and the City (Kurt and Crystal) to get questions answered and share concerns.
- Victor handed Marina questions that he would like answered and asked for them to be translated to English. Questions and Answers are included in the Resident Q&A Guide Update March 2019
- All questions and answers are included in the new resident's guide, by topic (all in one document).
- Thank you.

Meeting ended at 6:40 PM.

Next RLC meeting is Monday, April 1, 2019 - 5:00-6:30 PM, at Shining Mountain Waldorf School, High School Assembly Hall (1179 Union Avenue).

All Residents are Welcomed.

Ponderosa Community - Comunidad de Ponderosa

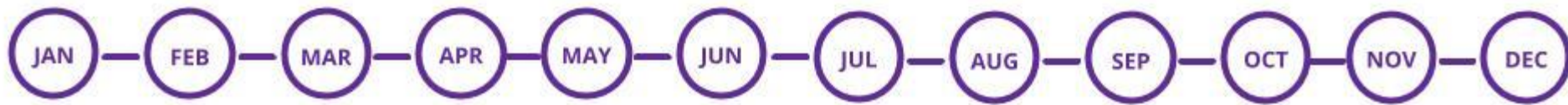
Housing Design Review -
Revisión de diseños de las viviendas de Ponderosa

March 4, 2019 - 4 de marzo del 2019



2019 Anticipated Timeline

Resident Leadership Committee



Planning

+ Feb Application
 (Site Review, Annexation / Initial Zoning, Comprehensive Plan Land Change) **submitted** to the City

City **reviews** application and responds

Trestle Team **revises** application

Trestle **submits** revised application

City **reviews** revised application

Trestle **submits** final application

City **reviews** final application

City Council 2nd Reading (not a public hearing)

Technical documents submitted
 City **reviews**

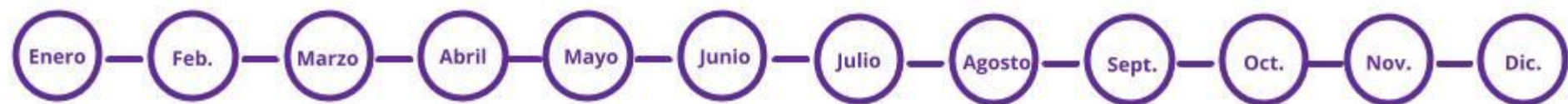
Public Hearings (Public Comments Allowed)

Planning Board

City Council 1st Reading

Cronología anticipada - 2019

Comité de Liderazgo de Residentes



Planeamiento

*** Aplicación em Febrero**

(Revisión de la propiedad. Anexión / Zonificación inicial, Cambio integral de terrenos del plan) **presentado** a la Ciudad)

La Ciudad **revisa** la aplicación y responde

Equipo de Trestle **revisa la** aplicación

Trestle **entrega** la aplicación revisada

La Ciudad **revisa** la aplicación revisada

Trestle **entrega** la aplicación final

La Ciudad **revisa** la aplicación final

Ayuntamiento de la Ciudad
2da. lectura
(no es una audiencia pública)

Presentación de documentos **Técnicos**
Revisión de la Ciudad

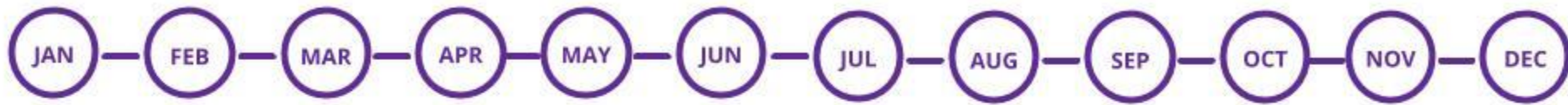
Audiencia Púublica (Se permiten comentarios públicos)

Junta de Planeamiento

Ayuntamiento
1ra. lectura

2020 Anticipated Timeline

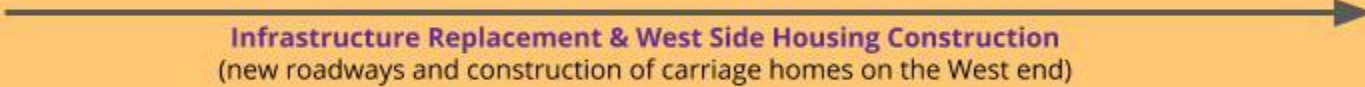
Resident Leadership Committee



Planning

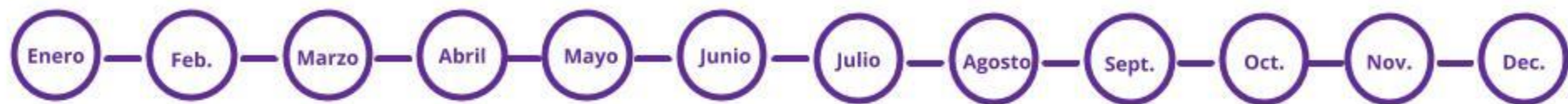


Construction



Cronología anticipada - 2020

Comité de Liderazgo de Residentes



Planificación

Solicitud de permiso de construcción

Construcción

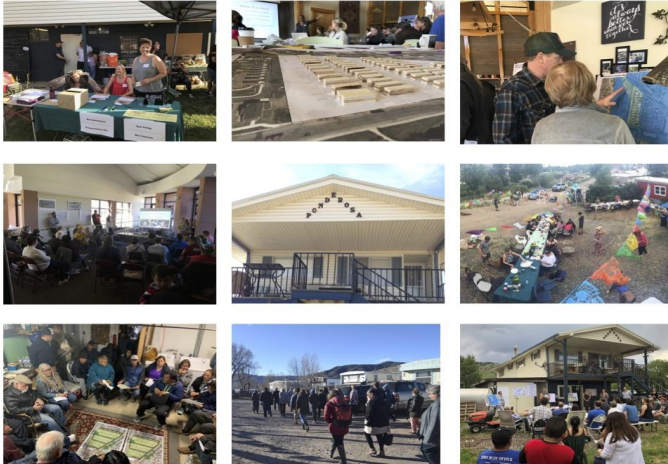
Reemplazo de la infraestructura y construcción de viviendas del lado oeste
(nuevas carreteras y construcción de viviendas tipo carreta en el lado oeste de la propiedad)

Annexation Submittal - Entrega de la Anexación

Ponderosa Community Stabilization

Annexation, Site Review, and Boulder Valley
Comprehensive Plan Land Use Change Request

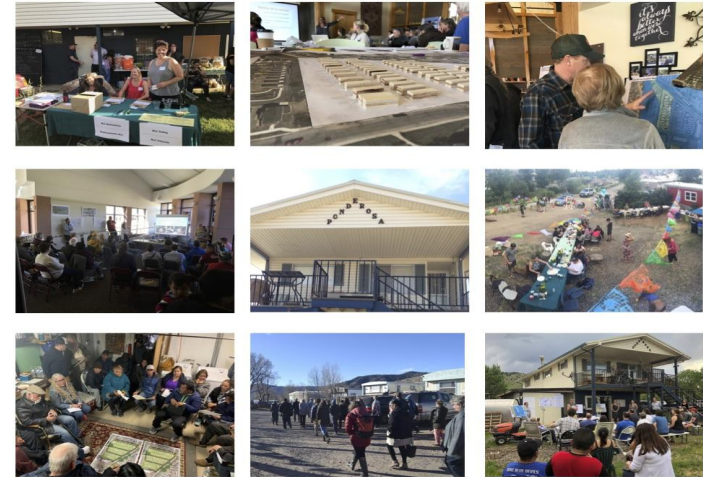
Written Statement



Estabilización de la comunidad de Ponderosa

Anexión, revisión de la propiedad, y solicitud de cambio en
el uso de suelos del Plan integral del Valle de Boulder

Declaración escrita



Resident's Guide & Newsletter - Guía y Boletín de Residentes

Ponderosa Community Resident's Guide

Compilation of Questions from Ponderosa
Residents & Answers from the different
Project Partners
Fall 2017 - February 2019



TABLE OF CONTENTS

OVERALL PROJECT QUESTIONS

BACKGROUND INFORMATION

City's Commitment

Will I be able to stay in Ponderosa?

Are there residents who have leases that the City plans to force to move as part of redevelopment?

How will I be able to afford it?

The City has fought to protect mobile home owner rights against park owner rights. Is this different because the City now owns the land?

4

4

4

4

4

5

5

IN THIS ISSUE

Community Updates P. 1

**Housing Special
Issue P. 2**

Update from Greg P. 8

Update from RLC P. 9

Update from Trestle P.

Update from City 14

**Update from Habitat
for Humanity P.
15**

Phase 1

Fase 1



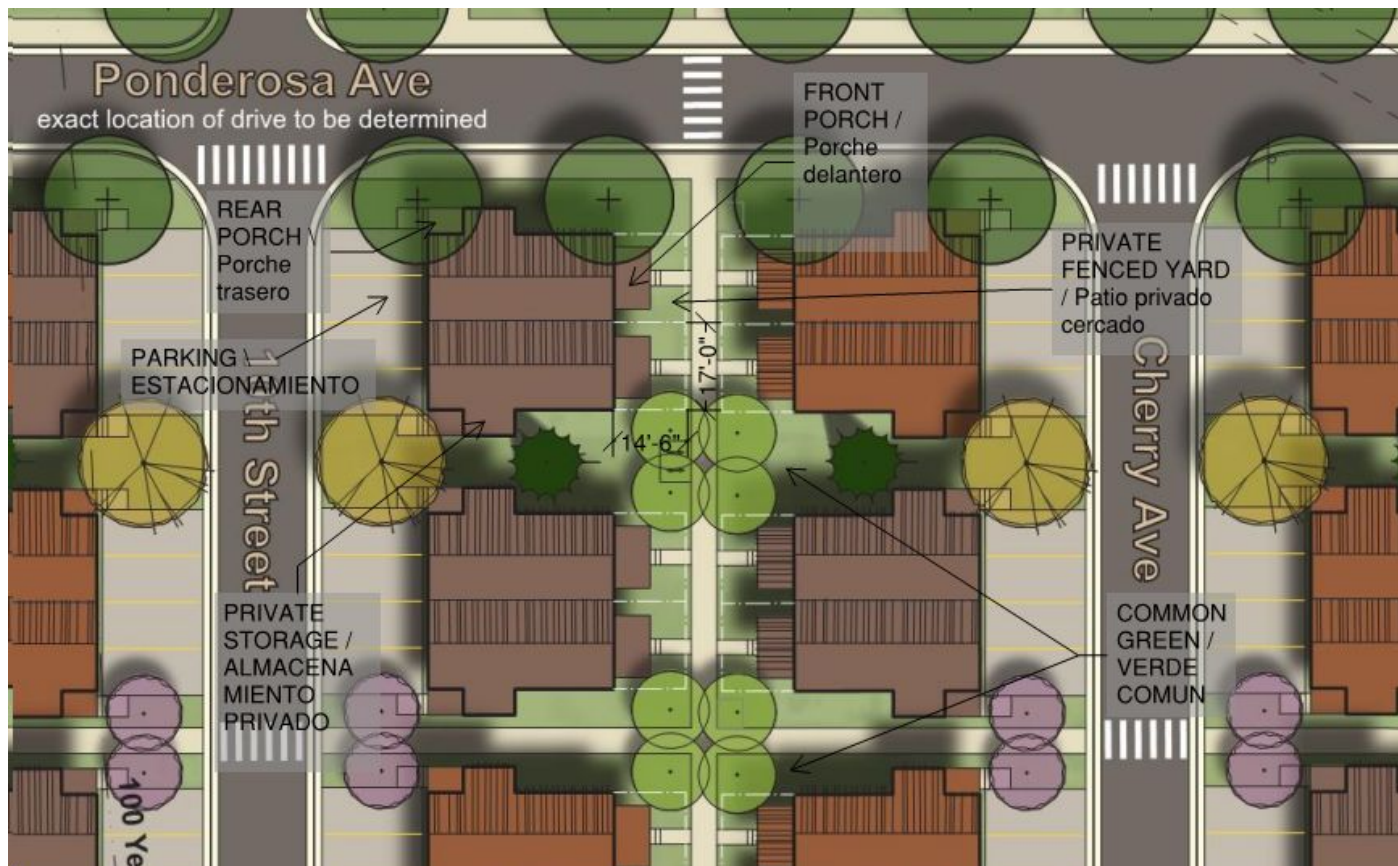


Discover the new site and imagine yourself in these places of green pathways, sidewalks lined in trees, a kitchen that looks out to a private garden, park areas along the creek and community spaces in our common house.



Descubre la nueva propiedad y trata de imaginarte en este lugar de caminos verdes, aceras bordeadas con hileras de árboles, cocina con vista hacia un jardín privado, parques a lo largo del arroyo y espacios comunes en el edificio comunitario.

Enlarged View of Proposed Site Plan - Vista ampliada del plan propuesto de la propiedad



Green Building & Energy Efficiency Measures - Edificación ecológica y Medidas de eficiencia energética

- Photovoltaic rough in on each rooftop
- Photovoltaic solar garden at the Community Building
- Highly insulated building envelope
- Energy efficient appliances
- Low flow water fixtures
- LED lighting
- Efficient mini-split HVAC system
- Transition from gas to electric service
- Optimized solar orientation
- Células fotovoltaicas en cada techo
- Jardín solar fotovoltaico en el edificio comunitario
- Edificaciones altamente insuladas
- Electrodomésticos de energía eficiente
- Accesorios de bajo consumo de agua
- Iluminación LED
- Sistemas de climatización (HVCA) eficientes
- Transición de servicio de gas a servicio de energía eléctrica
- Orientación solar optimizada

City of Boulder Livability Standards Highlights - Estándares de habitabilidad de la ciudad de Boulder

- Improved kitchen size
- Ample Bedroom Closets, Linen Closets, Entry Closets, Exterior Storage
- Laundry hookups in all units
- Air conditioning in all units
- Exceeding minimum room sizes
- Diverse mix of unit types reflecting resident needs
- Tamaño mejorado de las cocinas
- Armarios amplios en las habitaciones, armarios de lencería y almacenamiento exterior
- Conexiones de lavandería en todas las unidades
- Aire acondicionado en todas las unidades
- Habitaciones más amplias
- Mezcla en los tipos de unidades que reflejen las diferentes necesidades de los residentes

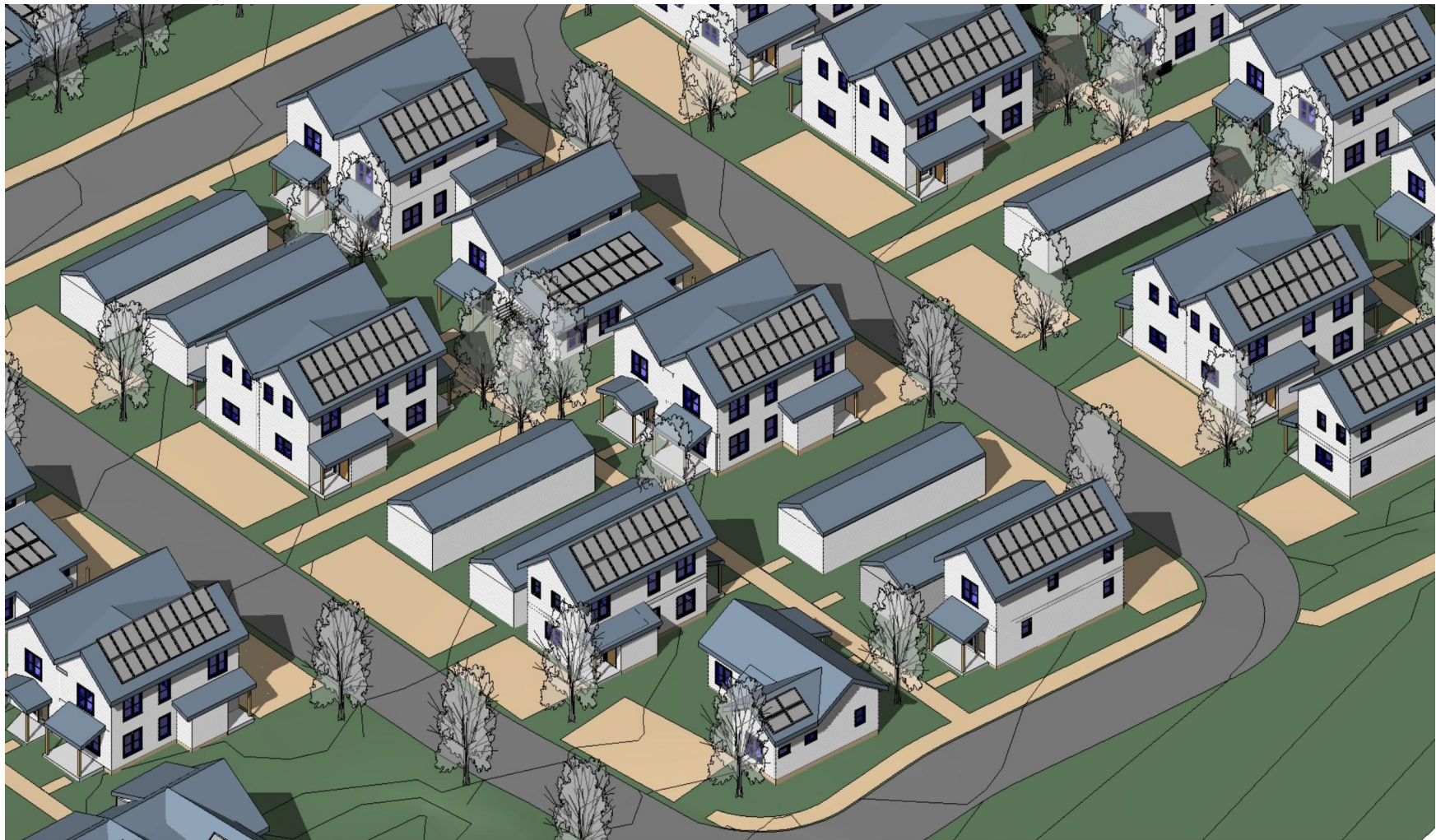




Willhite



Willhite



Proposed Housing Matrix - Matriz de las viviendas propuesta

Home Tag - Etiqueta de inicio	Home Type - Tipo de casa	Total Living Space per Unit - Espacio vital total por unidad	No. of Bedrooms per Unit - Número de habitaciones por unidad	No. of Bathroom per Unit - Número de habitaciones por unidad	Color Code - Código de colores
A1	Carriage House - Casa carruaje	634 sq. ft. - 634 pies cuadrados	2	1	
A2	Carriage House - Casa carruaje	634 sq. ft. - 634 pies cuadrados	2	1	
A3	Single story flat - Casa de un piso	634 sq. ft. - 634 pies cuadrados	2	1	
B	Two story cottage - Casa de dos pisos	1232 sq. ft. - 1232 pies cuadrados	3	1.5	
C1	Single story flat - Casa de un solo piso	652 sq. ft. - 652 pies cuadrados	1	1	
C2	Carriage House - Casa carreta	578 sq. ft. - 578 pies cuadrados	1	1	
D	Single story accessible Casa de un piso accesibles	836 sq. ft. - 836 pies cuadrados	1	1	
E	Single story cottage - Casa de un piso	616 sq. ft. - 616 pies cuadrados	1	1	
F	Two story, 2 bed cottage - Casa de dos pisos, 2 habitaciones	1129 sq. ft. - 1129 pies cuadrados	2	1.5	

Proposed Site Plan

showing the
buildings by type

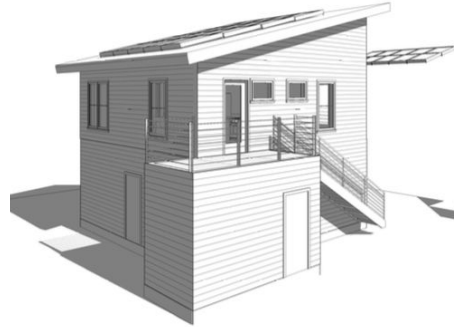
Propuesta
del plan de
la propiedad
donde aparecen las
edificaciones por tipo



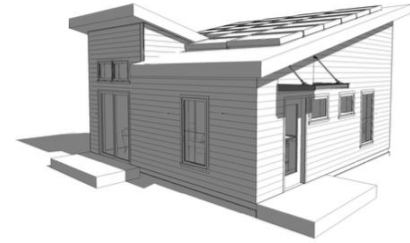
Single family - Viviendas unifamiliares



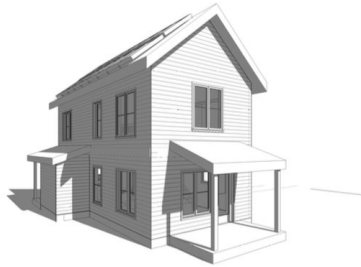
*Carriage House A1 Perspective -
Casa carreta- Perspectiva A1*



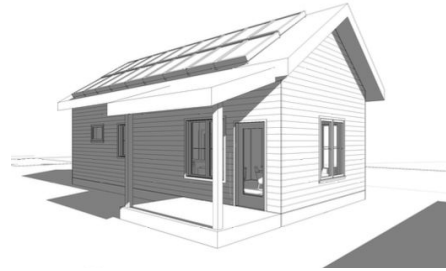
*Carriage House A2 Perspective -
Casa carreta - Perspectiva A1*



*Single Story Flat A3 Perspective -
Casa de un solo piso - Perspectiva A3*

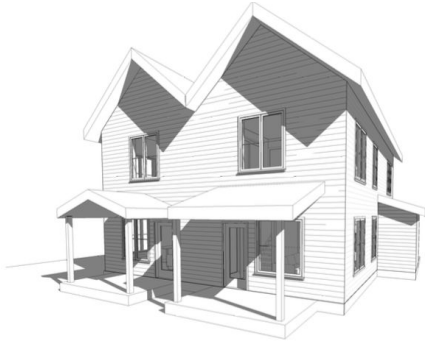


*Single Family B Perspective -
Casa unifamiliar - Perspectiva B*

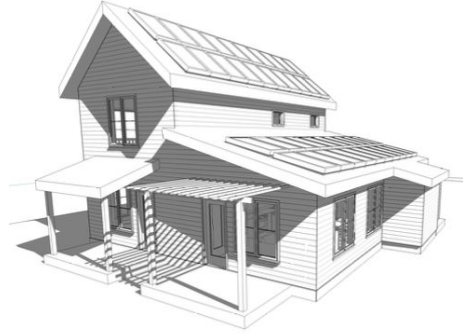


*Accessible Cottage D Perspective -
Casa accesible - Perspectiva D*

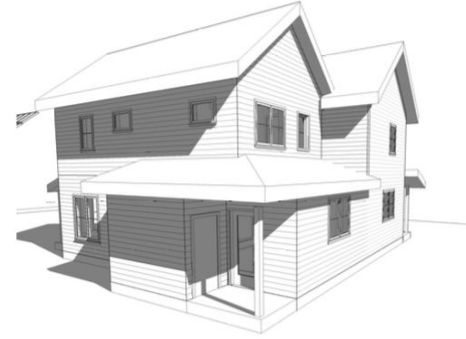
Multi-family Homes - Casas Multifamiliares



*Duplex B-B Perspective -
Casa Dúplex - Perspectiva B-B*



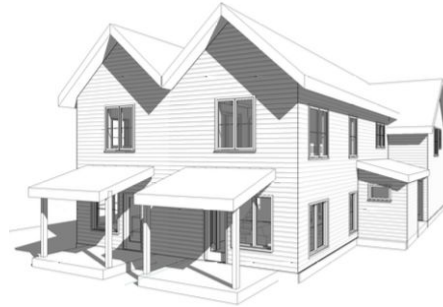
*Duplex B-E Perspective -
Casa Dúplex - Perspectiva B-E*



*Duplex B-F Perspective -
Casa Dúplex - Perspectiva B-F*



*Duplex B-C2 Perspective -
Casa Dúplex - Perspectiva B-C2*



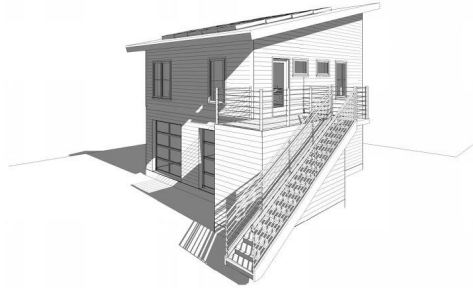
*Fourplex B-B-C2-C2 Perspective -
Casa Cuatruplex - Perspectiva B-B-C2-C2*



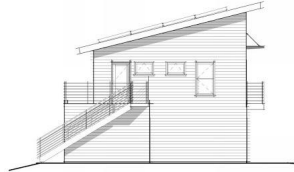
*Triplex B-B-C1 Perspective -
Casa Triplex - Perspectiva B-B-C1*

**PONDEROSA
COMMUNITY
STABILIZATION
PROGRAM**

4474 N. Broadway
Boulder, CO



7 CARRIAGE HOUSE A - PERSPECTIVE
1/8" = 1'-0"



6 CARRIAGE HOUSE A - WEST ELEVATION
1/8" = 1'-0"



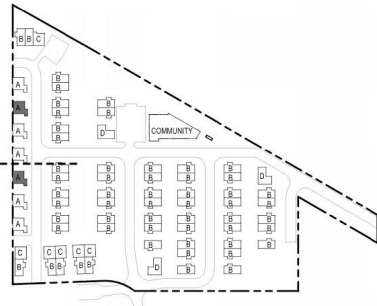
5 CARRIAGE HOUSE A - NORTH ELEVATION
1/8" = 1'-0"



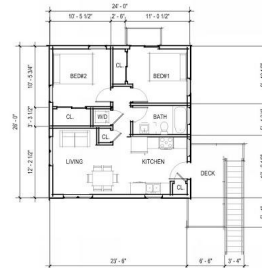
4 CARRIAGE HOUSE A - SOUTH ELEVATION
1/8" = 1'-0"



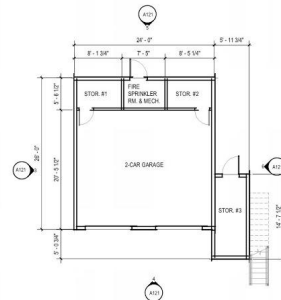
3 CARRIAGE HOUSE A - EAST ELEVATION
1/8" = 1'-0"



CARRIAGE HOUSE A - SITE PLAN KEY



2 CARRIAGE HOUSE A - LEVEL 2
1/8" = 1'-0"
UNIT AREA - 624 SF



1 CARRIAGE HOUSE A - LEVEL 1
1/8" = 1'-0"
UNIT GARAGE AREA - 102 SF
TOTAL AREA - 1389 SF

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Scale: 1/8" = 1'-0"

Project: Paper #102

Revision:

Sheet: Date: Description:

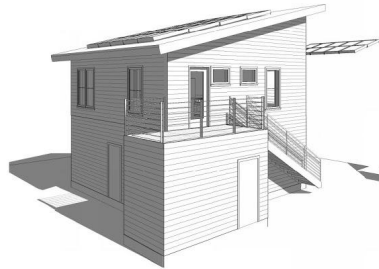
UNIT PLANS ARE SHOWN FOR
REFERENCE ONLY

SITE REVIEW

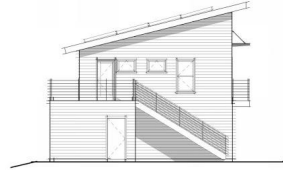
CARRIAGE HOUSE A - FLOOR
PLANS & ELEVATIONS

**PONDEROSA
COMMUNITY
STABILIZATION
PROGRAM**

4474 N. Broadway
Boulder, CO



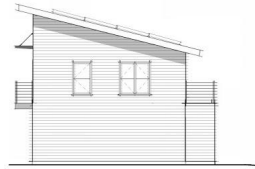
7 CARRIAGE HOUSE A2 - PERSPECTIVE



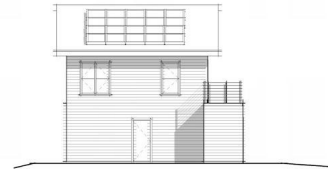
6 CARRIAGE HOUSE A2 - EAST ELEVATION
1/8" = 1'-0"



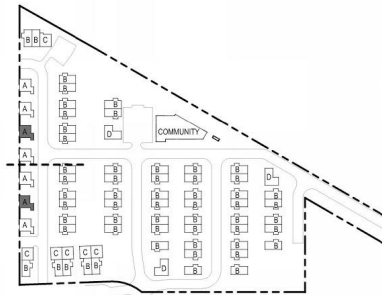
5 CARRIAGE HOUSE A2 - NORTH ELEVATION
1/8" = 1'-0"



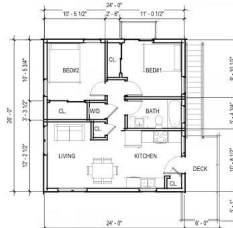
4 CARRIAGE HOUSE A2 - WEST ELEVATION
1/8" = 1'-0"



3 CARRIAGE HOUSE A2 - SOUTH ELEVATION
1/8" = 1'-0"

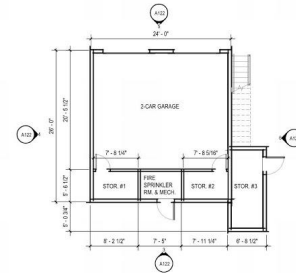


CARRIAGE HOUSE - SITE PLAN KEY



2 CARRIAGE HOUSE A2 - LEVEL 2
1/8" = 1'-0"

UNIT A2 AREA - 634
TOTAL AREA - 1038



1 CARRIAGE HOUSE A2 - LEVEL 1
1/8" = 1'-0"

UNIT A2 AREA - 725
TOTAL AREA - 1038

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Scale: 1" = 10'-0"

Project: Paper #102

Client:

File Date: 2/14/2019 2:10:38 PM

Revisions:

Rev	Date	Description

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

SITE REVIEW

CARRIAGE HOUSE A2 - FLOOR PLANS & ELEVATIONS

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Full Size: 0" = 1"

Date: 02/24/19

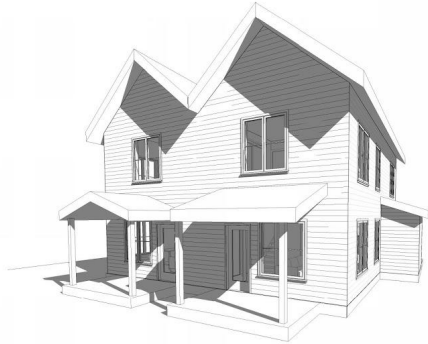
Project: P1902122

Author:

File Date: 2/16/2019 2:10:44 PM

Revisions:

Rev# Date Description



7 DUPLEX BB - PERSPECTIVE
1/8" = 1'-0"



6 DUPLEX BB - LEFT ELEVATION
1/8" = 1'-0"



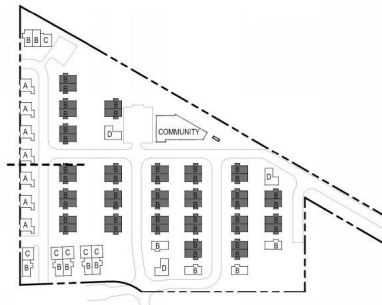
5 DUPLEX BB - REAR ELEVATION
1/8" = 1'-0"



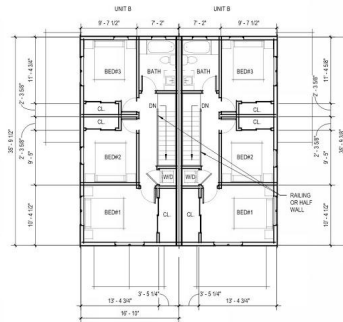
4 DUPLEX BB - FRONT ELEVATION
1/8" = 1'-0"



3 DUPLEX BB - RIGHT ELEVATION
1/8" = 1'-0"

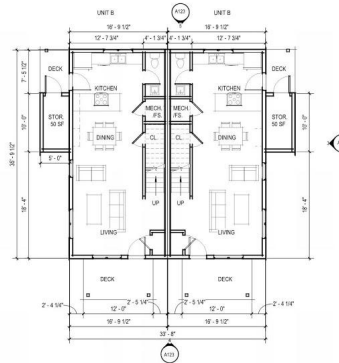


DUPLEX BB - SITE PLAN KEY



2 DUPLEX BB - LEVEL 2
1/8" = 1'-0"

UNIT 2 LEVEL 2 AREA - 571 SF PER UNIT



1 DUPLEX BB - LEVEL 1
1/8" = 1'-0"

UNIT 1 LEVEL 1 AREA - 661 SF PER UNIT
TOTAL SF - 1232 PER UNIT

UNIT PLANS ARE SHOWN FOR
REFERENCE ONLY

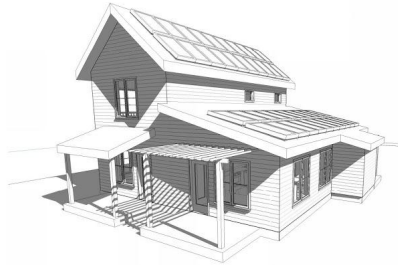
SITE REVIEW

DUPLEX BB - FLOOR PLANS &
ELEVATIONS

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Date: 02/16/18
Project: Paged #7/22
Revision:
Rev. Date: 2/14/2019 2:56:48 PM
Revision:
Rev. Date: Description:



7 DUPLEX BE - PERSPECTIVE
1/8" = 1'-0"



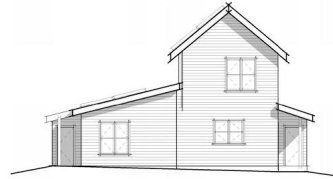
6 DUPLEX BE - FRONT ELEVATION
1/8" = 1'-0"



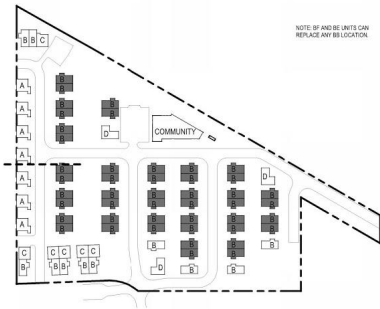
5 DUPLEX BE - LEFT ELEVATION
1/8" = 1'-0"



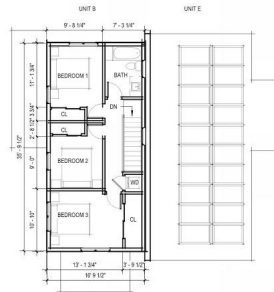
4 DUPLEX BE - RIGHT ELEVATION
1/8" = 1'-0"



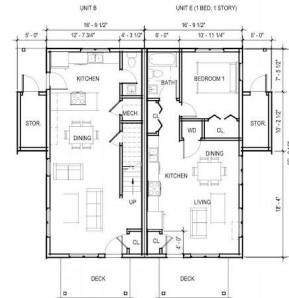
3 DUPLEX BE - REAR ELEVATION
1/8" = 1'-0"



DUPLEX BE - SITE PLAN KEY



2 DUPLEX BE - LEVEL 2
1/8" = 1'-0"
UNIT B AREA: 661 SF
TOTAL SF UNIT B: 1232



1 DUPLEX BE - LEVEL 1
1/8" = 1'-0"
UNIT B AREA: 861 SF
TOTAL SF UNIT E: 1232

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

SITE REVIEW

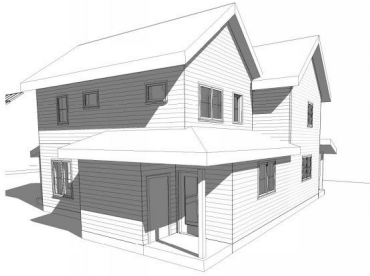
DUPLEX BE - FLOORPLANS AND ELEVATIONS

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File Size: 0' 0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
Date: 02/26/19
Project: Pondera #103
Revision:
Plot Date: 2/14/2019 2:53:51 PM
Revision:
Rev. Date: Description:



7 DUPLEX BF - PERSPECTIVE
1/8" = 1'-0"



6 DUPLEX BF - FRONT ELEVATION
1/8" = 1'-0"



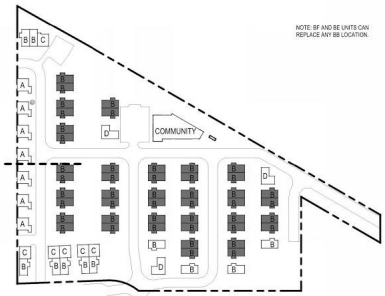
5 DUPLEX BF - LEFT ELEVATION
1/8" = 1'-0"



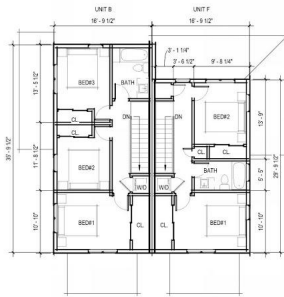
4 DUPLEX BF - RIGHT ELEVATION
1/8" = 1'-0"



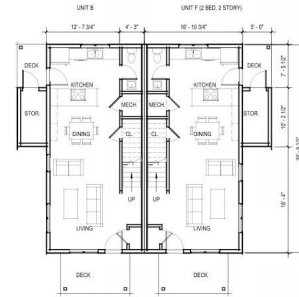
3 DUPLEX BF - REAR ELEVATION
1/8" = 1'-0"



DUPLEX BF - SITE PLAN KEY



2 DUPLEX BF - LEVEL 2
1/8" = 1'-0"
UNIT B AREA: 475 SF
UNIT F AREA: 468 SF



1 DUPLEX BF - LEVEL 1
1/8" = 1'-0"
UNIT B AREA: 460 SF
UNIT F AREA: 661 SF
TOTAL SF UNIT B: 1320
TOTAL SF UNIT F: 1129

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SITE REVIEW

DUPLEX BF - FLOORPLANS AND ELEVATIONS

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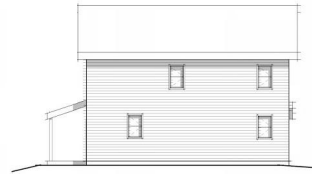
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Date:	02/26/19
Project:	Project #7752
Author:	
Revised:	2/14/2019 2:10:55 PM
Revisions:	
Sheet:	Date: Description

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

SITE REVIEW

SINGLE FAMILY B - FLOOR PLANS & ELEVATIONS



6 SINGLE FAMILY B - RIGHT ELEVATION
1/8" = 1'-0"



5 SINGLE FAMILY B - REAR ELEVATION
1/8" = 1'-0"



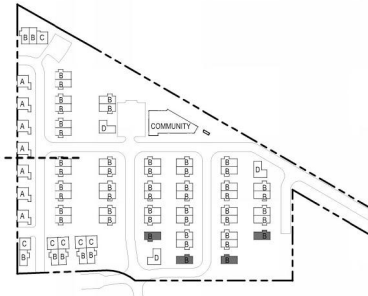
7 SINGLE FAMILY B - PERSPECTIVE



4 SINGLE FAMILY B - FRONT ELEVATION
1/8" = 1'-0"



3 SINGLE FAMILY B - LEFT ELEVATION
1/8" = 1'-0"

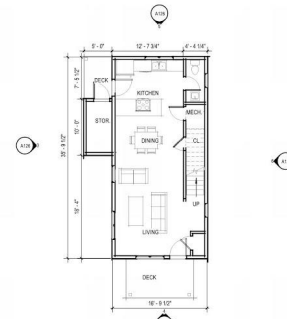


SINGLE FAMILY B - SITE PLAN KEY



2 SINGLE FAMILY B - LEVEL 2
1/8" = 1'-0"

UNIT B AREA - 671 SF PER UNIT



1 SINGLE FAMILY B - LEVEL 1
1/8" = 1'-0"

UNIT B AREA - 661 SF PER UNIT TOTAL SF - 1332 PER UNIT

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 Make: _____ Date: _____
 Scale: _____
 Project: Ponderosa #102
 Edition: _____
 Plot Date: 2/14/2019 2:11:00 PM
 Revision: _____
 Drawn: _____ Date: _____ Description: _____

UNIT PLANS ARE SHOWN FOR
REFERENCE ONLY.

SITE REVIEW

DUPLEX BC - FLOOR PLANS &
ELEVATIONS



7 DUPLEX BC - PERSPECTIVE
1/8" = 1'-0"



6 DUPLEX BC - SOUTH ELEVATION
1/8" = 1'-0"



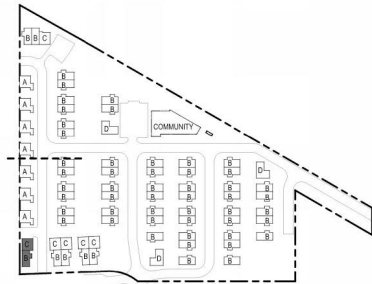
5 DUPLEX BC - EAST ELEVATION
1/8" = 1'-0"



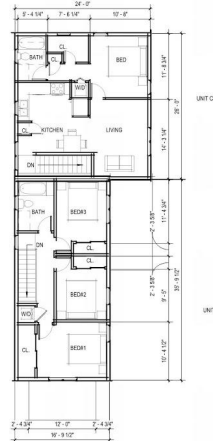
4 DUPLEX BC - WEST ELEVATION
1/8" = 1'-0"



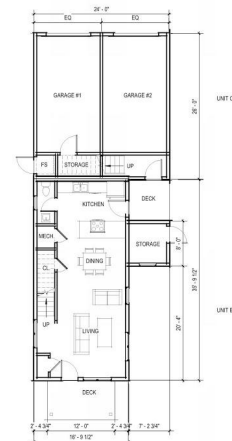
3 DUPLEX BC - NORTH ELEVATION
1/8" = 1'-0"



DUPLEX BC - SITE PLAN KEY



2 DUPLEX BC - LEVEL 2
1/8" = 1'-0"
UNIT B AREA - 574
UNIT C AREA - 574



1 DUPLEX BC - LEVEL 1
1/8" = 1'-0"
UNIT B AREA - 461 TOTAL AREA UNIT C - 522
UNIT C AREA - 561 TOTAL AREA UNIT C - 529

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Date:	02/26/19
Project:	Pondera #772
Sheet:	
Revision:	Rev 004 2/14/2019 2:11:07 PM
Revised:	
Sheet:	Date Description



⑥ FOURPLEX BBCC - EAST ELEVATION
1/8" = 1'-0"



⑤ FOURPLEX BBCC - NORTH ELEVATION
1/8" = 1'-0"



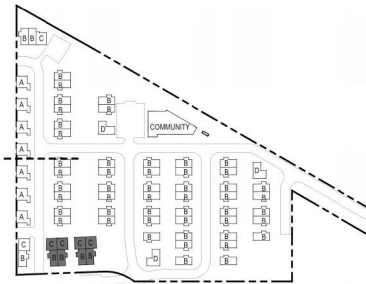
⑦ FOURPLEX BBCC - PERSPECTIVE



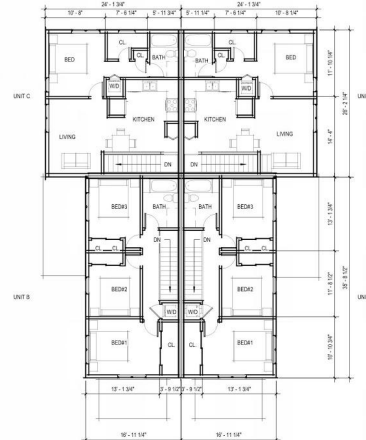
④ FOURPLEX BBCC - SOUTH ELEVATION
1/8" = 1'-0"



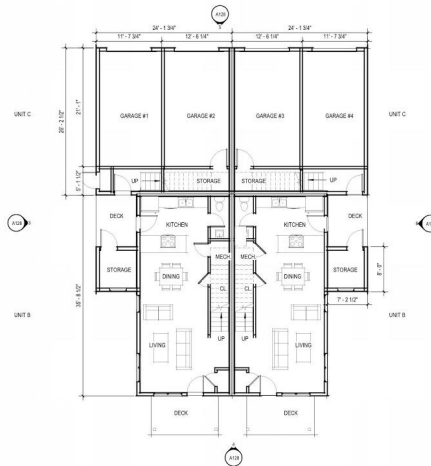
③ FOURPLEX BBCC - WEST ELEVATION
1/8" = 1'-0"



SITE PLAN KEY - BBCC



② FOURPLEX BBCC - LEVEL 2
1/8" = 1'-0"
UNIT A AREA - 121
UNIT C AREA - 121



① FOURPLEX BBCC - LEVEL 1
1/8" = 1'-0"
UNIT A AREA - 91 TOTAL AREA UNIT B - 122
UNIT C AREA - 91 TOTAL AREA UNIT C - 122

UNIT PLANS ARE SHOWN FOR
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SITE REVIEW

FOURPLEX BBCC - FLOOR
PLANS & ELEVATIONS

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6 TRIPLEX BBC - EAST ELEVATION
1/8" = 1'-0"



5 TRIPLEX BBC - NORTH ELEVATION
1/8" = 1'-0"



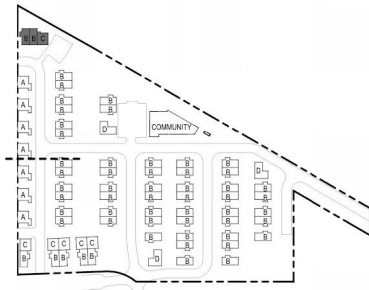
7 TRIPLEX BBC - PERSPECTIVE



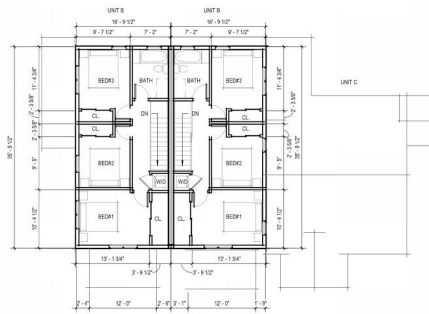
4 TRIPLEX BBC - SOUTH ELEVATION
1/8" = 1'-0"



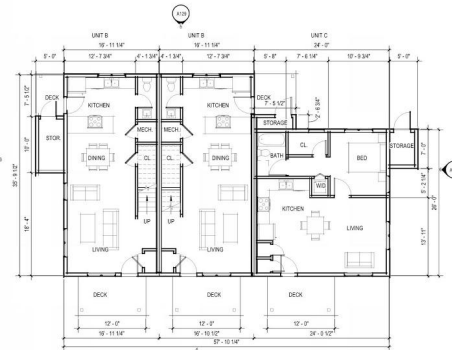
3 TRIPLEX BBC - WEST ELEVATION
1/8" = 1'-0"



TRIPLEX BBC - SITE PLAN KEY



2 TRIPLEX BBC - LEVEL 2
1/8" = 1'-0"
UNIT B AREA - 571



1 TRIPLEX BBC - LEVEL 1
1/8" = 1'-0"
UNIT B AREA - 461 TOTAL AREA UNIT B - 122
UNIT C AREA - 62 TOTAL AREA UNIT C - 62

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Scale: 1/8" = 1'-0"
Project: Ponderosa
Name:
Revision: 2/14/2019 2:11:53 PM
Revised:
Sheet: Date: Description:

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

SITE REVIEW

TRIPLEX BBC - FLOOR PLANS & ELEVATIONS

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Scale: 1/8" = 1'-0"
Date: 02/26/19
Project: Project #752
Notes:
Revised: 2/14/2019 2:11:57 PM
Revisions:
Sheet: Date: Description:

UNIT PLANS ARE SHOWN FOR
REFERENCE ONLY.

SITE REVIEW

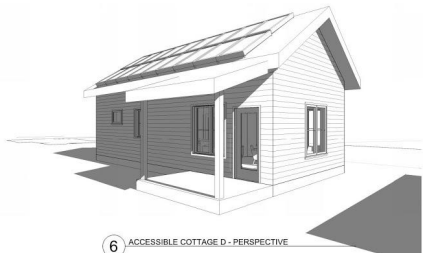
ACCESSIBLE COTTAGE D -
FLOOR PLANS & ELEVATIONS



5 ACCESSIBLE COTTAGE D - FRONT ELEVATION
1/8" = 1'-0"



4 ACCESSIBLE COTTAGE D - RIGHT ELEVATION
1/8" = 1'-0"



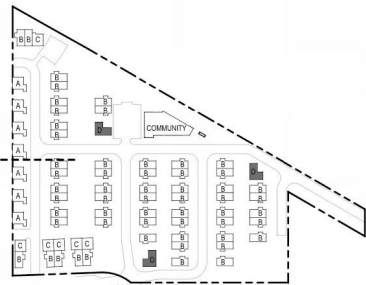
6 ACCESSIBLE COTTAGE D - PERSPECTIVE



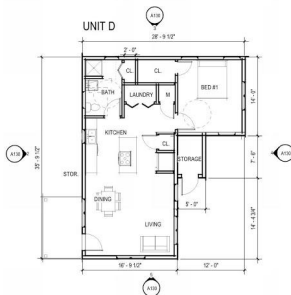
3 ACCESSIBLE COTTAGE D - REAR ELEVATION
1/8" = 1'-0"



2 ACCESSIBLE COTTAGE D - LEFT ELEVATION
1/8" = 1'-0"



ACCESSIBLE COTTAGE D - SITE PLAN KEY



1 ACCESSIBLE COTTAGE D - LEVEL 1
1/8" = 1'-0"

UNIT D AREA - 828 SF

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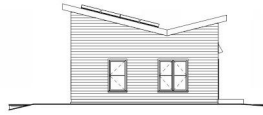
Date:	02/26/19
Project:	Project #7752
Sheet:	
File Date:	2/14/2019 2:11:22 PM
Revision:	
Sheet:	Date: Description

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

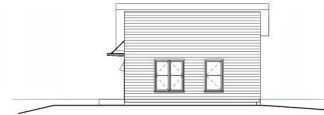
SITE REVIEW

SINGLE FAMILY A

A131



6 SINGLE FAMILY A - WEST ELEVATION
1/8" = 1'-0"



5 SINGLE FAMILY A - NORTH ELEVATION
1/8" = 1'-0"



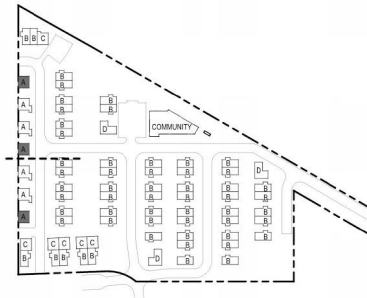
7 SINGLE FAMILY A



4 SINGLE FAMILY A - SOUTH ELEVATION
1/8" = 1'-0"



3 SINGLE FAMILY A - EAST ELEVATION
1/8" = 1'-0"



2 SINGLE FAMILY A - SITE PLAN KEY
1" = 100'-0"



1 SINGLE FAMILY A - LEVEL 1
1/8" = 1'-0"

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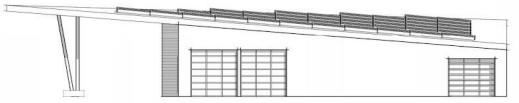
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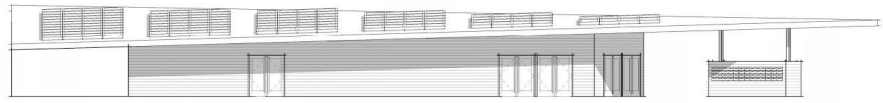
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Date: 02/24/18
Project: P180722
Author: []
Plot Date: 2/16/2019 2:11:30 PM
Revisions: []
Print Date: []
Description: []

SITE REVIEW

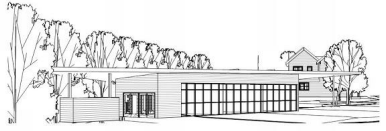
COMMUNITY BUILDING -
CONCEPTUAL FLOOR PLANS &
ELEVATIONS



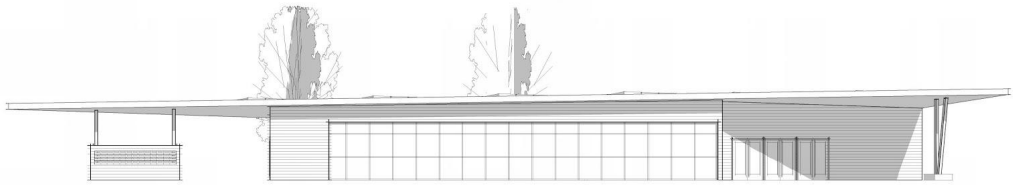
4 COMMUNITY BUILDING - WEST ELEVATION
1/8" = 1'-0"



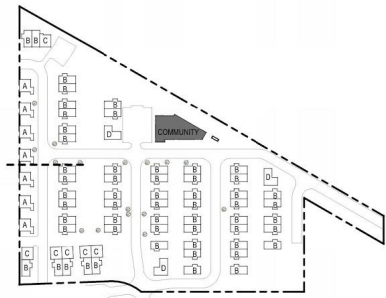
3 COMMUNITY BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



5 COMMUNITY BUILDING - PERSPECTIVE



2 COMMUNITY BUILDING - NORTHEAST ELEVATION
1/8" = 1'-0"



SITE PLAN KEY - COMMUNITY BUILDING



1 COMMUNITY BUILDING FLOOR PLAN
1/8" = 1'-0"