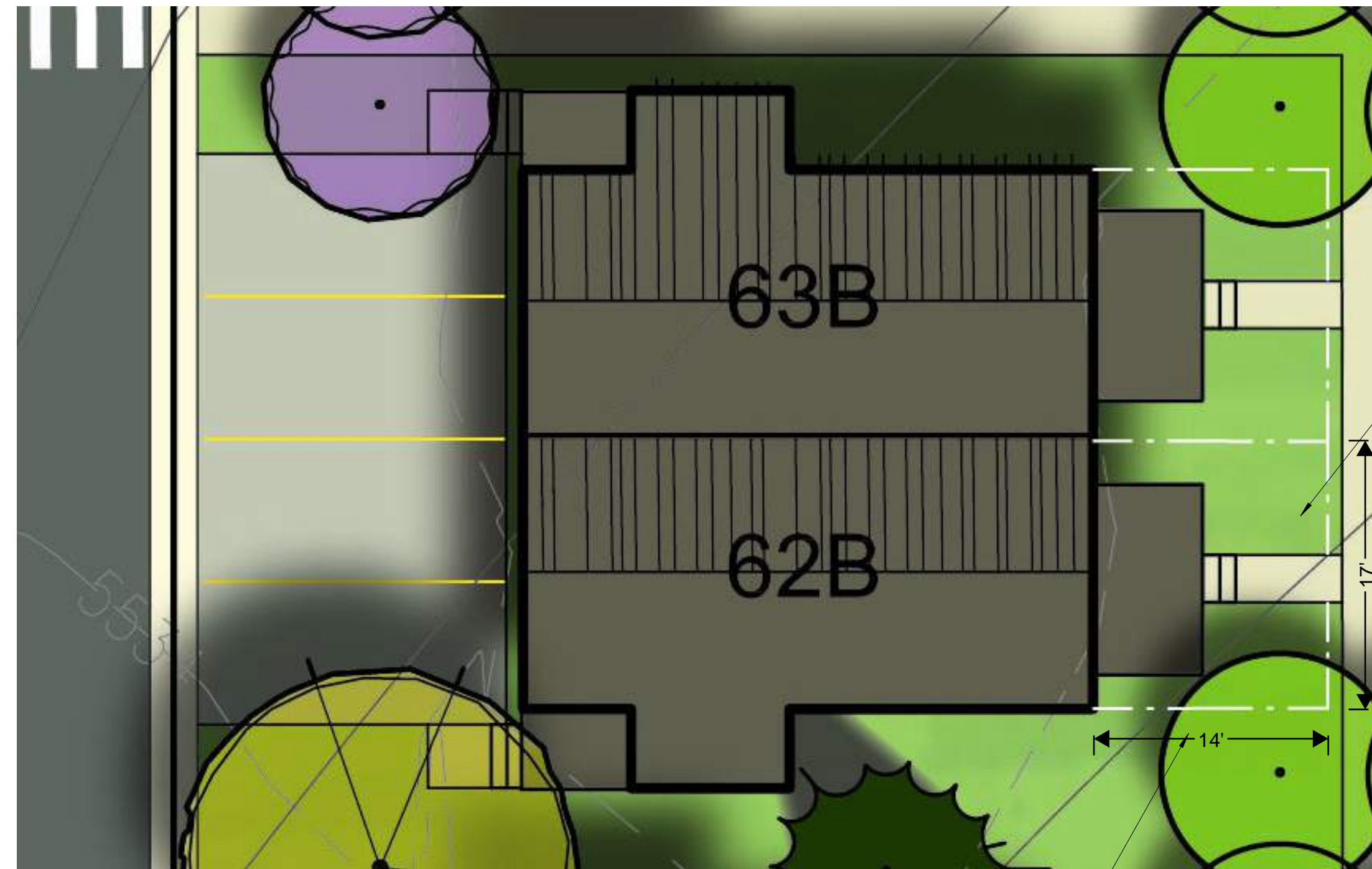


**PONDEROSA  
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4474 N. Broadway  
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FRONT  
PORCH



**Neighborhood Improvements**

	Existing	Proposed
Total Living Space	51,134 SF	84,900 SF
Average Per/Unit	812 SF	1,163 SF
Average Yard Size	320 SF	300 SF
Open Space	118,014 SF	162,368 SF
Community Center	1100 SF	4150 SF

**City of Boulder Livability Standards Highlights**

- 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

**Neighborhood Site Improvements**

- More street trees and landscaping, improved canopy
- Upgraded water and sewer system
- Additional and improved car parking
- Increased open space
- Improved mail system
- Garden courtyards
- Improved Accessibility
- Better connection to Four Mile Creek
- Paved drive lanes
- Improved vehicle and pedestrian safety
- Separate circulation systems for pedestrians and cars
- Neighborhood sidewalks
- Increased permeability and connectivity
- All new homes elevated out of the 100 year flood plain

**Energy Efficiency**

- 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

**Neighborhood Amenities**

- Community Building with meeting spaces and a shop
- Neighborhood pocket parks
- Bike parking and storage
- Community and private garden space
- Implementation of stormwater best practices
- Recycling, compost, and trash facilities
- Community WIFI

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Full Size: 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12"  
Date: 02/04/19

Project: Project #1722

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Plot Date: 2/14/2019 2:10:17 PM

Revisions:

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**SITE REVIEW**

NEIGHBORHOOD  
IMPROVEMENTS



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**DESIGN REVIEW PROCESS**

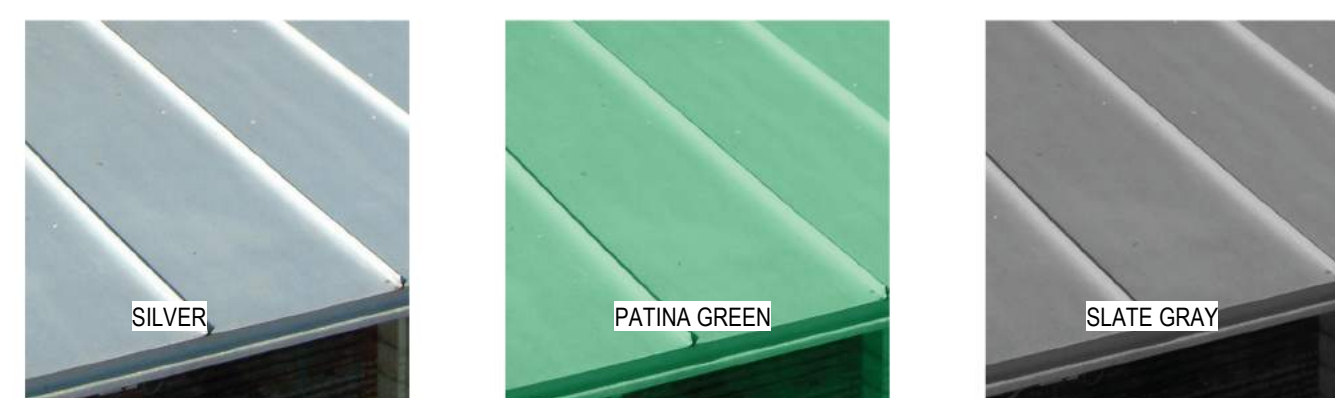
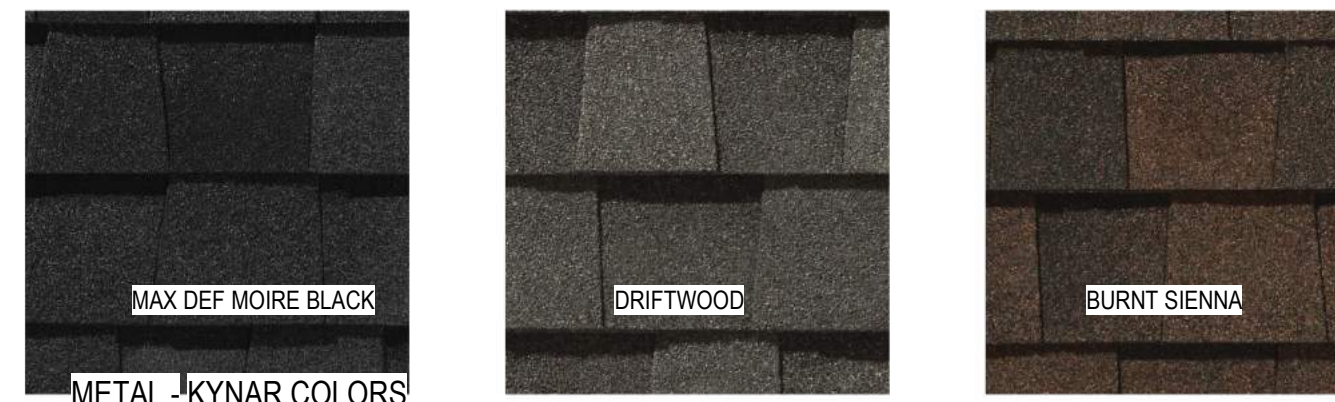
A Design Review Process will be required prior to building permit submittal for individual buildings. The design shall be reviewed by the Design Review Committee, comprised of a representative from each of the following entities: City Housing Department, architectural design team, and the representative of the Ponderosa RLC. Exceptions or modifications from the approved Design Guidelines can be requested from the Design Review Committee.

City of Boulder shall review the individual buildings at the time of Building Permit Review for compliance with building code. The guidelines may be updated through a minor modification process with support from the DRC.

**ROOFING**

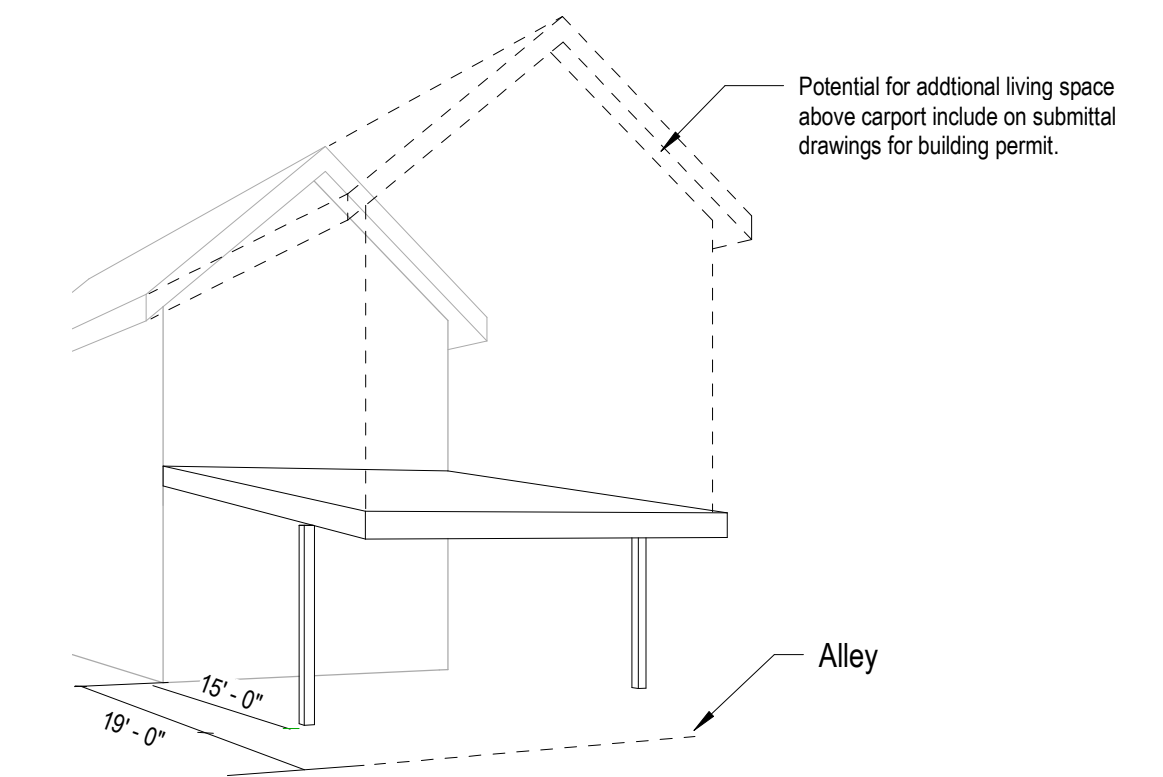
Roofing to be metal standing seam or asphalt shingles. Metal accents on porch or side shed roofs is allowed with asphalt main roof.

ASPHALT - CERTAINTEED OR SIMILAR



**CARPORT**

Carports are allowed where coordinated with civil utilities. Required back up distance of 24' must met.



3 3D VIEW - CARPORT

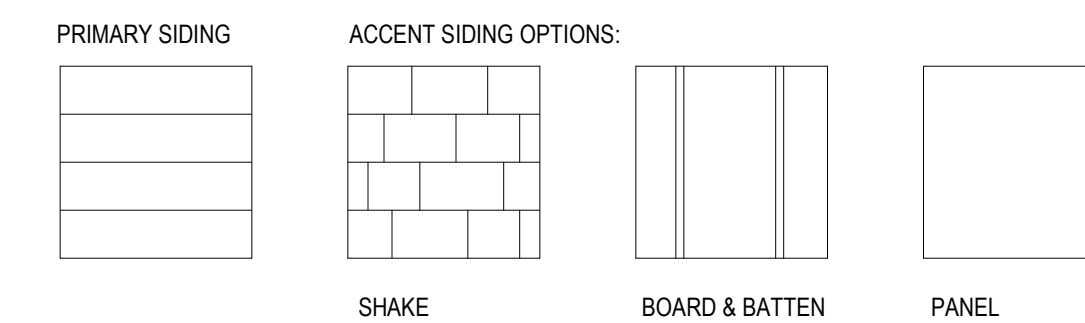
**SIDING/TRIM**

One siding pattern per building, typical.

Siding and trim to be LP Smart Side smooth face or approved equal.

Siding width to be primarily 5 3/4" reveal with accents of 7 3/4", or 11 3/4". Gables may use shake, board and batten, or panel accents.

Trim to be smooth face.



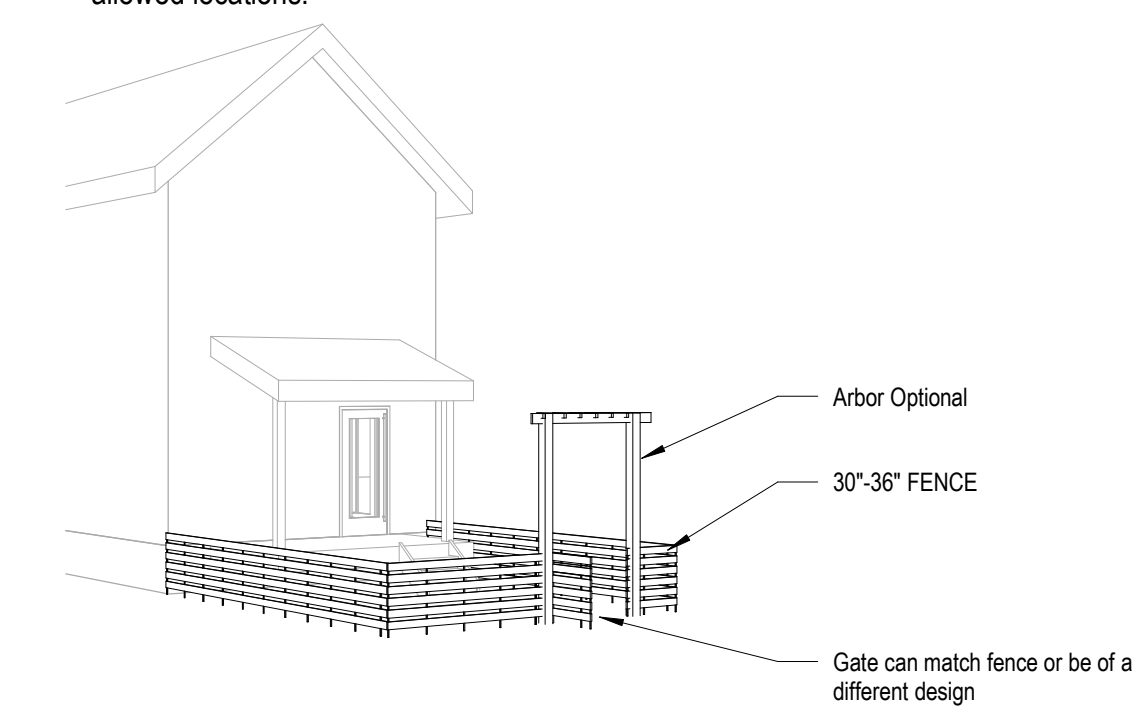
**PAINT COLOR OPTIONS**

ONCE COLOR PER BUILDING. TYPICAL. BENJAMIN MOORE COLOR PALETTE



**FENCING**

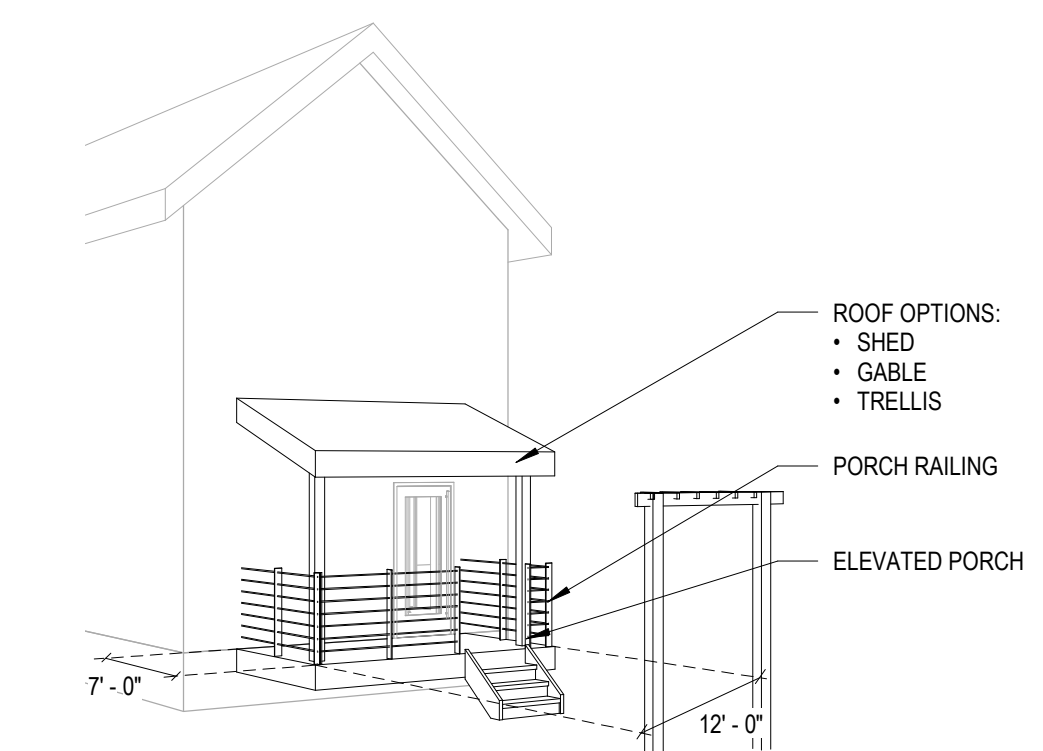
Fencing to be picket, slat, or split rail. No vinyl or plastic. Fencing to be 30-36" in height and located in front yard spaces. See site plan for specific allowed locations.



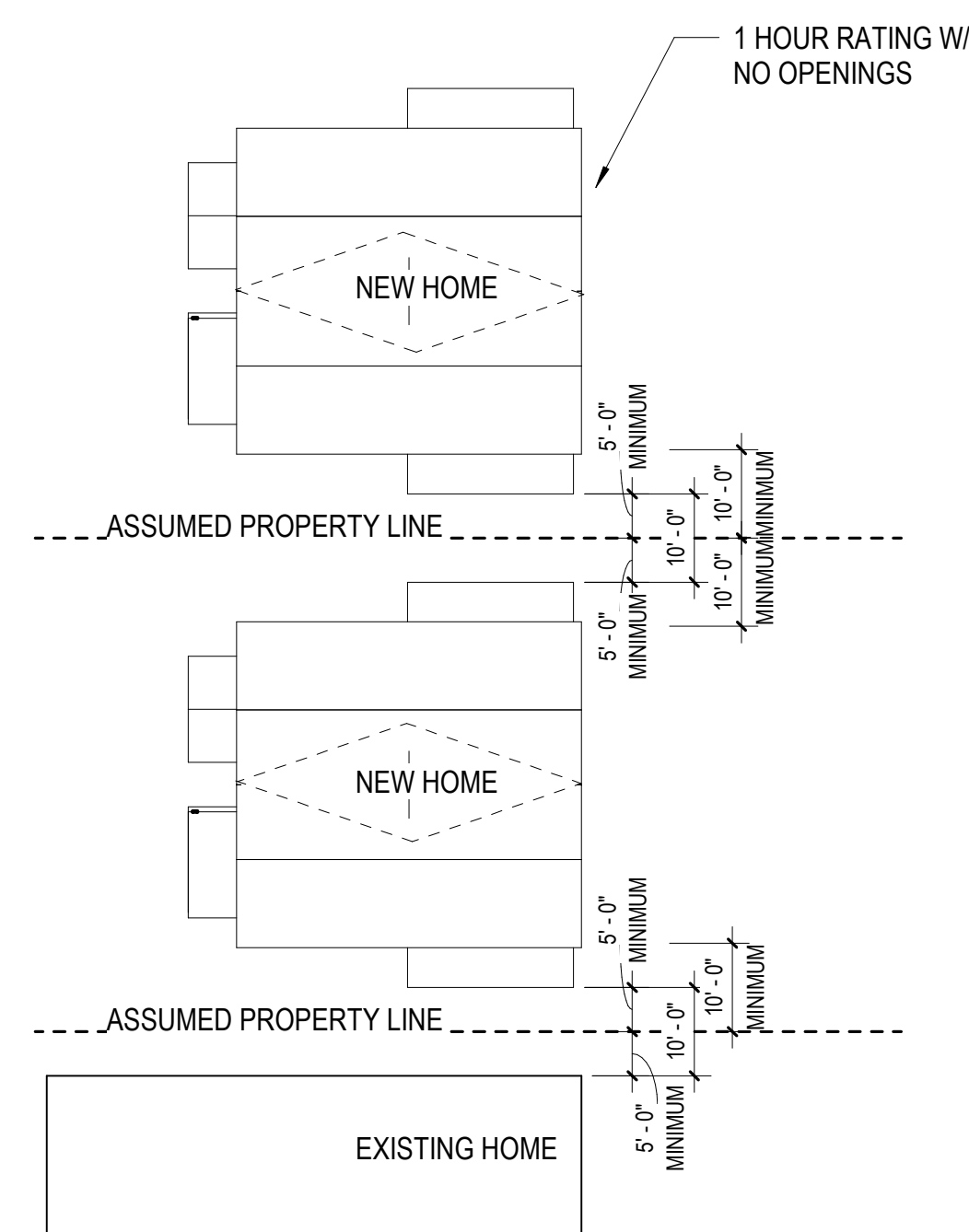
2 3D VIEW - FENCING

**PORCH**

Front and side porches to be shed, gable or trellis roof. Porches to be min 21" off finished grade except on accessible units where patio at grade is allowed or ramp. Posts to be squared or turned.



1 3D VIEW - PORCH



4 FIRE SEPARATION DIAGRAM  
1" = 20'-0"

**SITE REVIEW**

ARCHITECTURAL DESIGN  
GUIDELINES

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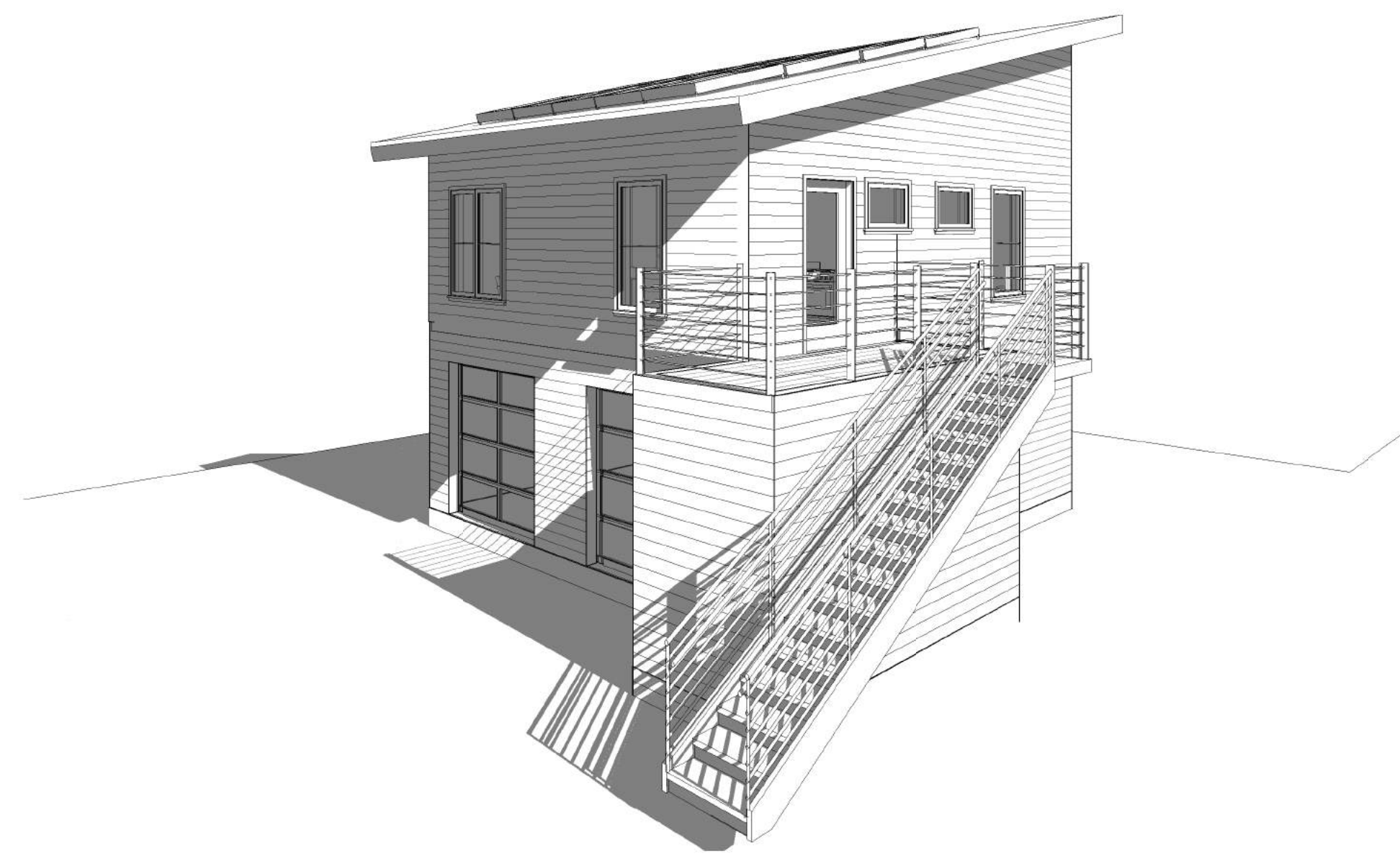
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Rev#	Date	Description

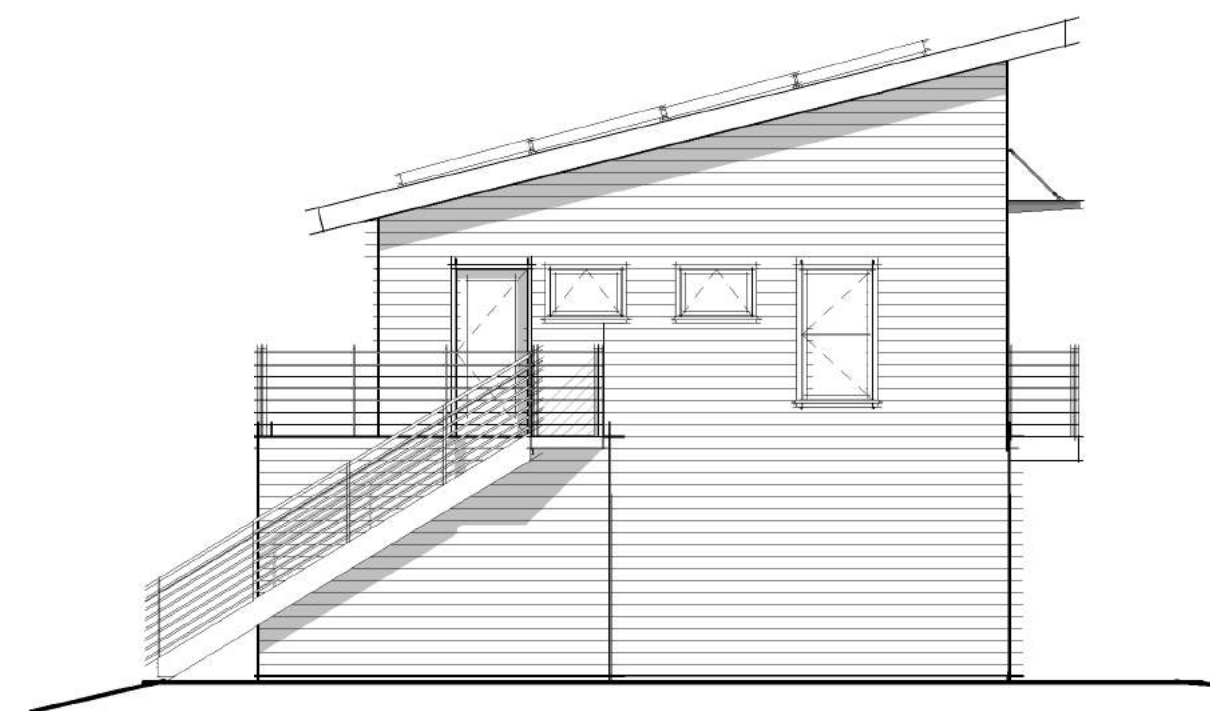
UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

**SITE REVIEW**

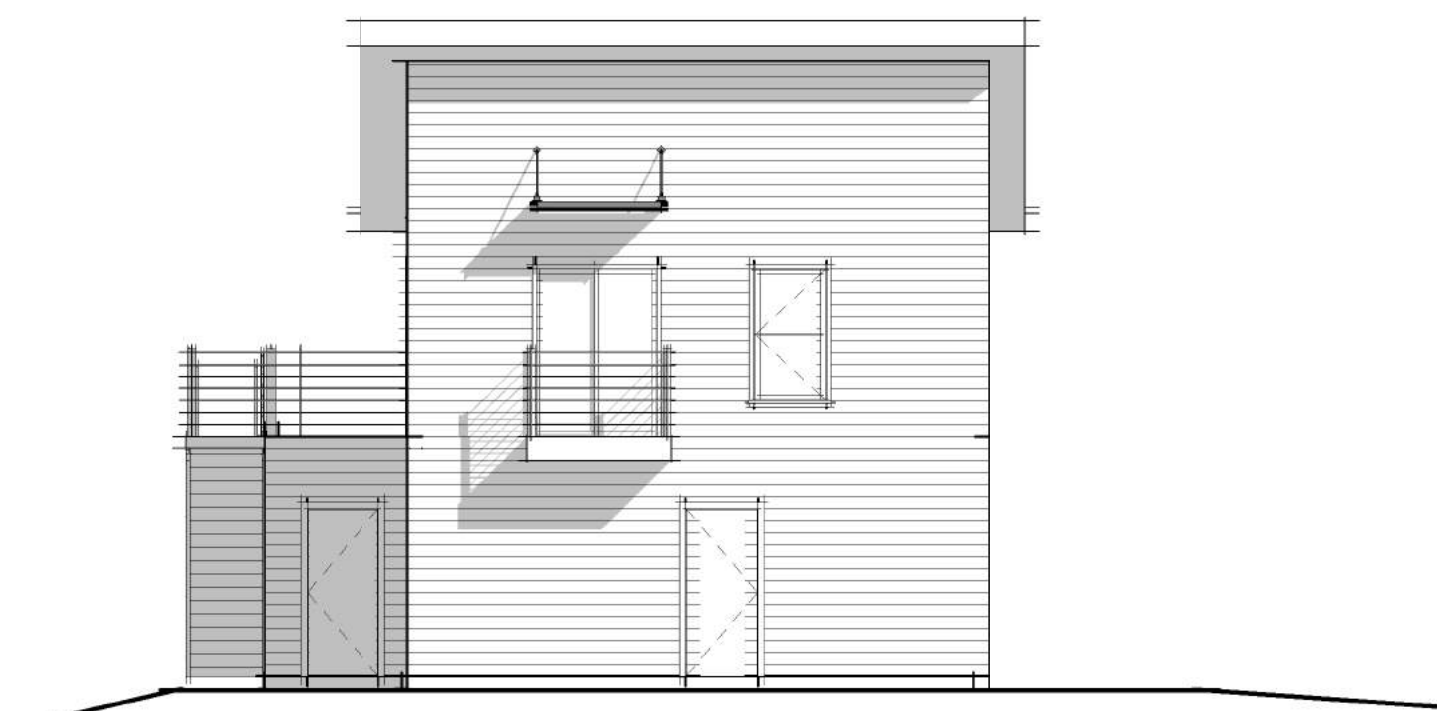
CARRIAGE HOUSE A - FLOOR PLANS & ELEVATIONS



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



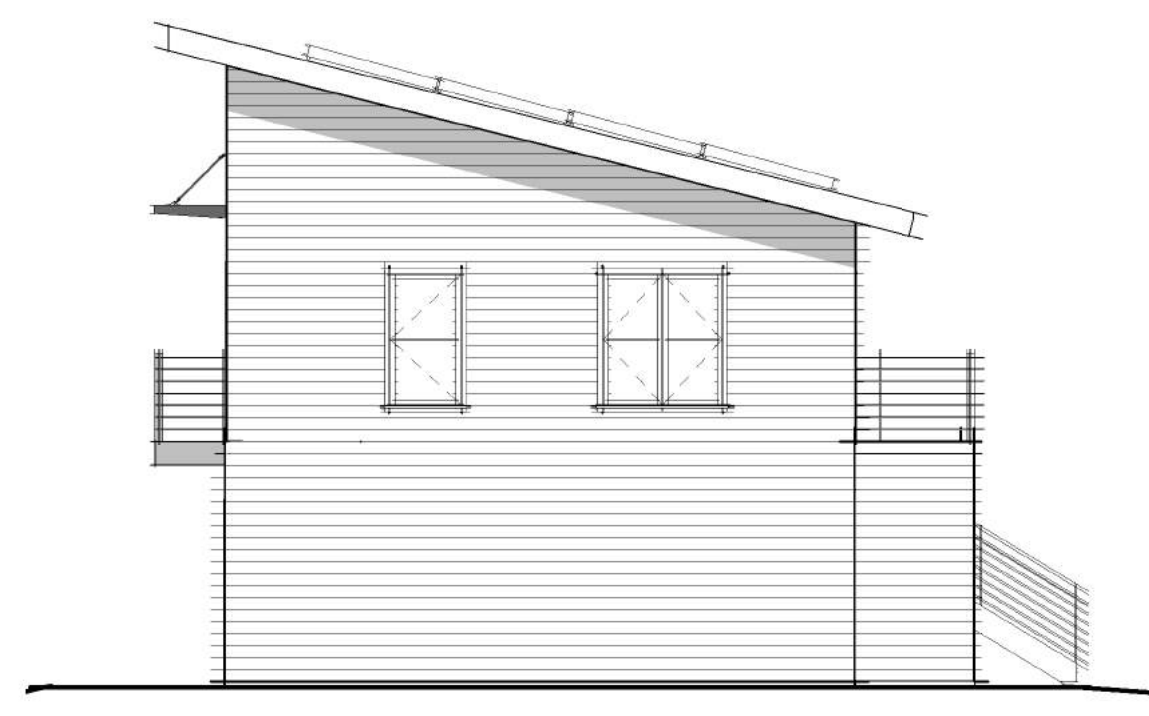
**6** CARRIAGE HOUSE A - WEST ELEVATION  
1/8" = 1'-0"



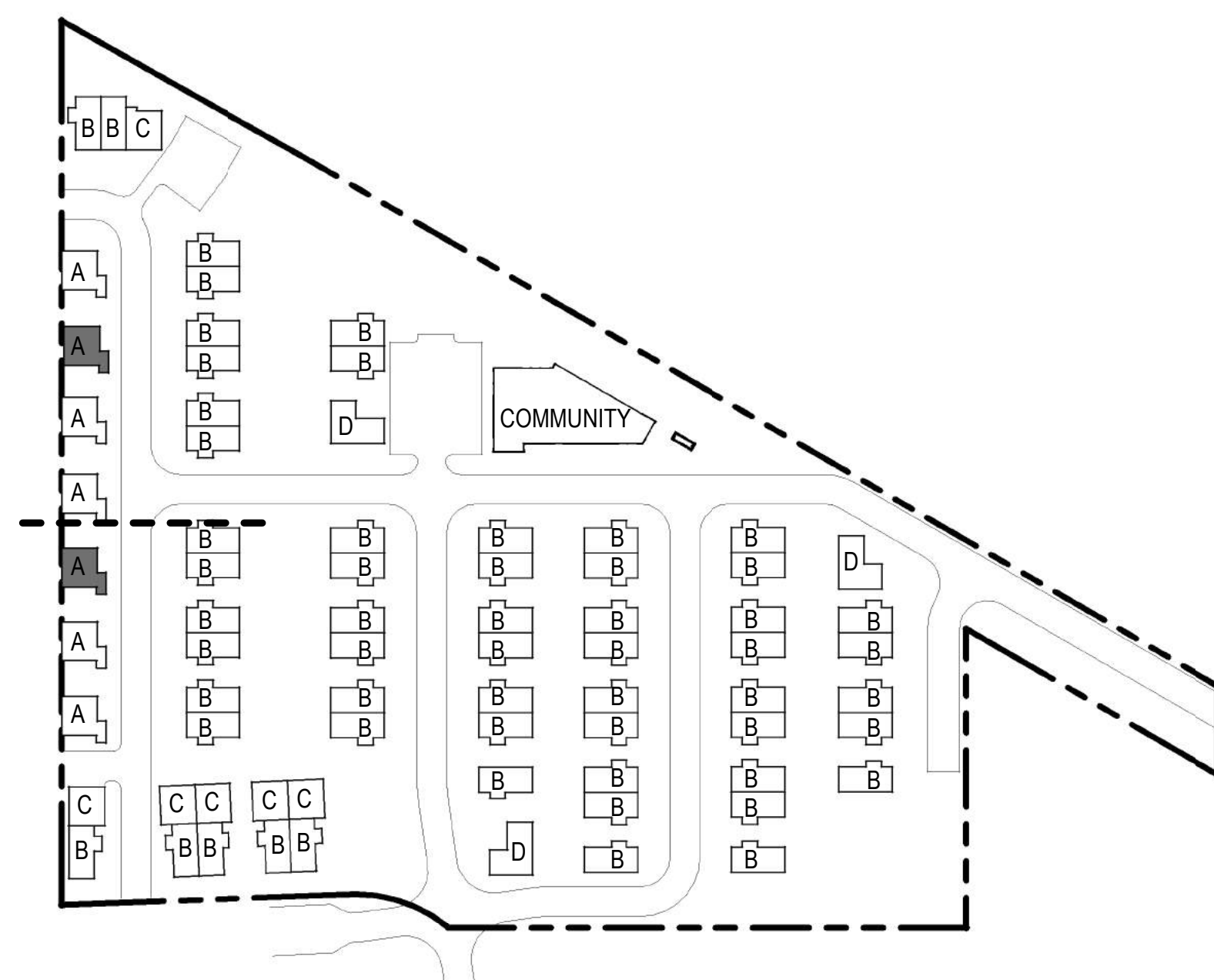
**5** CARRIAGE HOUSE A - NORTH ELEVATION  
1/8" = 1'-0"



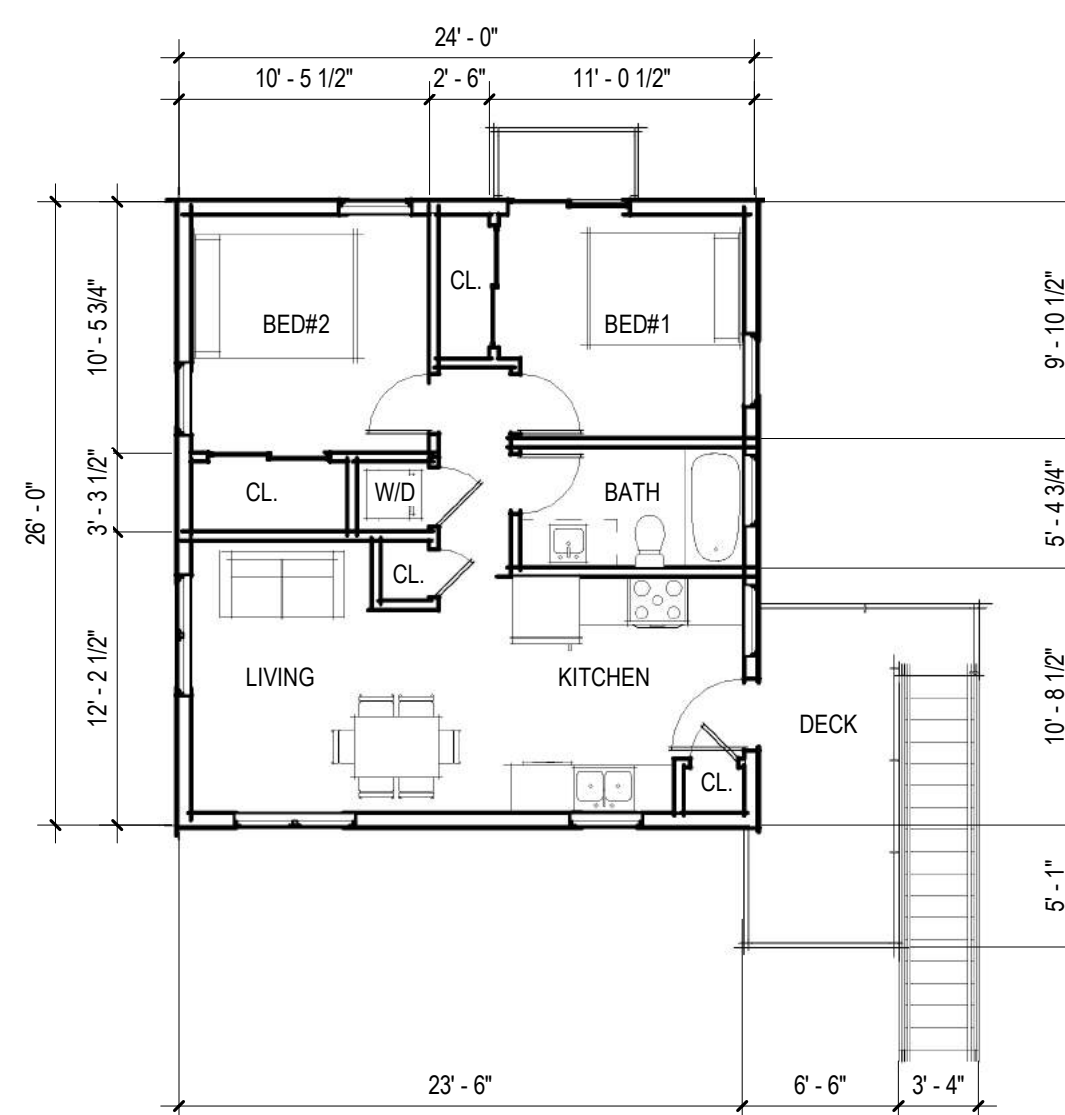
**4** CARRIAGE HOUSE A - SOUTH ELEVATION  
1/8" = 1'-0"



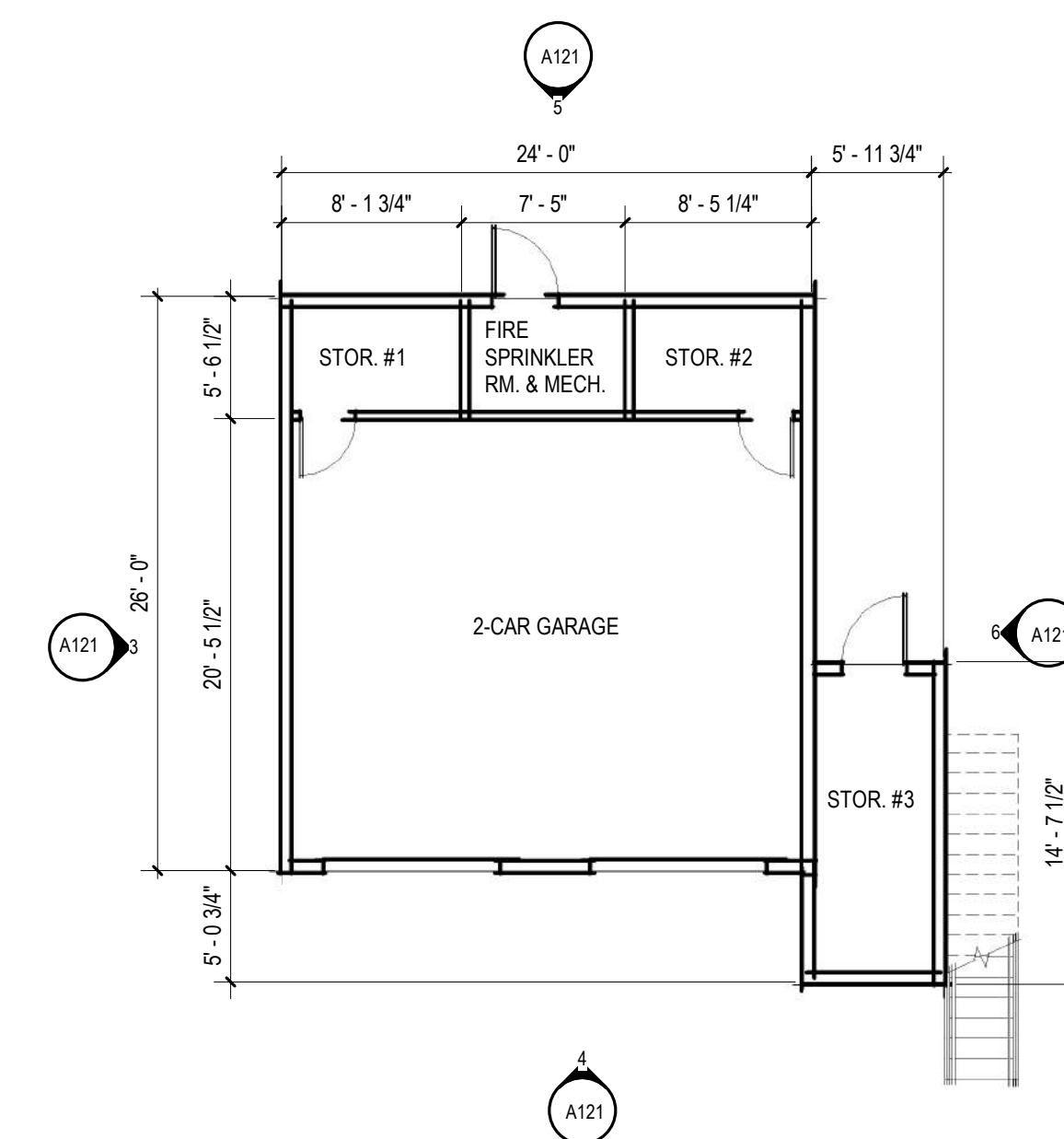
**3** CARRIAGE HOUSE A - EAST ELEVATION  
1/8" = 1'-0"



CARRIAGE HOUSE A - SITE PLAN KEY



**2** CARRIAGE HOUSE A - LEVEL 2  
1/8" = 1'-0"  
UNIT A AREA - 634 SF



**1** CARRIAGE HOUSE A - LEVEL 1  
1/8" = 1'-0"  
UNIT A GARAGE AREA - 725 SF  
TOTAL AREA - 1359 SF



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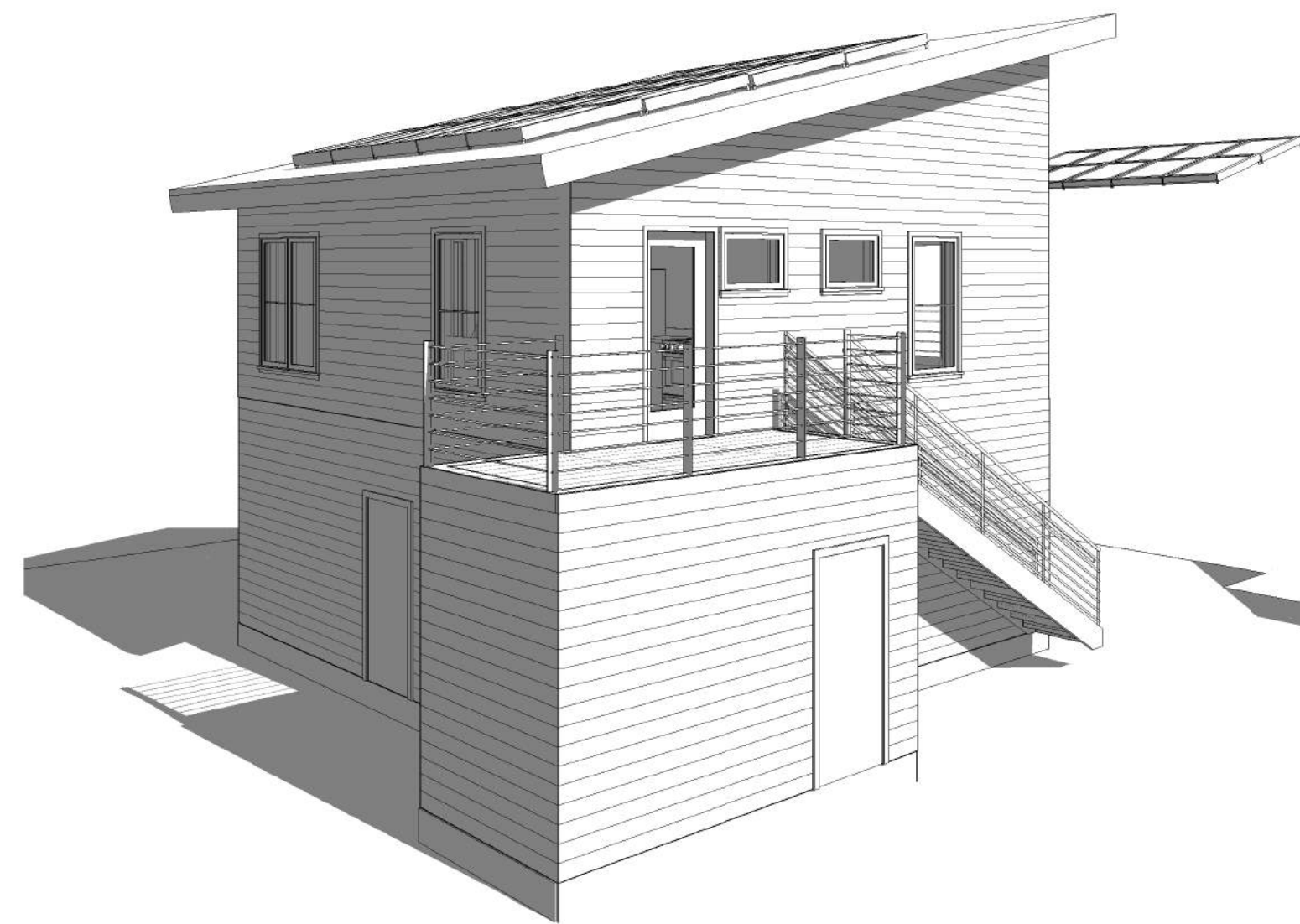
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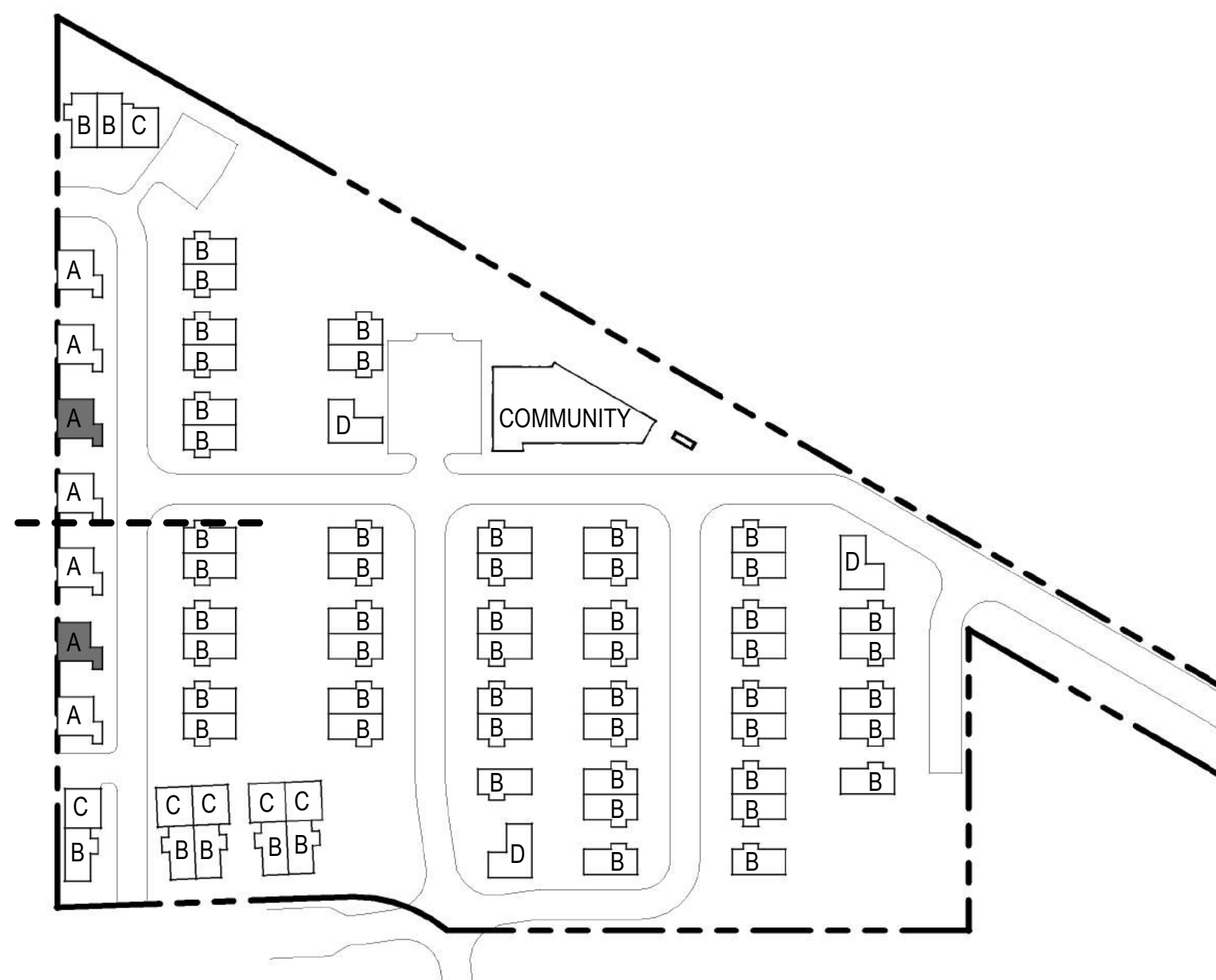
UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

**SITE REVIEW**

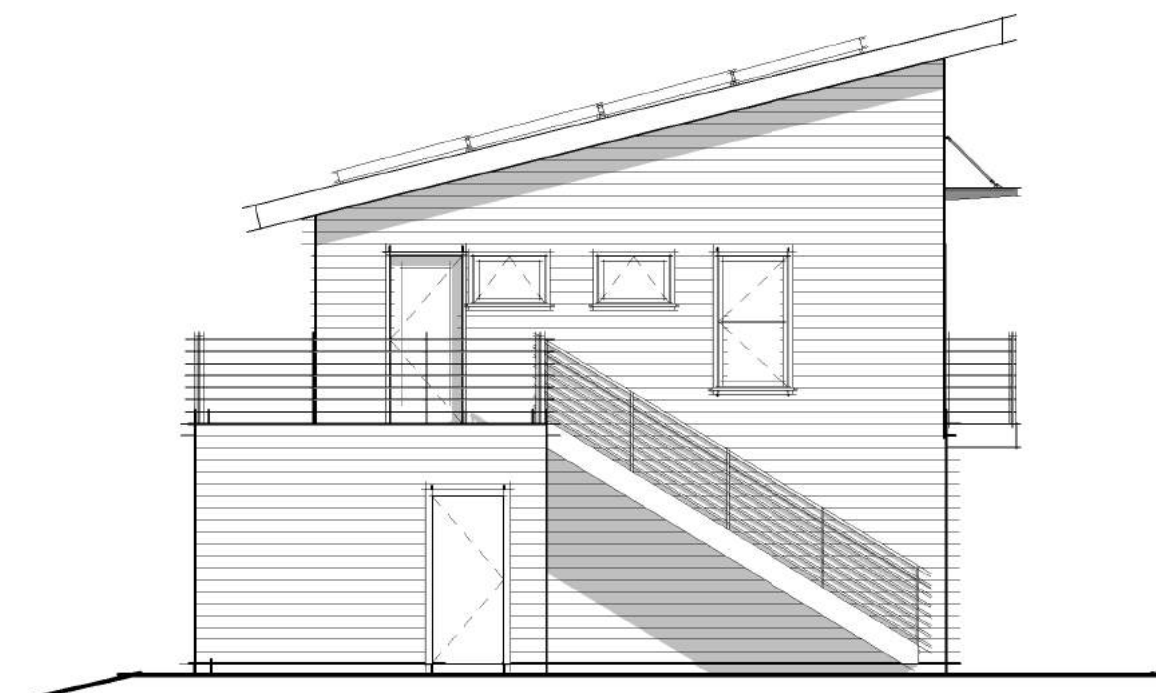
CARRIAGE HOUSE A2 - FLOOR PLANS & ELEVATIONS



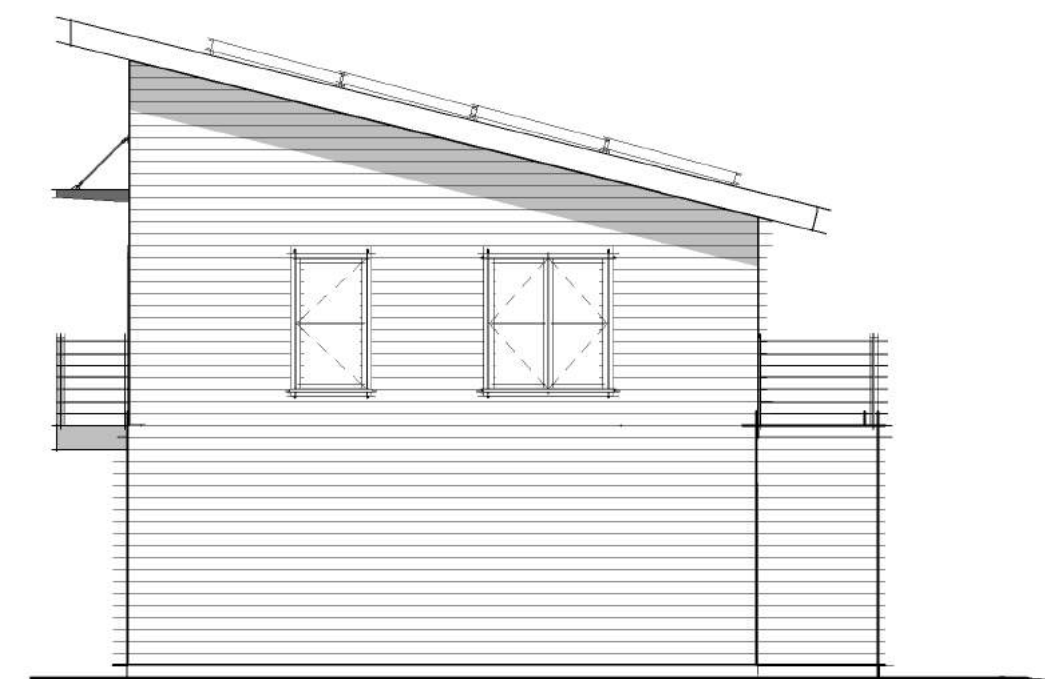
7 CARRIAGE HOUSE A2 - PERSPECTIVE



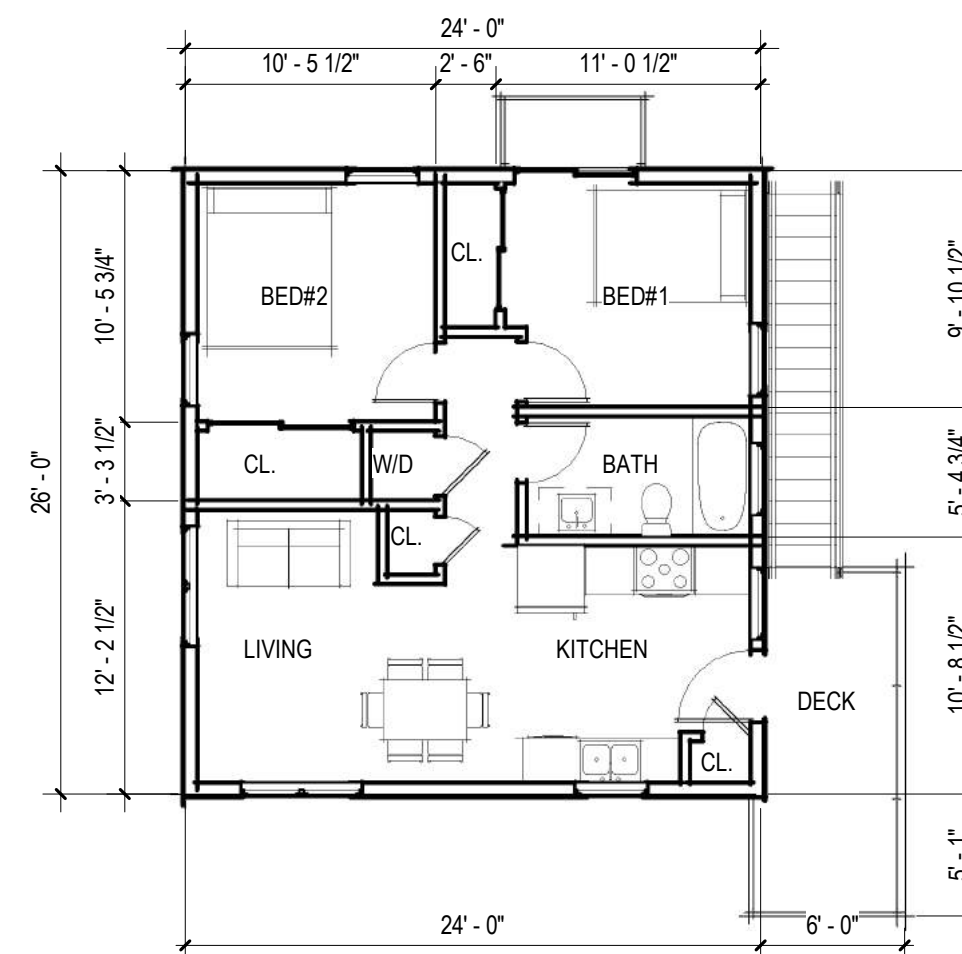
CARRIAGE HOUSE - SITE PLAN KEY



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



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

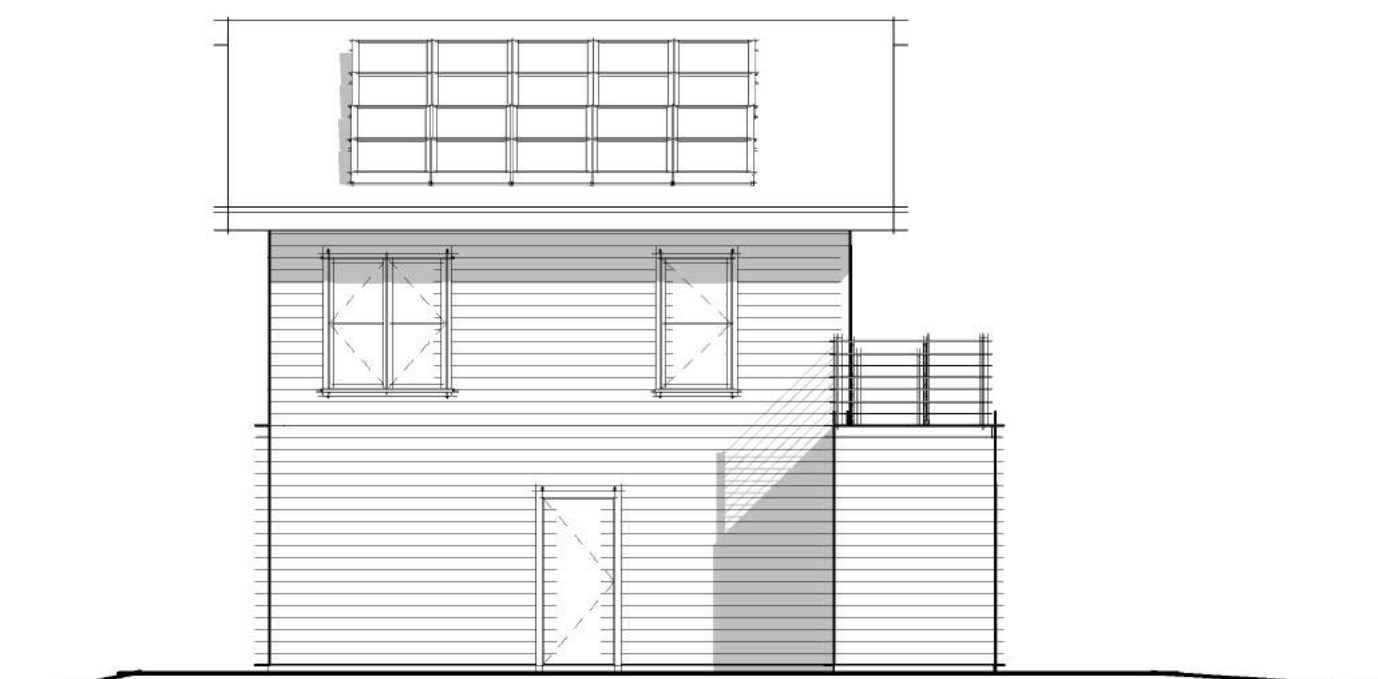


2 CARRIAGE HOUSE A2 - LEVEL 2  
1/8" = 1'-0"

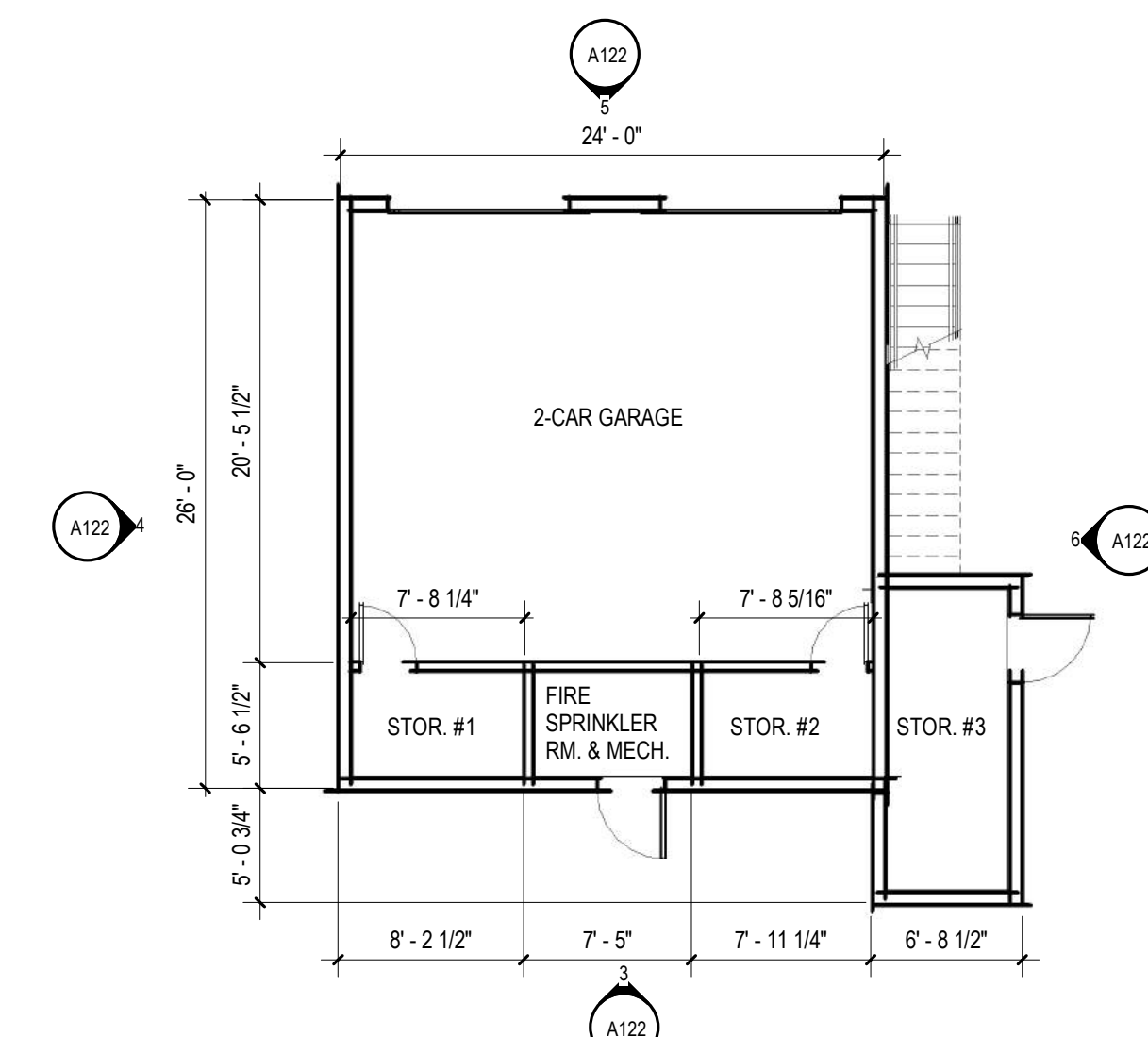
UNIT A2 AREA - 634



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



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



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

UNIT A2 AREA - 725  
TOTAL AREA - 1359

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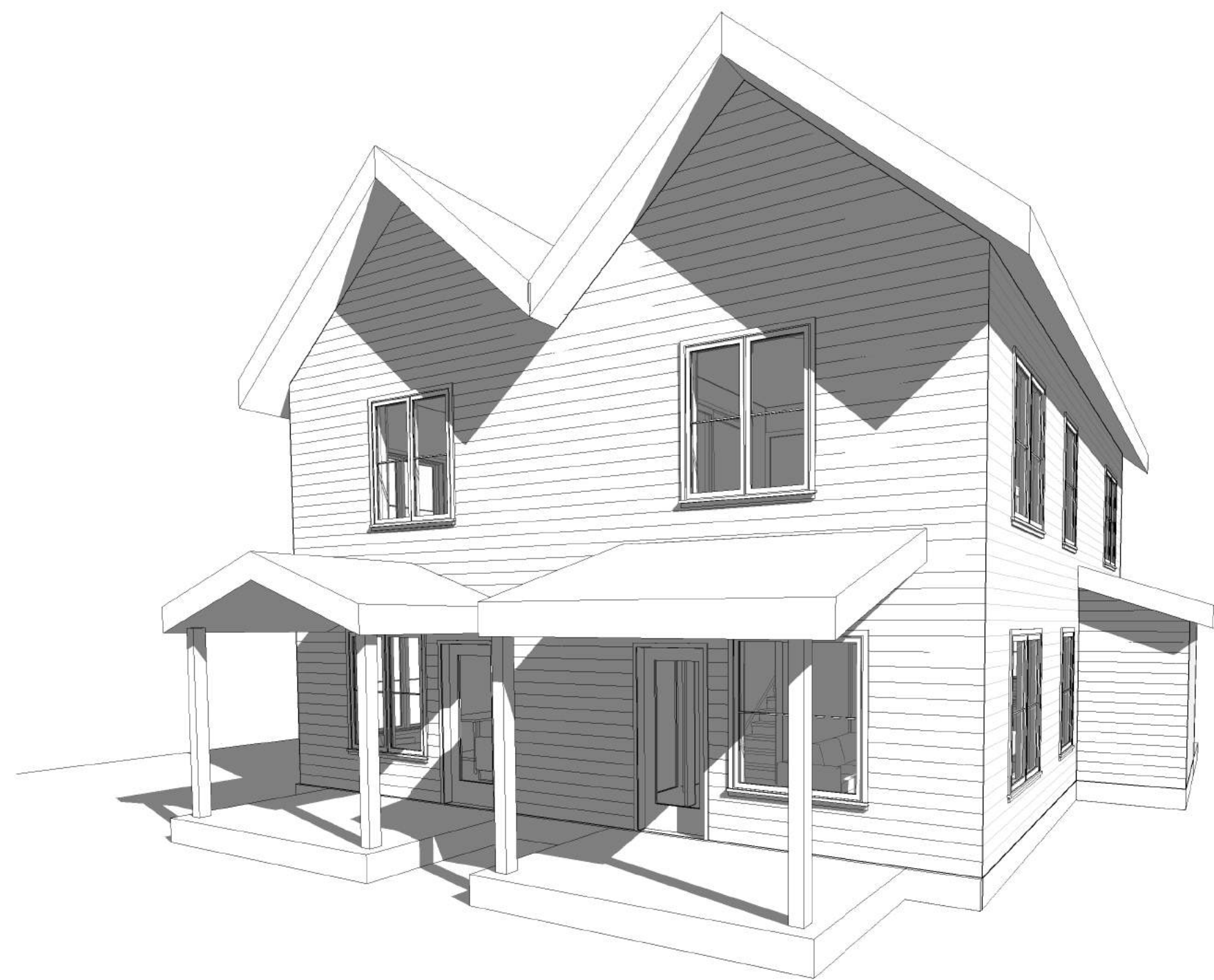
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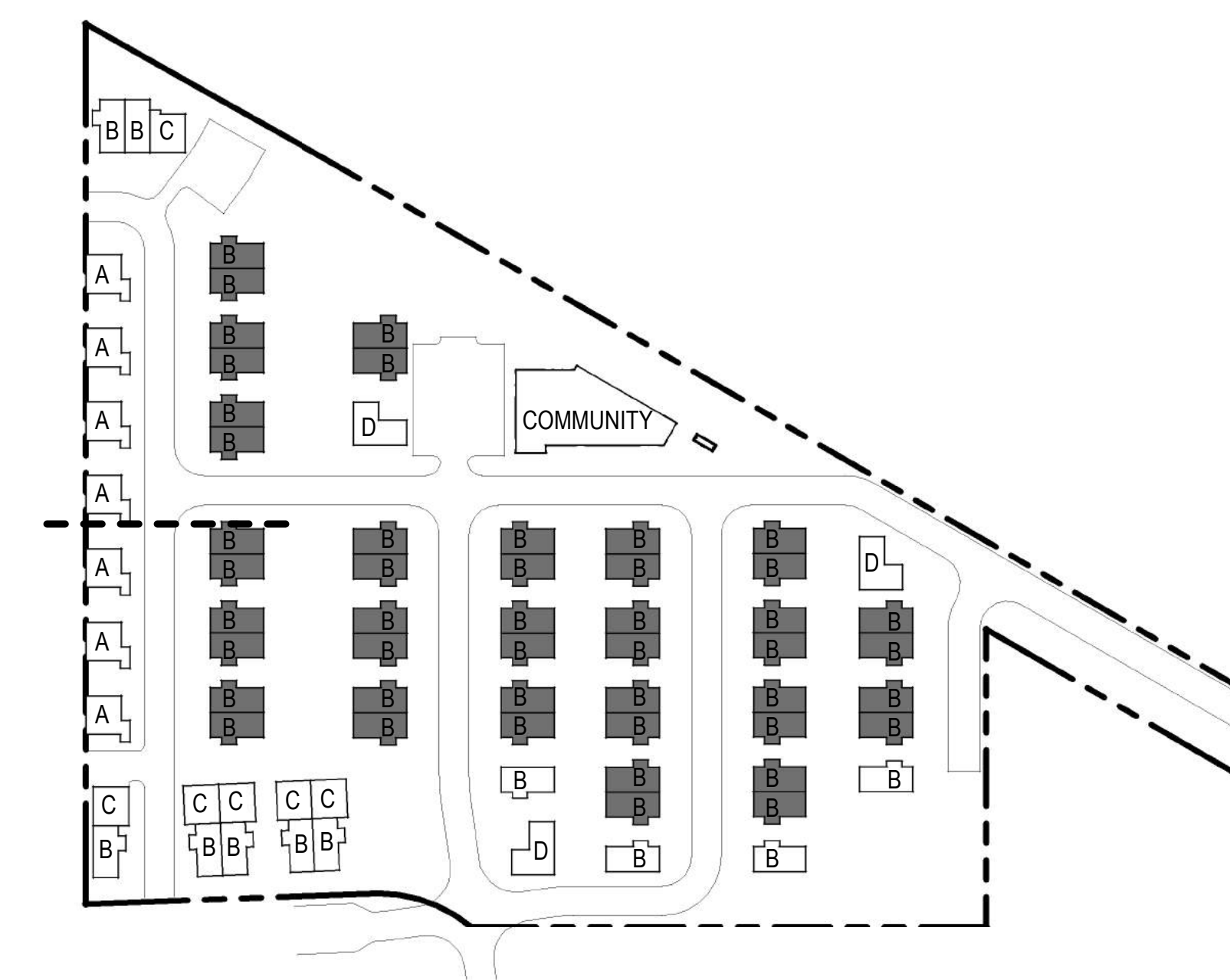
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**SITE REVIEW**

DUPLEX BB - FLOOR PLANS & ELEVATIONS



**7** DUPLEX BB - PERSPECTIVE



DUPLEX BB - SITE PLAN KEY



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



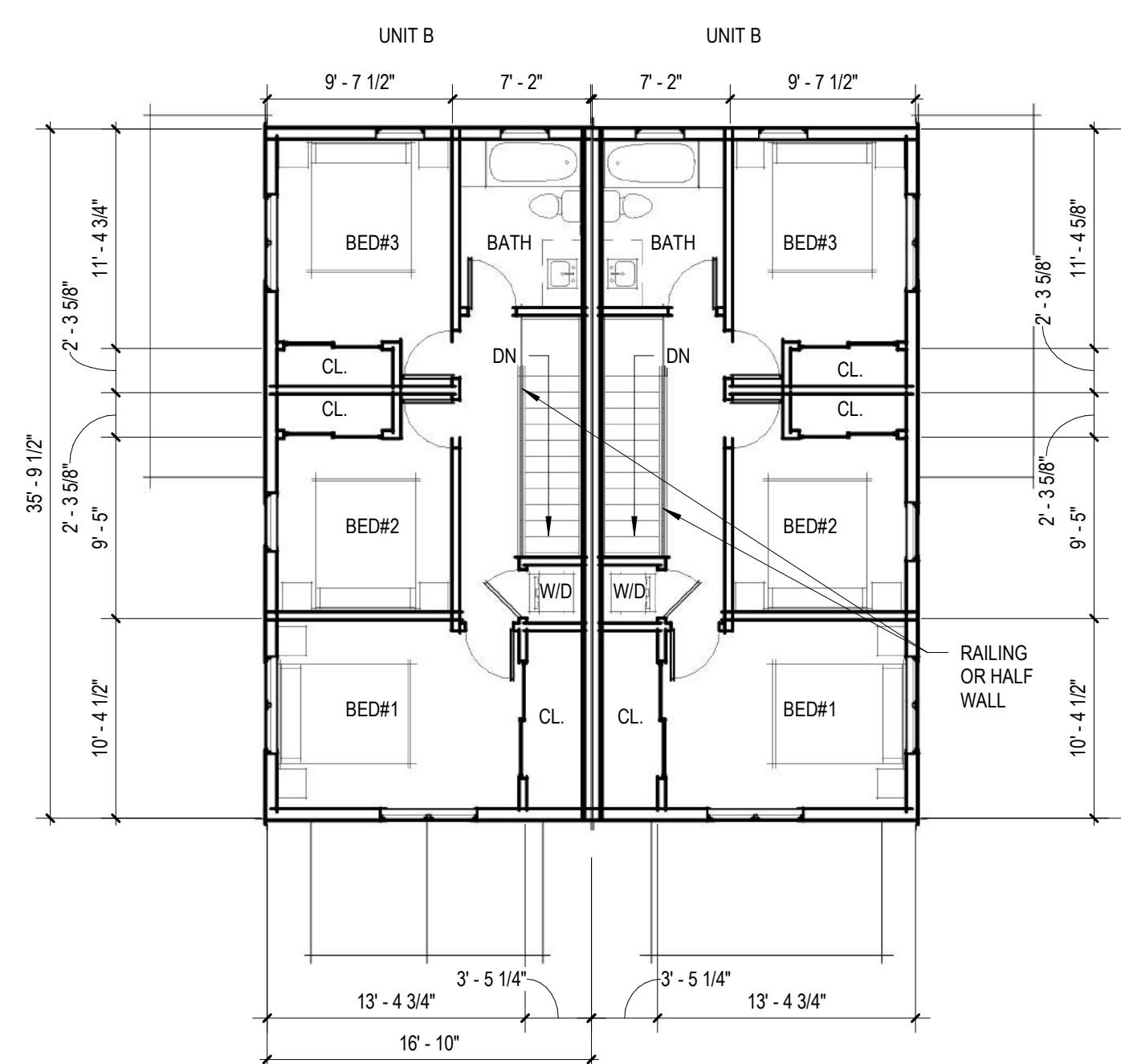
**4** DUPLEX BB - FRONT ELEVATION  
1/8" = 1'-0"



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

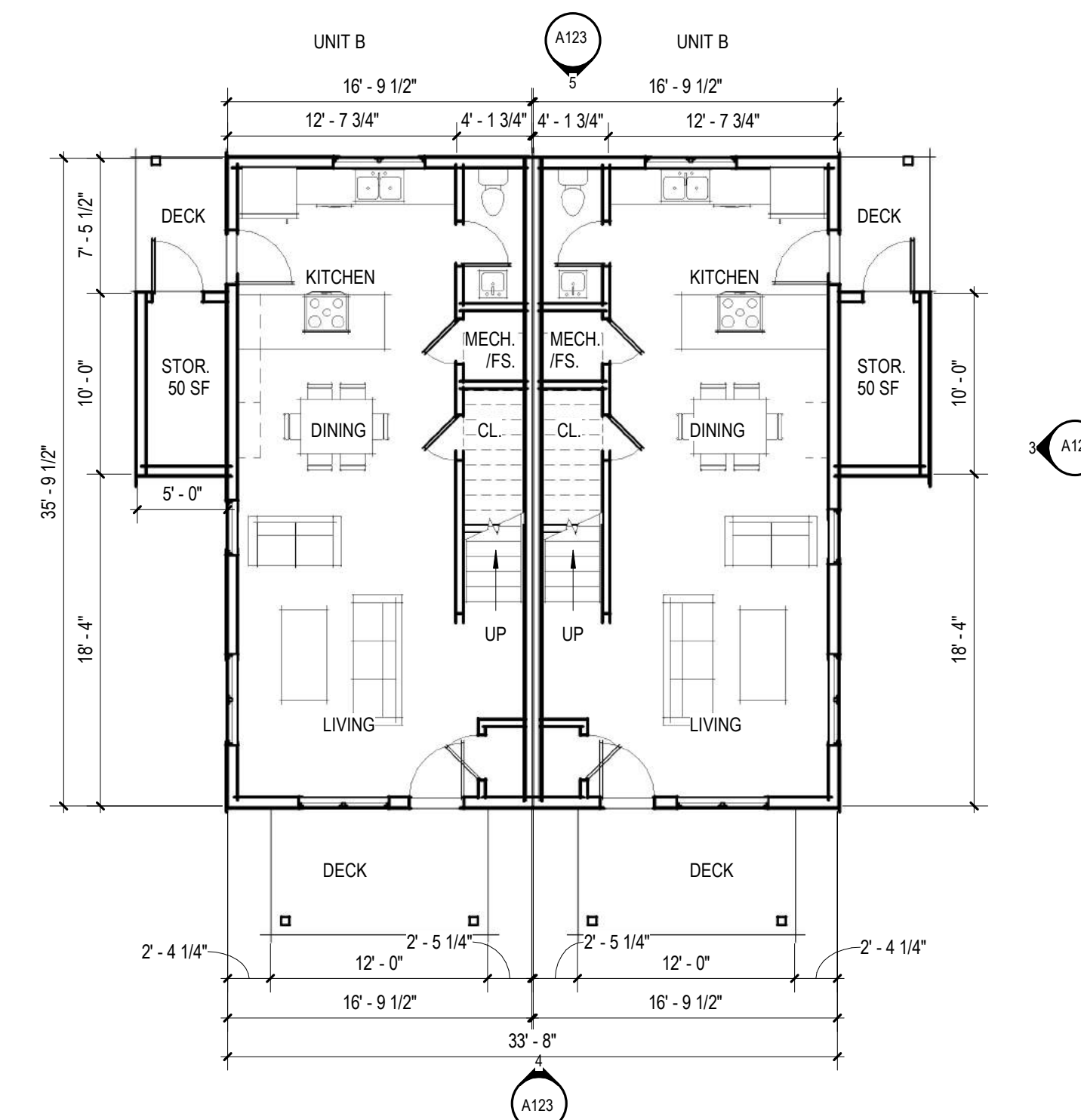


**3** DUPLEX BB - RIGHT ELEVATION  
1/8" = 1'-0"



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

UNIT B LEVEL 2 AREA - 571 SF PER UNIT



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

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



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**SITE REVIEW**

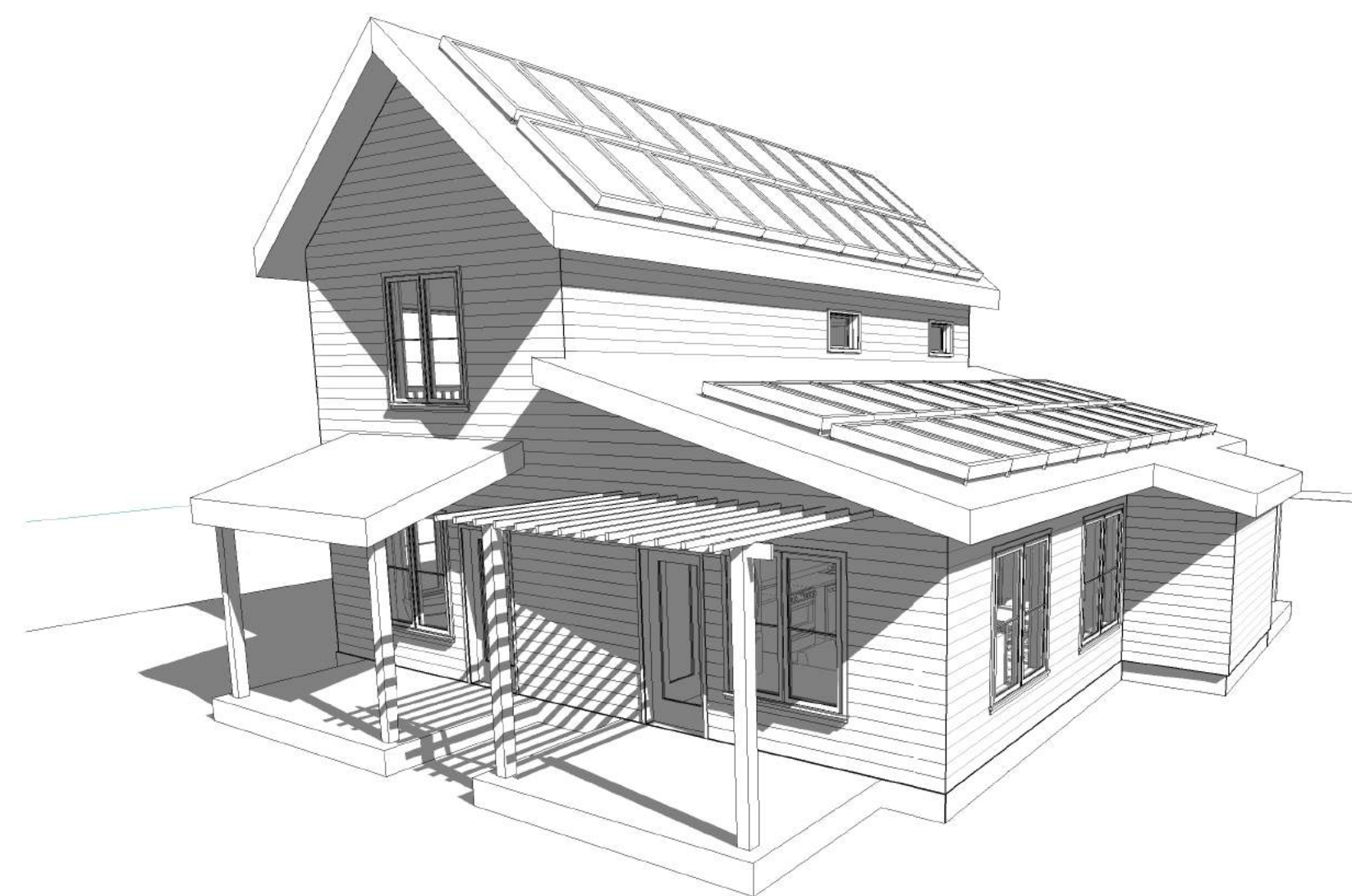
DUPLEX BE - FLOORPLANS AND ELEVATIONS



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



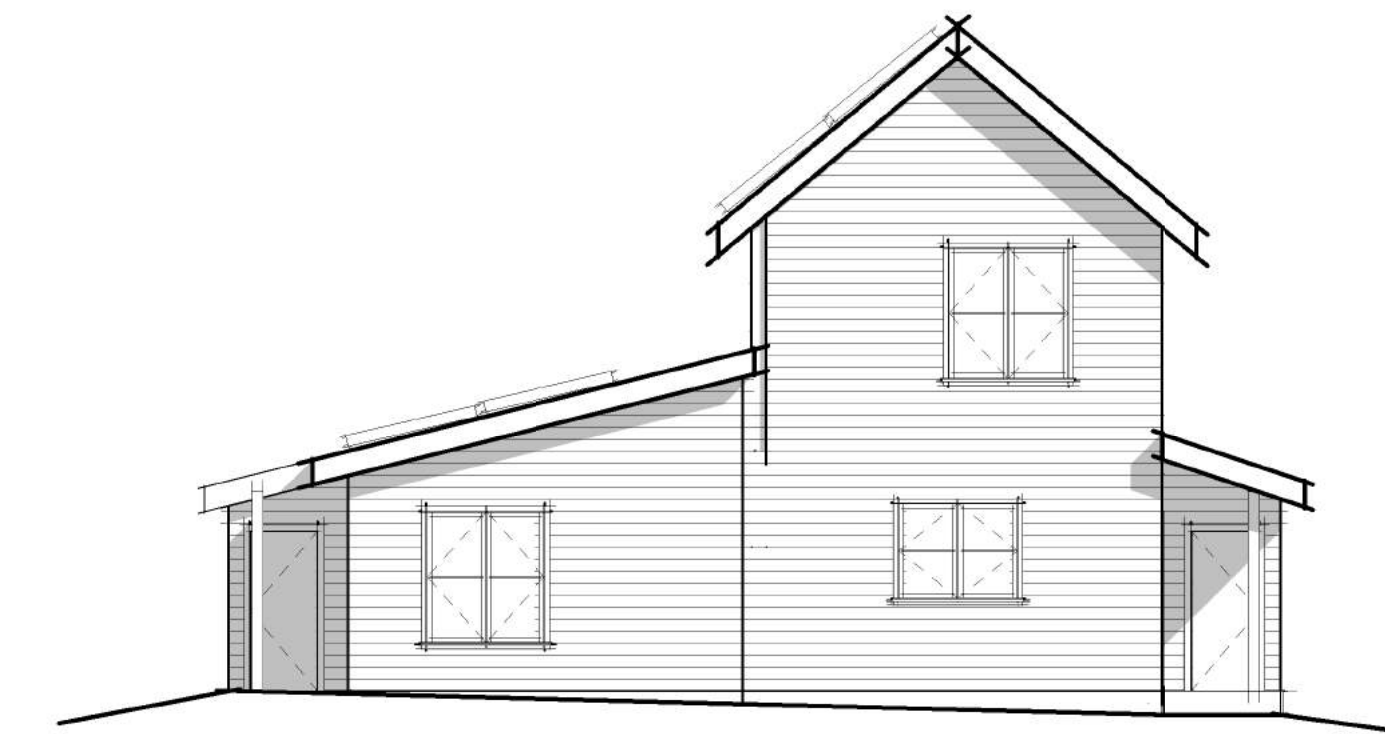
**5** DUPLEX BE - LEFT ELEVATION  
1/8" = 1'-0"



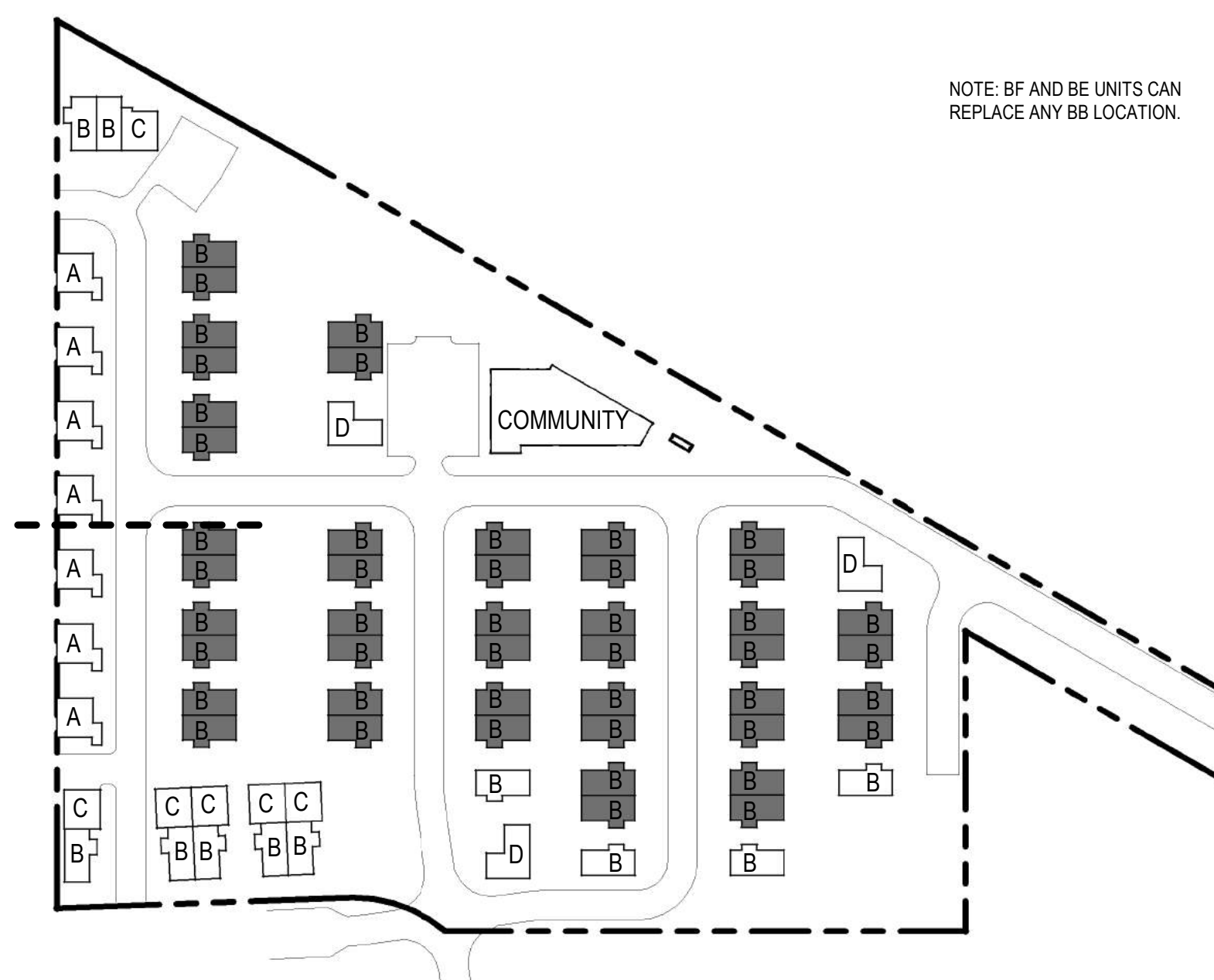
**7** DUPLEX BE - PERSPECTIVE



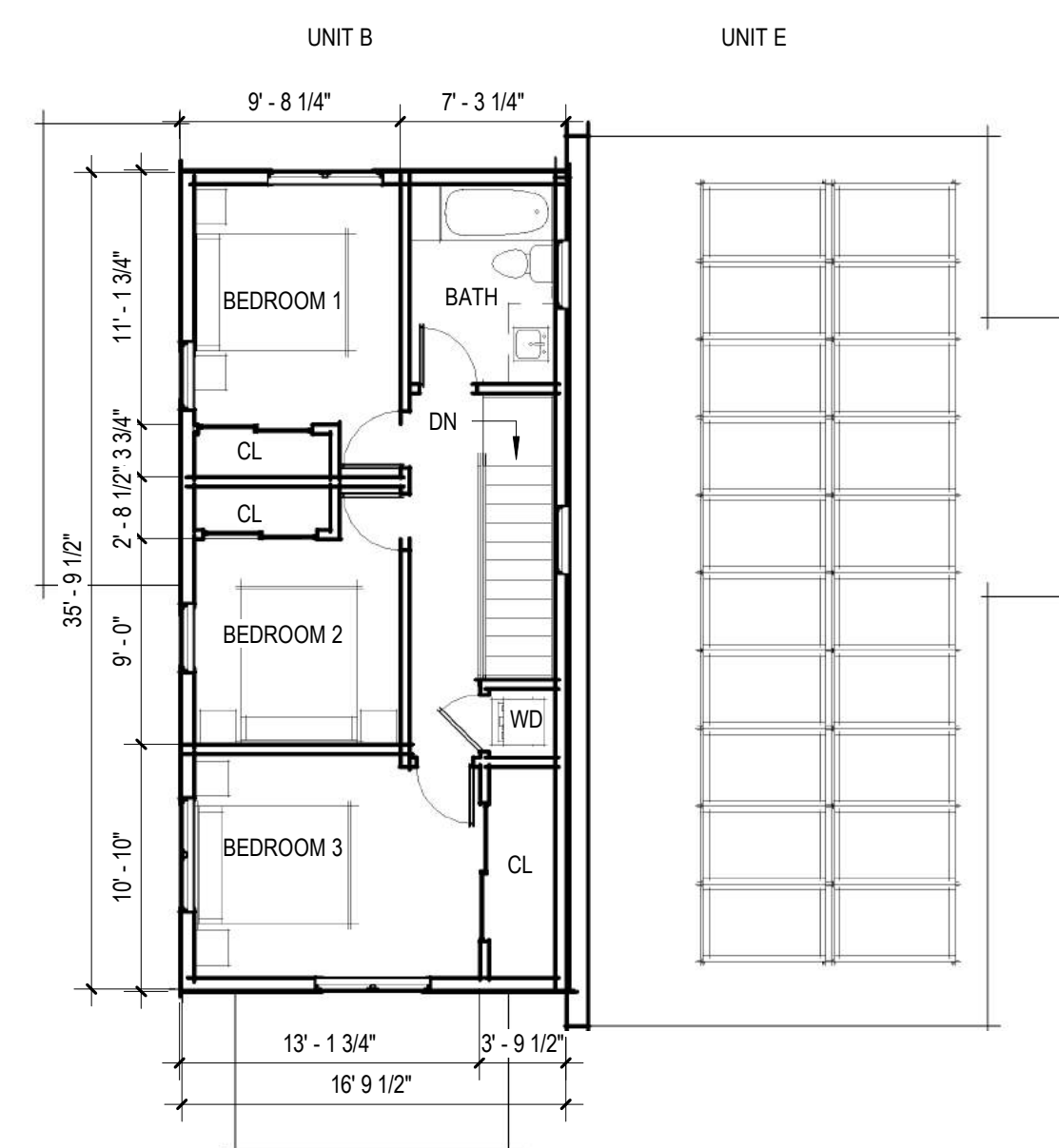
**4** DUPLEX BE - RIGHT ELEVATION  
1/8" = 1'-0"



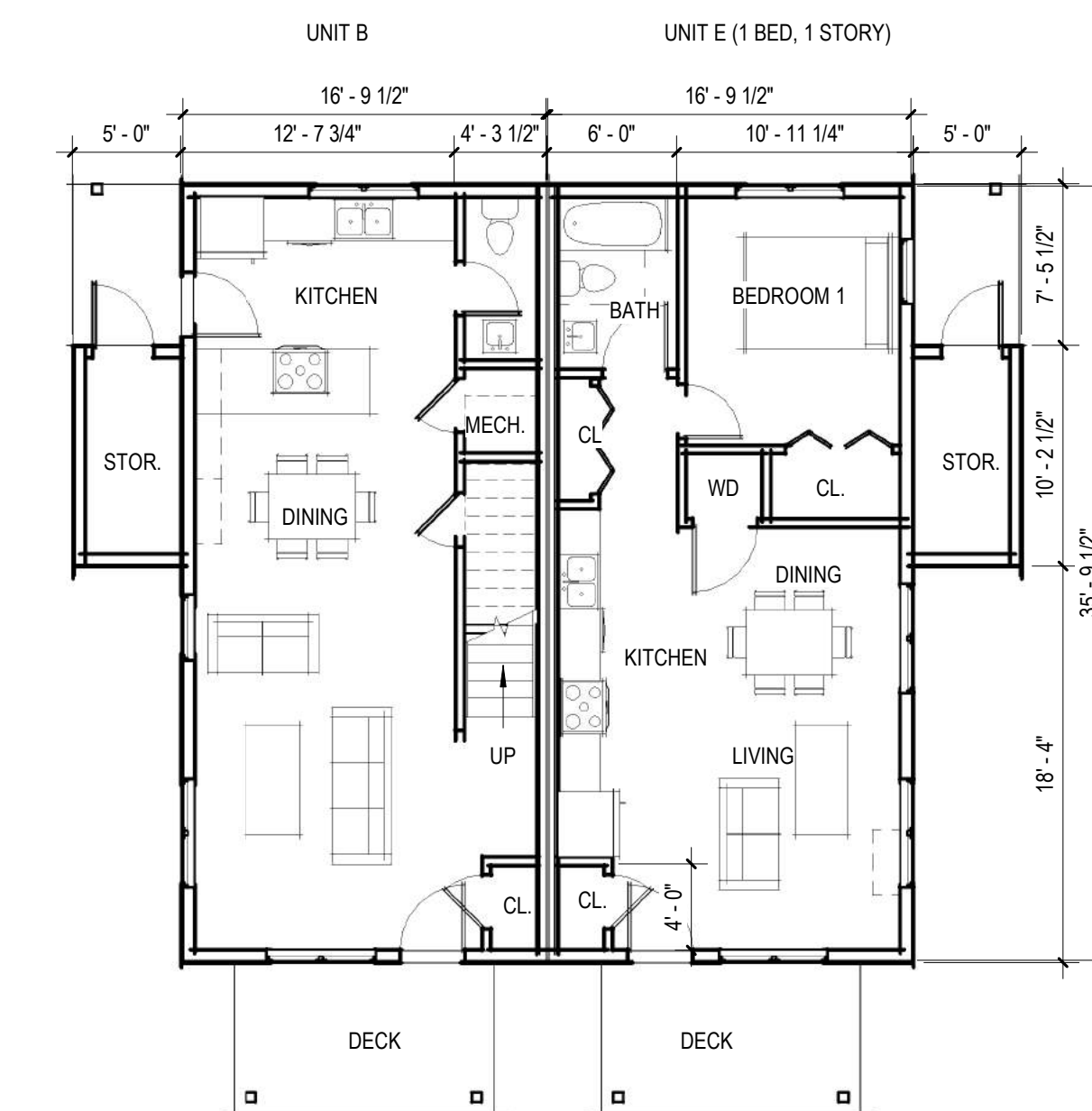
**3** DUPLEX BE - REAR ELEVATION  
1/8" = 1'-0"



DUPLEX BE - SITE PLAN KEY



**2** DUPLEX BE - LEVEL 2  
1/8" = 1'-0"  
UNIT B AREA - 571 SF



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



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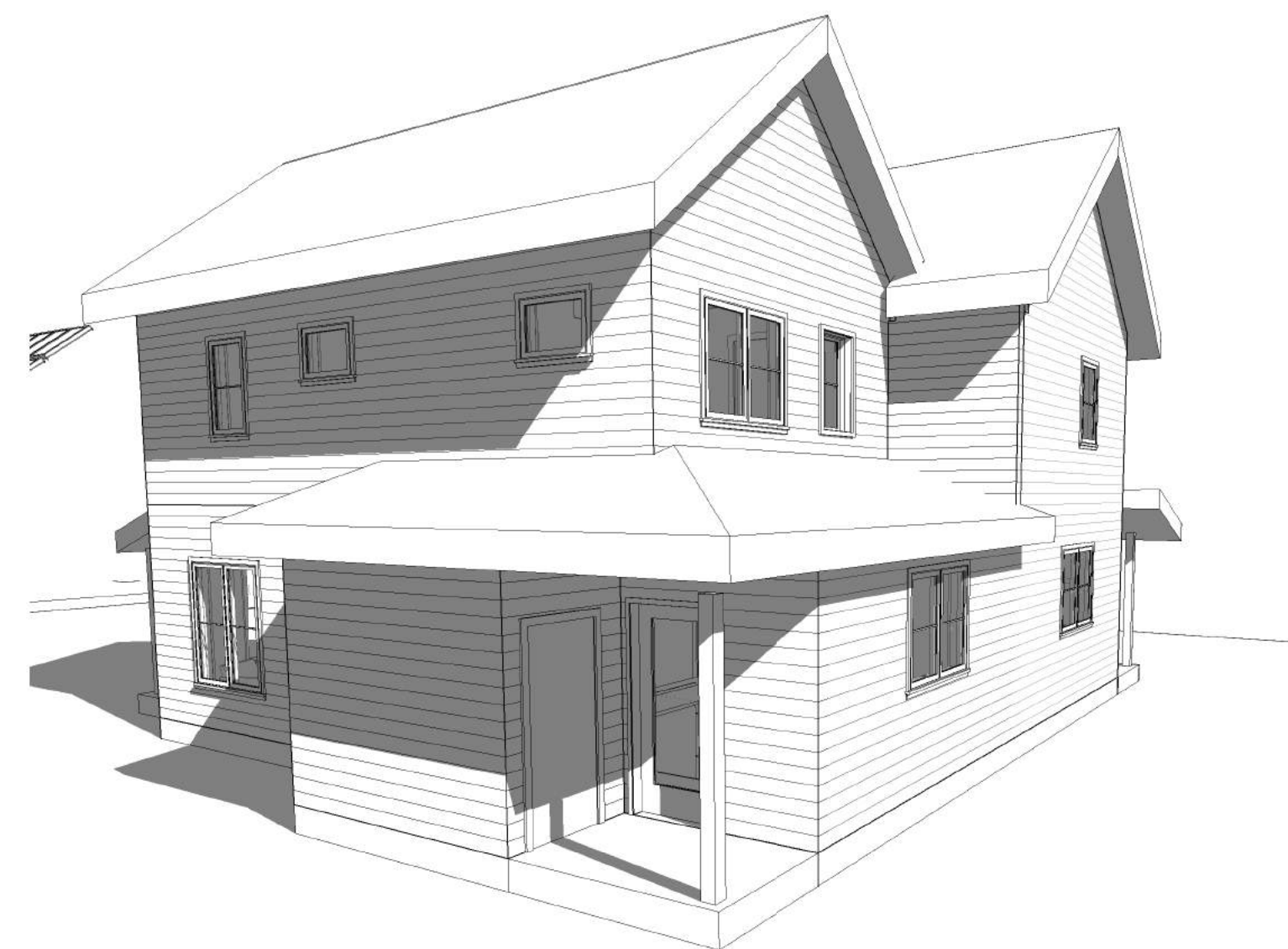
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**7** DUPLEX BF - PERSPECTIVE



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



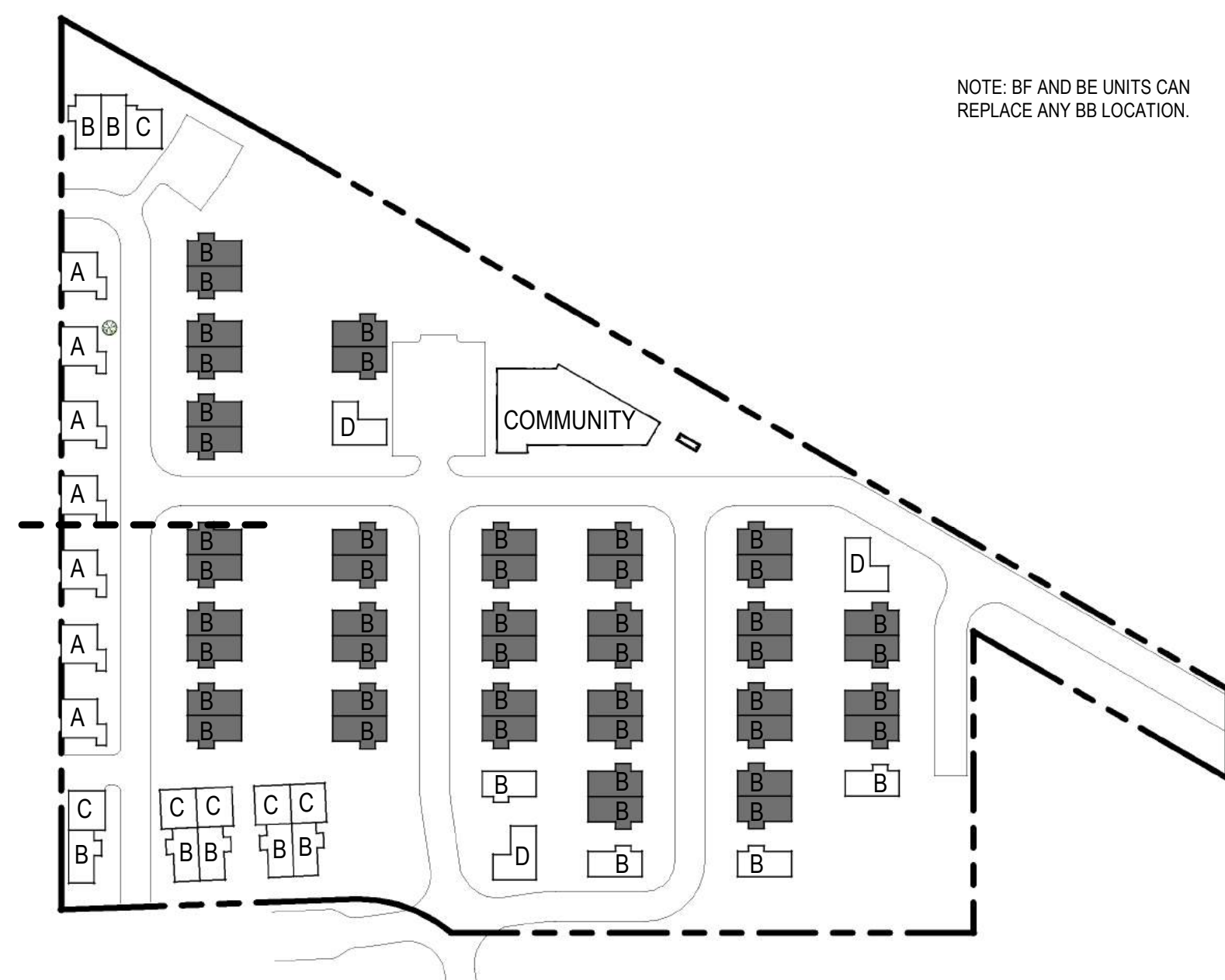
**5** DUPLEX BF - LEFT ELEVATION  
1/8" = 1'-0"



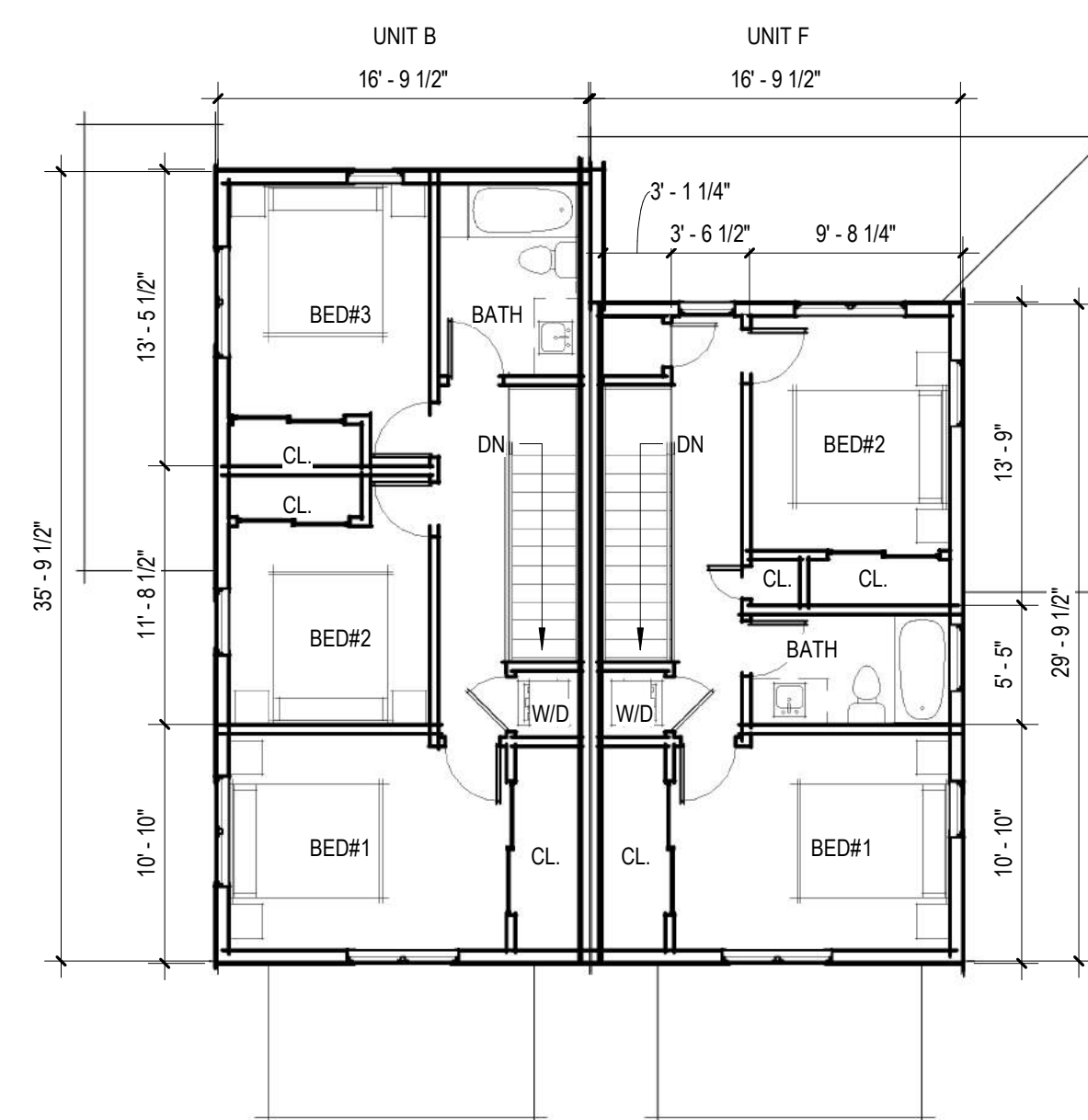
**4** DUPLEX BF - RIGHT ELEVATION  
1/8" = 1'-0"



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

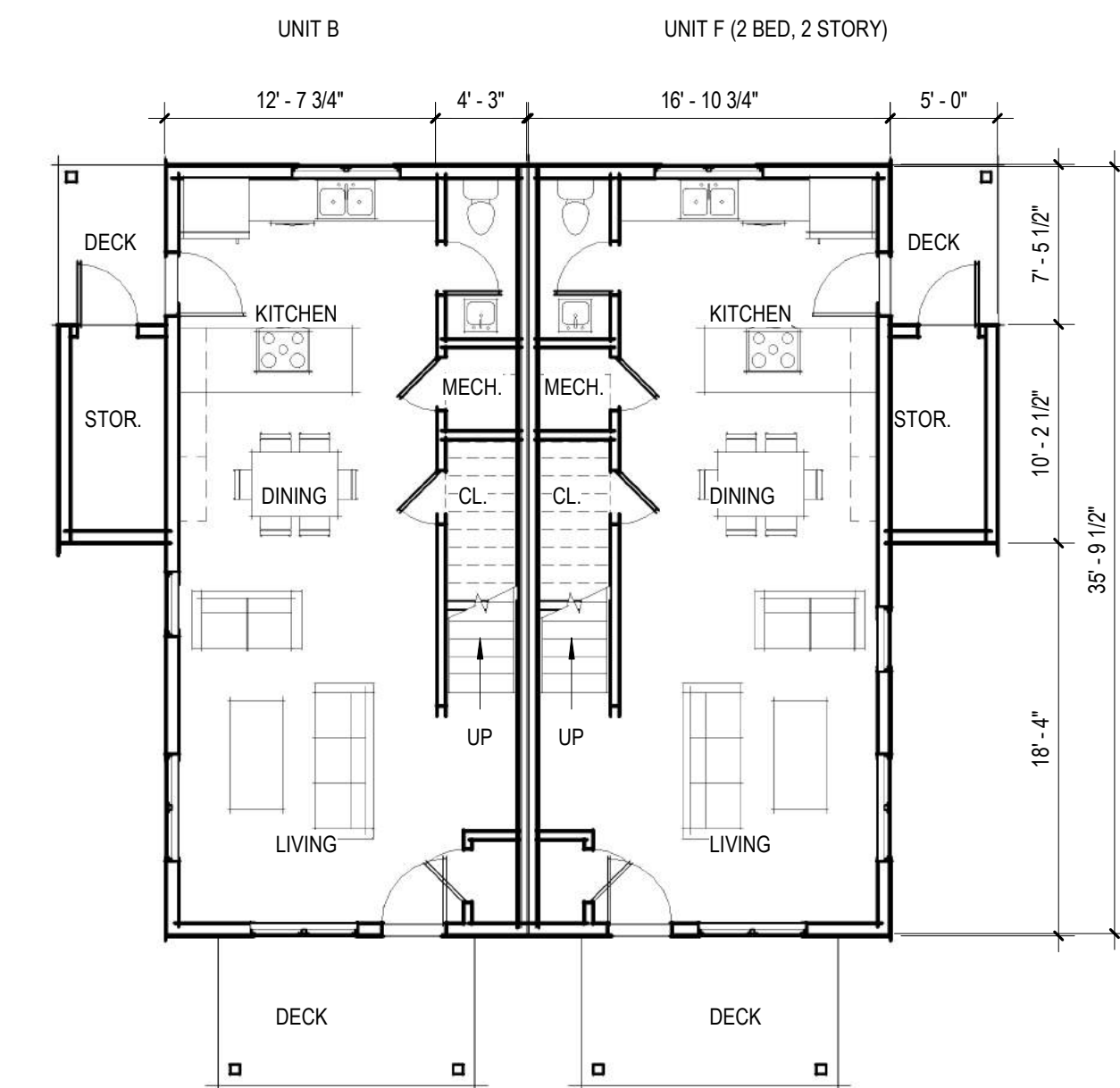


DUPLEX BF - SITE PLAN KEY



**2** DUPLEX BF - LEVEL 2  
1/8" = 1'-0"

UNIT B AREA - 571 SF  
UNIT F AREA - 468 SF



**1** DUPLEX BF - LEVEL 1  
1/8" = 1'-0"

UNIT B AREA - 661 SF TOTAL SF UNIT B - 1232  
UNIT F AREA - 661 SF TOTAL SF UNIT F - 1129

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

**SITE REVIEW**

DUPLEX BF - FLOORPLANS AND ELEVATIONS



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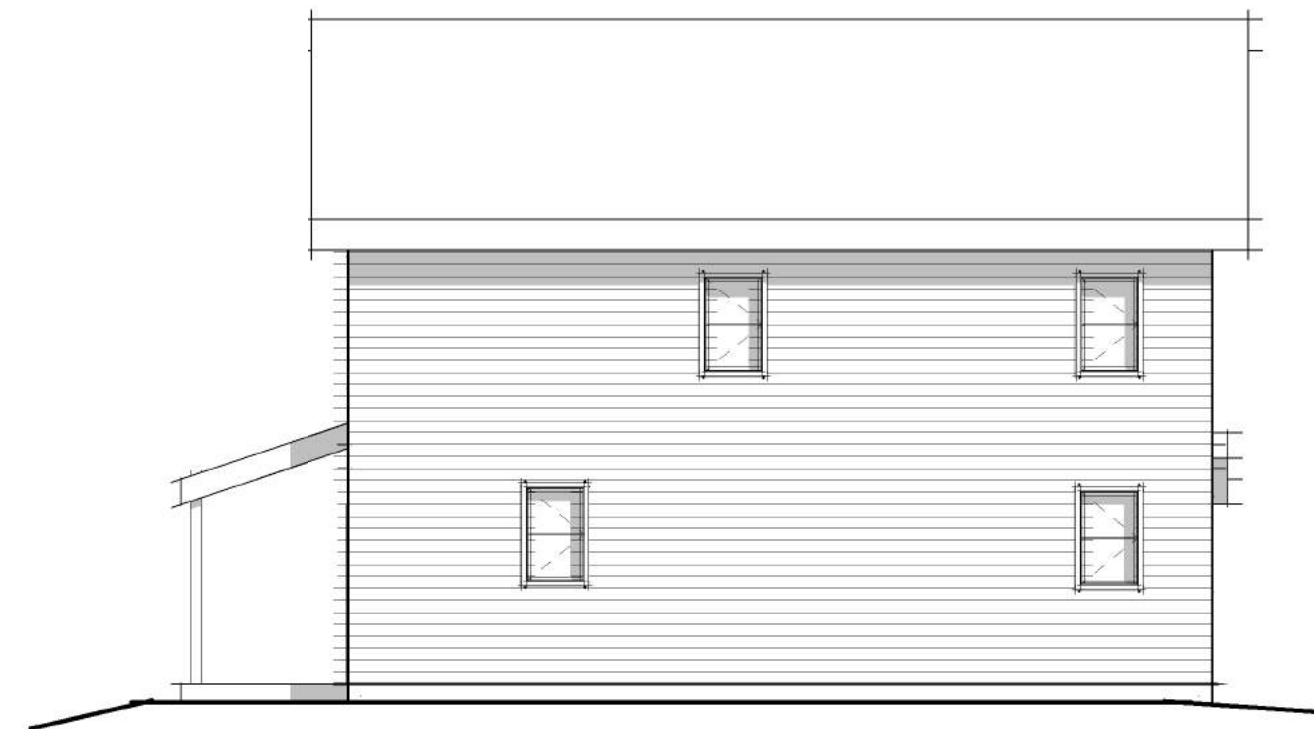
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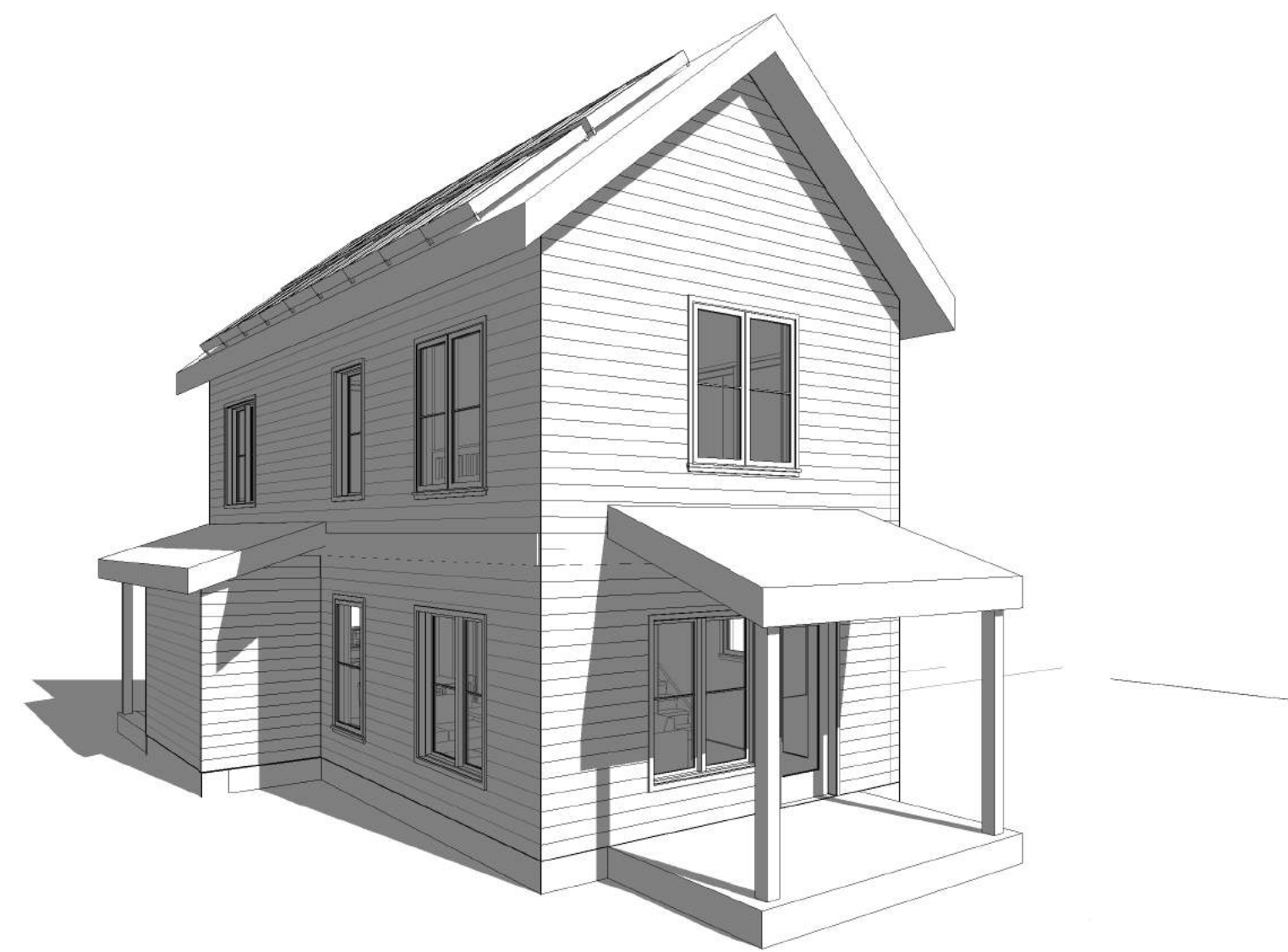
Rev#	Date	Description



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



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



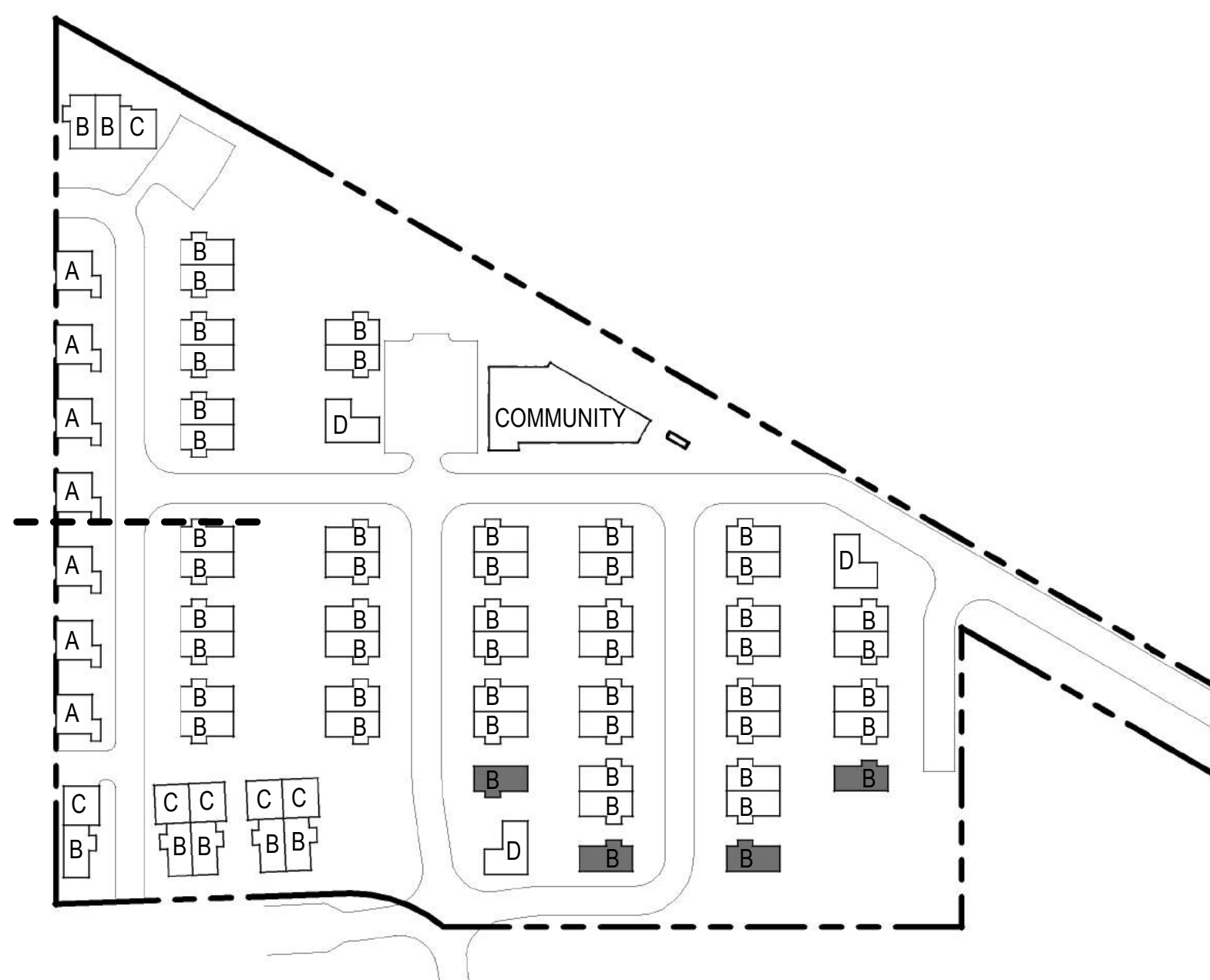
**7** SINGLE FAMILY B - PERSPECTIVE



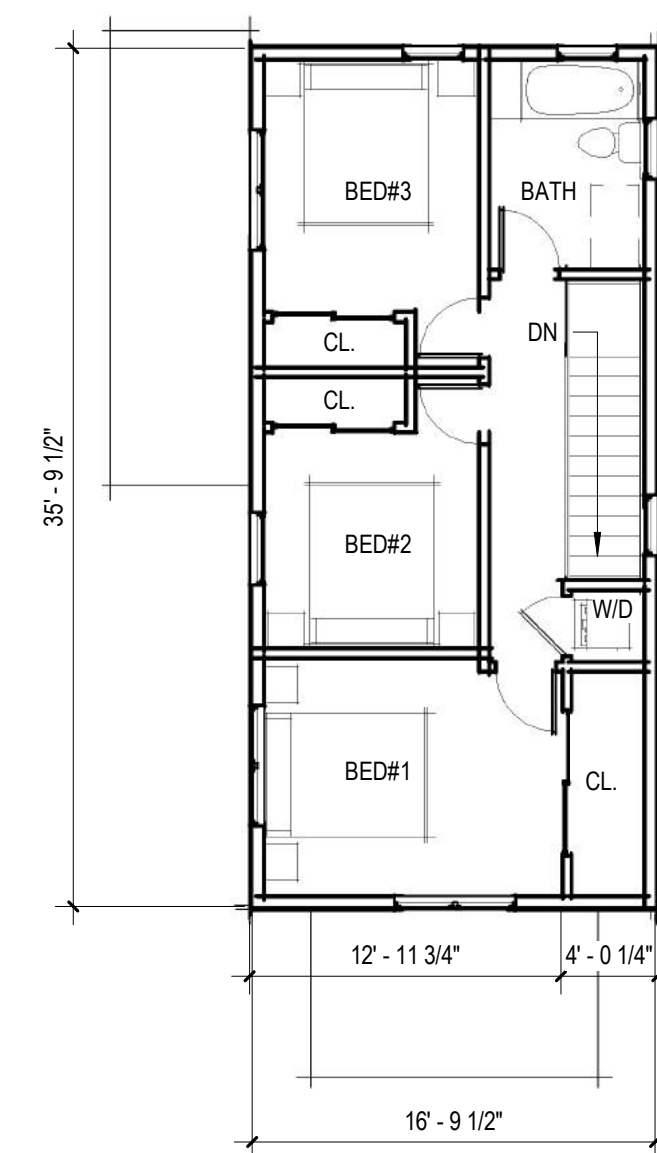
**4** SINGLE FAMILY B - FRONT ELEVATION  
1/8" = 1'-0"



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

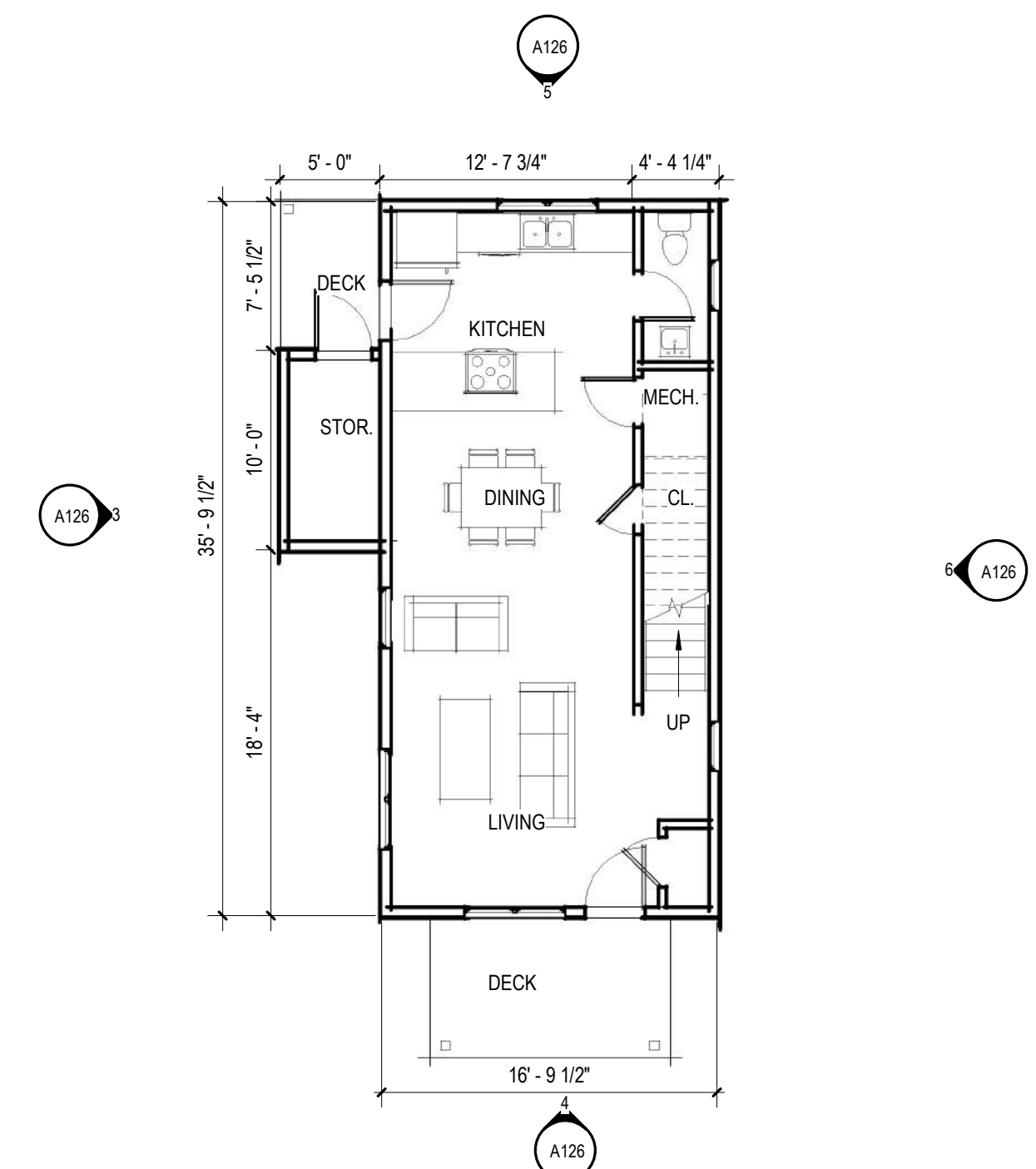


SINGLE FAMILY B - SITE PLAN KEY



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

UNIT B AREA - 571 SF PER UNIT



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

UNIT B AREA - 661 SF PER UNIT TOTAL SF- 1232 PER UNIT

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**SITE REVIEW**

SINGLE FAMILY B - FLOOR PLANS & ELEVATIONS



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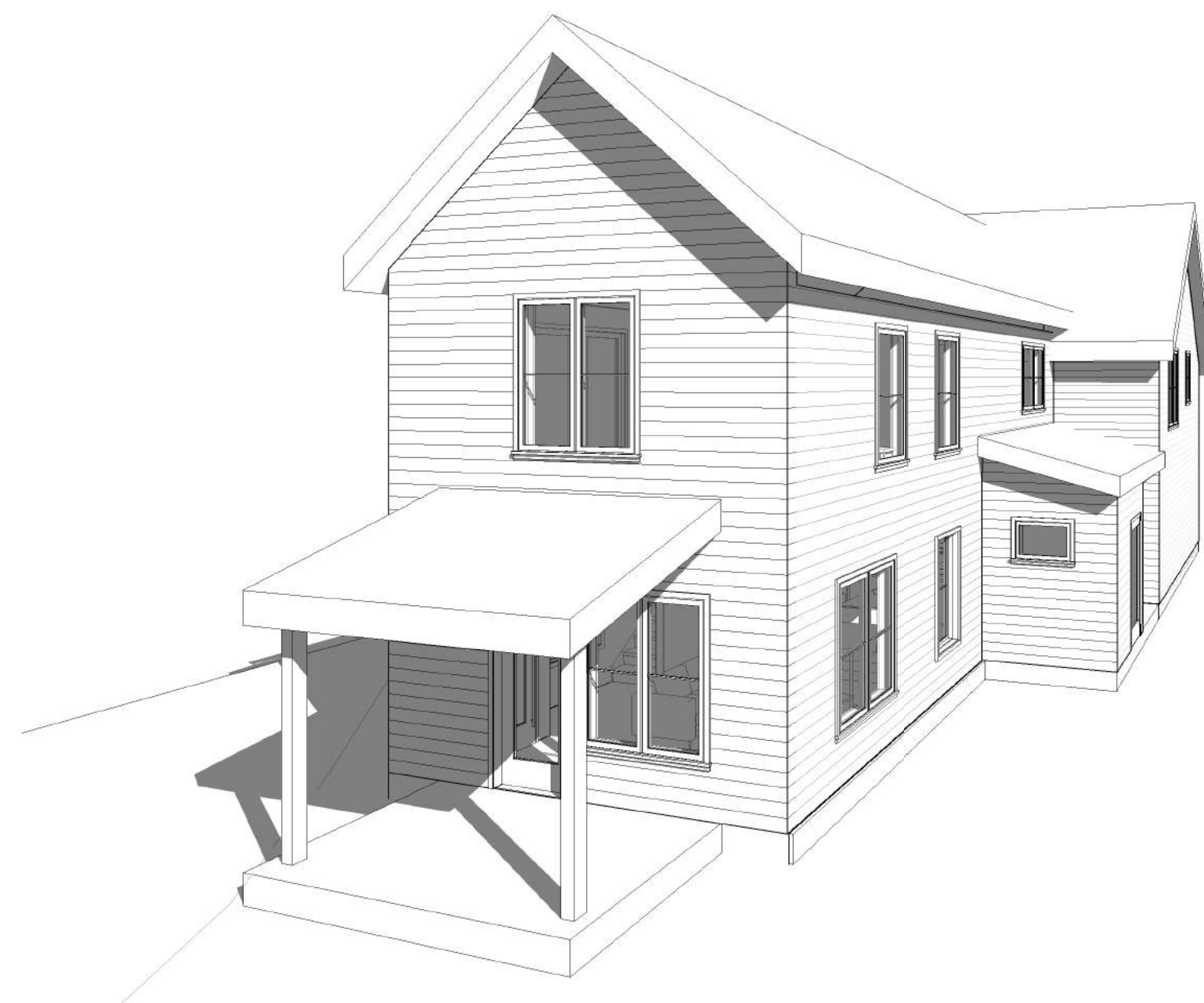
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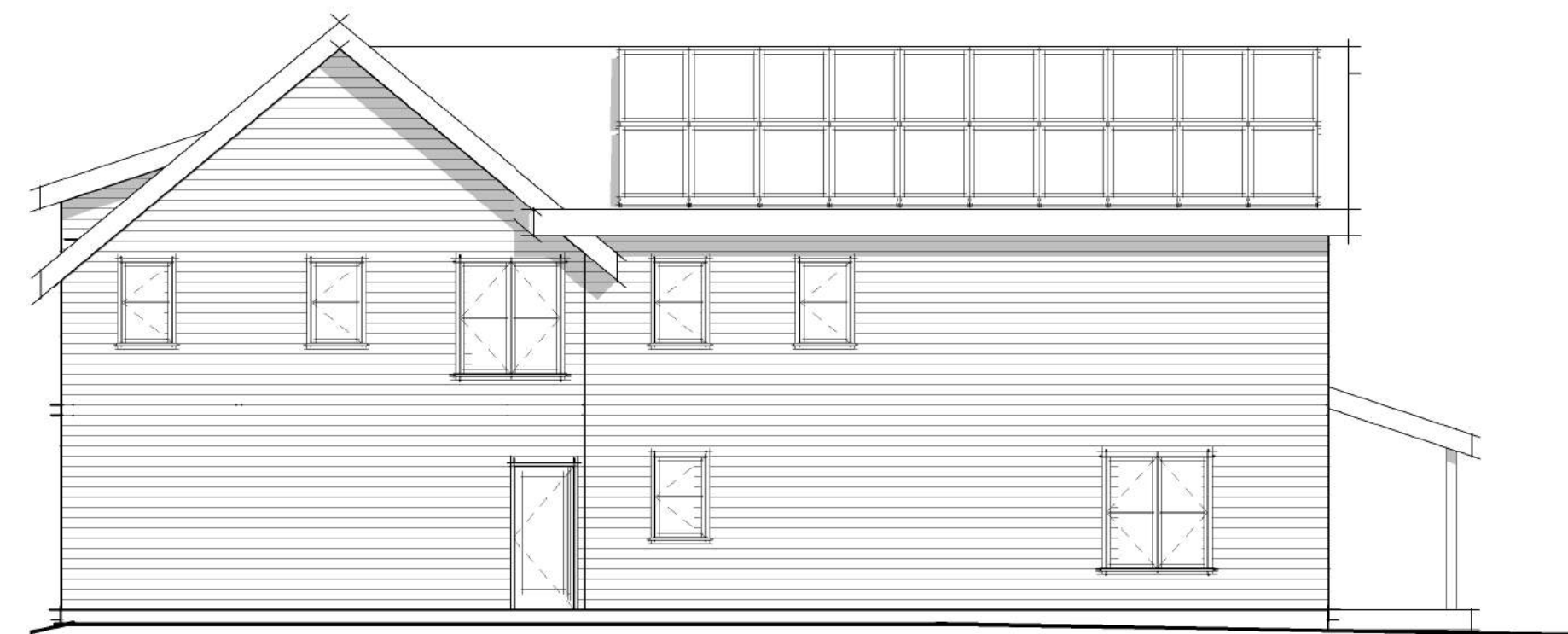
**7** DUPLEX BC - PERSPECTIVE



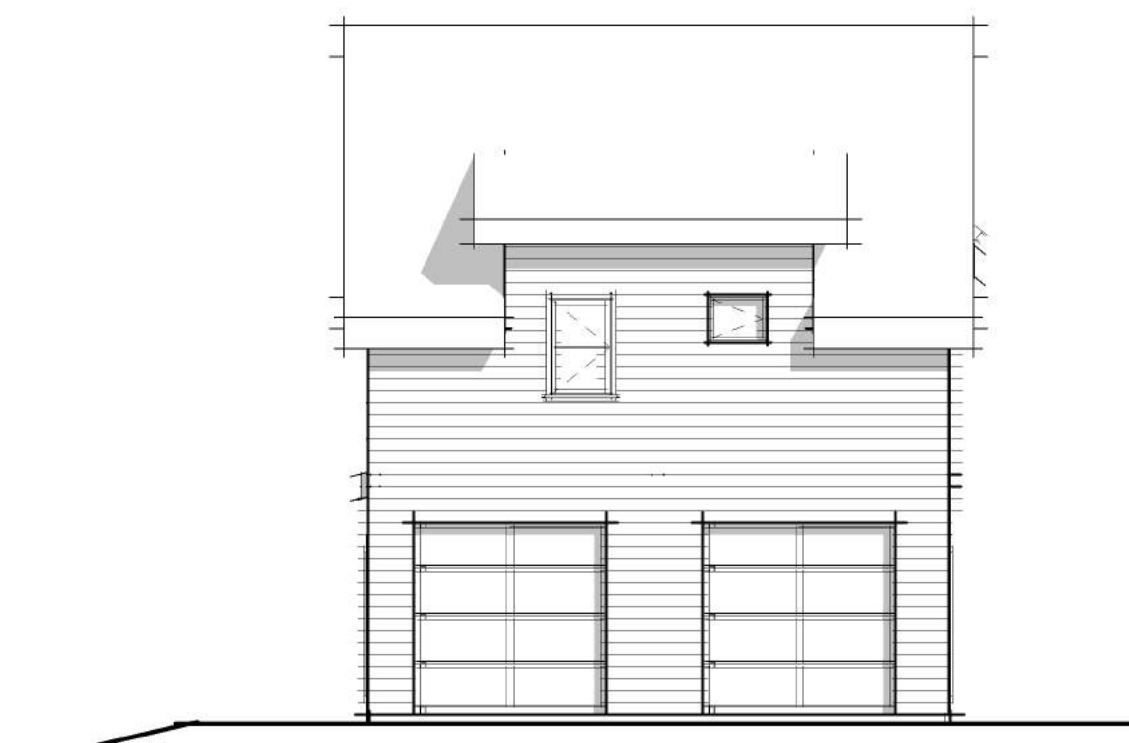
**6** DUPLEX BC - SOUTH ELEVATION  
1/8" = 1'-0"



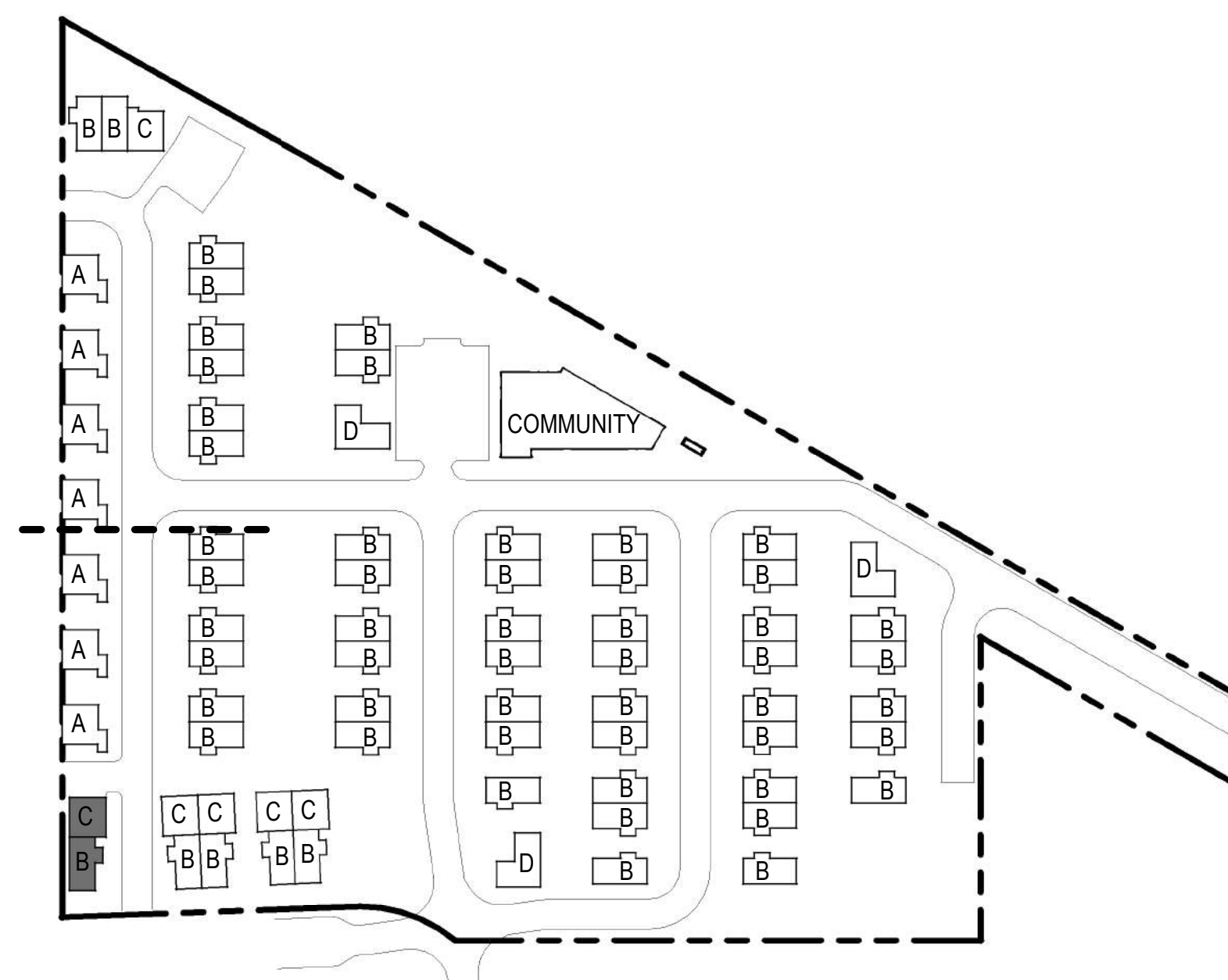
**5** DUPLEX BC - EAST ELEVATION  
1/8" = 1'-0"



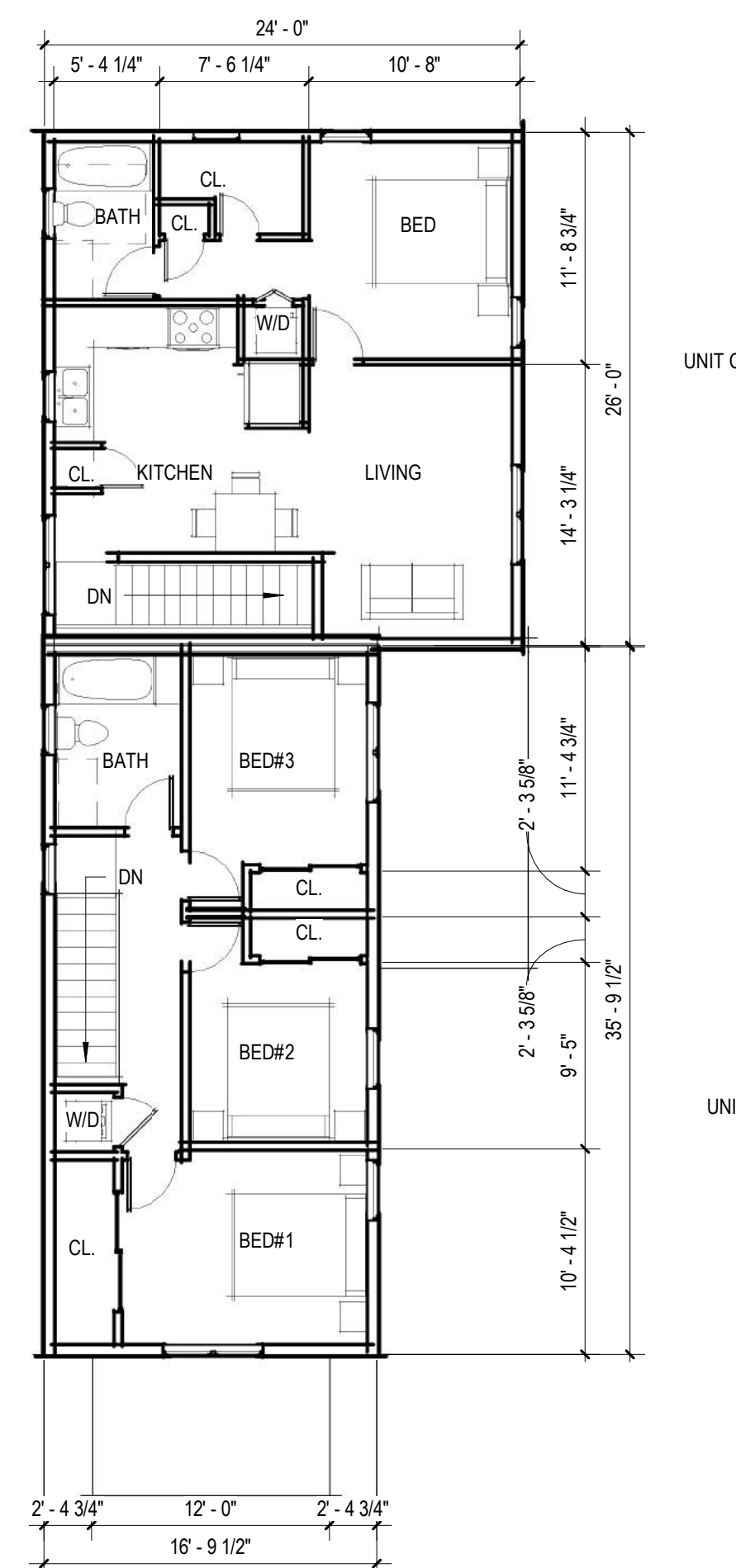
**4** DUPLEX BC - WEST ELEVATION  
1/8" = 1'-0"



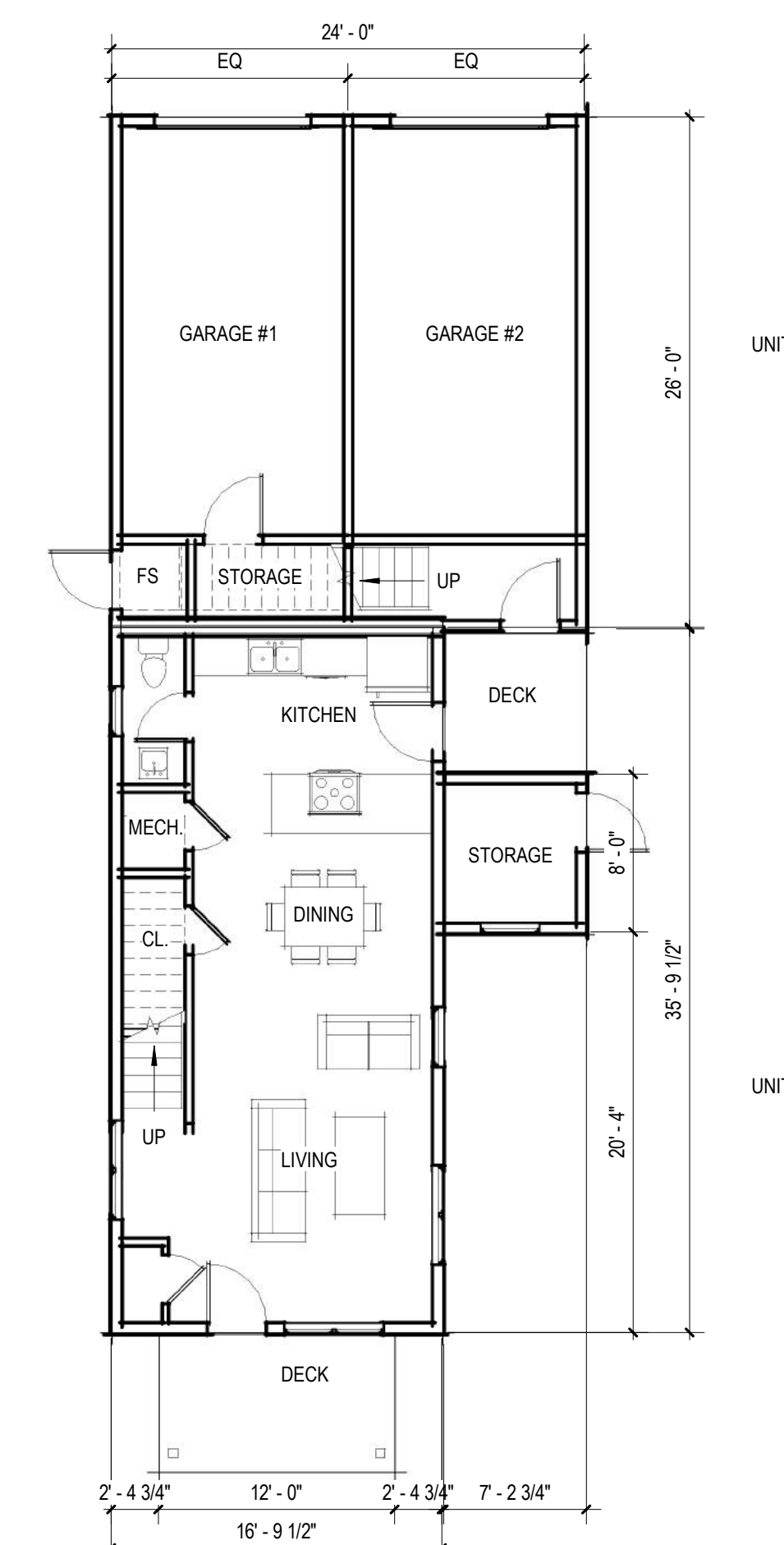
**3** DUPLEX BC - NORTH ELEVATION  
1/8" = 1'-0"



DUPLEX BC - SITE PLAN KEY



**2** DUPLEX BC - LEVEL 2  
1/8" = 1'-0"  
UNIT B AREA - 571  
UNIT C AREA - 578



**1** DUPLEX BC - LEVEL 1  
1/8" = 1'-0"  
UNIT B AREA - 661 TOTAL AREA UNIT B - 1232  
UNIT C AREA - 631 TOTAL AREA UNIT C - 1209

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

**SITE REVIEW**

DUPLEX BC - FLOOR PLANS & ELEVATIONS



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Revisions:

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UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

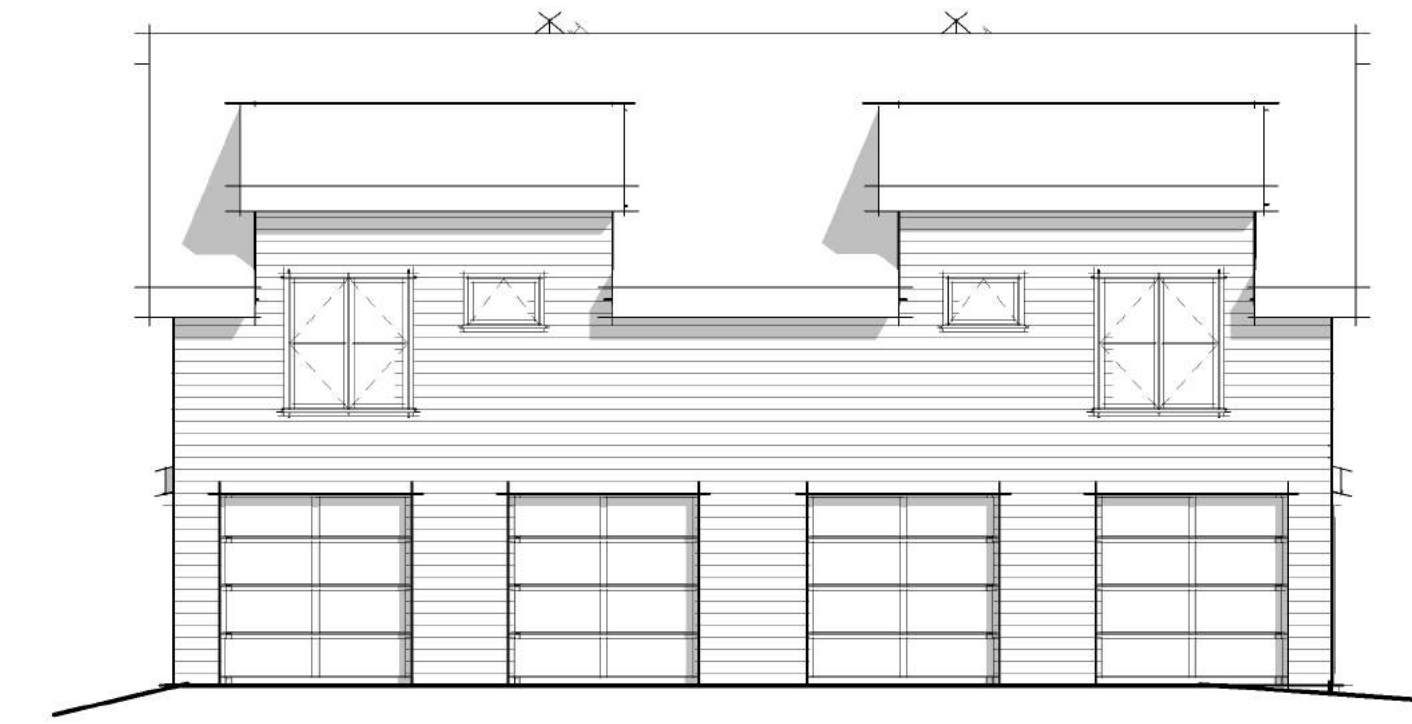
**SITE REVIEW**

FOURPLEX BBCC - FLOOR PLANS & ELEVATIONS

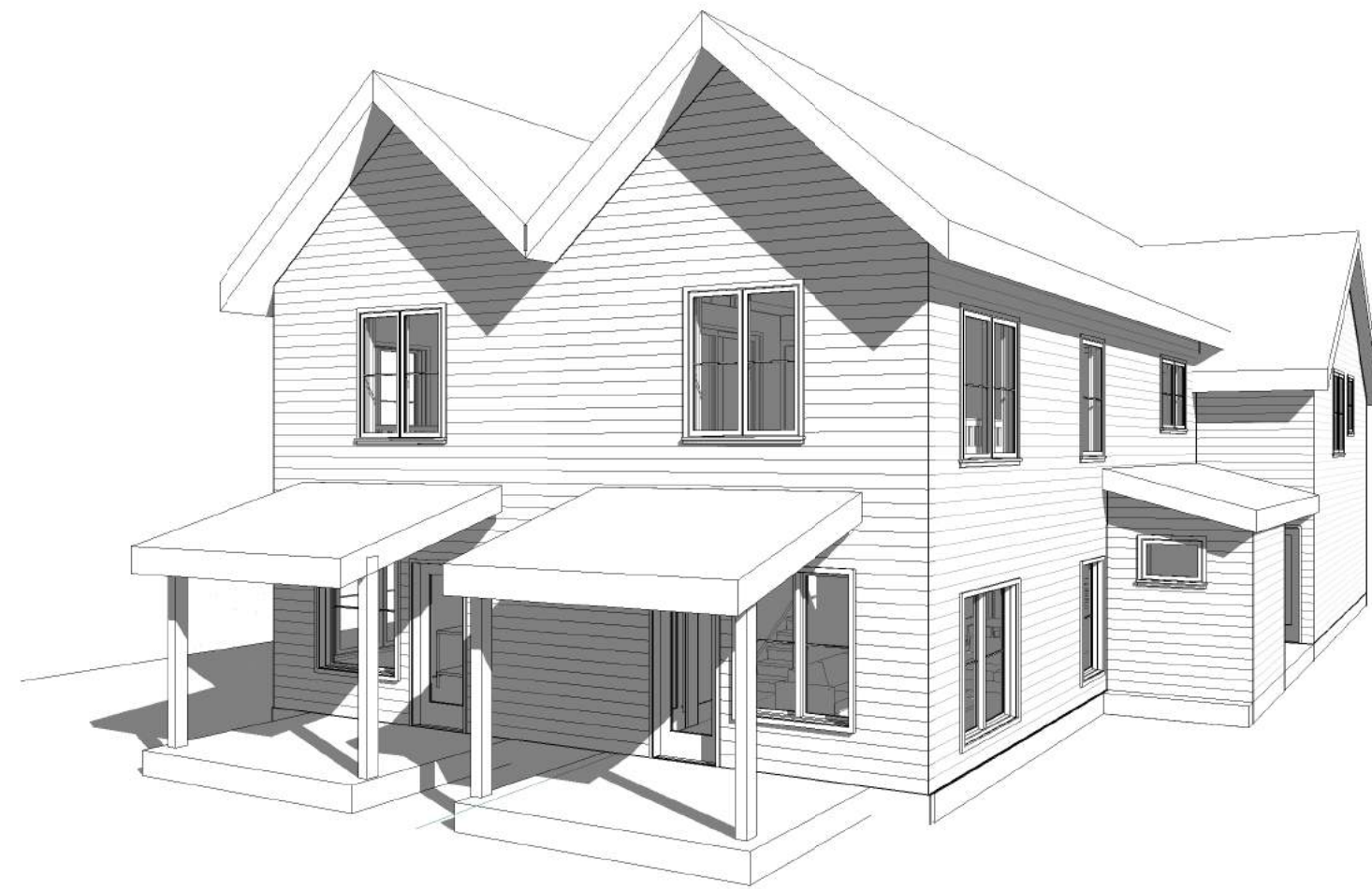
**A128**



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



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



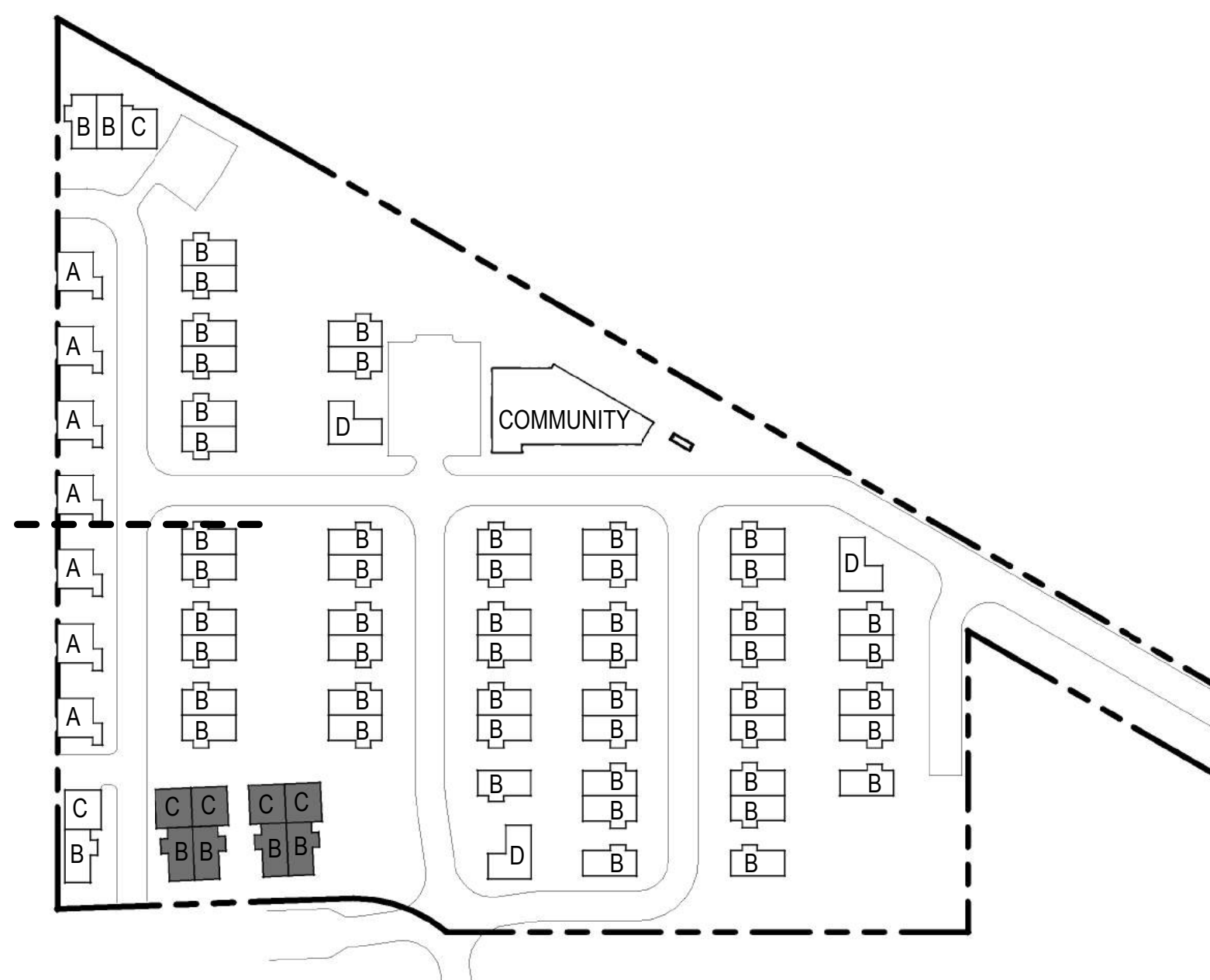
**7** FOURPLEX BBCC - PERSPECTIVE



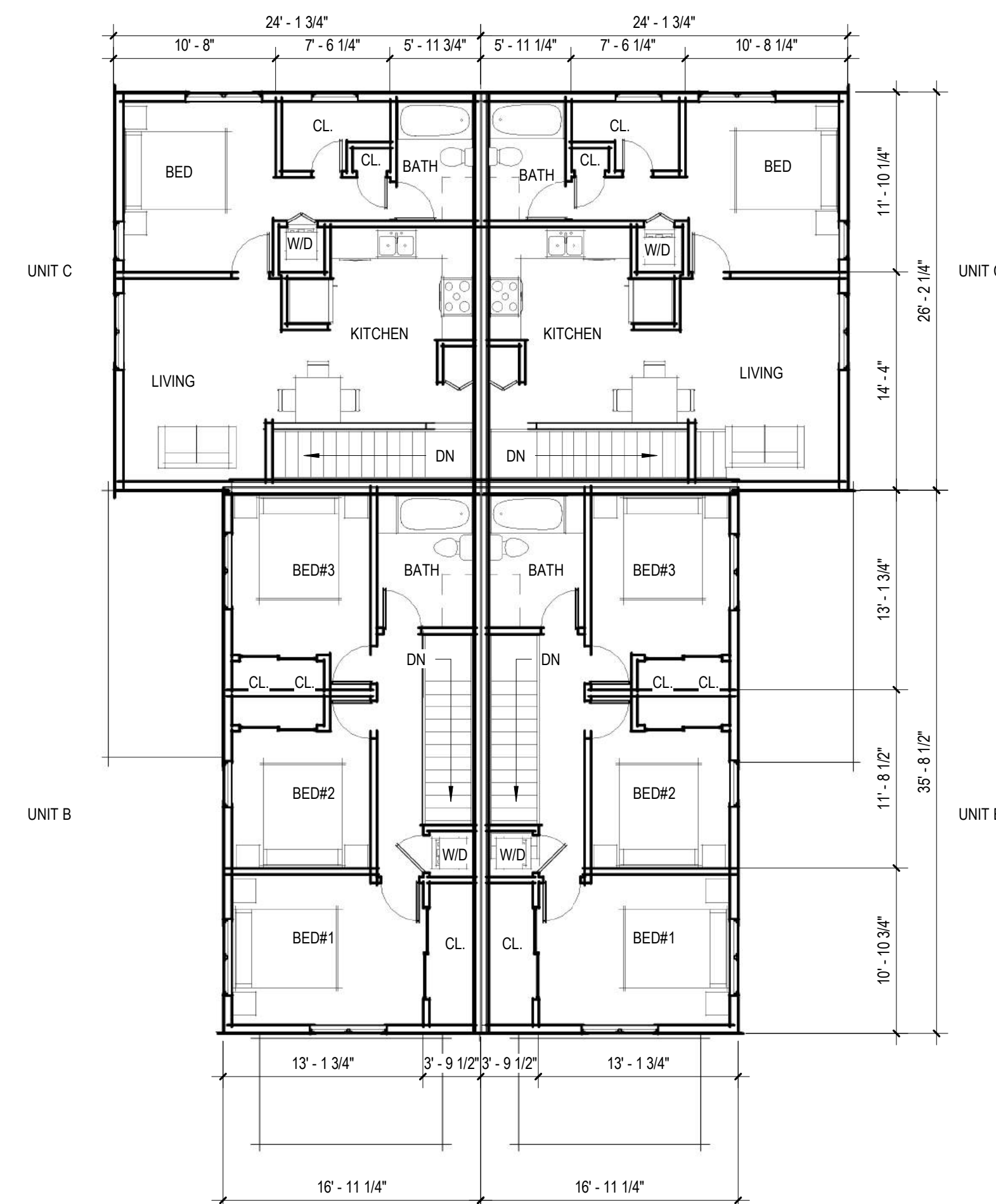
**4** FOURPLEX BBCC - SOUTH ELEVATION  
1/8" = 1'-0"



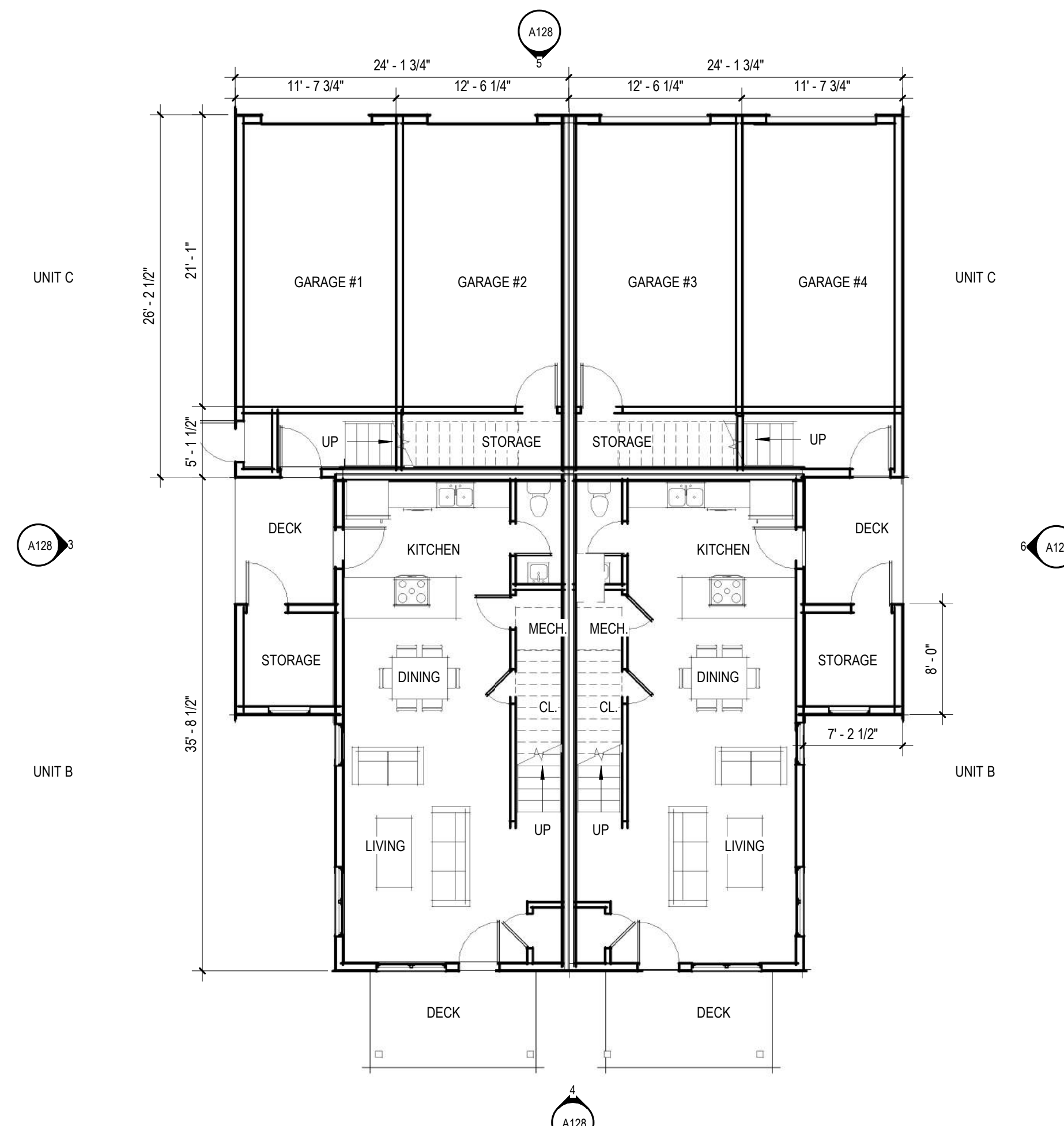
**3** FOURPLEX BBCC - WEST ELEVATION  
1/8" = 1'-0"



SITE PLAN KEY - BBCC



**2** FOURPLEX BBCC - LEVEL 2  
1/8" = 1'-0"  
UNIT B AREA - 571  
UNIT C AREA - 578



**1** FOURPLEX BBCC - LEVEL 1  
1/8" = 1'-0"  
UNIT B AREA - 661 TOTAL AREA UNIT B - 1232  
UNIT C AREA - 631 TOTAL AREA UNIT C - 1209



**PONDEROSA  
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Full Size: 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"

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



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



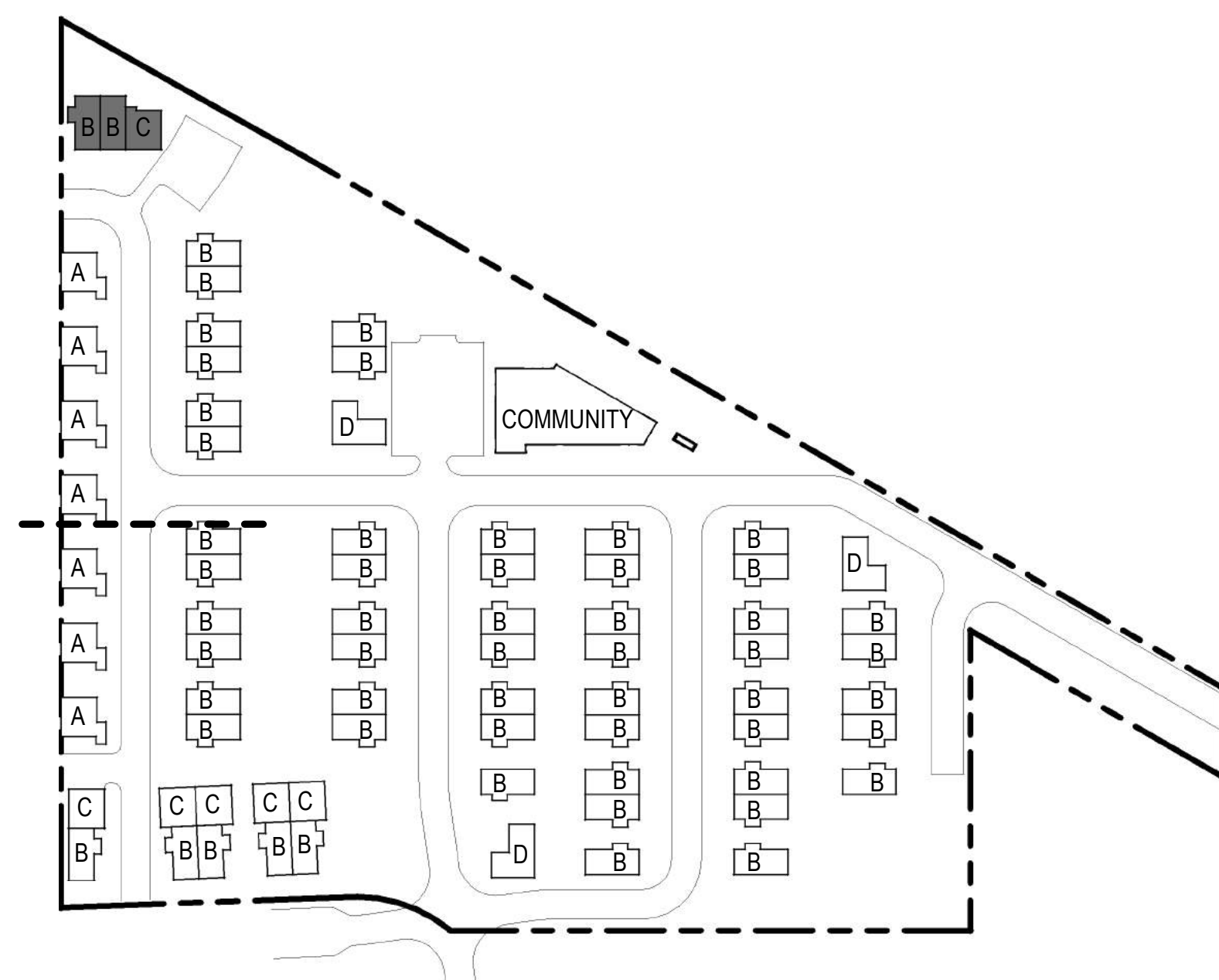
**7** TRIPLEX BBC - PERSPECTIVE  
1/8" = 1'-0"



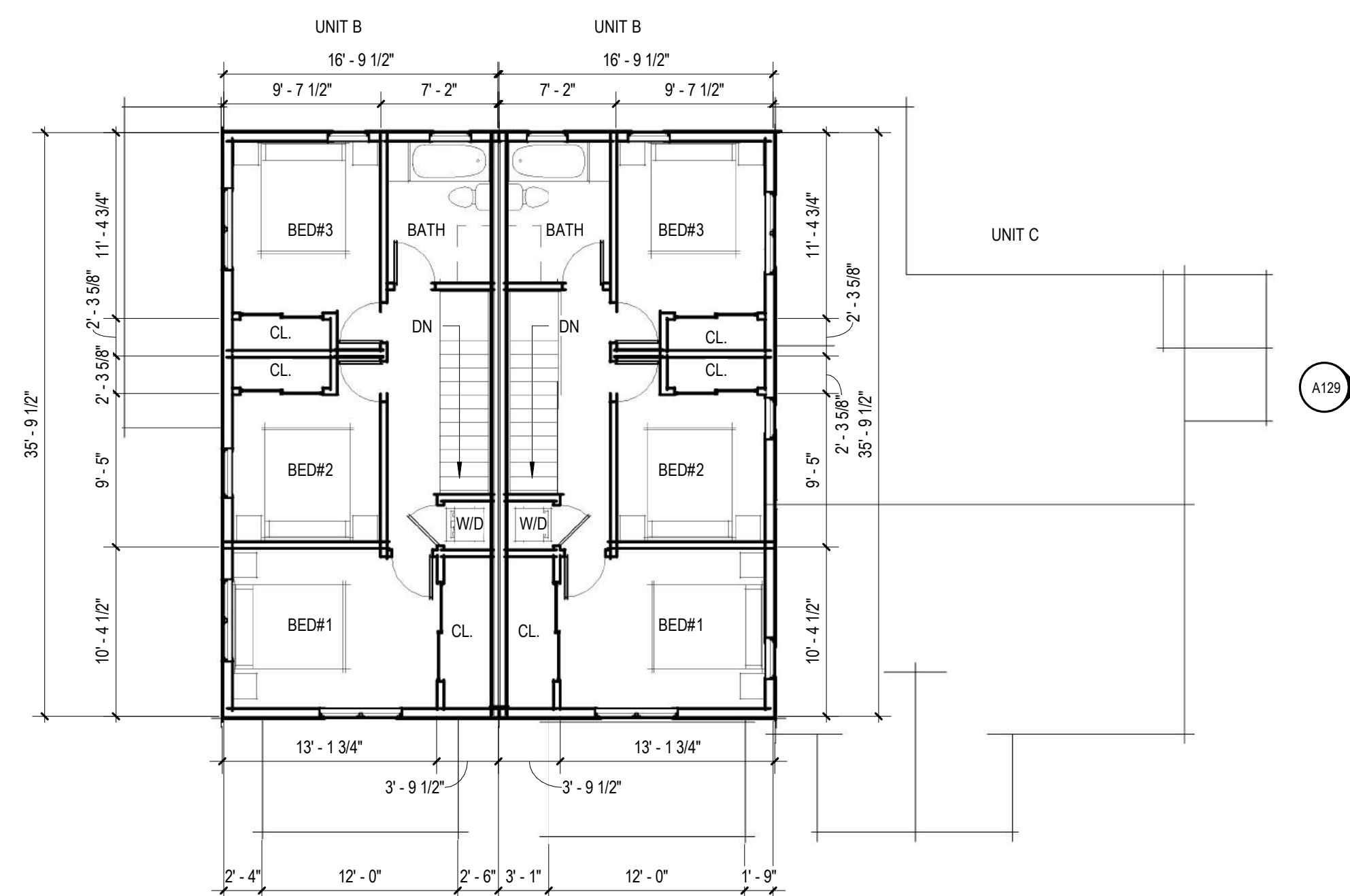
**4** TRIPLEX BBC - SOUTH ELEVATION  
1/8" = 1'-0"



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

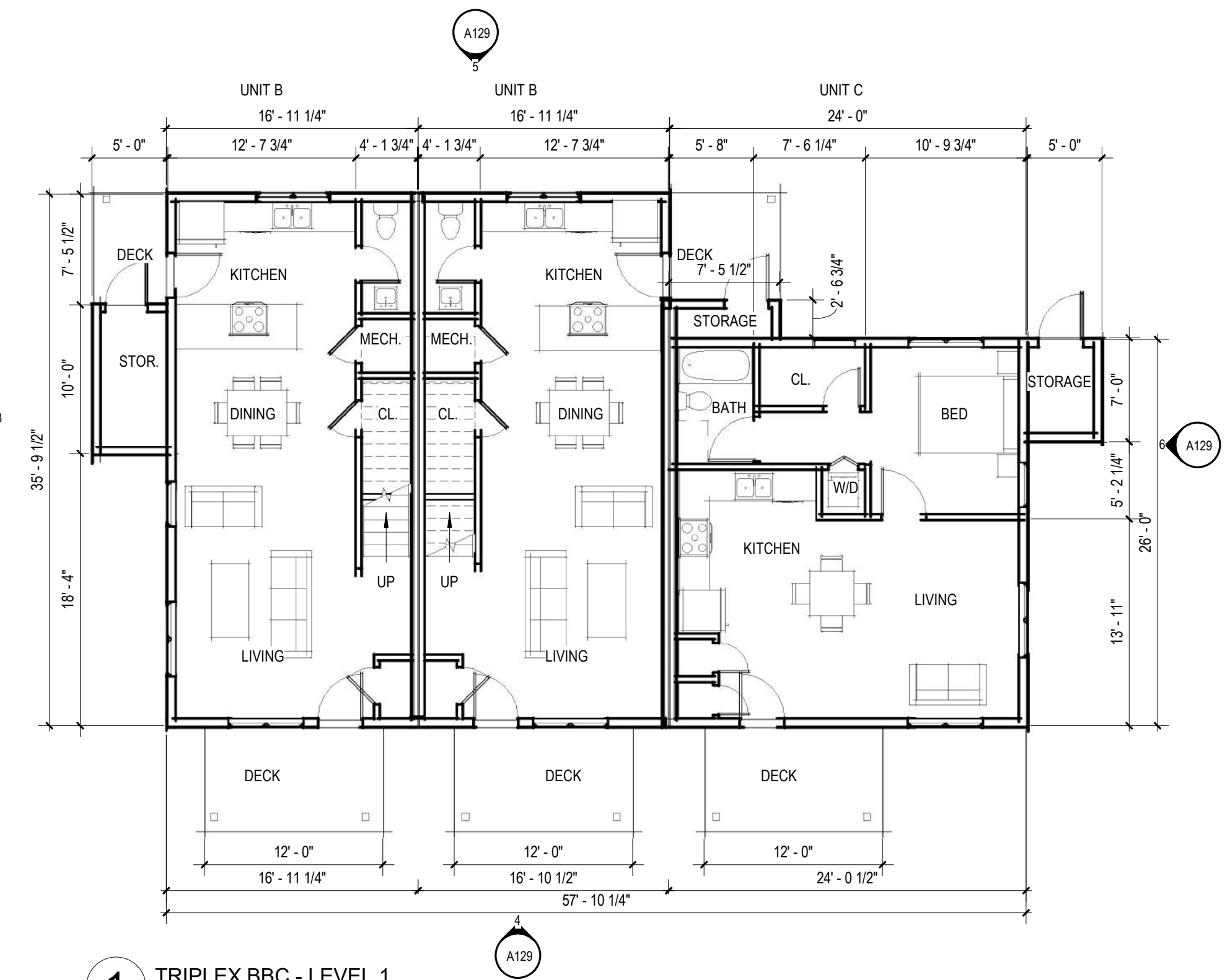


TRIPLEX BBC - SITE PLAN KEY



**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 - 661 TOTAL AREA UNIT B - 1232  
UNIT C AREA - 652 TOTAL AREA UNIT C - 652

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**SITE REVIEW**

TRIPLEX BBC - FLOOR PLANS & ELEVATIONS



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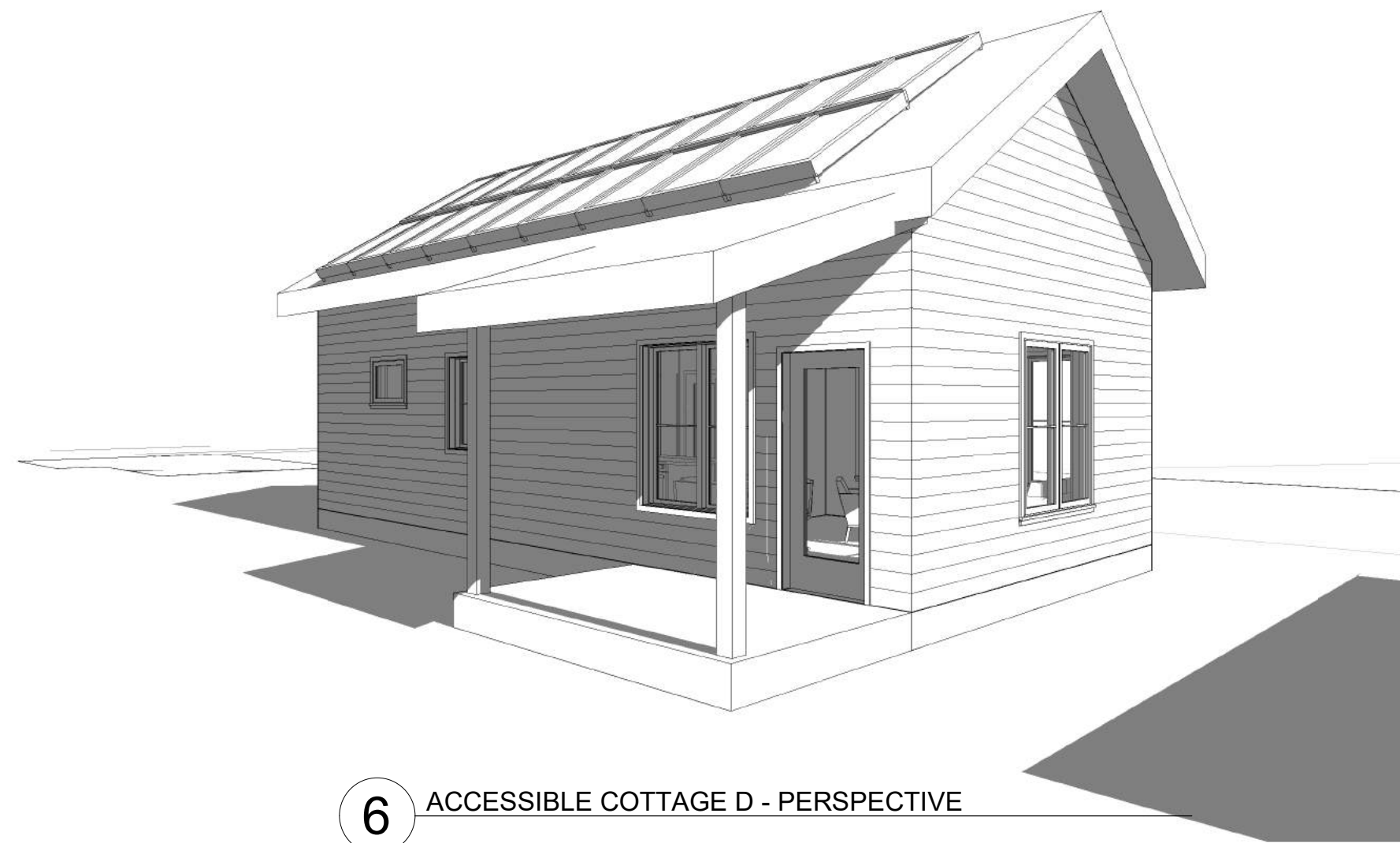
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Date:	02.04.19		
Project:	Project #1722		
Archive:			
Plot Date:	2/14/2019 2:11:17 PM		
Revisions:			
Rev#	Date	Description	



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



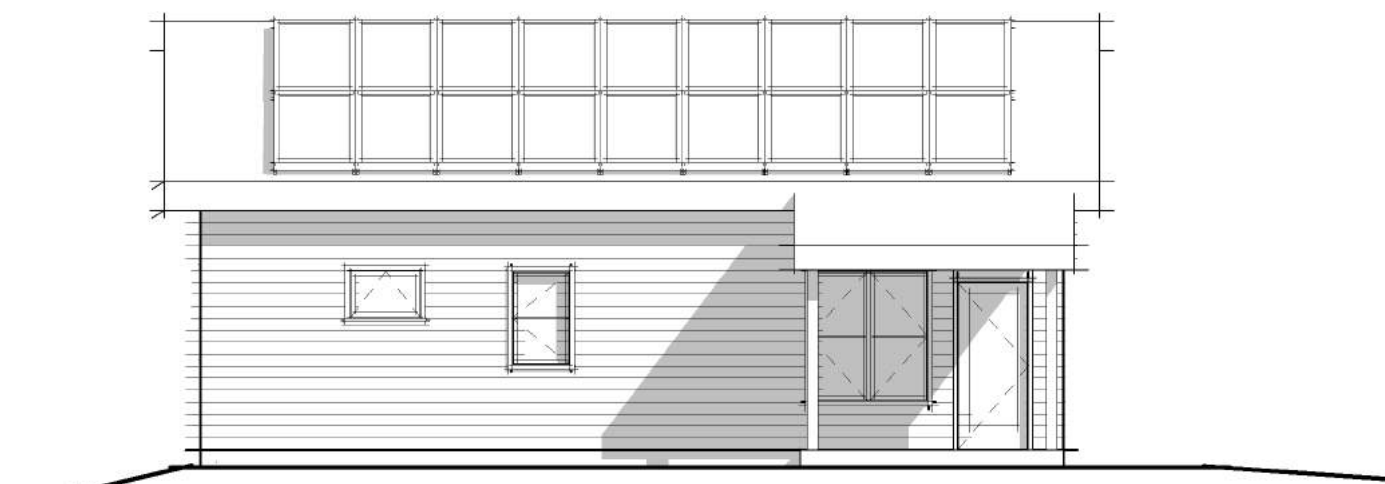
**4** ACCESSIBLE COTTAGE D - RIGHT ELEVATION  
1/8" = 1'-0"



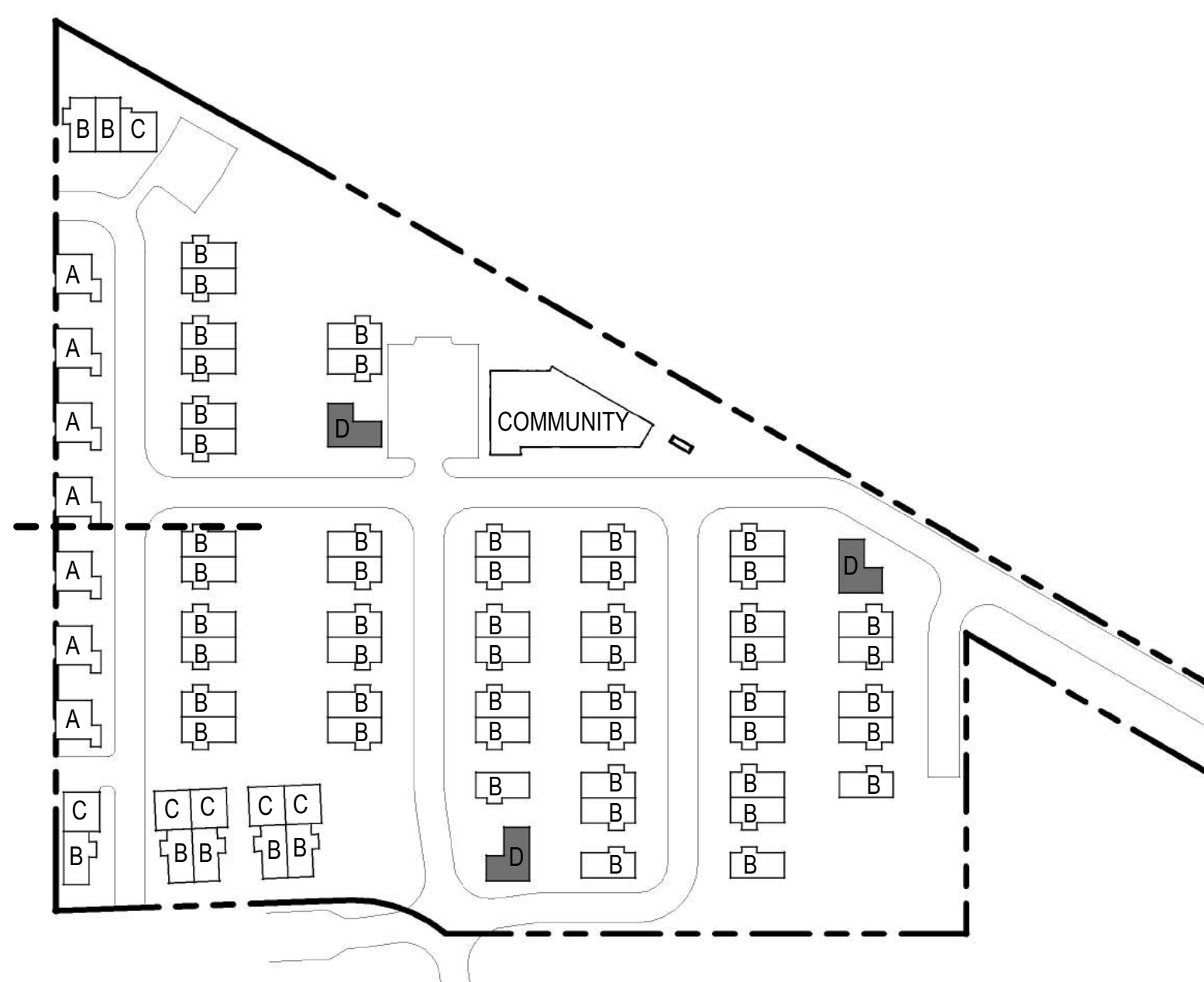
**6** ACCESSIBLE COTTAGE D - PERSPECTIVE



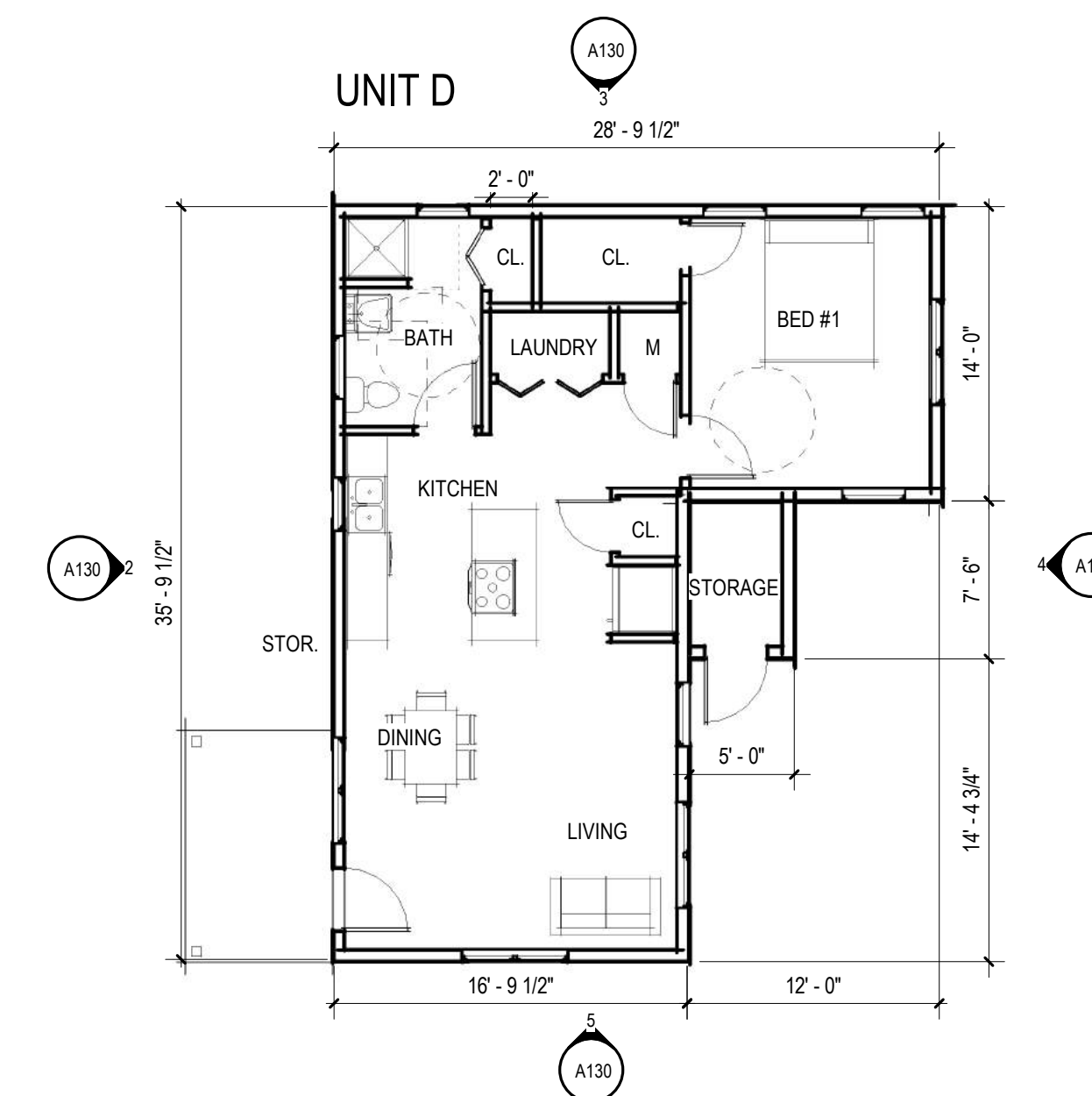
**3** ACCESSIBLE COTTAGE D - REAR ELEVATION  
1/8" = 1'-0"



**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 - 836 SF

UNIT PLANS ARE SHOWN FOR REFERENCE ONLY

**SITE REVIEW**

ACCESSIBLE COTTAGE D - FLOOR PLANS & ELEVATIONS



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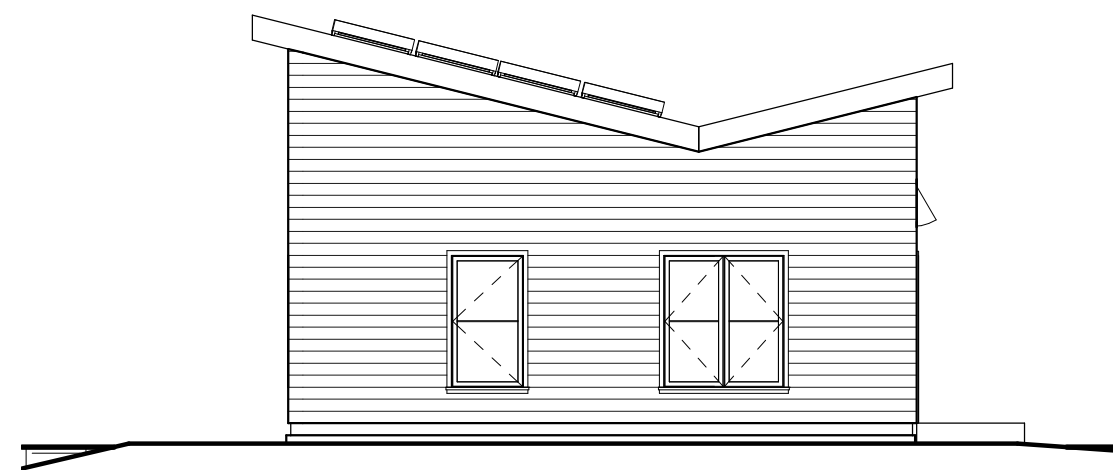
Rev#	Date	Description

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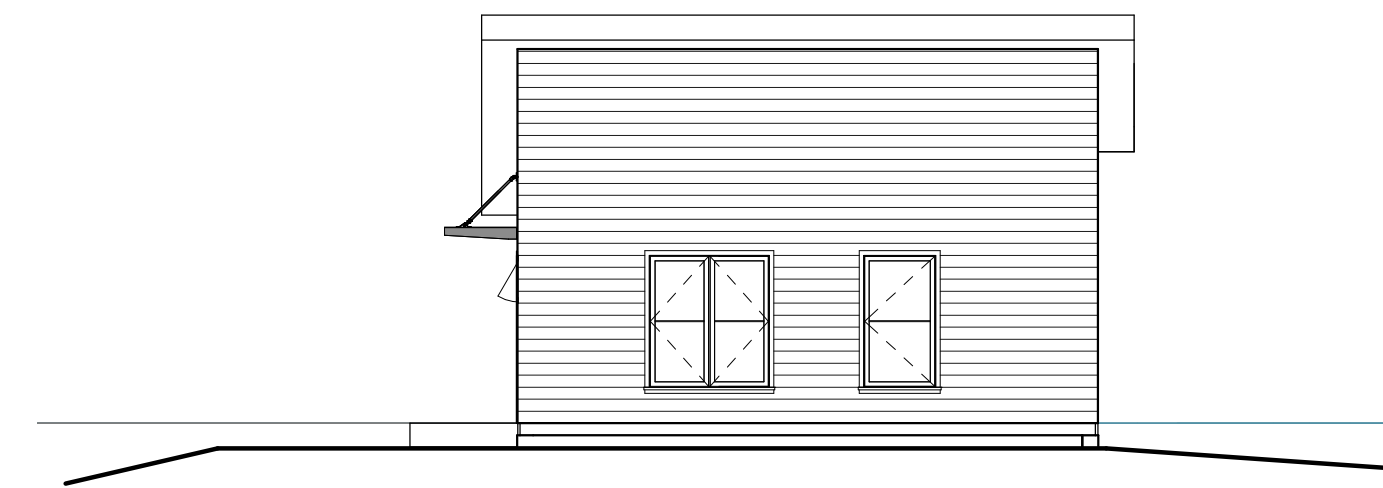
**SITE REVIEW**

SINGLE FAMILY A

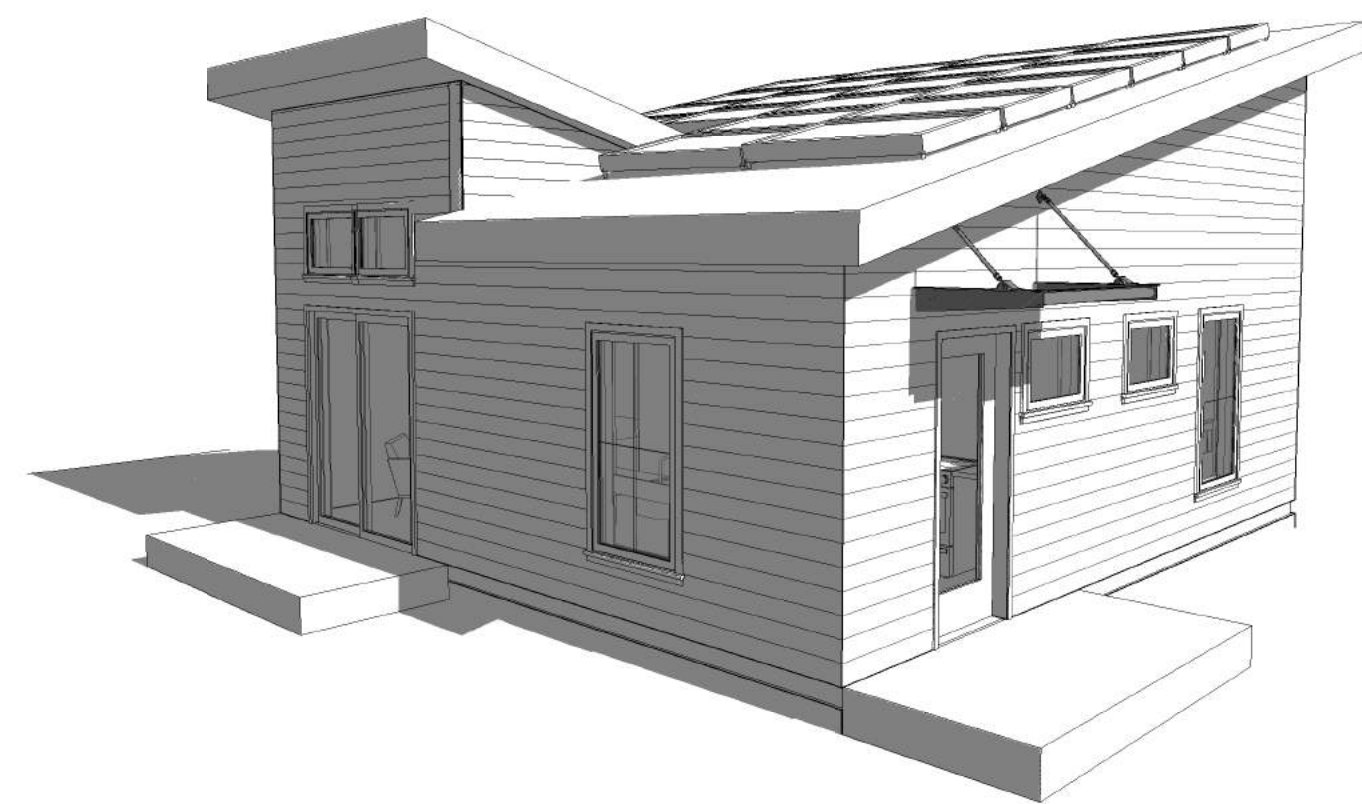
**A131**



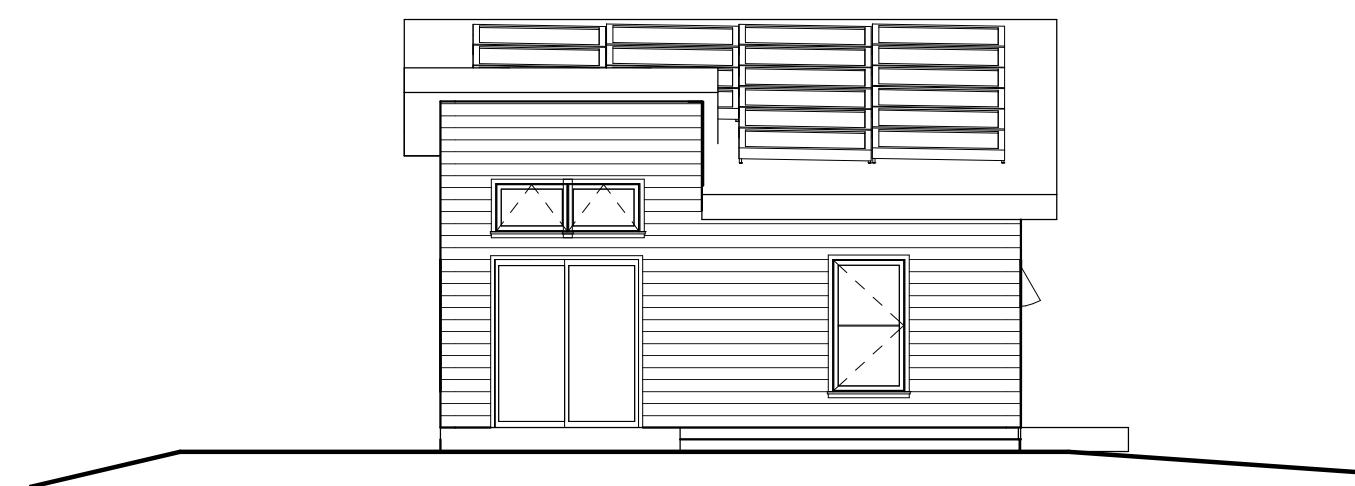
**6** SINGLE FAMILY A - WEST ELEVATION  
1/8" = 1'-0"



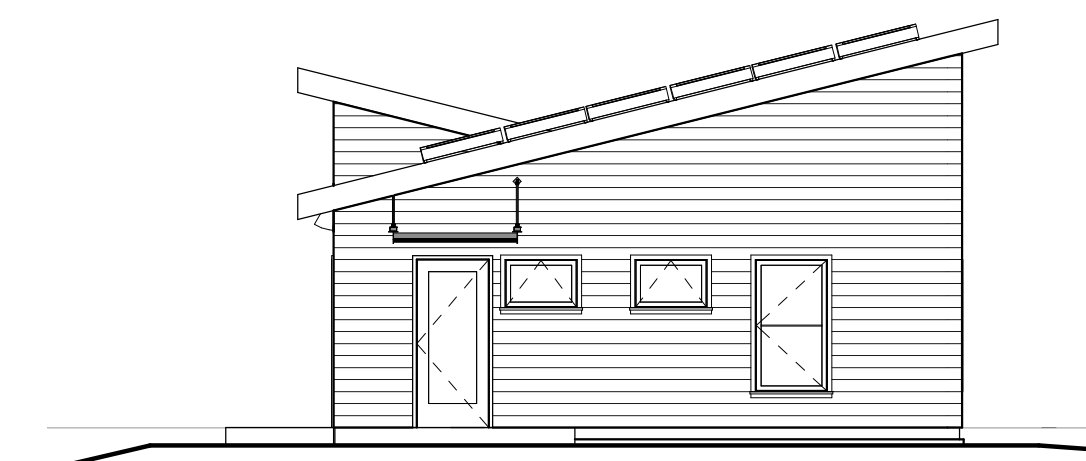
**5** SINGLE FAMILY A - NORTH ELEVATION  
1/8" = 1'-0"



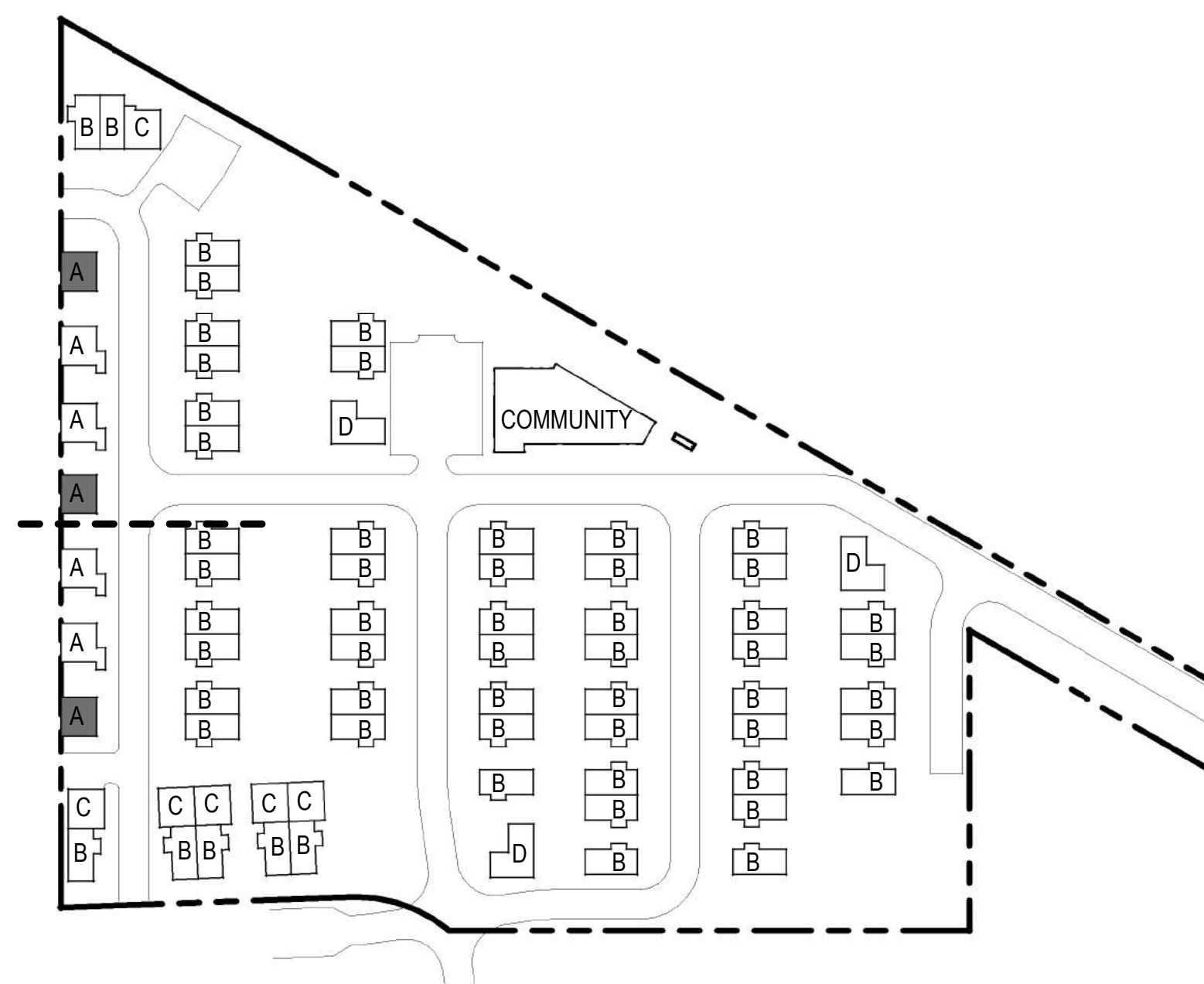
**7** SINGLE FAMILY A



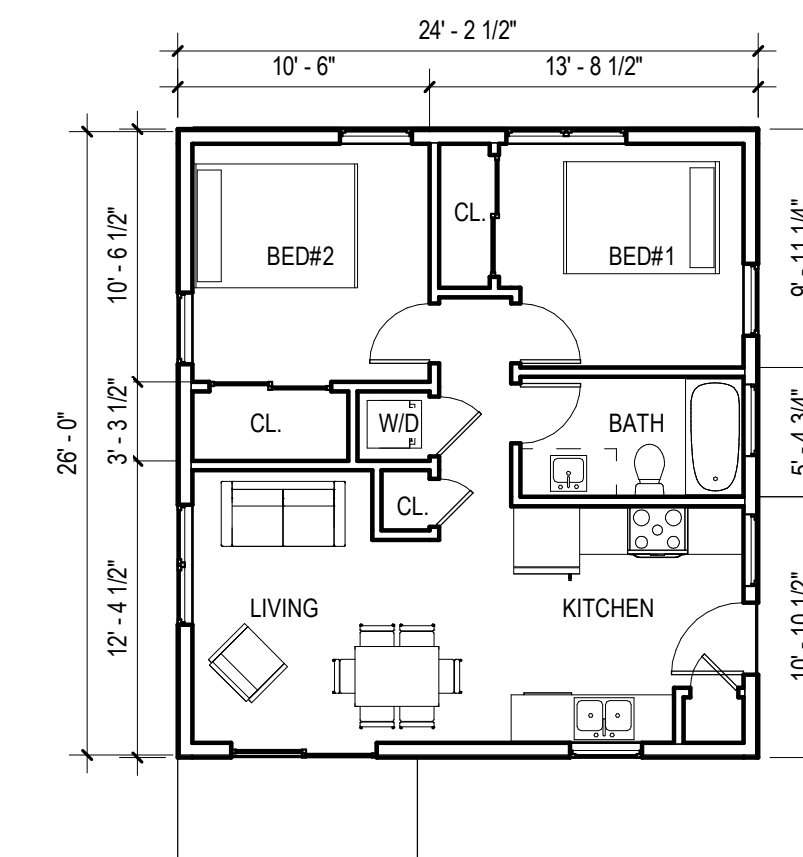
**4** SINGLE FAMILY A - SOUTH ELEVATION  
1/8" = 1'-0"



**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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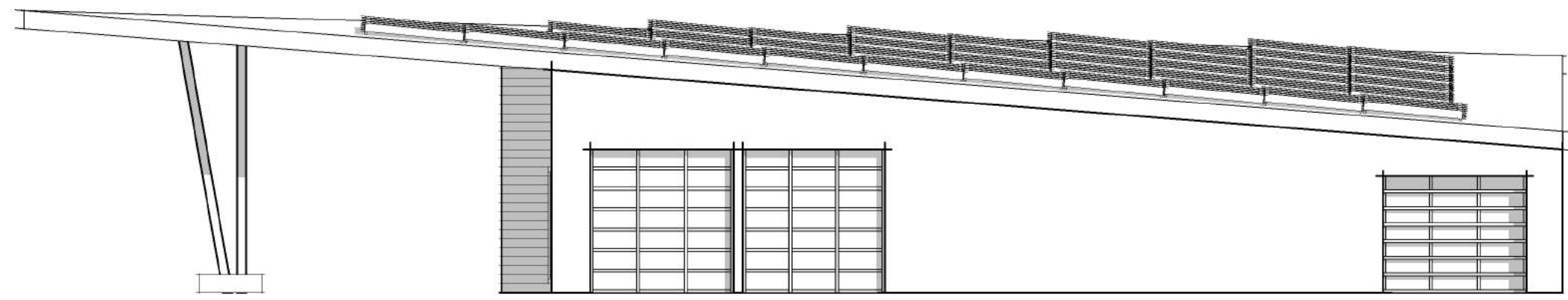
Project: Project #1722

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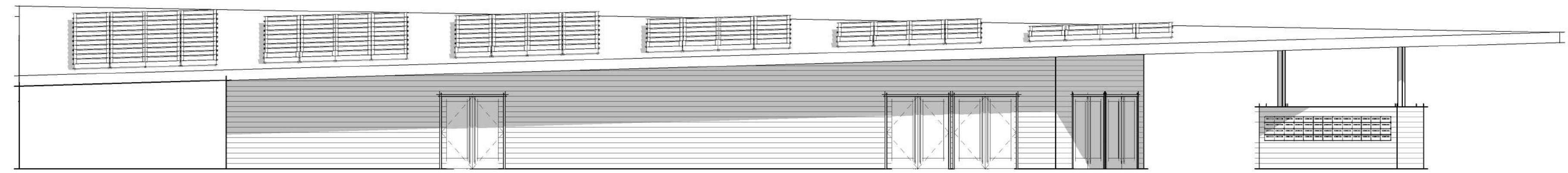
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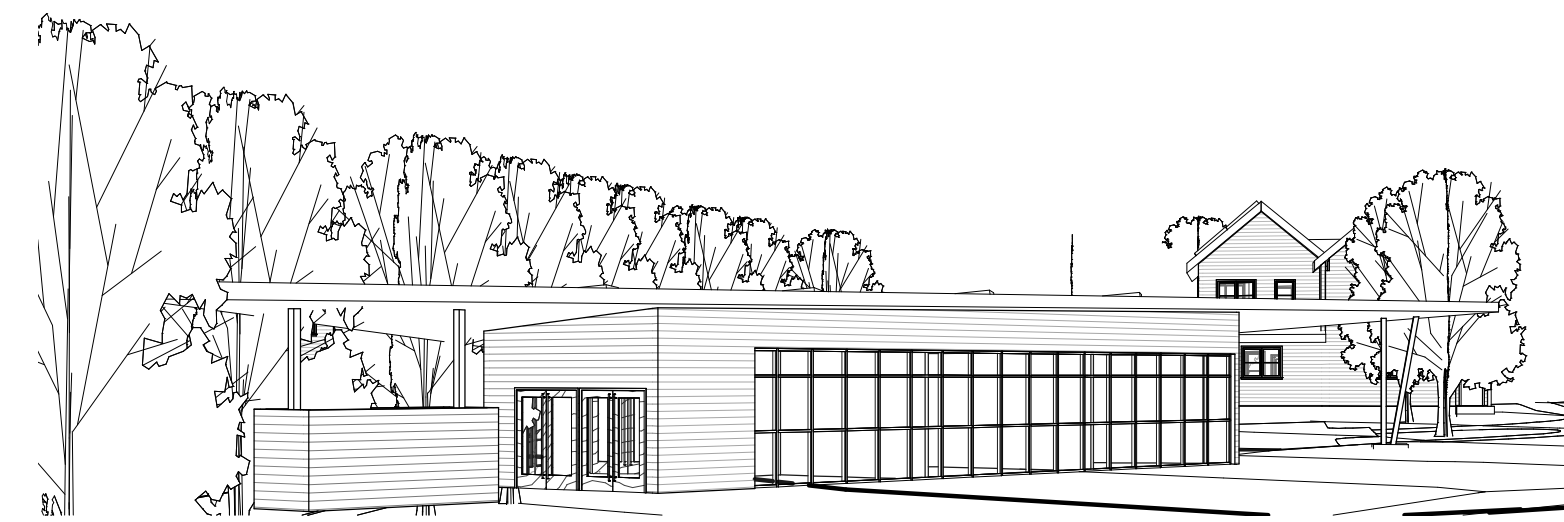
Rev#	Date	Description



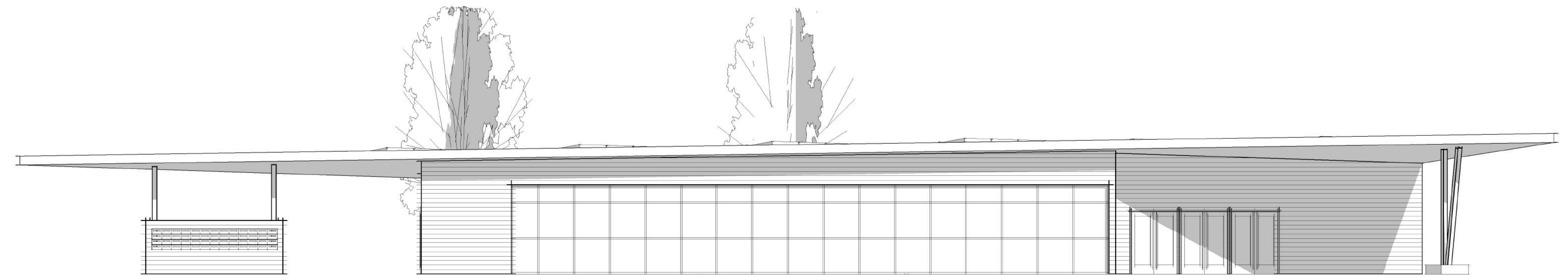
**4** COMMUNITY BUILDING - WEST ELEVATION  
1/8" = 1'-0"



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



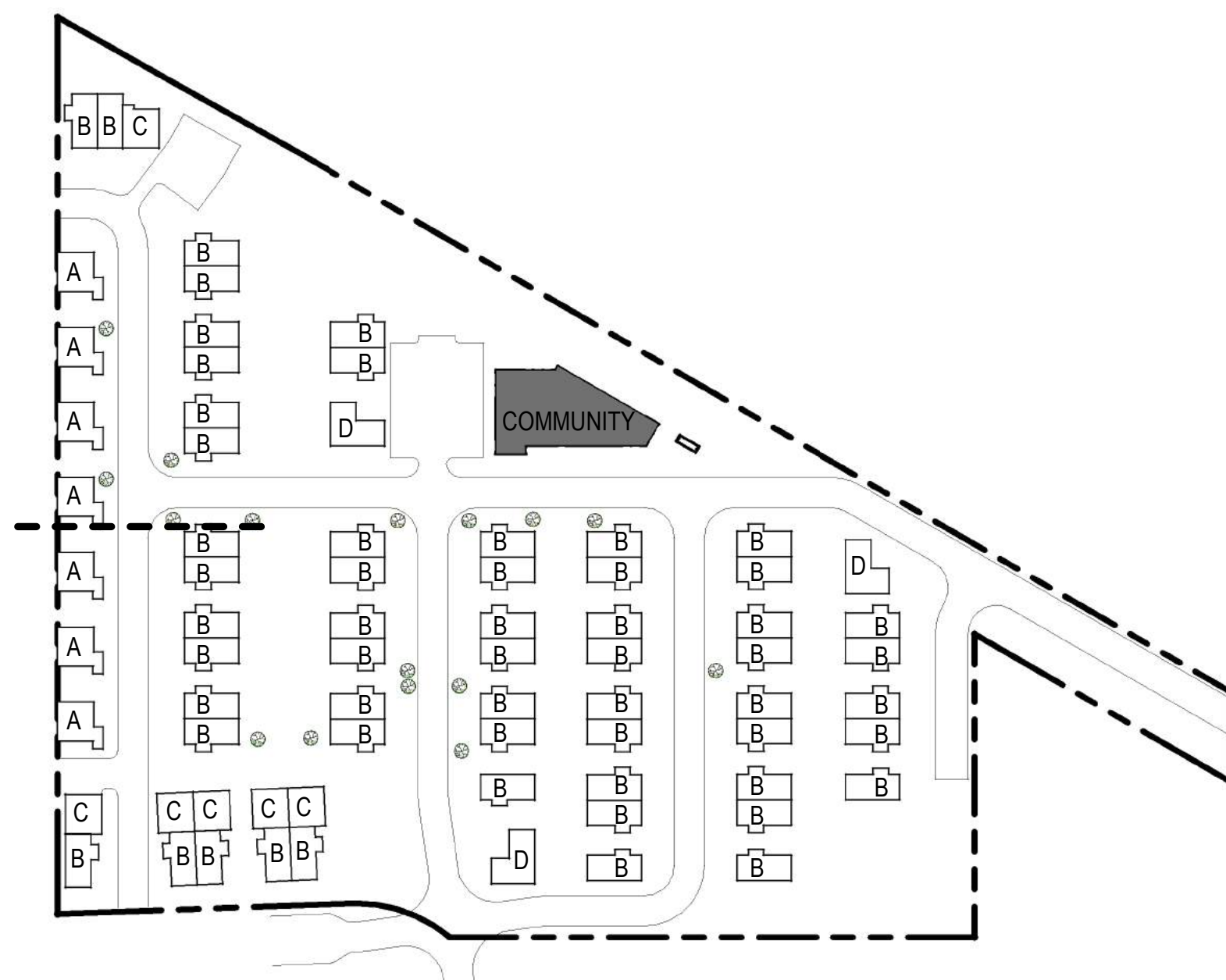
**5** COMMUNITY BUILDING - PERSPECTIVE



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



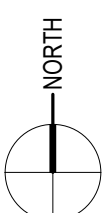
**1** COMMUNITY BUILDING FLOOR PLAN  
1/8" = 1'-0"



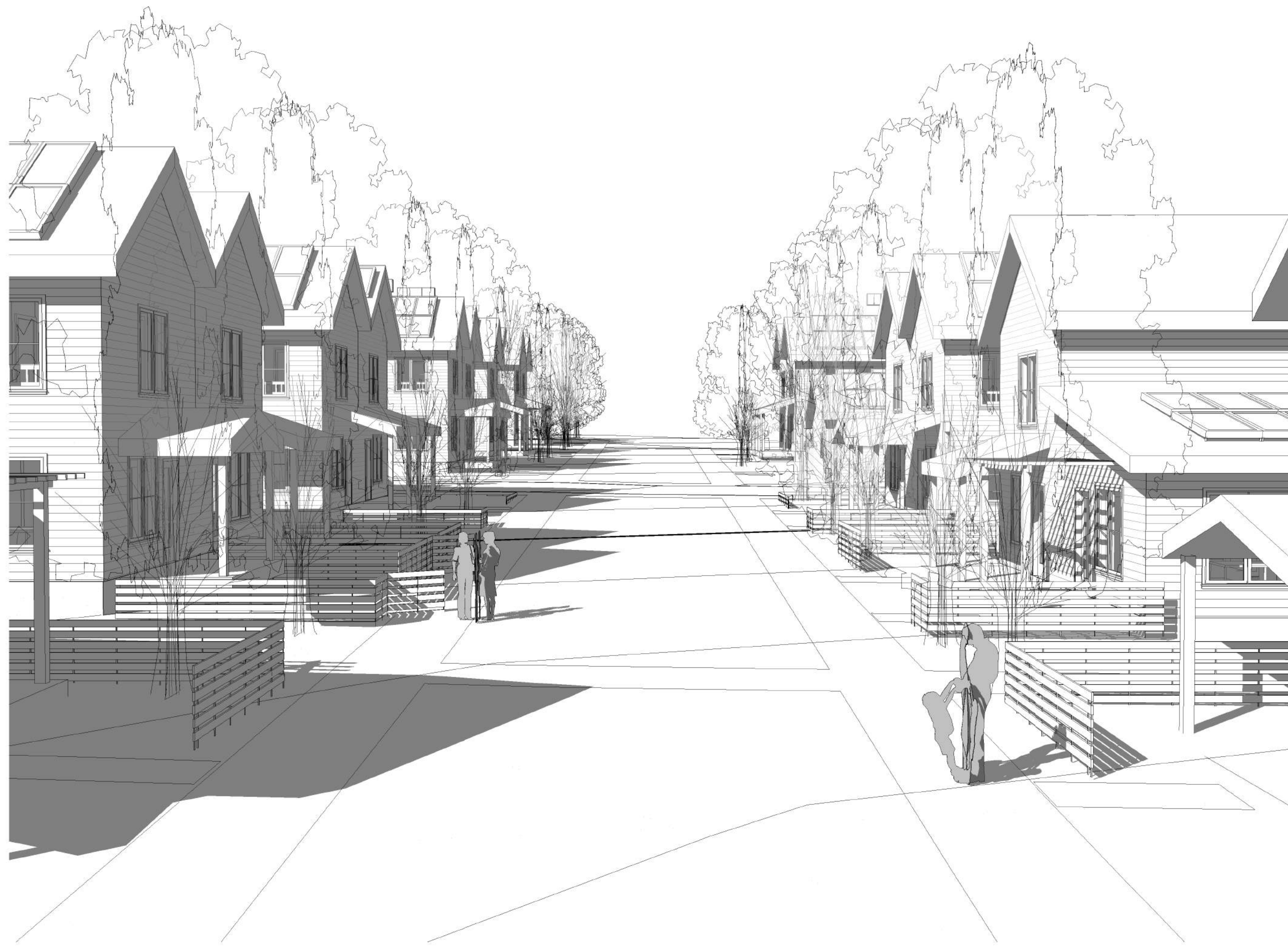
SITE PLAN KEY - COMMUNITY BUILDING

**SITE REVIEW**

COMMUNITY BUILDING -  
CONCEPTUAL FLOOR PLANS &  
ELEVATIONS







3 GARDEN COURT



4 BIRDS EYE



2 STREET VIEW



1 COURTYARD

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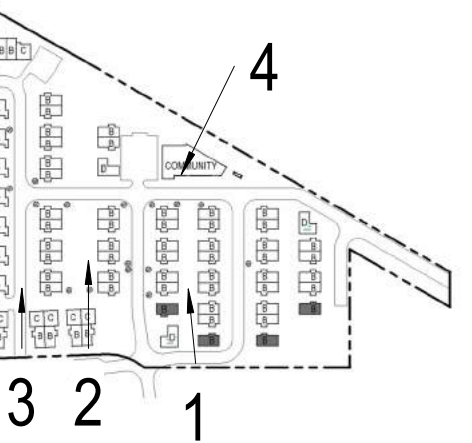
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**SITE REVIEW**

3D VIEWS

**A134**