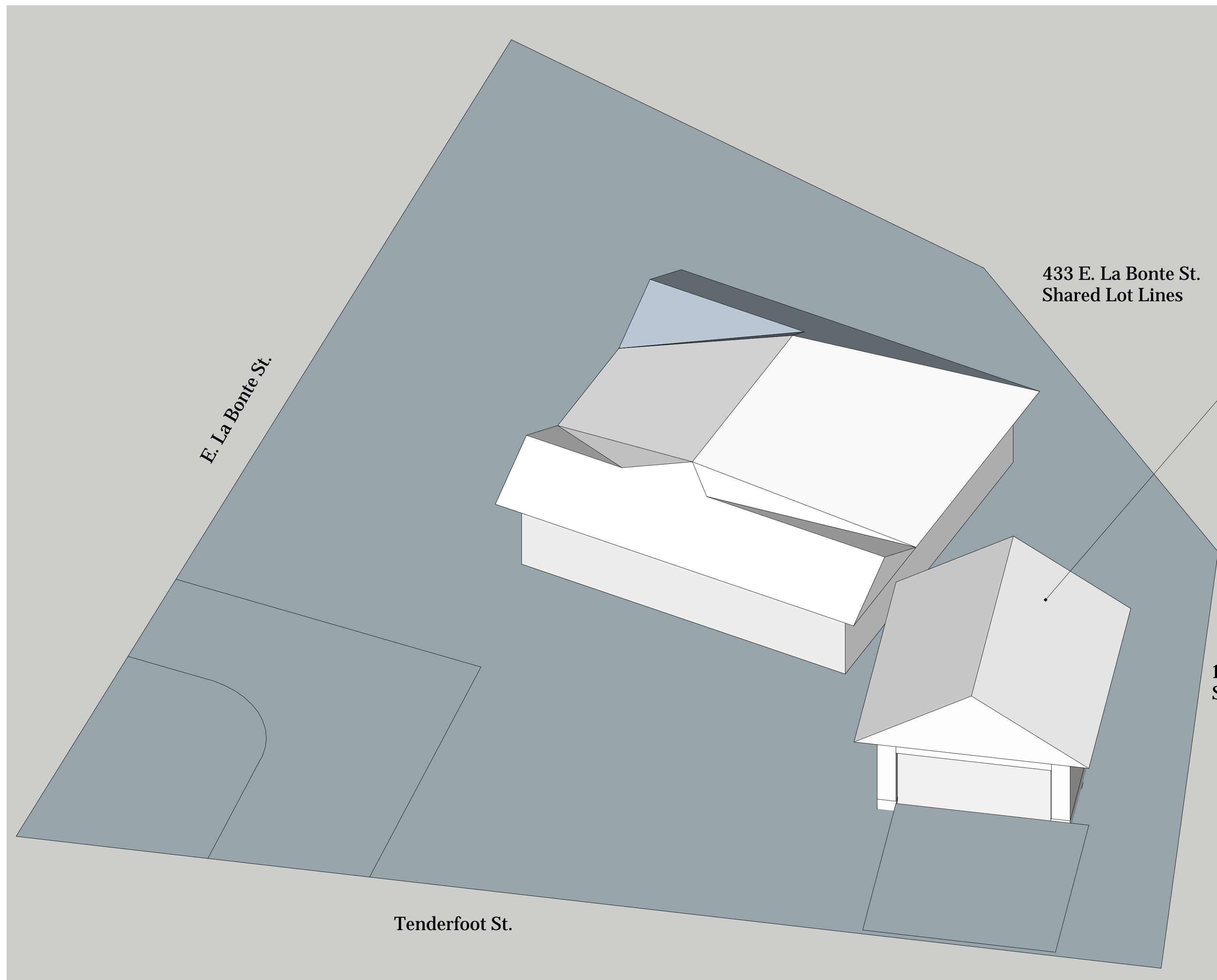


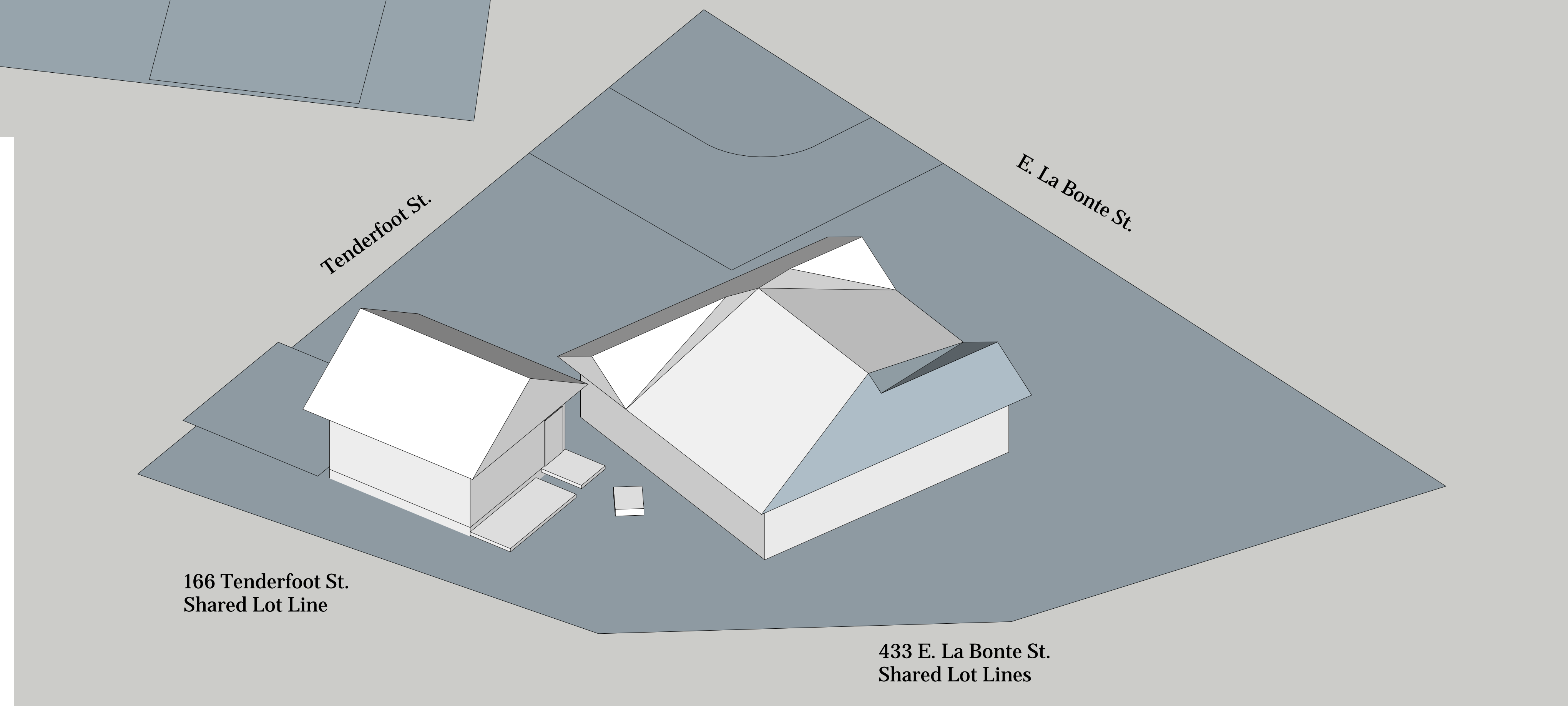
**PROPOSED GARAGE APARTMENT
CRAWFORD RESIDENCE
435 E. La Bonte Street
Dillon, Colorado 80435**

**Garage Apartment
Crawford Residence, Dillon, CO**

**Borthwick Engineering and Construction, LLC
PO Box 1593, Dillon, CO 80435
(913) 908-6017**



Existing garage roof (truss system) and drywall ceiling to be removed. Existing garage walls (2x6 drywall inside and sheeting/log siding outside) not to be disturbed (except where noted).



No Scale

REVISIONS

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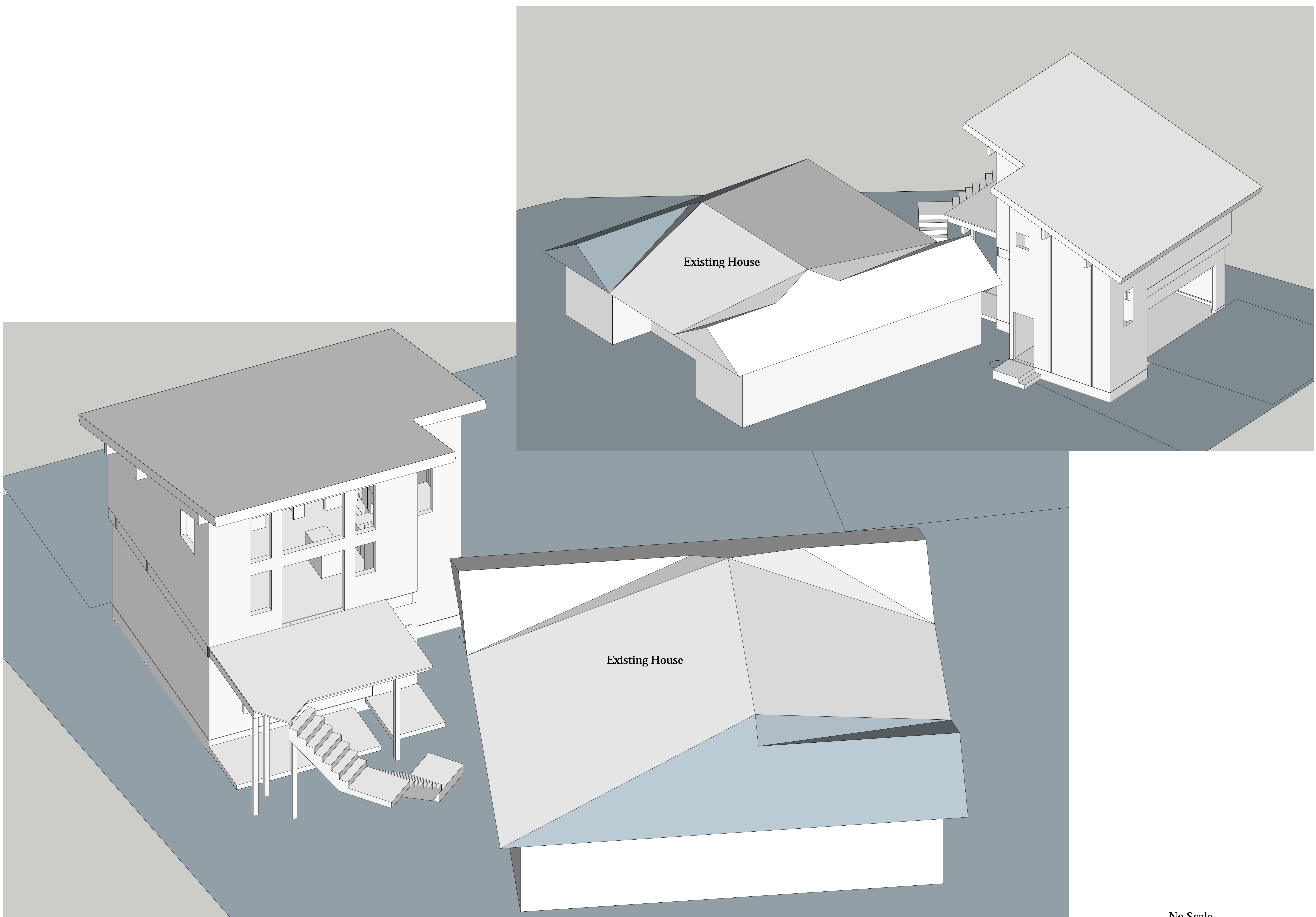
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EXISTING HOUSE AND DETACHED GARAGE

A

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No Scale

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PROPOSED GARAGE
 With New Apartment Above

LOT 1B BEDDOE SUB RESUB LOT 1
 BLK M DILLON NEW TOWN
 Dillon, Colorado
 435 E. La Bonte St.
 11,784 sq ft (0.271 acres)

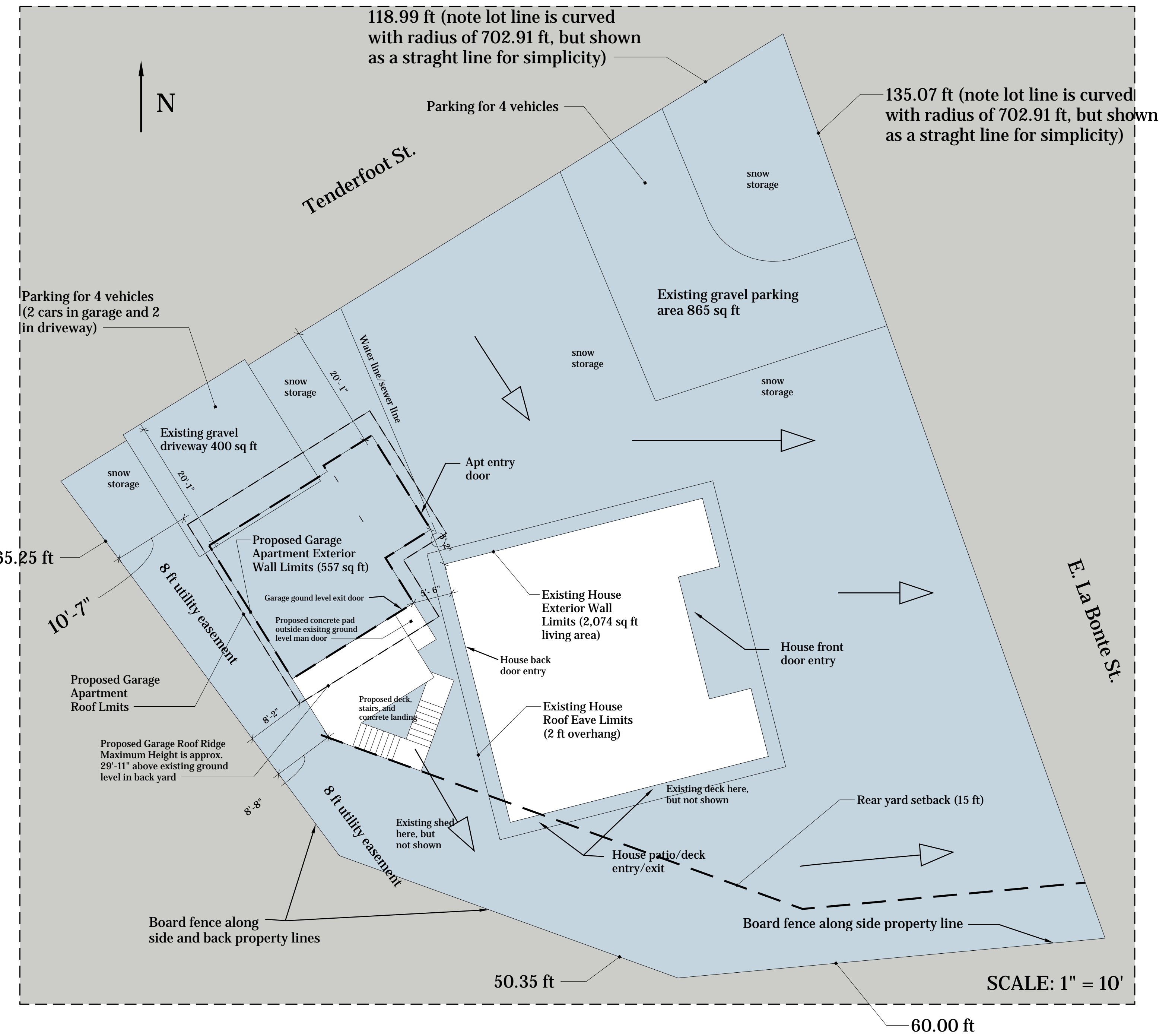
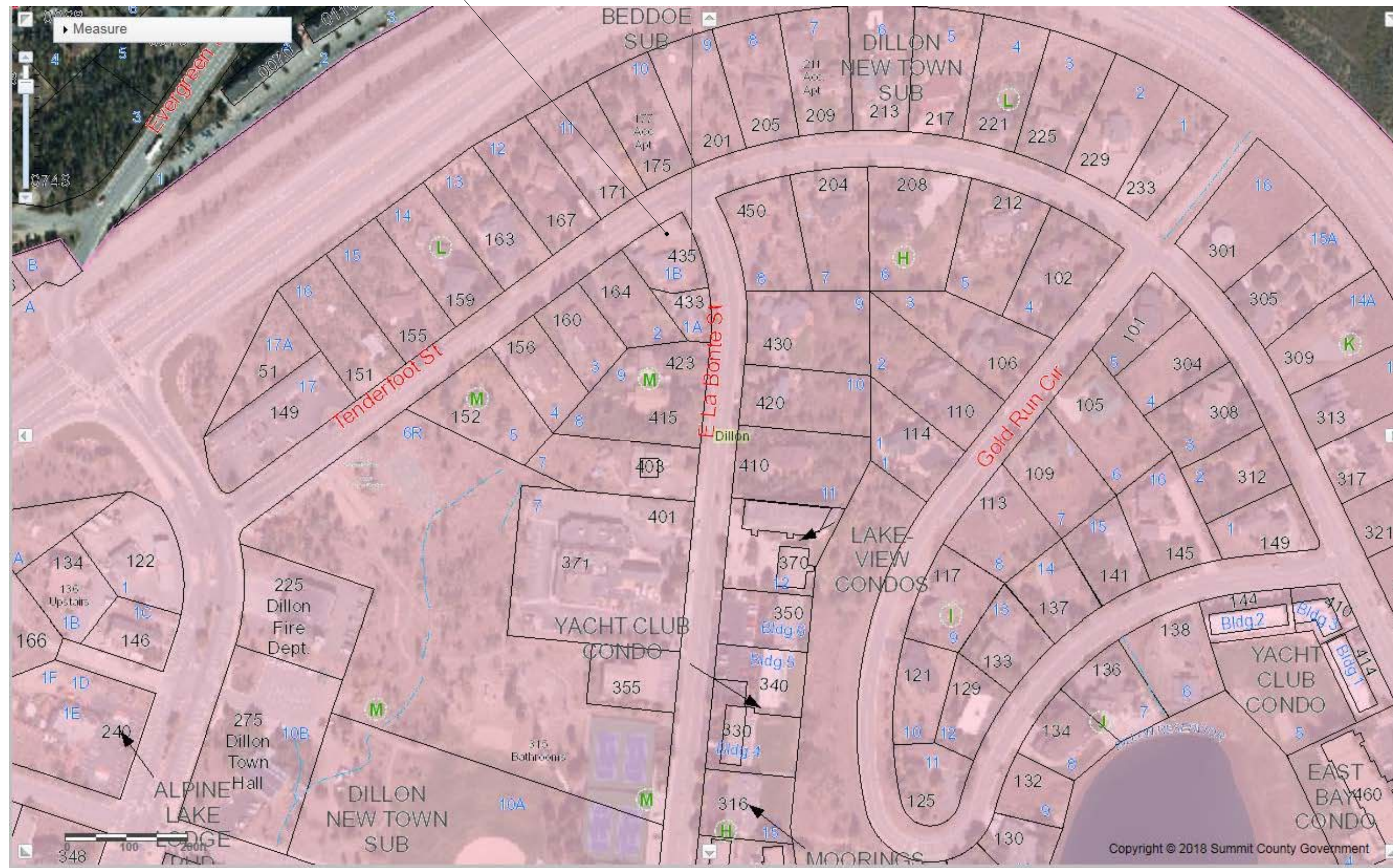
Site Coverage:
 Existing House = 2,074 sq ft
 Existing Garage = 420 sq ft
 Proposed Garage Apt = 557 sq ft
 New Apt = 27% size of house (557/2,074)
 Proposed Deck/Stairs = 221 sq ft
 Existing Shed (not shown) = 60 sq ft
 Existing Deck (not shown) = 200 sq ft
 Total = 3,112 sq ft; which is 26% of site area (3,112/11,784)

Setback Summary (proposed garage):
 New deck to side yard: 8'-4" [See Note 1]
 New garage roof line to side yard: 8'-2" [See Note 1]
 New garage wall to Tenderfoot St. ROW: 20'-1"
 New garage stair wall to Tenderfoot St. ROW: 20'-1"
 Note 1: "...in the Residential Low (RL) zoning district where the side yard is specified as eight (8) feet, there is no permissible overhang or extension into the eight foot (8') easement." Ned West, TOD, email dated 2/26/2018

Legend
 Stormwater runoff flows

Vicinity Map

Site: 435 E. La Bonte St., Dillon, CO



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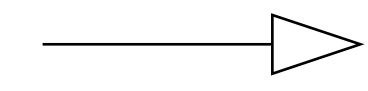

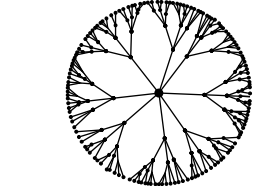
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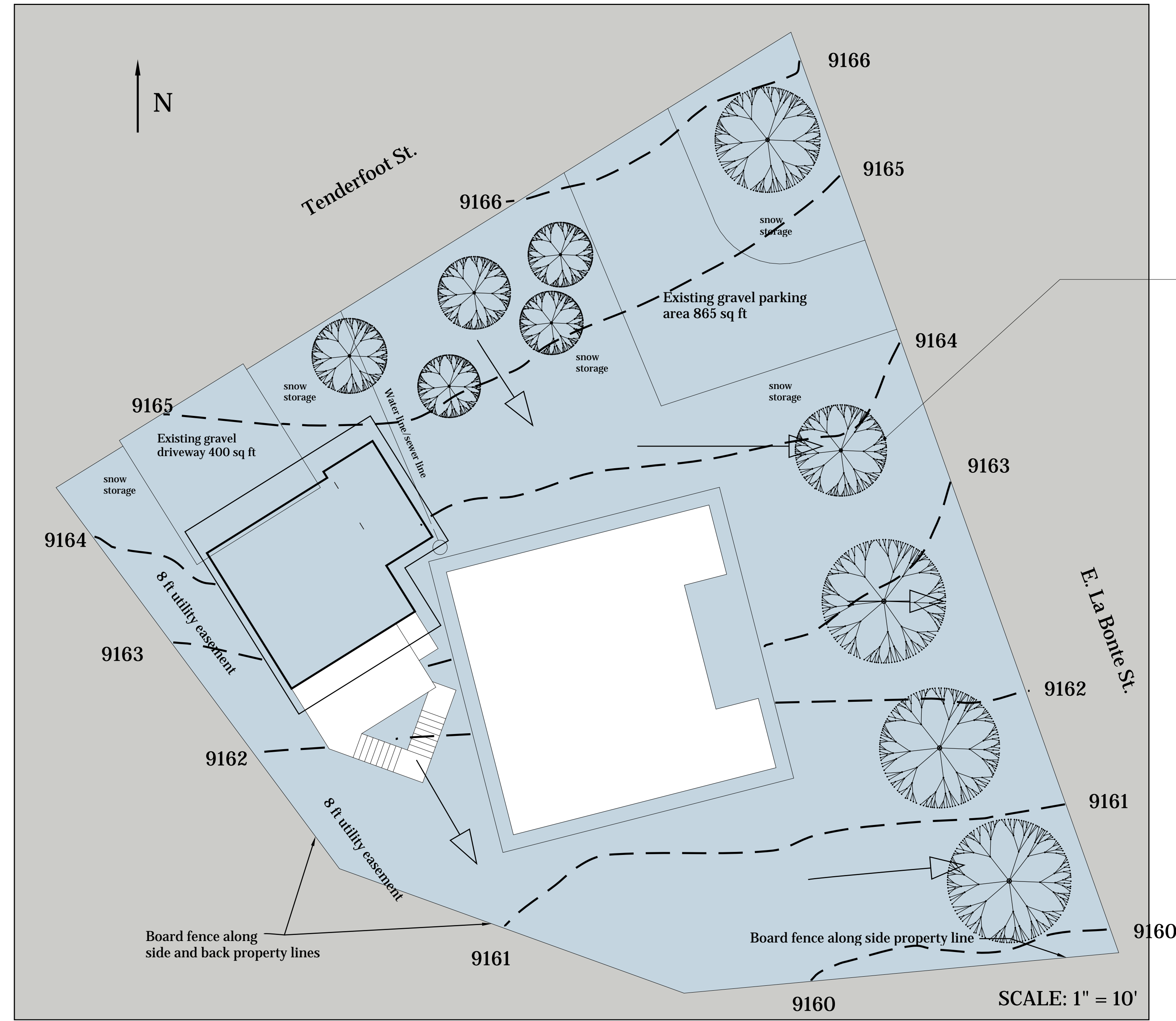
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SITE PLAN

Notes for landscape plan go here

Legend

-  Stormwater runoff flows
-  Contour elevation line
-  Tree



Existing trees (10)

REVISIONS

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LANDSCAPE PLAN

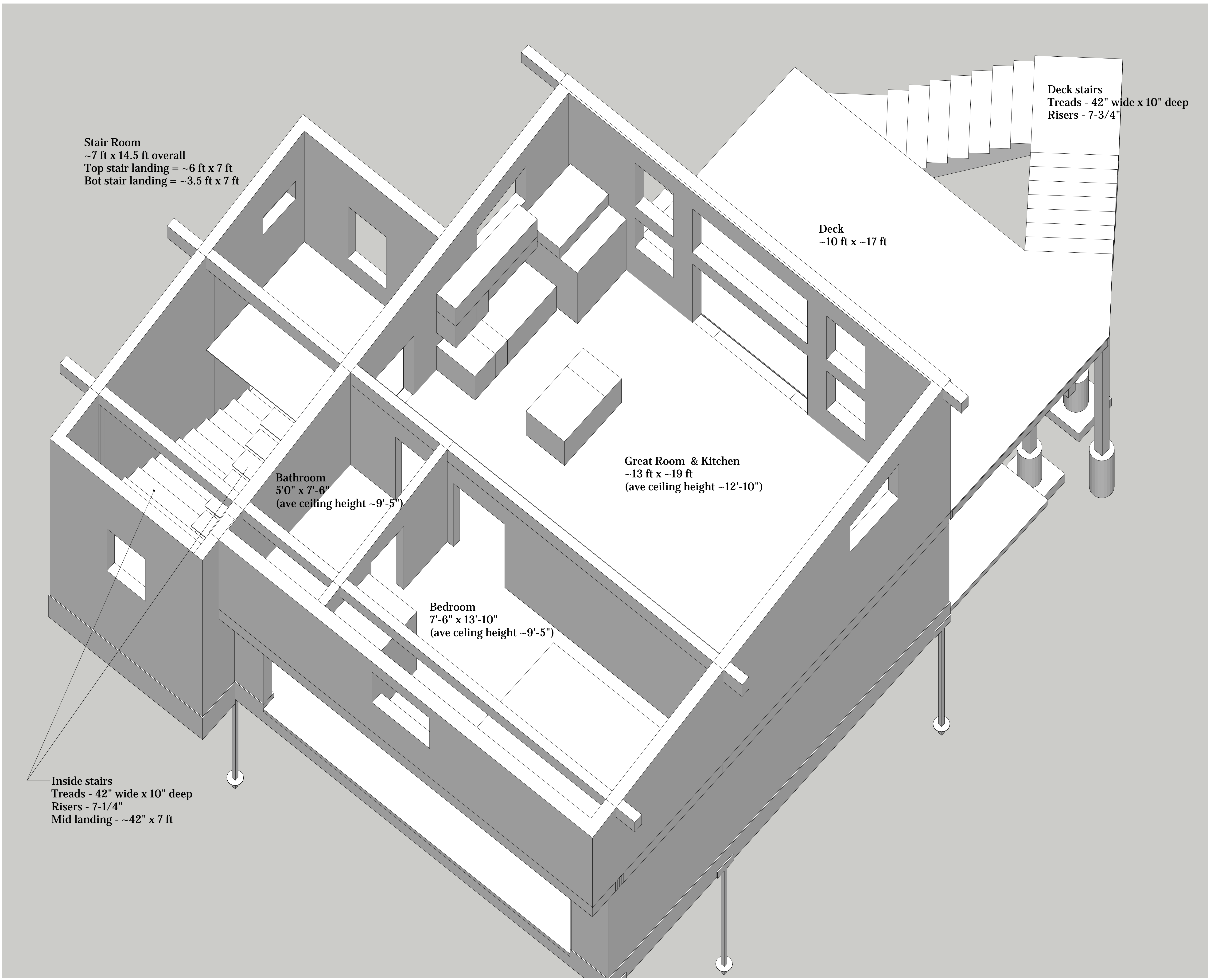


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ELEVATION PLAN



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FLOOR PLAN