

HARMONY GARDENS

Detailed Site Plan

ACL-2024-004/TCP2-041-2024

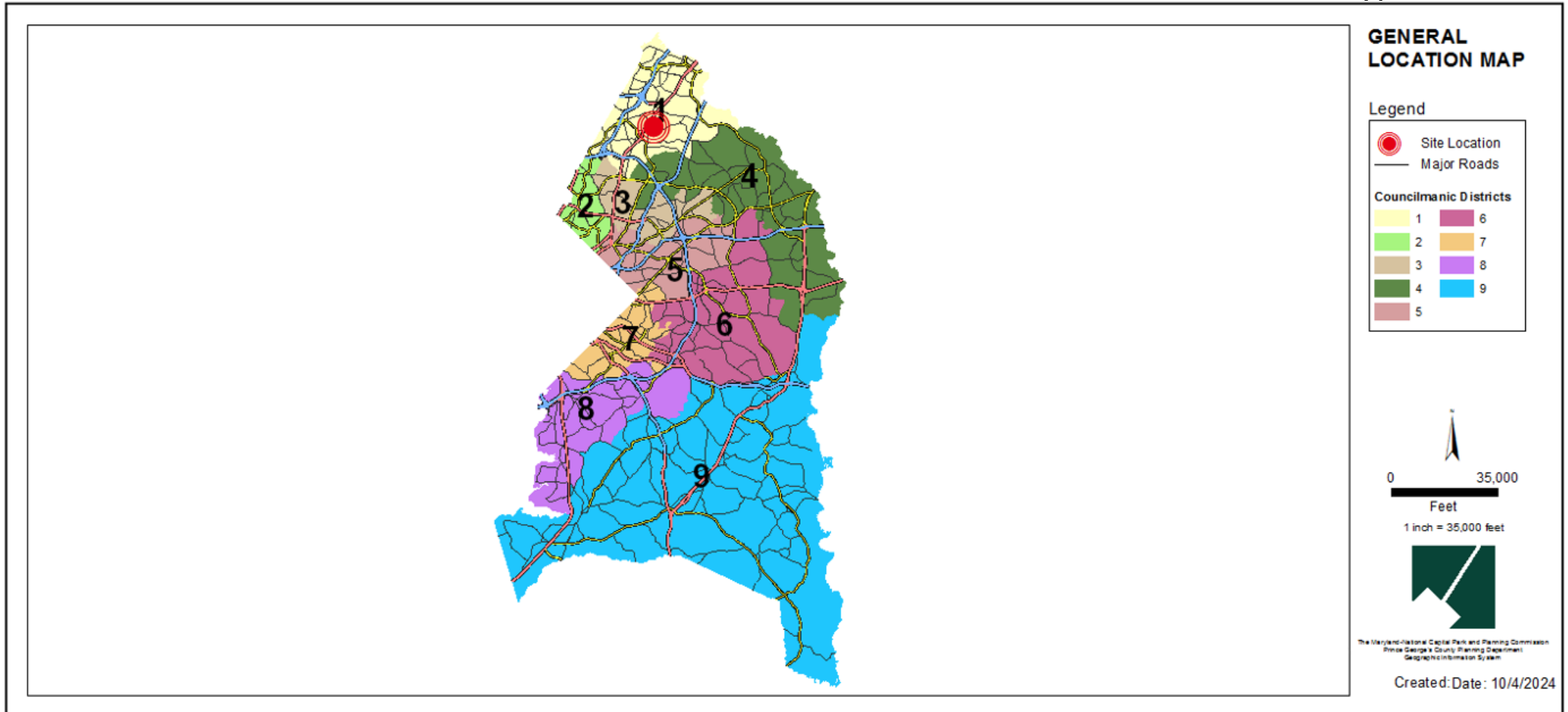
Staff Recommendation: APPROVAL with conditions



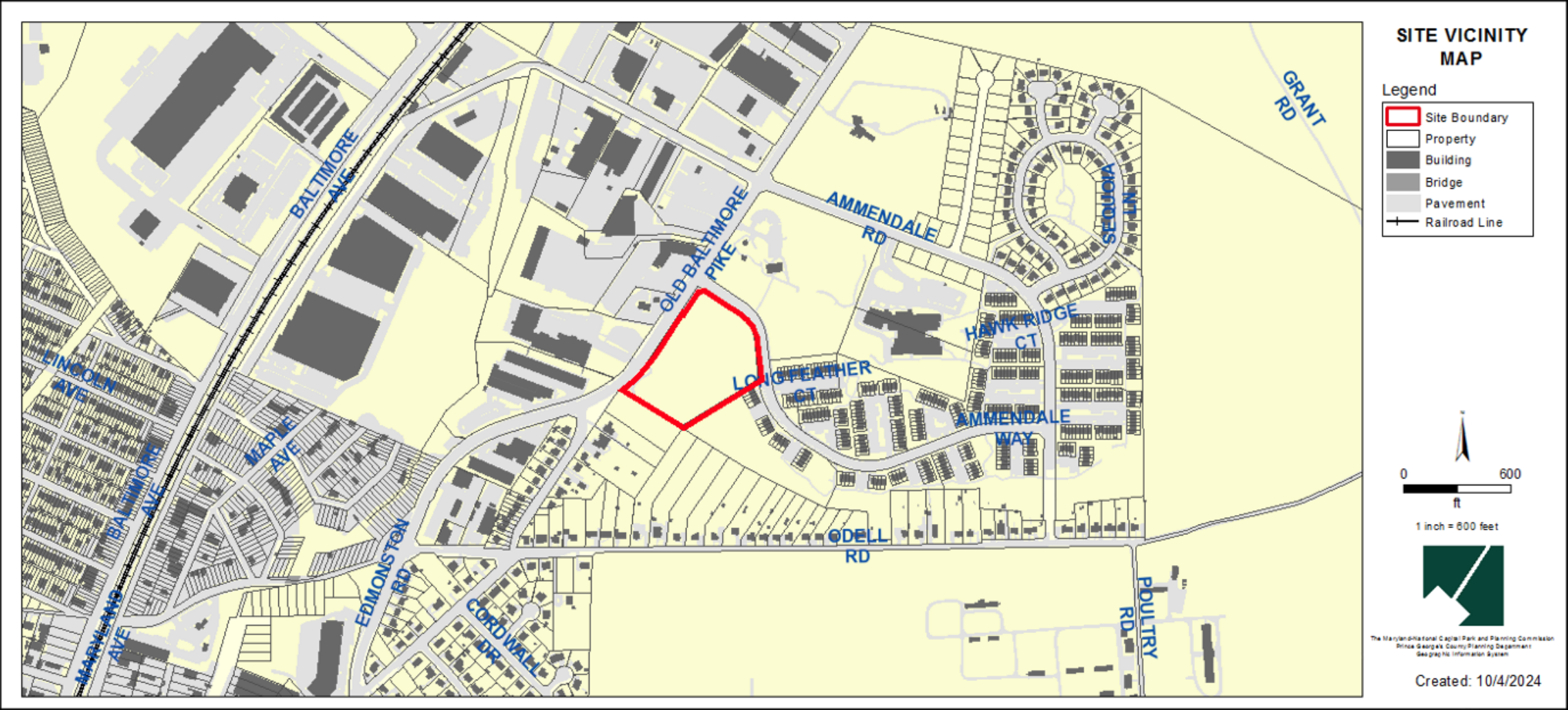
GENERAL LOCATION MAP

Council District: 01

Planning Area: 062

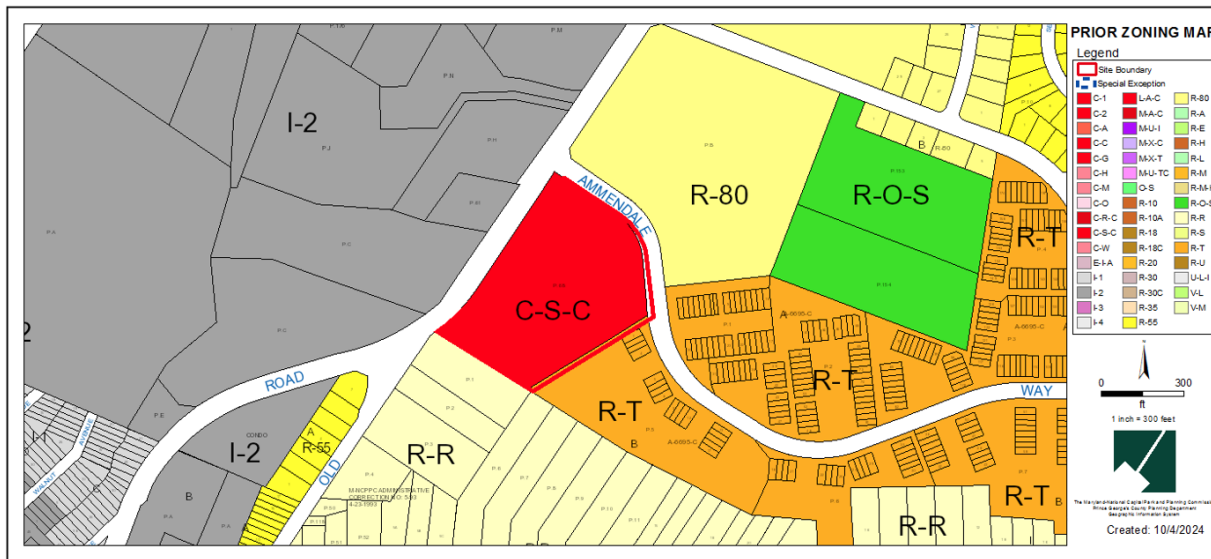


SITE VICINITY MAP

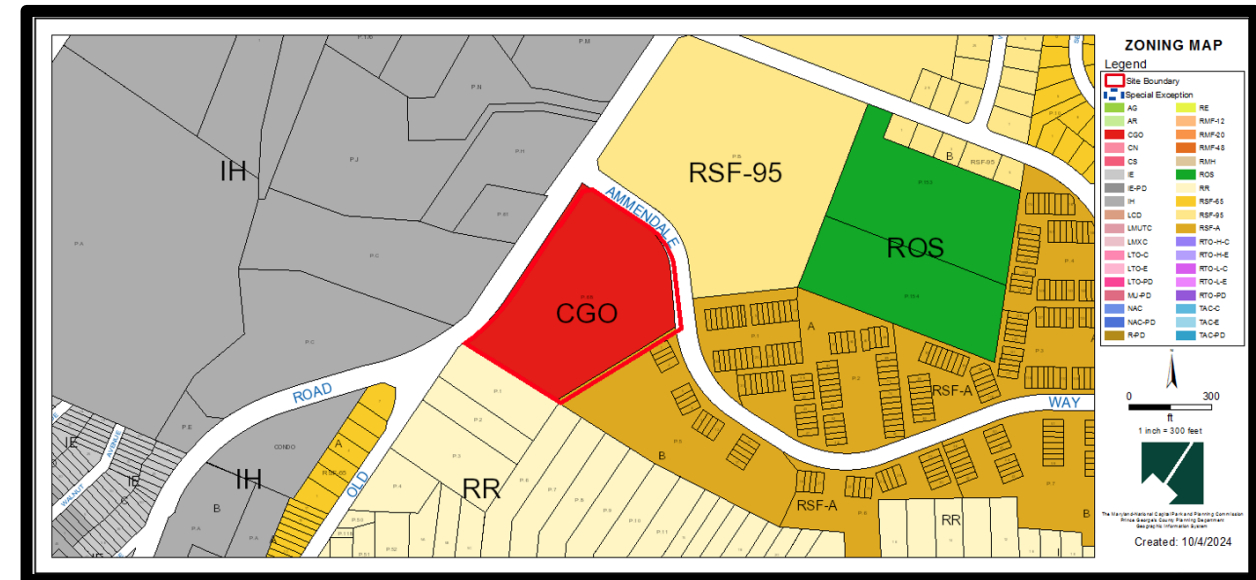


ZONING MAP (PRIOR AND CURRENT)

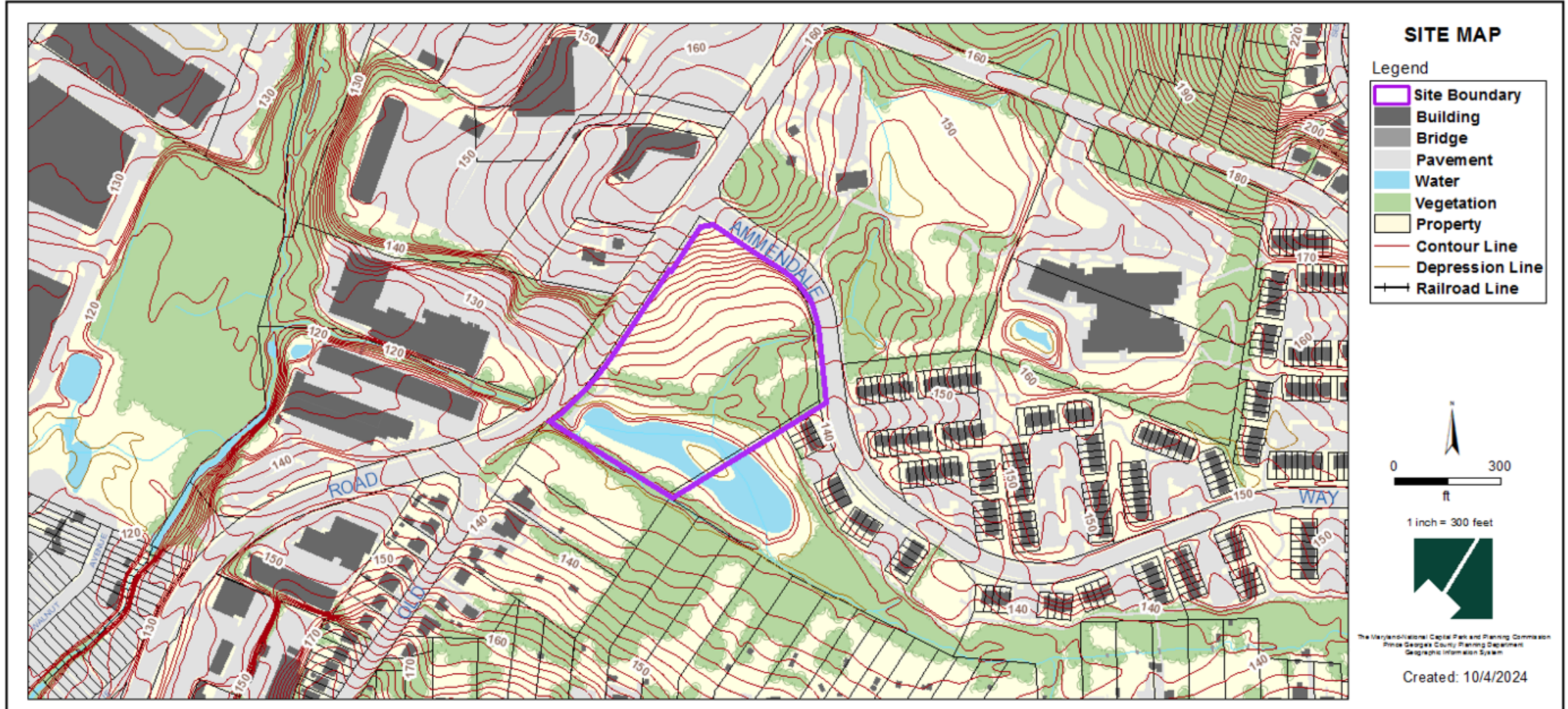
Prior Zoning Map: C-S-C Zone



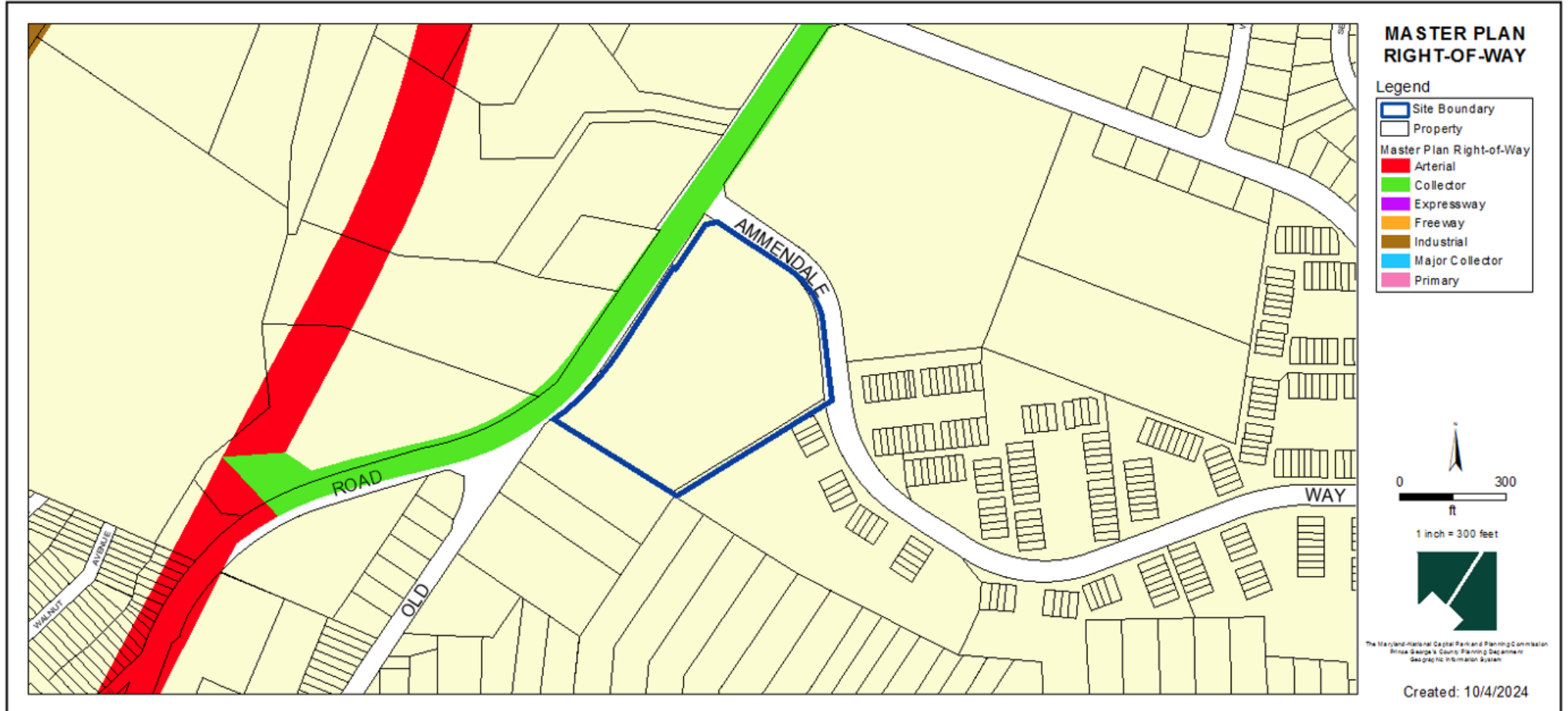
Current Zoning Map: CGO Zone



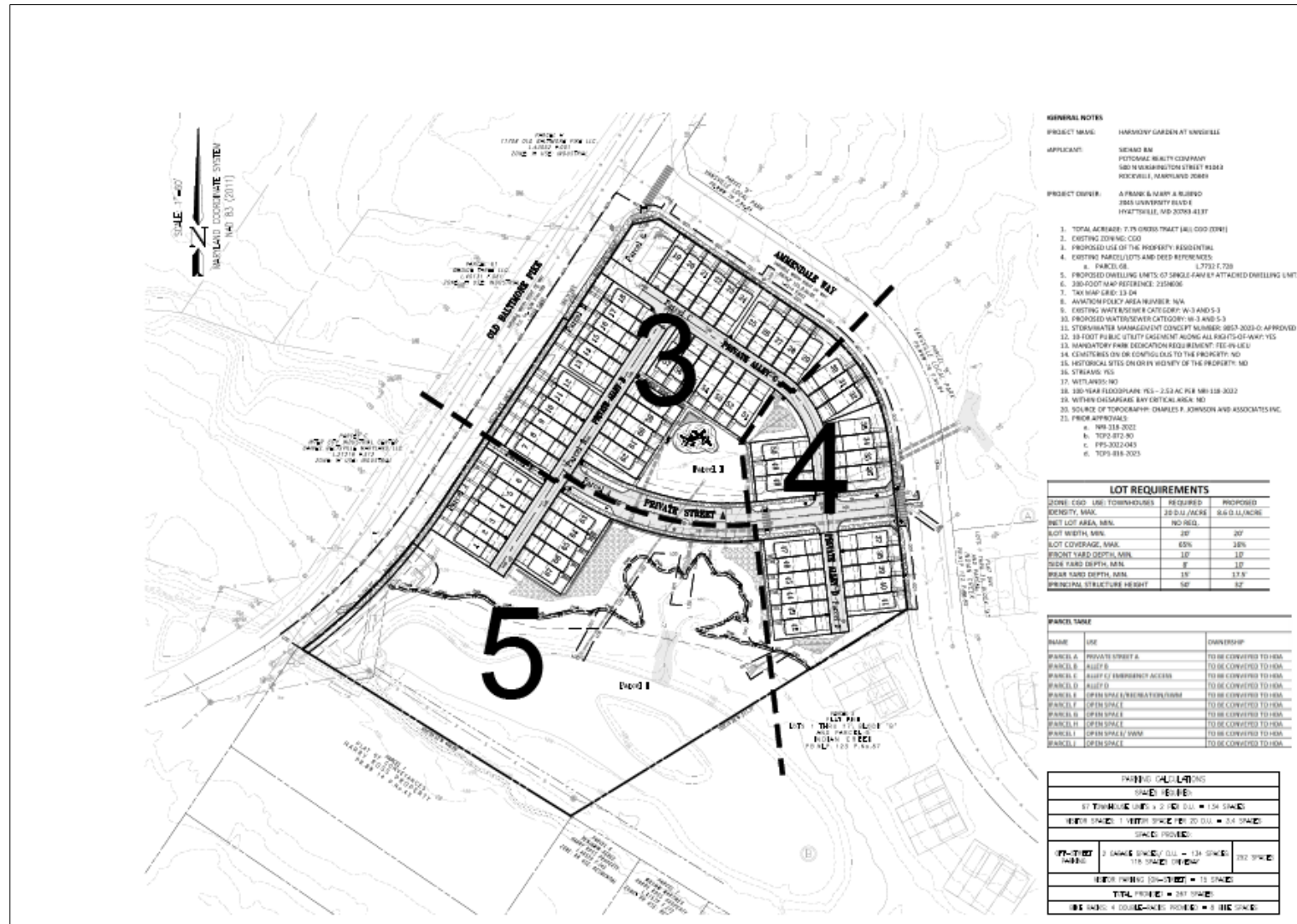
SITE MAP



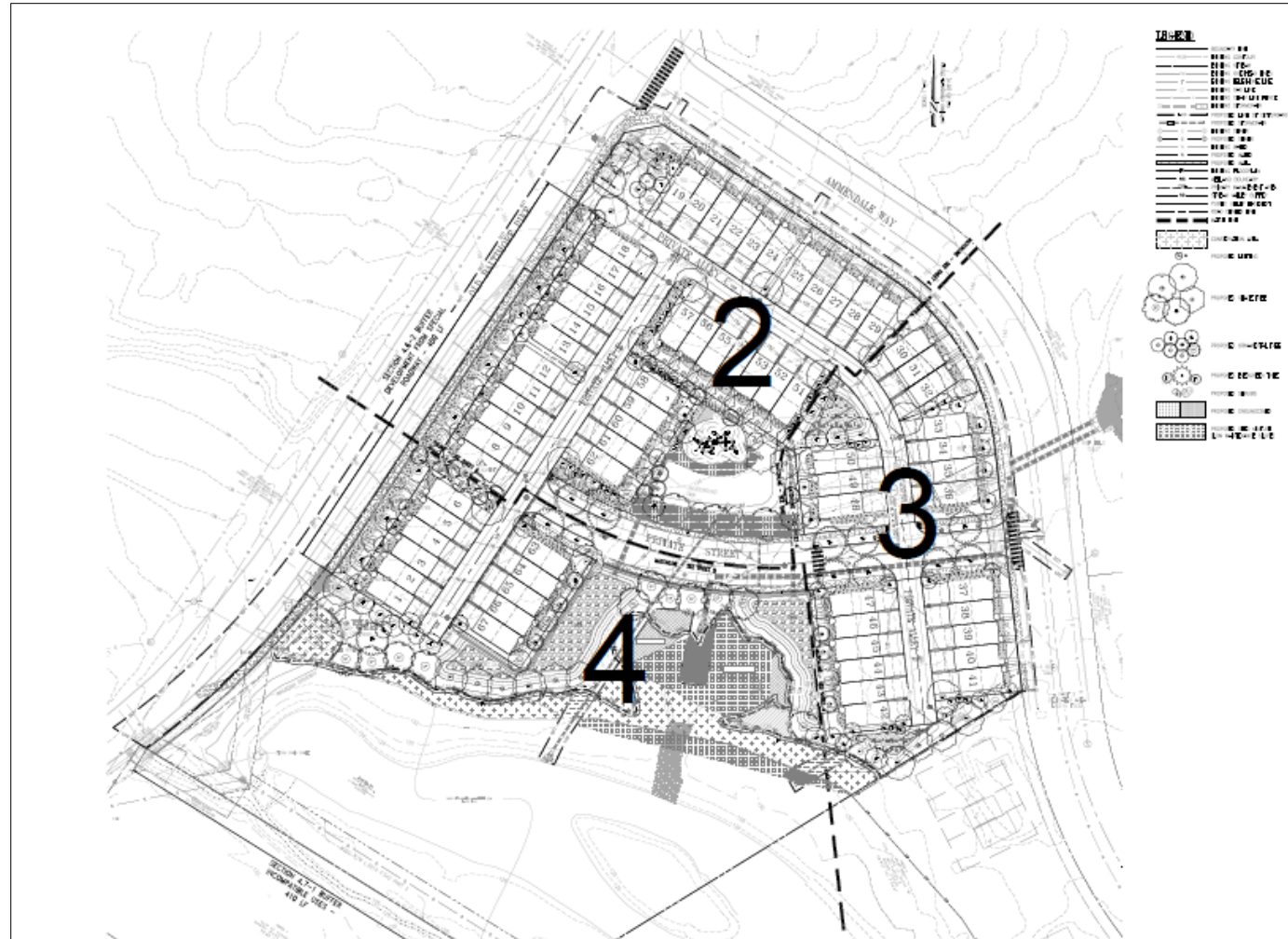
MASTER PLAN RIGHT-OF-WAY MAP



DETAILED SITE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



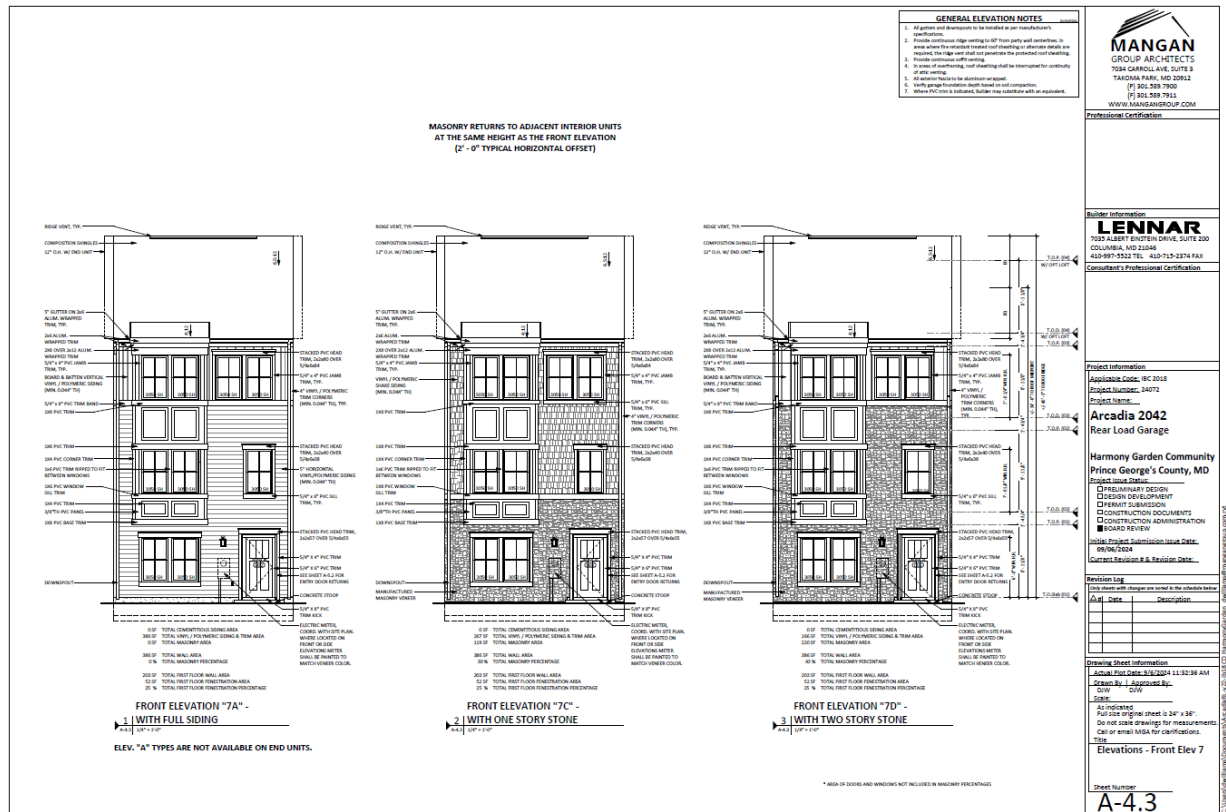
LIGHTING PLAN



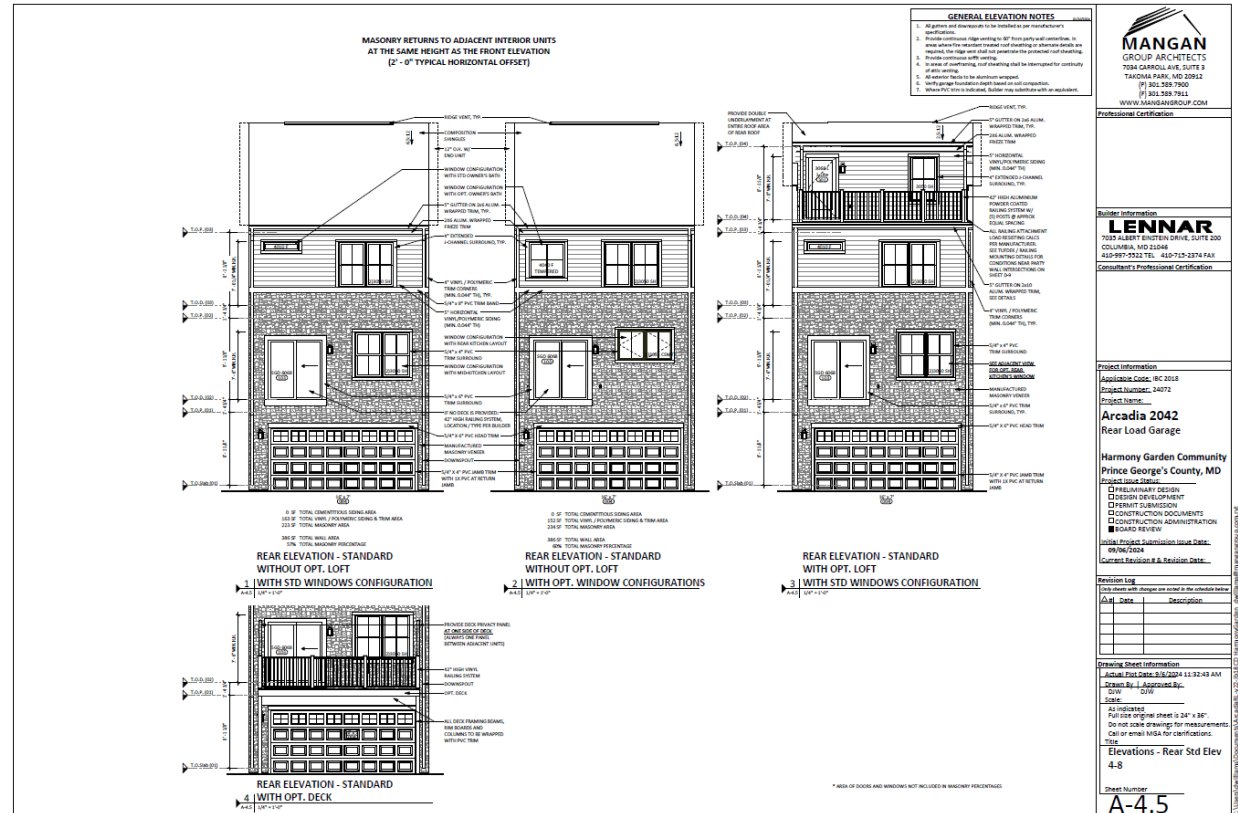
ELEVATIONS

[illegible]

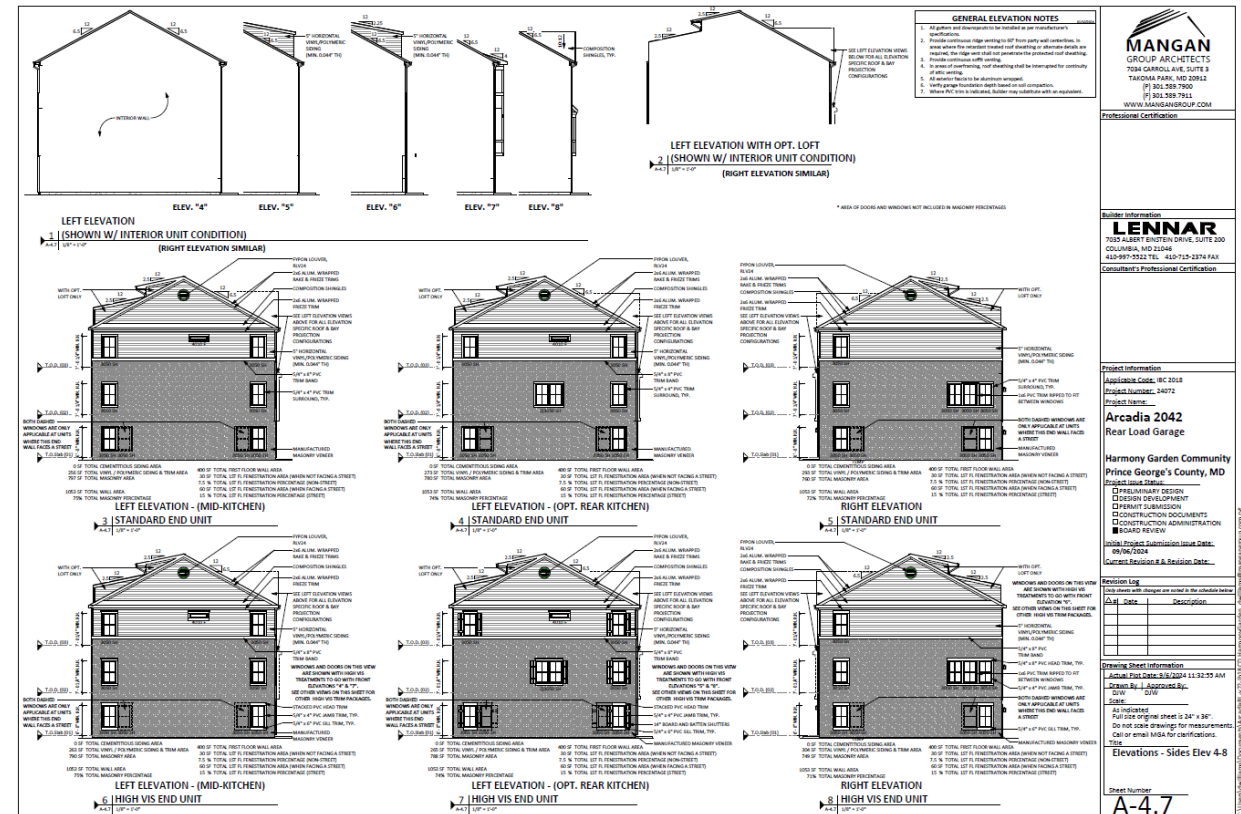
ELEVATIONS



ELEVATIONS



ELEVATIONS



RENDERING (FRONT)



LOT 1
ELEV: 4D
SCHEME: HG-A-2
STONE: NEW ENGLAND
LEDGESTONE
VERT. SIDING: HARBOR BLUE
DOOR: DOMINO (SW 6989)

LOT 2
ELEV: 6A
SCHEME: HG-A-5
HORIZ. SIDING: STERLING GRAY
VERT. SIDING: CAPE COD GRAY
DOOR: STILL WATER (SW 6223)

LOT 3
ELEV: 8D
SCHEME: HG-A-6
STONE: CARMEL LEDGESTONE
VERT. SIDING: STORM
DOOR: DISTANCE (SW 6243)

LOT 4
ELEV: 5D
SCHEME: HG-A-1
STONE: WHEATLAND
LEDGESTONE
VERT. SIDING: GLACIER WHITE
DOOR: AQUAVERDE (SW 9051)

LOT 5
ELEV: 4C
SCHEME: HG-A-3
STONE: NAZARETH
LEDGESTONE
SHAKE SIDING: HARBOR BLUE
DOOR: PERLE NOIR (SW 9154)

LOT 6
ELEV: 7D
SCHEME: HG-A-6
STONE: CARMEL LEDGESTONE
VERT. SIDING: STORM
DOOR: DISTANCE (SW 6243)

RENDERING (SIDE)



LEFT SIDE ELEVATION
LOT 1
STONE: NEW ENGLAND
LEDGESTONE
HORIZ. SIDING: PLATINUM GRAY

RIGHT SIDE ELEVATION
LOT 6
STONE: CARMEL LEDGESTONE
HORIZ. SIDING: NATURAL LINEN

RENDERING (REAR)



LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
SHOWN W/ OPT. REAR KITCH. & OPT. LOFT SCHEME: HG-A-8 STONE: CARMEL LEDGESTONE HORIZ. SIDING: NATURAL LINEN	SHOWN W/ OPT. REAR KITCH. SCHEME: HG-A-3 STONE: NAZARETH LEDGESTONE HORIZ. SIDING: STORM	SHOWN W/ STD MID-KITCH. SCHEME: HG-A-1 STONE: WHEATLAND LEDGESTONE HORIZ. SIDING: CAPE COD GRAY	SHOWN W/ OPT. REAR KITCH. & OPT. LOFT SCHEME: HG-A-8 STONE: CARMEL LEDGESTONE HORIZ. SIDING: NATURAL LINEN	SHOWN W/ STD. MID-KITCH. SCHEME: HG-A-5 STONE: NAZARETH LEDGESTONE STERLING GRAY	

STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/04/2024
- Acceptance Mailing: 08/14/2024