

2100 CLEMENT AVENUE

ALAMEDA, CALIFORNIA



City Ventures



DENSITY BONUS APPLICATION
SUBMITTAL DATE: OCTOBER 10, 2014
REVISED: JULY 02, 2015

2100 CLEMENT AVENUE

ALAMEDA, CALIFORNIA



City Ventures

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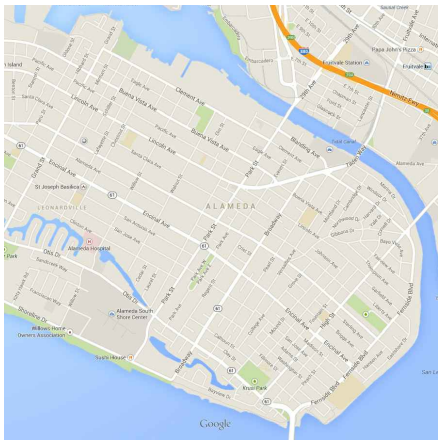
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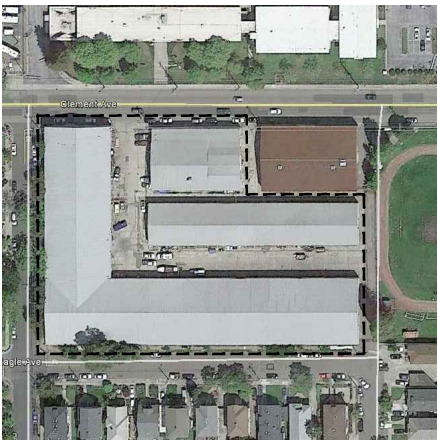
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SUBMITTAL DATE: OCTOBER 10, 2014
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LOCATION MAP



VICINITY MAP



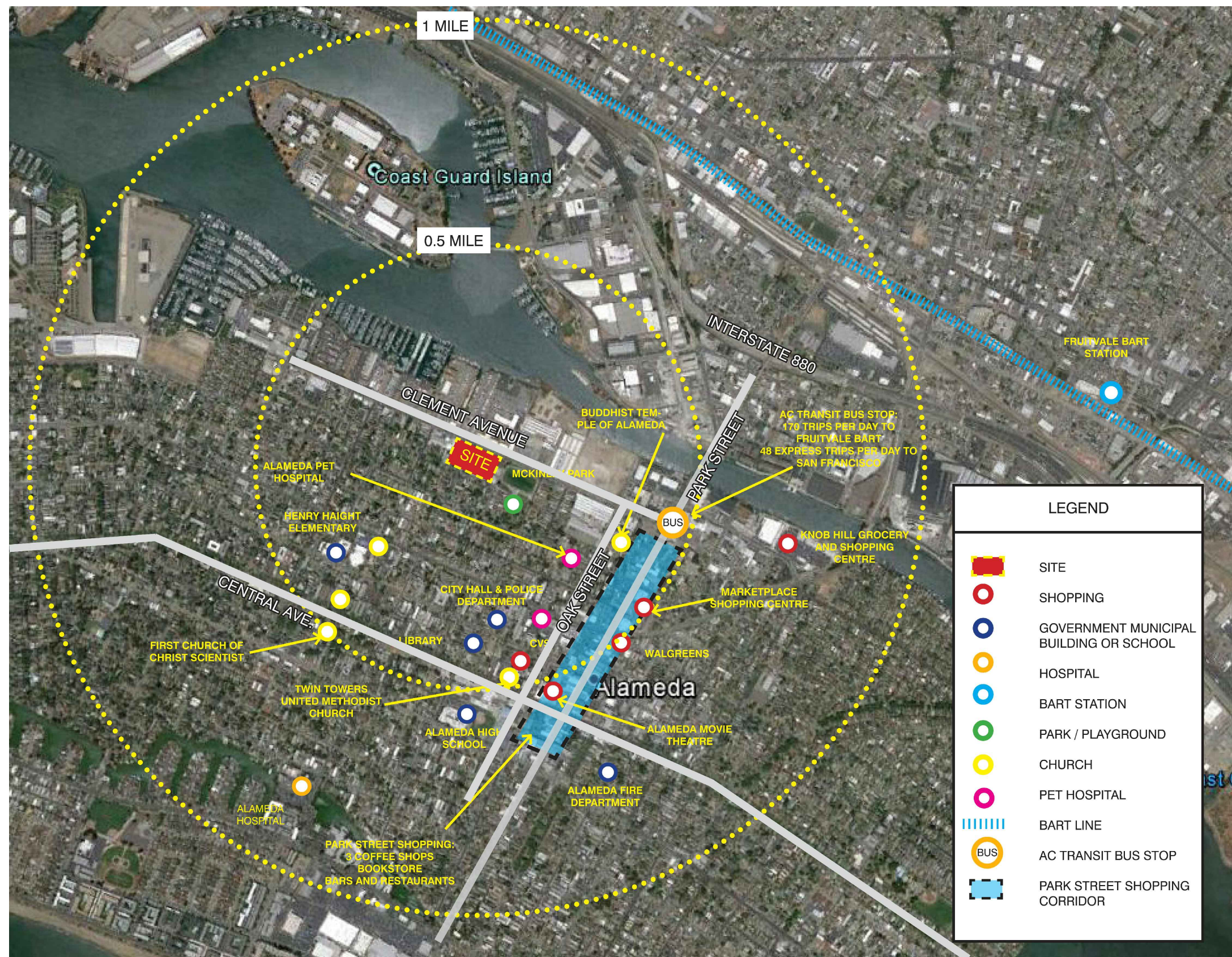
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- CS4 - PROJECT SUMMARY

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LOCAL CONTEXT

CS-3

SCALE: N.T.S.
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 07.02.2015

Clement, Willow, Eagle Project
Density Bonus Application, Affordable Housing Plan, and Affordable Housing Unit Plan

The property at 2100 Clement Ave (APN 071-0228-1-2) is a 2.78 acre flat site currently zoned R2-PD, with an MU-5 General Plan Designation. City Ventures proposes 45 market rate homes and 7 affordable homes to be allocated as follows, 2 homes for Very Low income families, 2 homes for Low income families, and 3 homes for Moderate income families.

The homes will be a mix of Duplex-style single family homes (each pair with a separate flat above the garage) and townhomes with both tandem garages and side by side garages. The breakdown of Market Rate and Affordable Homes is shown in Table 1 below:

				Affordable		
Plan	Type	Square Foot	Market Rate	Very Low	Low	Moderate
1	Flat	1,529	2	2		
2	Duplex	2,137	4			
3	Duplex	2,369	4			
4	Townhome	1,569	4		1	
5	Townhome	1,720	5			
6	Townhome	1,575	7		1	2
7	Townhome	1,780	10			
8	Townhome	1,582	2			1
9	Townhome	1,792	3			
12	Townhome	1,845	4			
		Totals	45	2	2	3

Table 1

Base Plan

Included with the application is a 43 home **Base Plan** which adheres to the development standards of the current zoning (R2-PD). To qualify for the City’s Density Bonus program, we are proposing 2 Very Low income homes. By providing 5% of the homes for Very Low income buyers, the project qualifies for a Density Bonus of 20%.

Waiver Request

In order to accommodate the additional homes permitted under the density bonus, we are requesting a waiver from the City’s Prohibition on Multiple Dwelling Homes (AMC 30-53). As noted above, the Base Plan meets the zoning requirements of the R2-PD district. The Base Plan consists of 43 duplex and single family detached homes. As is evident on the Base Plan, there is no space to add 9 more homes without encroaching into setback requirements or decreasing the amount of Common and Private Open Space. By attaching more than 2 homes to each other, we are effectively eliminating the setback requirements between buildings. This allows the project to have enough common and private open space to meet the Zoning requirements and accommodate a total of 52 homes.

We are not requesting any Incentives or Concessions as defined in Alameda Municipal Code Section 30-17.10.

Description of Market-Rate and Affordable Homes

Our proposal integrates the affordable homes throughout the community (See *Affordable Housing Site Plan* for specific locations). The floorplans and exterior elevations for the affordable homes will be the same as the market rate homes. The interior features are durable, of good quality and consistent with contemporary standards for new housing. The exteriors of both the market rate and affordable homes will be maintained through the Homeowners Association. Each homeowner will be provided with a maintenance manual which will describe their individual maintenance responsibilities.

Timing of Market Rate and Affordable Sales and Occupancy

All market rate and affordable homes in the project will be offered for sale. The affordable homes will be built at the same time as the market rate homes. For the purposes of compliance with Alameda Inclusionary Housing Requirements, each building will be considered an individual and separate phase of the project. As some buildings will contain both market rate and affordable homes, each affordable home will be finished and available for occupancy at the same time that the market rate homes in that building are finished and ready for occupancy. It’s estimated that the 1st market rate and affordable homes will be completed and ready for occupancy in Spring 2016, and that the entire project will be completed and ready for occupancy by Fall 2017.

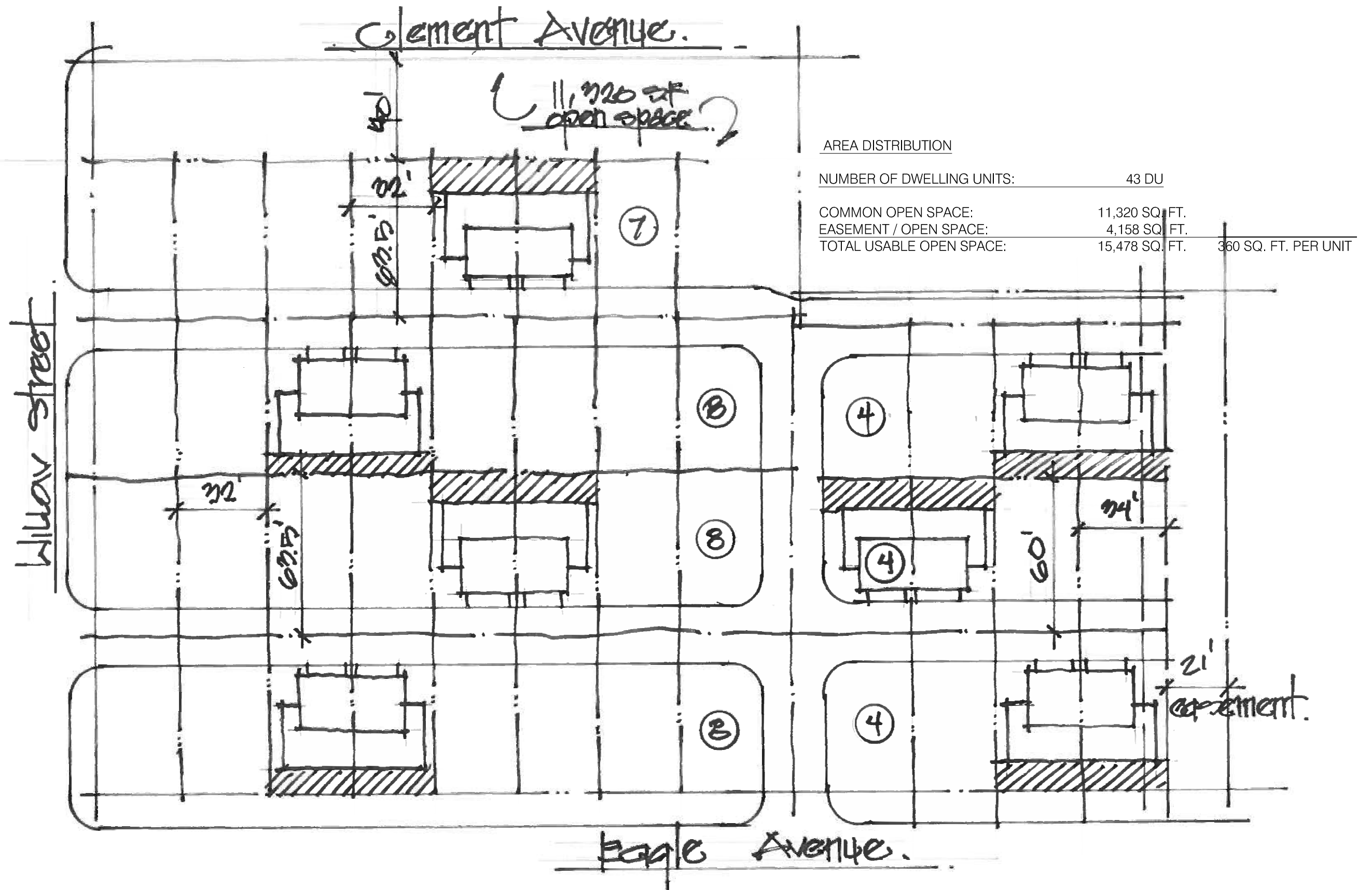
Affordable Housing Agreement

City Ventures will enter into an *Affordable Housing Agreement* with the City of Alameda to govern the marketing, leasing, renting, sale, re-sale, and deed restrictions of the affordable homes (similar to the form included with this application). The attached “Affordability, Restriction on Resale and Option to Purchase Agreement” included in the *Affordable Housing Agreement* along with any other deed restrictions required by the City will ensure that the homes remain affordable for the required term. This application and all its exhibits will become a part of the *Affordable Housing Agreement*.

Marketing Plan for Affordable Homes

Marketing Plan for Affordable Homes will involve working closely with the City of Alameda and local groups such as Alameda Home Team, Renewed Hope, and the Alameda Housing Authority. We will partner with an experienced BMR marketing firm such as Hello Housing to prepare a more detailed Marketing Plan that will be provided prior to the signing of the *Affordable Housing Agreement*.

City Ventures will identify potential buyers for the affordable homes and select the applicants through a lottery system. Each of the selected applications will be screened to determine that they meet income and program-eligibility requirements. Per Alameda Muni Code 30-16.9a, the City will approve individual buyers for each home.



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BASE PLAN

SP-2

SCALE: 1:40
DATE: 05.21.2015
PROJECT: 317033
REV:

ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
 - 2. LAP SIDING W / 6" REVEAL
 - 3. LAP SIDING W / 12" REVEAL
 - 4. SHINGLE SIDING
 - 5. BOARD AND BATTEN SIDING WITH 6" SPACING
 - 6. BOARD AND BATTEN SIDING WITH 24" SPACING
 - 7. GABLE VENT
 - 8. PRIVACY FENCE OR DECORATIVE PICKET FENCE. SEE LANDSCAPE DRAWINGS.
 - 9. DECORATIVE WOOD CORBEL AND KICKER
 - 10. PAINTED WOOD (OR EQUAL) PANELS AND TRIM
 - 11. 42" GUARDRAIL
 - 12. 36" HANDRAIL
 - 13. 12" SQUARE PORCH COLUMN
 - 14. ENTRY DOOR
 - 15. ROLL-UP GARAGE DOOR
 - 16. PAINTED WOOD (OR EQUAL) FRIEZE TRIM
 - 17. GUTTER AND DOWNSPOUT
 - 18. SOLAR ARRAY. PRECISE LOCATION TO BE SPECIFIED BY SOLAR CONSULTANT.



RIGHT ELEVATION

BUILDING A1



FRONT ELEVATION

BUILDING A1



LEFT ELEVATION

BUILDING A1



REAR ELEVATION

BUILDING A1



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EXTERIOR ELEVATIONS - BUILDING A1

A-1

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
 - 2. LAP SIDING W / 6" REVEAL
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RIGHT ELEVATION

BUILDING A2



FRONT ELEVATION

BUILDING A2



BUILDING A2

BUILDING A1

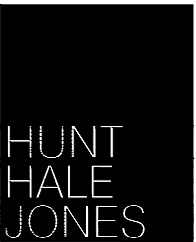


REAR ELEVATION

BUILDING A2

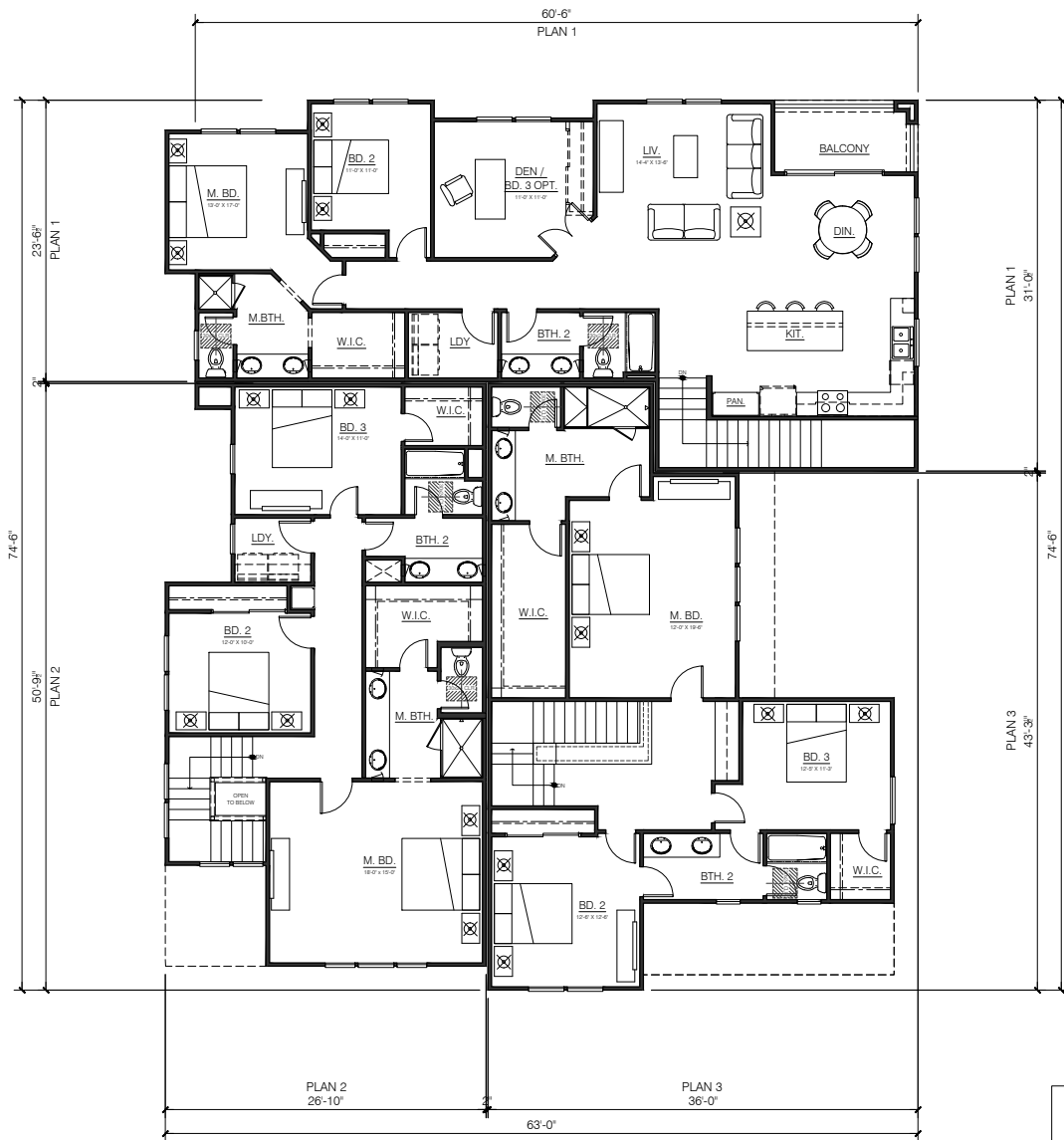


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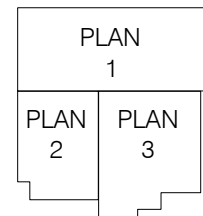
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EXTERIOR ELEVATIONS - BUILDING A2
A-2
SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

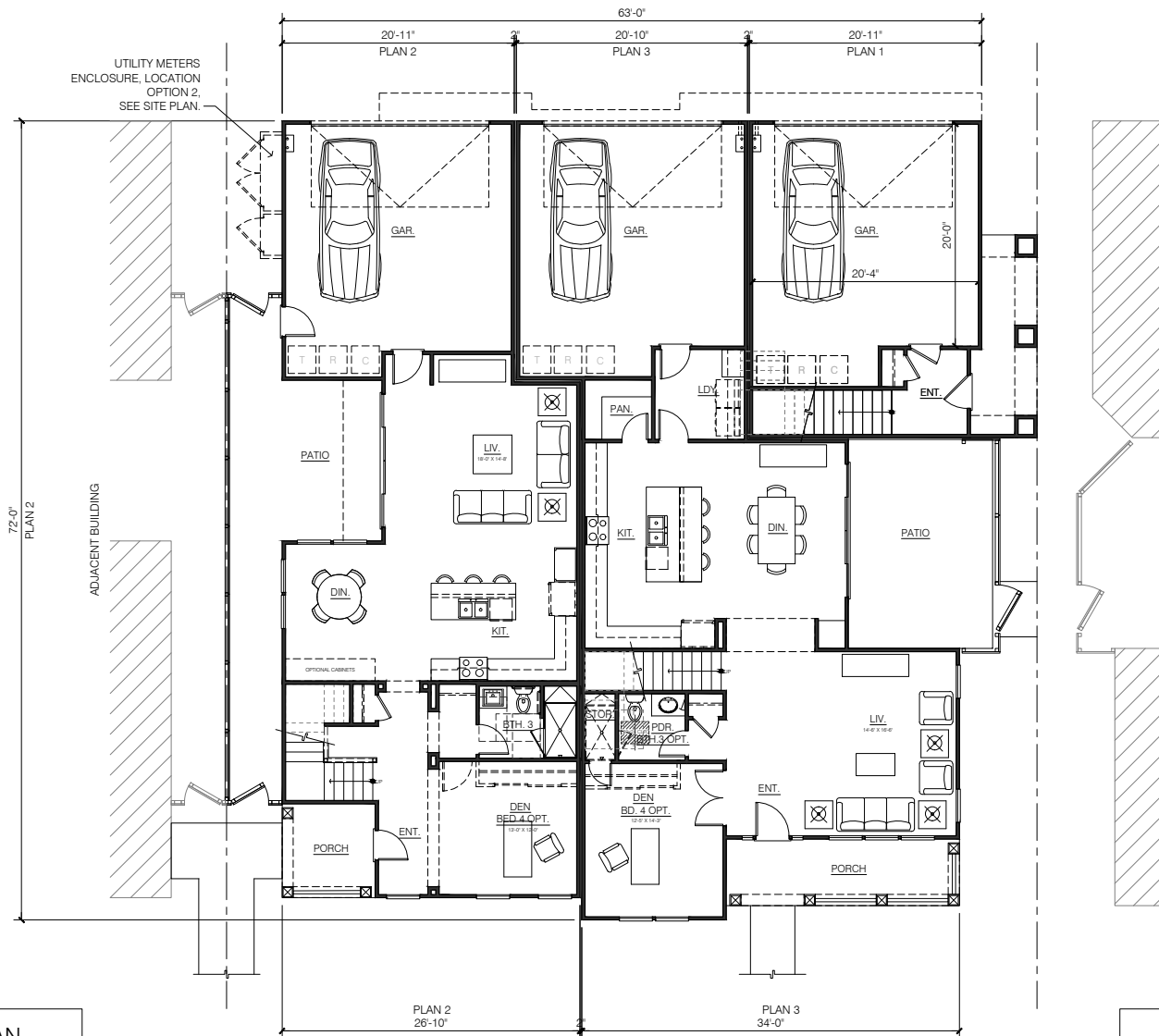


UPPER LEVEL

BUILDING A1 (TRIPLEX BLDG.)

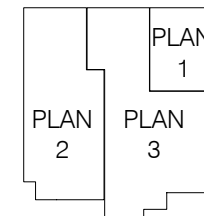


UPPER LEVEL KEY



GROUND LEVEL

BUILDING A1 (TRIPLEX BLDG.)



GROUND LEVEL KEY

FLOOR AREAS FOR BUILDING A1	
PLAN 1	
GROUND FLOOR LIVING	120 SQ. FT.
UPPER FLOOR LIVING	1,409 SQ. FT.
TOTAL LIVING AREA	1,529 SQ. FT.
GARAGE AREA	471 SQ. FT.
PRIVATE OPEN SPACES (PORCH AND BALCONY)	180 SQ. FT.
PLAN 2	
GROUND FLOOR LIVING	1,078 SQ. FT.
UPPER FLOOR LIVING	1,060 SQ. FT.
TOTAL LIVING AREA	2,137 SQ. FT.
GARAGE AREA	460 SQ. FT.
PRIVATE OPEN SPACES (PATIO AND PORCH)	274 SQ. FT.
PLAN 3	
GROUND FLOOR LIVING	1,236 SQ. FT.
UPPER FLOOR LIVING	1,133 SQ. FT.
TOTAL LIVING AREA	2,369 SQ. FT.
GARAGE AREA	461 SQ. FT.
PRIVATE OPEN SPACES (PATIO AND PORCH)	385 SQ. FT.

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	3961 SQ. FT.	2	7,922 SQ. FT.
PORCH & PATIO AREA	759 SQ. FT.		1,518 SQ. FT.
BALCONY AREA	80 SQ. FT.		160 SQ. FT.
TOTAL PRIVATE OPEN SPACE	839 SQ. FT.		1,678 SQ. FT.



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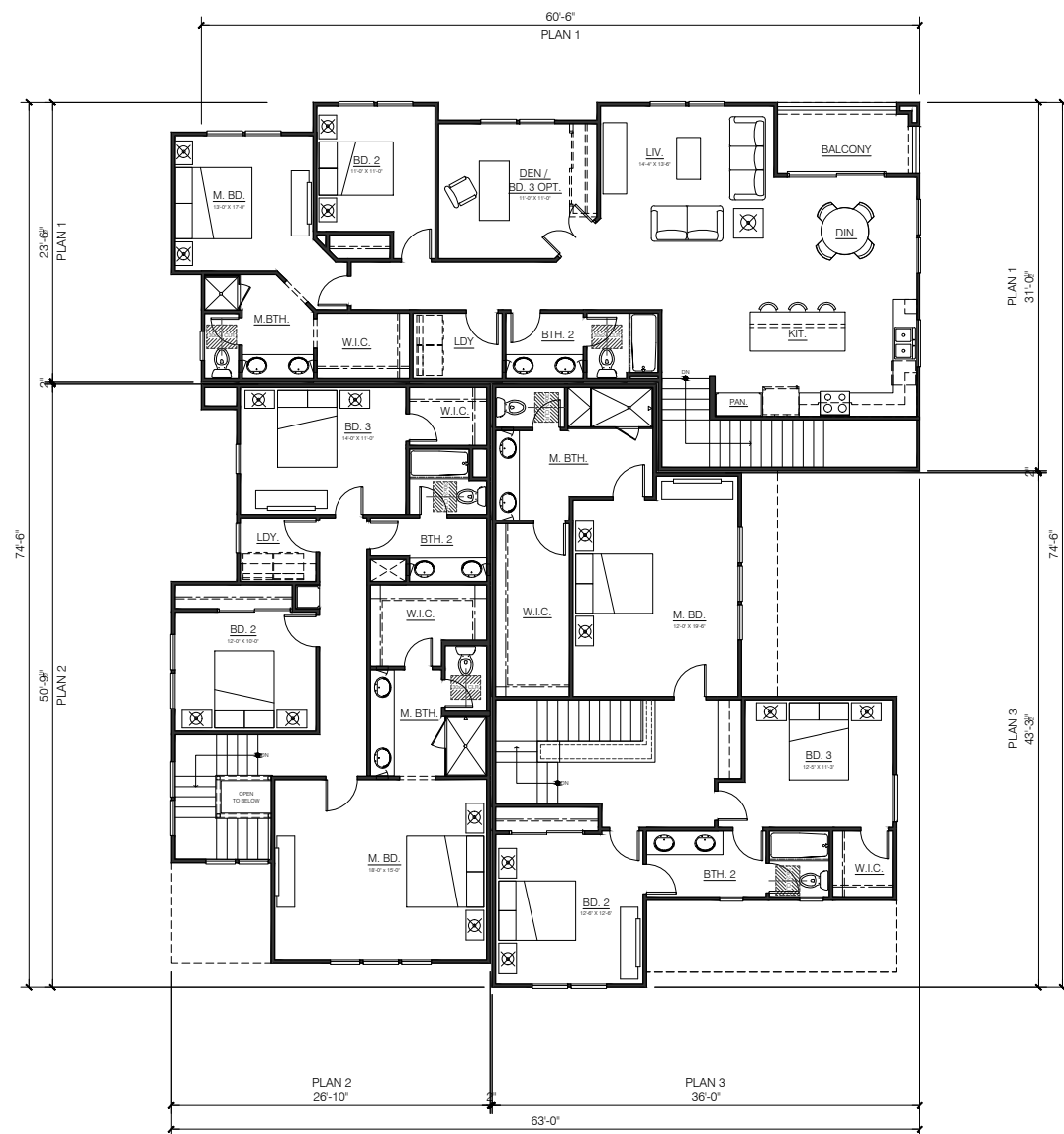
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FLOOR PLANS - BLDG. A1

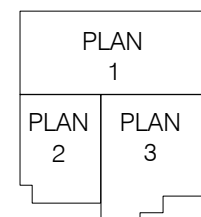
A-3

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

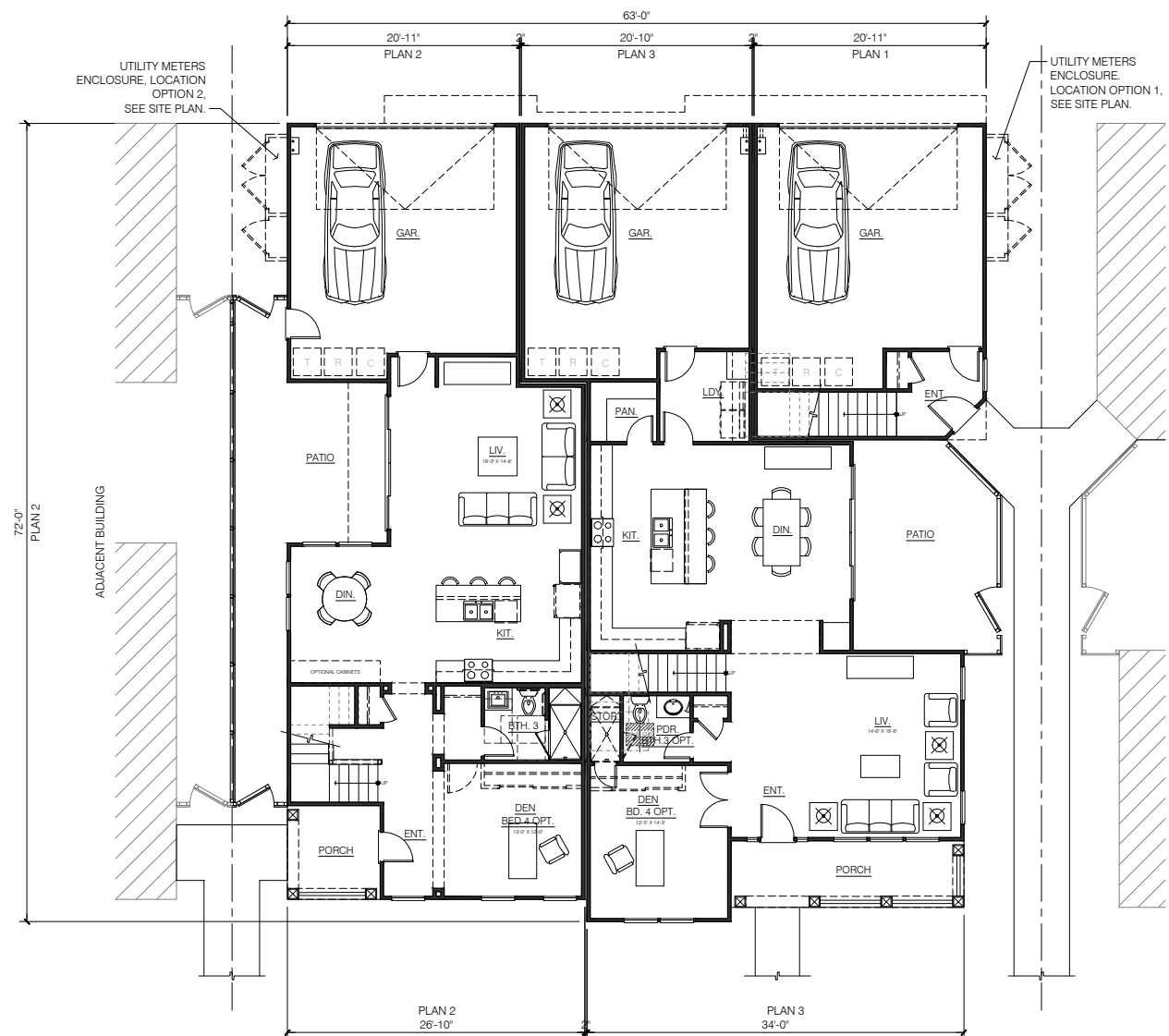


UPPER LEVEL

BUILDING A2 (TRIPLEX BLDG.)

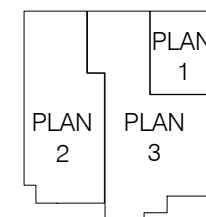


UPPER LEVEL KEY



GROUND LEVEL

BUILDING A2 (TRIPLEX BLDG.)



GROUND LEVEL KEY

FLOOR AREAS FOR BUILDING A2	
PLAN 1	
GROUND FLOOR LIVING	120 SQ. FT.
UPPER FLOOR LIVING	1,409 SQ. FT.
TOTAL LIVING AREA	1,529 SQ. FT.
GARAGE AREA	471 SQ. FT.
PRIVATE OPEN SPACES (BALCONY)	80 SQ. FT.
PLAN 2	
GROUND FLOOR LIVING	1,078 SQ. FT.
UPPER FLOOR LIVING	1,060 SQ. FT.
TOTAL LIVING AREA	2,137 SQ. FT.
GARAGE AREA	460 SQ. FT.
PRIVATE OPEN SPACES (PATIO AND PORCH)	274 SQ. FT.
PLAN 3	
GROUND FLOOR LIVING	1,236 SQ. FT.
UPPER FLOOR LIVING	1,133 SQ. FT.
TOTAL LIVING AREA	2,369 SQ. FT.
GARAGE AREA	461 SQ. FT.
PRIVATE OPEN SPACES (PATIO AND PORCH)	368 SQ. FT.

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	3,844 SQ. FT.	2	7,689 SQ. FT.
PORCH & PATIO AREA	642 SQ. FT.		1,284 SQ. FT.
BALCONY AREA	80 SQ. FT.		160 SQ. FT.
TOTAL PRIVATE OPEN SPACE	722 SQ. FT.		1,444 SQ. FT.



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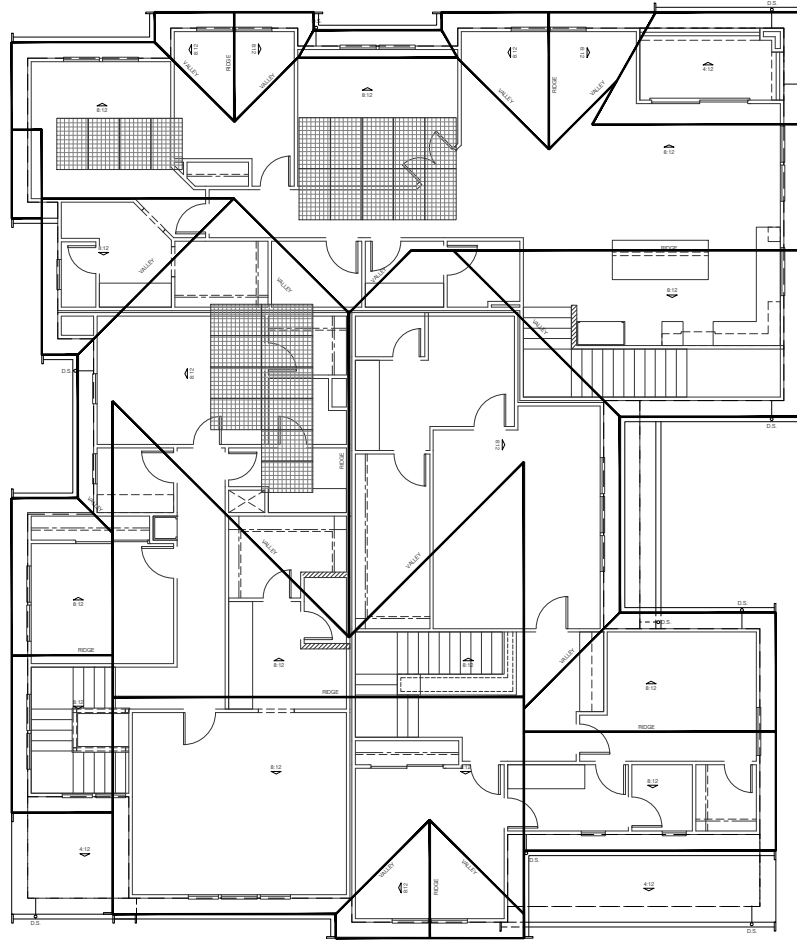
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FLOOR PLANS - BLDG. A2

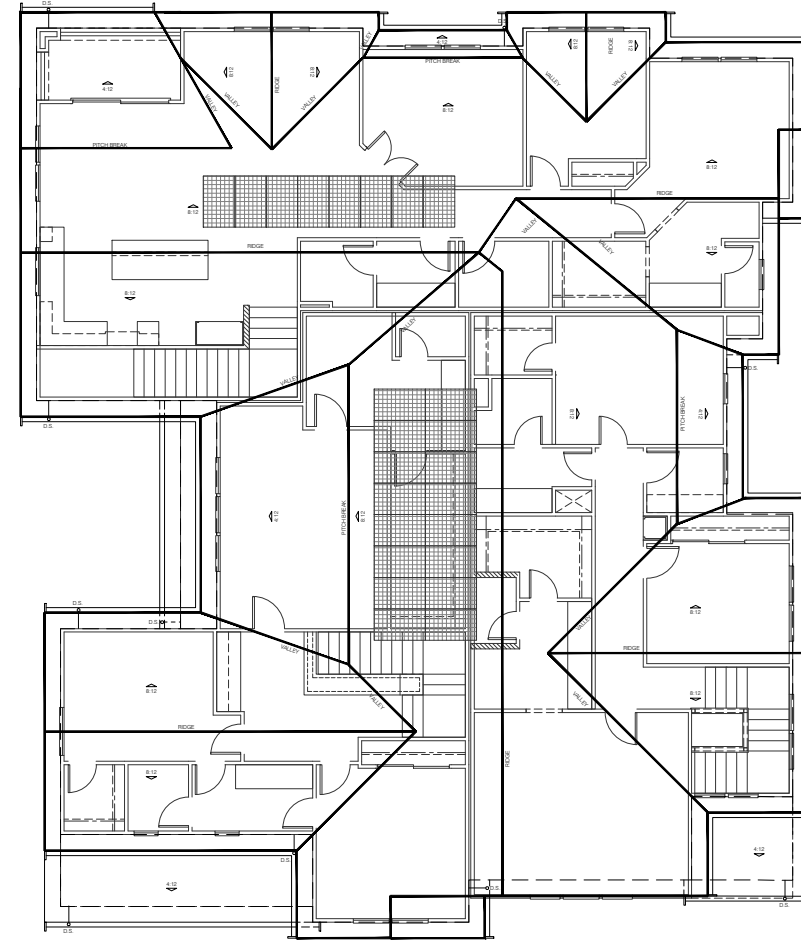
A-4

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015



ROOF PLAN

BUILDING A1



ROOF PLAN

BUILDING A2



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ROOF PLANS - BLDG. A1 & A2

A-5

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

ELEVATION NOTES

MATERIALS

- 1. COMPOSITE SHINGLE ROOF
- 2. LAP SIDING W / 6" REVEAL
- 3. LAP SIDING W / 12" REVEAL
- 4. SHINGLE SIDING
- 5. BOARD AND BATTEN SIDING WITH 6" SPACING
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LEFT ELEVATION

BUILDING B



RIGHT ELEVATION

BUILDING B



FRONT ELEVATION

BUILDING B (UNITS 22 - 44 SHOWN)

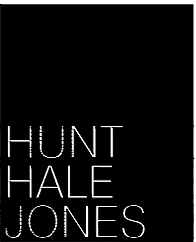


REAR ELEVATION

BUILDING B



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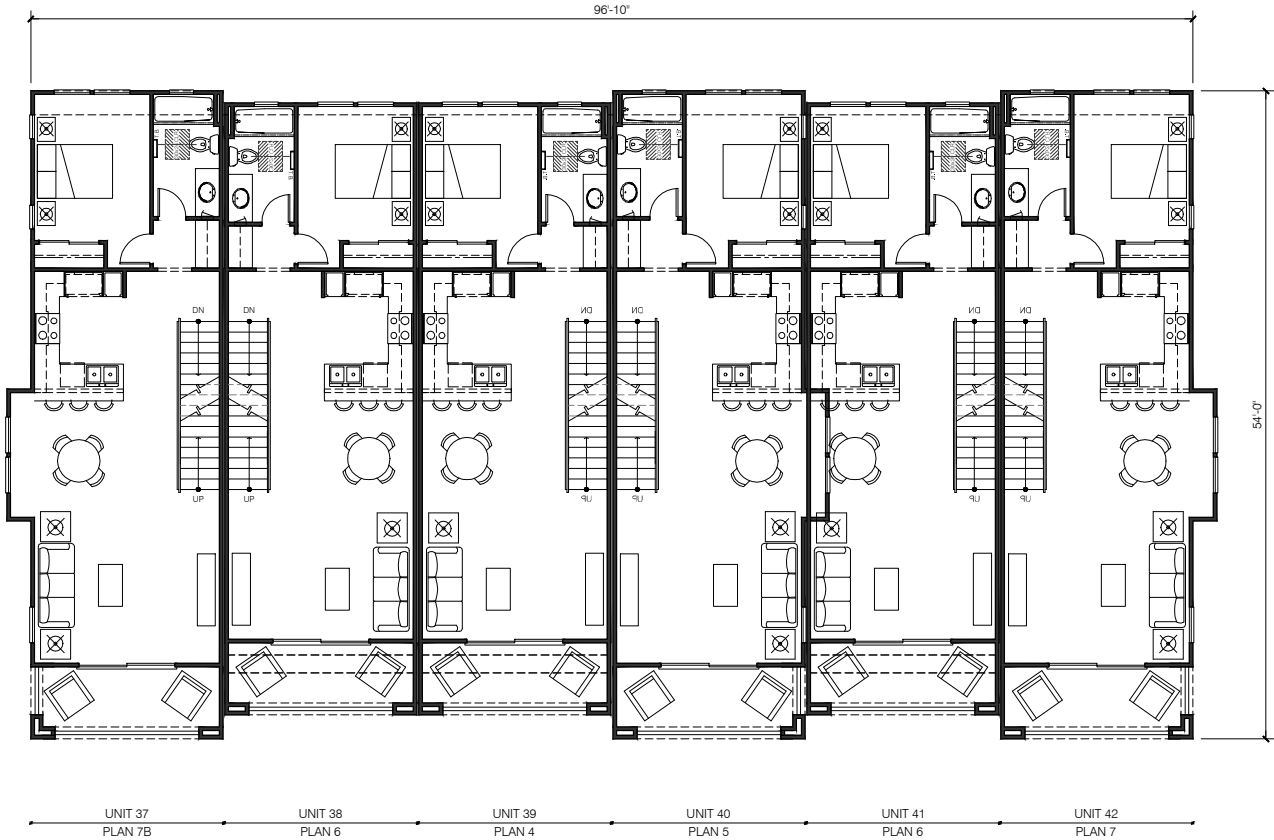
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EXTERIOR ELEVATIONS - BLDG. B

A-6

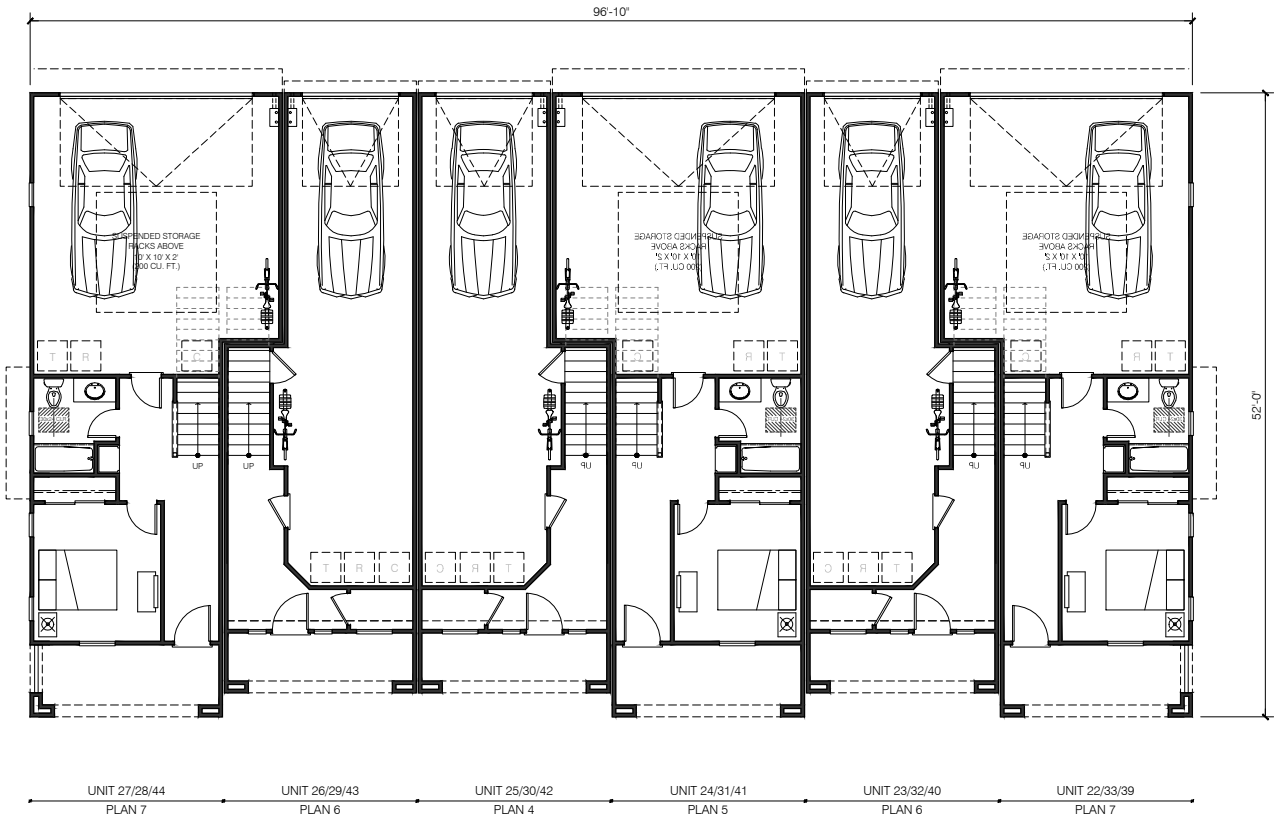
SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	4,938 SQ. FT.	3	14,815 SQ. FT.
PATIO AREA	531 SQ. FT.		1,592 SQ. FT.
BALCONY AREA	602 SQ. FT.		1,806 SQ. FT.
FRONT YARD AREA	871 SQ. FT.		2,613 SQ. FT.
TOTAL PRIVATE OPEN SPACE	1,133 SQ. FT.		3,398 SQ. FT.



MAIN FLOOR PLAN

BUILDING B (UNITS 37 - 42 SHOWN)



GROUND FLOOR PLAN

BUILDING B (UNITS 22 - 44 SHOWN)



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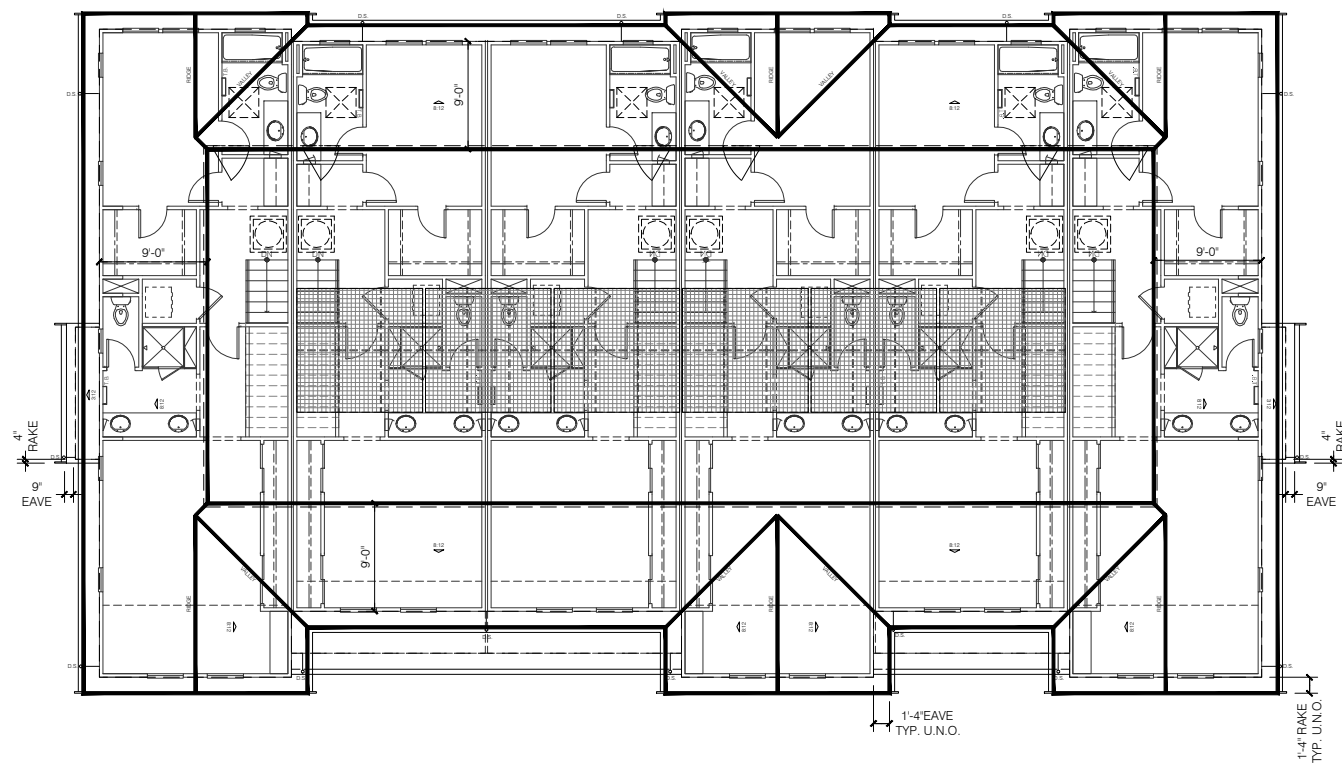
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FLOOR PLANS - BLDG. B

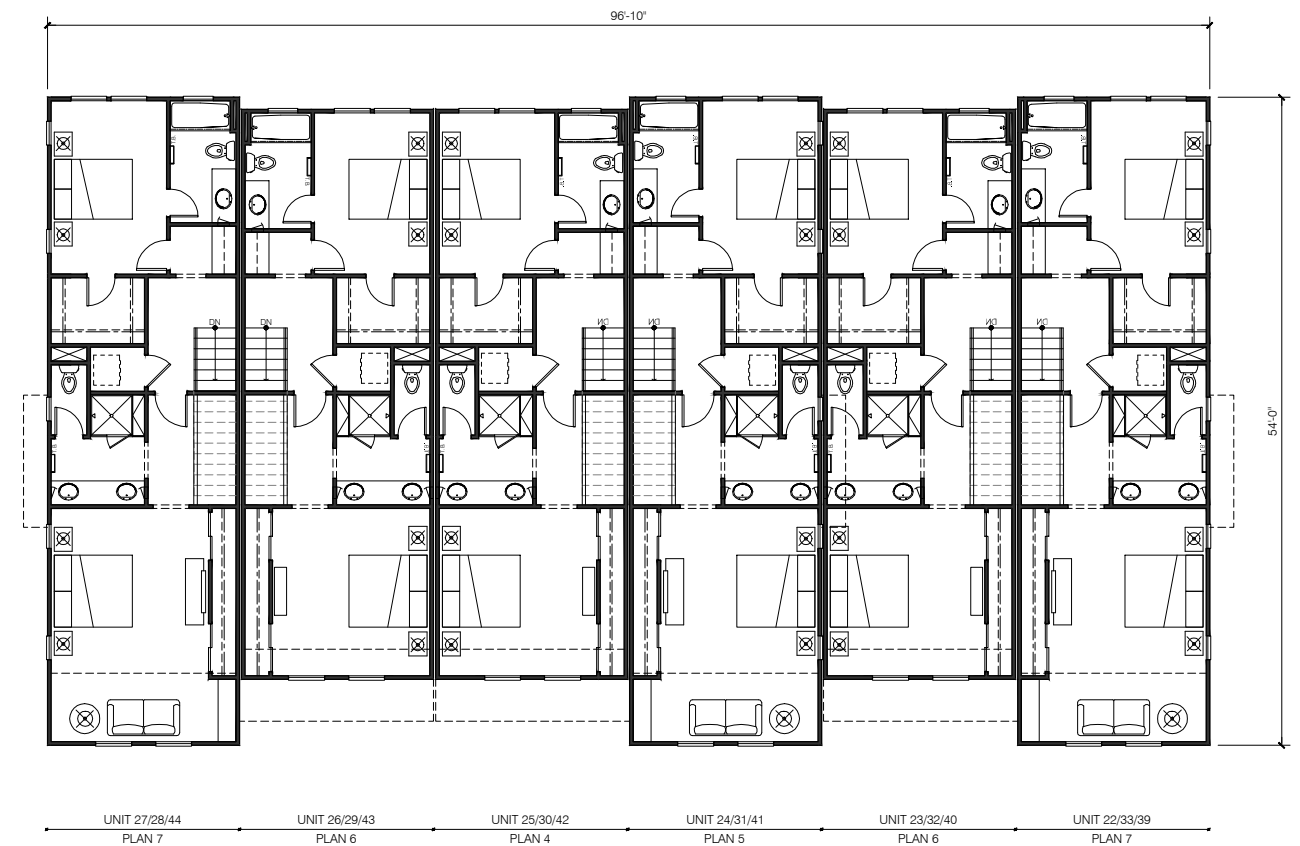
A-7

SCALE: 1/8" = 1'-0"
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ROOF PLAN

BUILDING B



UPPER FLOOR PLAN

BUILDING B



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FLOOR PLAN AND ROOF PLAN - BLDG. B

A-8

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
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ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
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 - 18. SOLAR ARRAY. PRECISE LOCATION TO BE SPECIFIED BY SOLAR CONSULTANT.



LEFT ELEVATION

BUILDING C



RIGHT ELEVATION

BUILDING C



FRONT ELEVATION

BUILDING C (UNITS 34 - 38 SHOWN)



REAR ELEVATION

BUILDING C



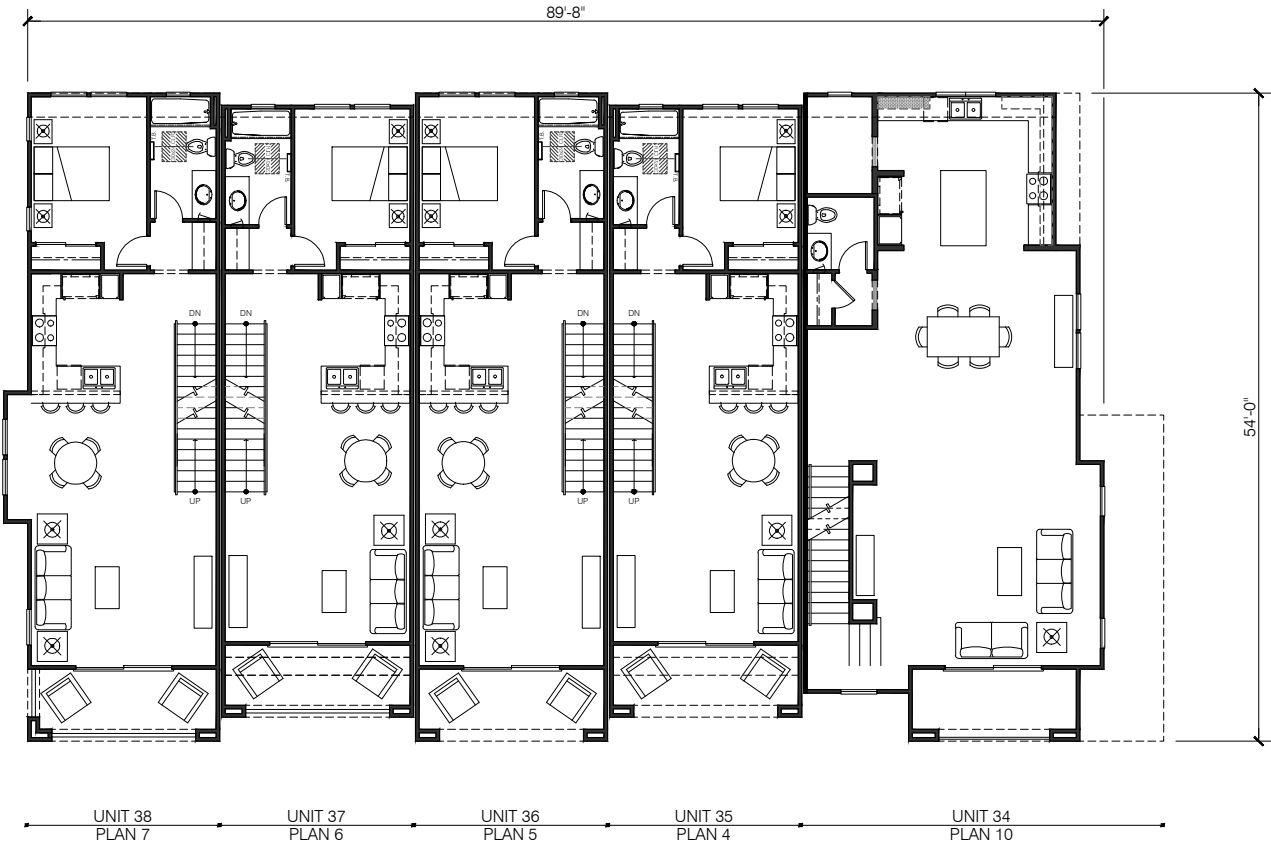
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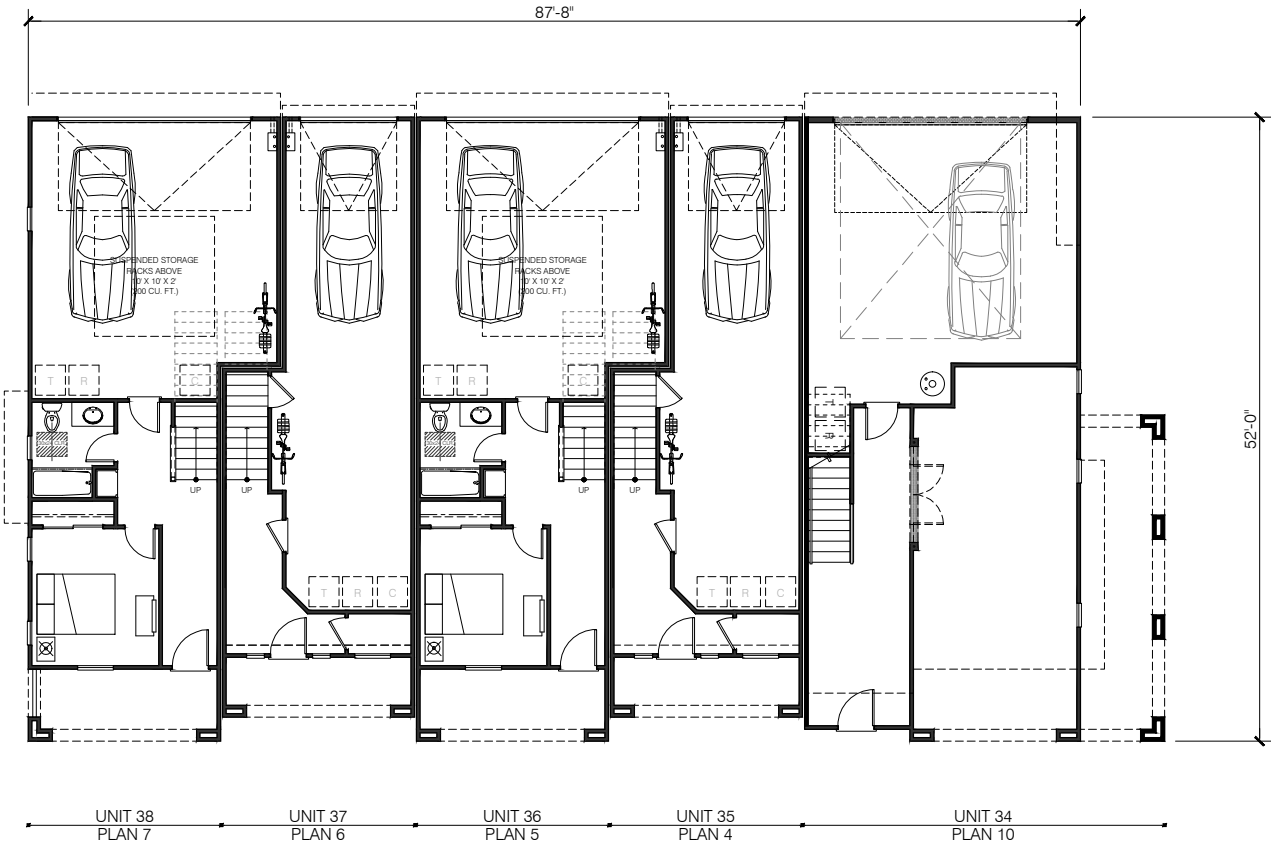
EXTERIOR ELEVATIONS - BLDG. C
A-9
SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	4,682 SQ. FT.	1	4,682 SQ. FT.
PATIO AREA	642 SQ. FT.		642 SQ. FT.
BALCONY AREA	535 SQ. FT.		535 SQ. FT.
FRONT YARD AREA	852 SQ. FT.		852 SQ. FT.
TOTAL PRIVATE OPEN SPACE	1177 SQ. FT.		1,177 SQ. FT.



MAIN FLOOR PLAN

BUILDING C



GROUND FLOOR PLAN

BUILDING C (UNITS 34 - 38 SHOWN)



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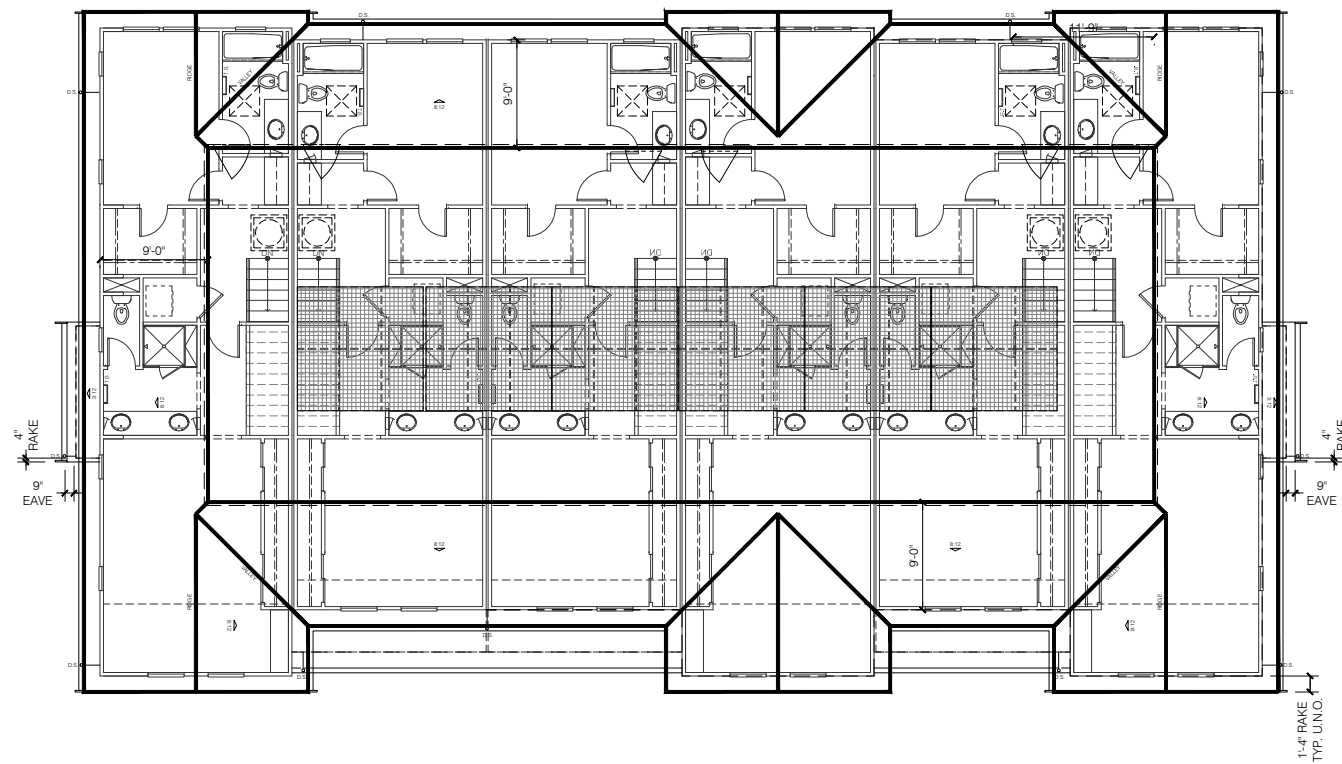
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FLOOR PLANS - BLDG. C

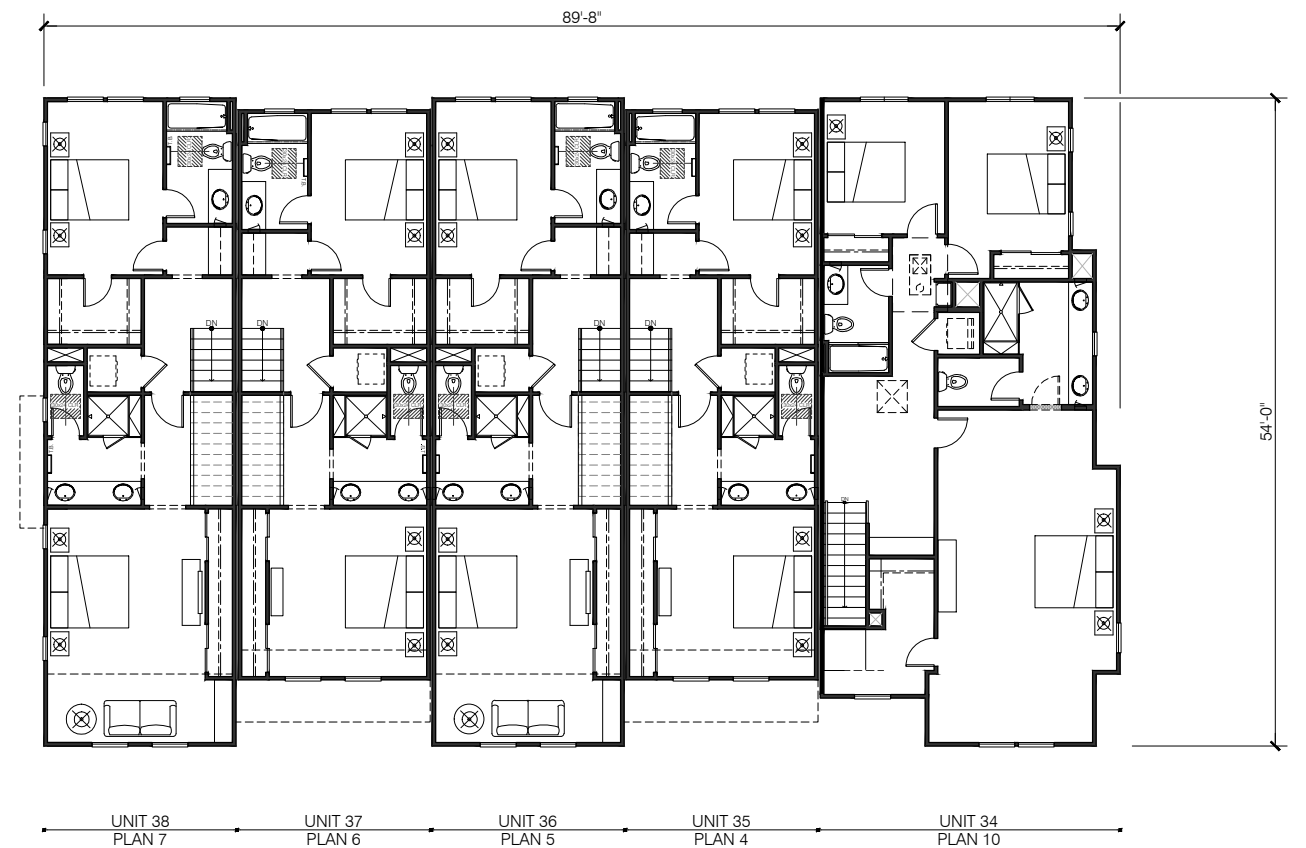
A-10

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
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REV: 06.11.2015



ROOF PLAN

BUILDING C



UPPER FLOOR PLAN

BUILDING C



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FLOOR PLAN AND ROOF PLAN - BLDG. C

A-11

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015



LEFT ELEVATION

BUILDING D



RIGHT ELEVATION

BUILDING D



FRONT ELEVATION

BUILDING D

ELEVATION NOTES

MATERIALS

1. COMPOSITE SHINGLE ROOF
2. LAP SIDING W / 6" REVEAL
3. LAP SIDING W / 12" REVEAL
4. SHINGLE SIDING
5. BOARD AND BATTEN SIDING WITH 6" SPACING
6. BOARD AND BATTEN SIDING WITH 24" SPACING
7. GABLE VENT
8. PRIVACY FENCE OR DECORATIVE PICKET FENCE. SEE LANDSCAPE DRAWINGS
9. DECORATIVE WOOD CORBEL AND KICKER
10. PAINTED WOOD (OR EQUAL) PANELS AND TRIM
11. 42" GUARDRAIL
12. 36" HANDRAIL
13. 12" SQUARE PORCH COLUMN
14. ENTRY DOOR
15. ROLL-UP GARAGE DOOR
16. PAINTED WOOD (OR EQUAL) FRIEZE TRIM
17. GUTTER AND DOWNSPOUT
18. SOLAR ARRAY. PRECISE LOCATION TO BE SPECIFIED BY SOLAR CONSULTANT.



REAR ELEVATION

BUILDING D



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EXTERIOR ELEVATIONS - BLDG. D

A-12

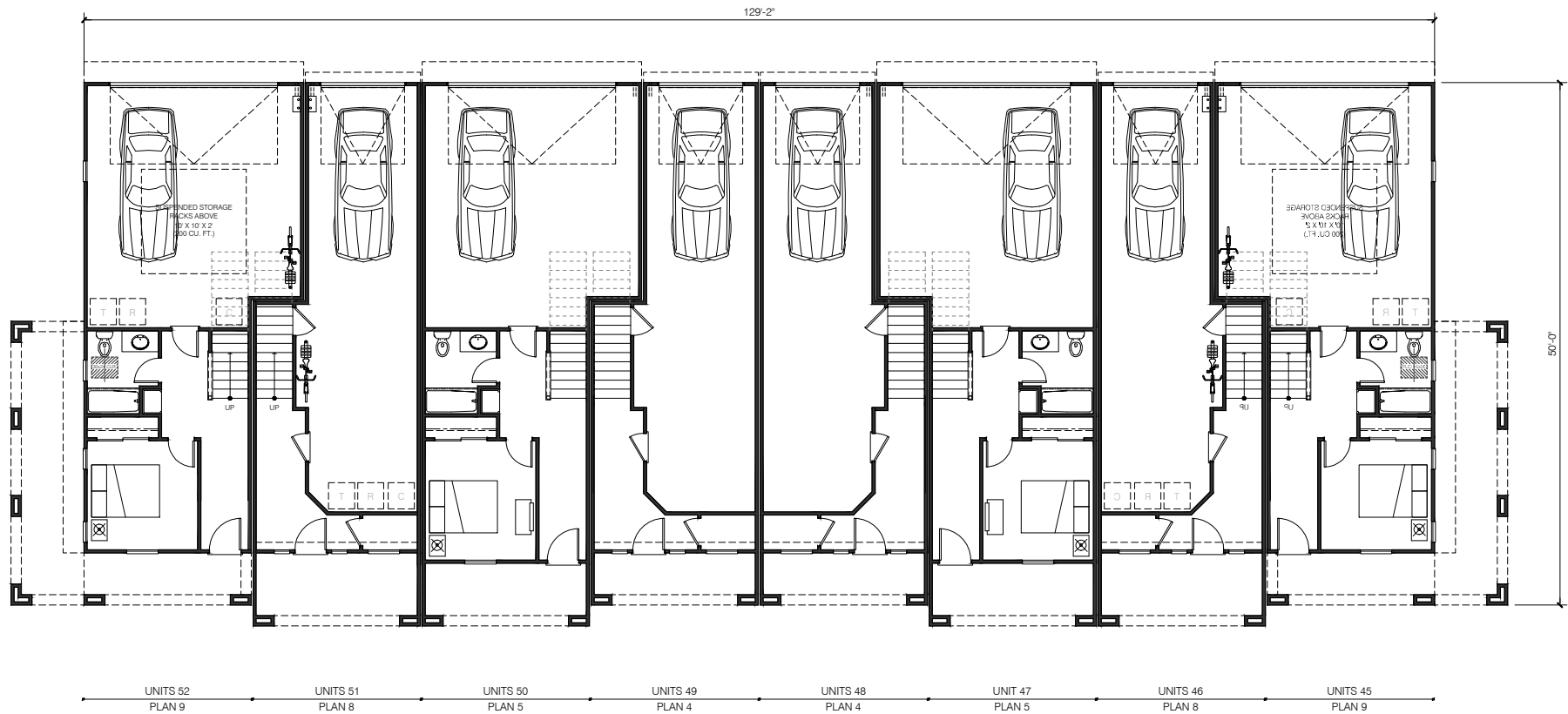
SCALE: 1/8" = 1'-0"

SUBMITTAL DATE: 10.10.2014

PROJECT: 317033

REV: 06.11.2015

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	6777 SQ. FT.	1	6,777 SQ. FT.
PATIO AREA	915 SQ. FT.		915 SQ. FT.
BALCONY AREA	787 SQ. FT.		787 SQ. FT.
FRONT YARD AREA	1162 SQ. FT.		1,162 SQ. FT.
TOTAL PRIVATE OPEN SPACE	1,701 SQ. FT.		1,701 SQ. FT.



GROUND FLOOR PLAN

BUILDING B (UNITS 45 - 52 SHOWN)



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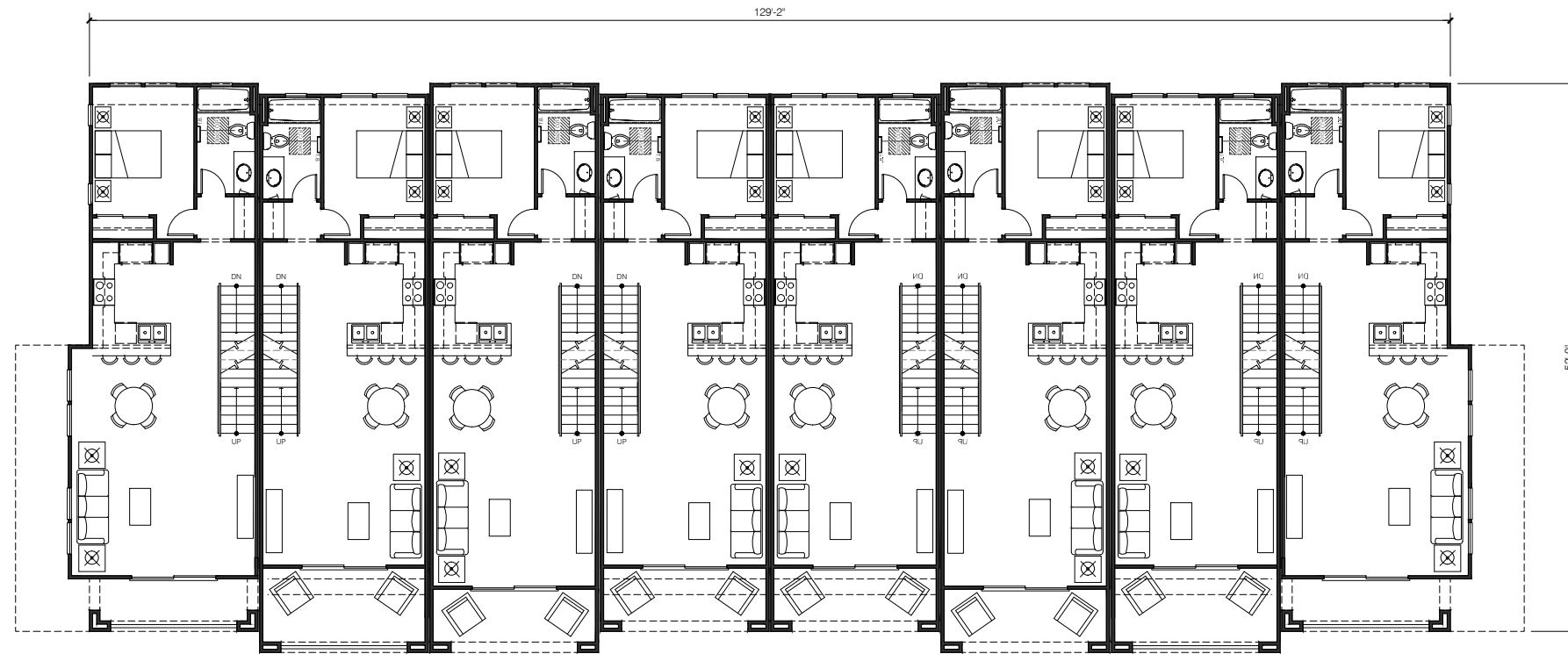
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FLOOR PLANS - BLDG. D

A-13

SCALE: 1/8" = 1'-0"
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MAIN FLOOR PLAN

BUILDING B



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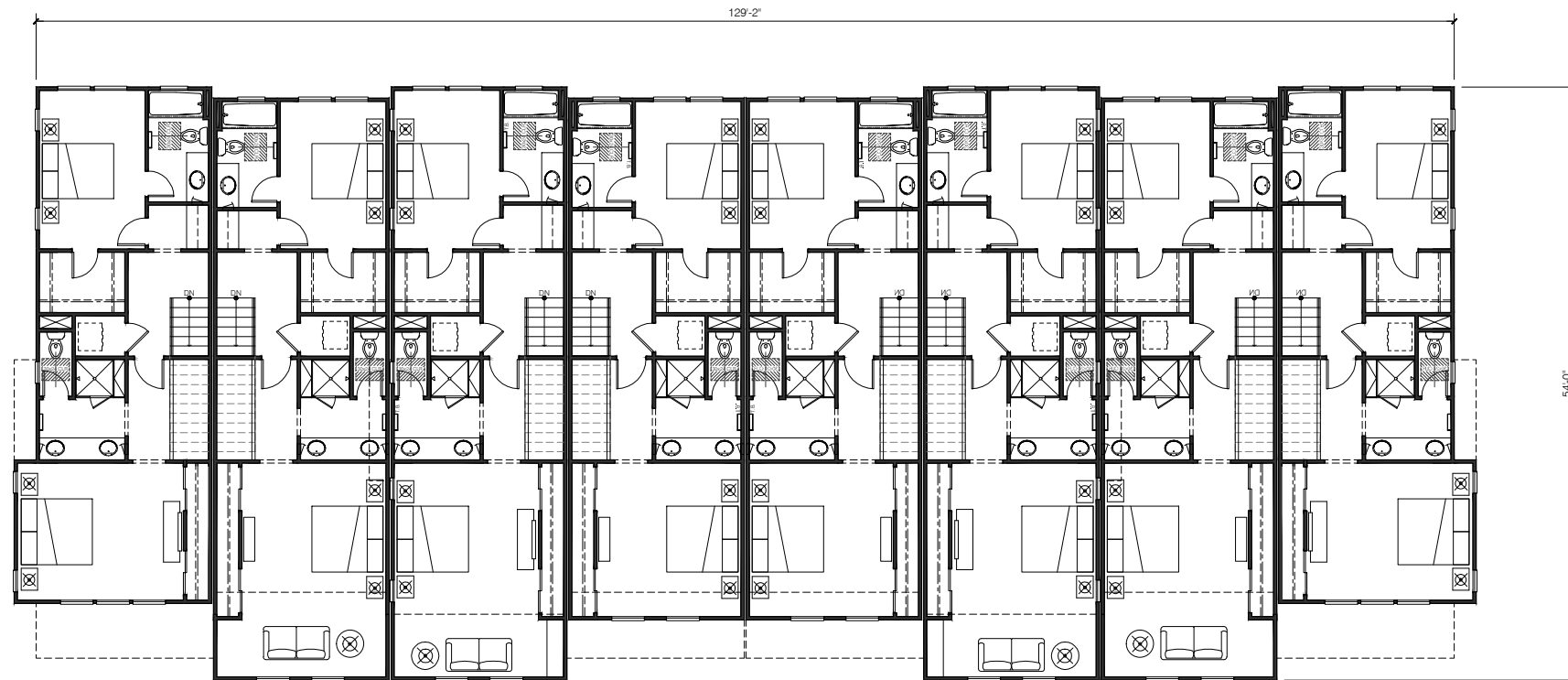
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FLOOR PLANS - BLDG. D

A-14

SCALE: 1/8" = 1'-0"
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UPPER FLOOR PLAN

BUILDING D



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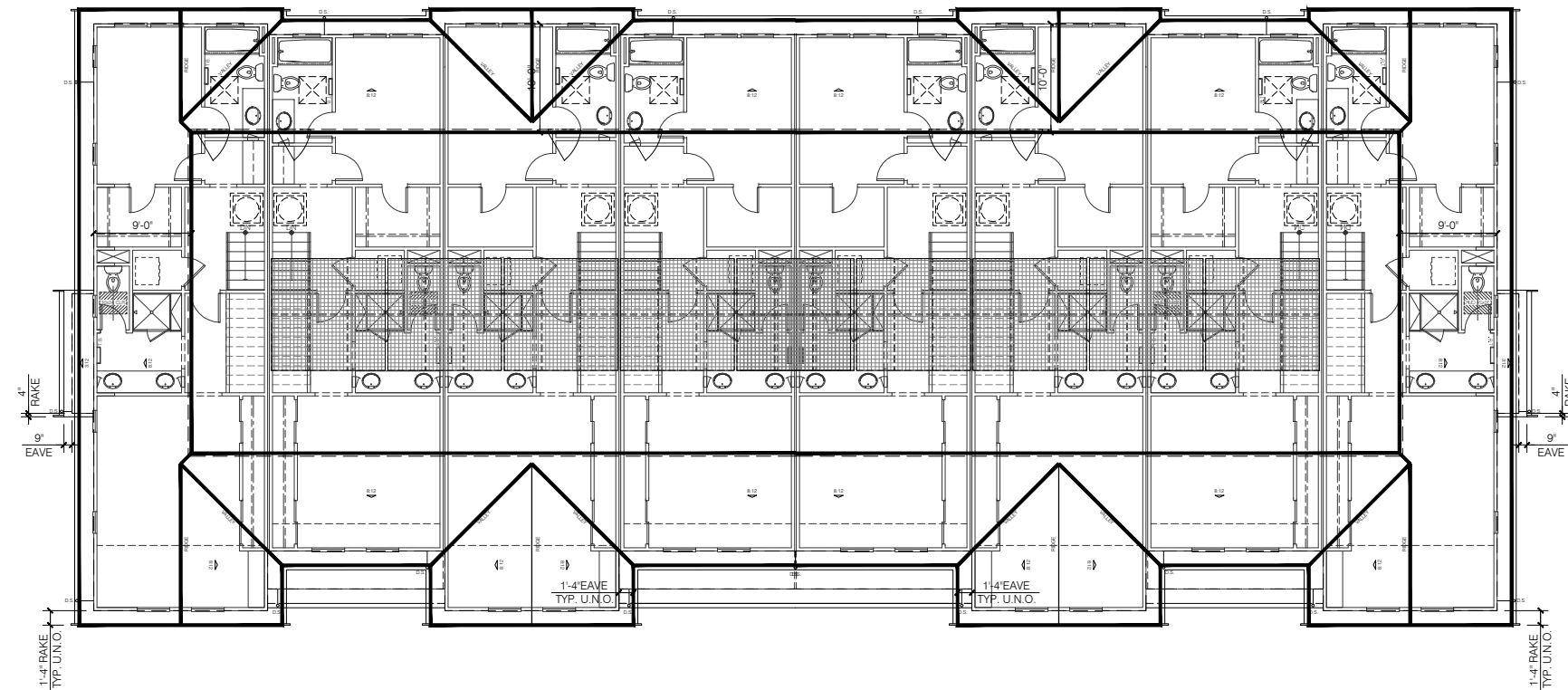
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FLOOR PLANS - BLDG. D

A-15

SCALE: 1/8" = 1'-0"
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ROOF PLAN

BUILDING D



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ROOF PLAN - BLDG D

A-16

SCALE: 1/8" = 1'-0"
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PROJECT: 317033
REV: 06.11.2015

ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
 - 2. LAP SIDING W / 6" REVEAL
 - 3. LAP SIDING W / 12" REVEAL
 - 4. SHINGLE SIDING
 - 5. BOARD AND BATTEN SIDING WITH 6" SPACING
 - 6. BOARD AND BATTEN SIDING WITH 24" SPACING
 - 7. GABLE VENT
 - 8. PRIVACY FENCE OR DECORATIVE PICKET FENCE. SEE LANDSCAPE DRAWINGS.
 - 9. DECORATIVE WOOD CORBEL AND KICKER
 - 10. PAINTED WOOD (OR EQUAL) PANELS AND TRIM
 - 11. 42" GUARDRAIL
 - 12. 36" HANDRAIL
 - 13. 12" SQUARE PORCH COLUMN
 - 14. ENTRY DOOR
 - 15. ROLL-UP GARAGE DOOR
 - 16. PAINTED WOOD (OR EQUAL) FRIEZE TRIM
 - 17. GUTTER AND DOWNSPOUT
 - 18. SOLAR ARRAY. PRECISE LOCATION TO BE SPECIFIED BY SOLAR CONSULTANT.



LEFT ELEVATION

BUILDING E1



FRONT ELEVATION

BUILDING E1 (UNITS 16 - 18 SHOWN)



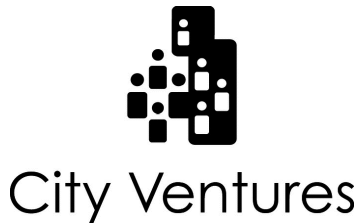
RIGHT ELEVATION

BUILDING E1



REAR ELEVATION

BUILDING E1



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EXTERIOR ELEVATIONS - BLDG E1
A-17

SCALE: 1/8" = 1'-0"
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PROJECT: 317033
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ELEVATION NOTES

- MATERIALS
- 1. COMPOSITE SHINGLE ROOF
 - 2. LAP SIDING W / 6" REVEAL
 - 3. LAP SIDING W / 12" REVEAL
 - 4. SHINGLE SIDING
 - 5. BOARD AND BATTEN SIDING WITH 6" SPACING
 - 6. BOARD AND BATTEN SIDING WITH 24" SPACING
 - 7. GABLE VENT
 - 8. PRIVACY FENCE OR DECORATIVE PICKET FENCE. SEE LANDSCAPE DRAWINGS.
 - 9. DECORATIVE WOOD CORBEL AND KICKER
 - 10. PAINTED WOOD (OR EQUAL) PANELS AND TRIM
 - 11. 42" GUARDRAIL
 - 12. 36" HANDRAIL
 - 13. 12" SQUARE PORCH COLUMN
 - 14. ENTRY DOOR
 - 15. ROLL-UP GARAGE DOOR
 - 16. PAINTED WOOD (OR EQUAL) FRIEZE TRIM
 - 17. GUTTER AND DOWNSPOUT
 - 18. SOLAR ARRAY. PRECISE LOCATION TO BE SPECIFIED BY SOLAR CONSULTANT.



LEFT ELEVATION

BUILDING E2



RIGHT ELEVATION

BUILDING E2



FRONT ELEVATION

BUILDING E2 (UNITS 13 - 21 SHOWN)

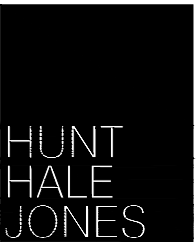


REAR ELEVATION

BUILDING E2

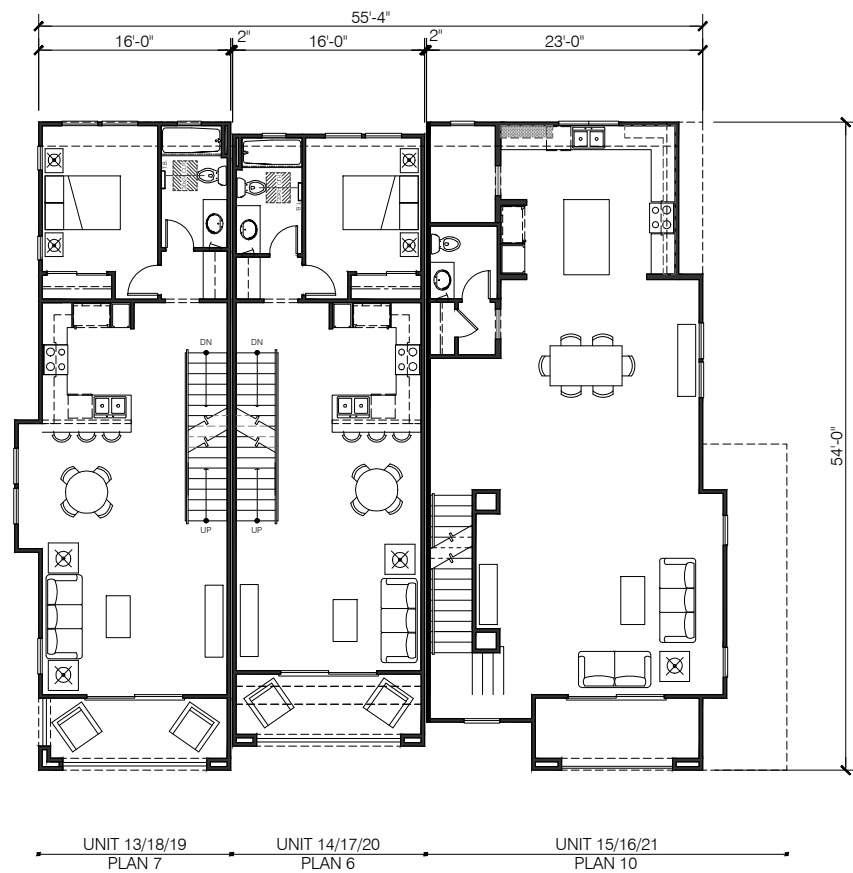


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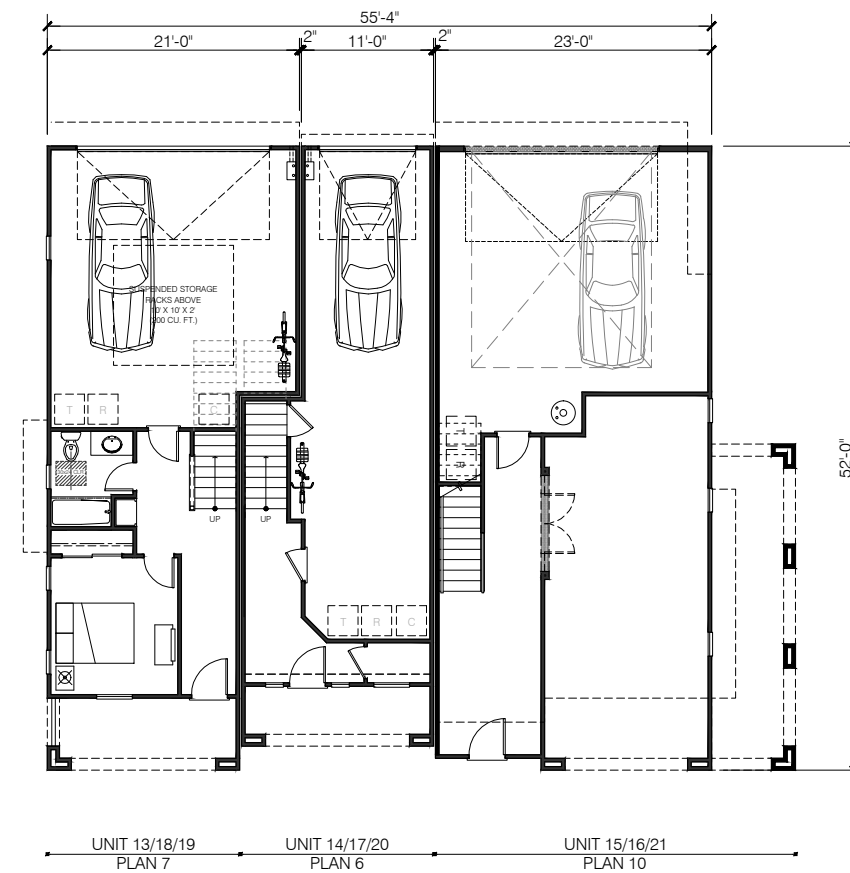
EXTERIOR ELEVATIONS - BLDG E2
A-18
SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015



MAIN FLOOR PLAN

BUILDING E

BUILDING FOOTPRINT AND PRIVATE OPEN SPACE			
	BUILDING	NO. OF BUILDINGS	TOTAL AREA
FOOTPRINT	3,035 SQ. FT.	3	9,105 SQ. FT.
PATIO AREA	466 SQ. FT.		1,397 SQ. FT.
BALCONY AREA	344 SQ. FT.		1,031 SQ. FT.
FRONT YARD AREA	561 SQ. FT.		1,684 SQ. FT.
TOTAL PRIVATE OPEN SPACE	809 SQ. FT.		2,428 SQ. FT.



GROUND FLOOR PLAN

BUILDING E (UNITS 13 - 21 SHOWN)



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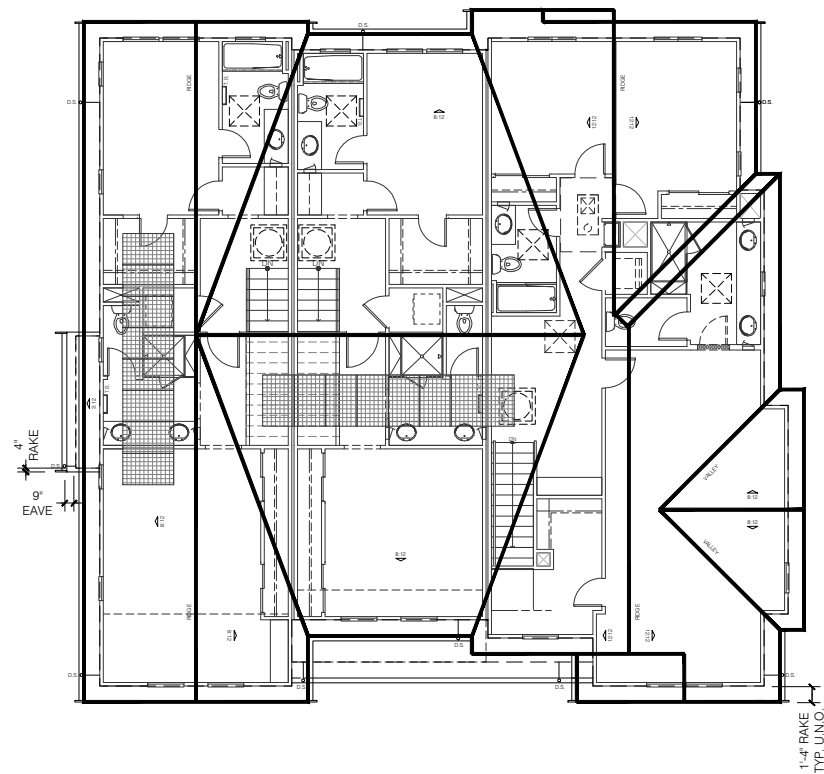
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FLOOR PLANS - BLDG E

A-19

SCALE: 1/8" = 1'-0"
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ROOF PLAN

BUILDING E



UPPER FLOOR PLAN

BUILDING E



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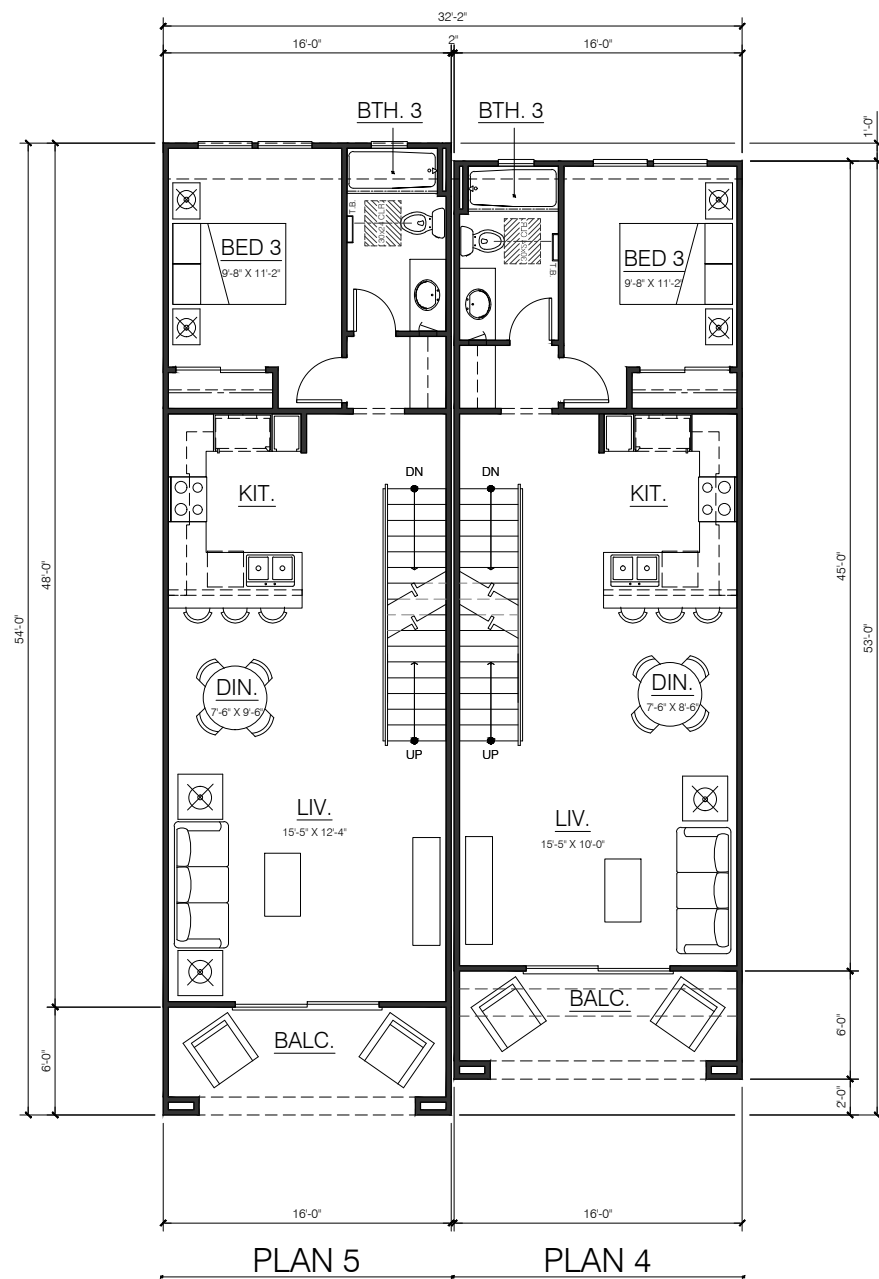
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FLOOR PLAN AND ROOF PLAN - BLDG E

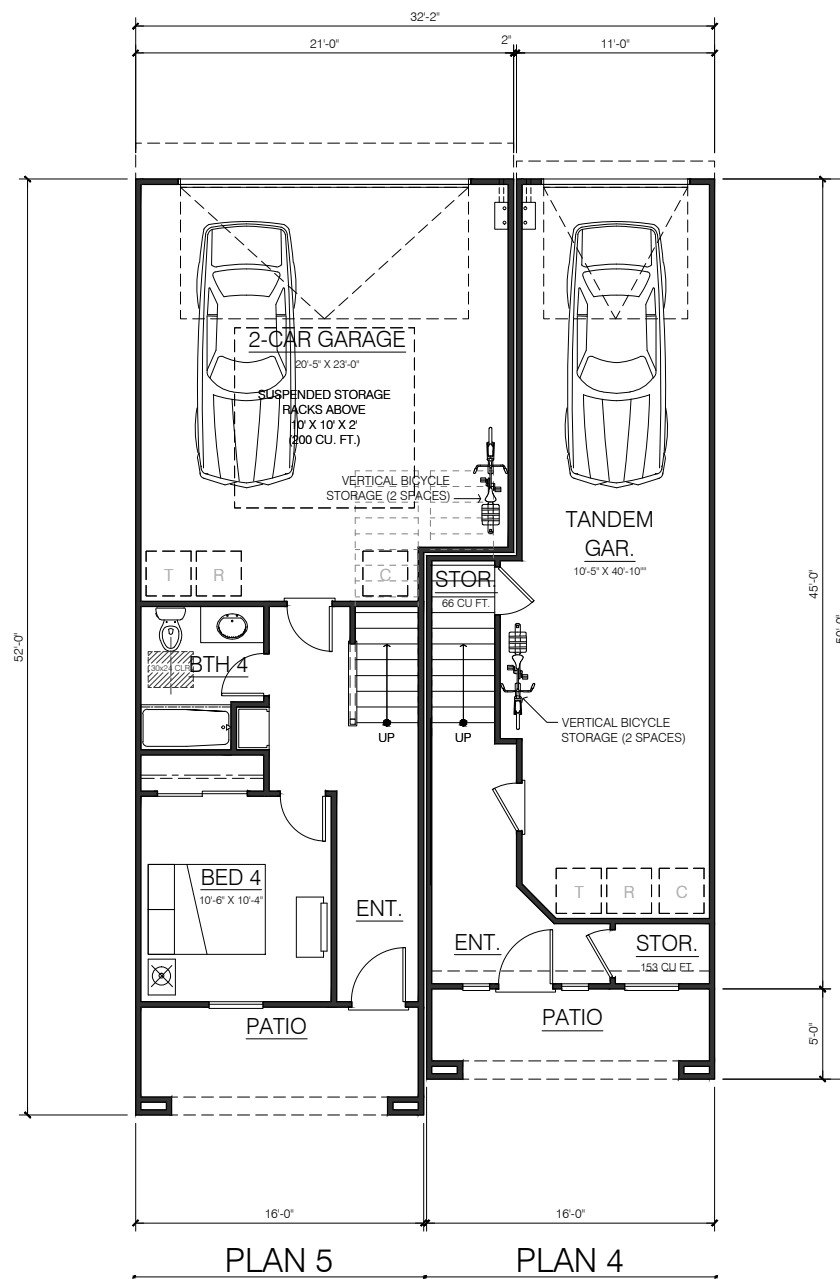
A-20

SCALE: 1/8" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
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MAIN LEVEL

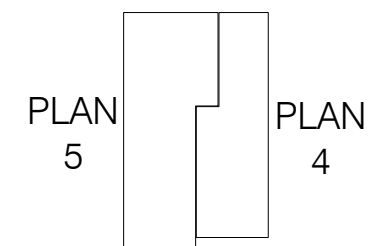
TOWNHOME UNITS (INTERIOR)



GROUND LEVEL

TOWNHOME UNITS (INTERIOR)

FLOOR AREAS FOR TANDEM UNITS	
PLAN 4	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	679 SQ. FT.
UPPER FLOOR LIVING	739 SQ. FT.
TOTAL LIVING AREA	1,569 SQ. FT.
GARAGE AREA	464 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	176 SQ. FT.
PLAN 5	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	727 SQ. FT.
UPPER FLOOR LIVING	842 SQ. FT.
TOTAL LIVING AREA	1,720 SQ. FT.
GARAGE AREA	481 SQ. FT.
STORAGE VOLUME (300 CU. FT. MIN. REQ'D)	328 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	192 SQ. FT.



GROUND LEVEL KEY



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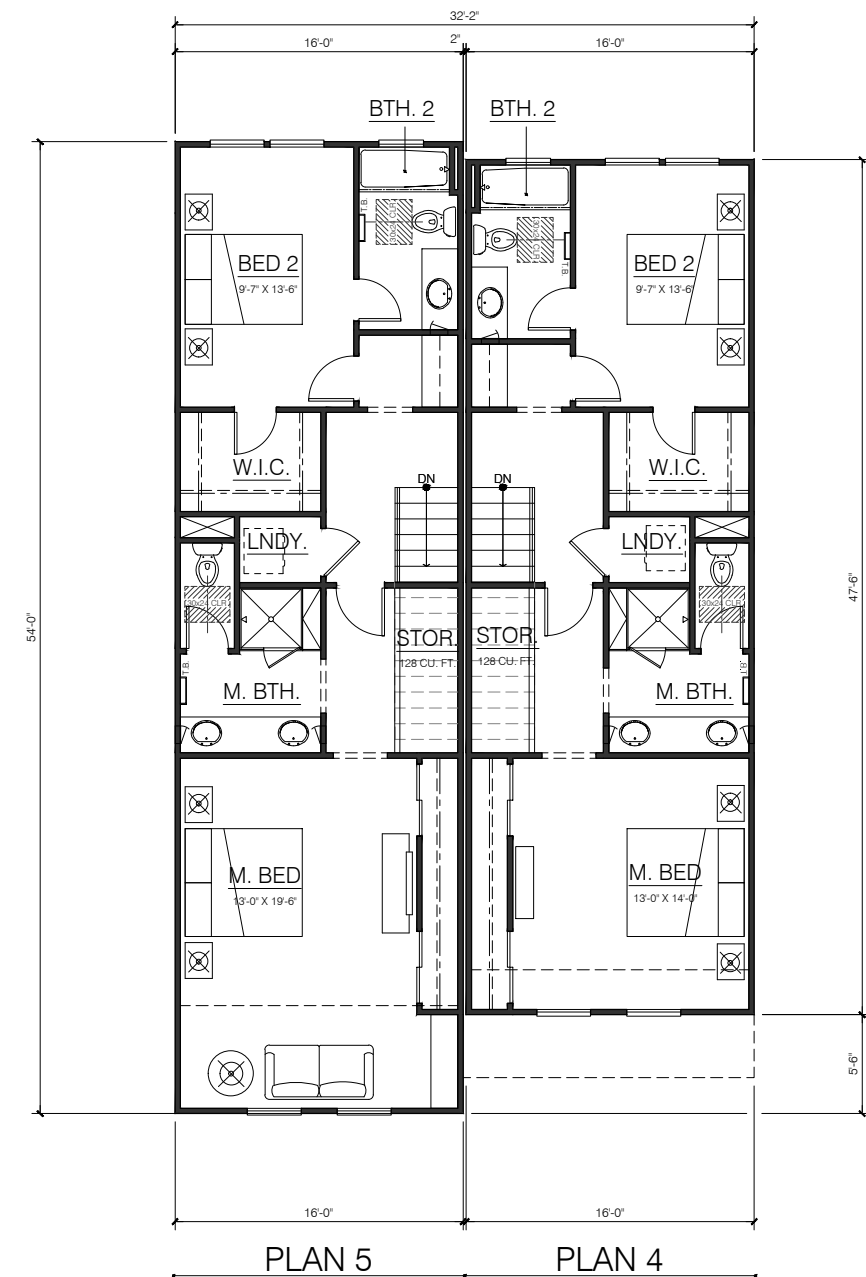
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UNIT PLANS - PLAN 4 & 5

A-21

SCALE: 3/16" = 1'-0"
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UPPER LEVEL

TOWNHOME UNITS (INTERIOR)



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UNIT PLANS - PLAN 4 & 5

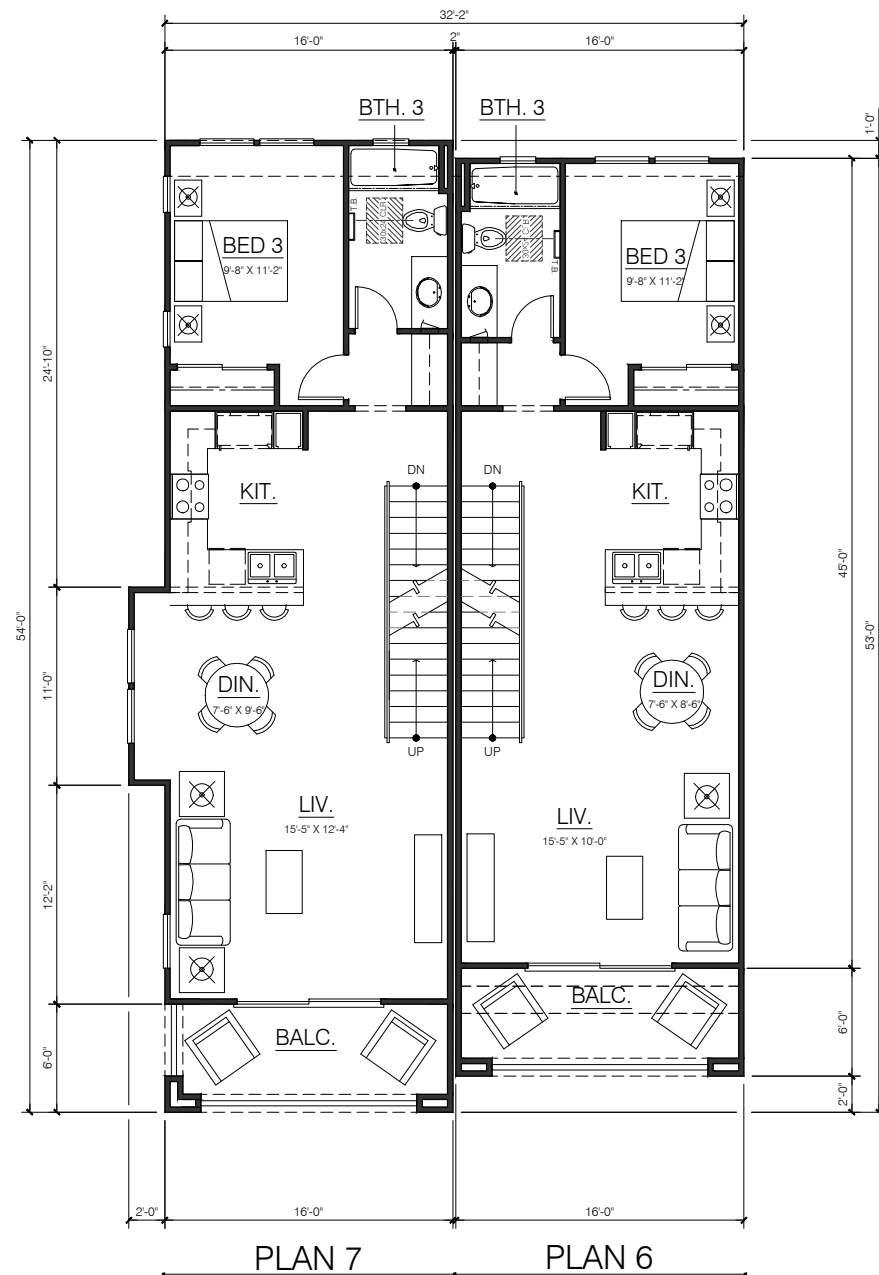
A-22

SCALE: 3/16" = 1'-0"

SUBMITTAL DATE: 10.10.2014

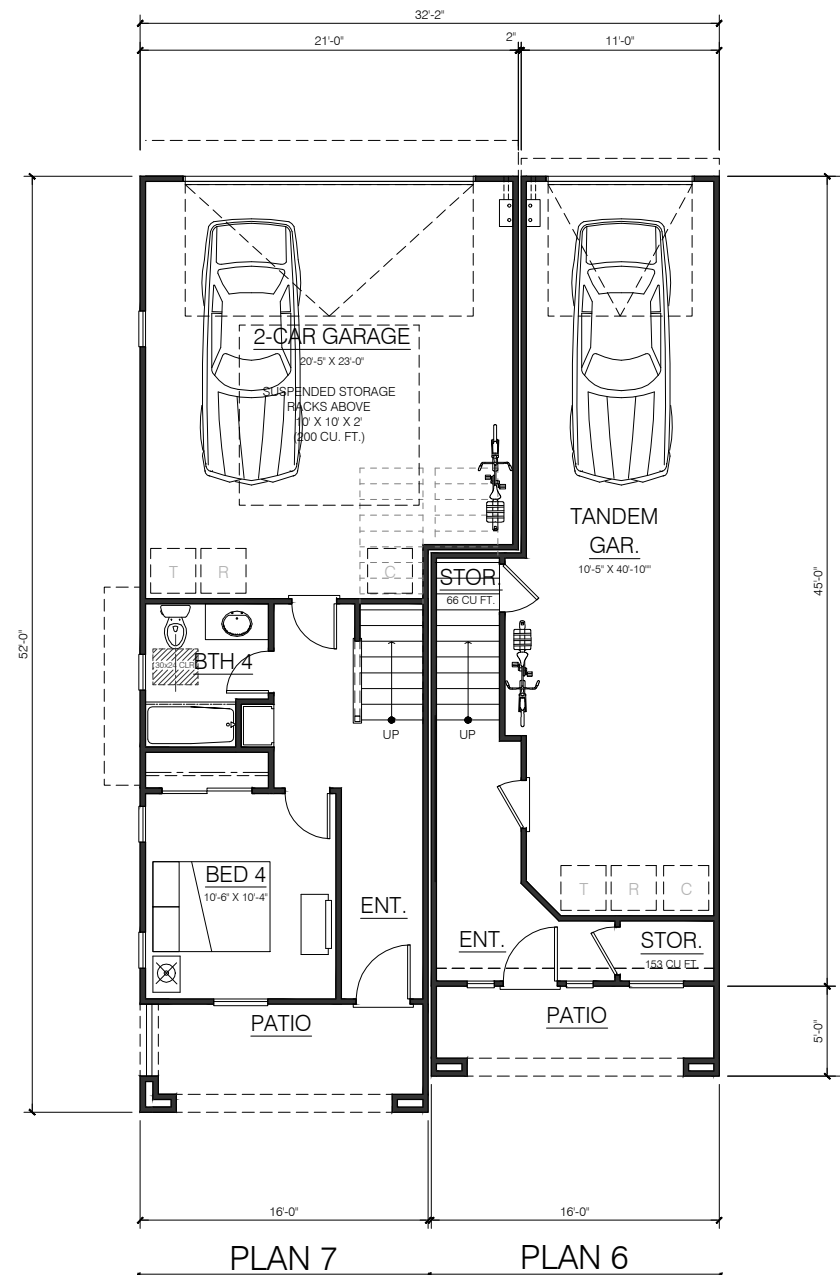
PROJECT: 317033

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MAIN LEVEL

TOWNHOME UNITS (END UNIT)



GROUND LEVEL

TOWNHOME UNITS (END UNIT)

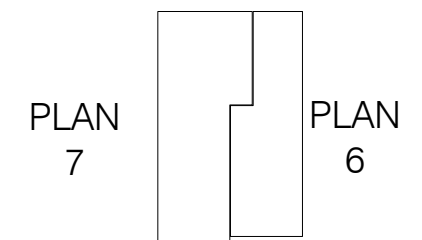
FLOOR AREAS FOR TANDEM UNITS

PLAN 6

GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	679 SQ. FT.
UPPER FLOOR LIVING	739 SQ. FT.
TOTAL LIVING AREA	1,569 SQ. FT.
GARAGE AREA	464 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	176 SQ. FT.

PLAN 7

GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	747 SQ. FT.
UPPER FLOOR LIVING	843 SQ. FT.
TOTAL LIVING AREA	1,741 SQ. FT.
GARAGE AREA	481 SQ. FT.
STORAGE VOLUME (300 CU. FT. MIN. REQ'D)	328 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	192 SQ. FT.



GROUND LEVEL KEY



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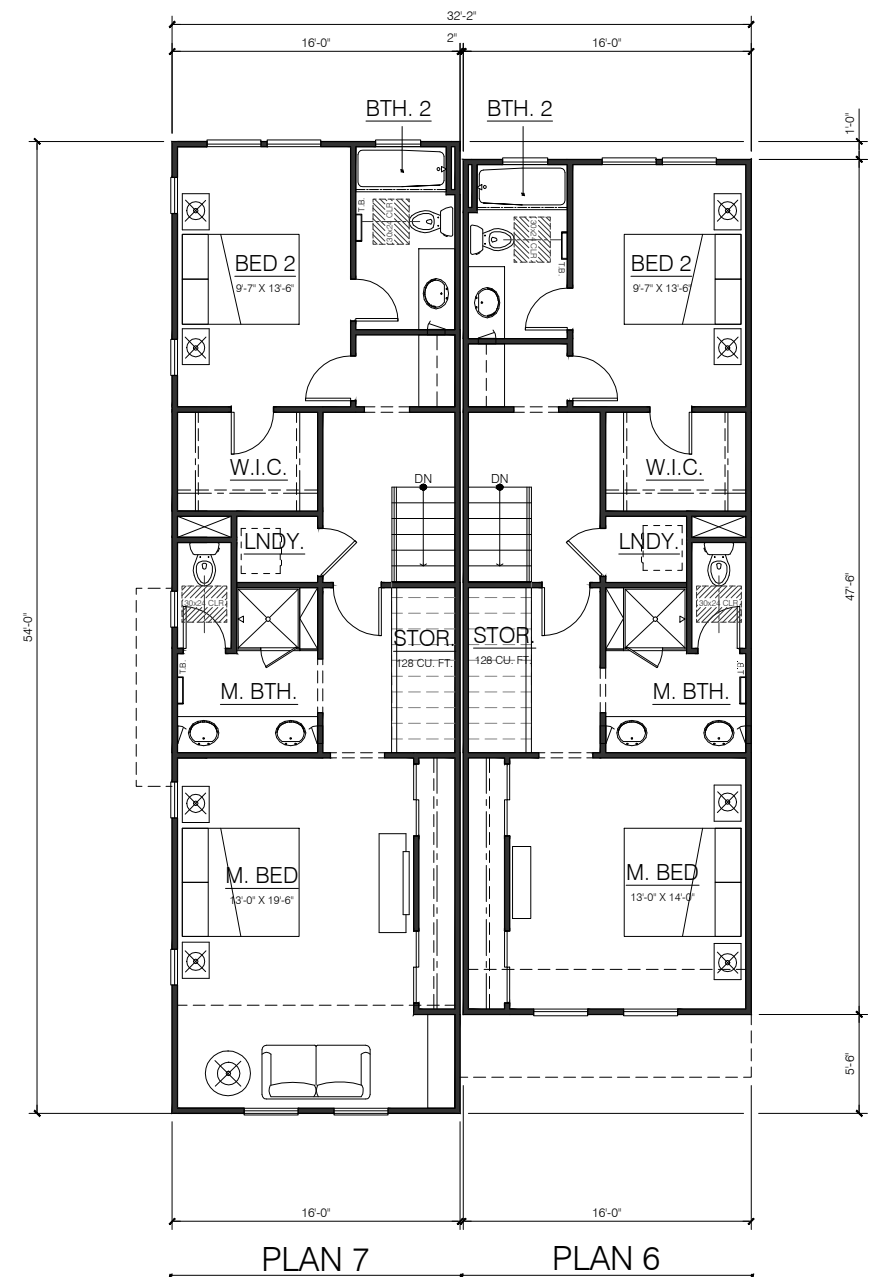
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UNIT PLANS - PLAN 6 & 7

A-23

SCALE: 3/16" = 1'-0"
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PROJECT: 317033
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UPPER LEVEL

TOWNHOME UNITS (END UNIT)



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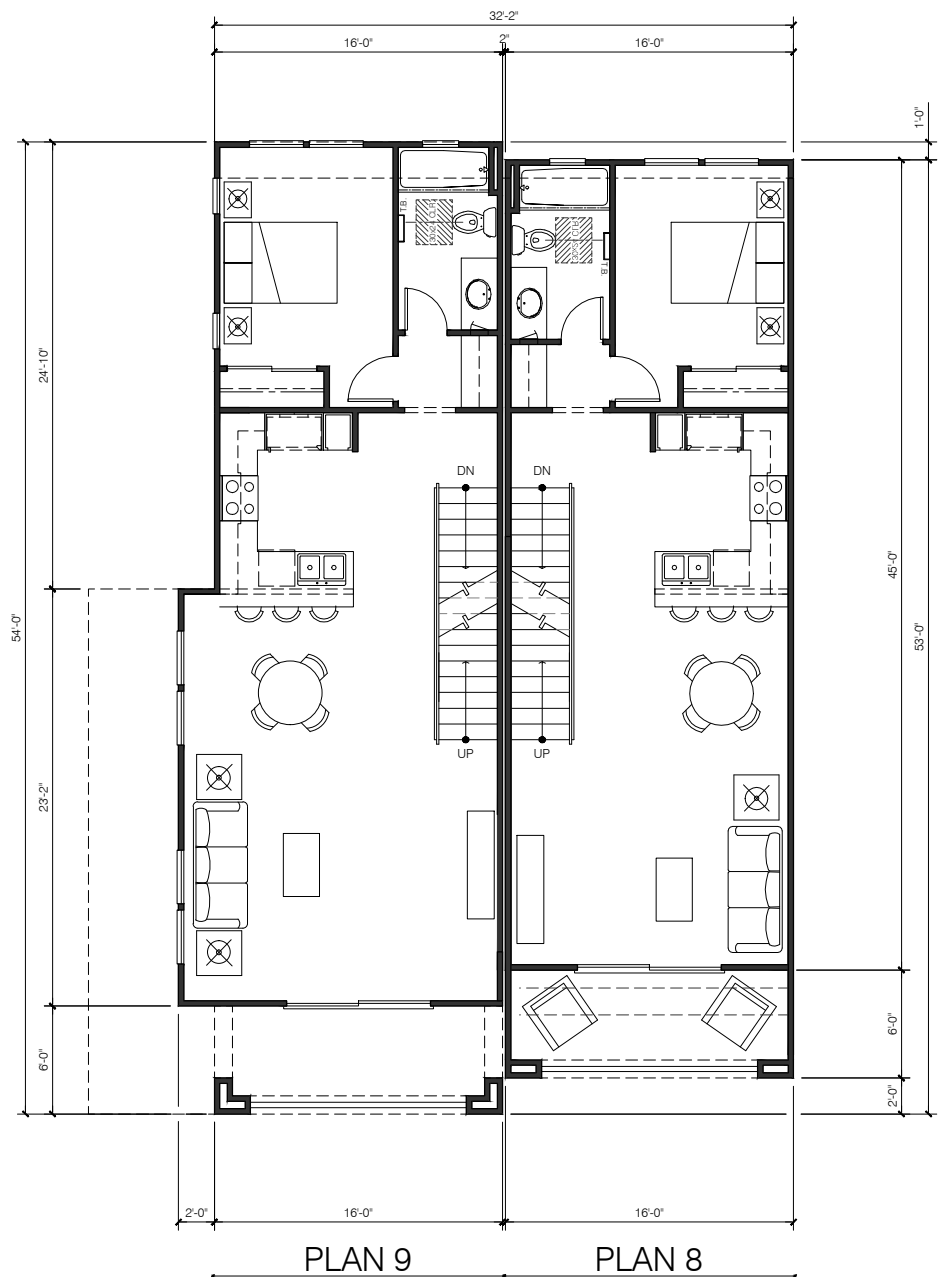
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UNIT PLANS - PLAN 6 & 7

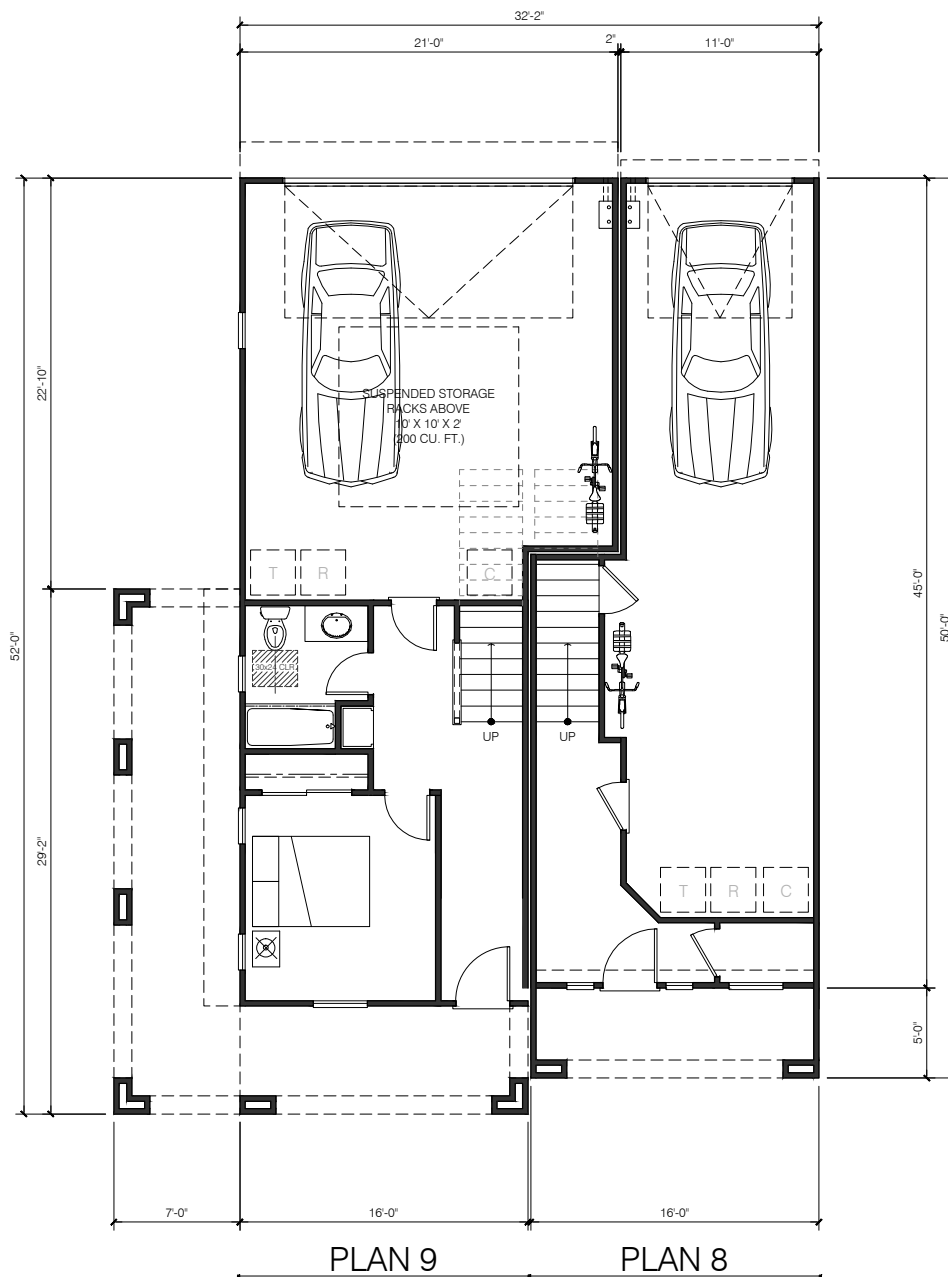
A-24

SCALE: 3/16" = 1'-0"
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MAIN LEVEL

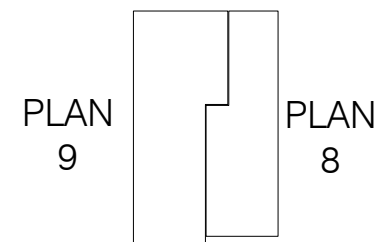
TOWNHOME UNITS (END UNIT W/ PORCH)



GROUND LEVEL

TOWNHOME UNITS (END UNIT W/ PORCH)

FLOOR AREAS FOR TANDEM UNITS	
PLAN 6	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	679 SQ. FT.
UPPER FLOOR LIVING	739 SQ. FT.
TOTAL LIVING AREA	1,569 SQ. FT.
GARAGE AREA	464 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	176 SQ. FT.
PLAN 7	
GROUND FLOOR LIVING	152 SQ. FT.
MAIN FLOOR LIVING	747 SQ. FT.
UPPER FLOOR LIVING	843 SQ. FT.
TOTAL LIVING AREA	1,741 SQ. FT.
GARAGE AREA	481 SQ. FT.
STORAGE VOLUME (300 CU. FT. MIN. REQ'D)	328 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	192 SQ. FT.



GROUND LEVEL KEY



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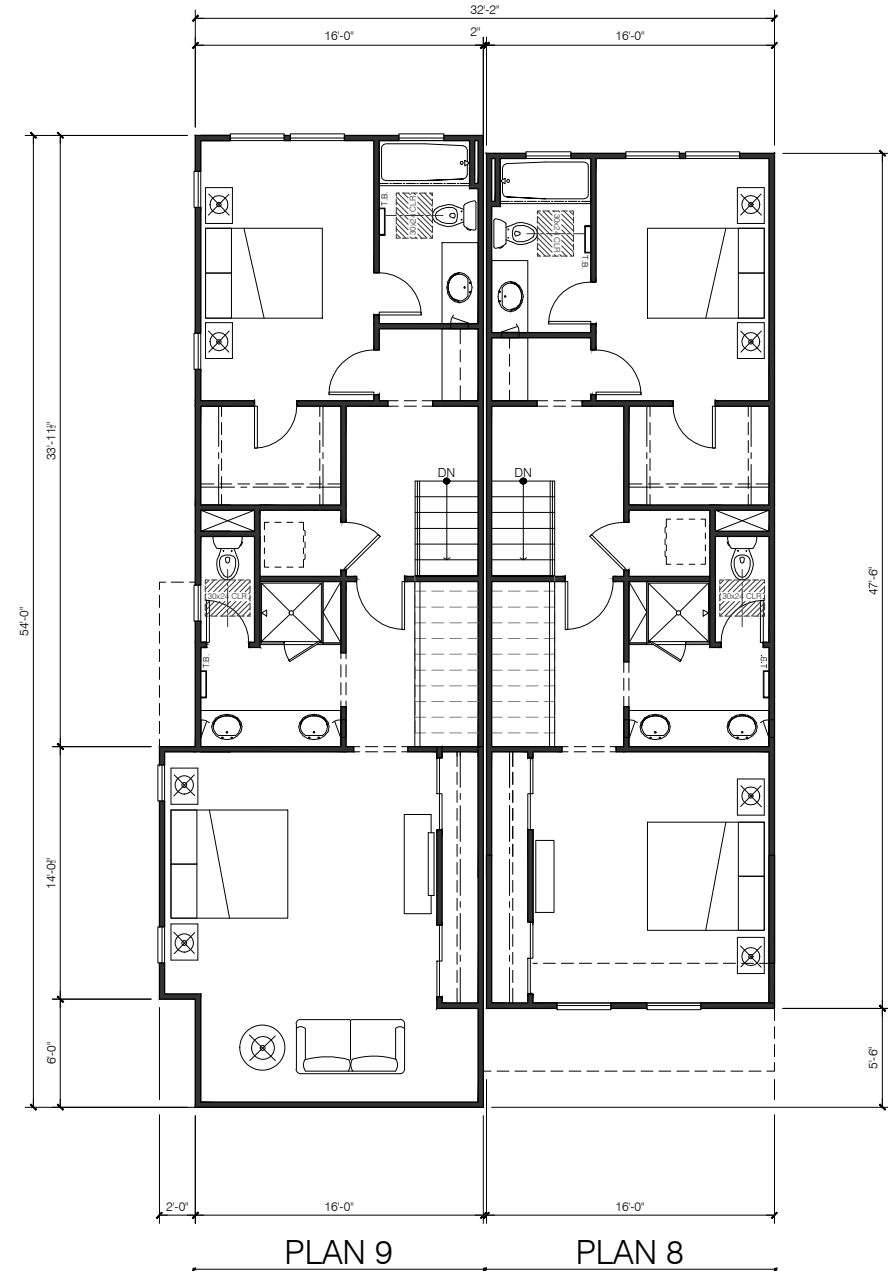
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UNIT PLANS - PLAN 8 & 9

A-25

SCALE: 3/16" = 1'-0"
SUBMITTAL DATE: 10.10.2014
PROJECT: 317033
REV: 06.11.2015



UPPER LEVEL

TOWNHOME UNITS (END UNIT W/ PORCH)



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UNIT PLANS - PLAN 8 & 9

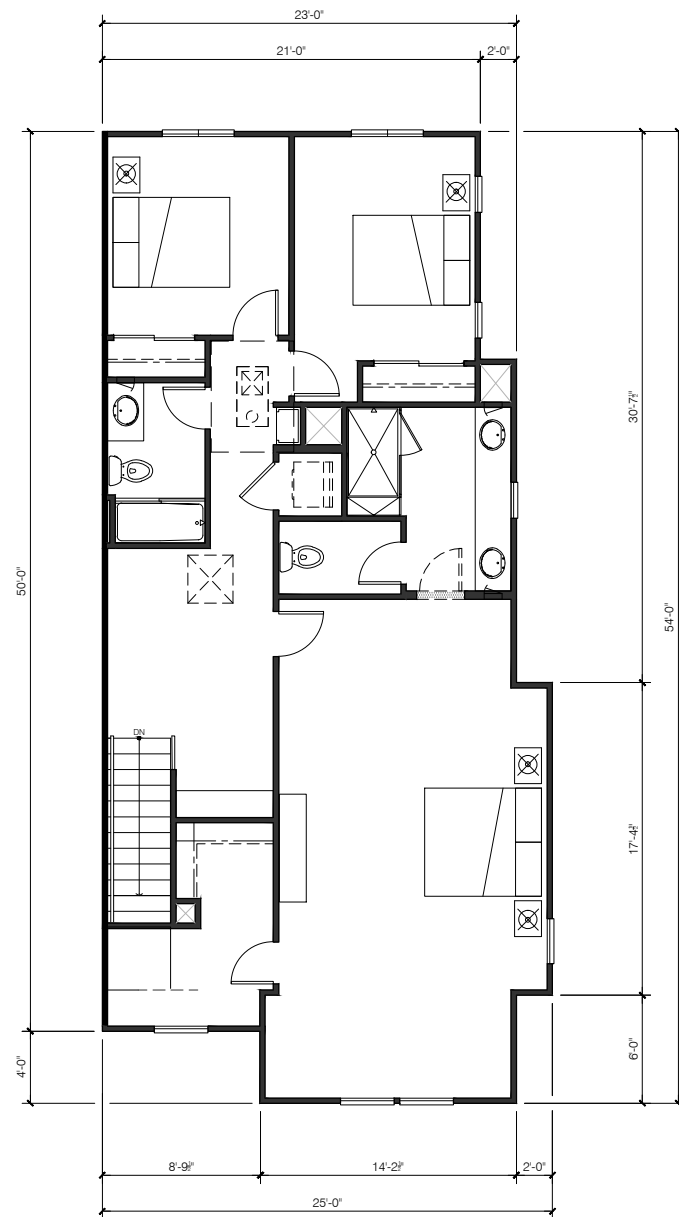
A-26

SCALE: 3/16" = 1'-0"

SUBMITTAL DATE: 10.10.2014

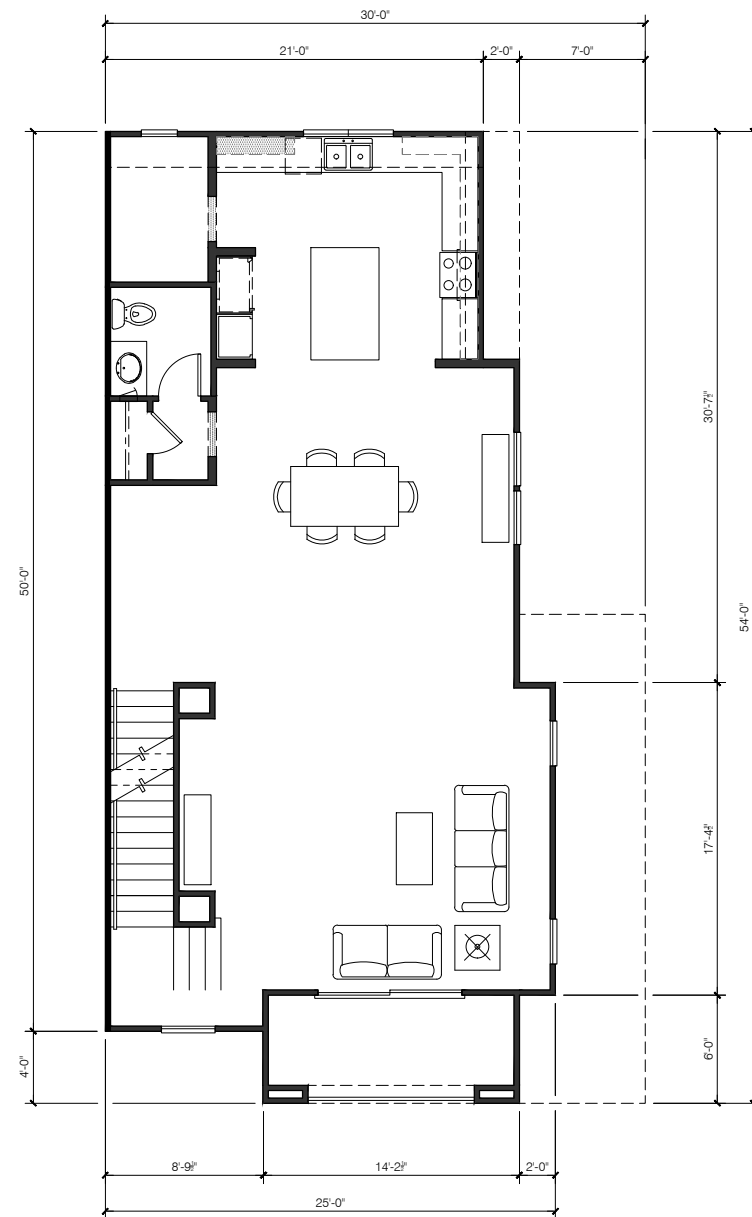
PROJECT: 317033

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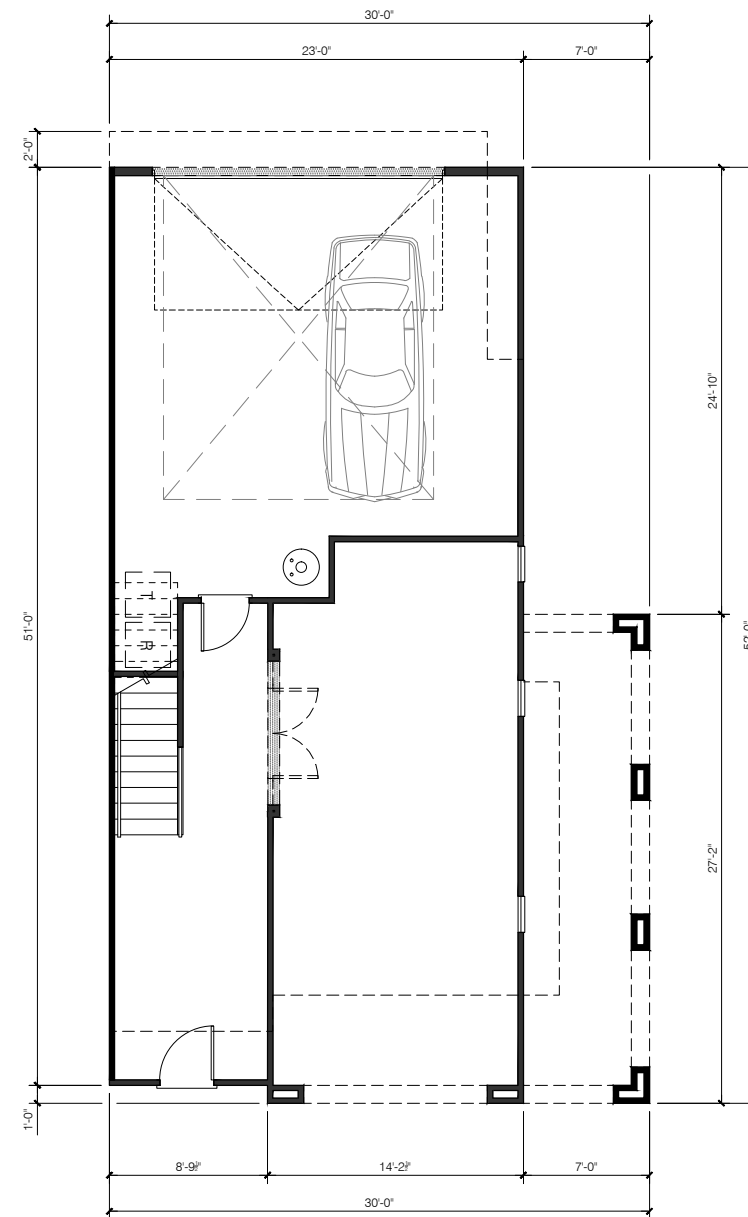
UPPER LEVEL

TOWNHOME UNIT - PLAN 10



MAIN LEVEL

TOWNHOME UNIT - PLAN 10



GROUND LEVEL

TOWNHOME UNIT - PLAN 10

FLOOR AREAS FOR TANDEM UNITS	
PLAN 10	
GROUND FLOOR LIVING	190 SQ. FT.
MAIN FLOOR LIVING	1,112 SQ. FT.
UPPER FLOOR LIVING	1,177 SQ. FT.
TOTAL LIVING AREA	2,479 SQ. FT.
GARAGE AREA	529 SQ. FT.
STORAGE VOLUME (250 CU. FT. MIN. REQ'D)	347 CU. FT.
PRIVATE OPEN SPACES (PATIOS & BALCONIES)	275 SQ. FT.



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UNIT PLANS - PLAN 10

A-27

SCALE: 3/16" = 1'-0"

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PROJECT: 317033

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