

Summary of Design Changes

October 20, 2015

For the Planning Board meeting scheduled for November 9, 2015, the following is a list of design changes that were made to the Eagle Street Family Housing project since the planning commission hearing on June 8, 2015. All of the changes were made in response to specific comments from neighbors, the Alameda Historical Society representative, planning board members and/or planning department staff.

1. Eliminated the bridge between building B and Building C.
2. Moved the trash room from the front of the Everett St. building to the parking lot.
3. Re-located the front doors of the units to the street side on Eagle St. by re-designing the majority of the unit floor plans.
4. Introduced 4 entry stairways on Eagle Street that access 7 units on the second floor.
5. Changed the building configuration on Eagle St. from two buildings to three to break down the scale. Building A was split into 2 buildings. There are now a total of 4 buildings, which have been relabeled as buildings A, B, C, and D.
6. In order to achieve 3, 4 and 5 above it was necessary to change Building D on Everett St. from a 2 story to a 3 story building. The floor plans for all units in Building D have been redesigned.
7. Moved Buildings B and C towards Eagle Ave. 5 feet to create more usable open space and play space.
8. Moved Building A 5 ft. to the west and Buildings C & D towards Everett St. 1'-8 1/2" to provide a 10 ft. clearance between exterior stairs in response to building code requirements. This also provides better access to the shared common spaces and facilities for the residents.
9. Created more porches with front entry doors on the Eagle Street and Everett frontages, (from 3 to 7).
10. Added pitched roofs to the 3 story buildings on Eagle Ave.
11. Added historic detailing to all buildings.
12. Created a larger patio adjacent to the community room.
13. Created more generous common areas.
14. Reduced number of parking spaces from 30 to 28.
15. Added 5 more stairways to the rear of the 4 buildings to respond to building code requirements, which also provides better access to the shared common spaces and facilities for the residents on upper floors.
16. Added a "tower" roof feature to the corner bay at Eagle and Everett.
17. Added unique detailing to each of the pediments on the 3 story buildings on Eagle.
18. Reduced the railing height to a more historic level (30") and added a perforated metal panel above to comply with the building code.
19. Added additional trim to the porch roofs and building eaves.

EAGLE AVENUE

2015.11.09
PLANNING SET

APA

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EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501



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- A11 DENSITY BONUS APPLICATION BASE SITE PLAN DIAGRAM

PROJECT DATA

ASSESSOR'S PARCEL NO.:	070-0193-011
ZONING DISTRICT:	NP-R
CONSTRUCTION TYPE:	TYPE VB SPRINKLERED
MAIN OCCUPANCY GROUP:	R-2
OTHER ACCESSORY OCCUPANCIES:	B
LOT AREA:	36,000 SQ. FT. / 0.83 ACRES
BUILDING GROSS AREA:	27,492 SQ. FT.
BUILDING HEIGHT:	43' - 0"
PARKING:	STANDARD : 12 COMPACT : 14 ADA: 2 TOTAL 28
BICYCLE PARKING:	LONG TERM SPACES : 26 SHORT TERM SPACES : 6 TOTAL 32
BUILDING FOOTPRINT:	11,827 SQ. FT.
UNIT COUNT:	1ST FLOOR 12 UNITS 2ND FLOOR 10 UNITS TOTAL 22 UNITS
UNIT MIX:	1 BEDROOM 6 UNITS 2 BEDROOM 10 UNITS 3 BEDROOM 6 UNITS TOTAL 22 UNITS

PROJECT DIRECTORY

OWNER:	HOUSING AUTHORITY OF THE CITY OF ALAMEDA 701 ATLANTIC AVE. ALAMEDA, CA 94501-2161 Phone (510) 747-4321 Fax (510) 522-7848 PROJECT MANAGER: VICTORIA JOHNSON vjohnson@alamedahsg.org CLAUDIA YOUNG cyoung@alamedahsg.org	LANDSCAPE ARCHITECT:	BAY TREE DESIGN CONTACT: LISA HOWARD 2313 VALLEY STREET BERKELEY, CA 94702 Phone (510)644-1320 lisa@baytreedesign.com
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UNIT MATRIX

UNIT TYPE		GROSS AREA	ACCESSIBLE	ADAPTABLE
A101	2 BEDROOM / TOWNHOUSE	1 BA 1,192 SF		
A102	1 BEDROOM / FLAT	1 BA 615 SF		X
A201	1 BEDROOM / FLAT	1 BA 615 SF		
B101	3 BEDROOM / FLAT	1 BA 1,235 SF	X	
B102	2 BEDROOM / TOWNHOUSE	1 BA 1,180 SF		
B103	1 BEDROOM / FLAT	1 BA 583 SF		X
B104	1 BEDROOM / FLAT	1 BA 613 SF		X
B201	2 BEDROOM / TOWNHOUSE	1 BA 1,236 SF		
B202	2 BEDROOM / TOWNHOUSE	1 BA 1,208 SF		
B203	2 BEDROOM / TOWNHOUSE	1 BA 1,204 SF		
B204	2 BEDROOM / TOWNHOUSE	1 BA 1,226 SF		
C101	1 BEDROOM / FLAT	1 BA 613 SF	X	
C102	1 BEDROOM / FLAT	1 BA 613 SF		X
C103	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1,144 SF		
C104	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1,240 SF		
C105	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1,340 SF		
C201	2 BEDROOM / TOWNHOUSE	1 BA 1,232 SF		
C202	2 BEDROOM / TOWNHOUSE	1 BA 1,236 SF		
D101	2 BEDROOM / FLAT	1 BA 929 SF	X	
D201	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1,258 SF		
D202	2 BEDROOM / FLAT	1 BA 1,226 SF		
D203	3 BEDROOM / TOWNHOUSE	1 BA + 1 POWDER 1,272 SF		

CODE INFORMATION

- 2013 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS): FOR ACCESSIBLE UNITS
- FAIR HOUSING GUIDELINES: FOR COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
- 2013 CALIFORNIA BUILDING CODE: INCLUDING CHAPTER 11B FOR COMMON AREAS AND ACCESSIBLE UNITS, AND CHAPTER 11A FOR NON-ACCESSIBLE AND ADAPTABLE UNITS
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA REFERENCED STANDARDS CODE
- 2010 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE - RESIDENTIAL MANDATORY MEASURES
- 2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS
- CITY OF ALAMEDA MUNICIPAL CODE

VICINITY MAP



PROJECT
DATA &
SUMMARY
INFORMATION
MAPS

DATE:
DRAWN BY: TS TH
JOB: 14-12

A1.0



**EAGLE HOUSING
2437 EAGLE AVENUE
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03.23.2015 DRT
04.15.2015 PLANNING PERMIT
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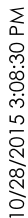
SITE PLAN

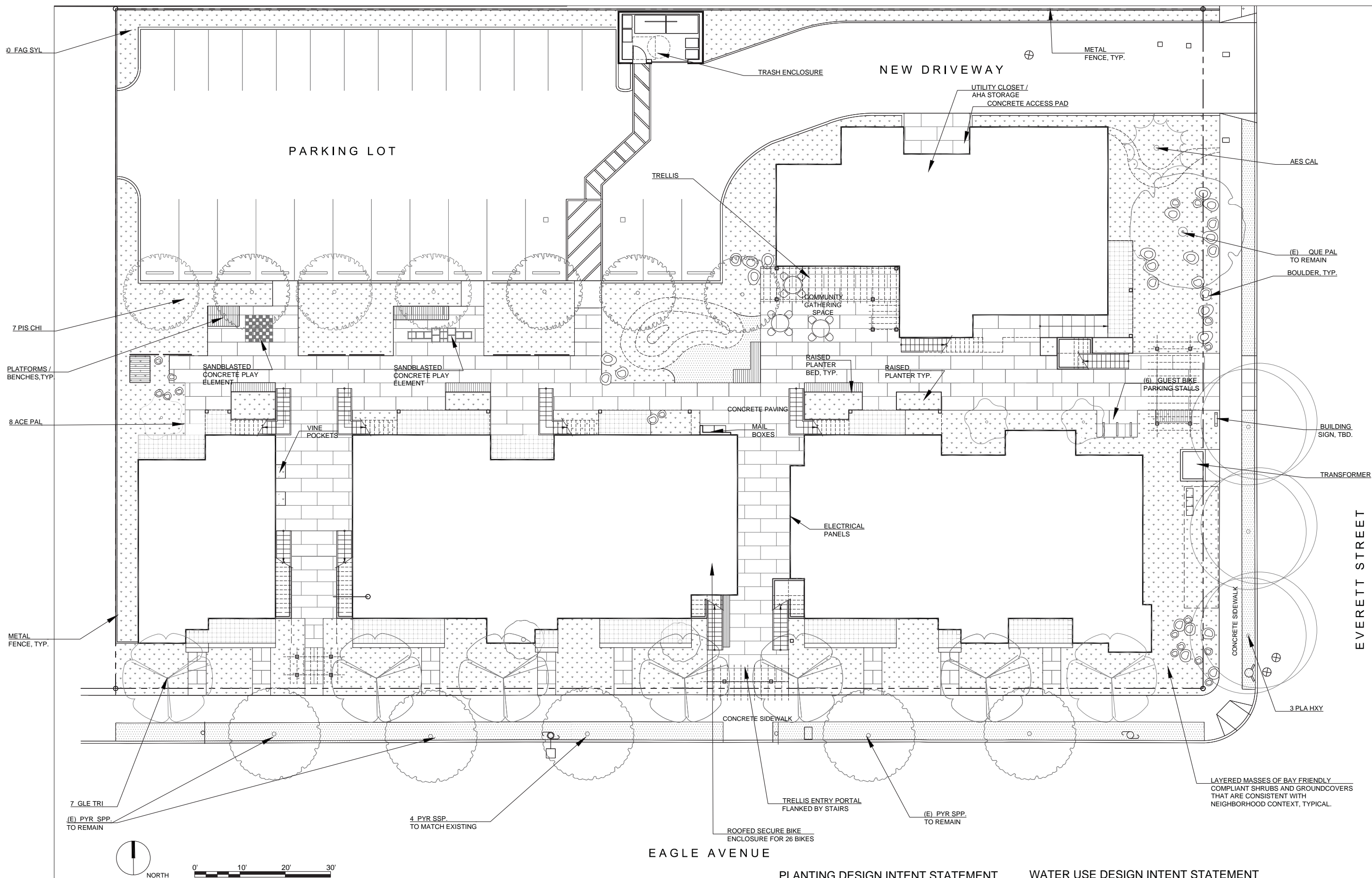
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A2.0

SITE PLAN WITH DENSITY BONUS

A2.1





PLANTING DESIGN INTENT STATEMENT
 The planting design meets several goals - plants are selected for their compatibility within the neighborhood context and comply with Bay-Friendly landscape guidelines. The plants were identified for their durability and low maintenance characteristics. The plant materials will provide privacy, seasonal interest, texture and shade for the residents. The planting design complies with California's Model Water Efficient Landscape Ordinance.

WATER USE DESIGN INTENT STATEMENT
 The irrigation system will be fully automatic, low gallon use drip system for plants and shrubs and bubblers for the trees. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have intergral pressure regulators and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.







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**PRELIMINARY
 LANDSCAPE
 PLAN**

DATE: 09.22.2015
 DRAWN BY: ER LF
 JOB: 14-12

PLANT LIST

QUAN	ABBR.	BOTANICAL NAME	COMMON NAME	WATER USE	CA NATIVE	MIN. SIZE
TREES						
	ACE CIR	Acer circinatum	Vine Maple	L		24" BOX
	AES CAL	Aesculus californica	Buckeye	VL	X	15 GAL
	GLE TRI	Gleditsia triacanthos	Honey Locust	L		24" BOX
	PIS CHI	Pistacia chinensis 'Keith Davey'	Chinese Pistache 'Keith Davey'	L		24" BOX
	PLA XHY	Platanus x hispanica 'Yarwood'	London Plane Tree 'Yarwood'	M		24" BOX
	PYR SPP	Pyrus calleryana 'Aristocrat'	Flowering Pear 'Aristocrat'	M		24" BOX

SHRUBS & GROUNDCOVERS

ABL SPP	Abelia species	Abelia	L-M			5 GAL
ACA COG	Acacia cognata 'Mini Cog'	Little River Wattle	L			5 GAL
AES CAL	Aesculus californica	Buckeye	VL	X		15 GAL
ALO SPP	Aloe species	Aloe				5 GAL
ARC SPP	Arctostaphylos species	Manzanita	VL-M	X		5 GAL
BAC PIL	Baccharis pilularis 'Twin Peaks'	Coyote Bush	L	X		5 GAL
CAR CAL	Carpenteria californica	Bush Anemone	Occ	X		5 GAL
CEA SPP	Ceanothus species	Wild Lilac	L	X		5 GAL
CED ATP	Cedrus atlantica 'Pendula'	Weeping Atlas Cedar	M			5 GAL
CER OCC	Cercis occidentalis	Western Redbud	L	X		5 GAL
CER BET	Cercocarpus betuloides	Mountain Ironwood	VL	X		5 GAL
CHA CYS	Chaenomeles cvs	Flowering Quince	L			5 GAL
CIS SPP	Cistus species	Rockrose	L			5 GAL
COR AUS	Cordyline australis	New Zealand Cabbage Tree	L			5 GAL
COR PUL	Correa pulchella	Australian fuchsia	L			5 GAL
CUP SEP	Cupressus sempervirens	Italian Cypress	L			5 GAL
DOD VIS	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L			5 GAL
DUD SPP	Dudleya species	Dudley	L			1 GAL
ERI SPP	Eriogonum species	Buckwheat	VL-L	X		5 GAL
FEI SEL	Feijoa sellowiana	Pineapple guava	Occ			5 GAL
FRA CAL	Frangula californica 'Mount San Br'	Coffeeberry	L	X		5 GAL
GAR ELL	Garrya elliptica	Coast Silkthistle	L	X		5 GAL
GRE SPP	Grevillea species	Shrub grevillea	L			5 GAL
LEP LAV	Leptospermum laevigatum	Australian Tea Tree	L			5 GAL
LOR CHI	Loropetalum chinensis	Chinese Firecracker	L			5 GAL
MAH AQU	Mahonia aquifolium 'Orange Flame'	Oregon Grape	Occ			5 GAL
MYR COM	Myrtus communis	True Myrtle	L			5 GAL
OLE ELO	Olea europaea 'Little Olive'	Olive	VL			5 GAL
OSM FRA	Osmantinus fragrans	Sweet Olive	M			5 GAL
PIT TOS	Patagonium tobira 'Cream de Mint'	Tobira	L			5 GAL
PUN GRA	Punica granatum 'Nana'	Dwarf Pomegranate	L			5 GAL
RHA IND	Rhaphiolepis indica 'Clara'	Indian Hawthorne	L			5 GAL
RHU INT	Rhus integrifolia	Lemonade Berry	L	X		5 GAL
RHU OVA	Rhus ovata	Sugar Bush	L	X		5 GAL
RIB SAN	Ribes sanguineum	Pink Flowering Currant	L	X		5 GAL
VAC OVA	Vaccinium ovatum	Evergreen Huckleberry	M	X		5 GAL

PERENNIALS & GROUNDCOVERS

ACH MIL	Achillea millefolium	Yarrow	L-M	X		1 GAL
ANI SPP	Anigosanthos spp.	Kangaroo Paw	L			5 GAL
ARC PAC	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita		X		5 GAL
ASP ELA	Aspidistra elatior 'Asha'	Cash-Inn Plant	L			1 GAL
CRO CRO	Crocossmia x crocosmiflora	Montbretia	L			1GAL
CUP MIC	Cuphea micropetala	Candy Corn Plant	M			5 GAL
DIE SPP	Dielfea species	Fortnight lily	L-M			5 GAL
ECH FAS	Echium candicans	Pride of Madeira	L			5 GAL
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	L			1 GAL
ERI PCH	Eri Pacific Coast Hybrid	Pacific Coast Iris	L			1 GAL
JUN PAT	Juncus patens	California Gray Rush	L	X		5 GAL
LAV SPP	Lavandula species	Lavender	L			5 GAL
LIB SPP	Libertia species	Libertia	L			1 GAL
OXA SPP	Oxalis species	Oxalis	M			1 GAL
PHL FRU	Phlomis fruticosa	Jerusalem Sage	L			1 GAL
PHO SPP	Phormium hybrids	Flax	L			5 GAL
POL MUN	Polystichum munitum	Western sword Fern	Occ	X		1 GAL
ROS HUN	Rosmarinus 'Huntington Carpet'	Rosemary - Ground cover	L			5 GAL
ROS OFF	Rosmarinus officinalis 'Barbacoa'	Rosemary	L			5 GAL
ROS OFF	Rosmarinus officinalis 'Blue Spires'	Rosemary	L			5 GAL
SAL SPP	Salvia species	Sage	VL-M	X		5 GAL
SAL COH	Salvia cohulensis	Cohulla Sage	L			5 GAL
SAL DRC	Salvia 'Dara's Choice'	Dara's Choice Sage	L	X		5 GAL
SAL LEU	Salvia leucantha	Mexican Sage	L			5 GAL
SED HAJ	Sedum Herbstfreude 'Autumn Joy'	Stonecrop	L			1 GAL
SEN MAL	Senecio mandraliscae blus	Chalksticks	L			1 GAL
STA BYZ	Stachys byzantina	Lamb's Ear	L			1 GAL
TEU SPP	Teucrium fruticos	Bush Germander	L			5 GAL
ZAN AET	Zantedeschia aethiopia	Calla lily	M			1 GAL

BAMBOOS & GRASSES

BAM MUL	Bamboo multiplex Alphonse Karr	Alphonse Karr bamboo	L	X		5 GAL
CAL FOL	Calamagrostis foliosa	Cape Mendocino Reed Grass	Occ	X		1 GAL
CAR DIV	Carex divulsa	Berkeley Sedge	L			1 GAL
CAR TEX	Carex texensis	Caltin Sedge	L			1 GAL
CHO TEC	Chondropetalum tectorum	Small Cape Rush	L			5 GAL
FES IDA	Festuca duboensis 'Siskiyou Blue'	Idaho Fescue	VL	X		1 GAL
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	L			5 GAL
LEY CON	Leymus condatus 'Canyon Prince'	Canyon Prince Wild Rye	L	X		5 GAL
MUH RIG	Muhlenbergia rigens	Deer Grass	L	X		5 GAL

VINES

GAM RAD	Campsis radicans	Trumpet Vine	L			5 GAL
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	L			5 GAL
LON HIS	Lonicera hispidula var. vacillans	California Honeysuckle	L	X		5 GAL
PAS SPP	Passiflora caerulea 'Constance Elliot'	Passion/Vine	M			5 GAL
ROS BAN	Rosa banksiae	Lady Banks Rose	L			5 GAL
RUB URS	Rubus ursinus 'Wild Treasure'	Thornless Blackberry	L			5 GAL
VIT CRR	Vitis californica 'Roger's Red'	California Wild Grape	L	X		5 GAL

BIORETENTION AREAS

CAR TUM	Carex tumulicola	Berkeley Sedge	L	X		1 GAL
CER OCC	Cercis occidentalis	Western Redbud	L	X		5 GAL
CHO TEC	Chondropetalum tectorum	Small Cape Rush	L			5 GAL
IRI DOU	Iris douglasiana	Douglas Iris	L	X		1 GAL
JUN PAT	Juncus patens	California Gray Rush	L	X		5 GAL
LEY CON	Leymus condatus 'Canyon Prince'	Canyon Prince Wild Rye	L	X		5 GAL
LOM LON	Lomandra longifolia 'Breeze'	Mat Rush	L			5 GAL
MUH RIG	Muhlenbergia rigens	Deer Grass	L	X		5 GAL
NEP SSP	Nepeta ssp.	Catmint	L			5 GAL



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PALETTE

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EVERETT ENTRY ENLARGED SITE PLAN



PRECEDENT IMAGES



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**ENLARGED
LANDSCAPE
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CENTRAL AREA AND SPINE ENLARGED SITE PLAN



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EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Neighboring Houses on Eagle Ave.

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Corner of Eagle Ave. and Everett St.

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Eagle Avenue

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Eagle Avenue (with landscaping at sidewalk shown)

EAGLE AVENUE FAMILY HOUSING

2437 Eagle Avenue, Alameda



Pedestrian Entry on Eagle Ave.

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Everett St.

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Parking Lot

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Parking Lot (with landscaping at parking lot shown)

EAGLE AVENUE FAMILY HOUSING
2437 Eagle Avenue, Alameda



Community Building



BLDG A

BLDG B

BLDG C

1 BLDG A, B & C SOUTH - EAGLE AVENUE

1/8" = 1'-0"



BLDG C

BLDG D

2 BLDG C & D EAST - EVERETT STREET

1/8" = 1'-0"

MATERIALS LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 FIBER CEMENT OR WOOD TRIM
- 3 FIBER CEMENT SIDING
- 4 PAINTED STL AND PERF MTL RAILING

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**BUILDING
ELEVATIONS**

DATE:
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BLDG C

BLDG B

BLDG A

1 BLDG A, B & C NORTH - REAR ELEVATION

1/8" = 1'-0"



BLDG D

2 BLDG D WEST - REAR ELEVATION



BLDG D

3 BLDG D NORTH - DRIVEWAY ELEVATION

1/8" = 1'-0"

MATERIALS LEGEND	
1	ASPHALT SHINGLE ROOFING
2	FIBER CEMENT OR WOOD TRIM
3	FIBER CEMENT SIDING
4	PAINTED STL AND PERF MTL RAILING

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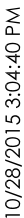
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**BUILDING
ELEVATIONS**

DATE:	
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1ST FLOOR
PLAN

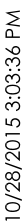
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2ND FLOOR
PLAN

DATE:	
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A5.2



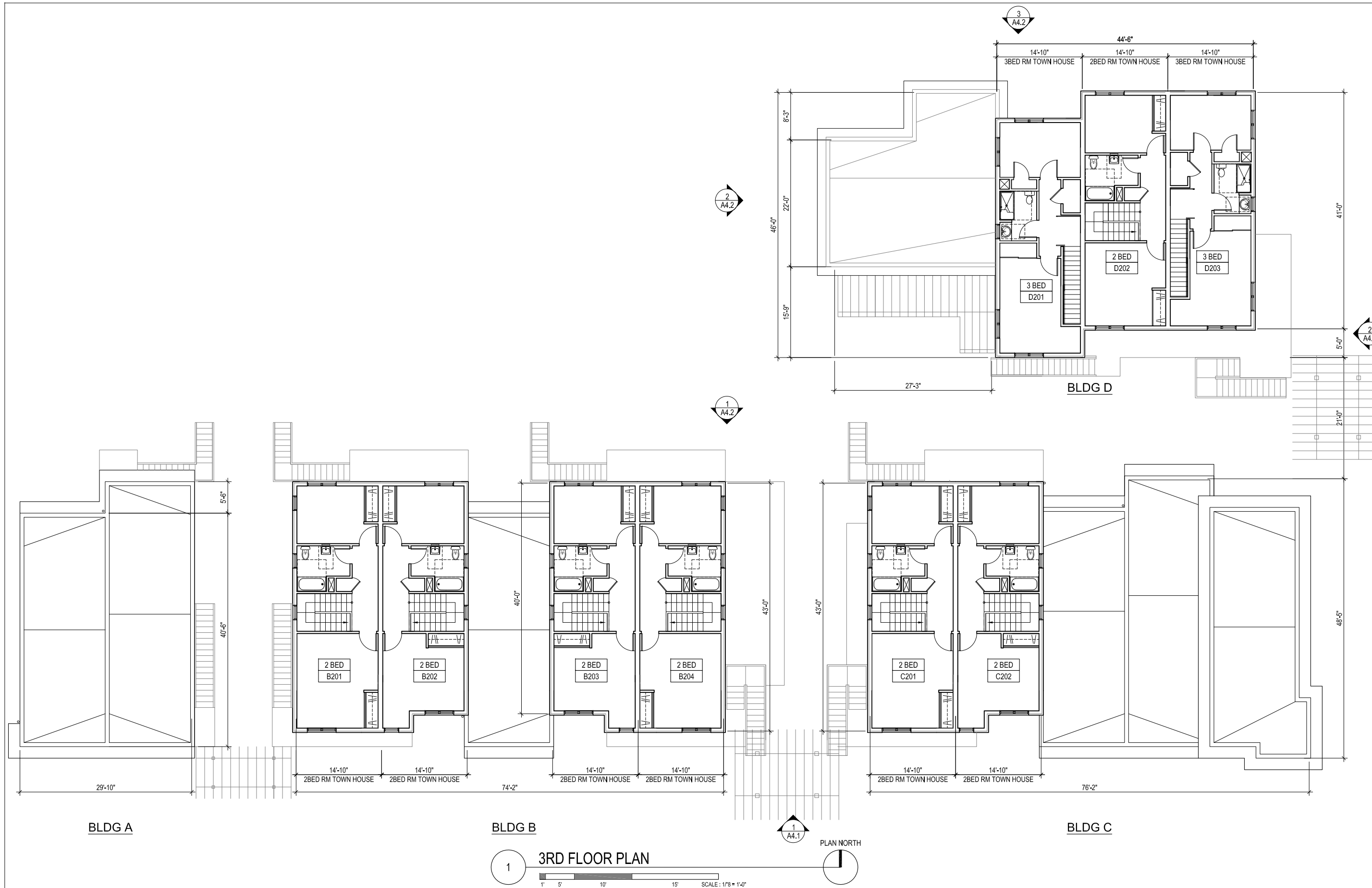
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3RD FLOOR PLAN

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A5.3





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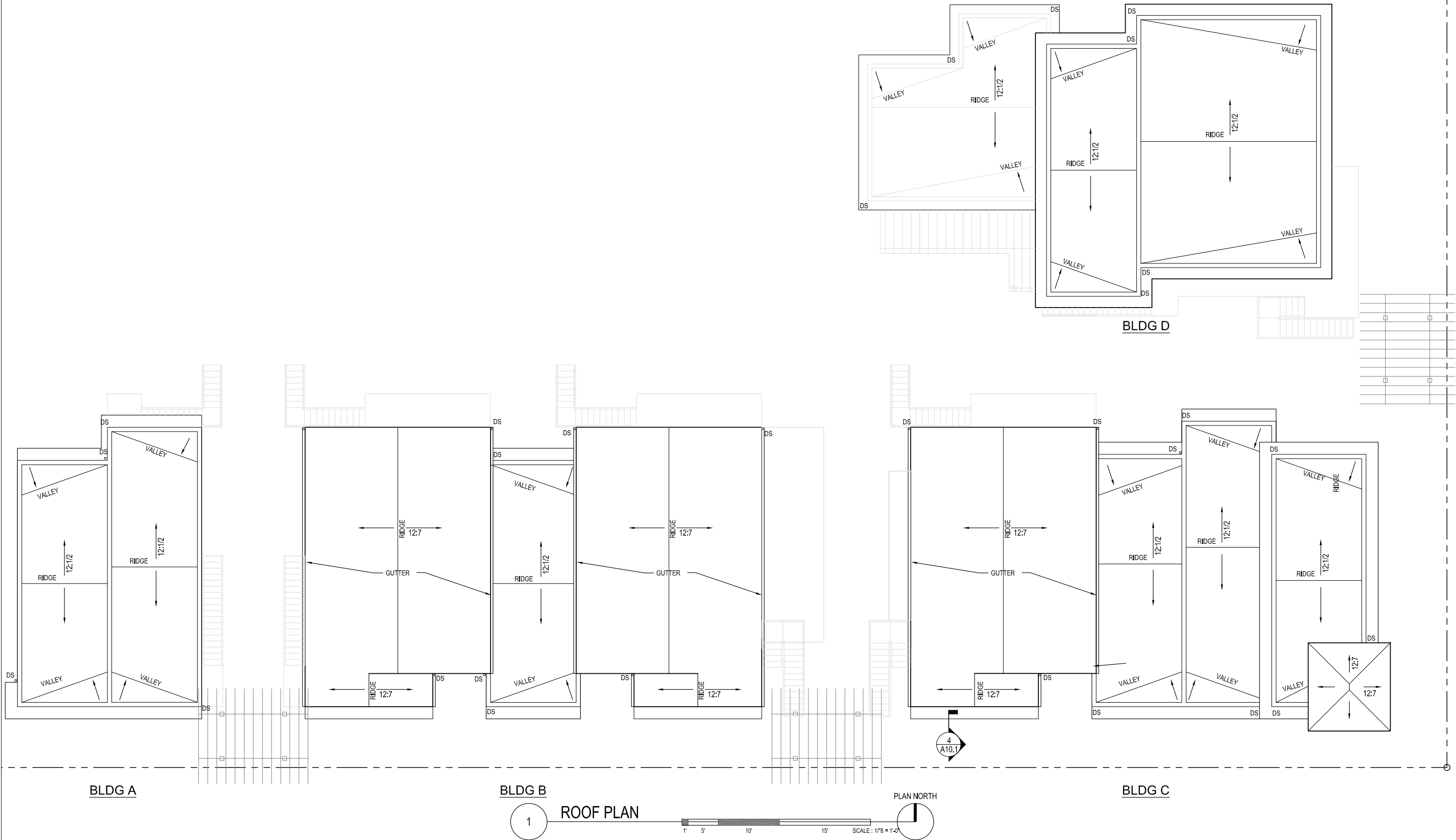
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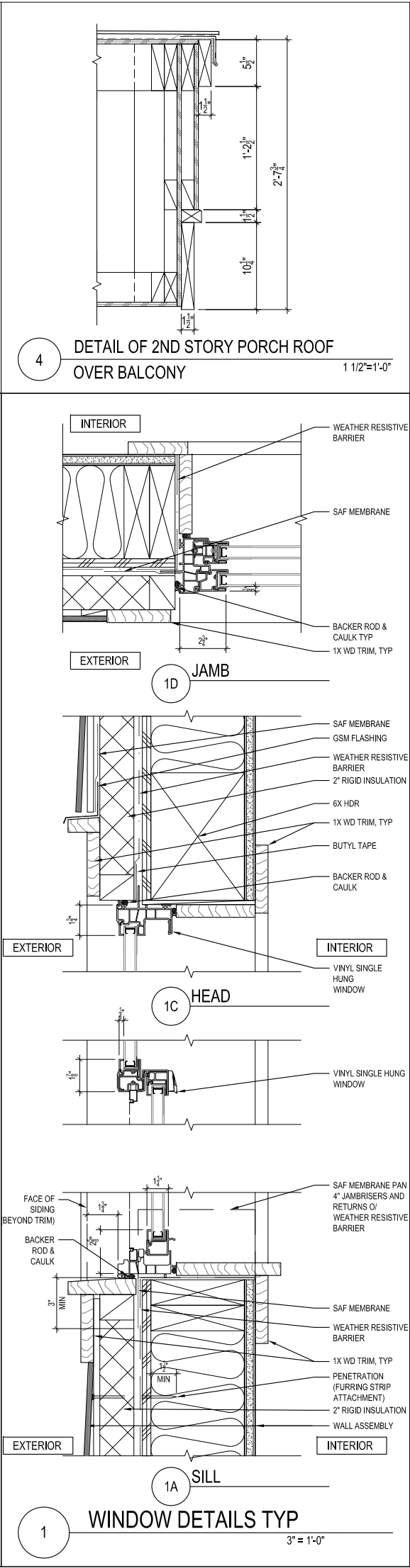
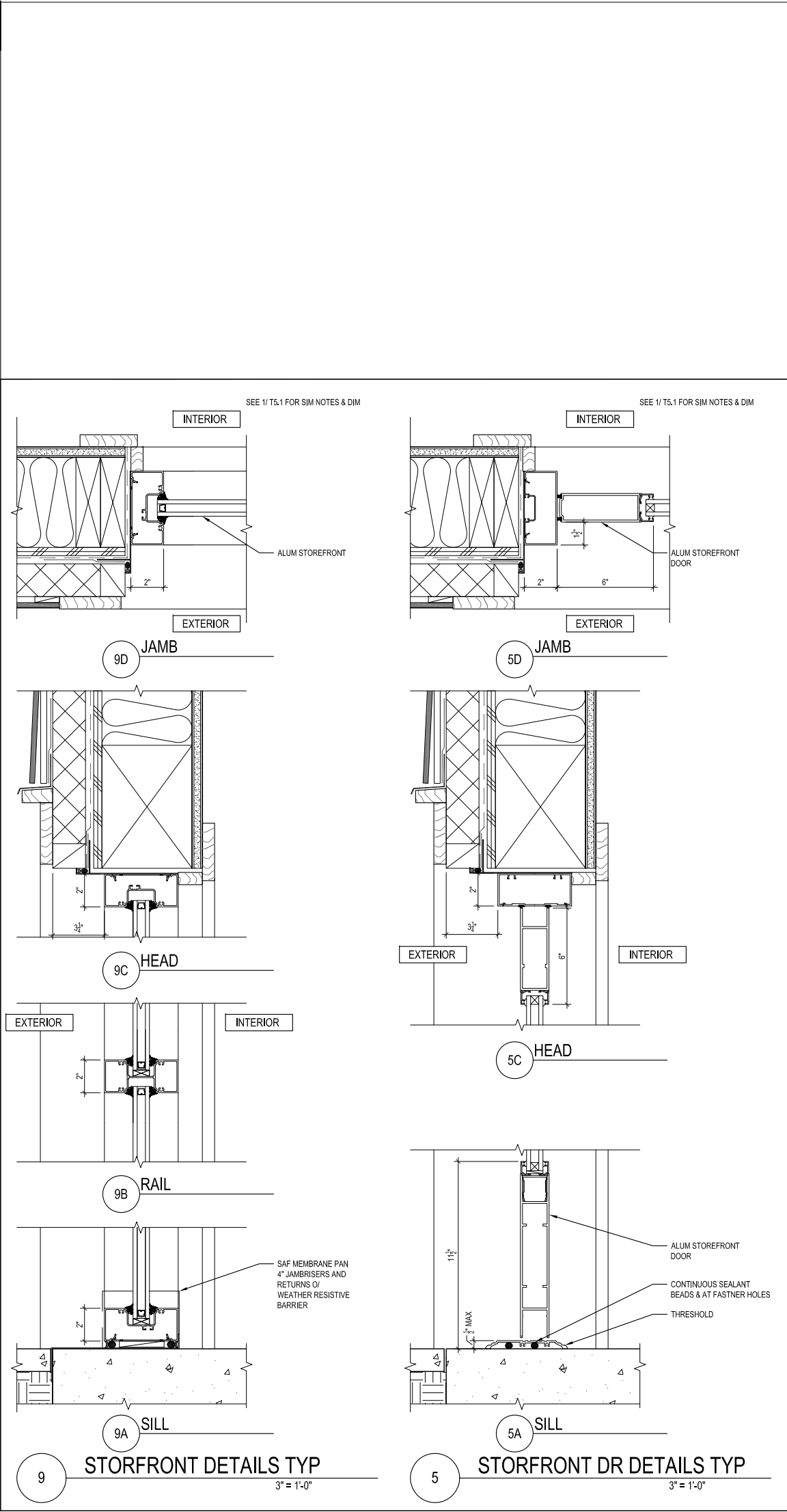
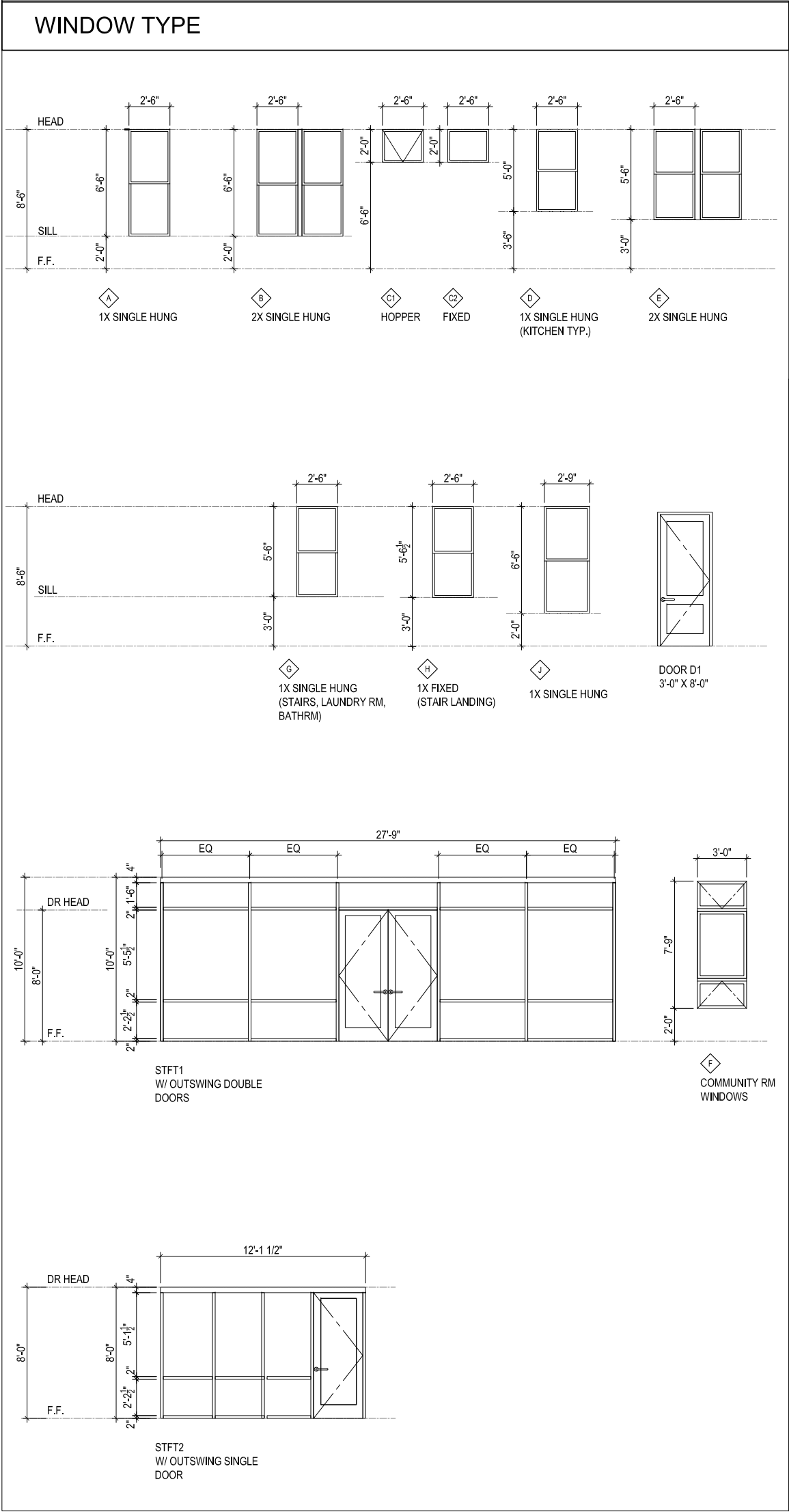
ROOF PLAN

DATE: _____
DRAWN BY: TS TH
JOB: 14-12

A6.1



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APA
ANNE PHILLIPS
ARCHITECTURE
3032 MAGNOLIA STREET
OAKLAND, CA 94608
1 5 1 0 . 8 4 1 . 7 0 5 6
www.aparch.com

EAGLE HOUSING
2437 EAGLE AVENUE
ALAMEDA CA 94501

03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

WINDOW / STOREFRONT TYPES & DETAILS

DATE: _____
DRAWN BY: TS TH
JOB: 14-12

A10.1

1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
925-940-2299 (FAX)



ENGINEERS / SURVEYORS / PLANNERS

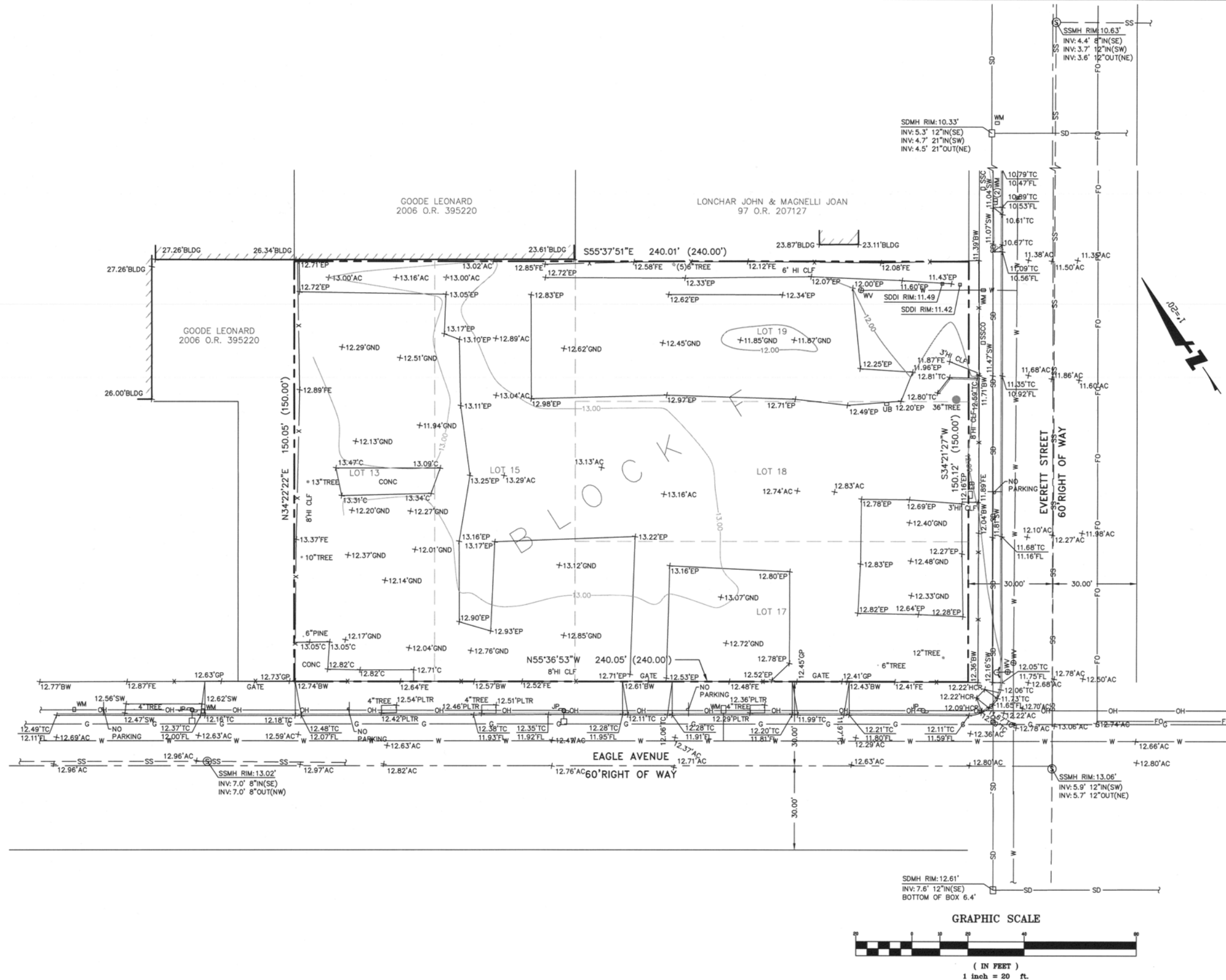
CALIFORNIA

CITY OF ALAMEDA

CITY OF ALAMEDA

TOPOGRAPHIC SURVEY
2437 EAGLE AVENUE

Revisions	No.	Date	By	Check
	1	12/18/14	BARRY T. WILLIAMS	
	2	12/18/14	BARRY T. WILLIAMS	
	3	12/18/14	BARRY T. WILLIAMS	
	4	12/18/14	BARRY T. WILLIAMS	
	5	12/18/14	BARRY T. WILLIAMS	
	6	12/18/14	BARRY T. WILLIAMS	
	7	12/18/14	BARRY T. WILLIAMS	
	8	12/18/14	BARRY T. WILLIAMS	
	9	12/18/14	BARRY T. WILLIAMS	
	10	12/18/14	BARRY T. WILLIAMS	
	11	12/18/14	BARRY T. WILLIAMS	
	12	12/18/14	BARRY T. WILLIAMS	
	13	12/18/14	BARRY T. WILLIAMS	
	14	12/18/14	BARRY T. WILLIAMS	
	15	12/18/14	BARRY T. WILLIAMS	
	16	12/18/14	BARRY T. WILLIAMS	
	17	12/18/14	BARRY T. WILLIAMS	
	18	12/18/14	BARRY T. WILLIAMS	
	19	12/18/14	BARRY T. WILLIAMS	
	20	12/18/14	BARRY T. WILLIAMS	



NOTES:

- BOUNDARY AND EASEMENT INFORMATION IS BASED ON RECORD INFORMATION ONLY AS DISCLOSED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, DATED JANUARY 27, 2014, ORDER NUMBER NCS-653026-CC.
- TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM FIELD SURVEYS PERFORMED DECEMBER 09, 10, AND 16 2014.
- CONTOUR INTERVAL: 1 FOOT.
- ASSESSOR'S PARCEL NUMBERS: 070-0193-011.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- AREA: 36,024 SQUARE FEET (0.827 ACRES), MORE OR LESS.

UTILITY NOTE:

THE UTILITY LINES AND STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM RECORD DATA AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS SURVEY SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

BASIS OF BEARINGS:

THE BEARINGS USED ON THIS SURVEY ARE BASED ON NAD83, CALIFORNIA COORDINATE SYSTEM ZONE 3.

BENCHMARK:

CITY OF ALAMEDA BENCHMARK NO. 78, USGS BRASS DISK, PID# HT2543, FOUND AT THE SOUTH WEST CORNER OF PARK STREET AND CLEMENT AVENUE, TAKEN AS 8.04 FEET, CITY OF ALAMEDA DATUM.

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION.
FOR BKF ENGINEERS.

BARRY T. WILLIAMS, P.L.S. NO. 6711
LICENSE EXPIRES: 06/30/16

DATE: 1-9-15



Drawing Number:
145251
1 OF 1

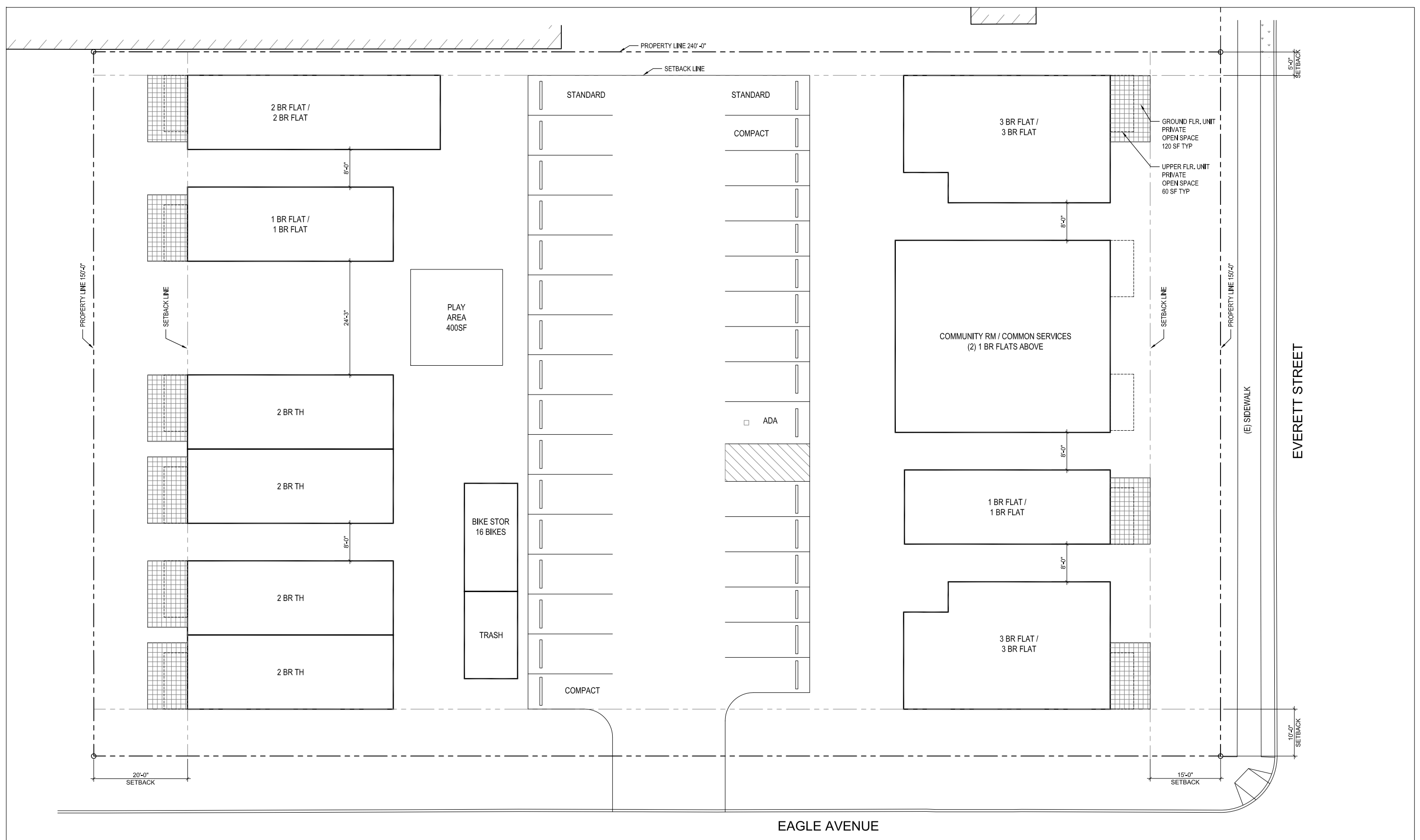
**EAGLE HOUSING
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08.04.2015	PLANNING RESUBMIT
11.09.2015	PLANNING RESUBMIT

**DENSITY BONUS
APPLICATION
BASE SITE PLAN
DIAGRAM**

DATE:	
DRAWN BY:	TS TH
JOB:	14-12

A11



GENERAL DEVELOPMENT NOTES

ZONING: NP-R
MAX. RESIDENTIAL DENSITY: (1)
HOUSING UNIT PER 2,000 SF OF LAND.
ALLOWED BUILDING TYPE: ROW HOUSE

TOTAL LOT AREA: 36,000 SF

SETBACKS PER ZONING CODE:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'

MAX. BUILDING HT: 30'
BLDG. SEPARATION: 8'

TOTAL UNITS 16 UNITS
1BR=6
2BR=6
3BR=4

PROPOSED OFF-STREET PARKING SPACES: 32
FULL SIZE=16
COMPACT=15
HC=1
(REQUIREMENTS: 2 SPACES PER UNIT)

PROPOSED BICYCLE PARKING SPACES
LONG TERM (0.5 PER BEDROOM OR
MIN. 1 PER UNIT): 16
SHORT TERM (0.05 PER BEDROOM OR
MIN. 6): 6

PRIVATE OPEN SPACE:
UPPER FLR: 60 SF PER UNIT
GROUND FLR: 120 SF PER UNIT

1

DENSITY BONUS ORDINANCE BASE SITE PLAN DIAGRAM

PLAN NORTH

1'5'10'15'

SCALE : 1" = 10'-0"