

BOULDER CREEK COMMONS

BOULDER, COLORADO

SENIOR DUPLEX

The Senior Community is primarily composed of one-story two-family cottages that are arranged around well-defined green courts that create "mini-neighborhoods." Porches are a significant element of the site design

fronting streets where applicable, and working together to shape special places within the centers of the green court. Parking is provided at one space per Senior unit and accessed off of convenient rear alleys. The cottages are composed of

one-bedroom and two-bedroom residences. One building along the street contains a Community Meeting Room and leasing office as well as space to garage a six-passenger electric vehicle for Senior use.

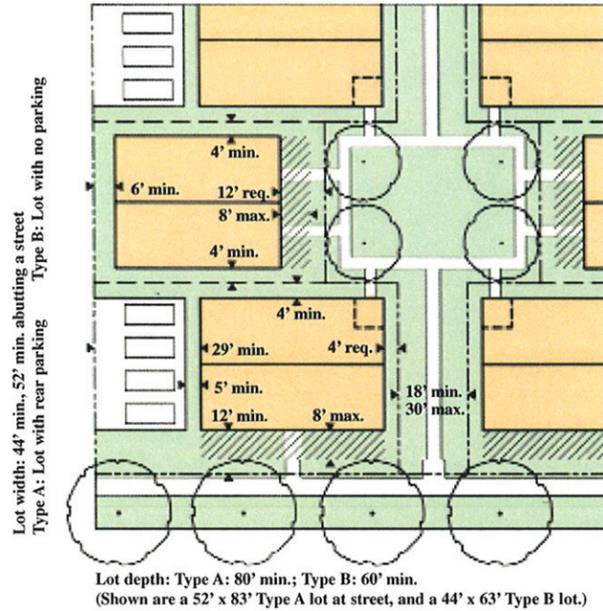


GREEN COURT

Green Courts are designed to provide a counterpoint to the typical relationship of building to street. Generous front porches face well-defined greens creating a special place that promotes a sense of community. Lots abutting a street or alley are typically

longer to help close off the green's entrance somewhat to create more intimacy. Alleys provide access to the rear of each lot. Garages on the shorter lots may be attached. On the deeper lots and those at the street, garages may be

detached or attached by means of a one-story backbuilding. Typical lot sizes range from approximately 3,800 to 5,200 square feet.



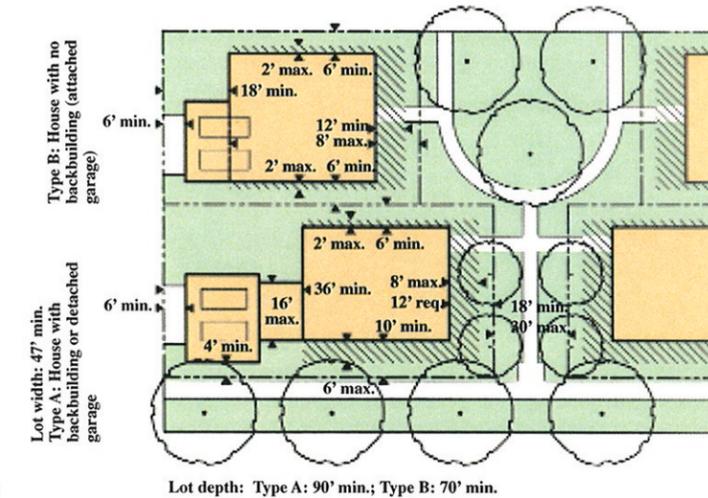
LOT DIAGRAM

	Type A (With rear parking)	Type B (With no parking)
Lot Size		
Width	44' min. *	44' min.
Depth	80' min.	60' min.
Setbacks		
at Street	12' min.	12' min.
at Green Court	4' req.	12' req.
at Side	4' min.	4' min.
at Rear	29' min.	6' min.
Encroachments		
at Street	8' max.	8' max.
at Green Court	0' max.	8' max.
Porch Requirement		
per Residential Unit	see Note 1	96 sf. min.
Height		
of Principal Building	1 story max.	1 story max.

Notes:

1. On Type A lots, units facing the street shall have a minimum of 96 sf porch facing the street, units facing the green court shall have a minimum of 6' x 6' corner porch as shown on the diagram.

* Minimum 52' width is required when side property line abuts a street.



LOT DIAGRAM

	Type A: House with Backbuilding or Detached Garage	Type B: House with no Backbuilding (Attached Garage)
Lot Size		
Width	47' min.	47' min.
Depth	90' min.	70' min.
Setbacks		
at Street	10' min.	6' min.
at Green Court	12' req.	12' min.
at Side	6' min.	6' min.
at Rear	36' min.	18' min.
Garage at Rear	6' min.	6' min.
Garage at Side	4' min.	4' min.
Garage at Street	4' min.	4' min.
Encroachments		
at Street	6' max.	2' max.
at Green Court	8' max.	8' max.
at Side	2' max.	2' max.
Porch Requirement		
per Lot	96 sf. min.	96 sf. min.
Height		
of Principal Building	2 stories max.	2 stories max.
of Backbuilding	1 story max.	N/A
of Garage	1 story max.	1 story max. (within 15' of rear lot line)

Notes:

1. Maximum allowed garage size is 480 sf (2-car garage) per lot.
 2. Garages on Type A lots may be attached only by means of a backbuilding that is maximum 16' wide, containing a minimum of 128 sf.

