

ALAMEDA, CALIFORNIA | 30 JUNE 2016

# BOATWORKS GREEN DEVELOPMENT PLAN STANDARDS





# LOTTING PLAN

BOATWORKS GREEN DEVELOPMENT PLAN | ALAMEDA, CALIFORNIA

30 JUNE 2016



## MAXIMUM BUILDING ENVELOPE MODEL

BOATWORKS GREEN DEVELOPMENT PLAN | ALAMEDA, CALIFORNIA

30 JUNE 2016



- LEGEND**
- 32' X 50' SINGLE-FAMILY DETACHED TALL LOT
  - 34' X 65' SINGLE-FAMILY DETACHED REGULAR LOT
  - 21' X 40' TOWNHOUSE TALL/SHALLOW LOT
  - 21' X 65' TOWNHOUSE REGULAR LOT
  - 21' X 50' TOWNHOUSE TALL LOT
  - MULTI-FAMILY

# MAXIMUM BUILDING ENVELOPE ILLUSTRATION LOOKING NORTHWEST



#### LEGEND

- 32' X 50' SINGLE-FAMILY DETACHED TALL LOT
- 34' X 65' SINGLE-FAMILY DETACHED REGULAR LOT
- 21' X 40' TOWNHOUSE TALL/SHALLOW LOT
- 21' X 65' TOWNHOUSE REGULAR LOT
- 21' X 50' TOWNHOUSE TALL LOT
- MULTI-FAMILY

## MAXIMUM BUILDING ENVELOPE ILLUSTRATION LOOKING SOUTHEAST

| Building Type                         | Unit Count       | Approximate Lot Size                                                      | Setback                                                   |                                                    |      | Encroachment                                                                                                                                  | Approximate SF Range                                                     | Height                                                                                                                                    | Parking                                                                                                                                   |
|---------------------------------------|------------------|---------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|                                       |                  |                                                                           | Front                                                     | Side                                               | Rear |                                                                                                                                               |                                                                          |                                                                                                                                           |                                                                                                                                           |
| <b>Single-Family Detached Tall</b>    | » 18 Units (10%) | » 32' x 50'<br>» Corner Lot Width: Increase by minimum 4'                 | » 10' streets<br>» 8' paseo or park                       | » 4' per side (8' total)<br>» 6' at Blanding Ave.  | » 2' | » Porch into front setback up to 5'<br>» Bay windows into front setback up to 2'                                                              | » 1,880 to 2,770 sf                                                      | » 3 stories<br>» Penthouse must be located toward the rear of the house.                                                                  | » Maximum 2 off-street parking spaces                                                                                                     |
| <b>Single-Family Detached Regular</b> | » 9 Units (5%)   | » 34' x 65'<br>» Corner Lot Width: Increase by minimum 4'                 | » 10' streets<br>» 8' paseo or park<br>» 8' at Oak Street | » 4' per side (8' total)<br>» 6' at Blanding Ave.  | » 2' | » Porch into front setback up to 5'<br>» Bay windows into front setback up to 2'                                                              | » 1,100 to 2,830 sf                                                      | » 2 stories<br>» Penthouse must be located toward the rear of the house.<br>» Main living, dining, and kitchen space on the ground floor. | » Maximum 2 off-street parking spaces                                                                                                     |
| <b>Townhouse Tall/Shallow</b>         | » 27 Units (15%) | » 16' to 21' x 30' to 32'<br>»<br>» End Lot Width: Increase by minimum 4' | » 10' streets<br>» 8' paseo or park<br>» 8' at Oak Street | » 0' (4' at building end)<br>» 6' at Blanding Ave. | » 2' | » Porch into front setback up to 5'<br>» Bay windows into front setback up to 2'<br>» Second Floor Habitable Space into rear setback up to 2' | » 1,100 to 1,460 sf                                                      | » 3 stories<br>» Penthouse must be located toward the rear of the house.                                                                  | » Maximum 2 off-street parking spaces for 21' wide lots<br>» Minimum 1 off-street parking space for 16' wide lots                         |
| <b>Townhouse Regular</b>              | » 36 Units (20%) | » 21' x 65'<br>» End Lot Width: Increase by minimum 4'                    | » 10' streets<br>» 8' paseo or park<br>» 8' at Oak Street | » 0' (4' at building end)<br>» 6' at Blanding Ave. | » 2' | » Bay windows into front setback up to 2'                                                                                                     | » 1,450 to 2,050 sf                                                      | » 2 stories<br>» Penthouse must be located toward the rear of the house.<br>» Main living, dining, and kitchen space on the ground floor. | » Maximum 2 off-street parking spaces                                                                                                     |
| <b>Townhouse Tall</b>                 | » 36 Units (20%) | » 21' x 50'<br>» End Lot Width: Increase by minimum 4'                    | » 10' streets<br>» 8' paseo or park<br>» 8' at Oak Street | » 0' (4' at building end)<br>» 6' at Blanding Ave. | » 2' | » Porch into front setback up to 5'<br>» Bay windows into front setback up to 2'                                                              | » 1,600 to 2,240 sf                                                      | » 3 stories<br>» Penthouse must be located toward the rear of the house.                                                                  | » Maximum 2 off-street parking spaces                                                                                                     |
| <b>Multi-Family</b>                   | » 56 Units (31%) | » NA                                                                      | » 10' streets<br>» 8' at Oak Street                       | » 10' streets<br>» 8' at Oak Street                | » 0' | » Non-habitable architectural features may encroach up to 5' into the front setback.                                                          | » Studio: 450 sf<br>» 1 BR: 575 sf<br>» 2 BR: 840 sf<br>» 3 BR: 1,100 sf | » 3 to 4 stories<br>» 5th story penthouse permitted if habitable space is setback a minimum of 10' from the building perimeter.           | » Minimum 1 off-street parking space per unit<br>» This requirement may include dedicated alley spaces.<br>» Tandem spaces not permitted. |

PROGRAM ELEMENTS