

ALAMEDA, CALIFORNIA | 30 JUNE 2016

BOATWORKS GREEN DEVELOPMENT PLAN STANDARDS





LOTTING PLAN

BOATWORKS GREEN DEVELOPMENT PLAN | ALAMEDA, CALIFORNIA

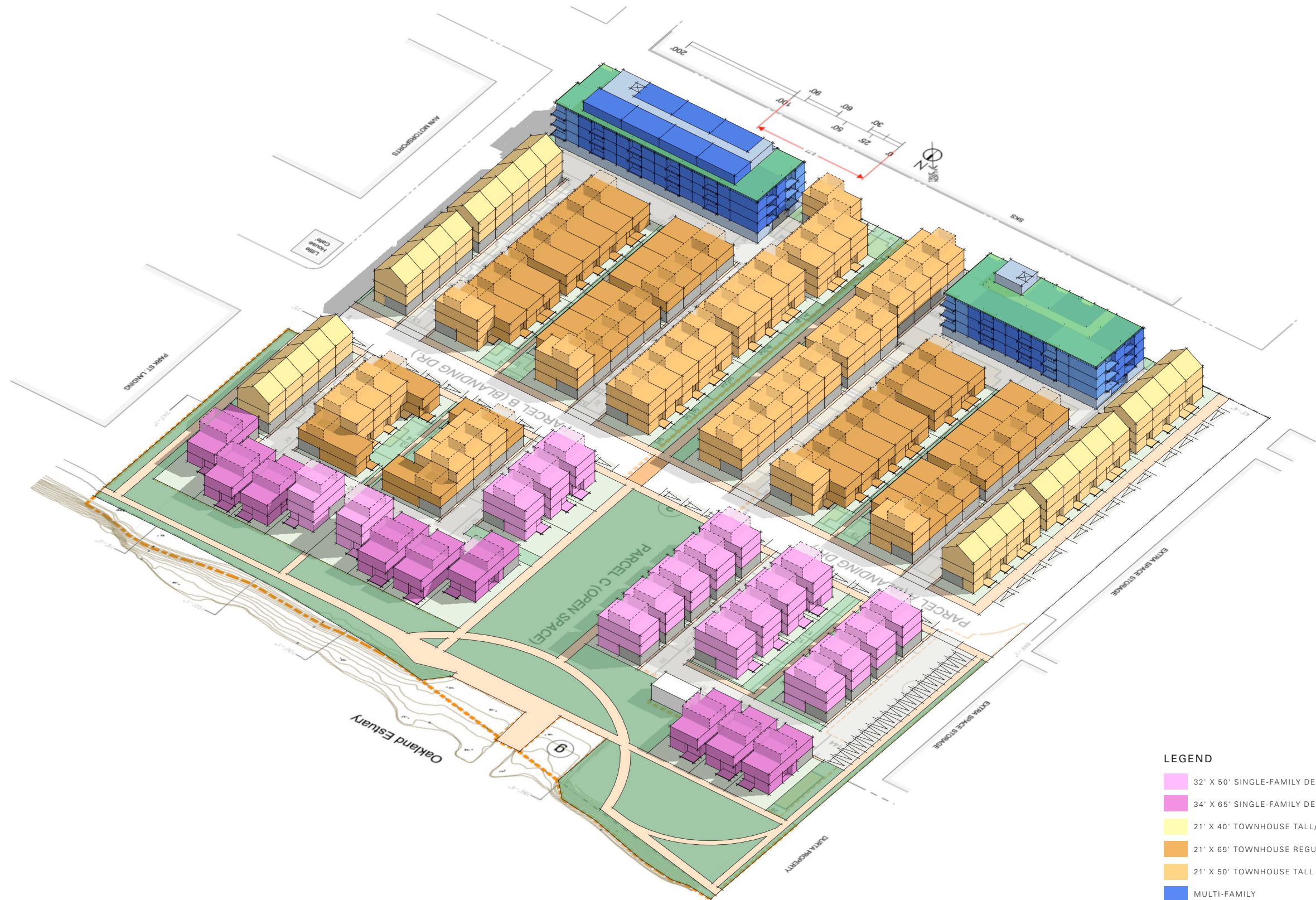
30 JUNE 2016



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/SALLOW LOT
- 21' X 65' TOWNHOUSE REGULAR LOT
- 21' X 50' TOWNHOUSE TALL LOT
- MULTI-FAMILY

MAXIMUM BUILDING ENVELOPE ILLUSTRATION LOOKING NORTHWEST



MAXIMUM BUILDING ENVELOPE ILLUSTRATION LOOKING SOUTHEAST

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

PROGRAM ELEMENTS