

ILLUSTRATIVE SITE DESIGNS
FOR
MULTI-FAMILY HOUSING IN PASADENA

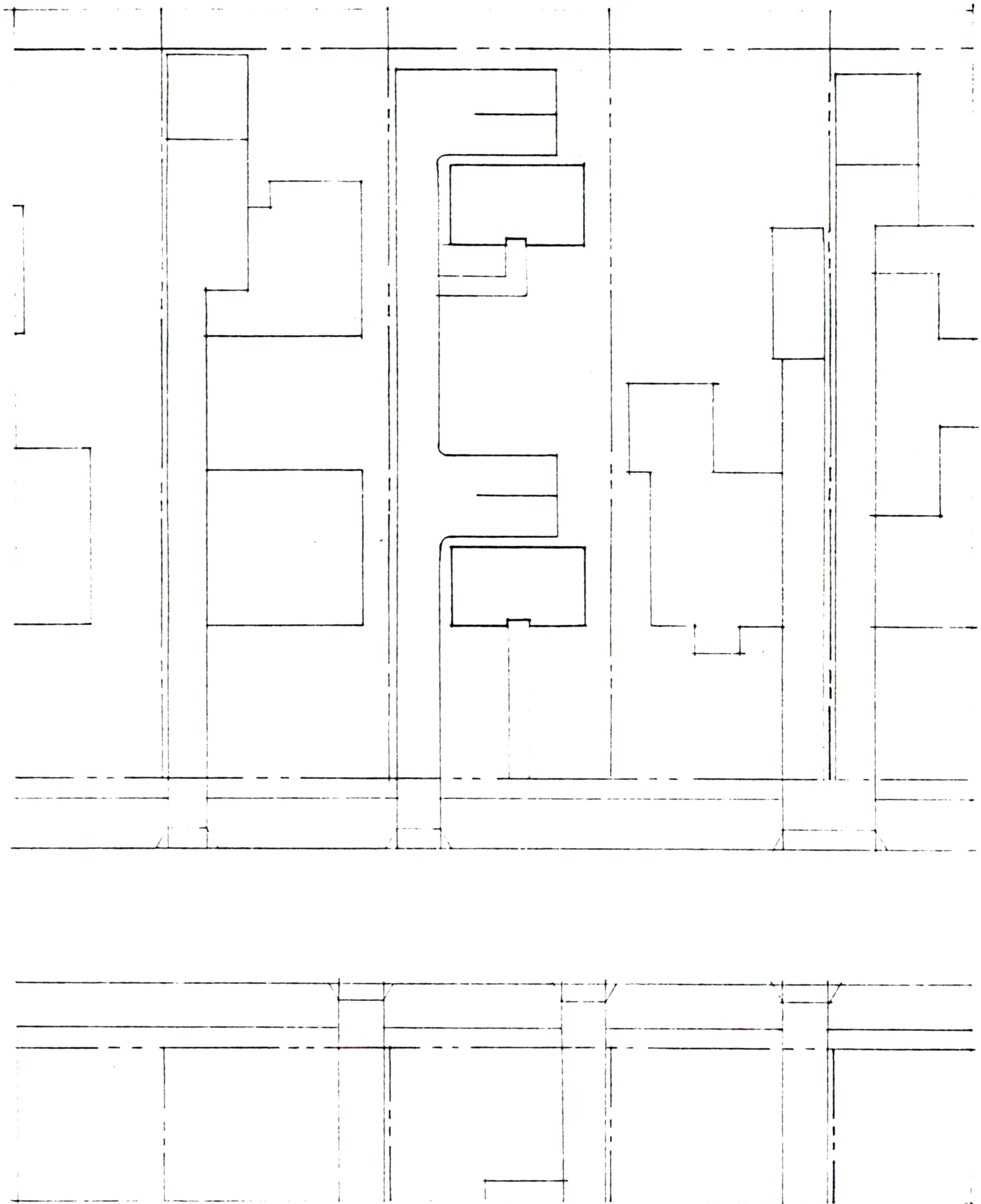
November 20, 1957

Prepared for the Pasadena
Multi-Family Housing Task Force

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Daniel Solomon
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with Phoebe Wall

DSA 16.1



Case Study No: DSA 16.2
 Density Zone: RM-16
 Type of Parking: Surface Parking

Comments:

Lot Size: 50' x 153'
 Lot Area, S.F.: 7,650 #
 Lot Area, Acres: .17 acre

Units: 3 2 BR townhouses

DU per Acre: 18
 Range: 18-35 (1 BR apts)

FAR: .41

Parking $\frac{.41 \times 7,650}{3} = 1,045 \text{ S.F./unit}$ ✓

Provided: 6 spaces

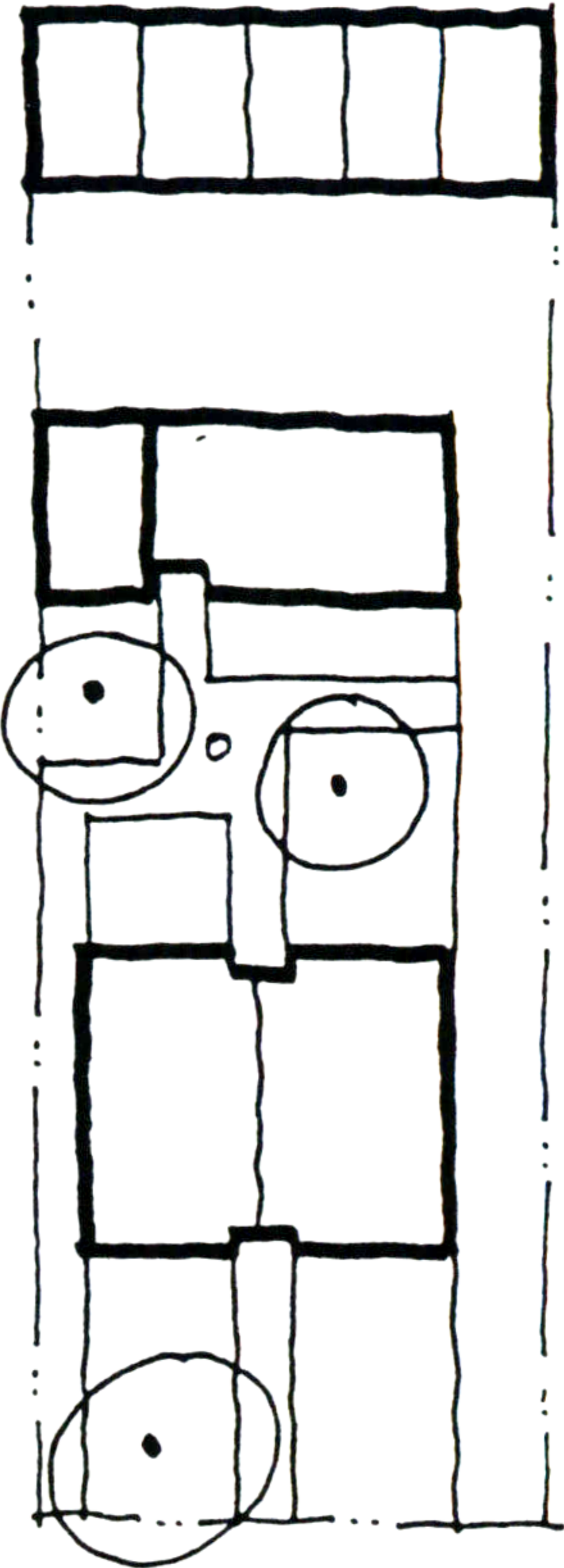
Required @,

2 to 1: 6 "
 1.5 to 1: 5 "
 1 per BR: 6 "
 1.5 and 2: 6 "

Open Space

	DSA	CEC
Main Garden:	1,490 # $.19 \times 7,650 = 1,453$ ✓	2,100 X
Front Yard:	960 $.13 \times 7,650 = 994$ X	
Subsidiary:		
Total:	2,400 # $.32 \times 7,650 = 2,448$ ✓	3,500 X

DSA 16.2



Case Study No: DSA. 16.3
 Density Zone: RM. 16
 Type of Parking: Surface Parking
 Comments: Shared Driveway
 Lot Size: 50' x 165'
 Lot Area, S.F.: 8,250 sq ft
 Lot Area, Acres: .19 acre
 Units: 3 1 BR townhouses
 DU per Acre: 16
 Range: 16-32 (1 BR apts)

FAR: 33

Parking $\frac{.33 \times 8,250}{3} = 907.5 \text{ SF/UNIT}$ x

Provided: 6 spaces

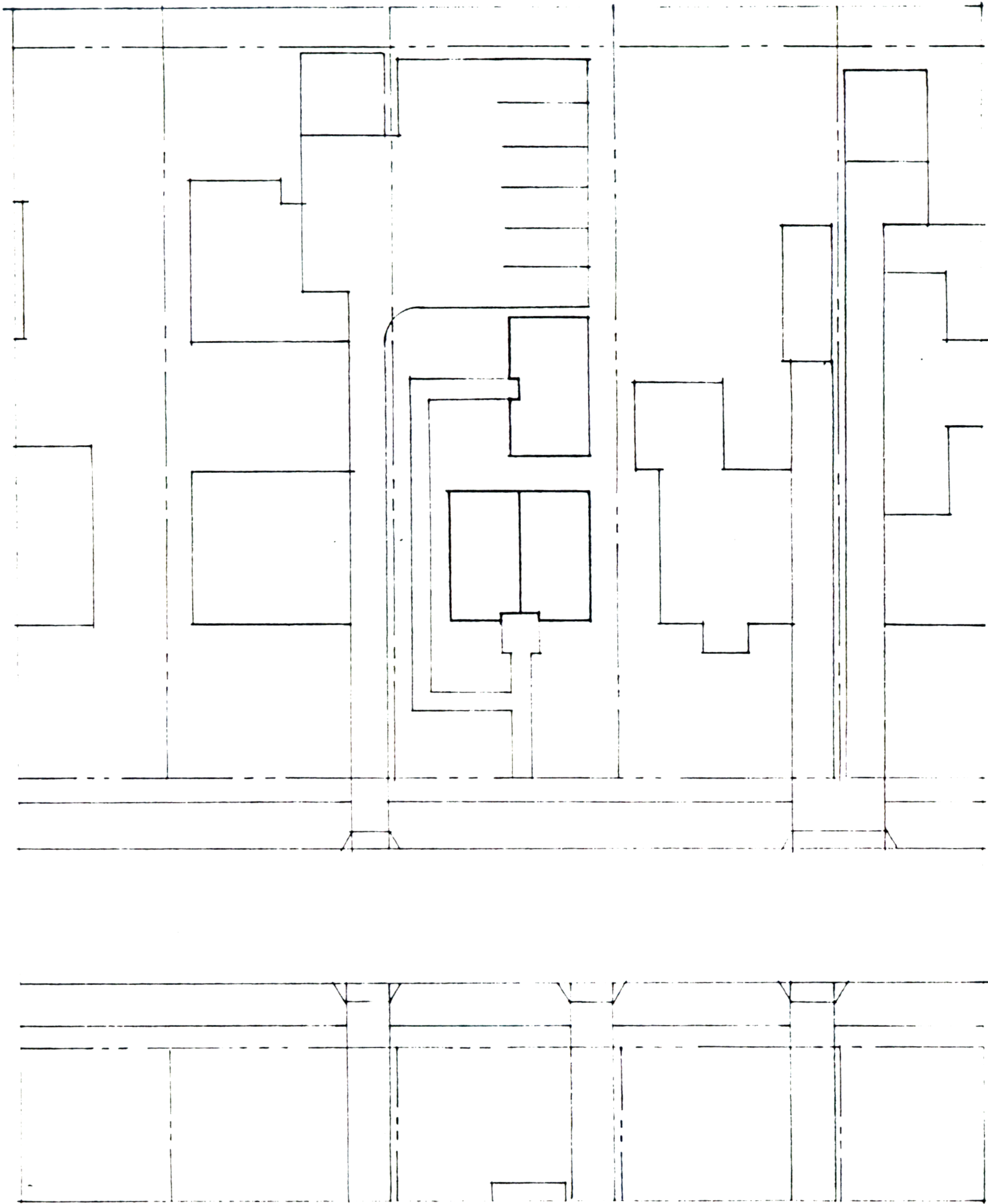
Required @:

2 to 1: 6 "
 1.5 to 1: 5 "
 1 per BR: 6 "
 1.5 and 2: 6 "

Open Space

		DSA		CES	
Main Garden:	1,000 sq ft	.19 x 8,250 = 1,567	x	2,100	x
Front Yard:	1,750	.13 x 8,250 = 1,072	✓		
Subsidiary:	500	-			
Total:	3,250 sq ft	.32 x 8,250 = 2,640	✓	3,500	x

DSA 16.3



Case Study No: DSA 16-4
 Density Zone: RM-16
 Type of Parking: Surface Parking

Comments:

Lot Size: 50' x 165'
 Lot Area, S.F: 8,250 #
 Lot Area, Acres: .19 ACRE

Units: 3 BR townhouses

DU per Acre: 16
 Range: 16-32 (1 BR apts)

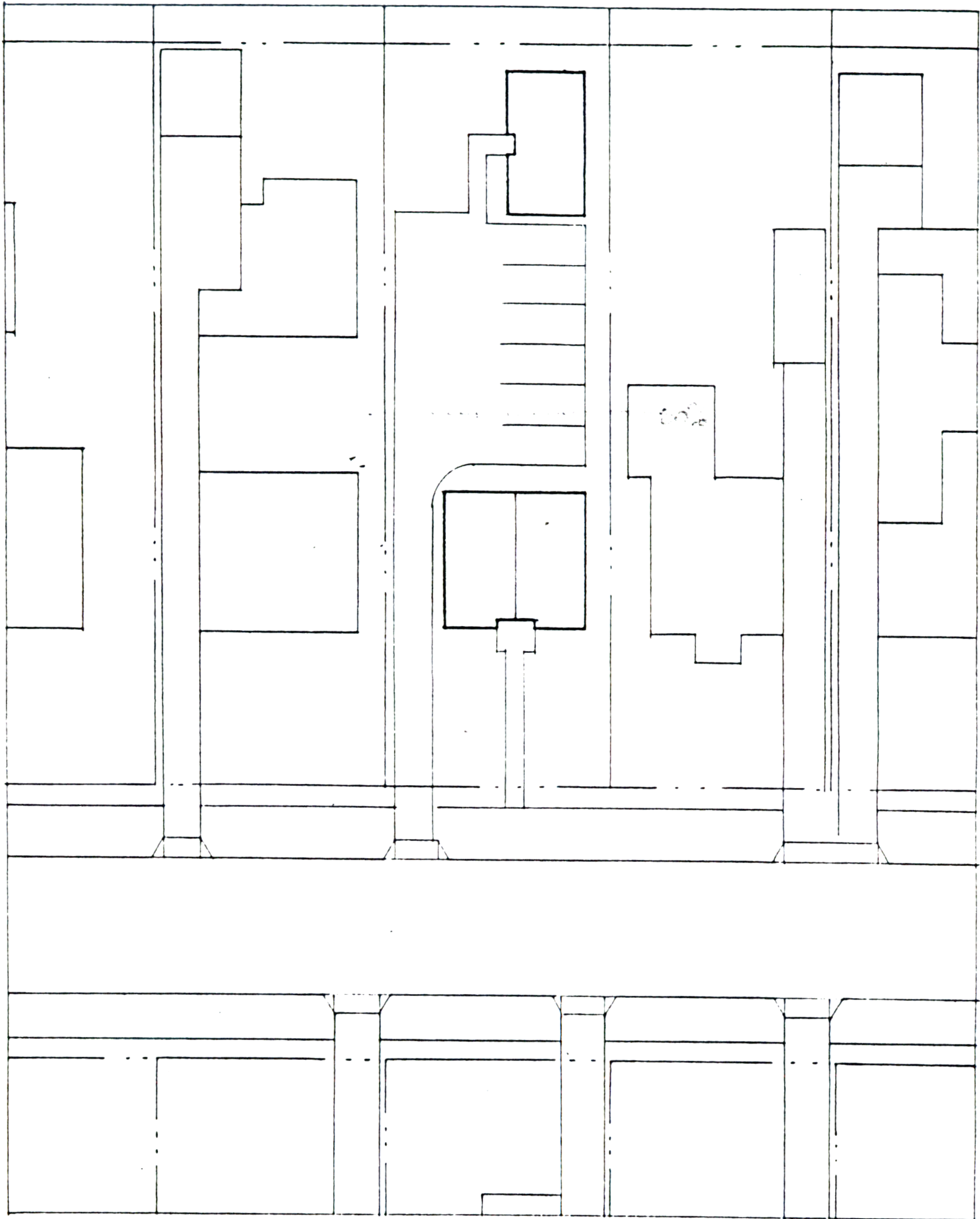
FAR: .33

Parking 907.5 SF/UNIT x
 Provided: 6 spaces
 Required @,
 2 to 1: 6 "
 1.5 to 1: 5 "
 1 per BR: 6 "
 1.5 and 2: 6 "

<u>Open Space</u>		DSA		CES	
Main Garden:	1,000 #	1,567	x	2,100	x
Front Yard:	1,400	1,072	✓		
Subsidiary:					
Total:	2,400 #	2,640	x	3,800	x

PARKING OVER REAR 50% LOT LINE!

DSA 16.4



Case Study No:

DSA 16.5

Density Zone:

RM. 16

Type of Parking:

Surface Parking

Comments:

Reduced Parking Ratio

Lot Size:

50' x 165'

Lot Area, S.F:

8,250 #

Lot Area, Acres:

.19 acre

Units:

3 2 BR townhouses

DU per Acre:

16

Range:

16-32 (1 BR apts)

FAR:

.33

Parking

907.5 SF/UNIT X

Provided:

5 SPACES

Required @,

2 to 1:

4 "

1.5 to 1:

5 "

1 per BR:

6 "

1.5 and 2:

6 "

Open Space

Main Garden:

1,200 #

DSA

1,567 X

CES

2,100 X

Front Yard:

1,400

1,072 ✓

Subsidiary:

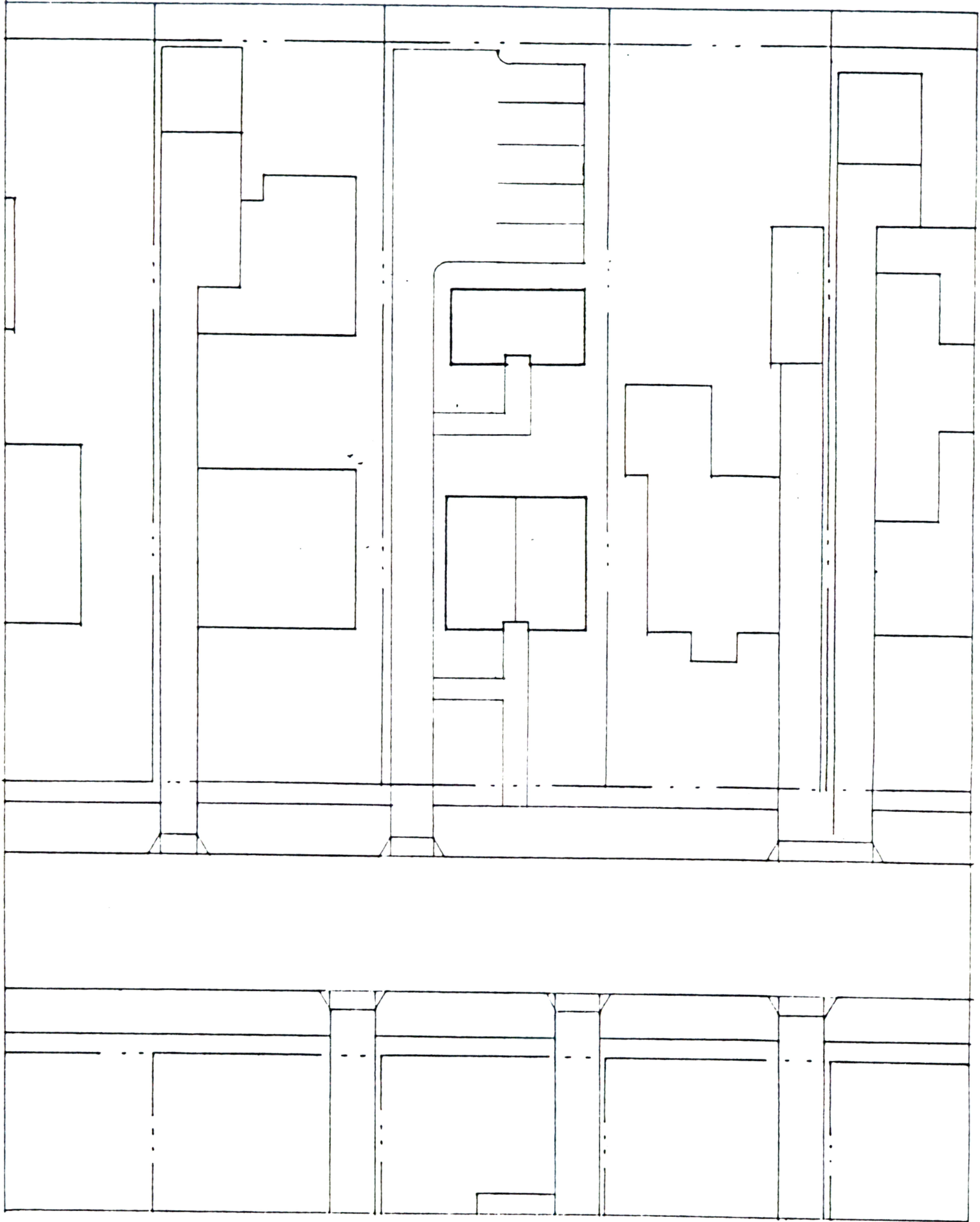
Total:

2,600 #

2,640 X

3,500 X

DSA 16.5



Case Study No: DSA 16-6
 Density Zone: RM-16
 Type of Parking: Surface Parking
 Comments: Reduced parking ratio

Lot Size: 50' x 165'
 Lot Area, S.F.: 8,250 #
 Lot Area, Acres: .19 acre

Units: 3 2BR townhouses

DU per Acre: 16
 Range: 16-32 (1 BR apts)

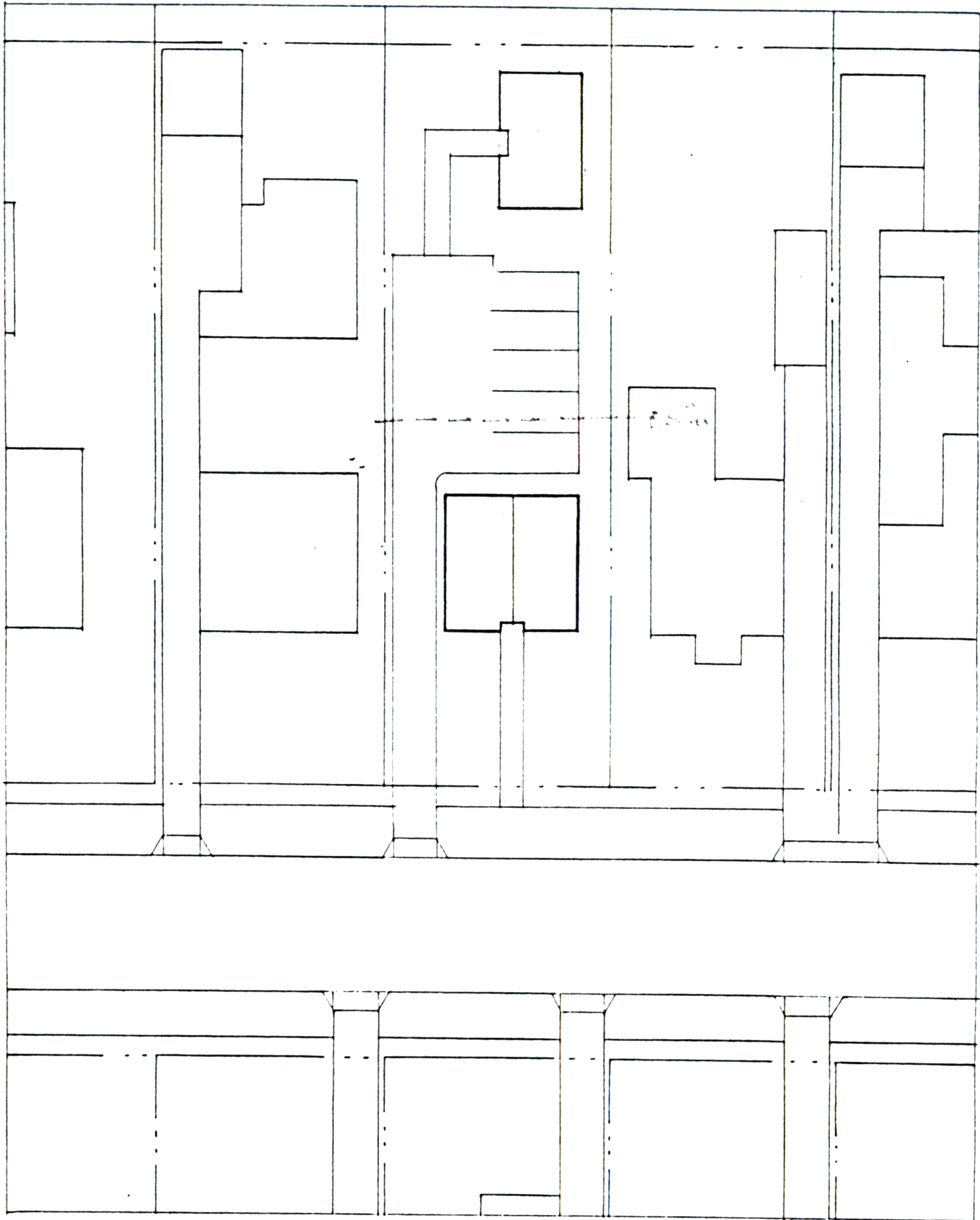
FAR: .33
 907.5 S.F./UNIT X

Parking
 Provided: 5 spaces
 Required @,
 2 to 1: 6 "
 1.5 to 1: 5 "
 1 per BR: 6 "
 1.5 and 2: 6 "

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,130 #	1,567	X	2,100	X
Front Yard:	1,400	1,072	✓		
Subsidiary:	450				
Total:	2,980 #	2,640	✓	3,500	X

PARKING OVER REAR 50% LOT LINE!

DSA 16.6



Case Study No: DSA 16.7
 Density Zone: RM-16
 Type of Parking: Parking with Dwelling Over

Comments:

Lot Size: 50' x 165'
 Lot Area, S.F: 8,250 #
 Lot Area, Acres: .19 acres

Units: 3 2 BR townhouses. Rear is 2 stories over parking.

DU per Acre: 16
 Range: 16-32 (1 BR apts)

FAR: .33
 907.5 SF/UNIT x

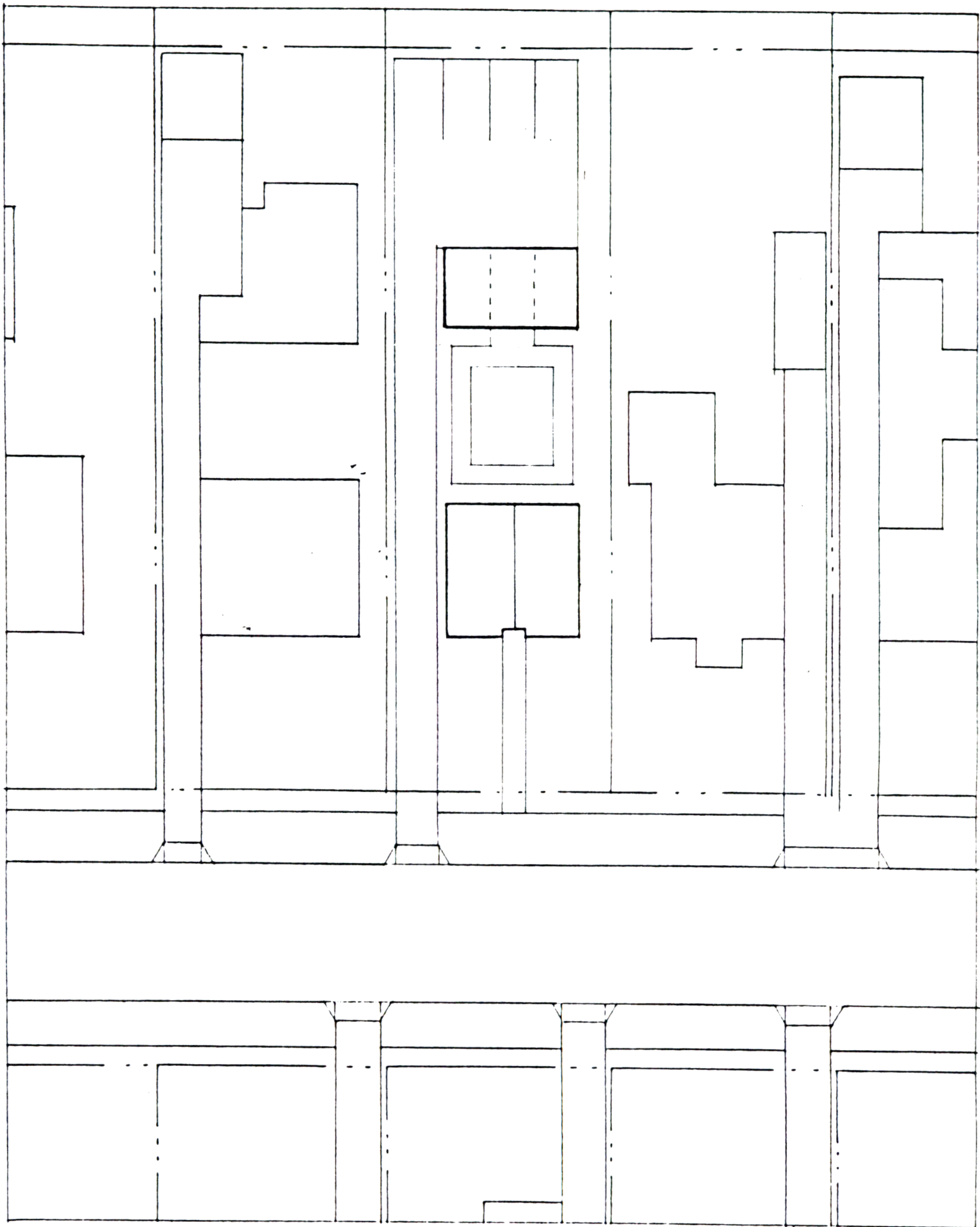
Parking

Provided: 6 spaces
 Required @,
 2 to 1: 6 "
 1.5 to 1: 5 "
 1 per BR: 6 "
 1.5 and 2: 6 "

Open Space

		DSA		CES	
Main Garden:	1,600 #	1,567	✓	2,400	x
Front Yard:	1,400	1,072	✓		
Subsidiary:	120	-	✓		
Total:	3,120 #	2,640	✓	3,500	✓

DSA 16.7



Case Study No: DSA 16.8
Density Zone: RM. 16
Type of Parking: Surface Parking

Comments: Unacceptable Scheme!

Lot Size: 50' x 115'
Lot Area, S.F.: 5,750 #
Lot Area, Acres: .19 acres

Units: 3 2 BR houses

DU per Acre: 16
Range:

FAR: .33

Parking

Provided: 6 spaces

Required @

2 to 1: 6 "

1.5 to 1: 5 "

1 per BR: 6 "

1.5 and 2: 6 "

Open Space

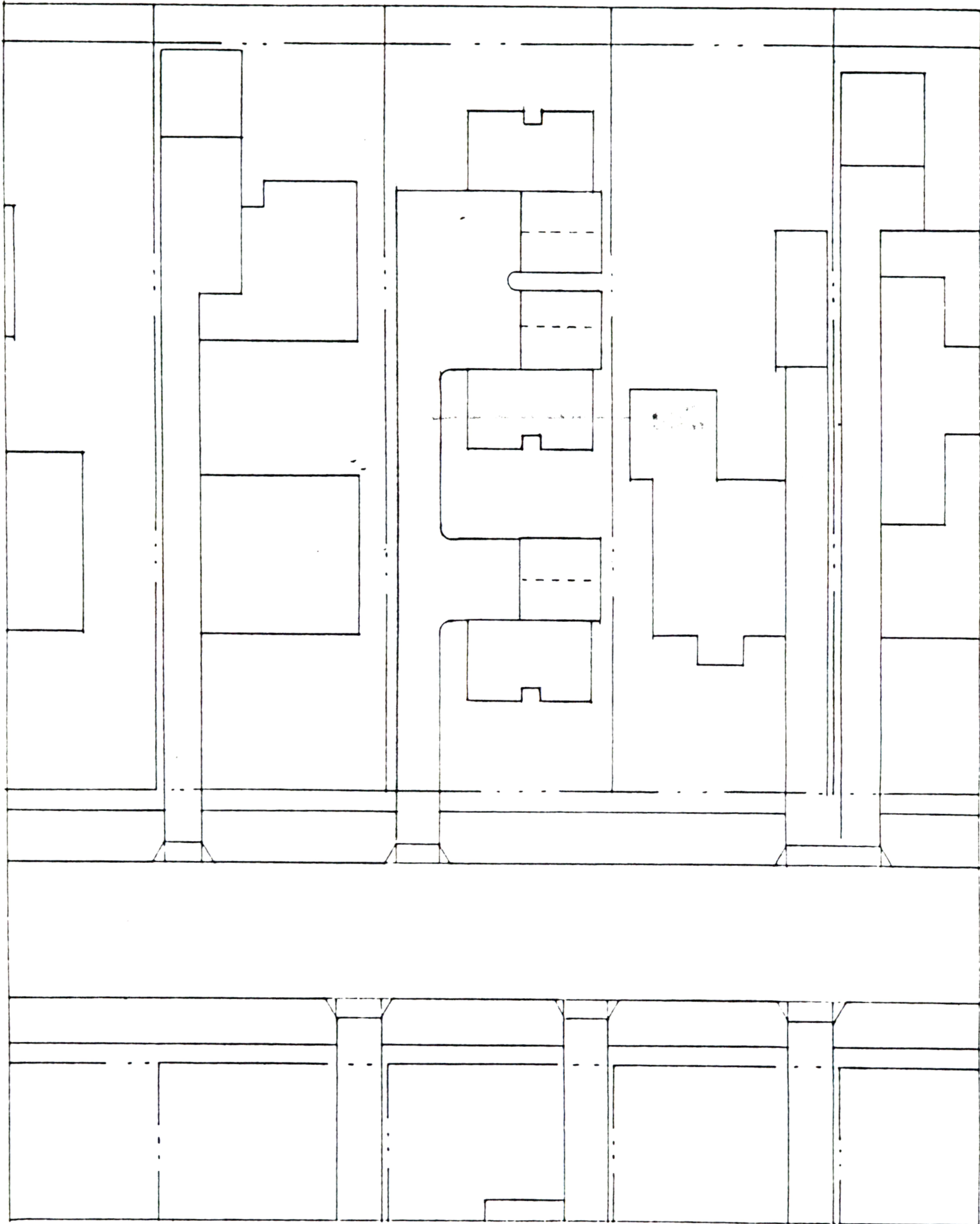
Main Garden: none!

Front Yard: 760 #

Subsidiary: 1,840

Total: 2,600 #

DSA 16.8



Case Study No:

DSA 16.9

Density Zone:

RM-16

Type of Parking:

Surface Parking

Comments:

Lot Size:

65' x 153'

Lot Area, S.F:

9,945 #

Lot Area, Acres:

.23 Acre

Units:

3 2BR houses

DU per Acre:

13

Range:

13-26 (1 BR apts.)

FAR:

.36

Parking

Provided:

7 spaces

Required @,

$$\frac{.36 \times 9,945}{3} = 1,193 \text{ S.F./UNIT } \checkmark$$

2 to 1:

6 "

1.5 to 1:

5 "

1 per BR:

6 "

1.5 and 2:

6 "

Open Space

Main Garden:

1,430 #

$$.17 \times 9,945 = 1,690$$

$$.25 \times 9,945 = 2,486 \quad \times$$

Front Yard:

1,930

$$.13 \times 9,945 = 1,293 \quad \checkmark$$

Subsidiary:

450

$$.02 \times 9,945 = 199 \quad \checkmark$$

Total:

3,810 #

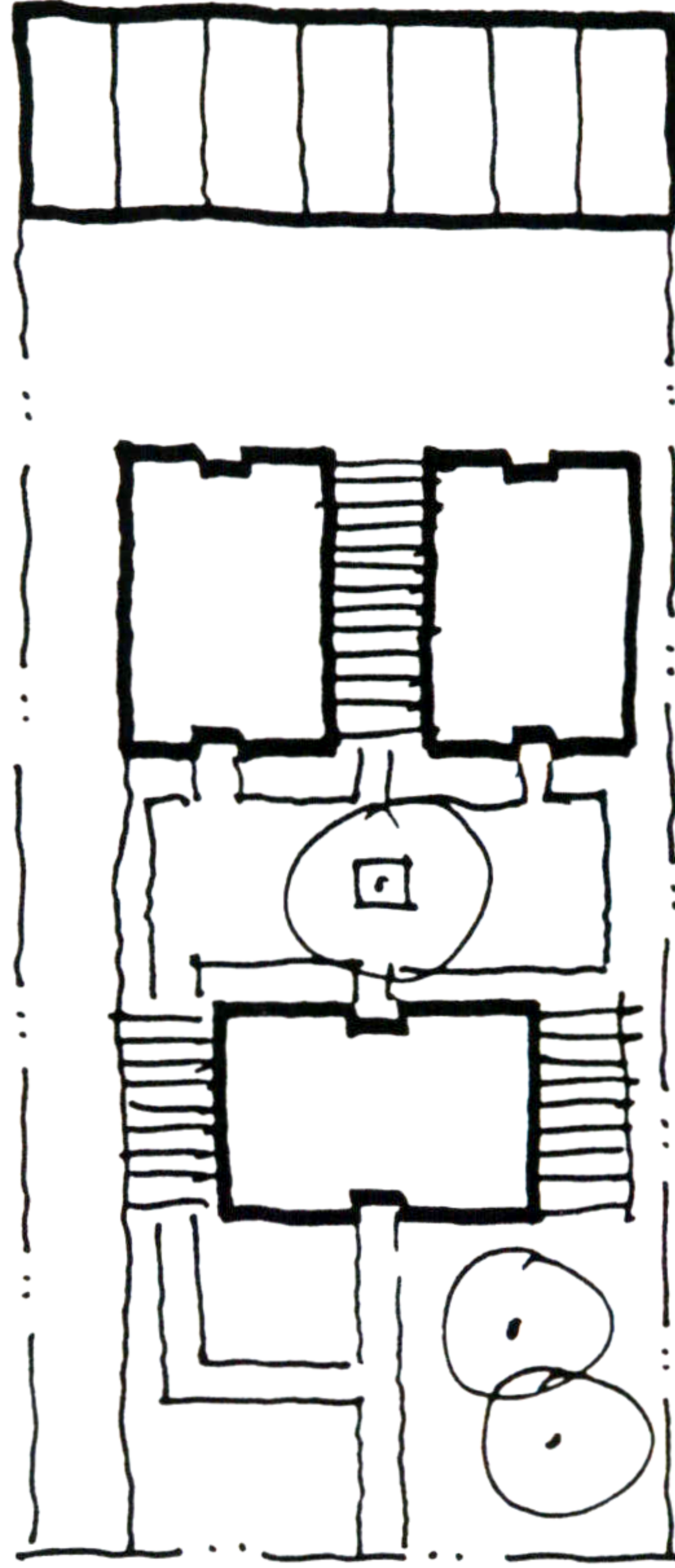
$$.32 \times 9,945 = 3,182 \quad \checkmark$$

$$.4 \times 9,945 = 3,978 \quad \times$$

DSA

CES

DSA 169



Case Study No:

DSA 16-10

Density Zone:

RM-16

Type of Parking:

Surface Parking

Comments:

Lot Size:

65' x 153'

Lot Area, S.F:

9,945 #

Lot Area, Acres:

.23 acre

Units:

3 2BR townhouses, 1 1BR apt.
4 Total

DU per Acre:

17

Range:

17-30 (all 1 BR apts)

FAR:

.42

Parking

$$\frac{.42 \times 9,945}{4} = 1,044 \text{ S.F. / UNIT } \checkmark$$

Provided:

8 spaces

Required @,

2 to 1:

8 "

1.5 to 1:

6 "

1 per BR:

7 "

1.5 and 2:

8 "

Open Space

Main Garden:

2,200 #

DSA

1,690

✓

CES

2,486

x

Front Yard:

1,320

1,293

✓

Subsidiary:

300

199

✓

Total:

3,820 #

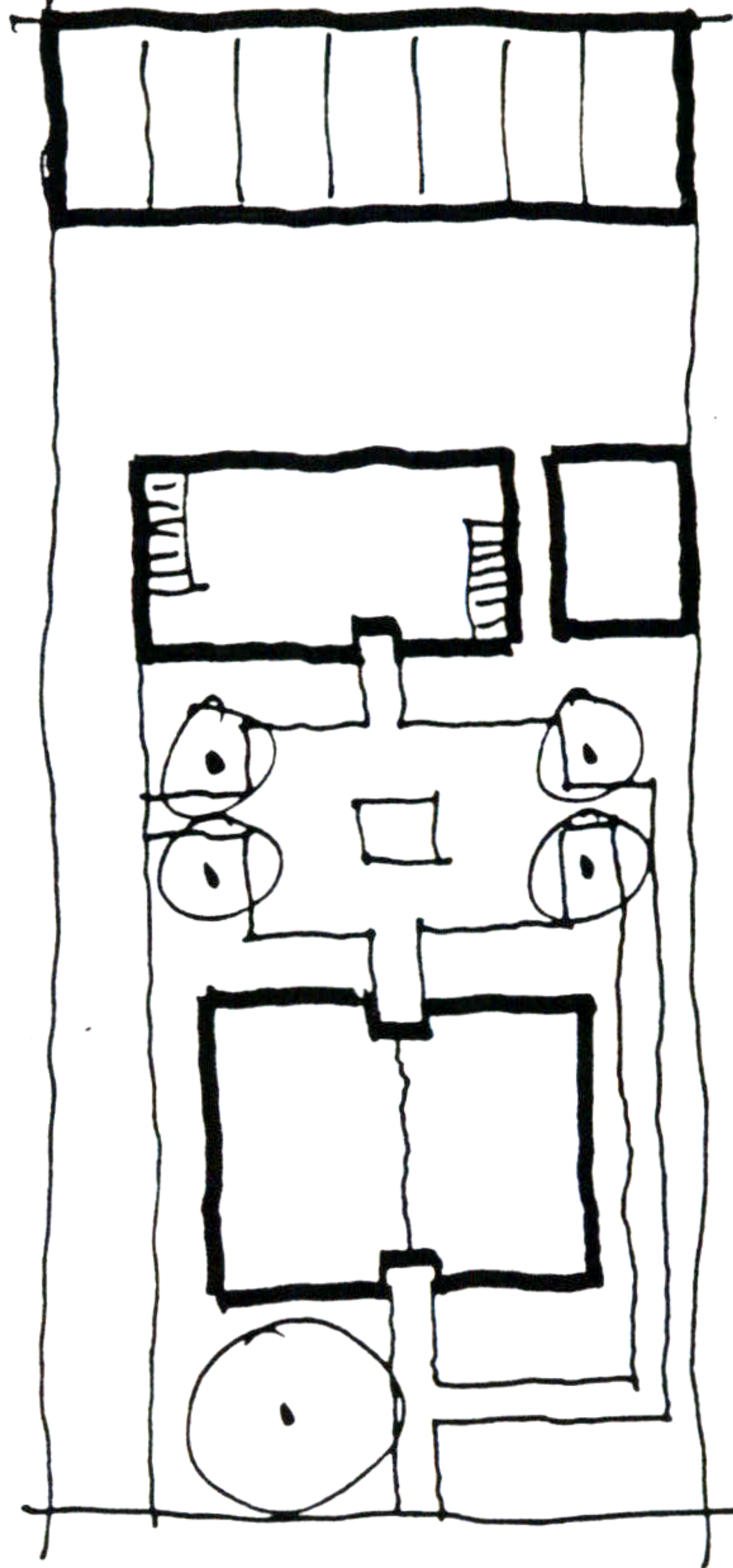
3,182

✓

3,978

x

DSA 16.10



Case Study No: DSA 16-11
 Density Zone: RM-16
 Type of Parking: Surface Parking

Comments:

Lot Size: 65' x 153'
 Lot Area, S.F.: 9,945 #
 Lot Area, Acres: .23 acre

Units: 3 2BR townhouses, 1 1BR apt.
 4 total
 DU per Acre: 17
 Range: 17-30 (all 1BR apts)

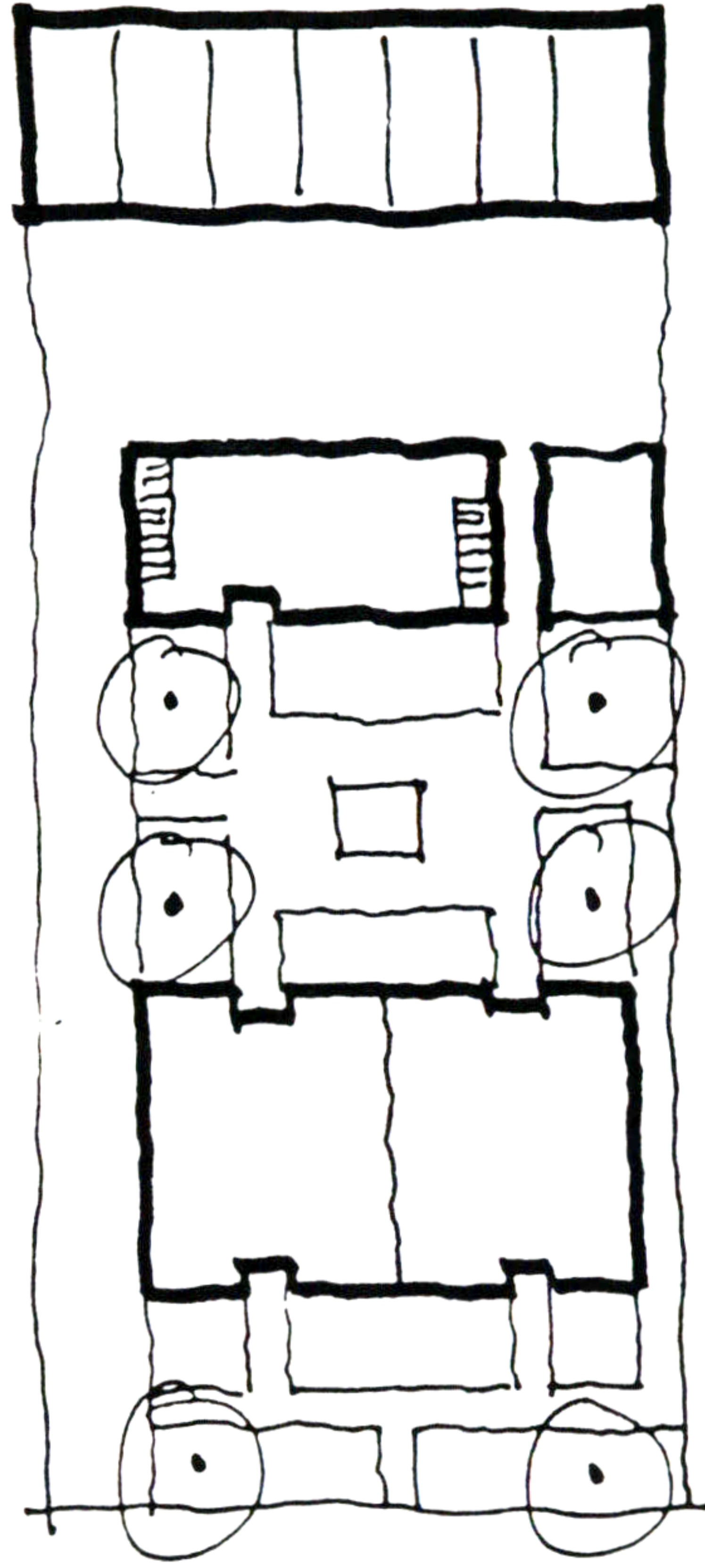
FAR: .48

Parking
 Provided: 8 spaces
 Required @:
 2 to 1: 8 "
 1.5 to 1: 6 "
 1 per BR: 7 "
 1.5 and 2: 8 "

$\frac{.48 \times 9,945}{4} = 1,193 \text{ S.F./UNIT}$ ✓

		DSA		CES	
<u>Open Space</u>					
Main Garden:	2,100 #	1,690	✓	2,486	x
Front Yard:	1,320	1,293	✓		
Subsidiary:		99	x		
Total:	3,520 #	3,182	✓	3,978	x

DSA 16.11



Case Study No: DSA 16-12
 Density Zone: RM-16
 Type of Parking: Surface Parking
 Comments: Parking contiguous to units
 Lot Size: 100' x 165'
 Lot Area, S.F.: 16,500 #
 Lot Area, Acres: .38 acre

Units: 4 1 BR houses

DU per Acre: 11
 Range:

FAR: .22

Parking

Provided:

Required @,

2 to 1:

1.5 to 1:

1 per BR:

1.5 and 2:

8 SPACES

8 "

6 "

8 "

8 "

$$\frac{.22 \times 16,500}{4} = 907.5 \text{ S.F. / UNIT}$$

Open Space

Main Garden:

Front Yard:

Subsidiary:

Total:

4,500 #

3,150

1,920

9,570 #

DSA

.15 x 16,500 = 2,475 ✓

.13 x 16,500 = 2,145 ✓

.04 x 16,500 = 660 ✓

.32 x 16,500 = 5,280 ✓

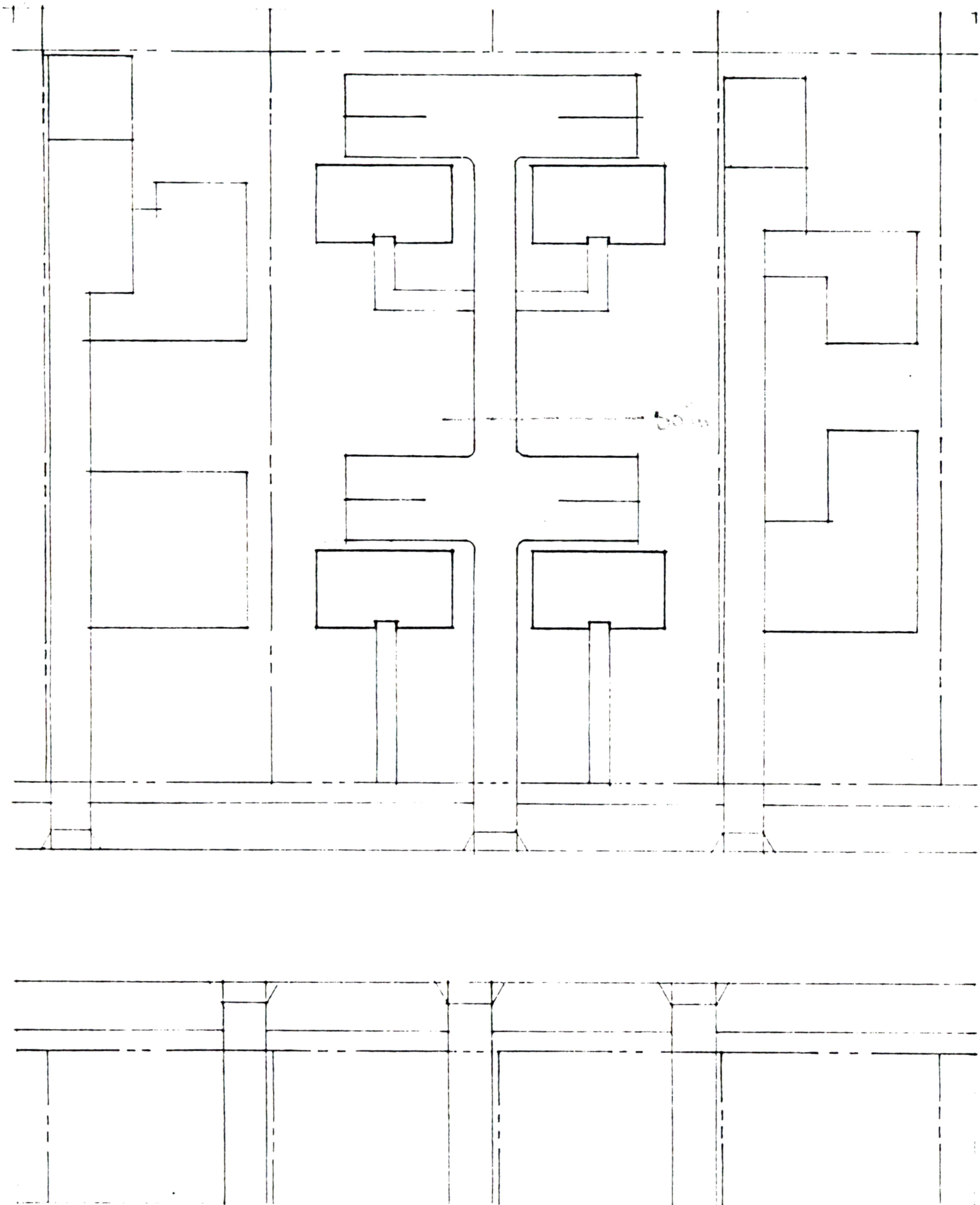
CES

3,500 ✓

6,000 ✓

PARKING OVER REAR 50% LOT LINE!

DSA 16.12



Case Study No: DSA 16.13
 Density Zone: RM-16
 Type of Parking: Surface Parking

Comments:

Lot Size: 100' x 165'
 Lot Area, S.F: 16,500 sq ft
 Lot Area, Acres: .38 acre

Units: 6 2 BR townhouses

DU per Acre: 16
 Range: 16-32

FAR: .33

$$\frac{.33 \times 16,500}{6} = 907.5 \text{ S.F. / UNIT} \quad \times$$

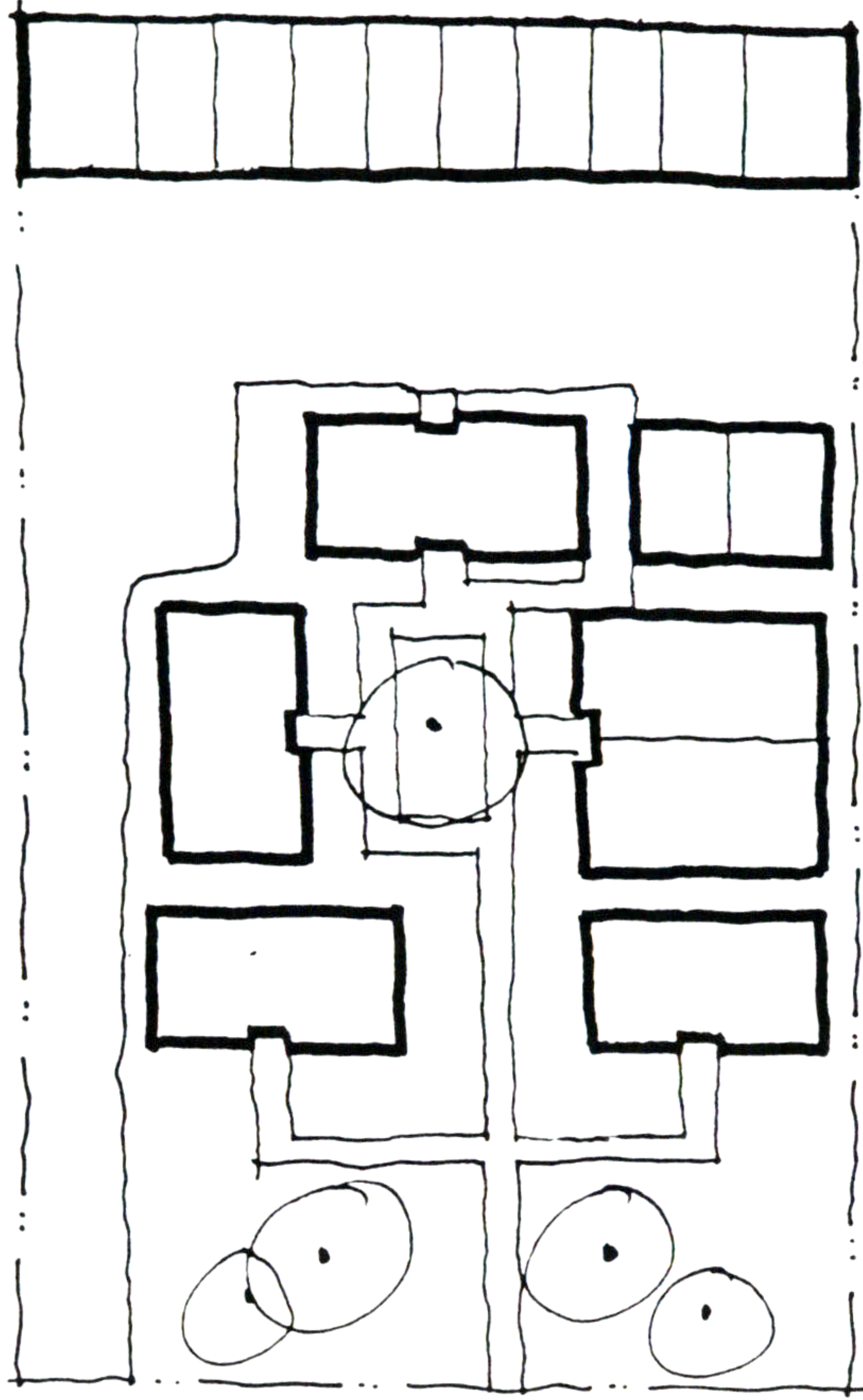
Parking

Provided: 12 spaces
 Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 12 "
 1.5 and 2: 12 "

Open Space

		DSA		CES	
Main Garden:	1,500 sq ft	2,475	x	3,500	x
Front Yard:	2,800	2,145	✓		
Subsidiary:	400	660	✓		
Total:	4,700 sq ft	5,280	x	6,000	x

DSA 16.13



Case Study No:

DSA 16-14

Density Zone:

RM-16

Type of Parking:

Surface Parking

Comments:

Reduced parking ratio

Lot Size:

100' x 165'

Lot Area, S.F.:

16,500 #

Lot Area, Acres:

.33 acre

Units:

6 2BR houses

DU per Acre:

16

Range:

FAR:

.33

907.5 S.F./UNIT

X

Parking

Provided:

10 spaces

Required @,

2 to 1:

12 "

1.5 to 1:

9 "

1 per BR:

12 "

1.5 and 2:

12 "

Open Space

Main Garden:

2,200 #

Front Yard:

3,150

Subsidiary:

2,200

Total:

7,550 #

DSA

CES

2,475

X

3,500

X

2,145

✓

660

✓

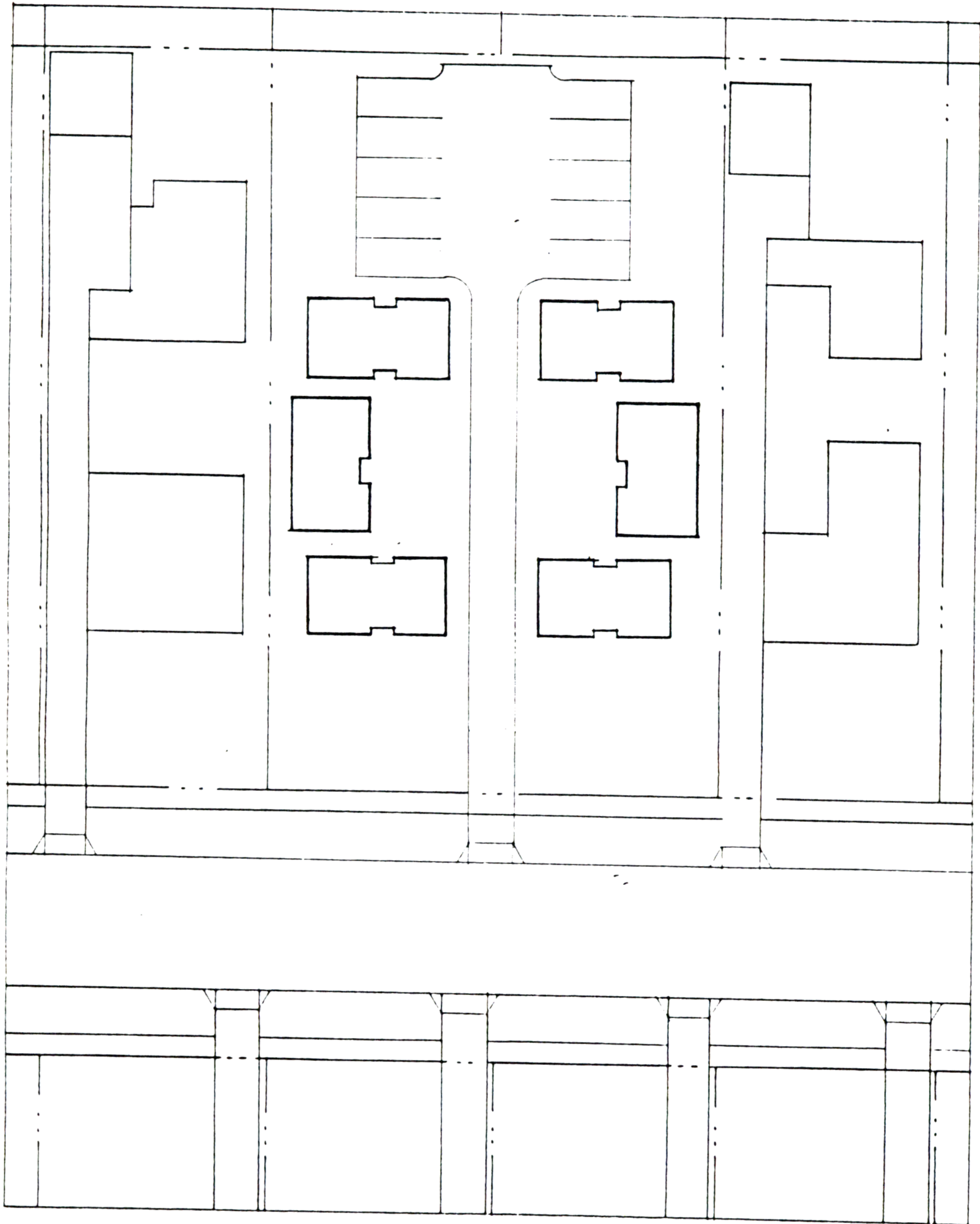
5,280

✓

6,000

✓

DSA 16.14



Case Study No: DSA 16-15
 Density Zone: RM-16
 Type of Parking: Surface Parking
 Comments: Reduced parking ratio
 Lot Size: 100' x 165'
 Lot Area, S.F: 16,500 #
 Lot Area, Acres: .38 ACRES

Units: 6 2 BR townhouses

DU per Acre: 16
 Range:

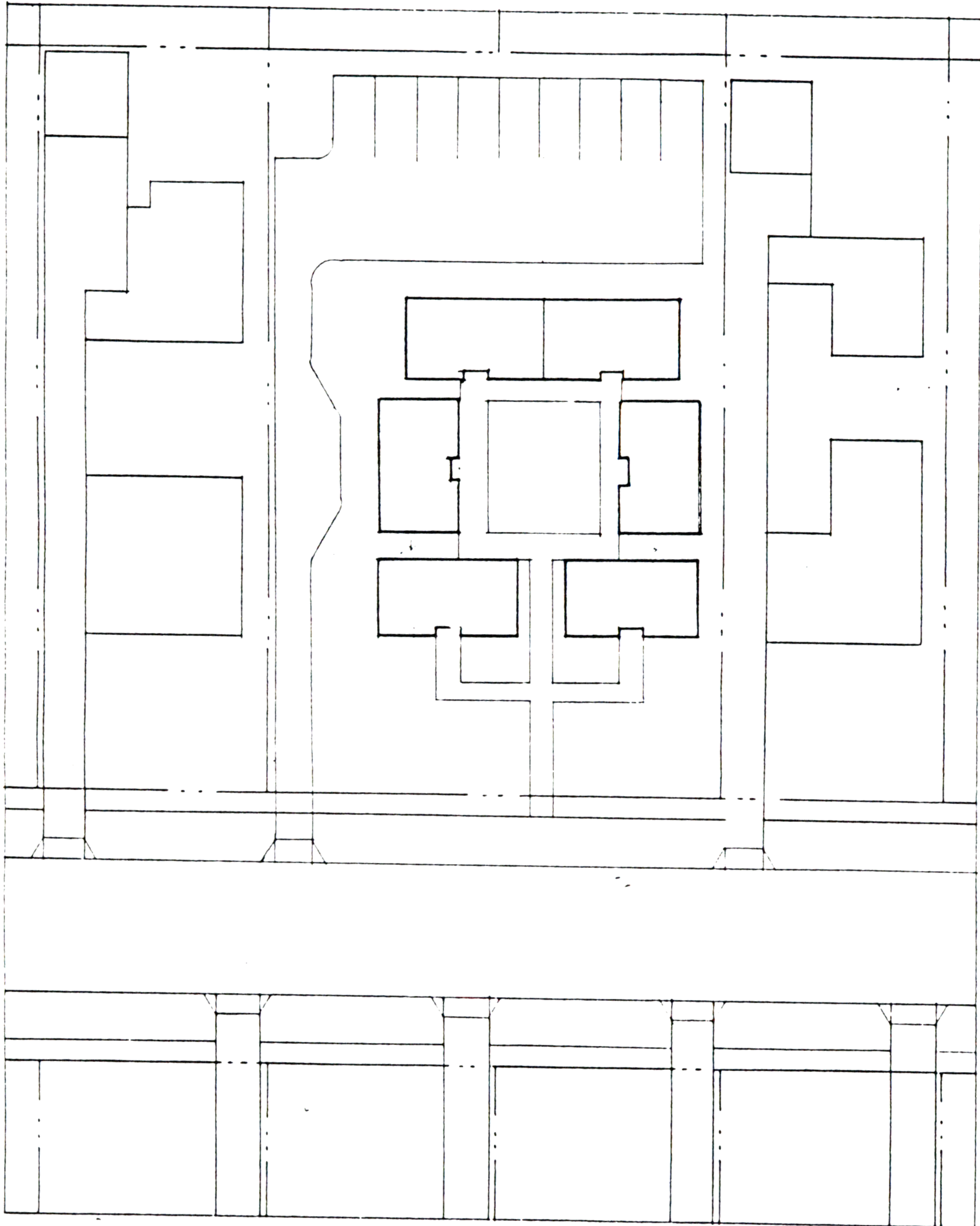
FAR: .33 907.5 SF/UNIT x

Parking

Provided: 9 spaces
 Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 12 "
 1.5 and 2: 12 "

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,400 #	2,475	x	3,500	x
Front Yard:	2,800	2,145	✓		
Subsidiary:	800	660	✓		
Total:	5,000 #	5,280	x	6,000	x

DSA 16.15



Case Study No: DSA 16.16
 Density Zone: RM-16
 Type of Parking: Surface Parking
 Comments: Shared driveway
 Lot Size: 100' x 165'
 Lot Area, S.F.: 16,500 #
 Lot Area, Acres: .38 acre
 Units: 7 2 BR townhouses

DU per Acre: 18
 Range:

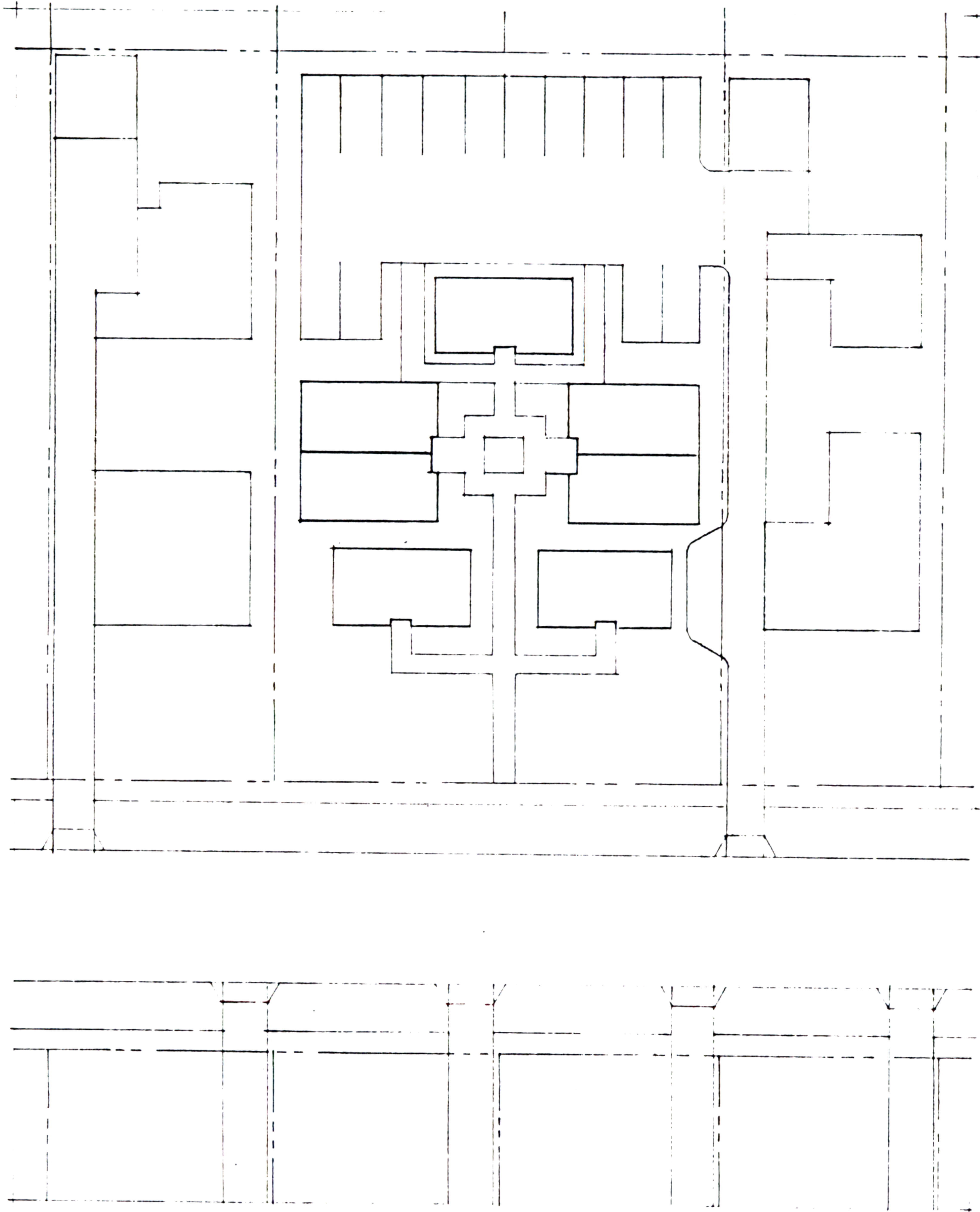
FAR: .38

$$\frac{.38 \times 16,500}{7} = 896 \text{ S.F./UNIT} \quad \times$$

Parking
 Provided: 14 spaces
 Required @,
 2 to 1: 14 "
 1.5 to 1: 11 "
 1 per BR: 14 "
 1.5 and 2: 14 "

		DSA		CEC	
<u>Open Space</u>					
Main Garden:	1,250 #	2,475	x	3,500	x
Front Yard:	3,500	2,145	✓		
Subsidiary:	1,250	660	✓		
Total:	6,130 #	5,280	✓	6,000	✓

DSA 16-16



Case Study No: DSA 16-17
 Density Zone: RM-16
 Type of Parking: Surface Parking
 Comments: Shared driveway
 Lot Size: 100' x 165'
 Lot Area, S.F.: 16,500 #
 Lot Area, Acres: .38 acre
 Units: 1 2 BR townhouses

DU per Acre: 18
 Range:

FAR: .38

896 SF/UNIT X

Parking

Provided: 14 spaces

Required @,

2 to 1: 14 "

1.5 to 1: 11 "

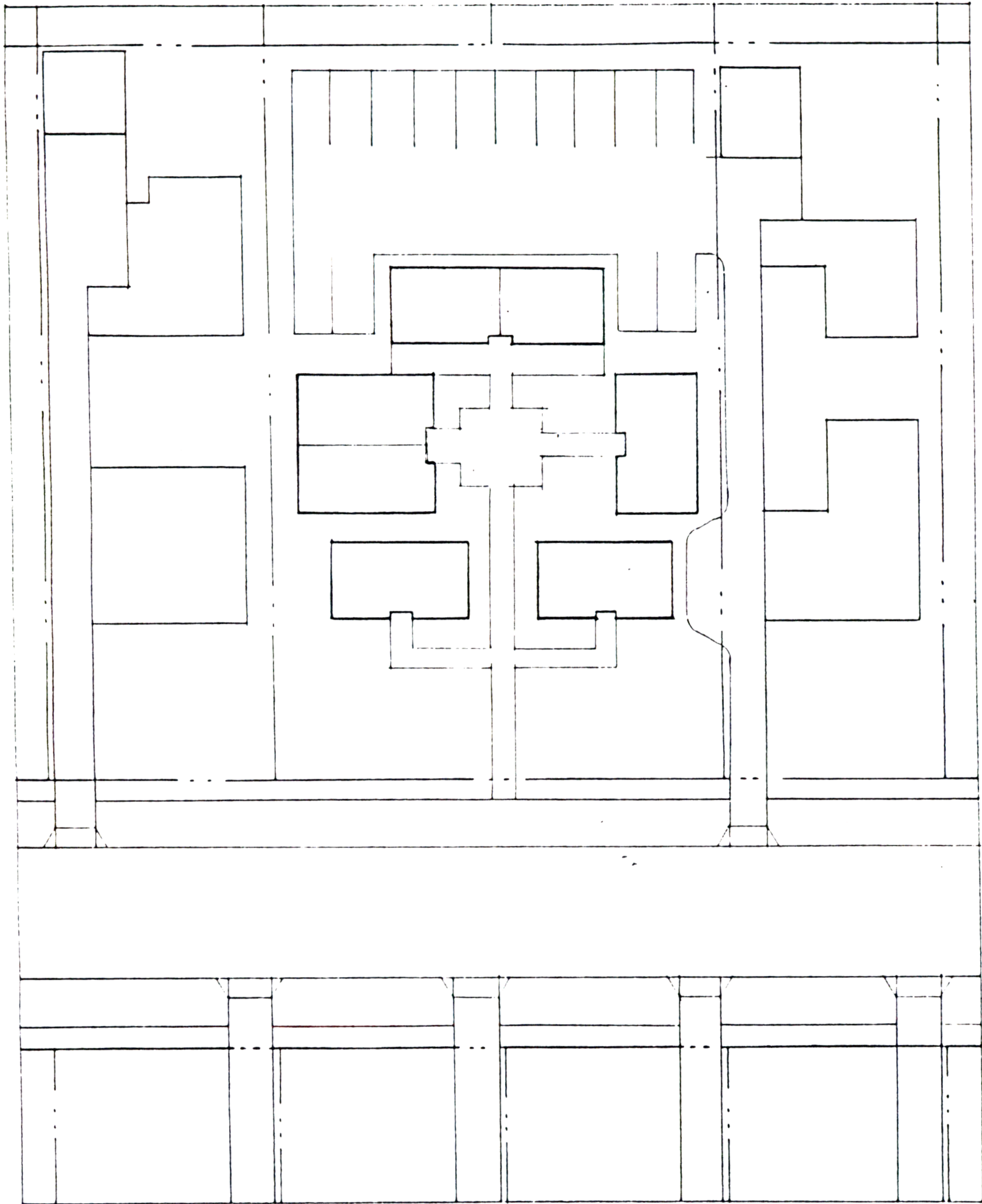
1 per BR: 14 "

1.5 and 2: 14 "

Open Space

		DSA		CES	
Main Garden:	1,880 #	2,475	X	3,500	X
Front Yard:	3,500	2,145	✓		
Subsidiary:	760	660	✓		
Total:	6,060 #	5,280	✓	6,000	✓

DSA 16.17



Case Study No: DSA 16.18
 Density Zone: RM-16
 Type of Parking: Surface Parking

Comments:

Lot Size: 100' x 160'
 Lot Area, S.F: 16,000 #
 Lot Area, Acres: .36

Units: 6 2 BR townhouses

DU per Acre: 16
 Range: 16-32 (1 BR apts)

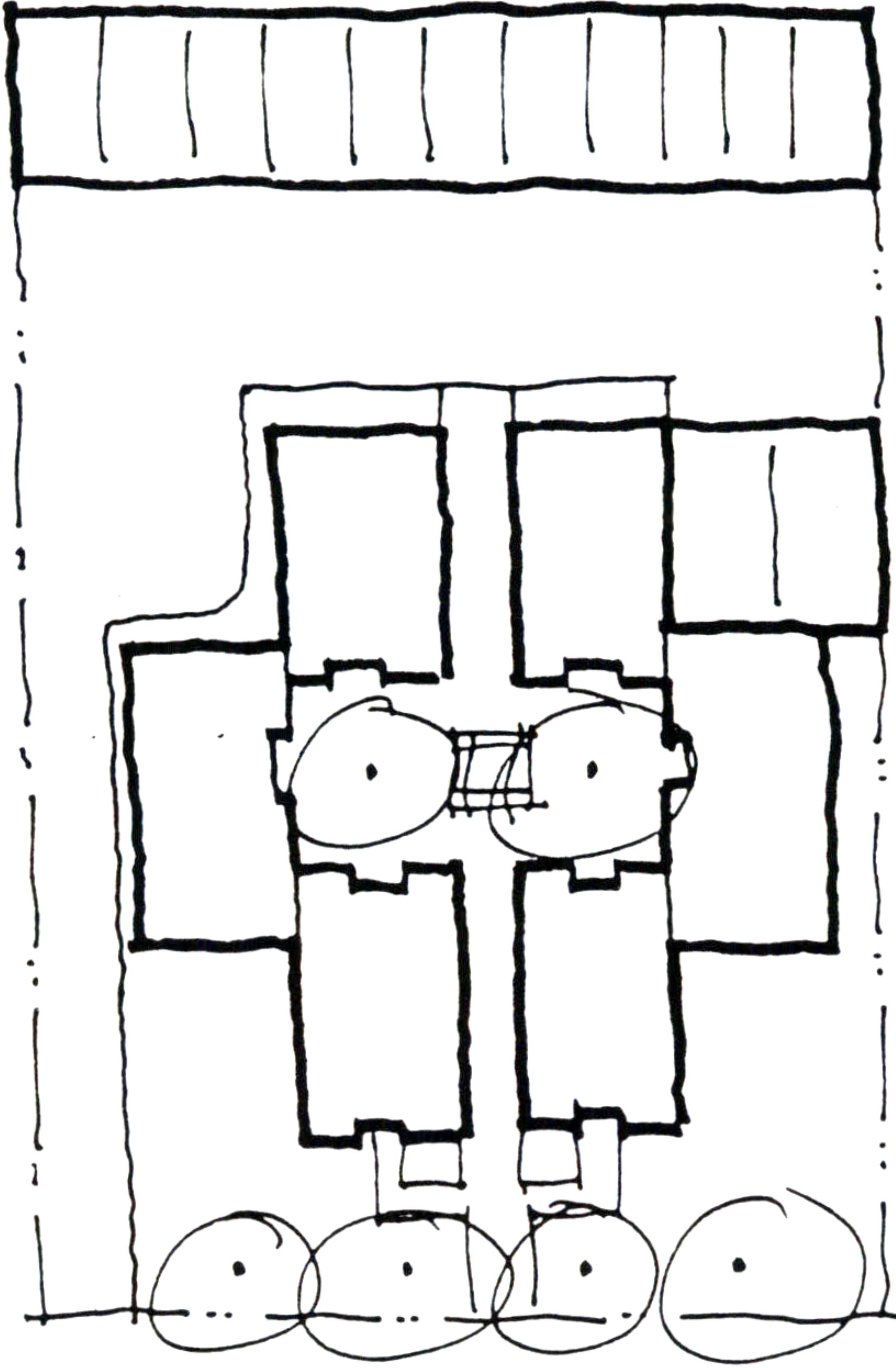
FAR: .45

Parking
 Provided: 13 SPACES $\frac{.45 \times 16,000}{6} = 1,200 \text{ SF/UNIT}$ ✓

Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 12 "
 1.5 and 2: 12 "

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,500 #	.15	x 16,000 = 2,400	x	3,500 x
Front Yard:	1,600	.13	x 16,000 = 2,080	x	
Subsidiary:	1,200	.04	x 16,000 = 640	✓	
Total:	4,300	.32	x 16,000 = 5,120	✓	6,000 x

DSA 16.18



Case Study No:

DSA 16.19

Density Zone:

RM-16

Type of Parking:

Parking with dwelling over

Comments:

Lot Size:

100' x 165'

Lot Area, S.F:

16,500 #

Lot Area, Acres:

.33 acre

Units:

6 2 BR townhouses. Rear is 2 stories over parking.

DU per Acre:

16

Range:

FAR:

.33

907.5 S.F./UNIT

x

Parking

Provided:

12 SPACES

Required @,

2 to 1:

12 "

1.5 to 1:

9 "

1 per BR:

12 "

1.5 and 2:

12 "

Open Space

Main Garden:

2,000 #

DSA

2,475 x

CES

3,500 x

Front Yard:

3,150

2,145 ✓

Subsidiary:

600

660 x

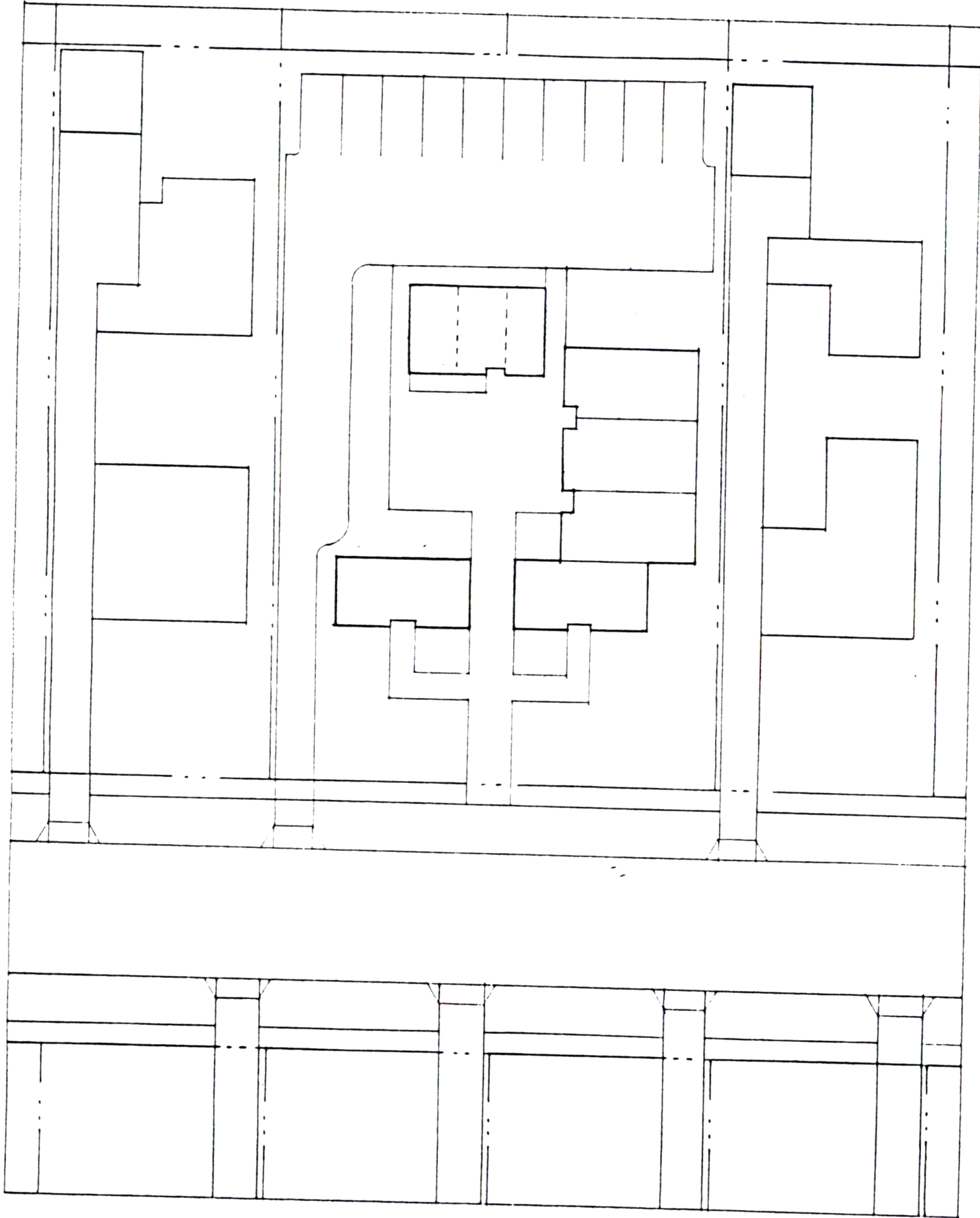
Total:

5,750 #

5,280 x

6,000 x

DSA 16.19



Case Study No: DSA 16.20
 Density Zone: RM-16
 Type of Parking: Parking with dwelling over.
 Comments: Parking contiguous with units
 Lot Size: 100' x 165'
 Lot Area, S.F: 16,500 #
 Lot Area, Acres: .38
 Units: 6 2 BR townhouses w/ garages
 DU per Acre: 16
 Range:

FAR: .33 907.5 S.F./UNIT X

Parking

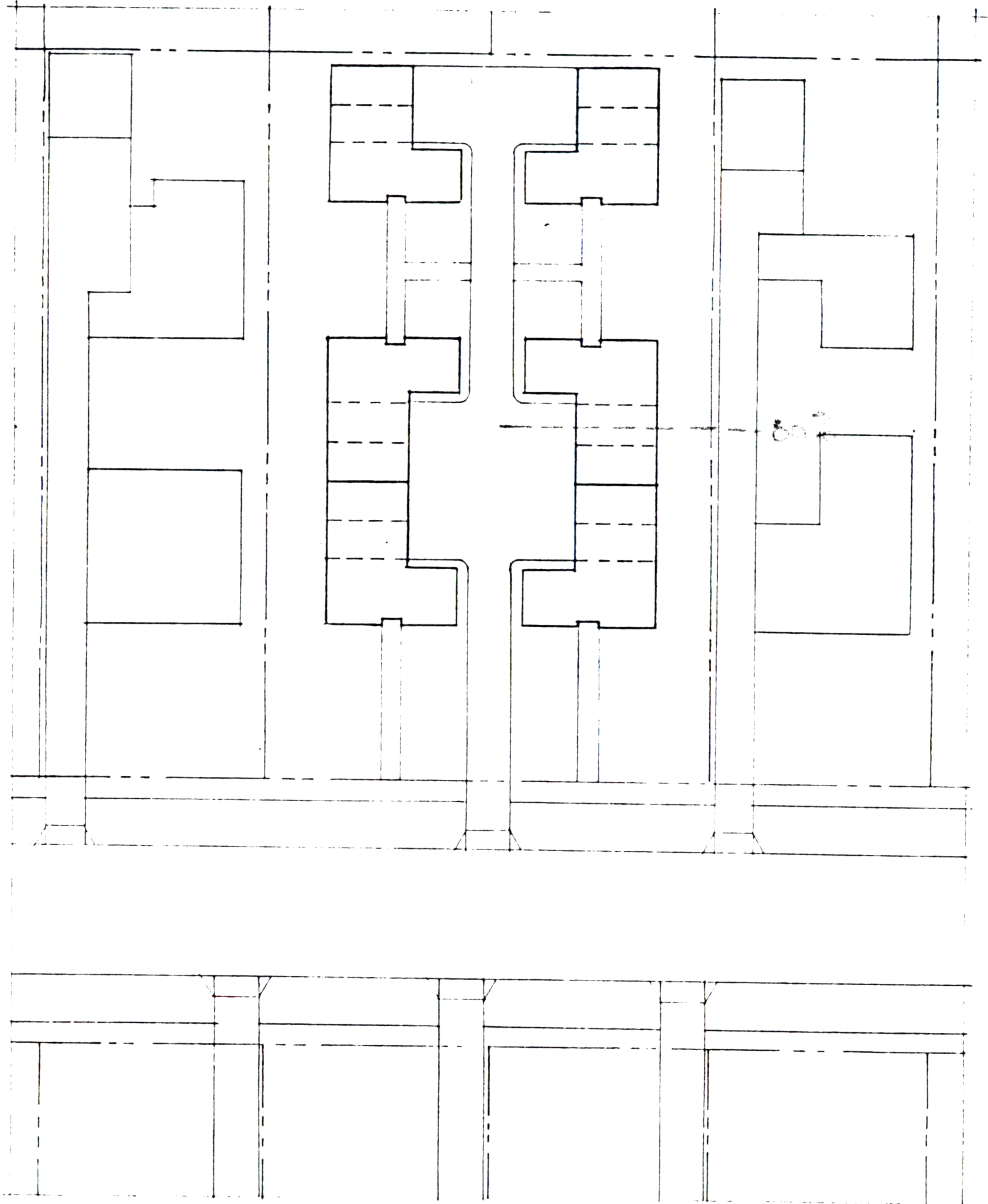
Provided: 12 SPACES
 Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 12 "
 1.5 and 2: 12 "

Open Space

		DSA		CES	
Main Garden:	3,000 #	2,475	✓	3,500	X
Front Yard:	3,150	2,145	✓		
Subsidiary:	2,400	660	✓		
Total:	8,550 #	5,280	✓	6,000	✓

PARKING IS OVER REAR 50% LOT LINE!

DSA 16.20



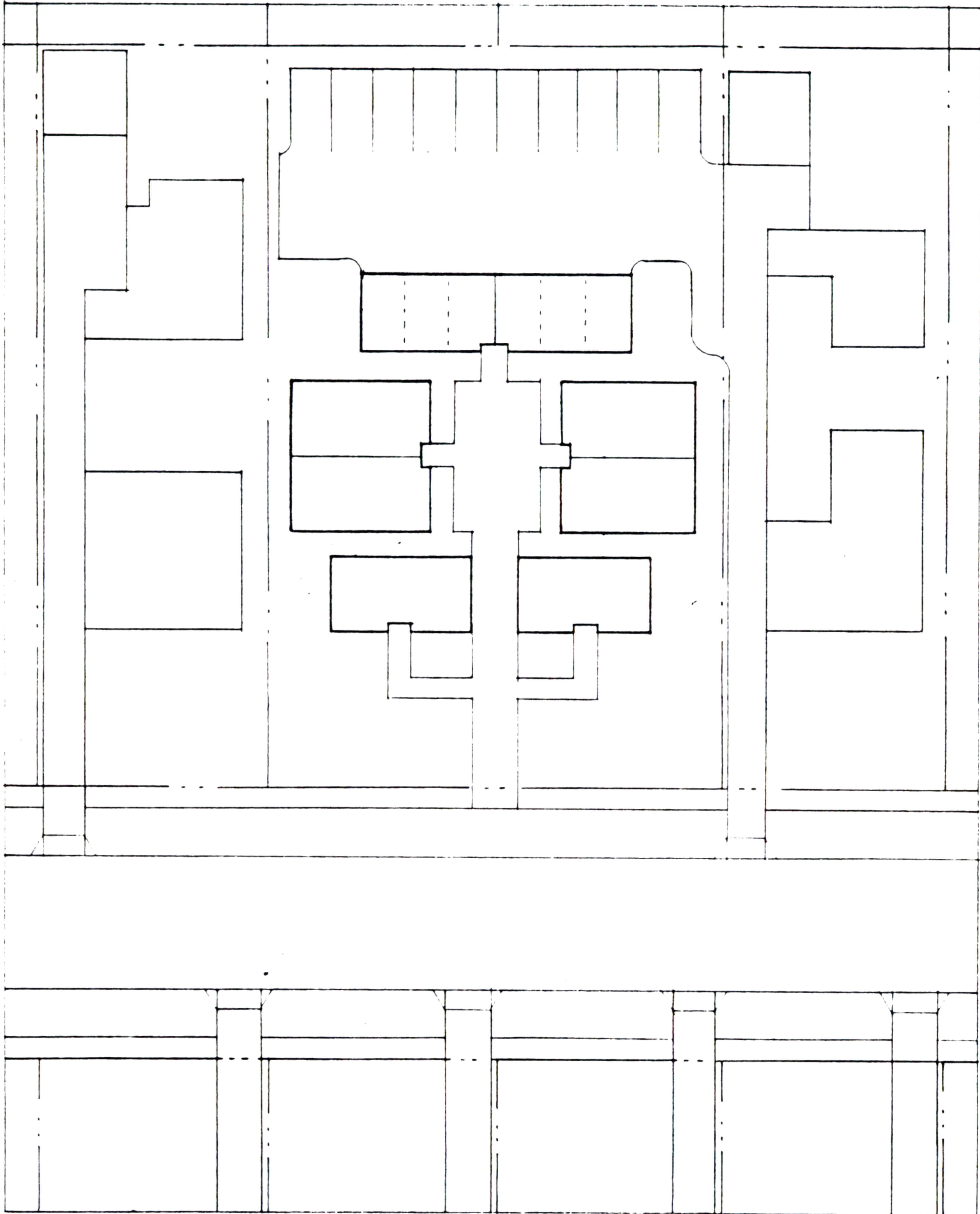
Case Study No: DSA 16-21
 Density Zone: RM-16
 Type of Parking: Parking with dwelling over
 Comments: Shared driveway
 Lot Size: 100' x 165'
 Lot Area, S.F: 16,500 #
 Lot Area, Acres: .38
 Units: 8 2 BR townhouses
 DU per Acre: 21
 Range:
 FAR: .44

Parking
 Provided: 16 spaces
 Required @,
 2 to 1: 16 "
 1.5 to 1: 12 "
 1 per BR: 16 "
 1.5 and 2: 16 "

$$\frac{.44 \times 16,500}{8} = 907.5 \text{ S.F./UNIT}$$

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,350 #	2,475	X	3,500	X
Front Yard:	3,500	2,145	✓		
Subsidiary:	1,300	660	✓		
Total:	6,150 #	5,280	✓	6,000	✓

DSA 16.21



Case Study No:

DSA 16.22

Density Zone:

RM-16

Type of Parking:

Partially Subterranean

Comments:

Lot Size:

100' x 165'

Lot Area, S.F:

16,500 #

Lot Area, Acres:

.38

Units:

8 2 BR townhouses

DU per Acre:

21

Range:

21 - 42 (1 BR apts)

FAR:

.58

Parking

Provided:

16 spaces

$$\frac{.58 \times 16,500}{8} = 1,196 \text{ S.F. / UNIT } \checkmark$$

Required @,

2 to 1:

16

1.5 to 1:

12

1 per BR:

16

1.5 and 2:

16

Open Space

Main Garden:

2,850 #

Front Yard:

2,000

Subsidiary:

3,000

Total:

7,850 #

DSA

CES

2,475

✓

3,500

x

2,145

x

660

✓

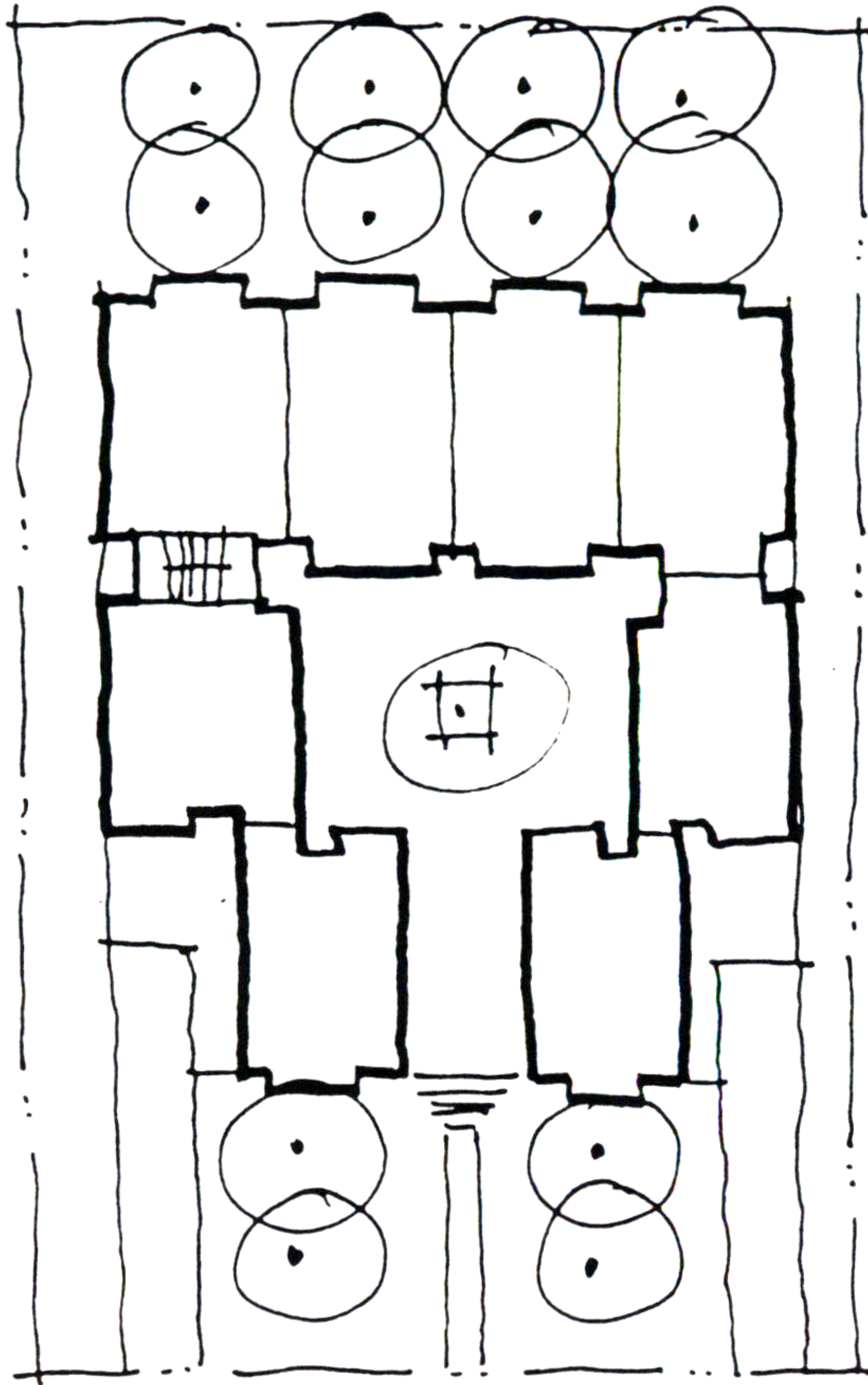
5,280

x

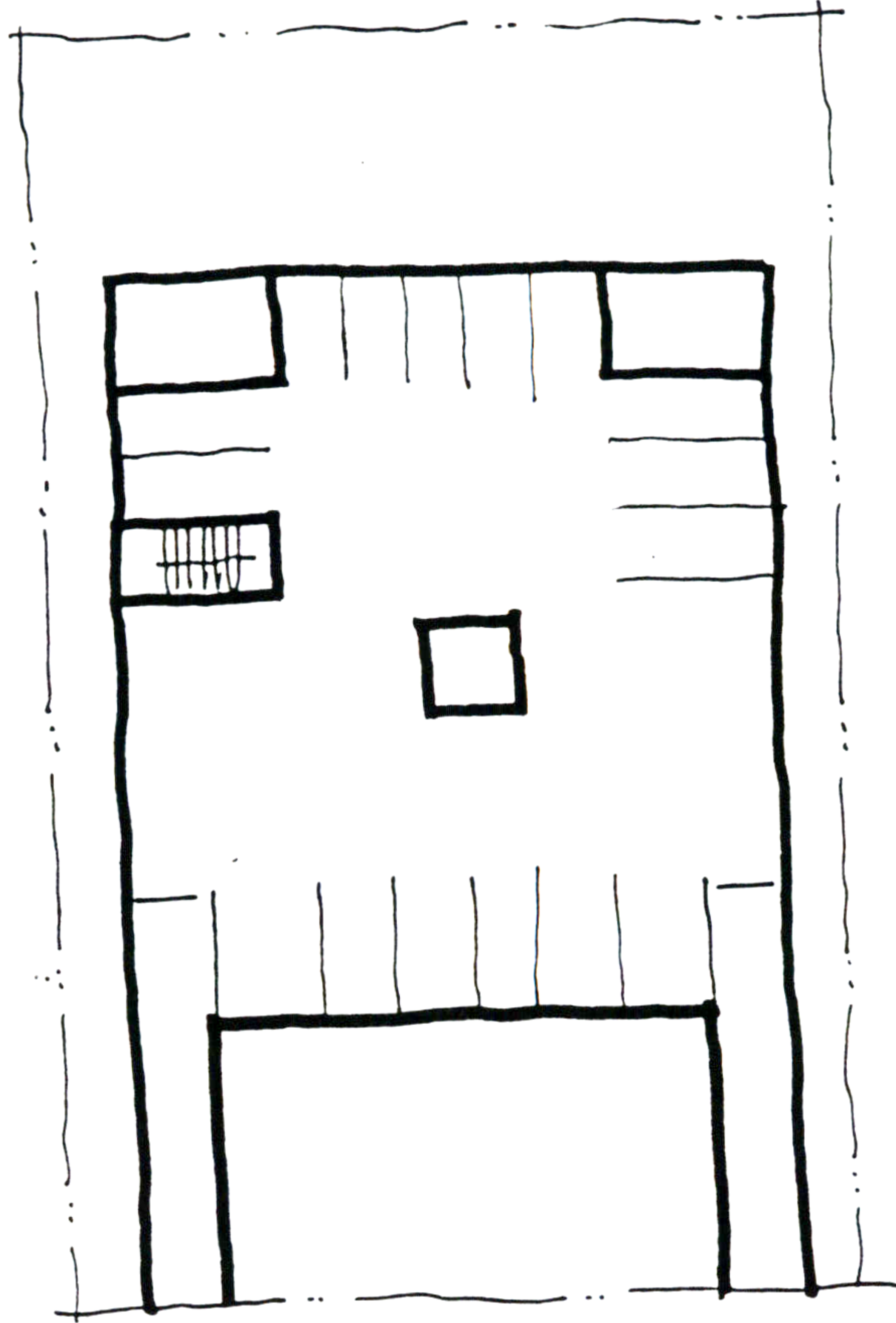
6,000

✓

DSA 16.22



DSA 16.22



Case Study No:

DSA 42.1

Density Zone:

RM-32

Type of Parking:

Surface Parking

Comments:

Lot Size:

50' x 165'

Lot Area, S.F:

7,650 #

Lot Area, Acres:

.17 acre

Units:

3 BR2 Townhouses, 1 BRapt
4 Total 3 stories in rear
24

DU per Acre:

Range:

FAR:

.55

Parking

Provided:

0 spaces

Required @,

2 to 1:

0 "

1.5 to 1:

6 "

1 per BR:

7 "

1.5 and 2:

3 "

$$\frac{.55 \times 7,650}{4} = 1,052 \text{ S.F. / UNIT } \checkmark$$

Open Space

Main Garden:

1,200 #

DSA

$$.19 \times 7,650 = 1,453 \times$$

CES

2,100 x

Front Yard:

000

$$.11 \times 7,650 = 841 \checkmark$$

Subsidiary:

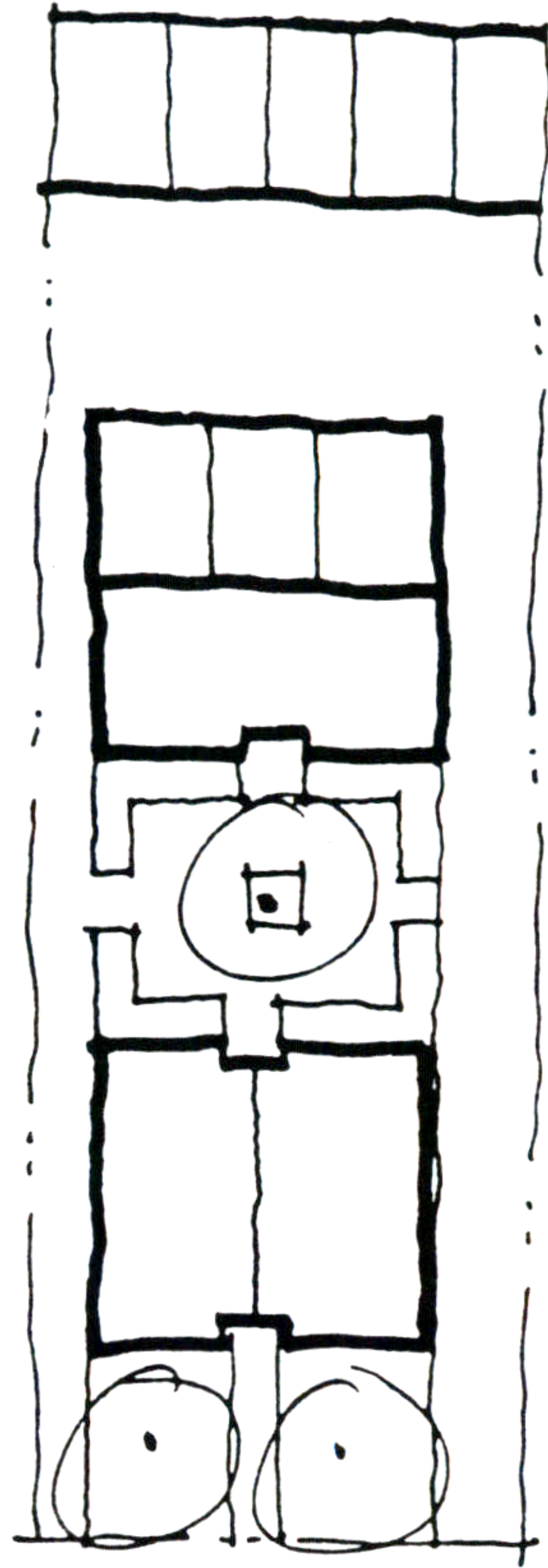
Total:

2,000 #

$$.30 \times 7,650 = 2,295 \times$$

2,700 x

PSA 32.1



Case Study No: DSA 32.2
 Density Zone: RM-32
 Type of Parking: Parking with Dwelling Over

Comments:

Lot Size: 50' x 153'
 Lot Area, S.F.: 7,650 #
 Lot Area, Acres: .17 acre

Units: 3 BR townhouses, 1 BR apt

DU per Acre: 2A
 Range: 2A-35 (1 BR apts.)

FAR: .65

Parking

Provided:

Required @,

2 to 1:

1.5 to 1:

1 per BR:

1.5 and 2:

9 spaces

8 "

6 "

7 "

8 "

$$\frac{.65 \times 7,650}{4} = 1,243 \text{ S.F./UNIT} \quad \checkmark$$

Open Space

Main Garden:

Front Yard:

Subsidiary:

Total:

1,040 #

960

2,000 #

DSA

CES

1,453 X

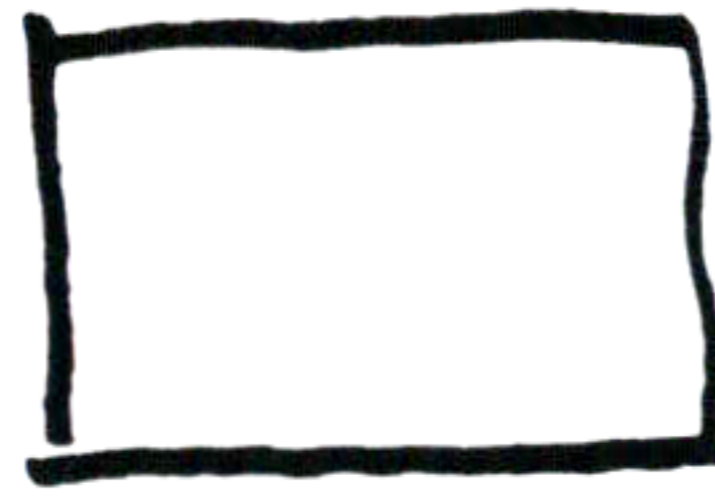
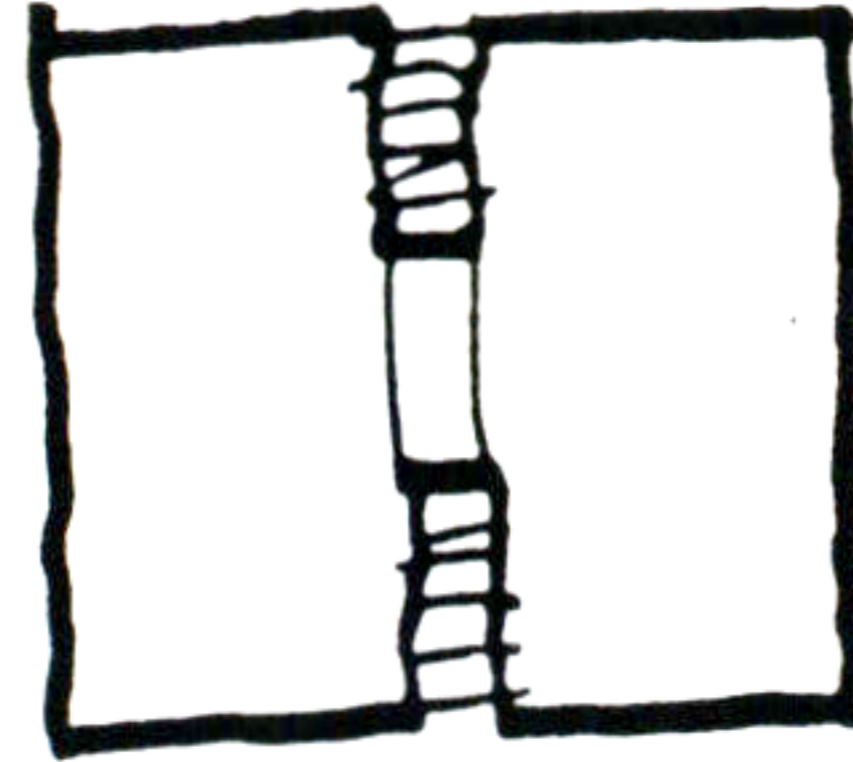
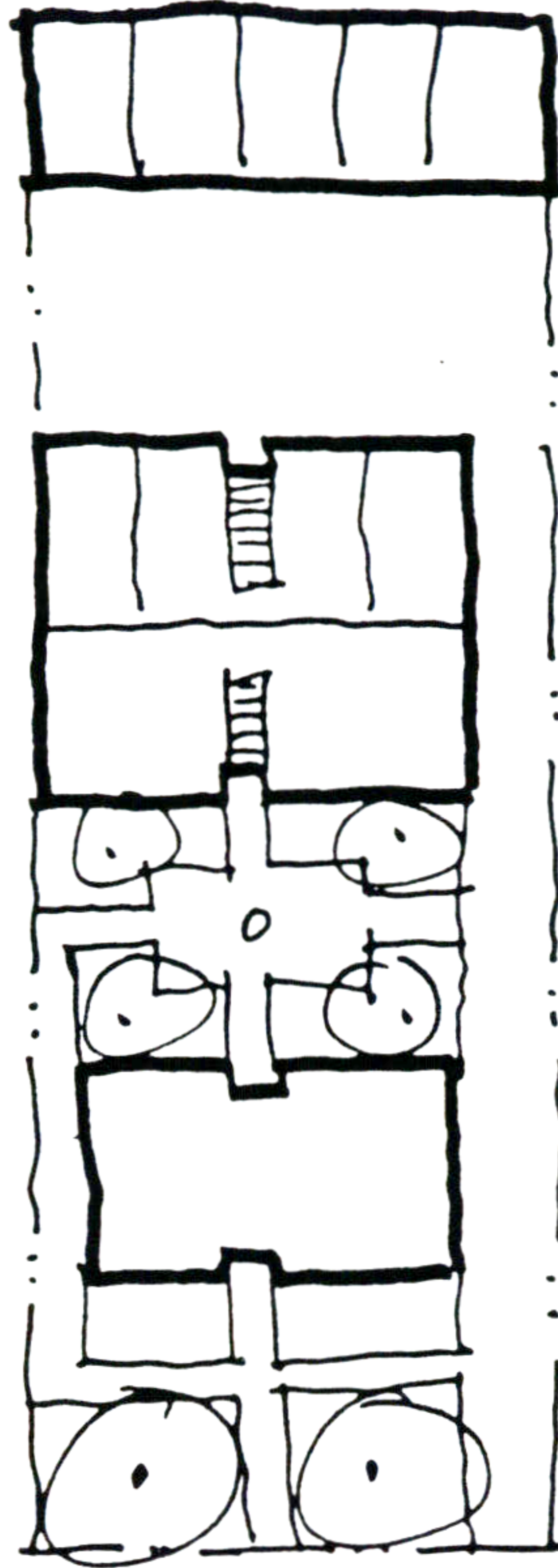
841 ✓

2,295 X

2,100 X

2,700 X

DSA 32.2



Case Study No: DSA 32.4

Density Zone: RM-32
Type of Parking: Surface Parking

Comments:

Lot Size: 65' x 153'
Lot Area, S.F.: 9,945 #
Lot Area, Acres: .23 acre

Units: 3 2BR townhouses, 1 1BR apt.
4 Total
DU per Acre: 17

Range:

FAR: .42

Parking Provided: $\frac{.42 \times 9,945}{4} = 1,044 \text{ S.F. / UNIT}$ ✓

Required @, 0 SPACES

2 to 1: 0

1.5 to 1: 6

1 per BR: 7

1.5 and 2: 8

Open Space

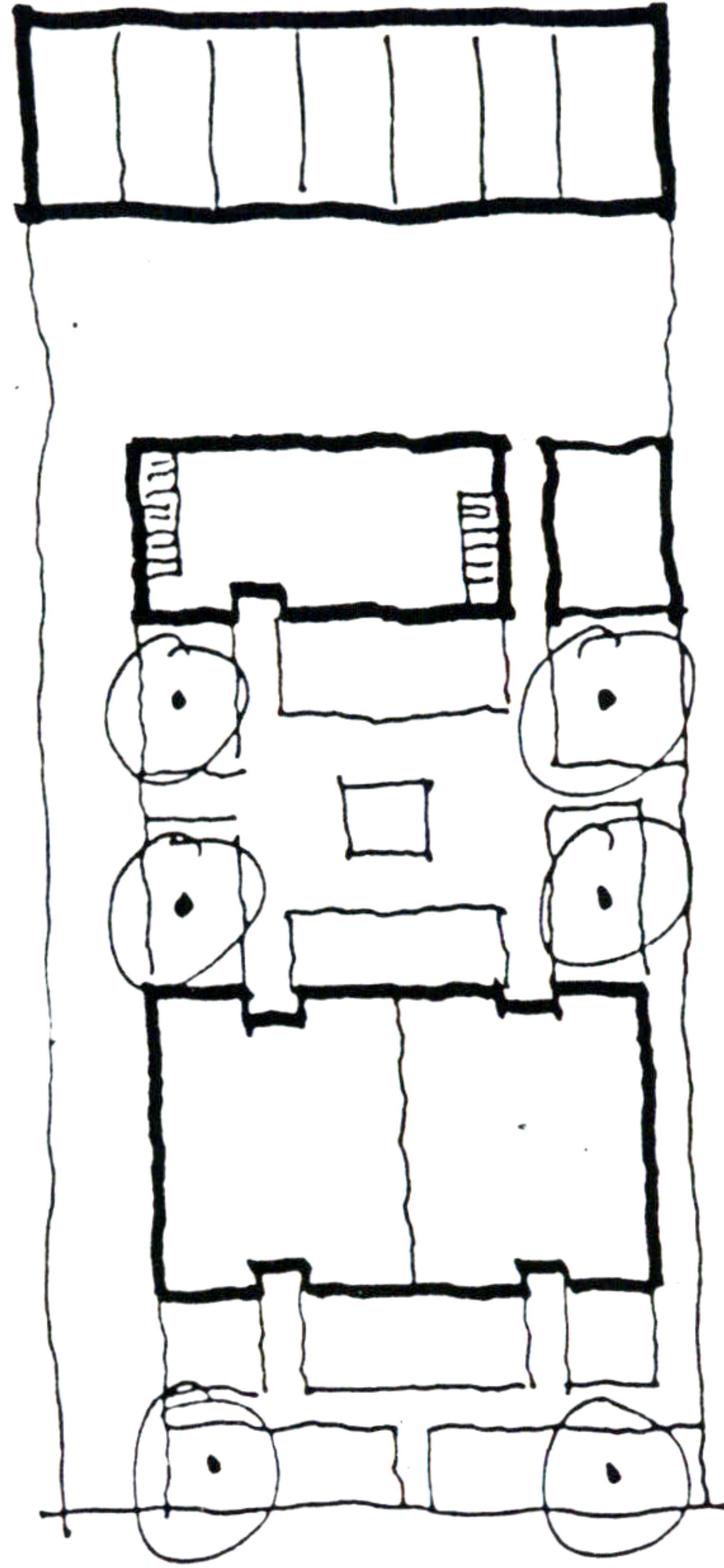
Main Garden: 2,200 # DSA .17 x 9,945 = 1,691 ✓ CES 2,300 X

Front Yard: 1,320 DSA .11 x 9,945 = 1,094 ✓

Subsidiary: 300 DSA .02 x 9,945 = 199 ✓

Total: 3,820 # DSA .30 x 9,945 = 2,983 ✓ CES 3,100 ✓

DSA 32-4



Case Study No: DSA 32-5
 Density Zone: RM. 32
 Type of Parking: Surface Parking

Comments:

Lot Size: 65' x 153'
 Lot Area, S.F.: 9,945 #
 Lot Area, Acres: .23

Units: 3 2BR townhouses, 1 1BR apt.
 4 Total
 DU per Acre: 17
 Range:

FAR: .51

$$\frac{.51 \times 9,945}{4} = 1,268 \text{ S.F./UNIT} \quad \checkmark$$

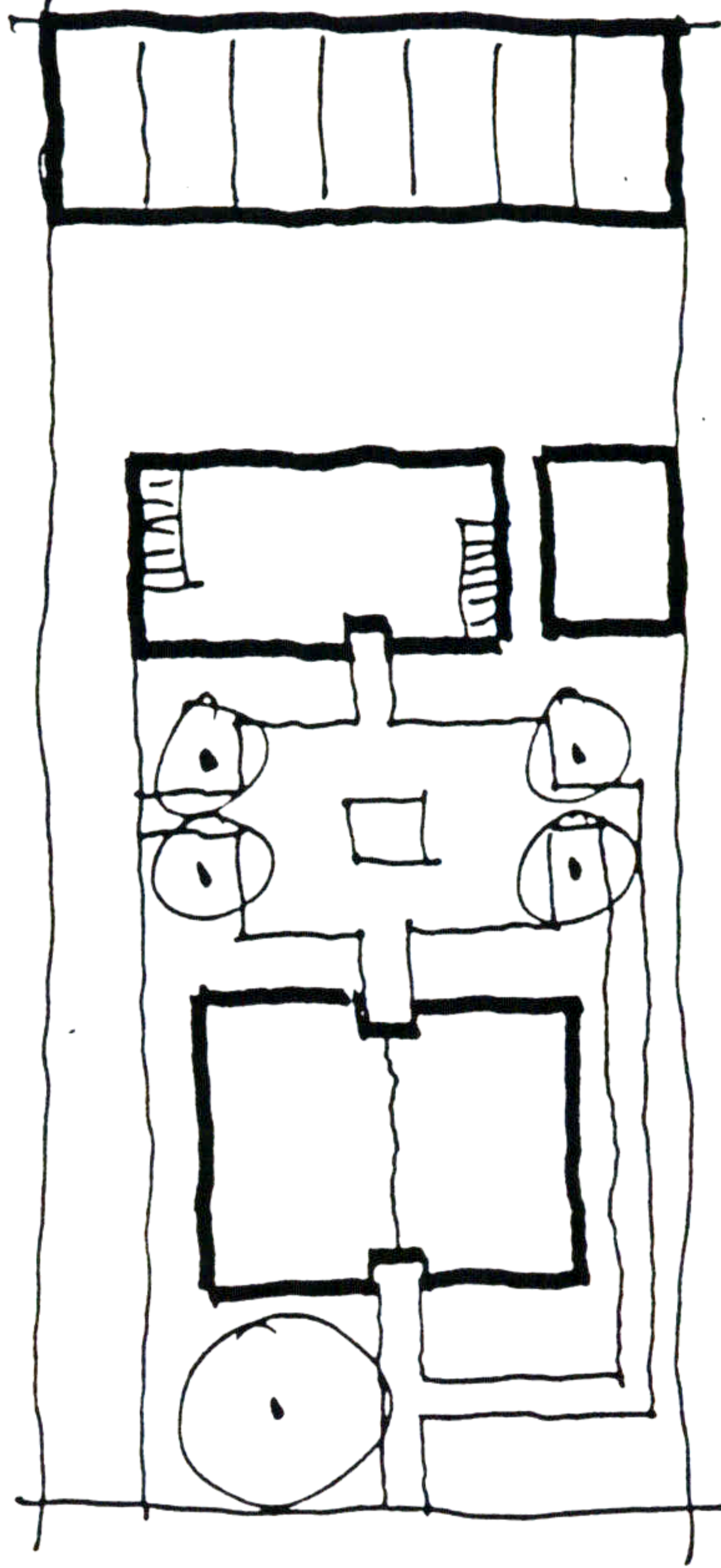
Parking

Provided: 8 spaces
 Required @,
 2 to 1: 8 "
 1.5 to 1: 6 "
 1 per BR: 7 "
 1.5 and 2: 8 "

Open Space

		DSA		CES
Main Garden:	2,200 #	1,691	✓	2,300 x
Front Yard:	1,320	1,094	✓	
Subsidiary:		199	x	
Total:	3,520 #	2,983	x	3,600 ✓

DSA 92-5



Case Study No: DSA 12.6
 Density Zone: RM-32
 Type of Parking: Parking with dwelling over

Comments:

Lot Size: 65' x 153'
 Lot Area, S.F: 9,945 #
 Lot Area, Acres: .23 acre

Units: 3 2 BR townhouses, 2 1 BR apts
 5 Total

DU per Acre: 22
 Range:

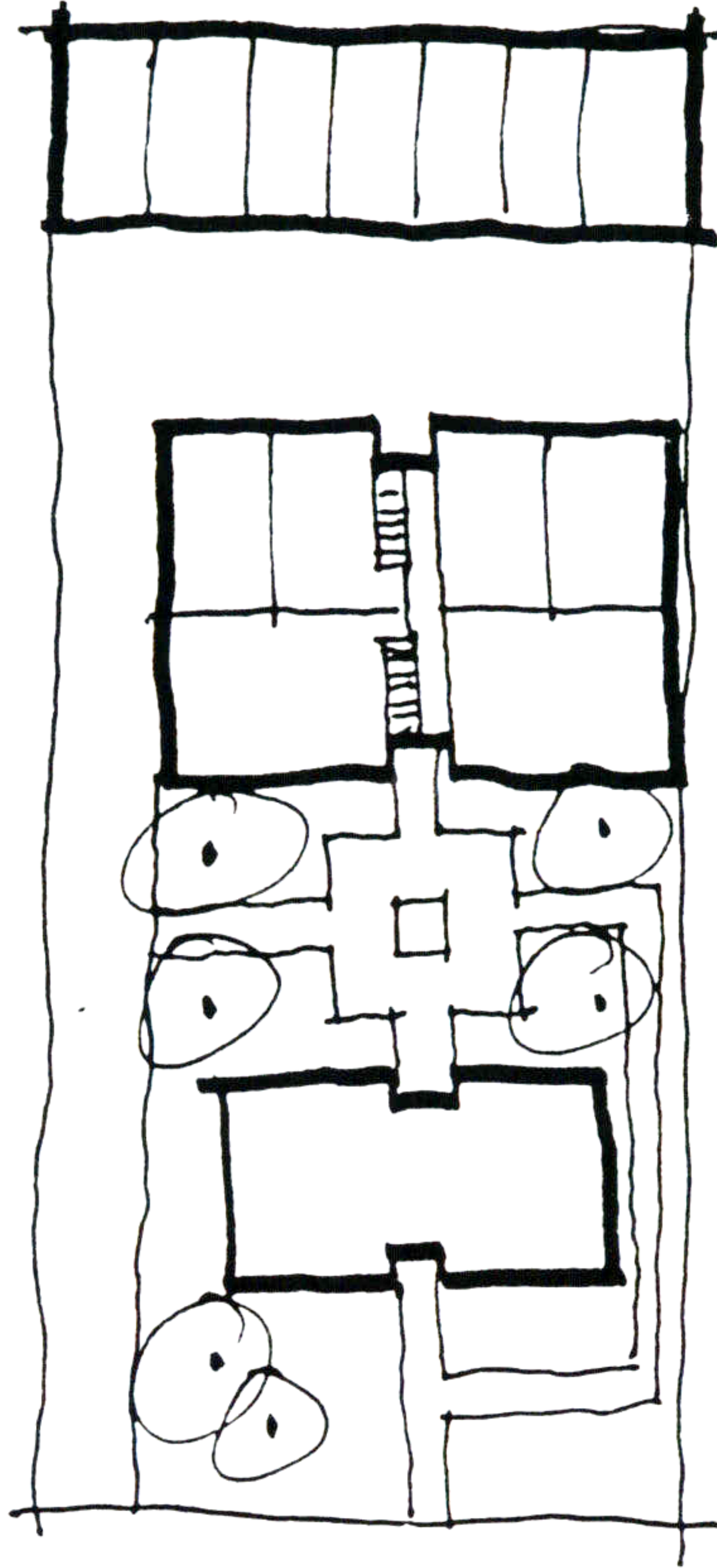
FAR: .46

$$\frac{.46 \times 9,945}{5} = 915 \text{ SF/UNIT} \quad \times$$

Parking
 Provided: 11 spaces
 Required @,
 2 to 1: 10 "
 1.5 to 1: 8 "
 1 per BR: 8 "
 1.5 and 2: 9 "

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,650 #	1,691	x	2,300	x
Front Yard:	1,320	1,094	✓		
Subsidiary:		199	x		
Total:	2,970 #	2,983	x	3,600	x

DSA 426



Case Study No: DSA 32-7
 Density Zone: RM-32
 Type of Parking: Parking with dwelling over

Comments:

Lot Size: 65' x 153'
 Lot Area, S.F: 9,945 #
 Lot Area, Acres: .23 acre

Units: 3 BR townhouses, 1 BR apt.
 4 total

DU per Acre:
 Range: 17

FAR: .55

Parking

Provided:
 Required @,
 2 to 1:
 1.5 to 1:
 1 per BR:
 1.5 and 2:

9 spaces
 8 "
 6 "
 7 "
 0 "

$$\frac{.55 \times 9,945}{4} = 1,367 \text{ S.F./UNIT} \quad \checkmark$$

Open Space

Main Garden:
 Front Yard:
 Subsidiary:
 Total:

1,650 #
 1,320
 2,970 #

DSA

1,691 X
 1,094 ✓
 199 X
 2,983 X

LES

2,300 X
 3,600 X

DRAWING IS MISSING

Case Study No: DSA 32.0
 Density Zone: RM. 32
 Type of Parking: Partially Subterranean

Comments:

Lot Size: 65' x 153'
 Lot Area, S.F: 9,945 #
 Lot Area, Acres: .23 acre

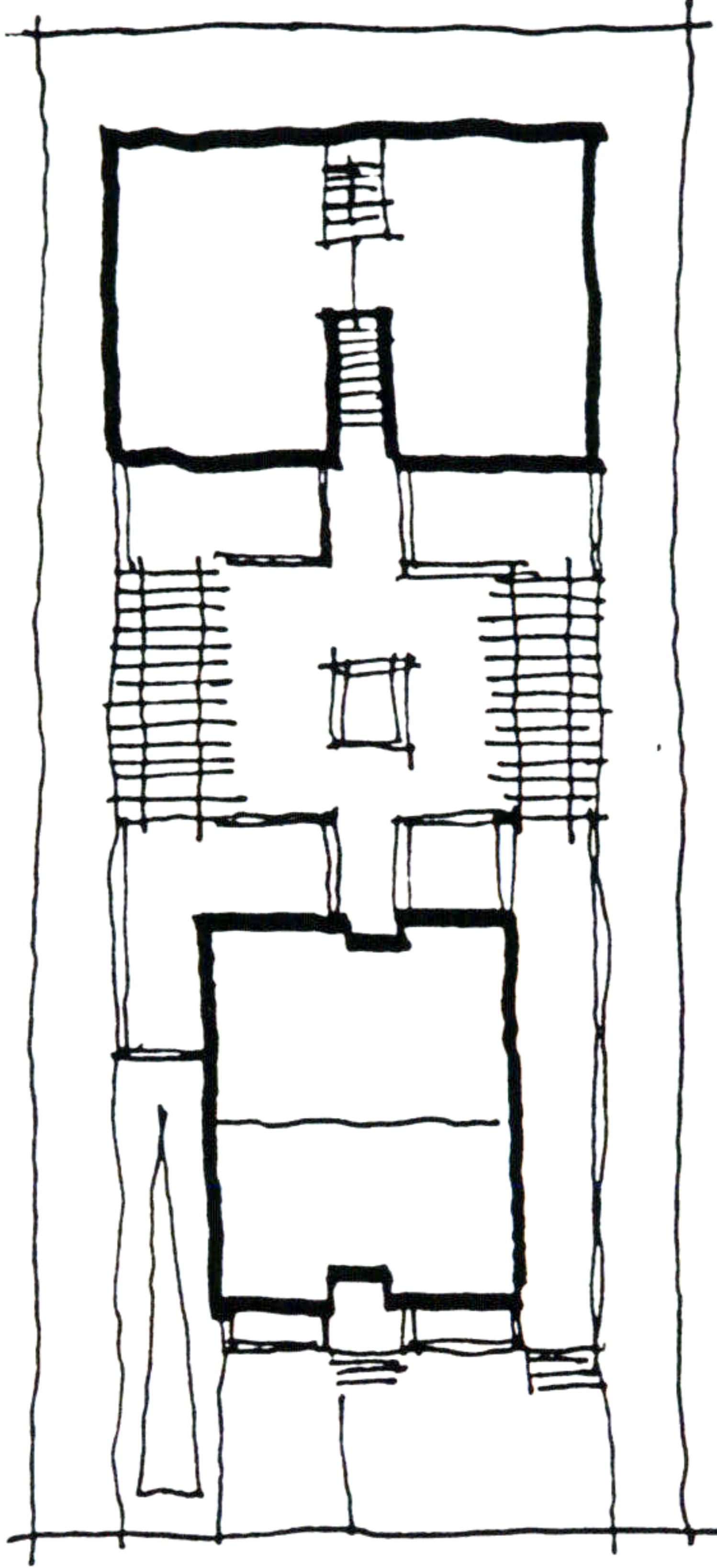
Units: 4 2BR townhouses, 2 1BR apts.
 6 Total
 DU per Acre: 26
 Range: 20 - 43 (all 1BR apts)

FAR: .63

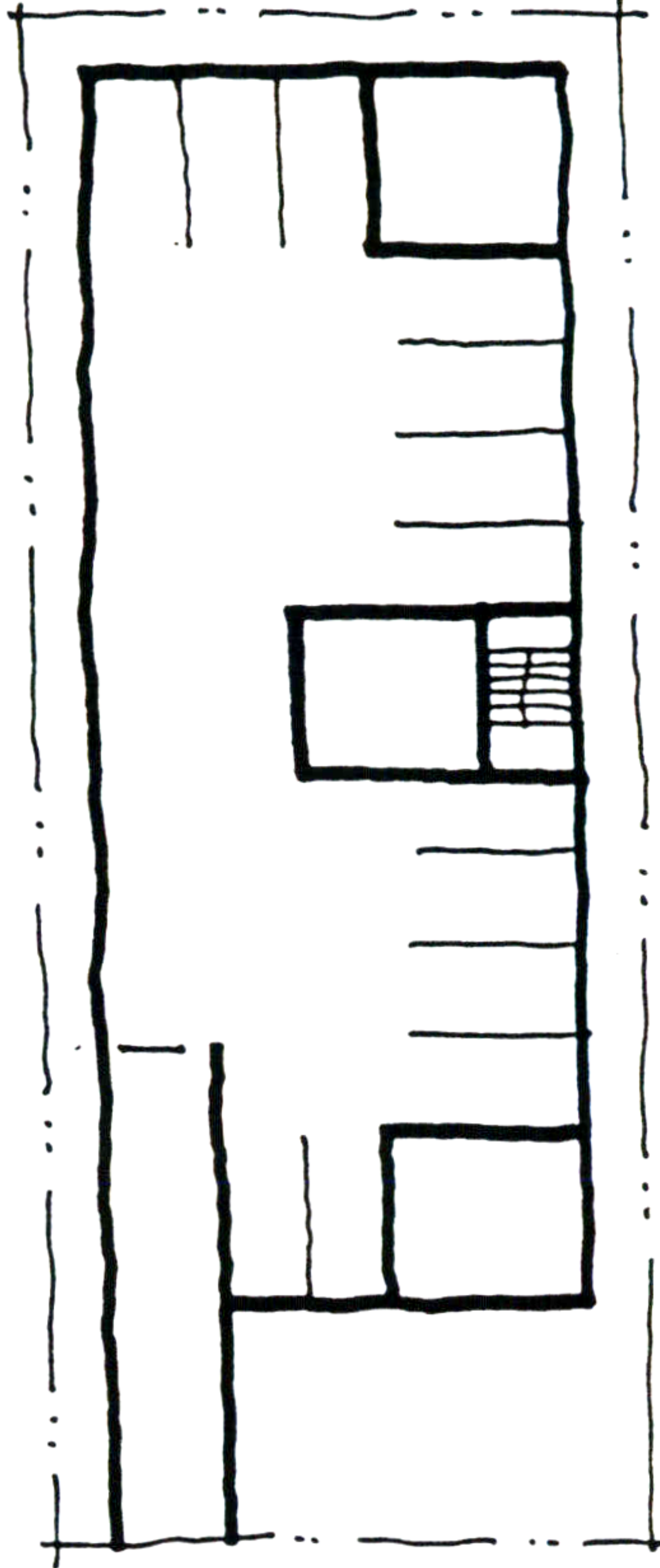
Parking
 Provided: 12 spaces $\frac{.63 \times 9,945}{6} = 1,044 \text{ S.F. / UNIT}$ ✓
 Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 10 "
 1.5 and 2: 11 "

		DSA	ACS	
<u>Open Space</u>				
Main Garden:	2,930 #	.17 x 9,945 = 1,691 ✓	2300	✓
Front Yard:	1,320	.11 x 9,945 = 1,094 ✓		
Subsidiary:	1,600	.04 x 9,945 = 398 ✓		
Total:	5,850 #	.32 x 9,945 = 3,182 ✓	3,600	✓

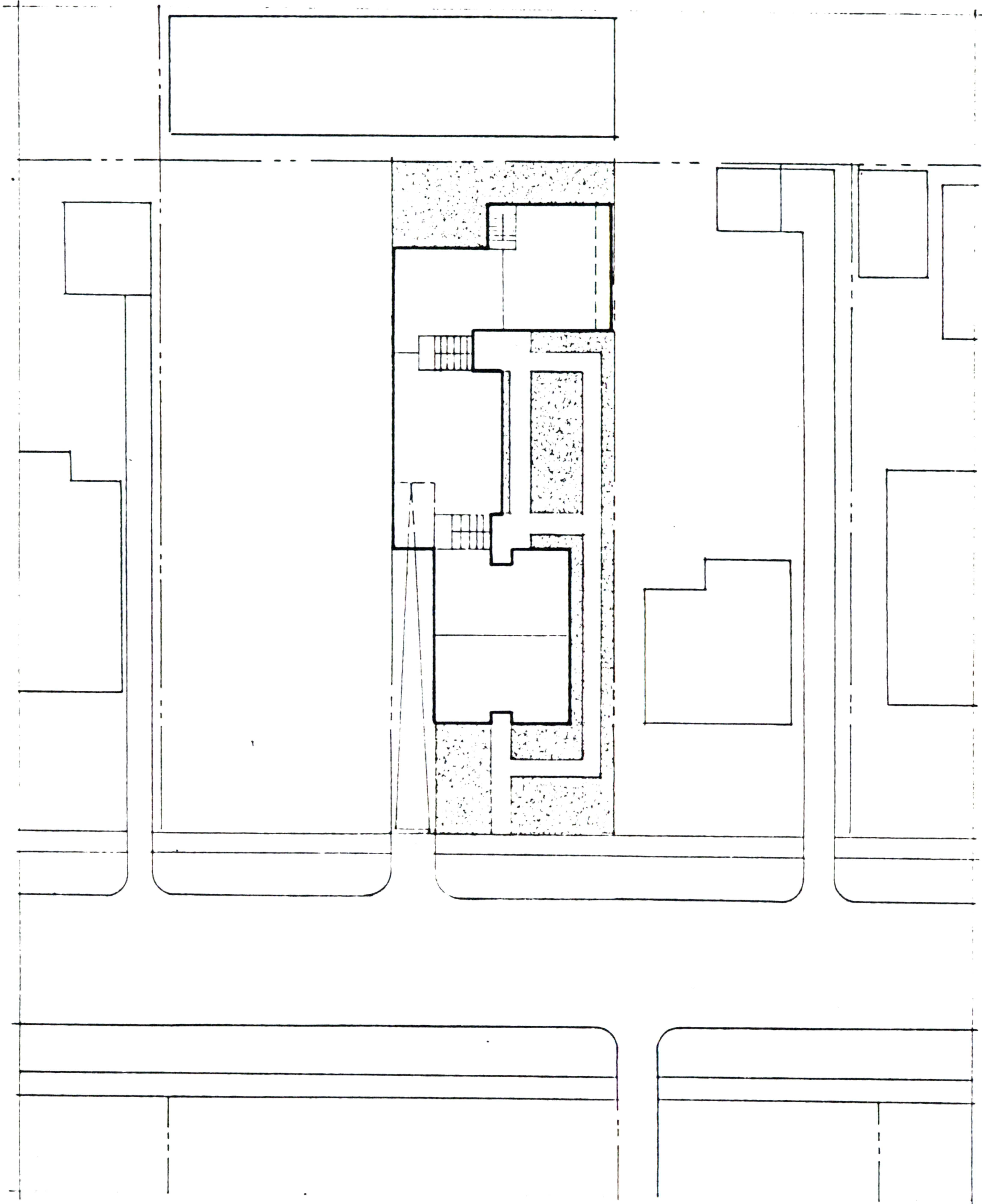
DBA 32-8



DSA 32.8

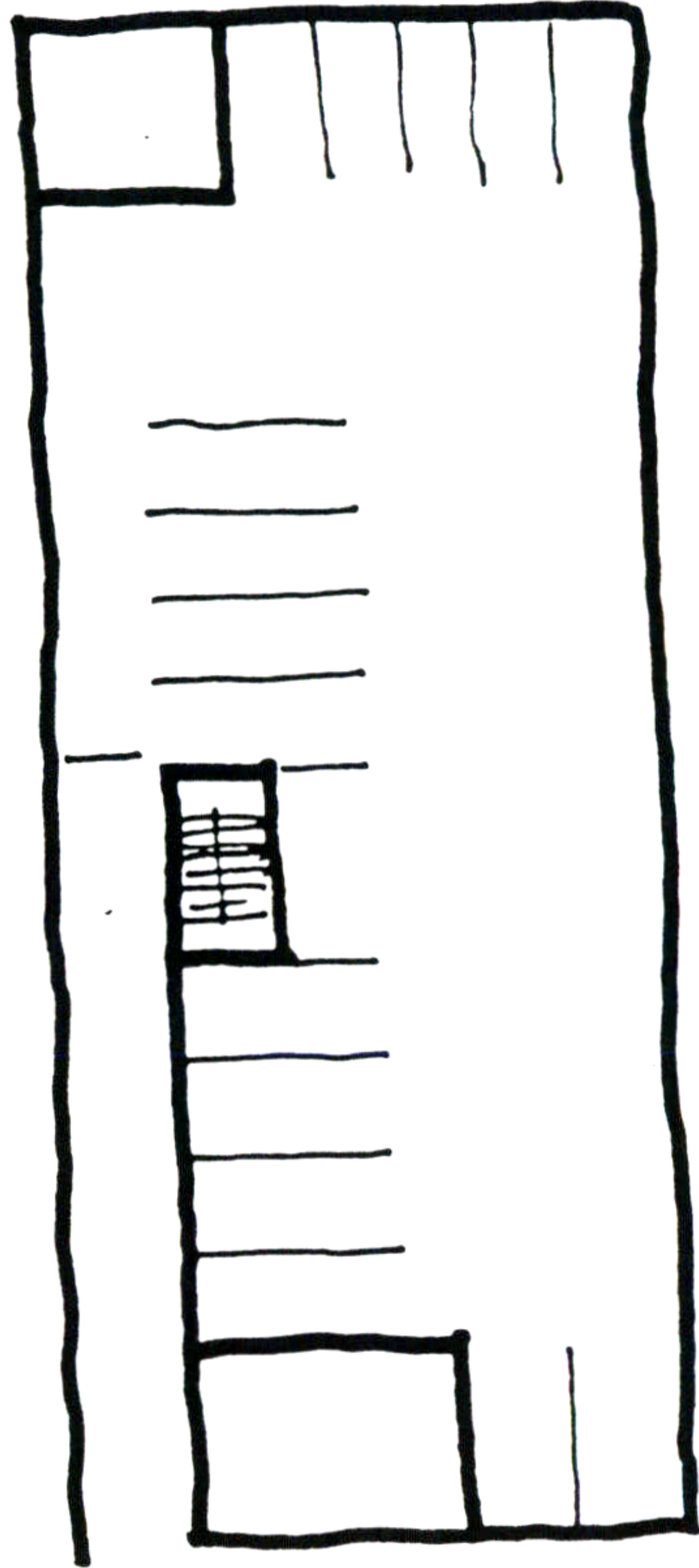


DSA 32.9

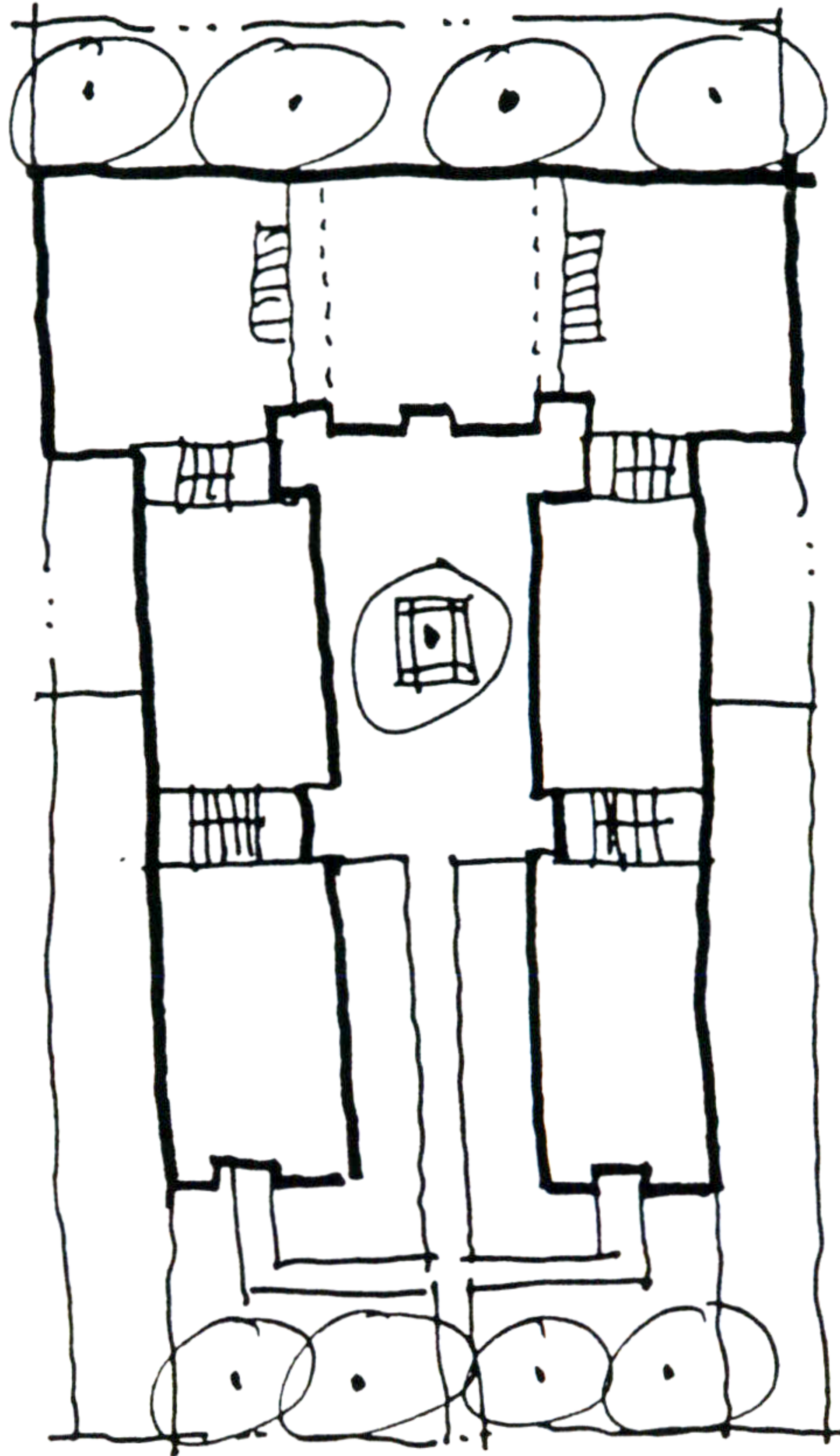


NO NUMBERS GIVEN!

DSA 32.9

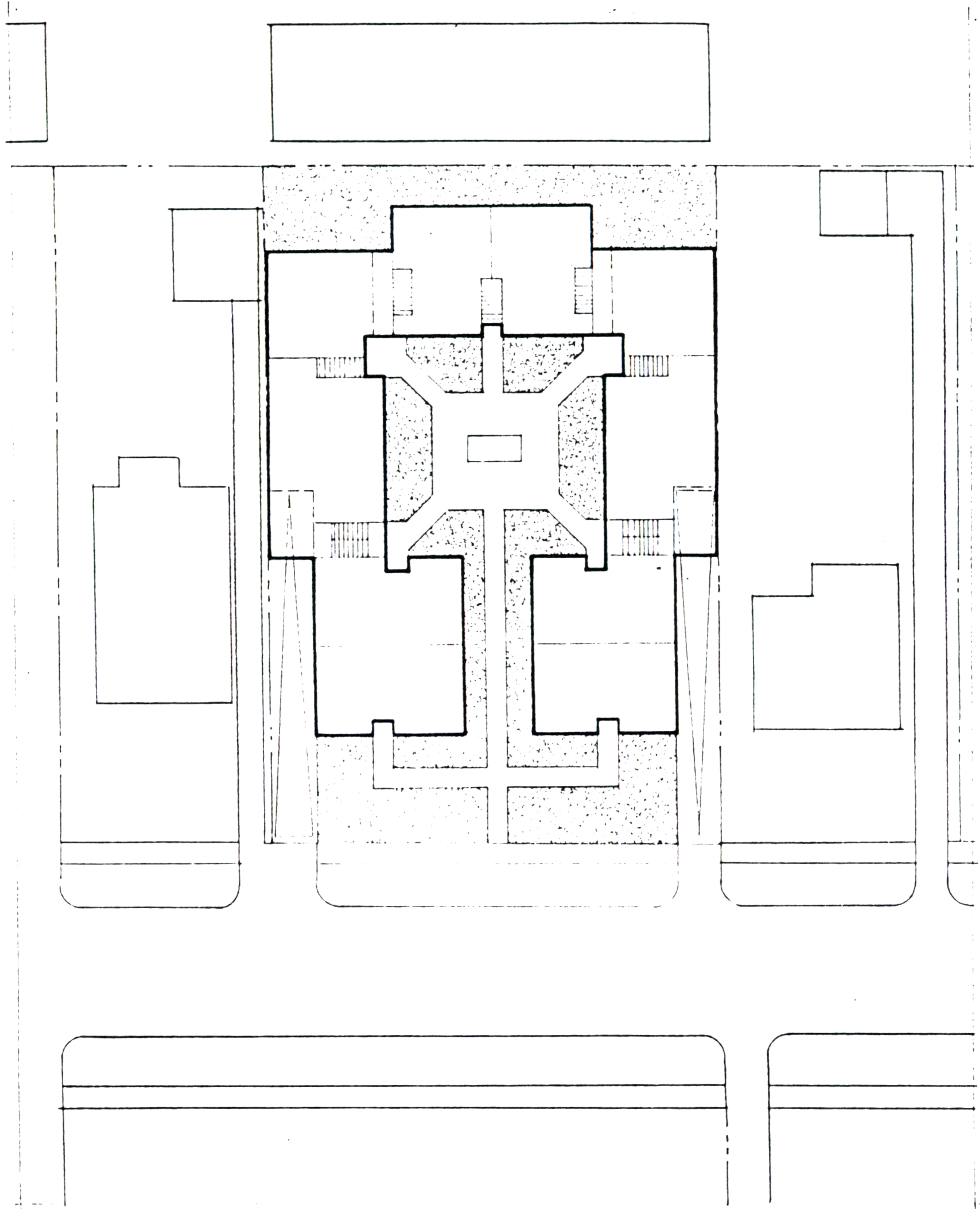


DSA 32.10



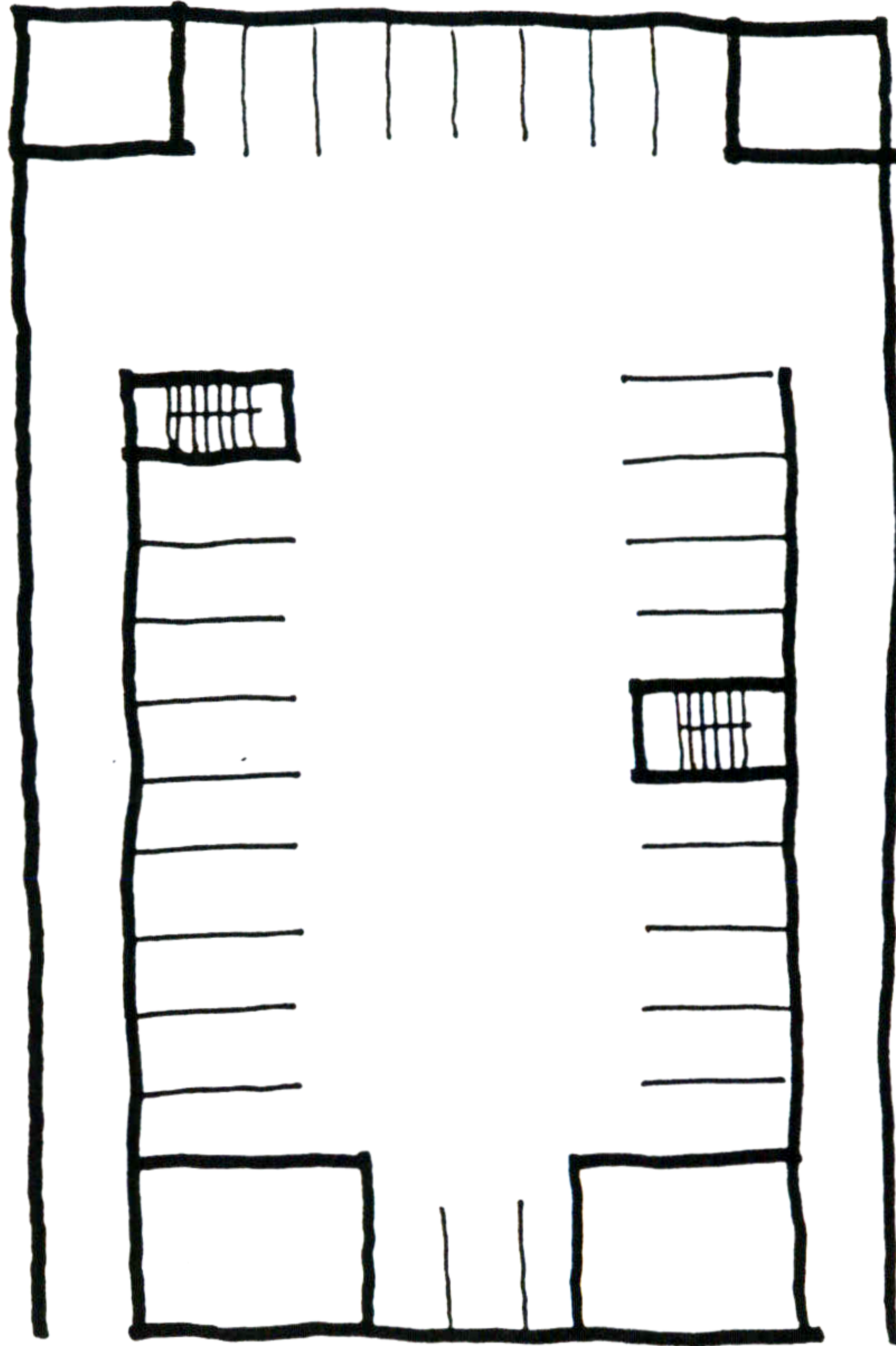
NO NUMBERS GIVEN!

DSA 32.11



NO NUMBERS!

DSA 32.11



Case Study No: DSA 48.1
 Density Zone: RM-40
 Type of Parking: Fully subterranean

Comments:

Lot Size: 50' x 154'
 Lot Area, S.F: 7,700 #
 Lot Area, Acres: .18 acre

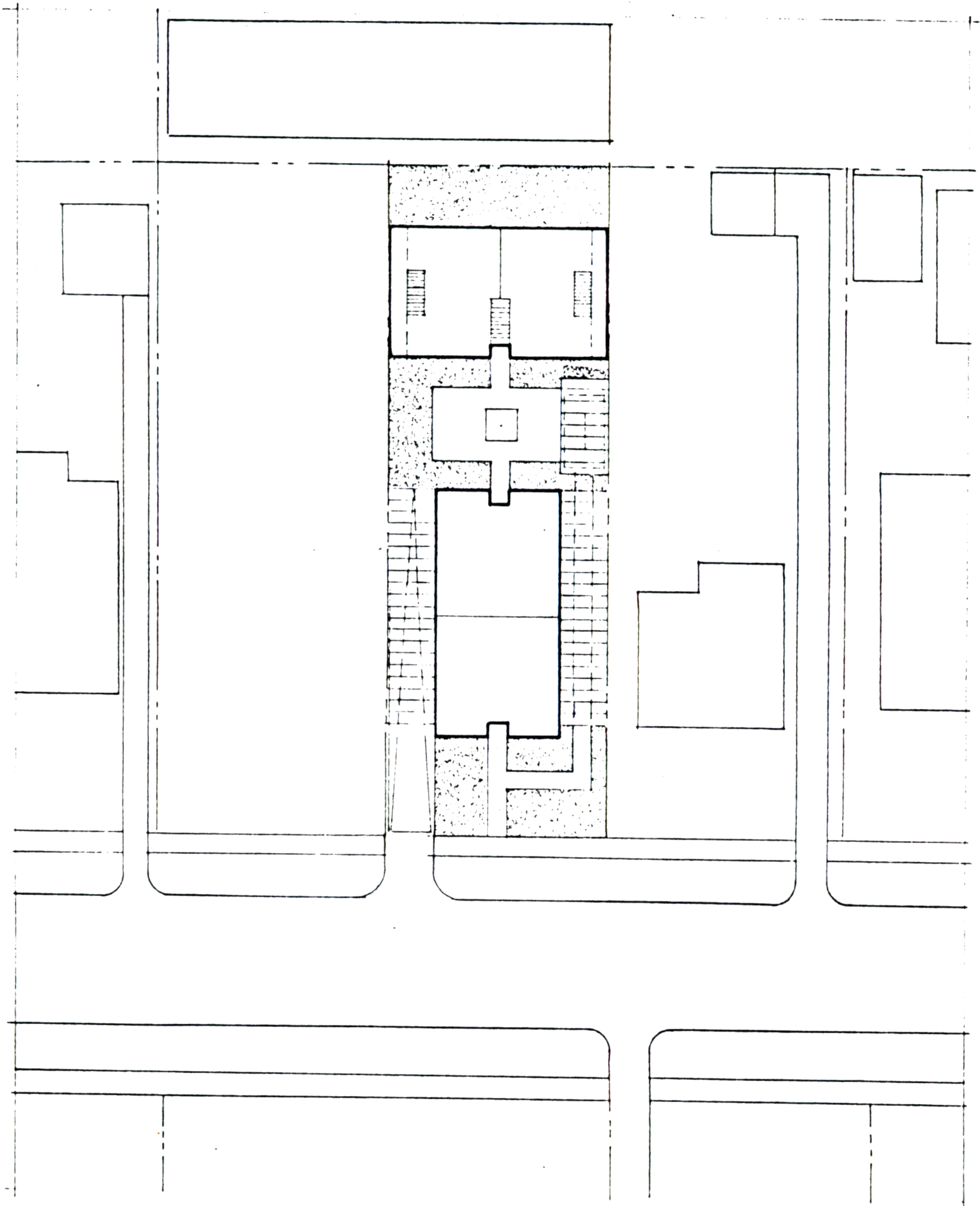
Units: 4 2BR townhouses, 2 1BR apts
 Le Total
 DU per Acre: 33
 Range: 33-55 (1 BR apts)

FAR: 1.01

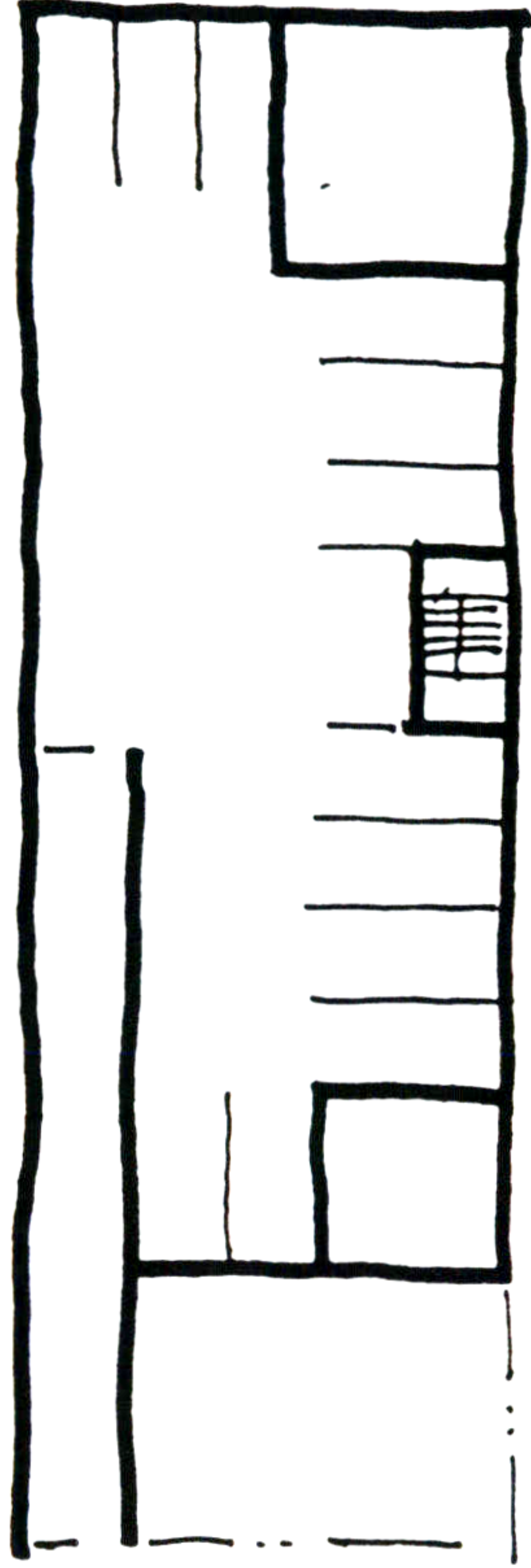
Parking
 Provided: 12 spaces $\frac{1.01 \times 7,700}{6} = 1,296$ S.F. / UNIT ✓
 Required @,
 2 to 1: 12 "
 1.5 to 1: 9 "
 1 per BR: 10 "
 1.5 and 2: 12 "

		DSA	CES	
<u>Open Space</u>				
Main Garden:	1,500 #	$.19 \times 7,700 = 1,463$ ✓	2,100	X
Front Yard:	960	$.08 \times 7,700 = 616$ ✓		
Subsidiary:	1,250	$.05 \times 7,700 = 385$ ✓		
Total:	3,700 #	$.32 \times 7,700 = 2,464$ ✓	3,700	✓

DSA 48.1



DSA 48.1



Case Study No:

DSA 40.2

Density Zone:

RM. 40

Type of Parking:

Fully Subterranean

Comments:

Lot Size:

50' x 154'

Lot Area, S.F:

7,700 #

Lot Area, Acres:

.18 acre

Units:

4 2BR townhouses, 3 1BR apts.
7 total

DU per Acre:

38

Range:

38-55 (1BR apts)

FAR:

1.13

Parking

Provided:

14 spaces

$$\frac{1.13 \times 7,700}{7} = 1,243 \text{ S.F./UNIT } \checkmark$$

Required @,

2 to 1:

14 "

1.5 to 1:

11 "

1 per BR:

11 "

1.5 and 2:

13 "

Open Space

Main Garden:

1,700 #

PSA

1,463 ✓

CES

2,100 x

Front Yard:

900

616 ✓

Subsidiary:

600

385 ✓

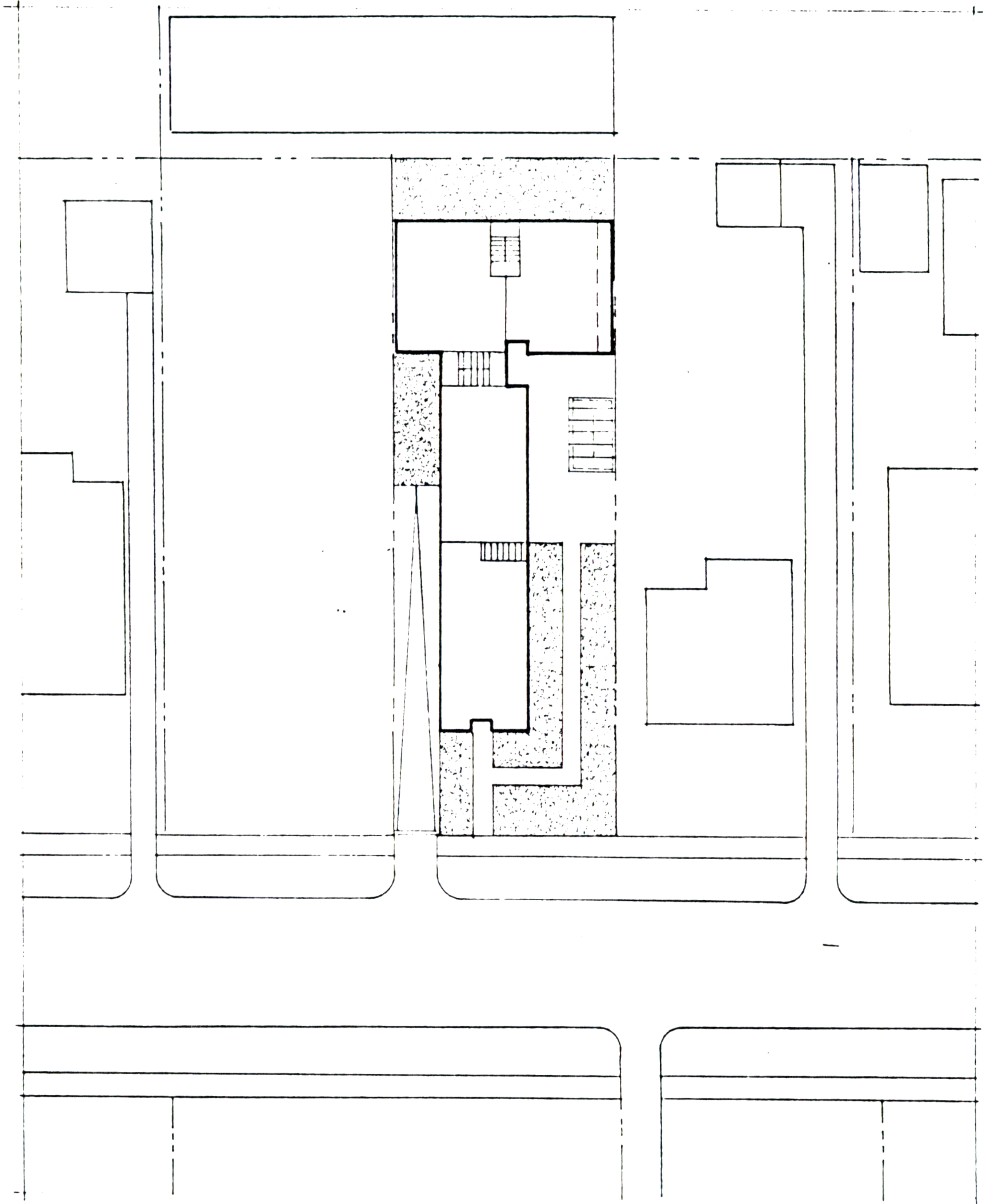
Total:

3,200 #

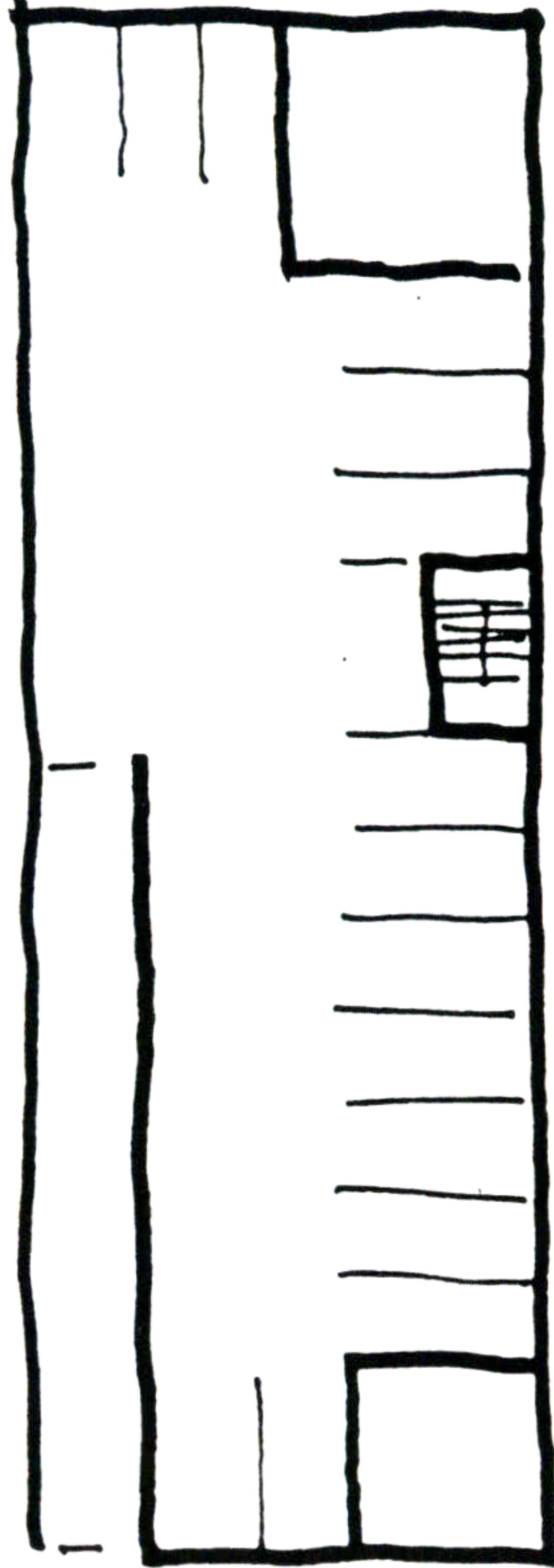
2,464 ✓

2,700 ✓

DSA 48.2

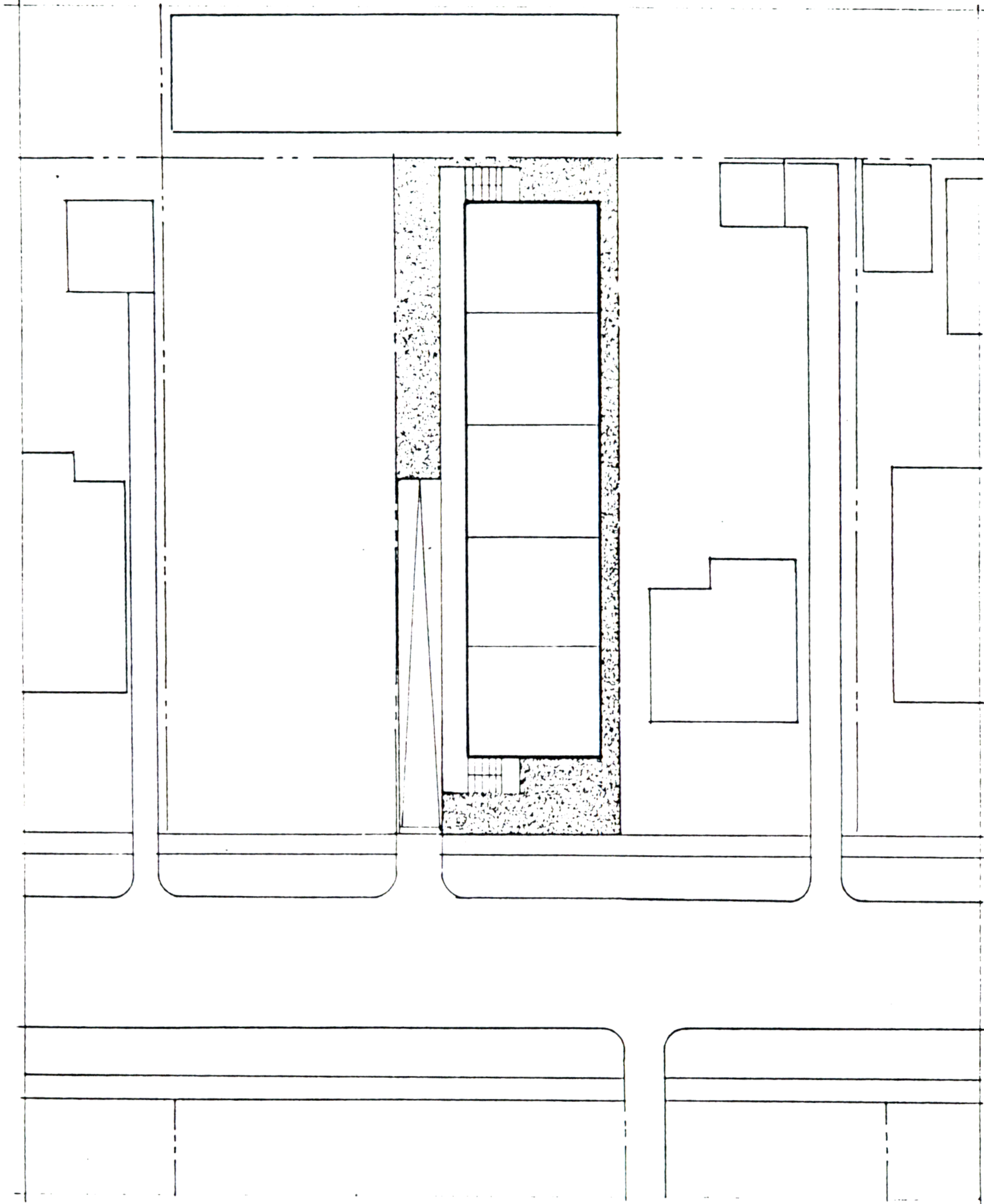


DSA 48.2



Case Study No:	DSA 48.3
Density Zone:	RM. 48
Type of Parking:	Fully Subterranean
Comments:	Unacceptable Scheme!
Lot Size:	50' x 154'
Lot Area, S.F.:	7,700
Lot Area, Acres:	.18 acre
Units:	5 IBR townhouses
DU per Acre:	27
Range:	21-55 (all IBR apts)
FAR:	1.14
<u>Parking</u>	
Provided:	
Required @,	
2 to 1:	10
1.5 to 1:	8
1 per BR:	10
1.5 and 2:	10
<u>Open Space</u>	
Main Garden:	none!
Front Yard:	
Subsidiary:	
Total:	

DSA 48.3



Case Study No: DSA 48.4
 Density Zone: RM-48
 Type of Parking: Fully Subterranean
 Comments: Reduced Parking ratio
 Lot Size: 50' x 154'
 Lot Area, S.F: 7,700 #
 Lot Area, Acres: .18 acre
 Units: 5 2 BR townhouses, 3 1 BR apts
 8 total
 DU per Acre: 44
 Range:

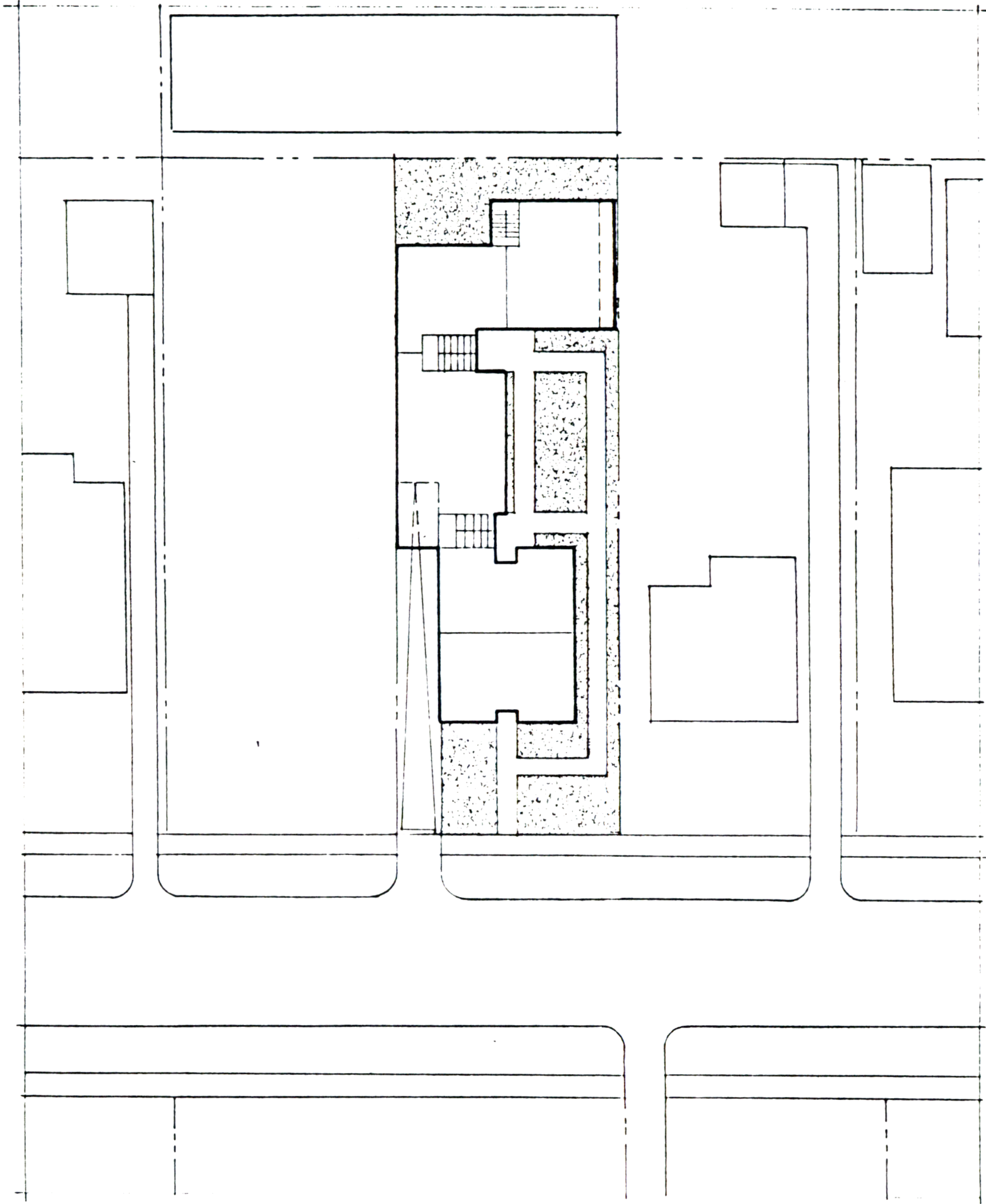
FAR: 1.26

$$\frac{1.26 \times 7,700}{8} = 1,218 \text{ S.F./UNIT } \checkmark$$

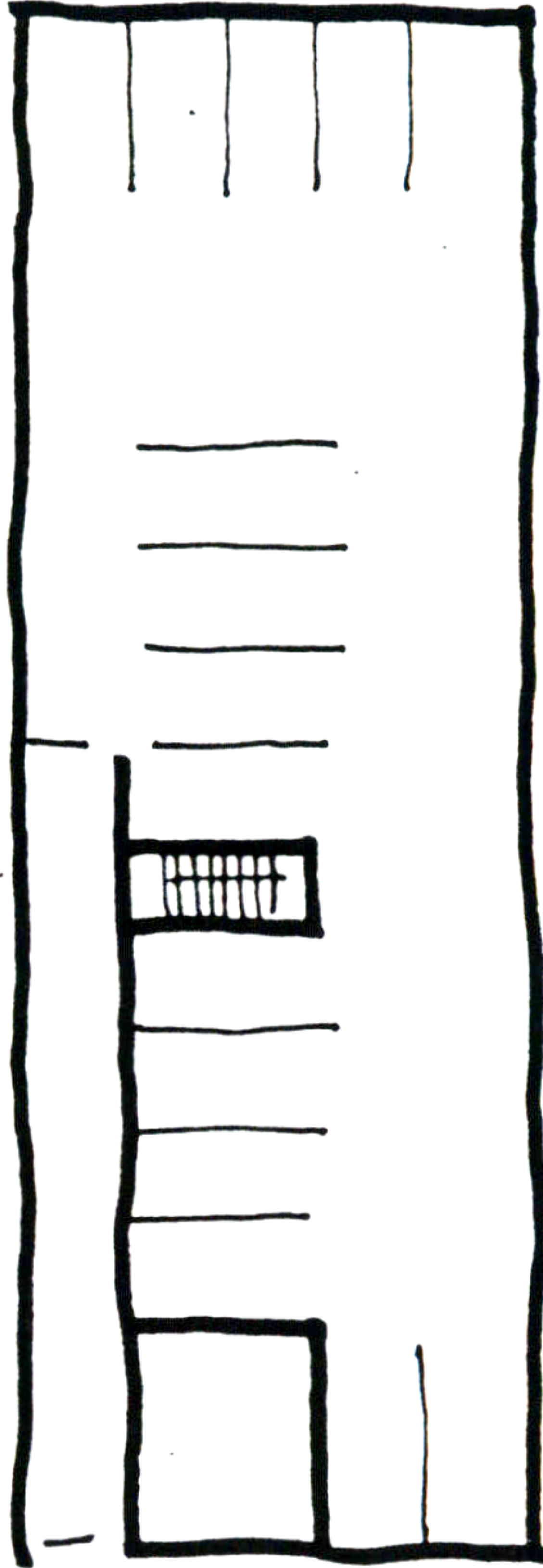
Parking
 Provided: 15 spaces
 Required @:
 2 to 1: 16 "
 1.5 to 1: 12 "
 1 per BR: 13 "
 1.5 and 2: 15 "

		DSA		CES	
<u>Open Space</u>					
Main Garden:	1,560 #	1,463	✓	2,100	x
Front Yard:	960	616	✓		
Subsidiary:	800	385	✓		
Total:	3,320 #	2,464	✓	2,700	✓

DSA 48.4



DSA 48-4



Case Study No:

DSA 40.5

Density Zone:

RM. 40

Type of Parking:

Fully Subterranean

Comments:

Lot Size:

60' x 154'

Lot Area, S.F.:

9,240 #

Lot Area, Acres:

.21 acre

Units:

5 2BR townhomes, 3 1BR apts.
8 Total

DU per Acre:

38

Range:

38-55 (all 1BR)

FAR:

.99

Parking

$$\frac{.99 \times 9,240}{8} = 1,143 \text{ S.F. / UNIT } \checkmark$$

Provided:

16 spaces

Required @,

2 to 1:

16

1.5 to 1:

12

1 per BR:

13

1.5 and 2:

15

Open Space

Main Garden:

2,100 #

Front Yard:

1,200

Subsidiary:

400

Total:

3,700 #

DSA

$$.17 \times 9,240 = 1,571 \checkmark$$

$$.08 \times 9,240 = 739 \checkmark$$

$$.07 \times 9,240 = 647 \times$$

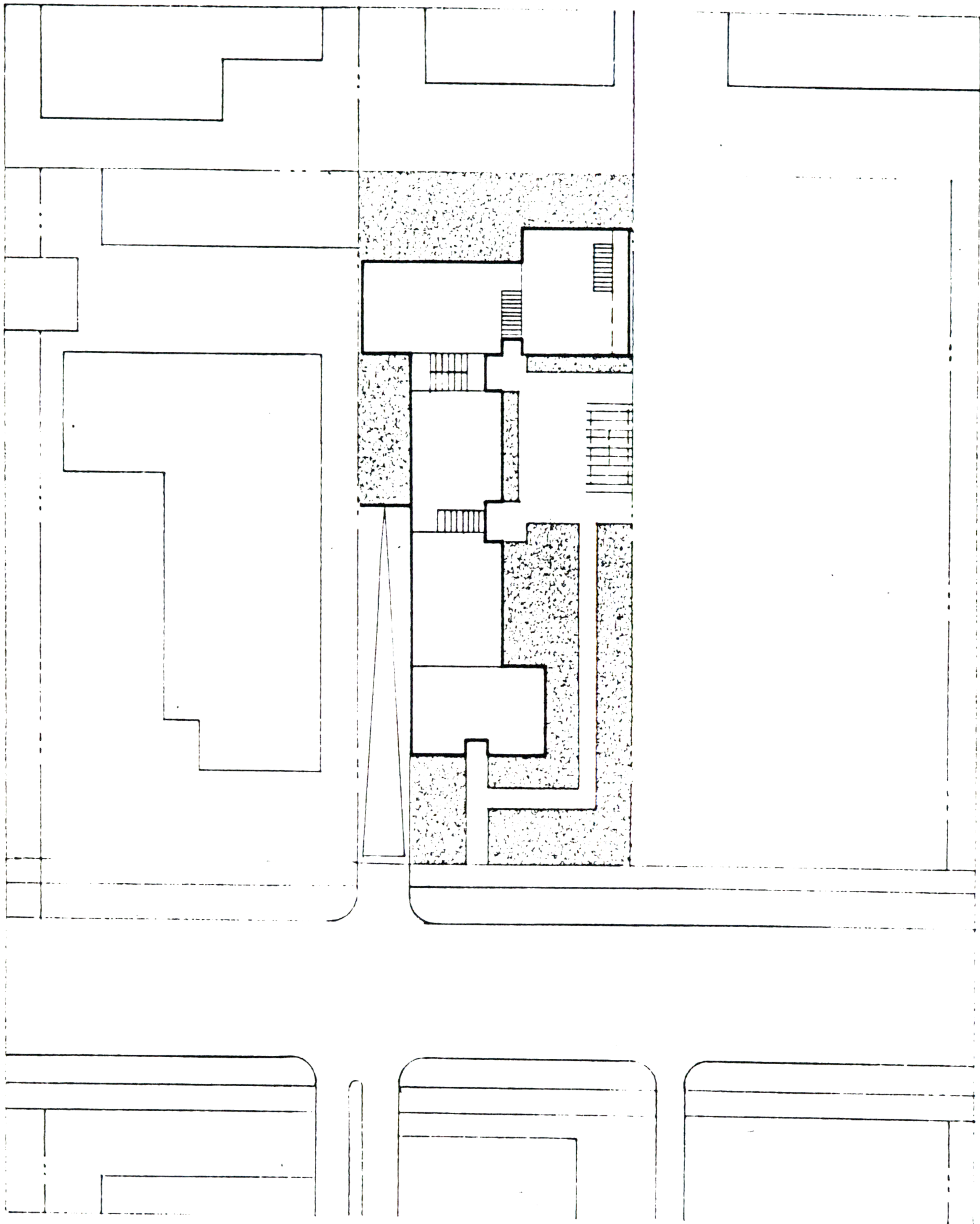
$$.32 \times 9,240 = 2,957 \checkmark$$

CES

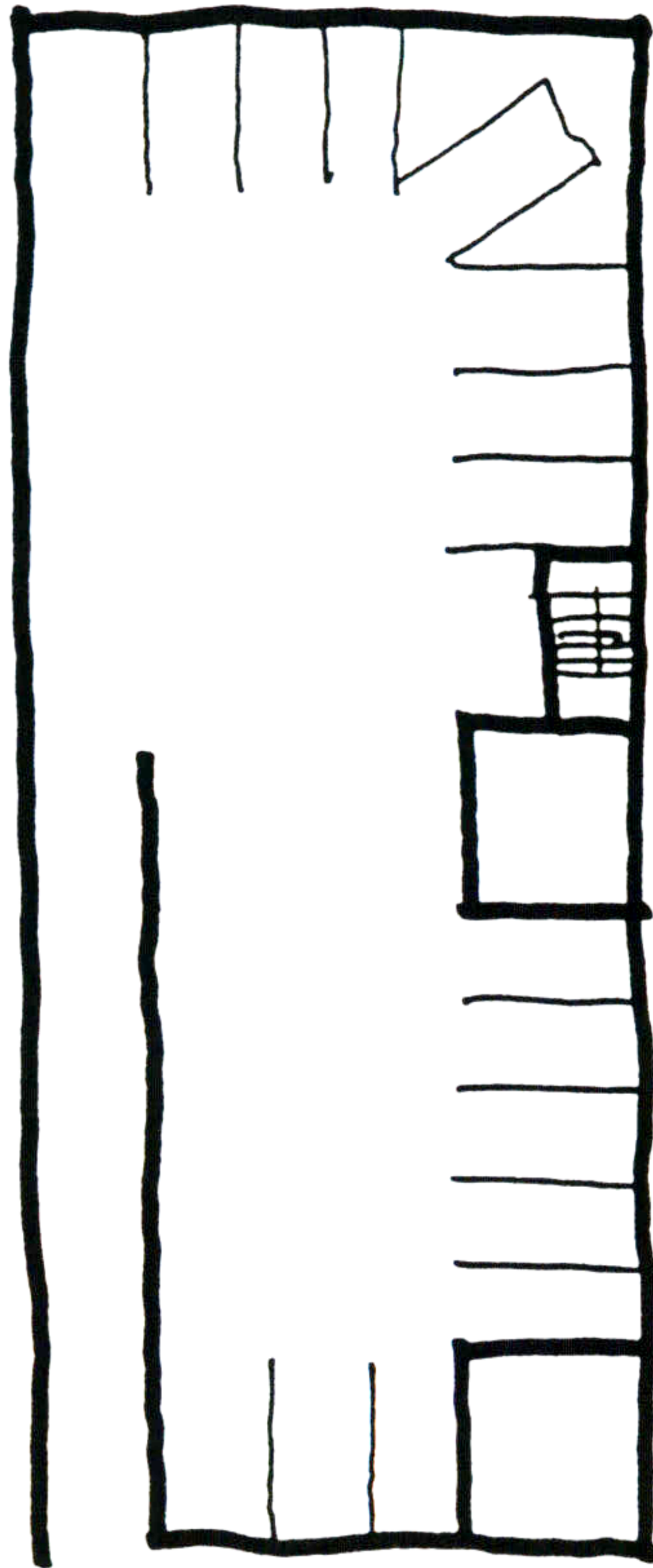
2,300 x

3,100 ✓

DSA 48.5



DSA 48.5



Case Study No: DSA 48.6

Density Zone: RM-40

Type of Parking: Fully Subterranean

Comments:

Lot Size: 60' x 154'

Lot Area, S.F: 9,240 #

Lot Area, Acres: .21 acre

Units: 5 2 BR townhouses, 3 1 BR apts
8 Total

DU per Acre: 38

Range: 38-55 (1 BR apts)

FAR: .99

Parking

$$\frac{.99 \times 9,240}{8} = 1,143 \text{ S.F./UNIT} \quad \checkmark$$

Provided: 16 spaces

Required @,

2 to 1: 16 "

1.5 to 1: 12 "

1 per BR: 13 "

1.5 and 2: 15 "

Open Space

Main Garden: 1,750 #

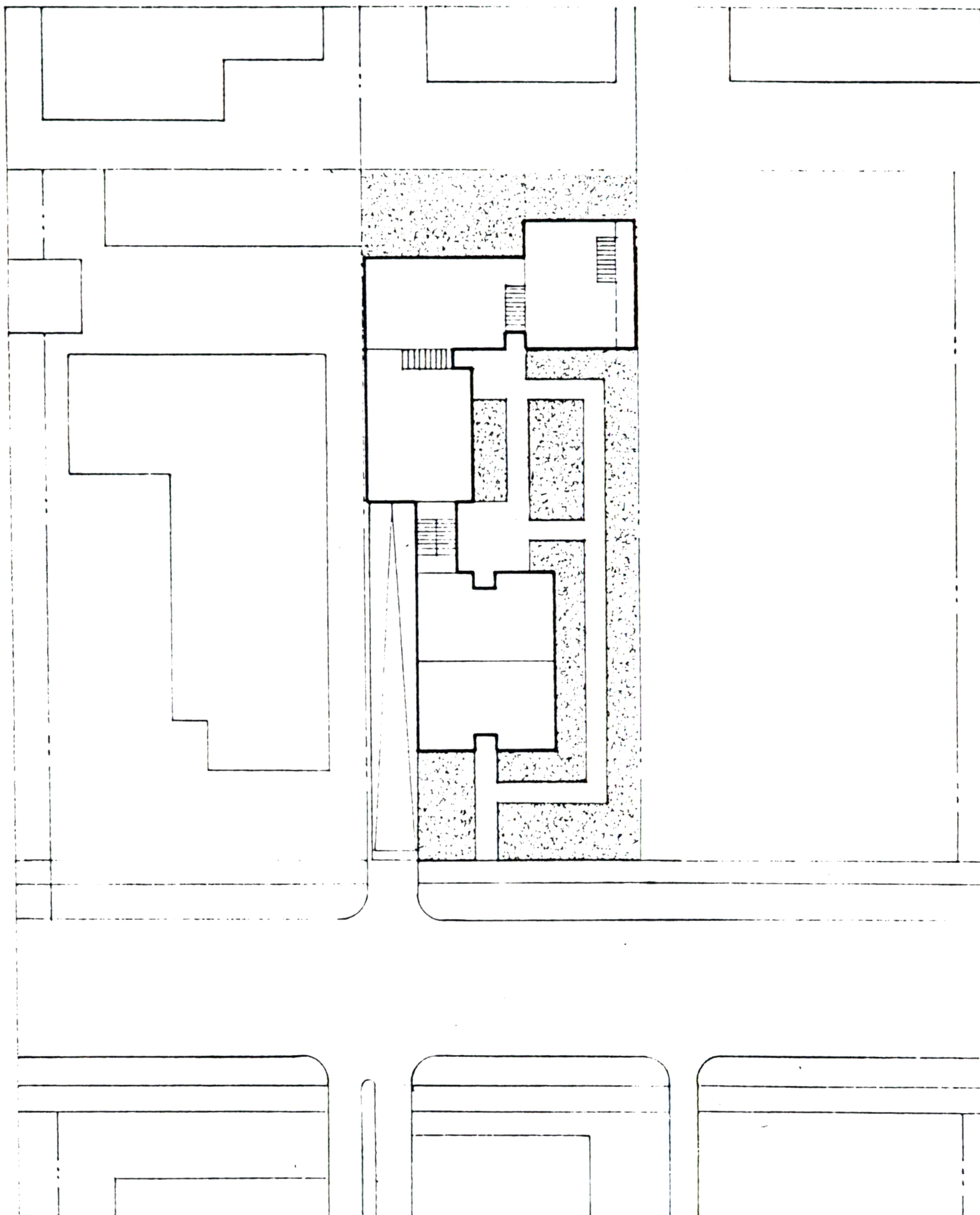
Front Yard: 1,200

Subsidiary: 800

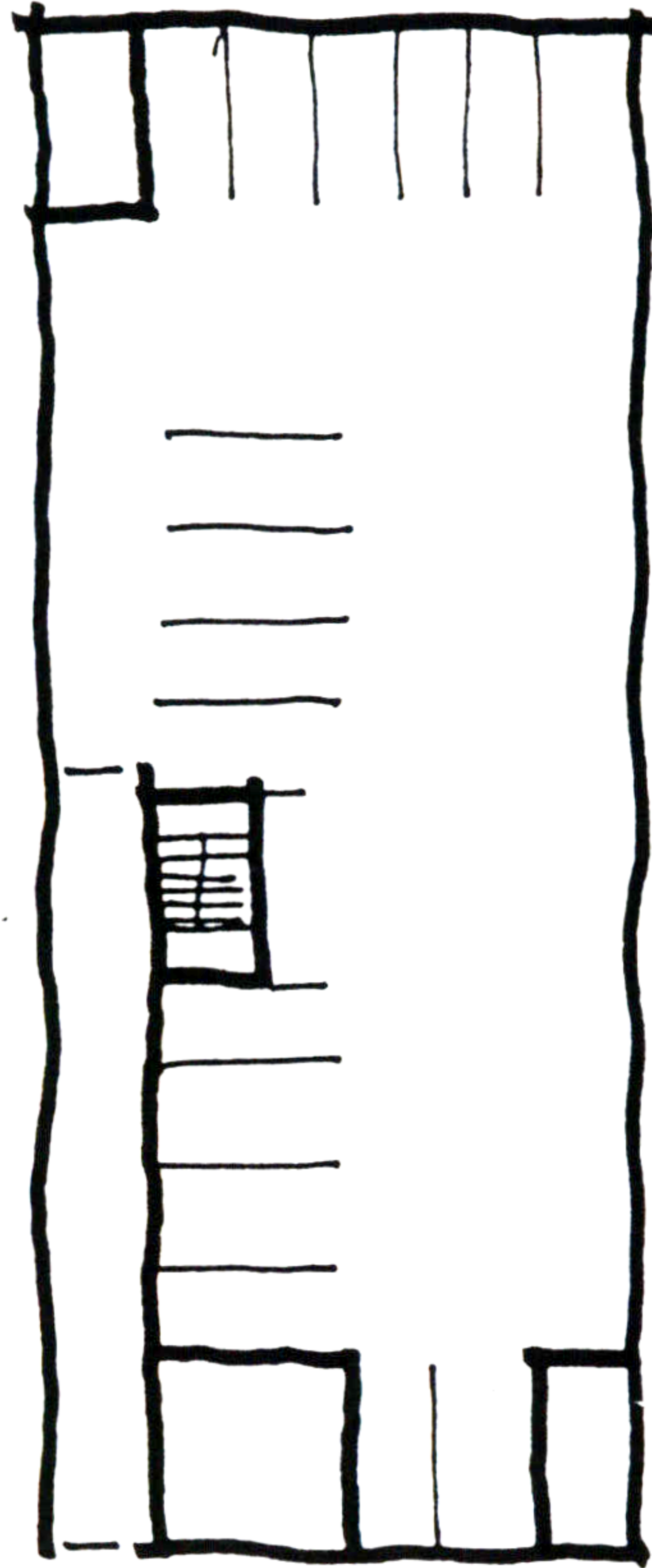
Total: 3,750 #

	DSA	CEC
Main Garden:	1,571 ✓	2,300 x
Front Yard:	739 ✓	
Subsidiary:	647 ✓	
Total:	2,957 ✓	3,100 ✓

DSA 48-6



DSA 48-6



Case Study No:

DSA 48-7

Density Zone:

RM. 48

Type of Parking:

Fully Subterranean

Comments:

Lot Size:

80' x 154'

Lot Area, S.F:

12,320 #

Lot Area, Acres:

.28

Units:

1 2BR townhouses, 5 1BR apts
12 total

DU per Acre:

42

Range:

FAR:

1.22

$$\frac{1.22 \times 12,320}{12} = 1,253 \text{ SF/UNIT} \quad \checkmark$$

Parking

Provided:

24 SPACES

Required @,

2 to 1:

24 "

1.5 to 1:

18 "

1 per BR:

19 "

1.5 and 2:

22 "

Open Space

Main Garden:

1,640 #

DSA
 $.17 \times 12,320 = 2,094 \times$

CES
 $.22 \times 12,320 = 2,710$

Front Yard:

1,440

$.08 \times 12,320 = 986 \checkmark$

Subsidiary:

1,600

$.07 \times 12,320 = 862 \checkmark$

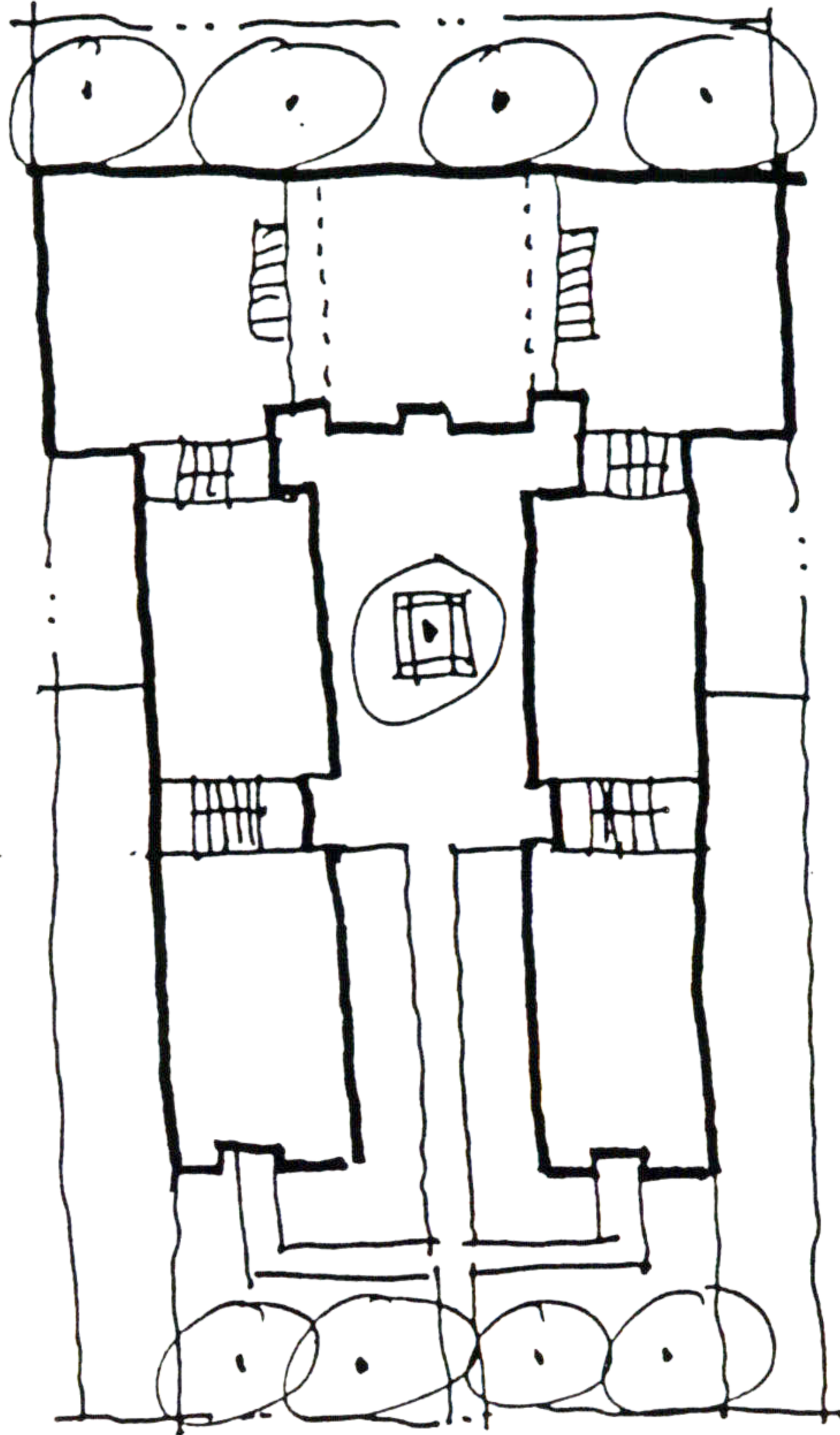
Total:

4,680 #

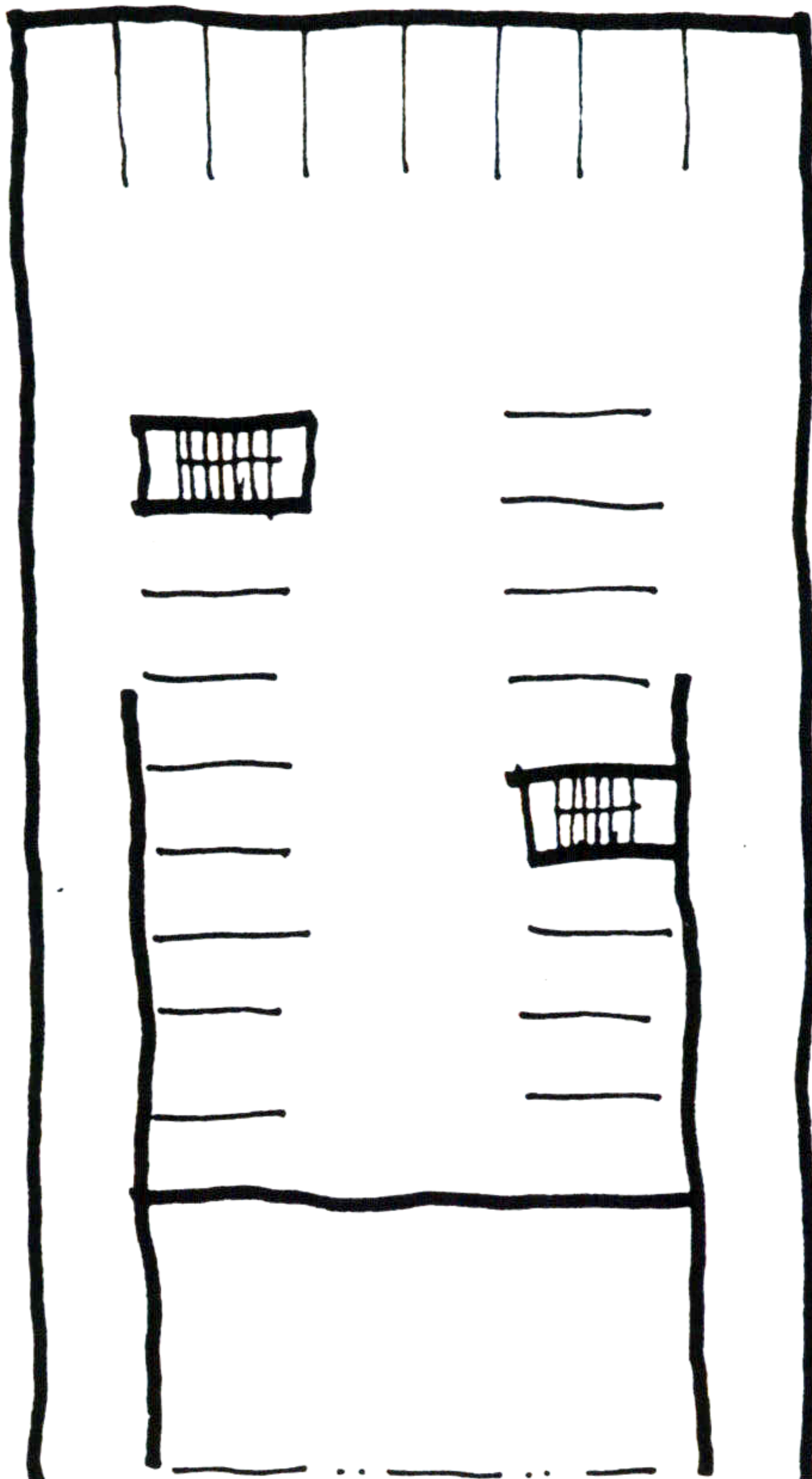
$.32 \times 12,320 = 3,942 \checkmark$

$.30 \times 12,320 = 3,696$

DSA 48.7



DSA 48.7



Case Study No:

DSA 48.8

Density Zone:

RM-48

Type of Parking:

Fully Subterranean

Comments:

Not acceptable! Reduced ratio

Lot Size:

100' x 154'

Lot Area, S.F.:

15,400 #

Lot Area, Acres:

.35 acre

Units:

10 2 BR apts, 6 1 BR apts
16 total

DU per Acre:

45

Range:

FAR:

.99

Parking

Provided:

29 spaces

Required @,

2 to 1:

32 "

1.5 to 1:

24 "

1 per BR:

26 "

1.5 and 2:

29 "

Open Space

Main Garden:

2,240 #

Front Yard:

1,200

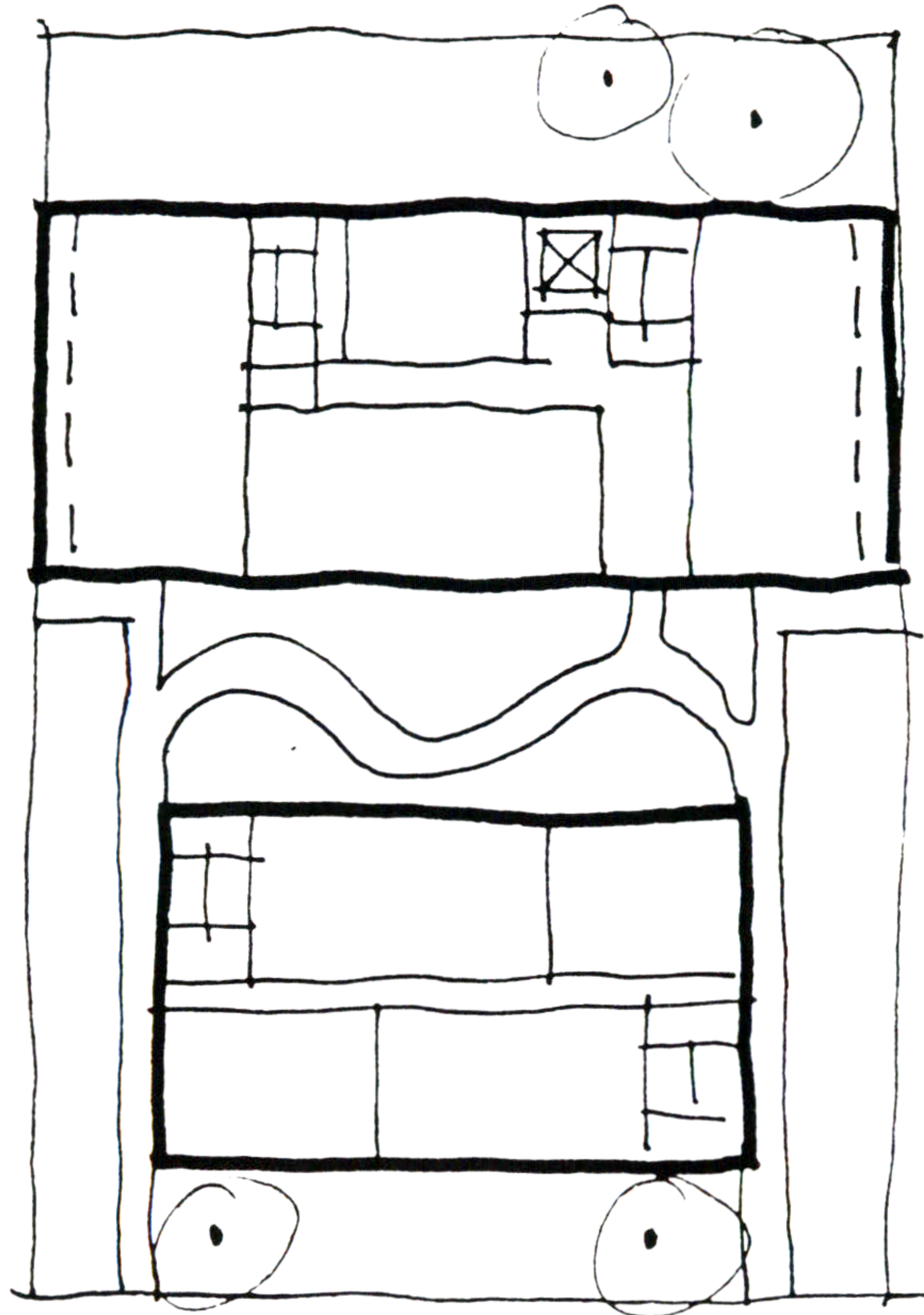
Subsidiary:

2,000

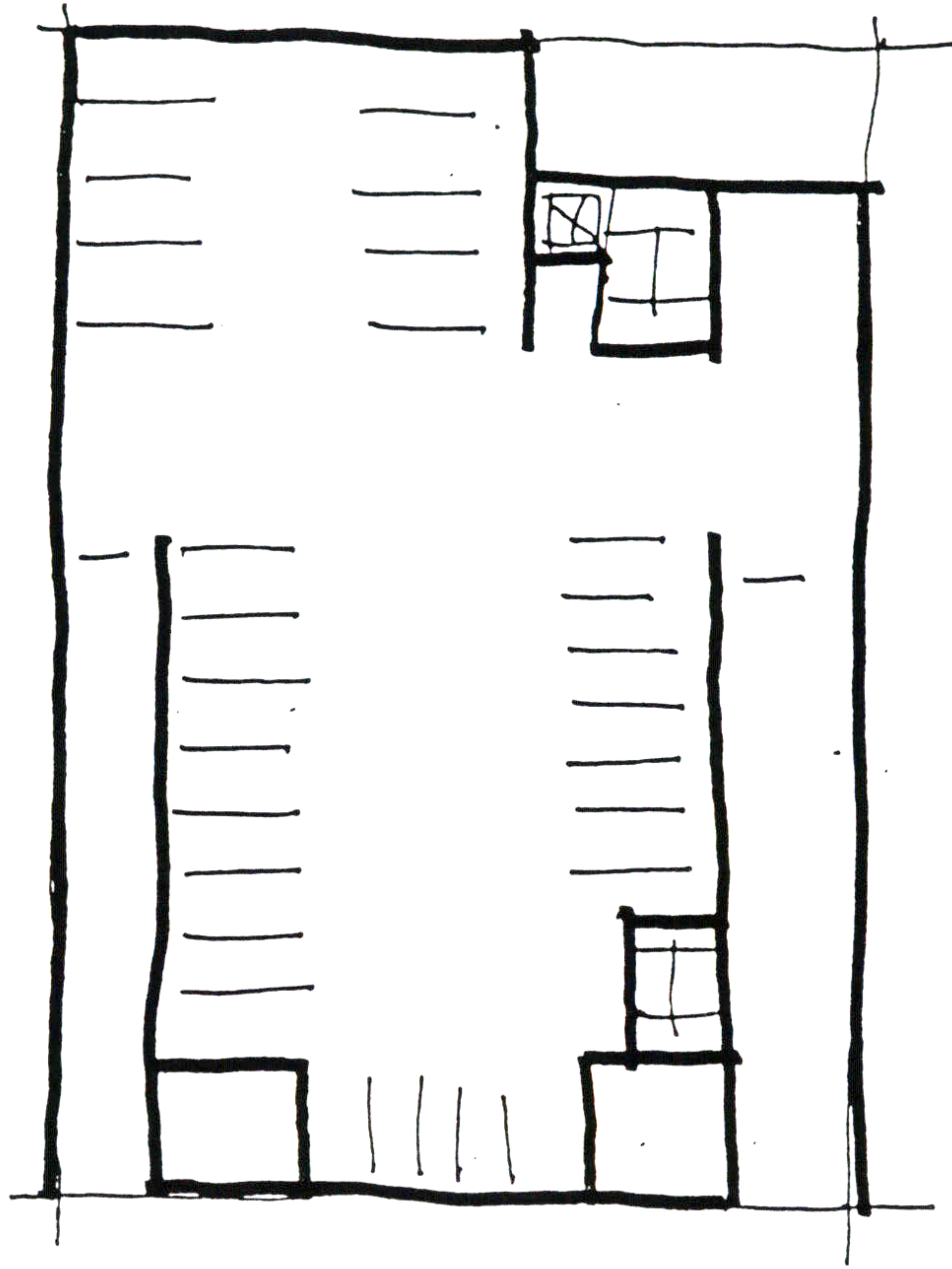
Total:

5,440 #

DSA 18-8



DSA 48.8



Case Study No:

DSA 48.9

Density Zone:

RM-48

Type of Parking:

Fully subterranean

Comments:

Not acceptable

Lot Size:

100' x 154'

Lot Area, S.F.:

15,400 #

Lot Area, Acres:

.35

Units:

10 2 BR apts, 5 1 BR apts.
15 total

DU per Acre:

42

Range:

FAR:

1.02

Parking

Provided:

29 spaces

Required @,

2 to 1:

30 "

1.5 to 1:

23 "

1 per BR:

25 "

1.5 and 2:

28 "

Open Space

Main Garden:

2,400 #

Front Yard:

1,200

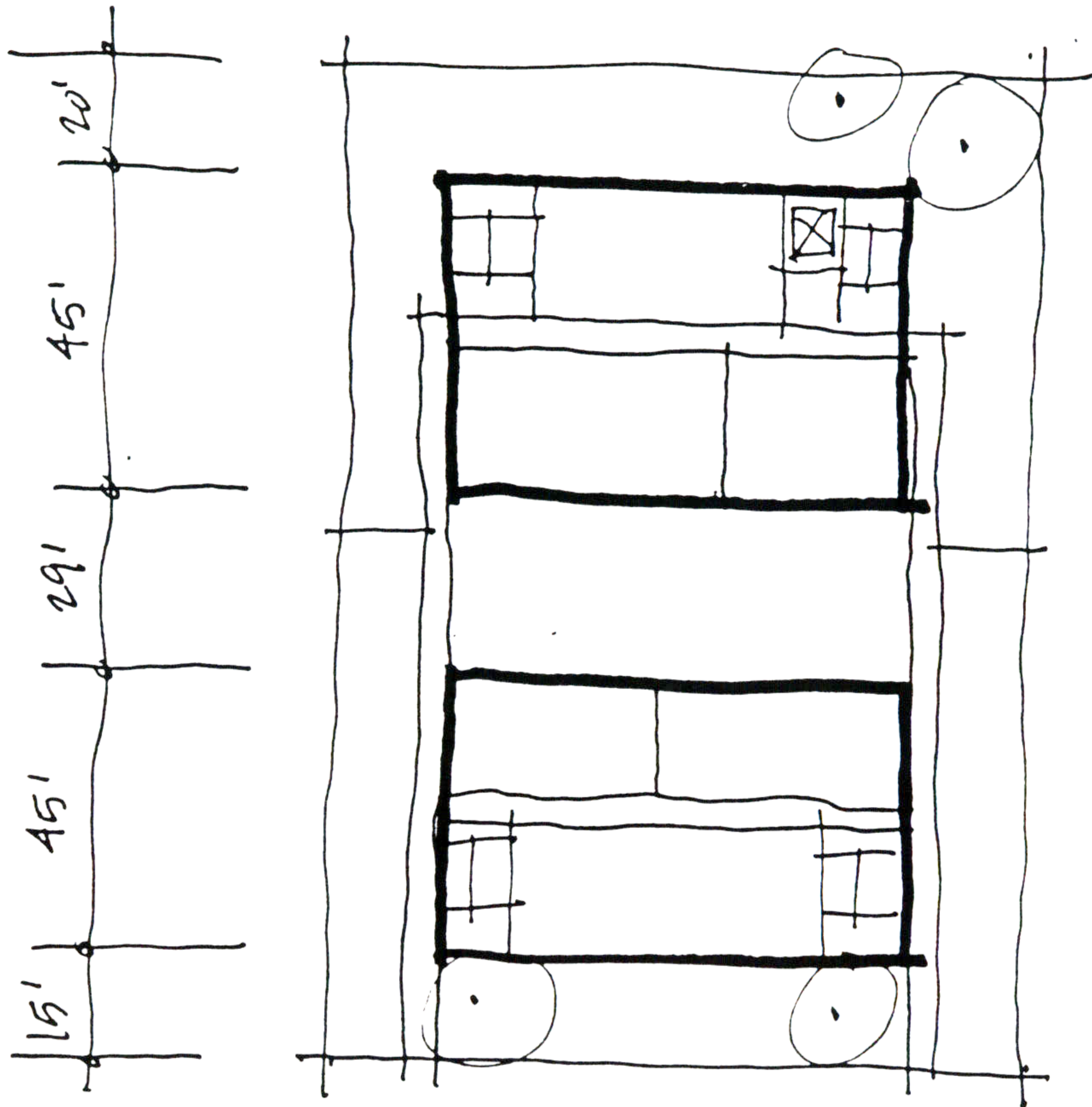
Subsidiary:

1,950

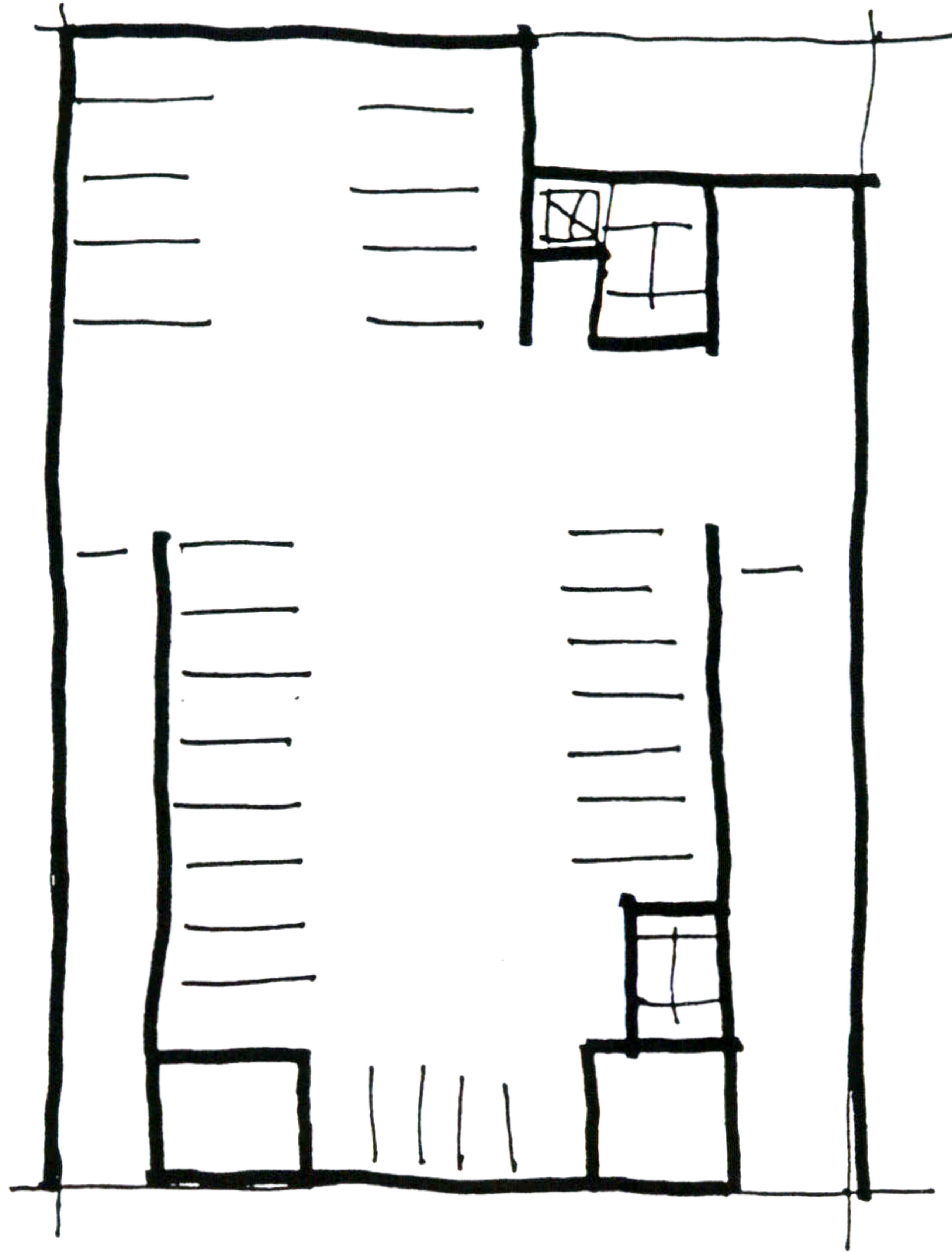
Total:

5,550 #

DSA 48.9

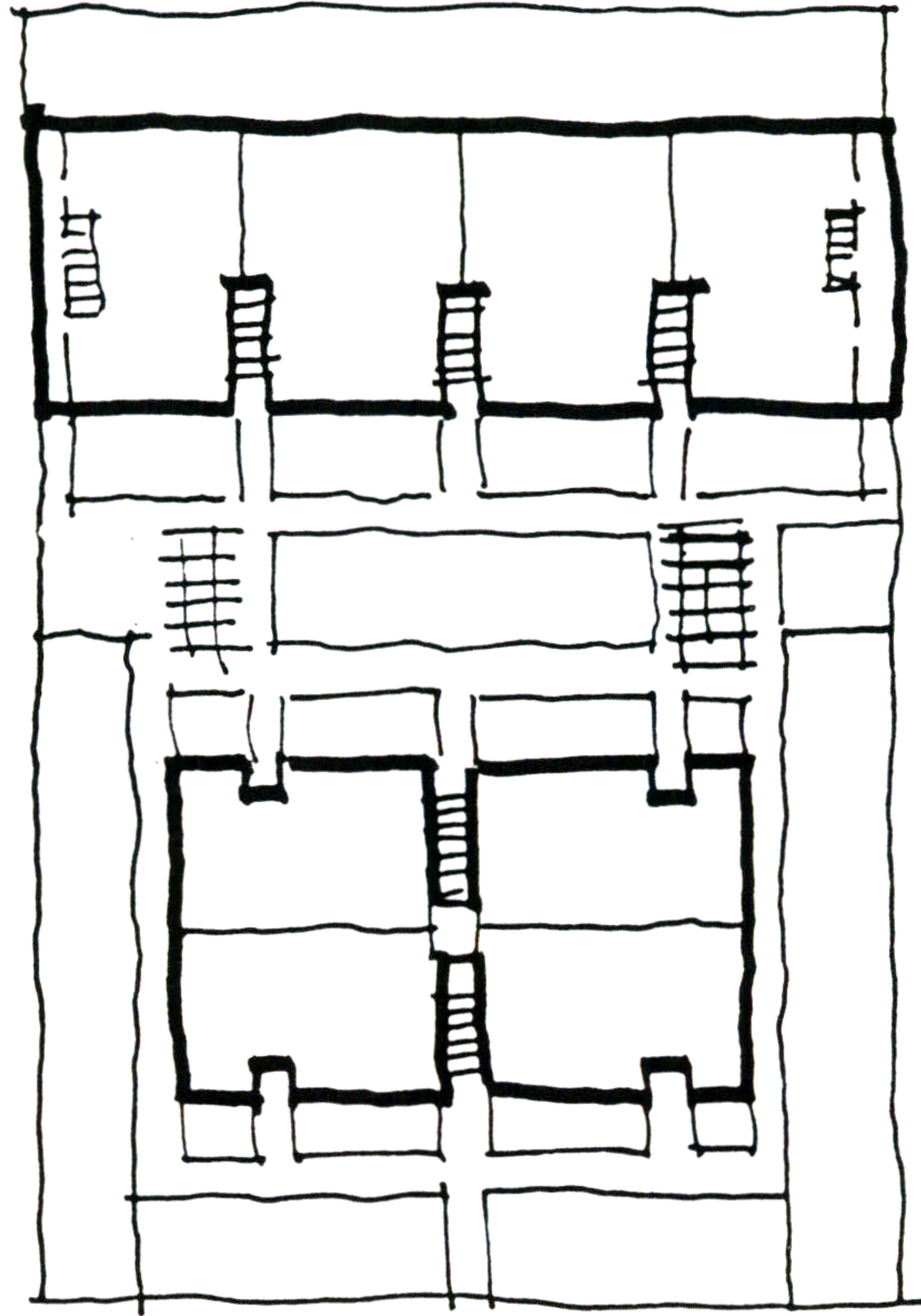


DSA 48.9

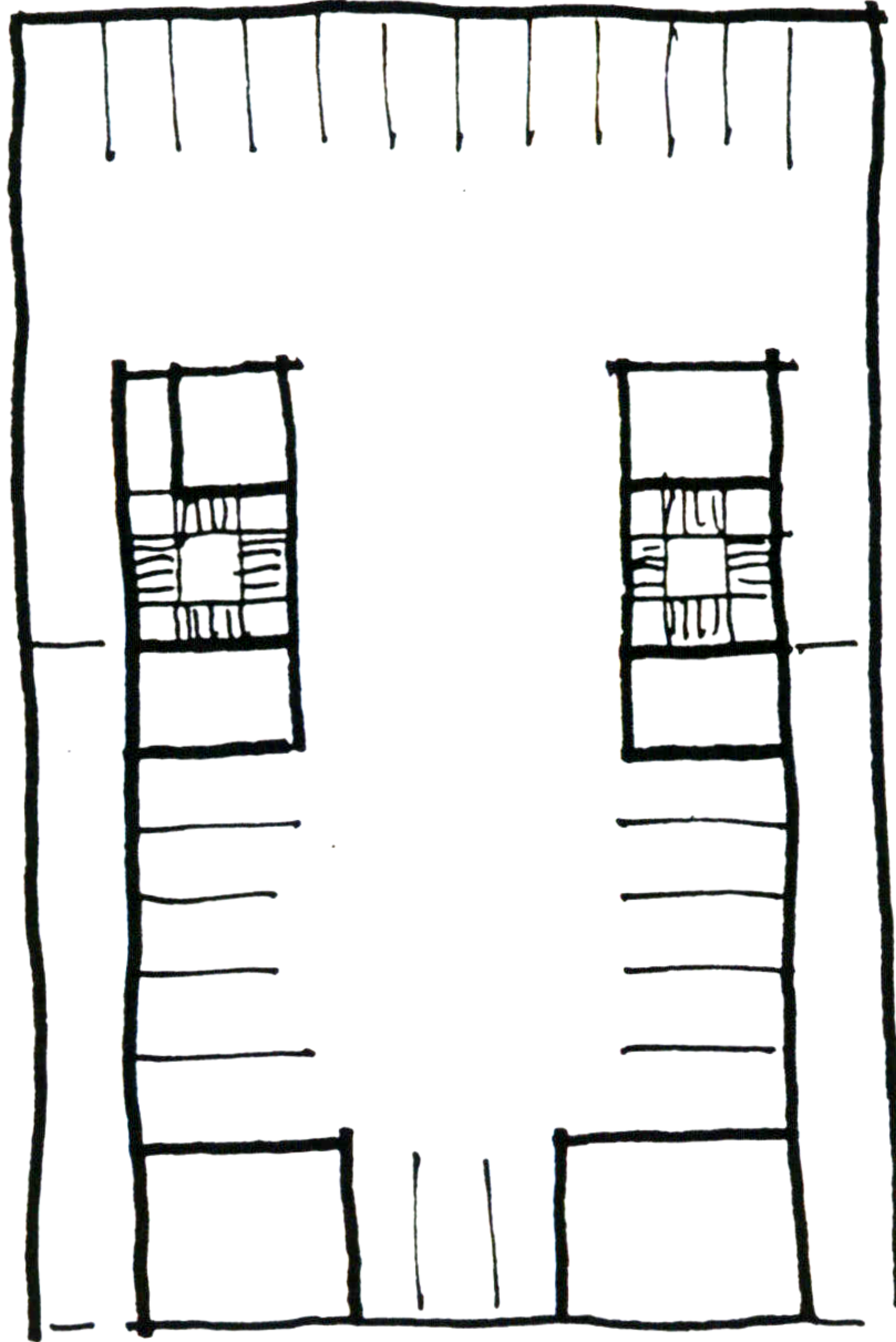


Case Study No:	DSA 48.10
Density Zone:	RM. 48
Type of Parking:	Fully Subterranean
Comments:	Not acceptable
Lot Size:	100' x 154'
Lot Area, S.F.:	15,400 #
Lot Area, Acres:	.35 acre
Units:	8 2BR townhouses, 4 1BR apts 12 Total
DU per Acre:	34
Range:	
FAR:	1.02
<u>Parking</u>	
Provided:	25 spaces
Required @,	
2 to 1:	24
1.5 to 1:	18
1 per BR:	20
1.5 and 2:	22
<u>Open Space</u>	
Main Garden:	3,000 #
Front Yard:	1,920
Subsidiary:	1,000
Total:	5,920 #

DSA 48.10

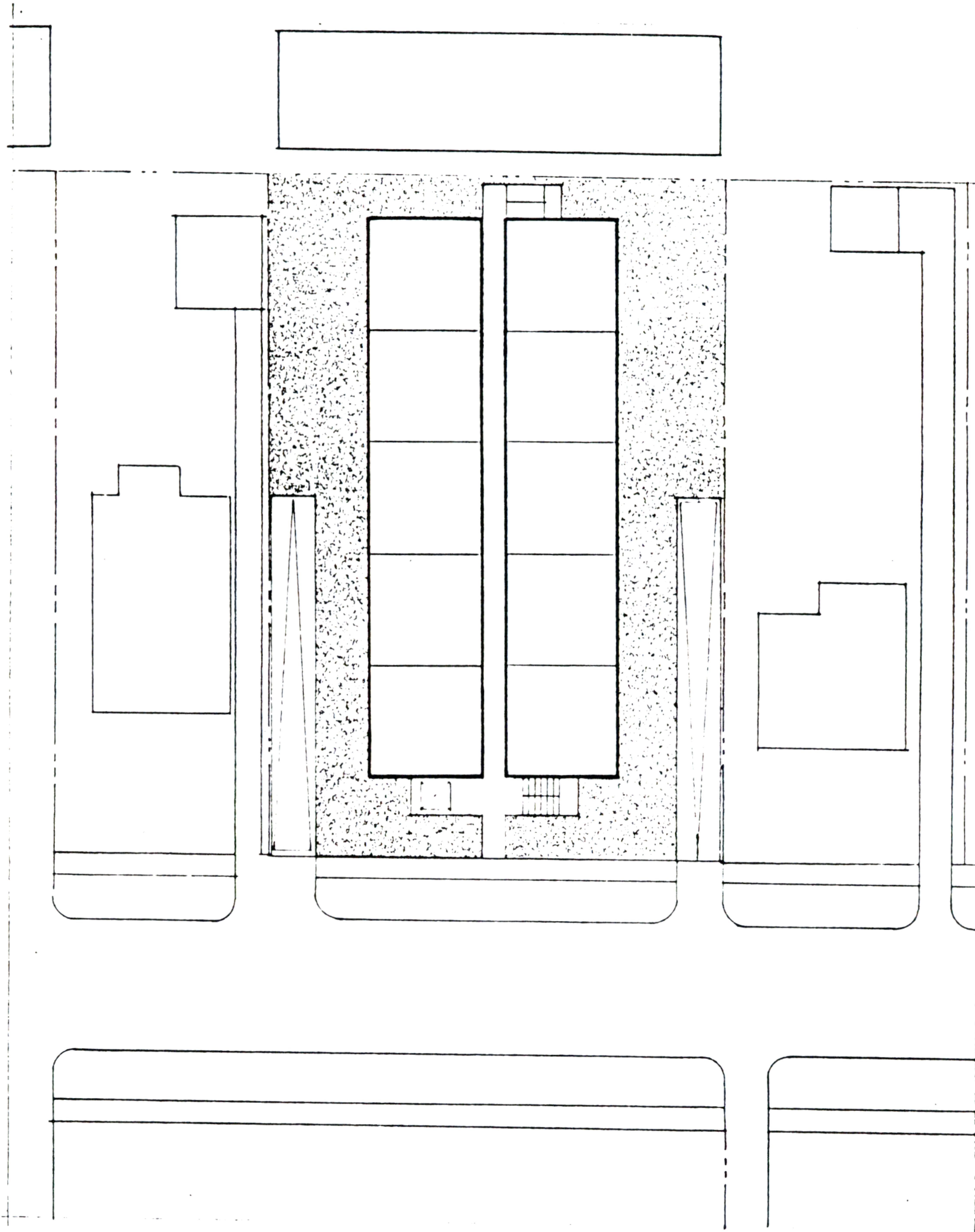


DSA 48.10



Case Study No:	DSA 48.11
Density Zone:	RM-40
Type of Parking:	Fully Subterranean
Comments:	Not Acceptable Scheme
Lot Size:	100' x 154'
Lot Area, S.F.:	15,400 #
Lot Area, Acres:	.35 acre
Units:	10 2BR duplex apts. 10 1BR apts. 20 total
DU per Acre:	57
Range:	
FAR:	1.12
<u>Parking</u>	
Provided:	
Required @,	
2 to 1:	40
1.5 to 1:	30
1 per BR:	30
1.5 and 2:	35
<u>Open Space</u>	
Main Garden:	none!
Front Yard:	
Subsidiary:	
Total:	

DSA 48.11



Case Study No:

DSA 10.12

Density Zone:

RM. 40

Type of Parking:

Fully subterranean

Comments:

Lot Size:

100' x 154'

Lot Area, S.F:

15,400 #

Lot Area, Acres:

.35 acre

Units:

10 2 BR townhomes, 6 1 BR apts.
16 total

DU per Acre:

45

Range:

FAR:

1.22

$$\frac{1.22 \times 15,400}{16} = 1,174 \text{ S.F. / UNIT}$$

Parking

Provided:

32 spaces

Required @,

2 to 1:

32 "

1.5 to 1:

24 "

1 per BR:

26 "

1.5 and 2:

29 "

Open Space

Main Garden:

2,500 #

DSA .15 x 15,400 = 2,310 ✓

CES 3,500

x

Front Yard:

1,920

.08 x 15,400 = 1,232 ✓

Subsidiary:

2,040

.09 x 15,400 = 1,386 ✓

Total:

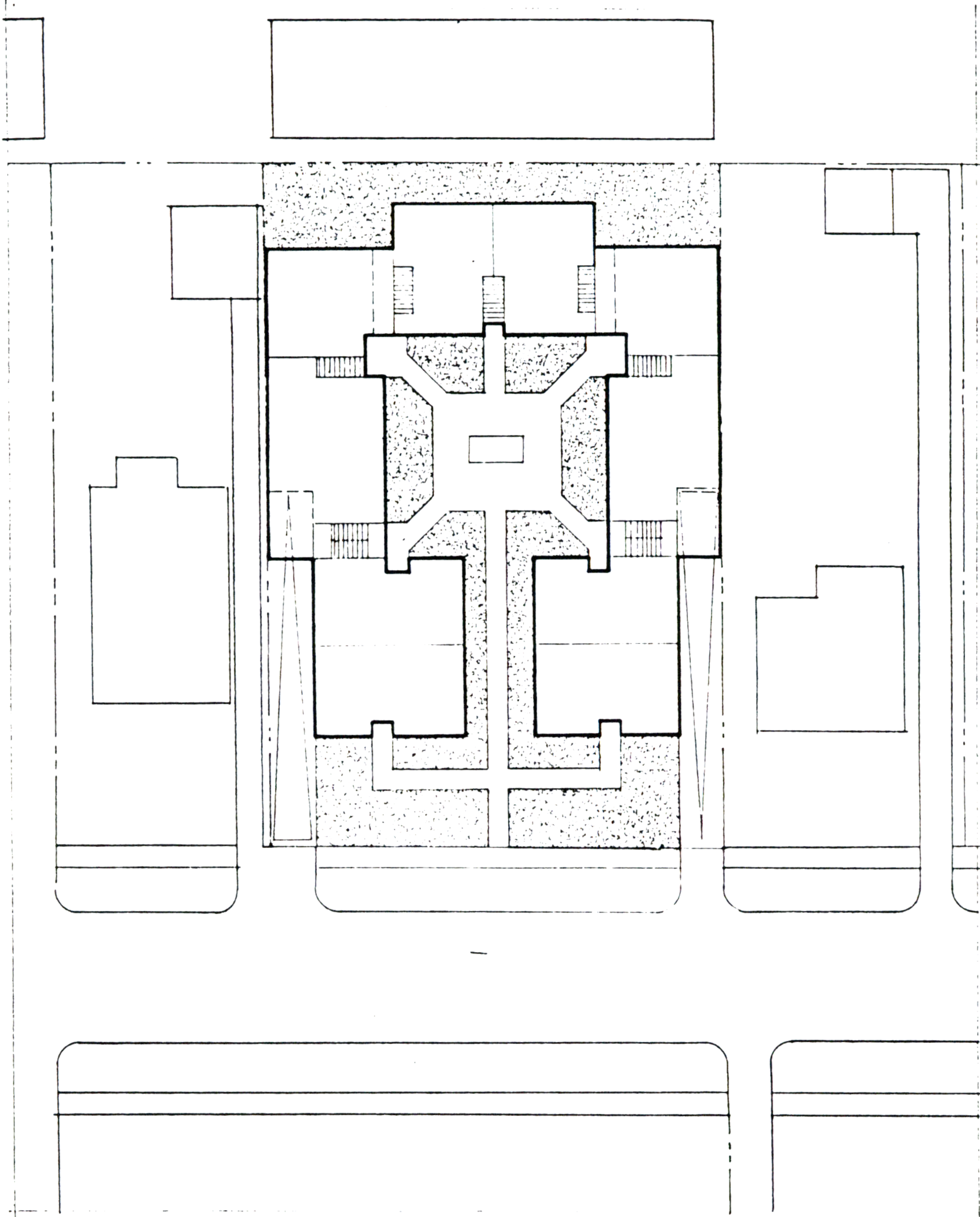
6,460 #

.32 x 15,400 = 4,928 ✓

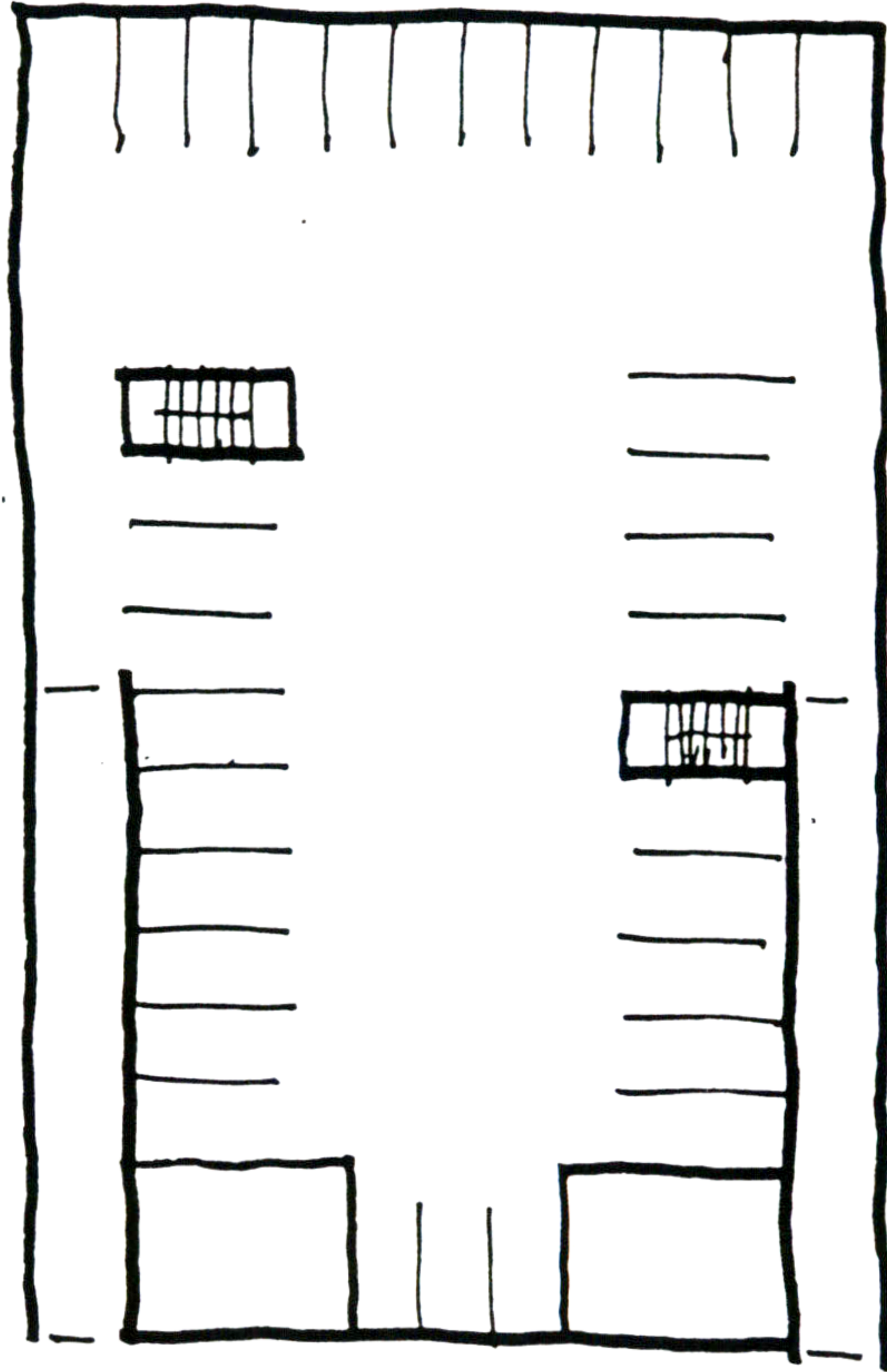
5,300

✓

DSA 48.12



DSA 4812



Case Study No:

DSA 48.13

Density Zone:

RM. 48

Type of Parking:

Fully Subterranean. Prefer Double Drive!

Comments:

Lot Size:

100' x 154'

Lot Area, S.F:

15,400 #

Lot Area, Acres:

.35

Units:

10 2BR townhouses, 6 1BR apts.
16

DU per Acre:

45

Range:

FAR:

1.27

$$\frac{1.27 \times 15,400}{16} = 1,222 \text{ S.F./UNIT } \checkmark$$

Parking

Provided:

33 spaces

Required @,

2 to 1:

32 "

1.5 to 1:

24 "

1 per BR:

26 "

1.5 and 2:

29 "

Open Space

Main Garden:

2,250 #

Front Yard:

1,970

Subsidiary:

2,230

Total:

6,450 #

DSA

LES

2,310 X

3,500 X

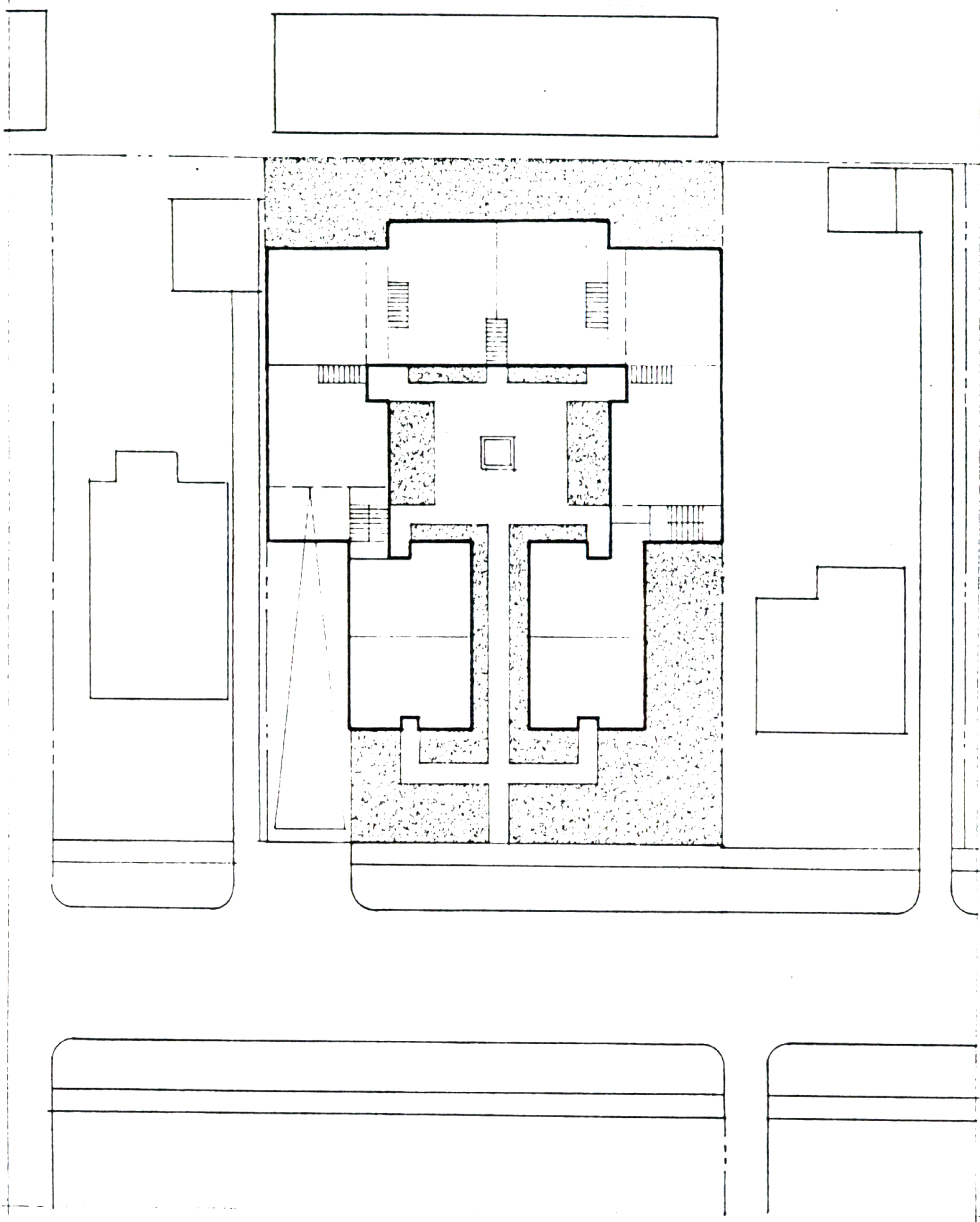
1,282 ✓

1,386 ✓

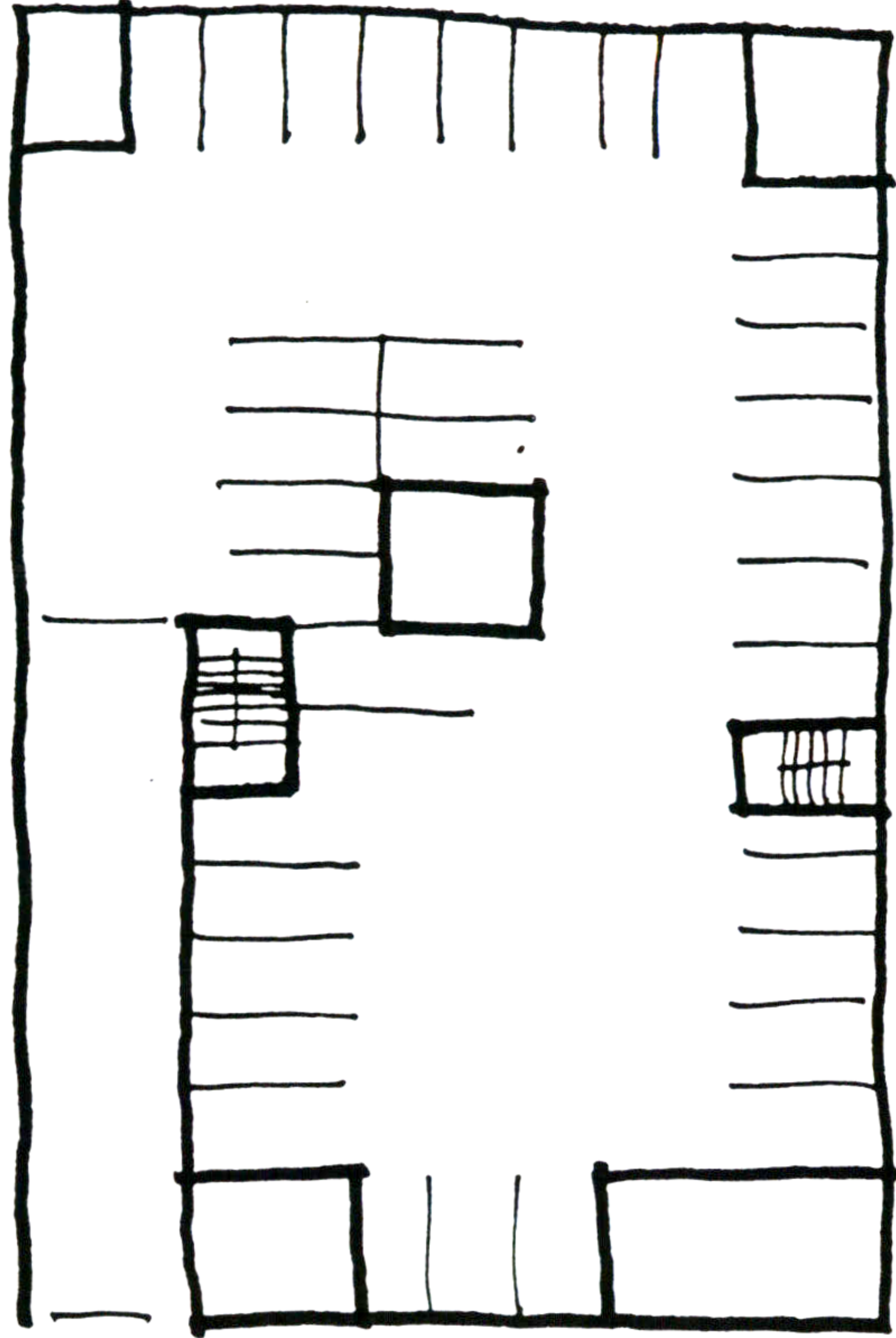
4,928 ✓

5,300 ✓

DSA 48.13



DSA 48.13



Case Study No: DSA 48.14
 Density Zone: RM-18
 Type of Parking: Fully Subterranean

Comments:

Lot Size: 100' x 154'
 Lot Area, S.F.: 15,400 #
 Lot Area, Acres: .35 ac

Units: 10 2BR townhouses, 6 1BR apt.
 16 total
 DU per Acre: 45
 Range:

FAR: 1.31

$$\frac{1.31 \times 15,400}{16} = 1,261 \text{ S.F./UNIT } \checkmark$$

Parking

Provided: 32 spaces

Required @,

2 to 1: 32 "
 1.5 to 1: 24 "
 1 per BR: 26 "
 1.5 and 2: 29 "

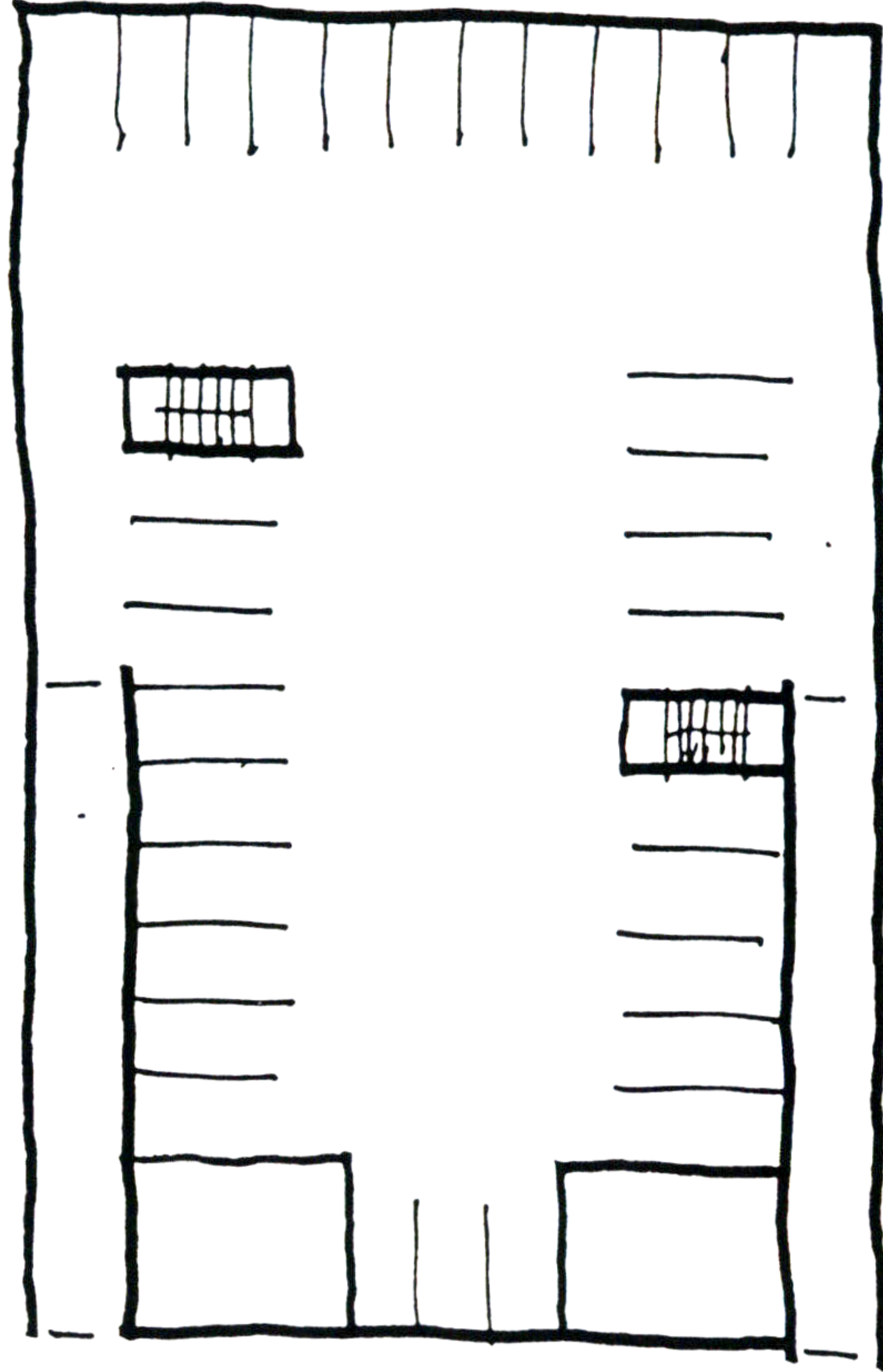
Open Space

Main Garden: 2,000 #
 Front Yard: 1,920
 Subsidiary: 2,240
 Total: 6,160 #

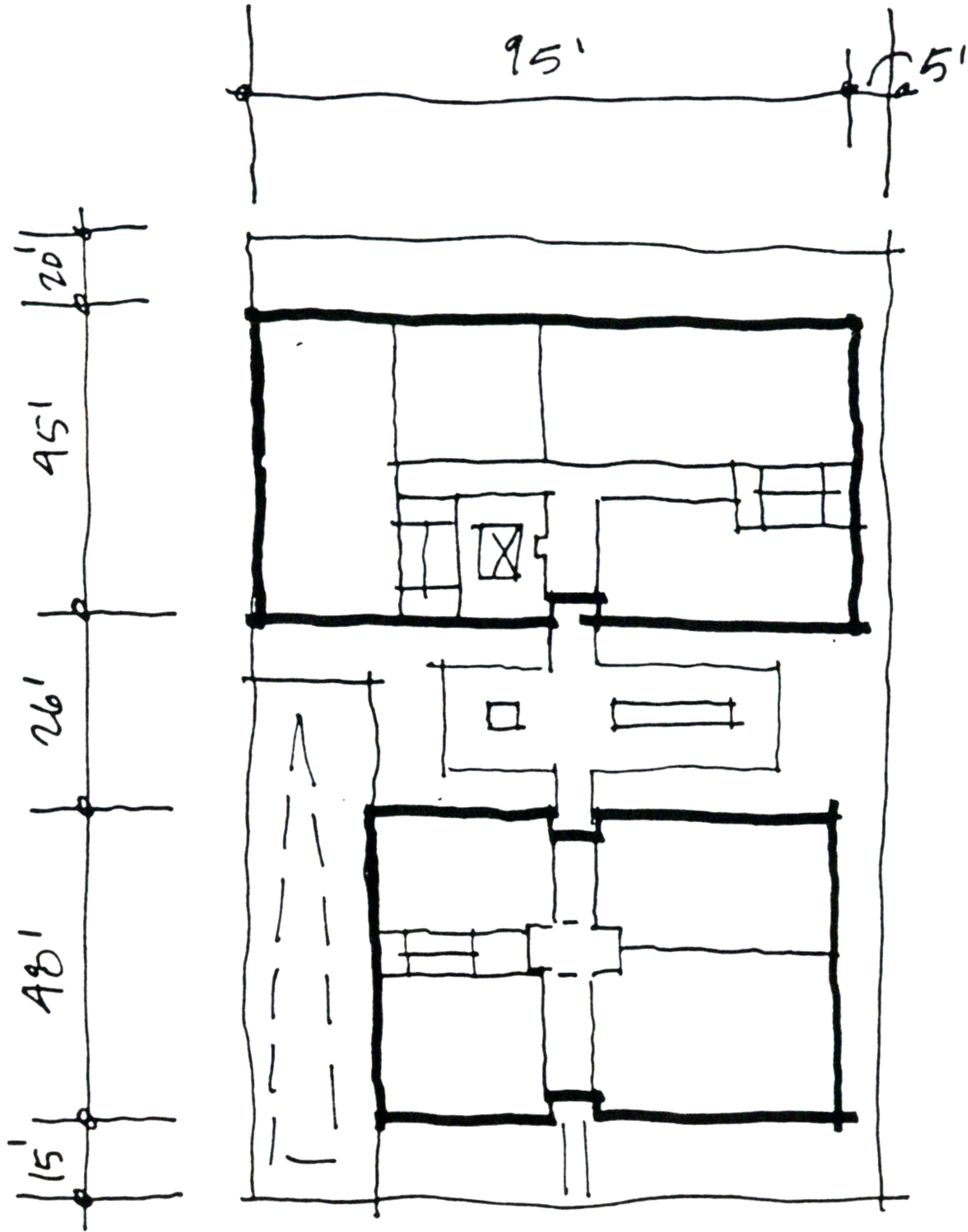
	DSA		CES	
	2,310	x	3,500	x
	1,232	✓		
	1,386	✓		
	4,928	✓	5,300	✓

ONLY PARKING PLAN PROVIDED!

DSA 48.14



DSA 48.15



NO NUMBERS GIVEN!

Case Study No:

DSA 48.16

Density Zone:

RM 48

Type of Parking:

Fully Subterranean

Comments:

Reduced Parking Ratio

Lot Size:

160' x 154'

Lot Area, S.F.:

24,640 #

Lot Area, Acres:

.57 acre

Units:

18 2 BR apts, 14 1 BR apts

32 Total

DU per Acre:

56

Range:

FAR:

1.30

$$\frac{1.30 \times 24,640}{32} = 1,001 \text{ S.F./UNIT} \quad \checkmark$$

Parking

Provided:

57 spaces

Required @,

2 to 1:

64 "

1.5 to 1:

48 "

1 per BR:

50 "

1.5 and 2:

57 "

Open Space

Main Garden:

2,800 #

Front Yard:

3,240

Subsidiary:

3,200

Total:

9,240 #

DSA

CES

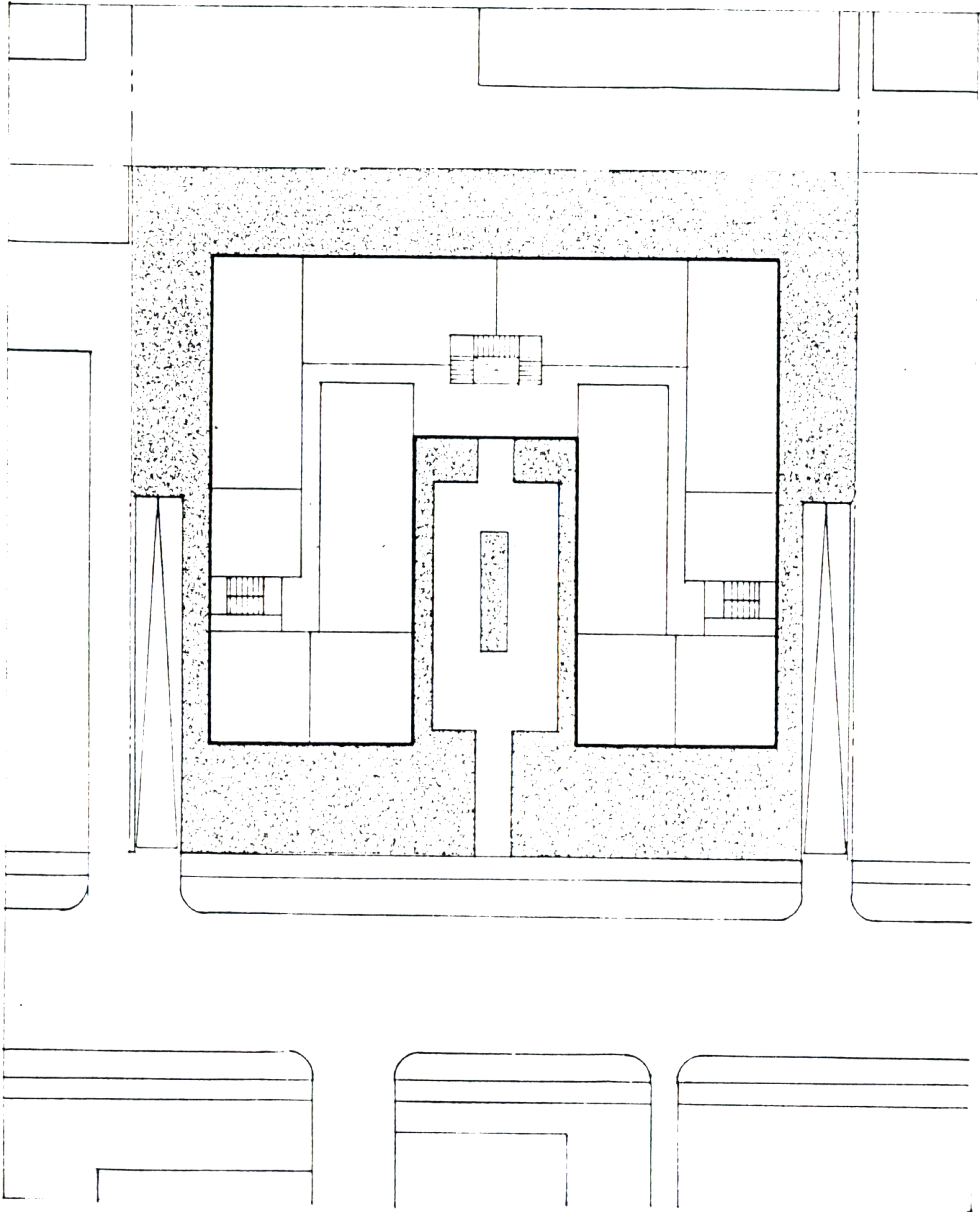
$$.15 \times 24,640 = 3,696 \quad \times .17 \times 24,640 = 4,189$$

$$.08 \times 24,640 = 1,971 \quad \checkmark$$

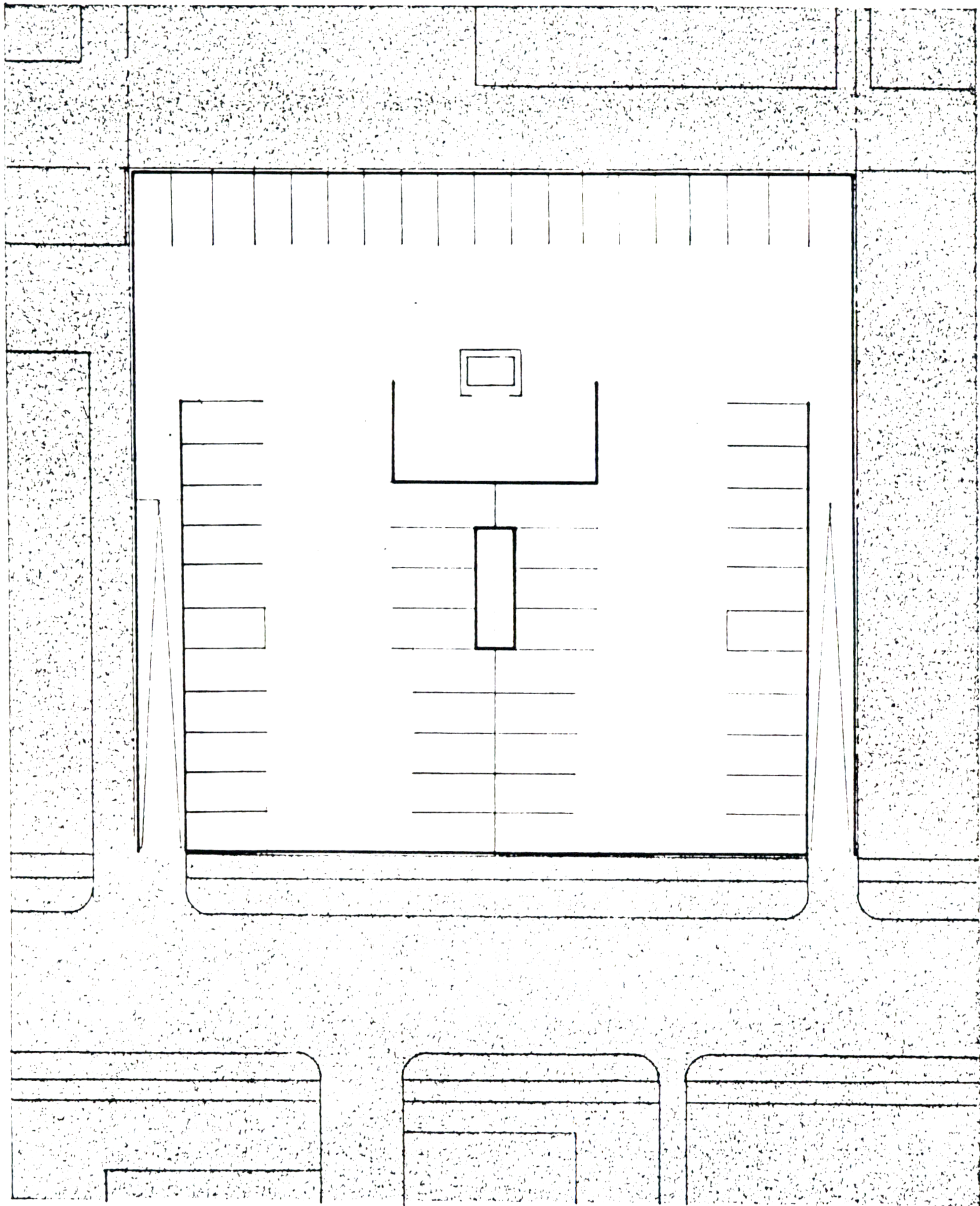
$$.09 \times 24,640 = 2,218 \quad \checkmark$$

$$.32 \times 24,640 = 7,885 \quad \checkmark \quad .26 \times 24,640 = 6,406$$

DSA 48.16



DSA 48.16



Case Study No:

DSA 48.17

Density Zone:

RM-48

Type of Parking:

Fully Subterranean

Comments:

Lot Size:

160' x 154'

Lot Area, S.F:

24,640

Lot Area, Acres:

.57 acre

Units:

24 2 BR apts, 6 1 BR apts.
30 Total all 3 story

DU per Acre:

52

Range:

FAR:

1.38

$$\frac{1.38 \times 24,640}{30} = 1,133 \text{ SF/UNIT} \quad \checkmark$$

Parking

Provided:

57 spaces

Required @,

2 to 1:

60 "

1.5 to 1:

40 "

1 per BR:

54 "

1.5 and 2:

57 "

DSA

Open Space

Main Garden:

2,800 # $.15 \times 24,640 = 3,696 \times$ $.17 \times 24,640 = 4,189$

Front Yard:

3,240 $.08 \times 24,640 = 1,971 \checkmark$

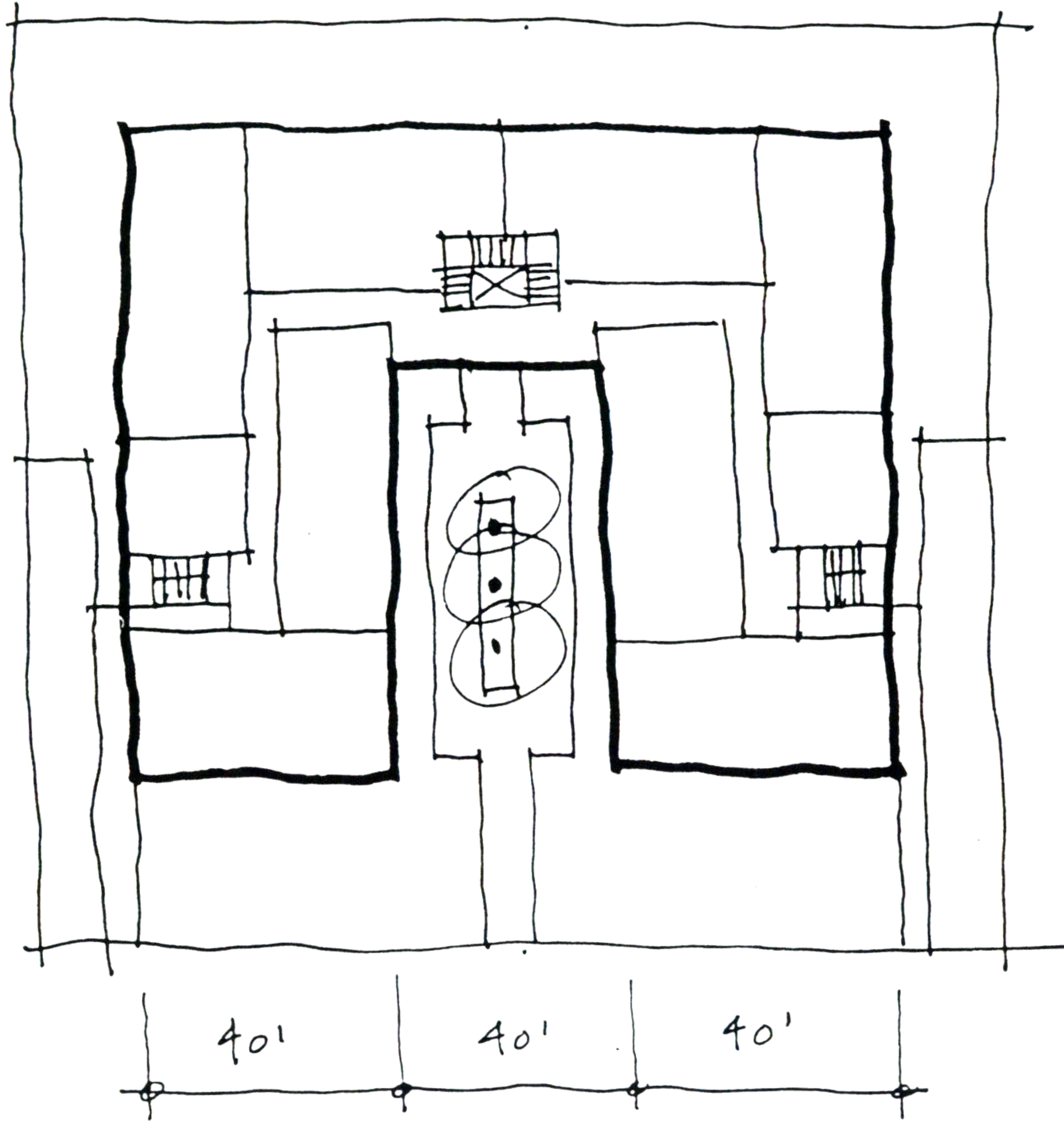
Subsidiary:

3,200 $.09 \times 24,640 = 2,218 \checkmark$

Total:

9,240 # $.32 \times 24,640 = 7,885 \checkmark$ $.26 \times 24,640 = 6,406$

DSA 48-17



DSA 48.17

