

CENTER FOR ENVIRONMENTAL STRUCTURE

ARCHITECTS • ENGINEERS • CONTRACTORS

2701 SHASTA ROAD • BERKELEY, CALIFORNIA 94708

TELEPHONE 415/841-6166

November 20, 1987

To: Task force and city staff.
From: Christopher Alexander.
Re: Draft of Multi-family zoning Ordinance.

I shall briefly summarise the main points of disagreement between CES and DS. It must be emphasized that these disagreements are of an amicable and professional nature. Both consultants have declared themselves willing to abide by the resolution of disagreements after discussion by the task force.

1. OPEN SPACE, PARKING AND BUILDING HEIGHT.

In the eyes of CES the most fundamental point of the new ordinance, lies in the balance of open space, parking, and building height. This is thoroughly discussed throughout chapter 1, especially in the legislative commentary, chapter 1.2.

The standards proposed by DS fail to establish this necessary balance, and err in favor of unworkably low open space, too much parking, and excessive building height. The traditional character of Pasadena requires gardens of 3000 sf, building height no more than 2 stories with only rare exceptions, and no more than 39% asphalt (at-grade parking and driveways).

The main thing which CES case studies have demonstrated during the last ten months of work, is that it is possible to attain this balance while achieving existing densities.

CES case studies show that it is possible to plan buildings at the required density, with large main gardens, at 2 stories, provided that building volumes are placed and shaped in flexible ways which makes these three numbers attainable.

Case-studies made by DS show something a little different. Because DS have placed several additional stringent restrictions on buildings, they create the impression that it is necessary to decrease open space, increase asphalt devoted to parking, and increase building height. But at that stage, the baby goes out with the bath water. If the city were to be built according to the current DS draft standards then, in lesser degree, there would still be the same lack of usable green space, the same overbearing building height, and the same dominance of asphalt, that exists today in many undesirable projects. These are the features which this ordinance is intended to replace.

The key assumptions in DS case studies, which create these errors are:

1. Use of modular box-like apartment units and lack of plan flexibility.
2. Exaggerated setbacks and building separations.
3. Too much parking at grade.
4. Failure to appreciate the fact that the essence of courtyard buildings is that they must be narrow.

If the city wishes to maintain its traditional character, it will be necessary to be more flexible about these issues.

2. APPLICATION AND LAYOUT PROCESS.

There is also some disagreement about layout process. DS prefers a more traditional use of standards, without emphasizing the sequential nature of the process. CES places great emphasis on the process, because it is only this process which permits creation of the configurations necessary to achieve the flexible building volumes mentioned above.

The results of using the layout process produce more uniquely shaped building volumes which are capable of meeting the open-space/parking/height requirements.

DS views the buildings so produced as idiosyncratic. This error appears to be based on his very strong philosophical conviction about post-modern building typology, which blinds him to the practical problems mentioned here. The building designs he calls "possibly unique in the history of world housing" are in fact typical of 90% of the world's historical architecture. What is more important: They are capable of solving the problem which Pasadena faces.

In my view, the CES type of buildings are more subtle, less rigid, and far more like traditional buildings that produced the Pasadena heritage. They are also more capable of creating the context sensitive neighborhood harmony defined in chapter 1 (section 1.3), because they tend to place more emphasis on the uniqueness of individual projects in relation to their surroundings.

The DS building plans, on the other hand, tend to place more emphasis on their closed and internal integrity, and are less coherently connected with the neighborhood.

All in all it appears that the DS case studies have been inspired by the town house building type which is sympathetic with the urban character of San Francisco, but perhaps less sympathetic to the lower density green character of Pasadena. It is also possible that DS experience lies more in the construction of town house buildings, and less in the construction of courtyard buildings. The two key factors in the construction of successful courtyard buildings are the diameter of the courtyard in relation to its height, and the narrowness of the building wings in relation to property lines and daylight. The DS case studies appear to be unaware of the subtle relations between size, height and volumetric flexibility that are needed to make a successful courtyard.

In addition, the DS studies appear to be ignorant of a fundamental fact in courtyard design: namely, that successful space of the kind advocated in the ordinance, cannot be created unless gardens precede parking and parking precedes building volumes in the layout sequence.

A final aspect of the layout process concerns the effect on individual apartments. The modular apartments visible in every single one of the DS case studies suggest a serious failure to recognise how important the uniqueness of individual apartments is as an issue. Once again, I believe DS is unaware that this uniqueness of apartment units, so important to the inhabitants, is a quality which is most easily produced by strict adherence to a sequential layout process.

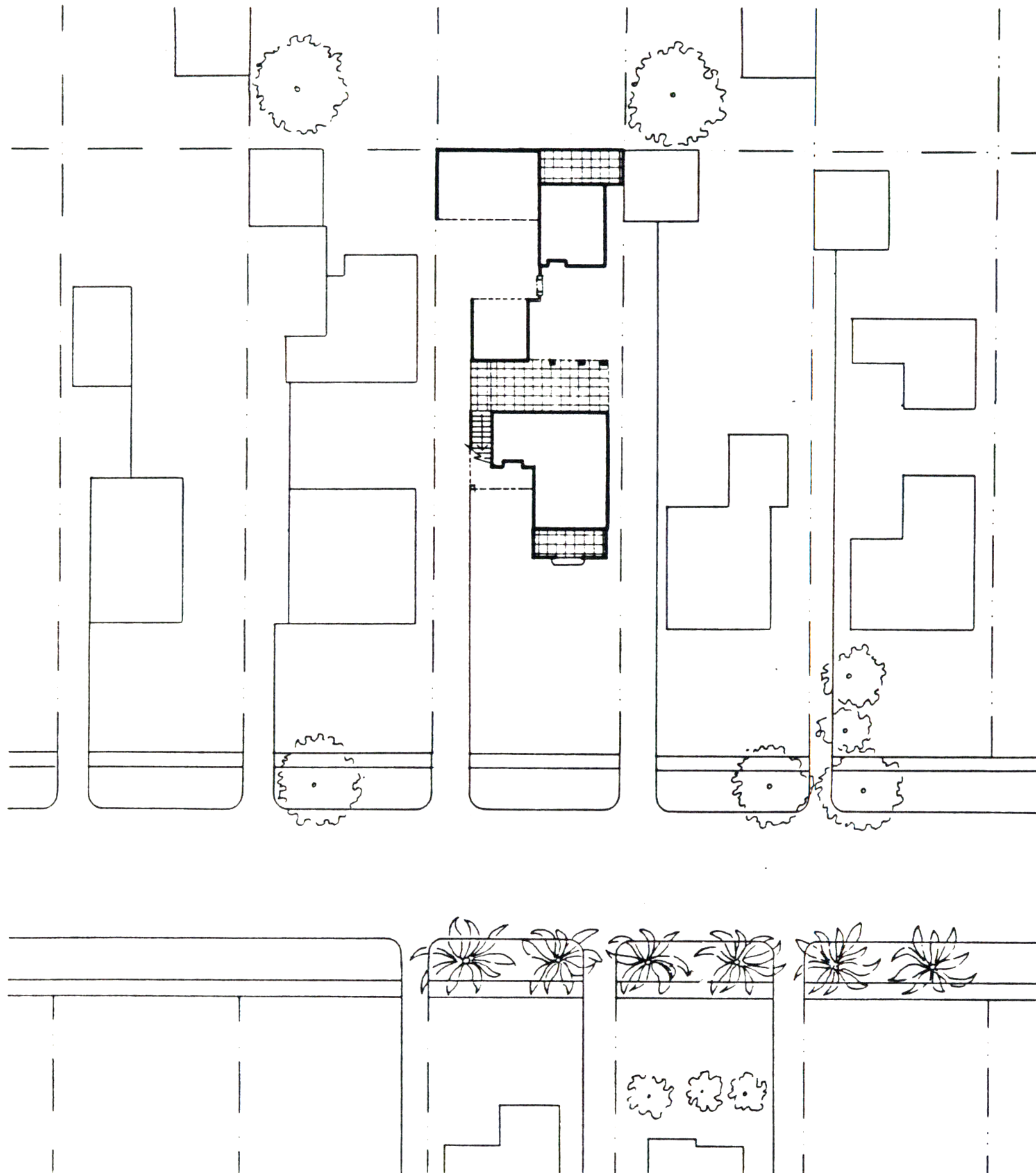
DS's condemnation of the process as "simply silly" reflects an ignorance of modern developments in planning, apparently coupled with a lack of experience in new types of performance-based zoning which frequently make extensive use of flow charts and sequences as a necessary part of their rules.

Furthermore, the pattern language, today used in planning and design all over the world, and evidently a major factor in the task force decision to hire the CES/DS joint venture, has the use of such processes at the very heart of its effectiveness.

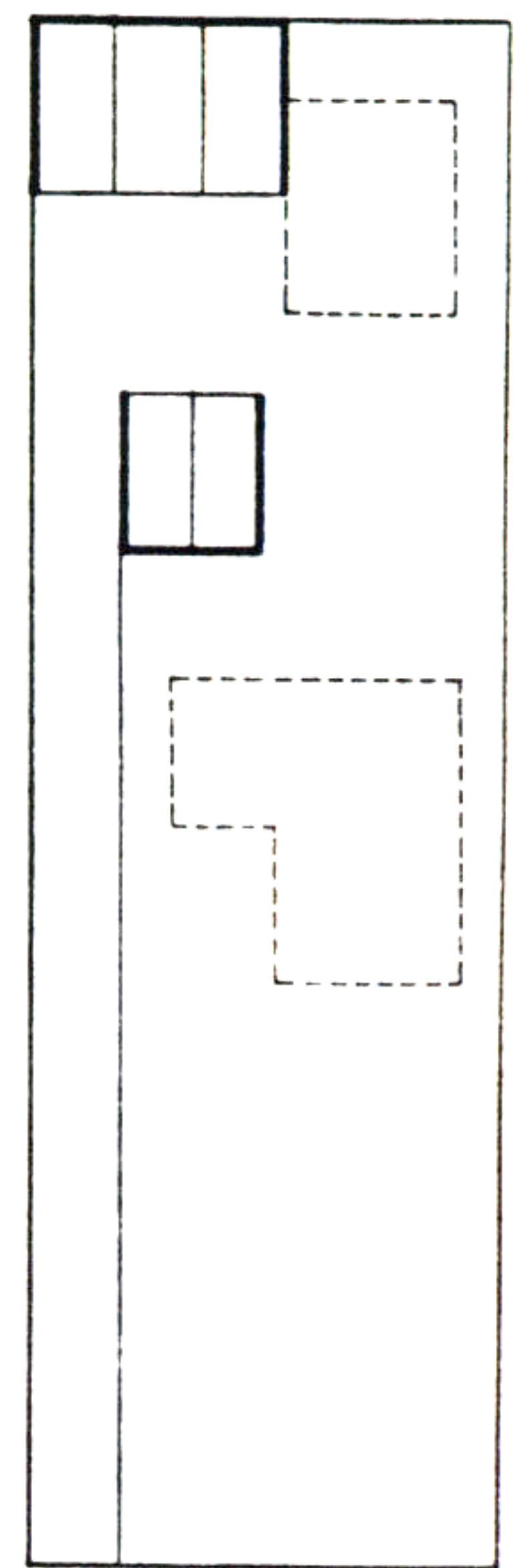
The following pages show case studies prepared by CES.

RM-16 EXAMPLES

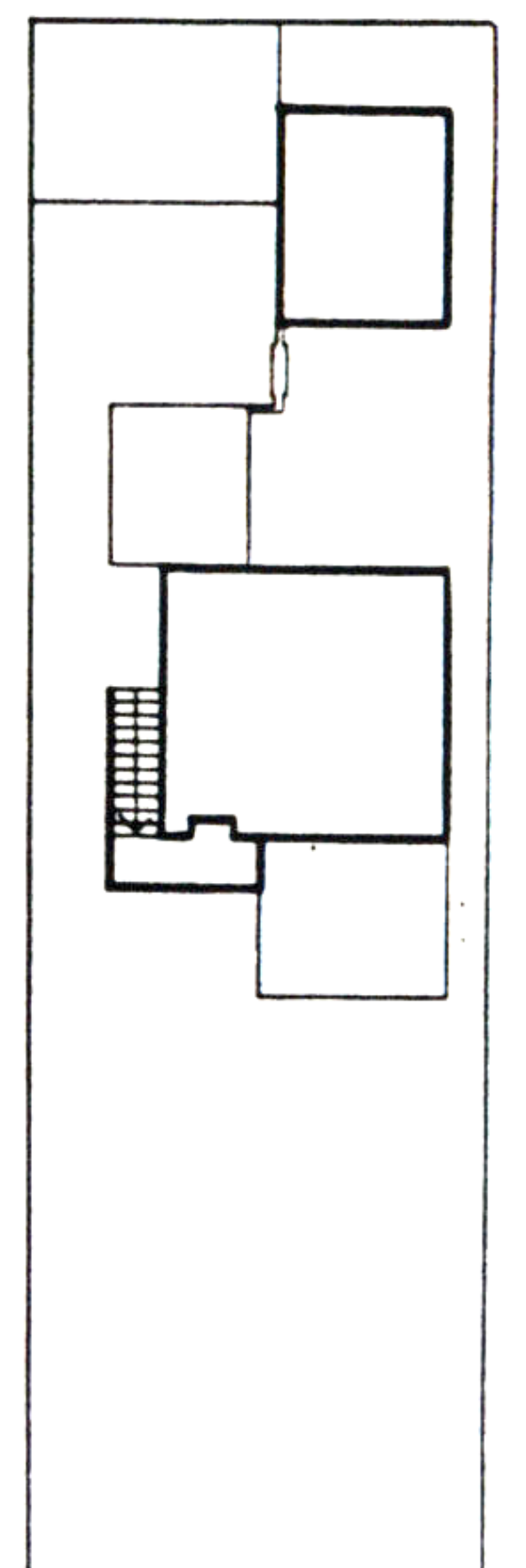
Address: 1543/9 Locust st.	Number of Units: 3 units
Lot Area (A): 8,250 sf	Number of Parking Spaces: 5 cars
Lot Dimensions: 50'x 165'	Square Feet of Construction: 2,475 sf
Context Density: 2.2 units/lot	Size of Total Open Space: 3,500 sf
Value of (C): 1	Size of Main Garden: 2,520 sf
Allowed sq.ft : 0.30(C)(A)sf	Parking Type: surface



SITE PLAN



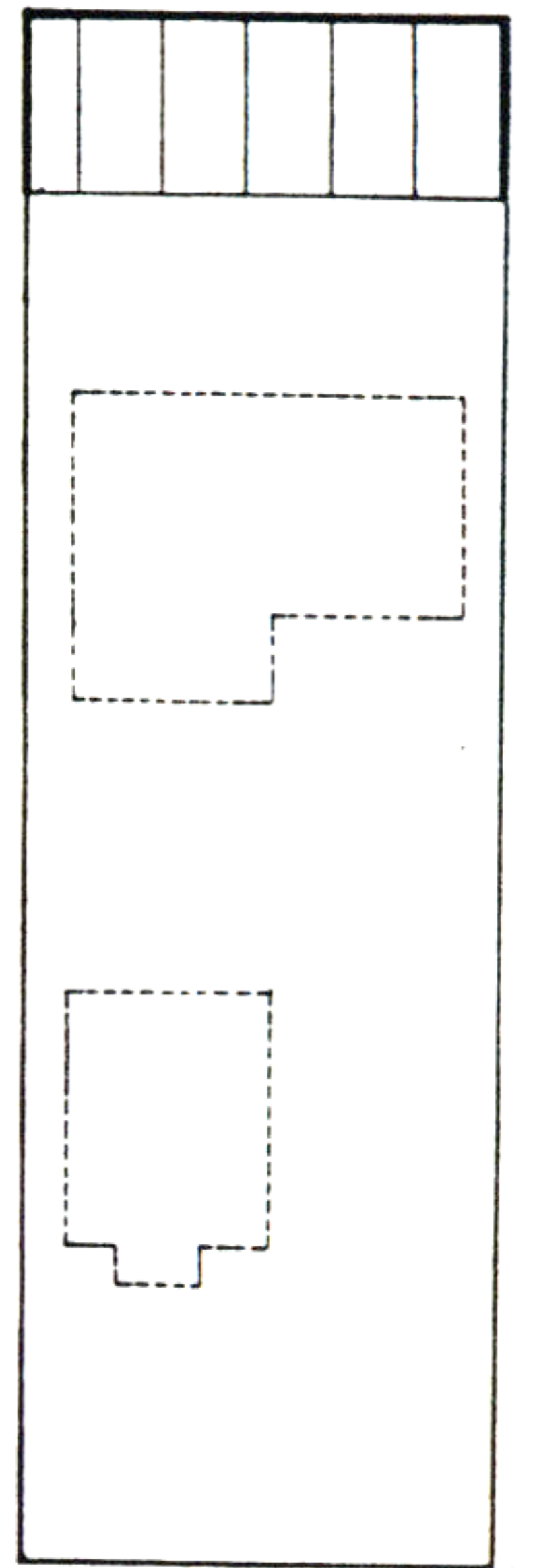
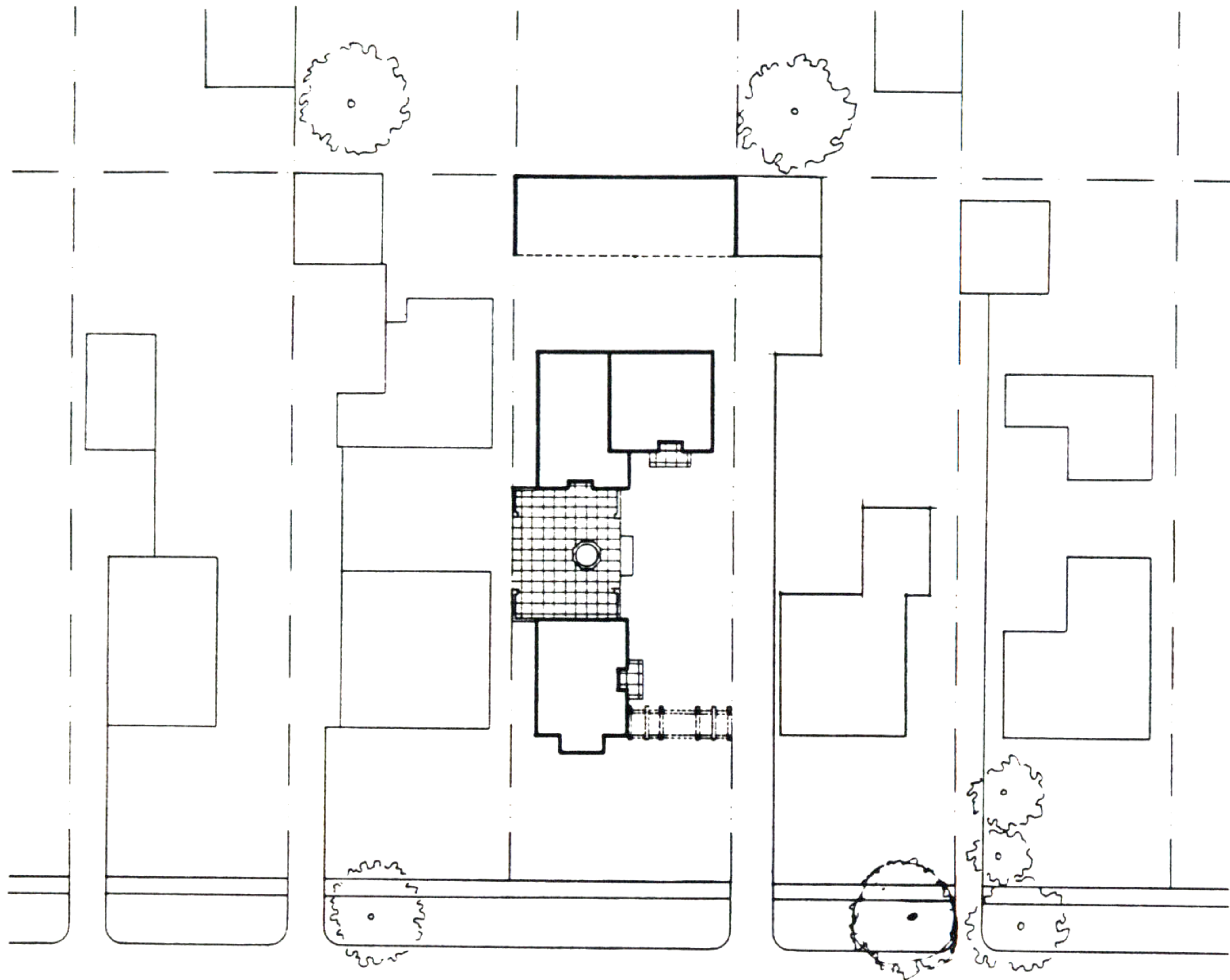
PARKING PLAN



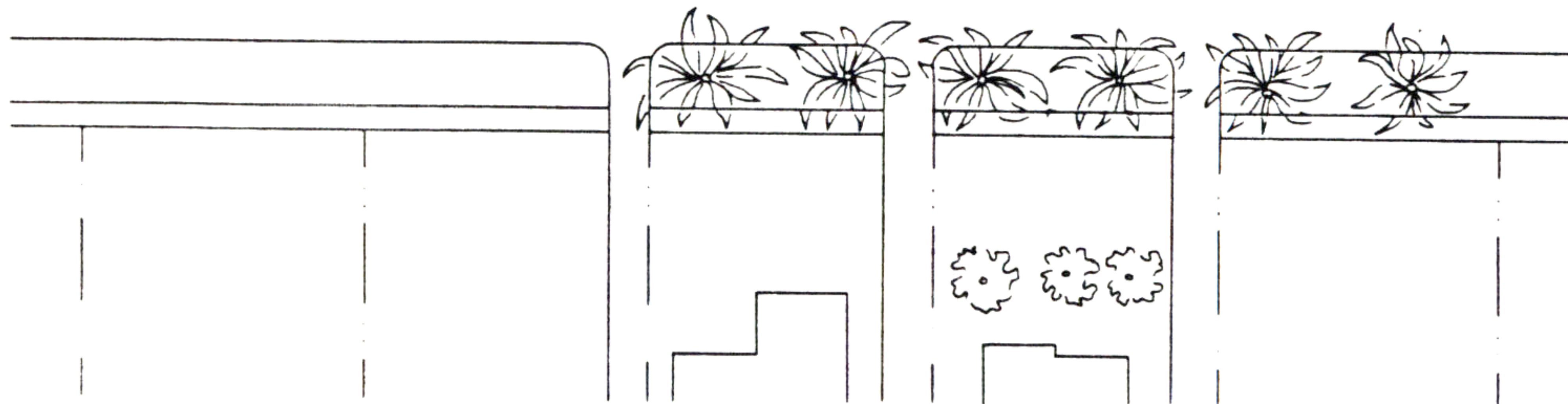
SECOND FLOOR PLAN

RM-16

Address: 1543/9 Locust st.	Number of Units:	3 units
Lot Area (A): 8,250 sf	Number of Parking Spaces:	5 cars
Lot Dimensions: 50'x 165'	Square Feet of Construction:	3,300 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	3,570 sf
Value of (C): 1	Size of Main Garden:	2,140 sf
Allowed sq.ft : $0.40(C)(A)$ sf	Parking Type: surface/shared driveway	



PARKING PLAN

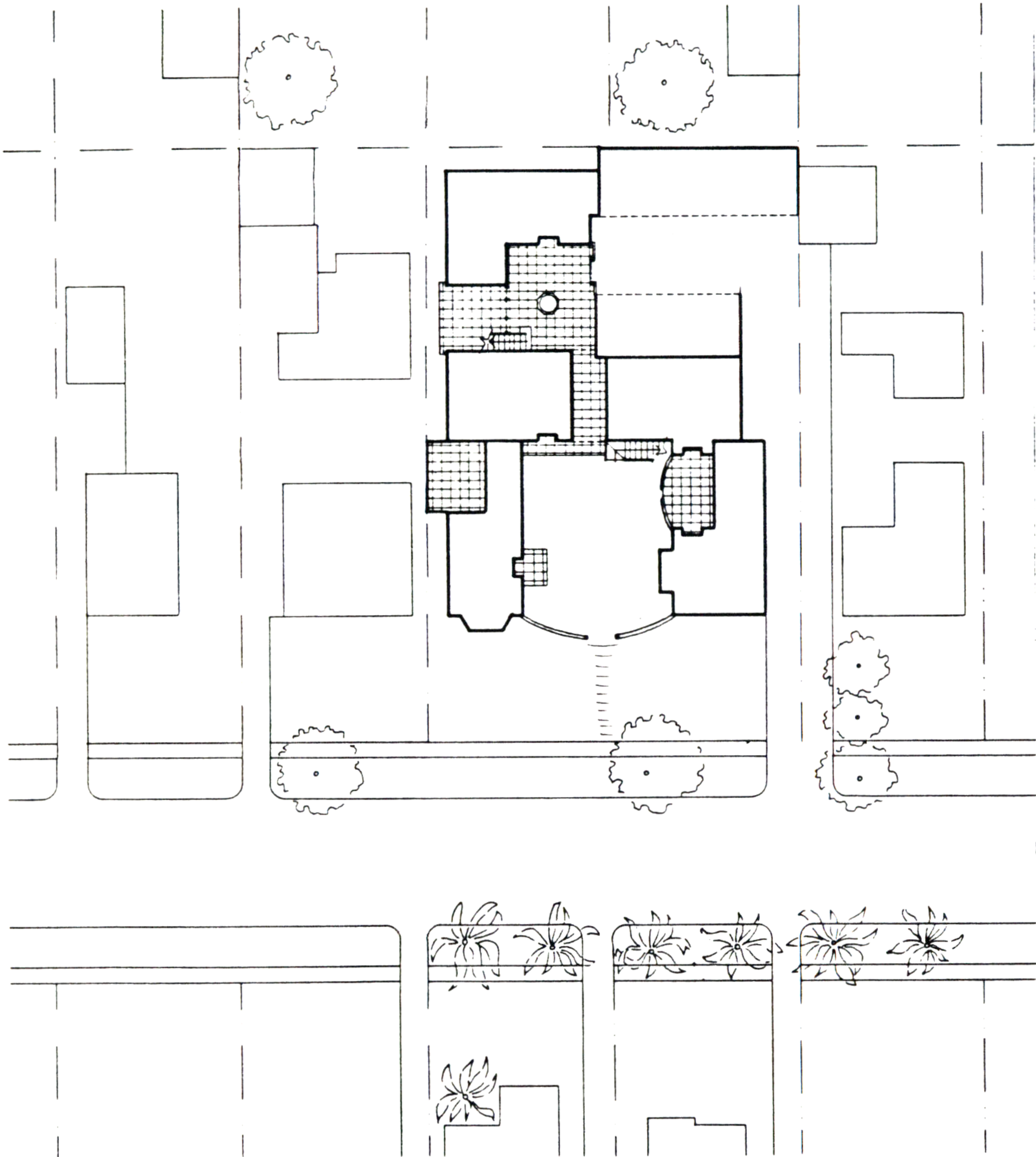


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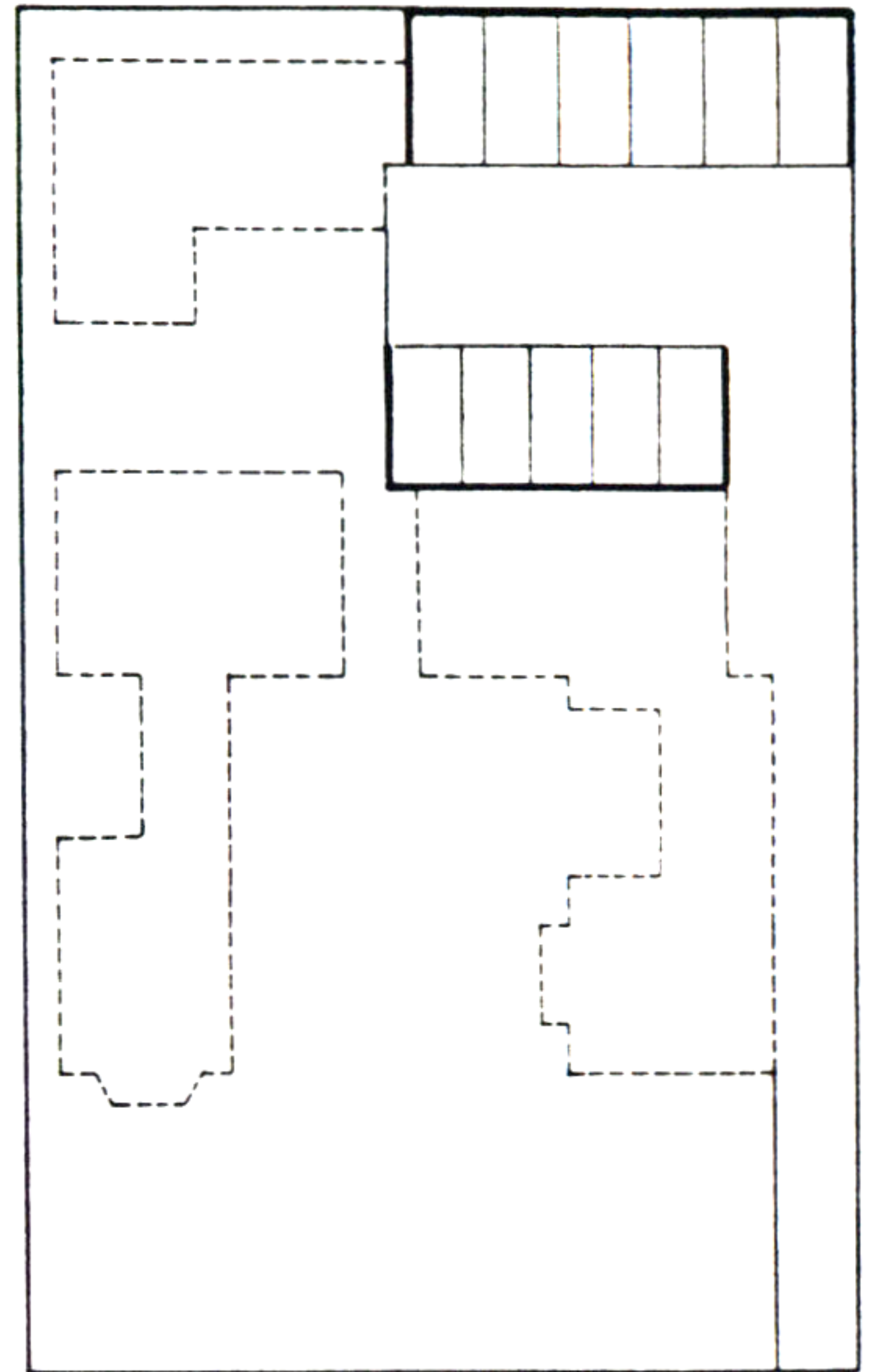


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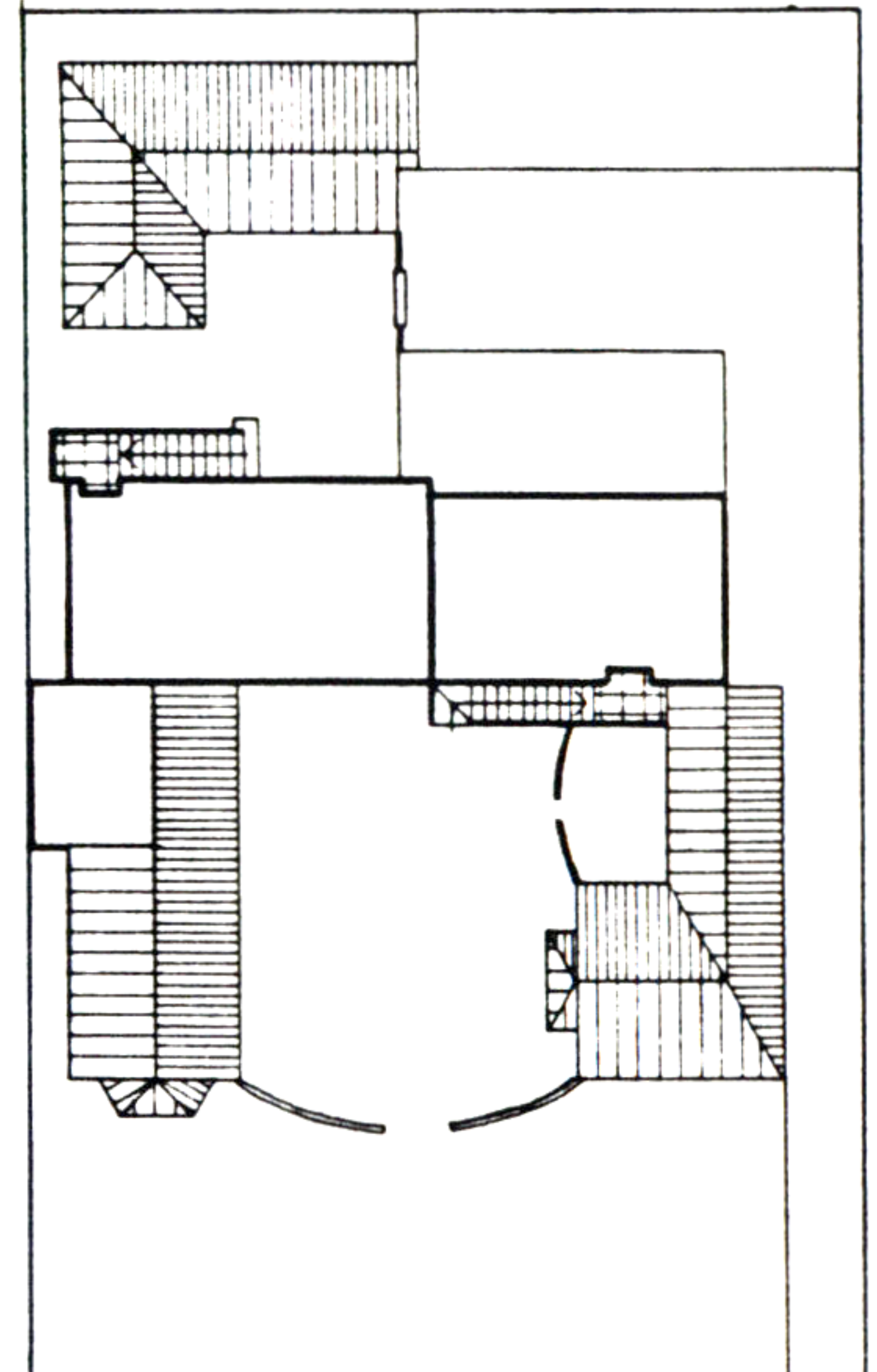
Address: 1543/51 Locust st.	Number of Units:	7 units
Lot Area (A): 16,500 sf	Number of Parking Spaces:	11 cars
Lot Dimensions: 100'x 165'	Square Feet of Construction:	6,930 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	6,220 sf
Value of (C): 1	Size of Main Garden:	3,500 sf
Allowed sq.ft : $0.42(C)(A)$ sf	Parking Type: surface	



SITE PLAN



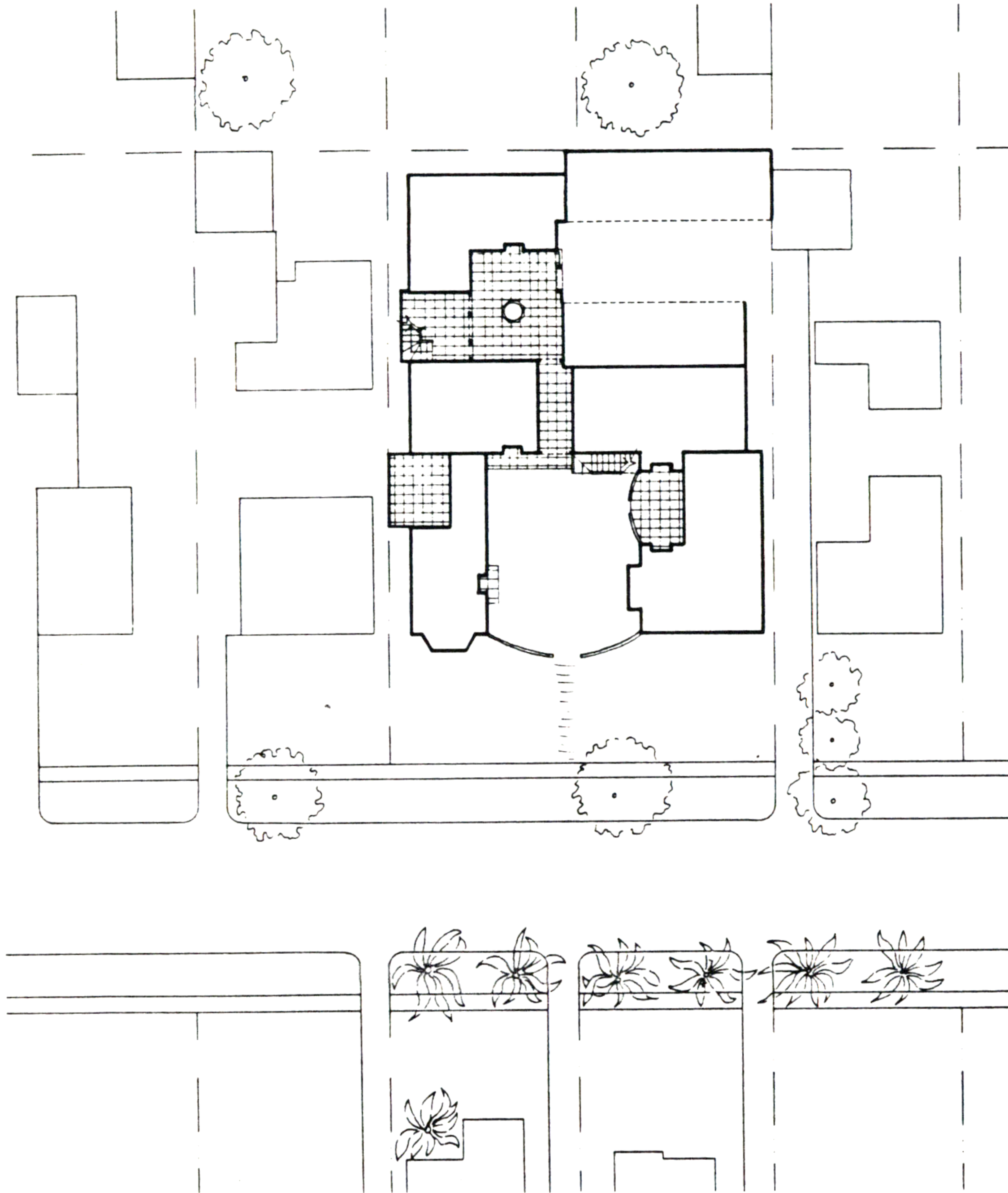
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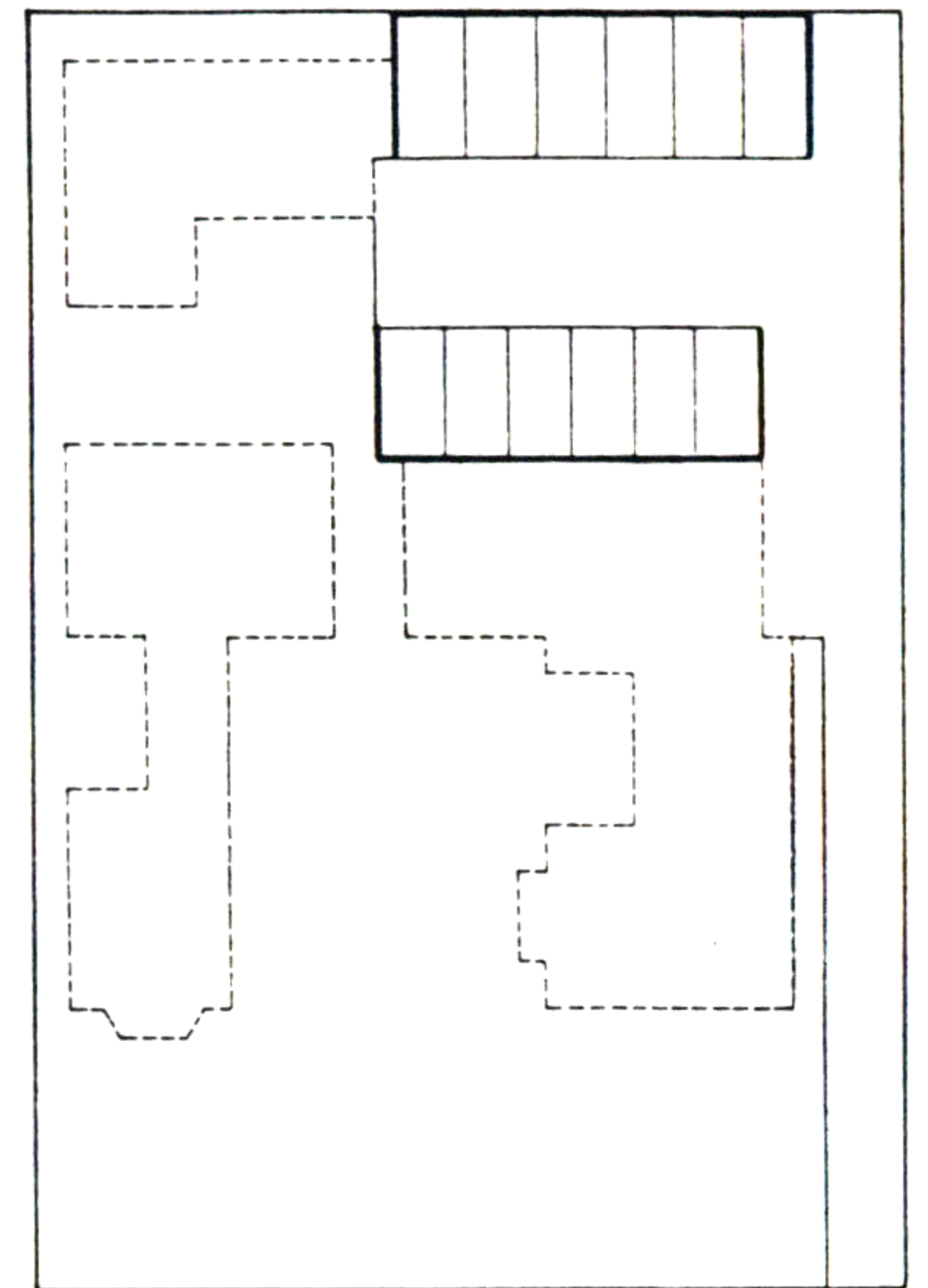
SECOND FLOOR PLAN

RM-16

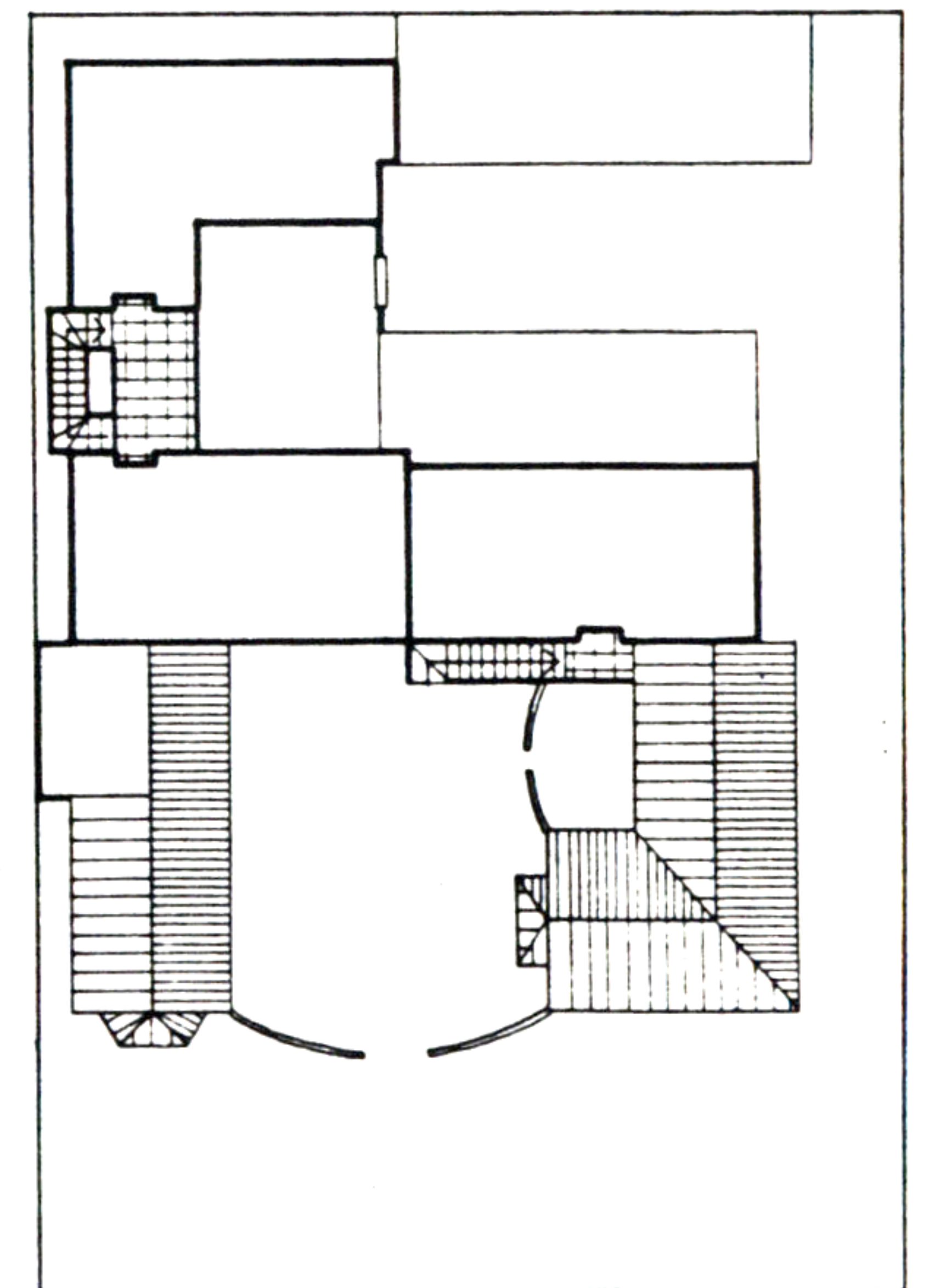
Address: 1543/51 Locust st.	Number of Units:	8 units
Lot Area (A): 16,500 sf	Number of Parking Spaces:	12 cars
Lot Dimensions: 100'x 165'	Square Feet of Construction:	8,033 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	6,220 sf
Value of (C): 1	Size of Main Garden:	3,500 sf
Allowed sq.ft : 0.52(C)(A)sf	Parking Type: surface/shared driveway	



SITE PLAN
0' 20' 40'



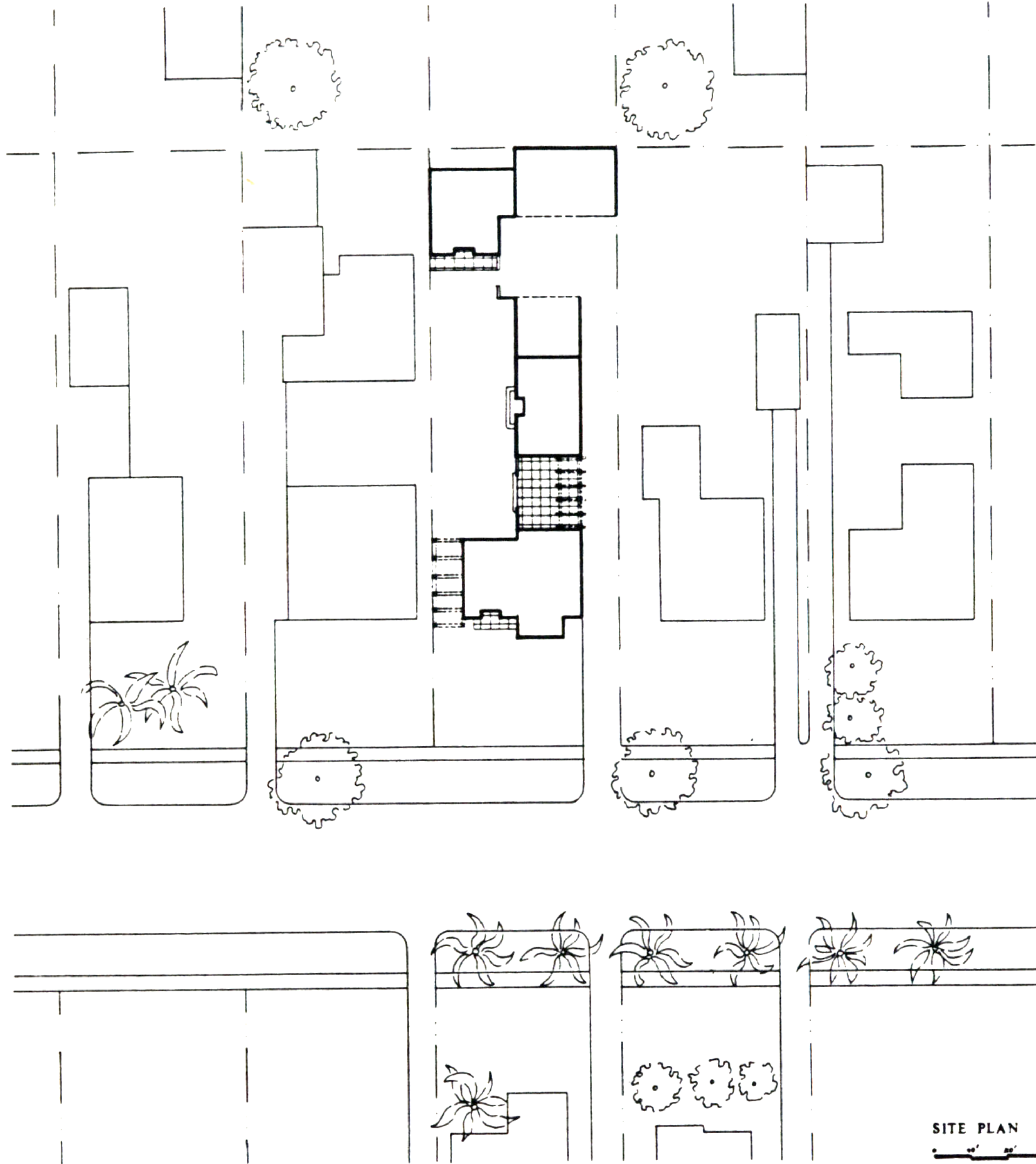
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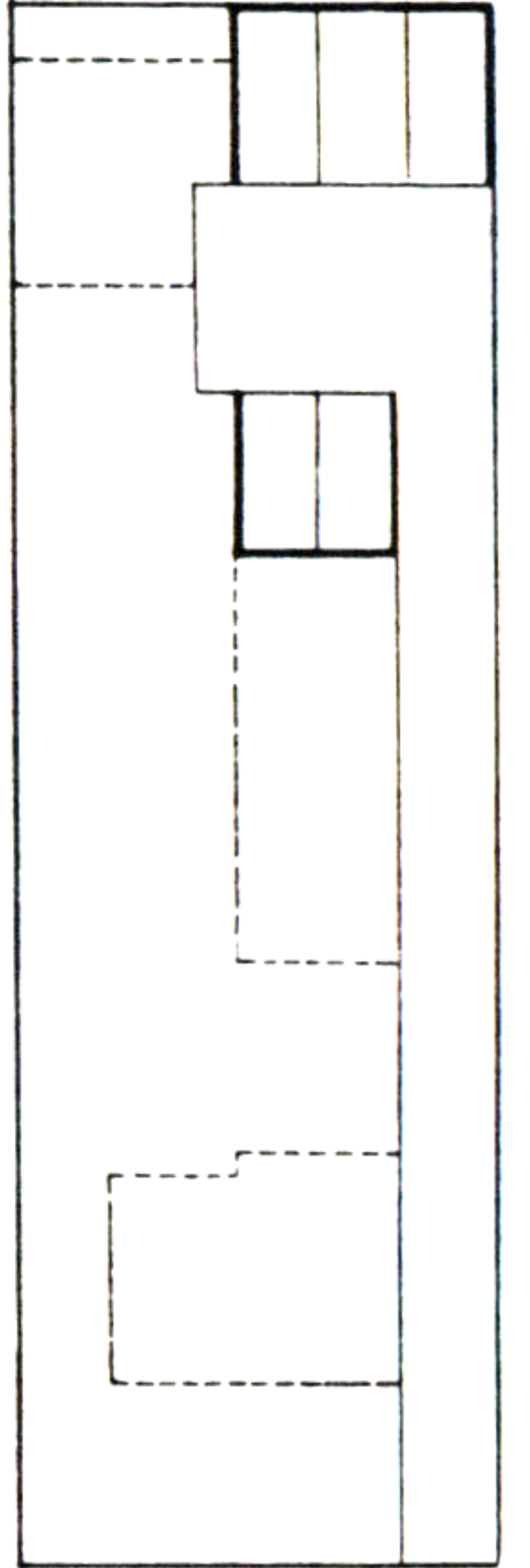
SECOND FLOOR PLAN

RM-16

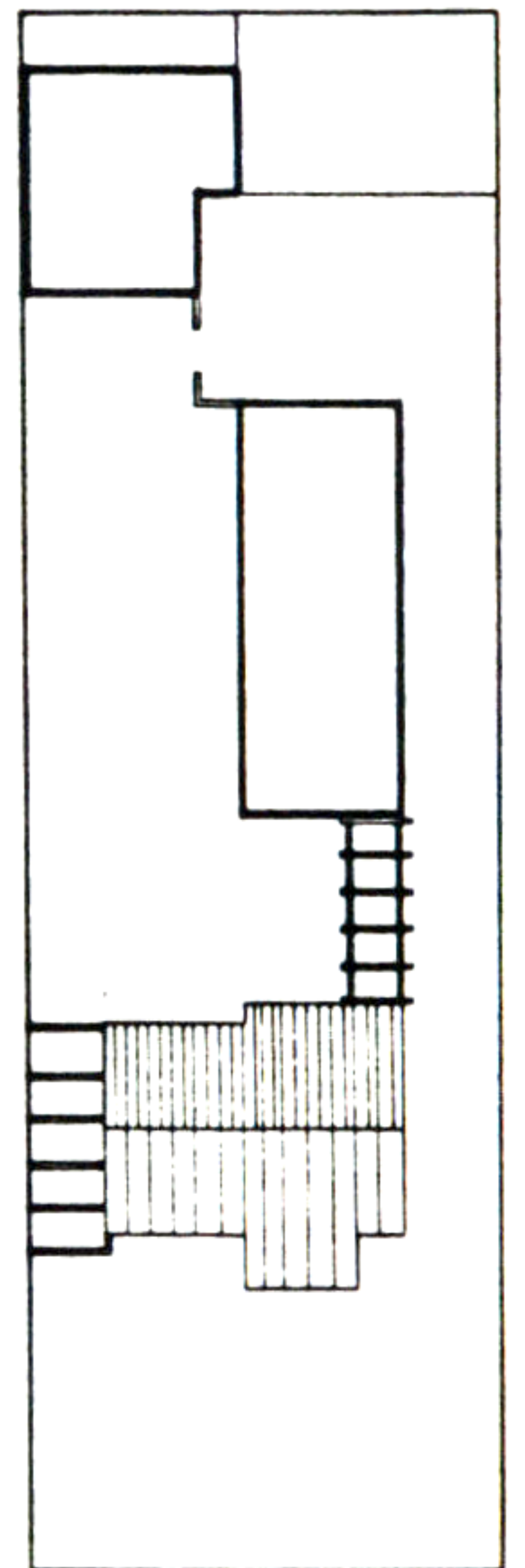
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Lot Dimensions: 50'x 165'	Square Feet of Construction: 2,932 sf
Context Density: 2.2 units/lot	Size of Total Open Space: 3,528 sf
Value of (C): 1	Size of Main Garden: 2,100 sf
Allowed sq.ft : 0.36(C)(A)sf	Parking Type: with dwellings above



SITE PLAN



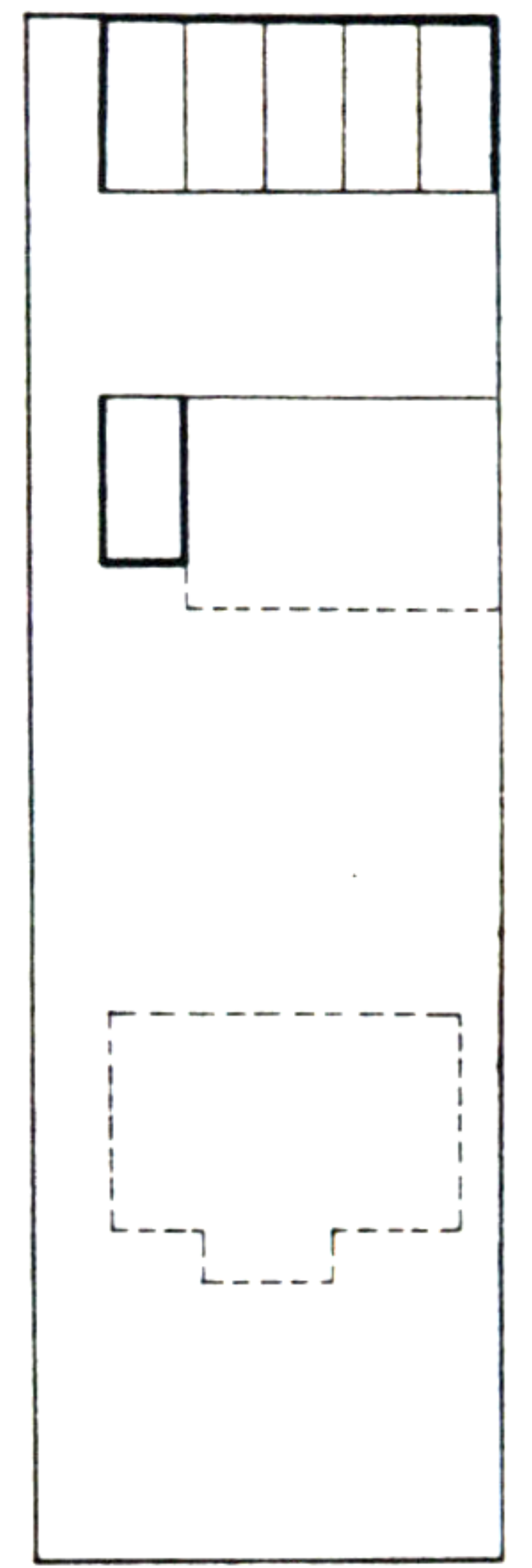
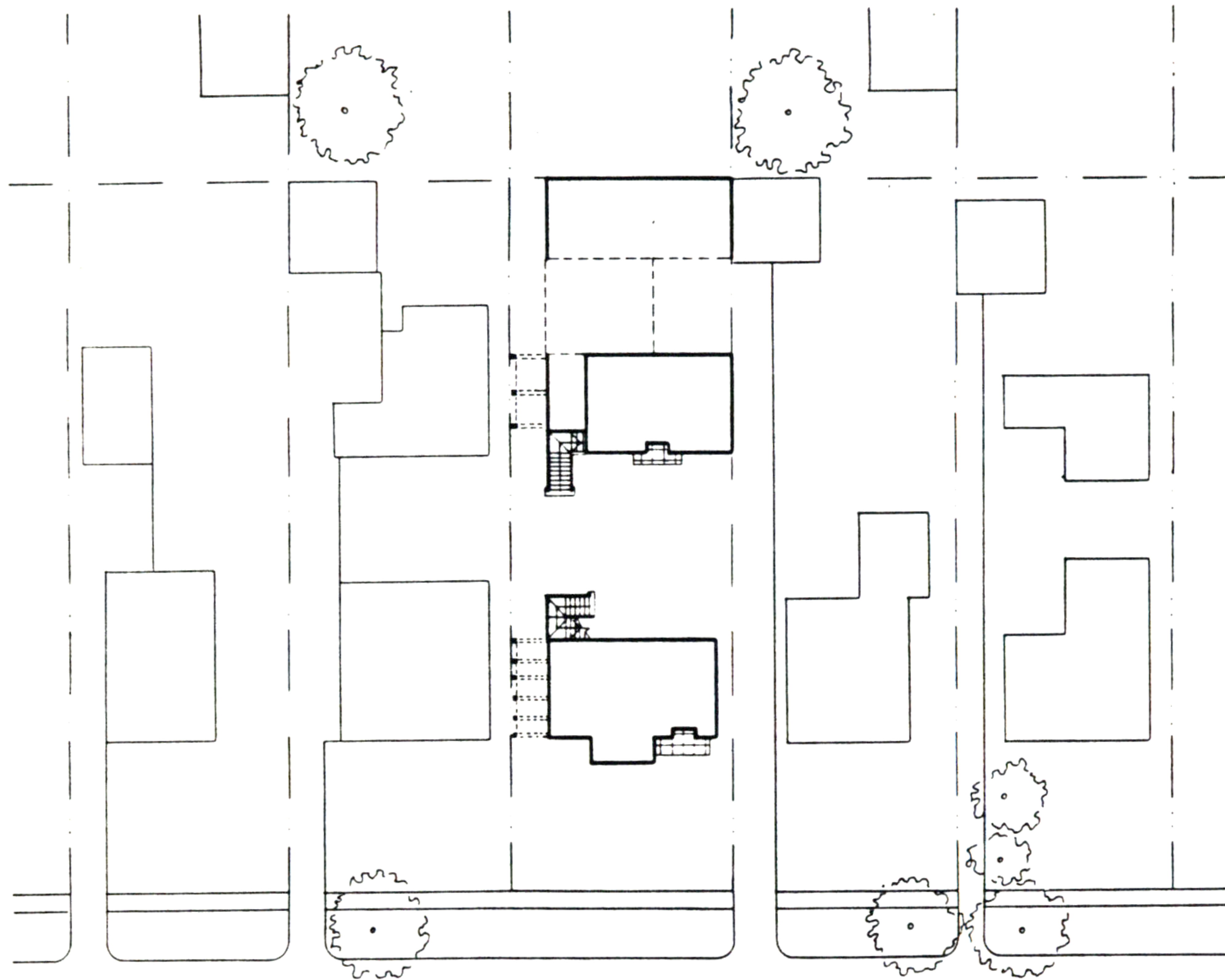
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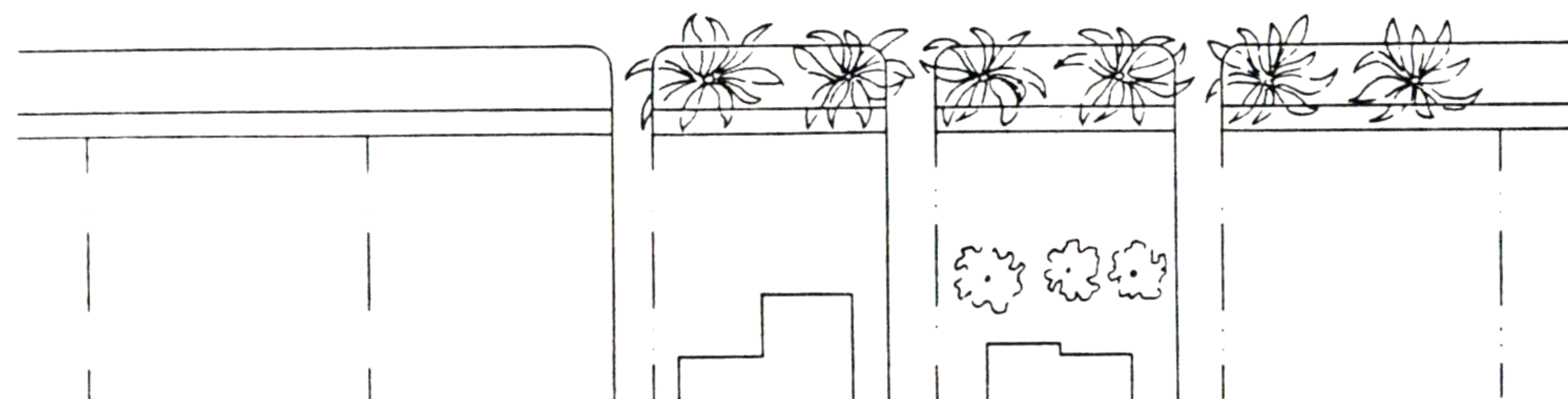
SECOND FLOOR PLAN

RM-16

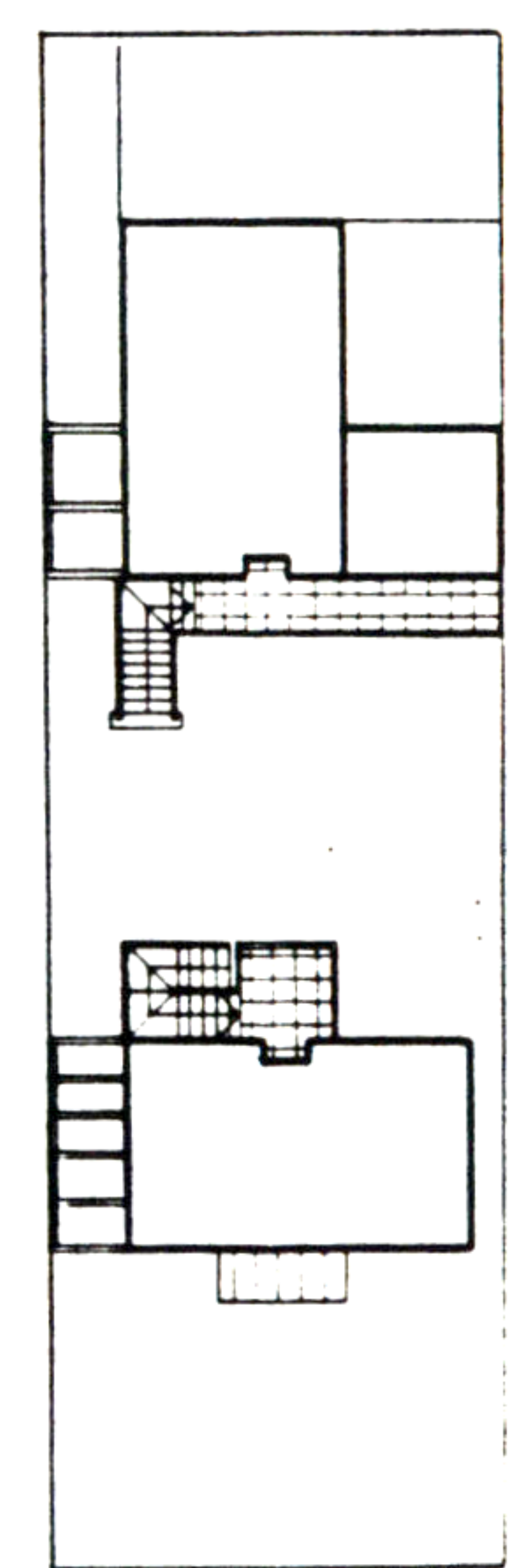
Address: 1543/9 Locust st.	Number of Units: 4 units
Lot Area (A): 8,250 sf	Number of Parking Spaces: 6 cars
Lot Dimensions: 50'x 165'	Square Feet of Construction: 3,804 sf
Context Density: 2.2 units/lot	Size of Total Open Space: 3,574 sf
Value of (C): 1	Size of Main Garden: 2,230 sf
Allowed sq.ft : $0.46(C)(A)$ sf	Parking Type:w/dwellings above/shared



PARKING PLAN

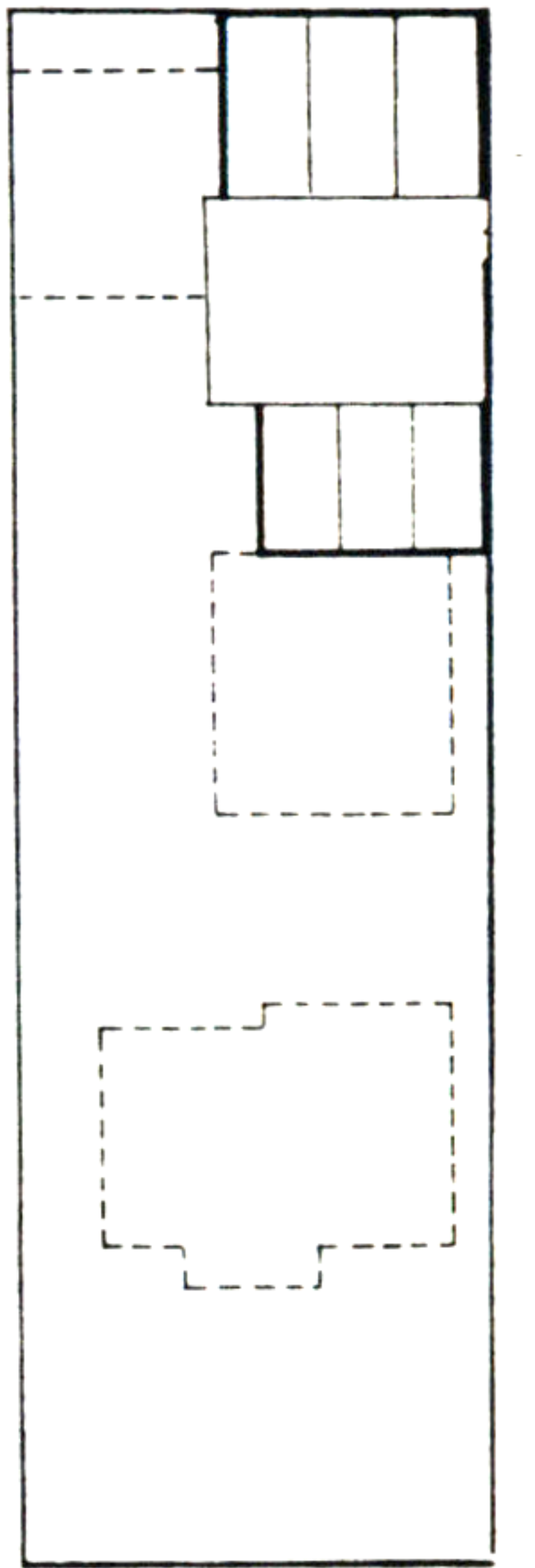
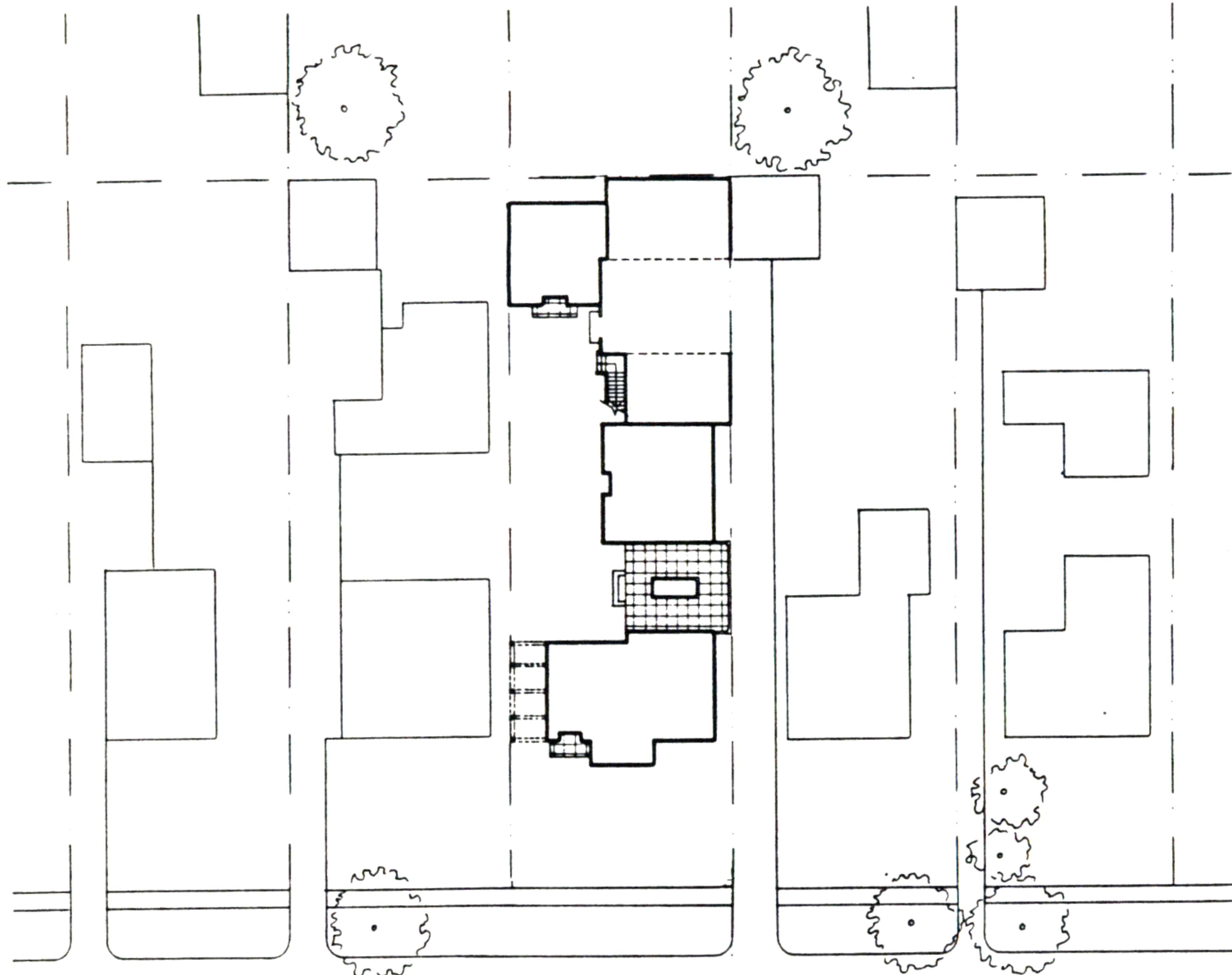


SITE PLAN
0' 10' 20' 40'

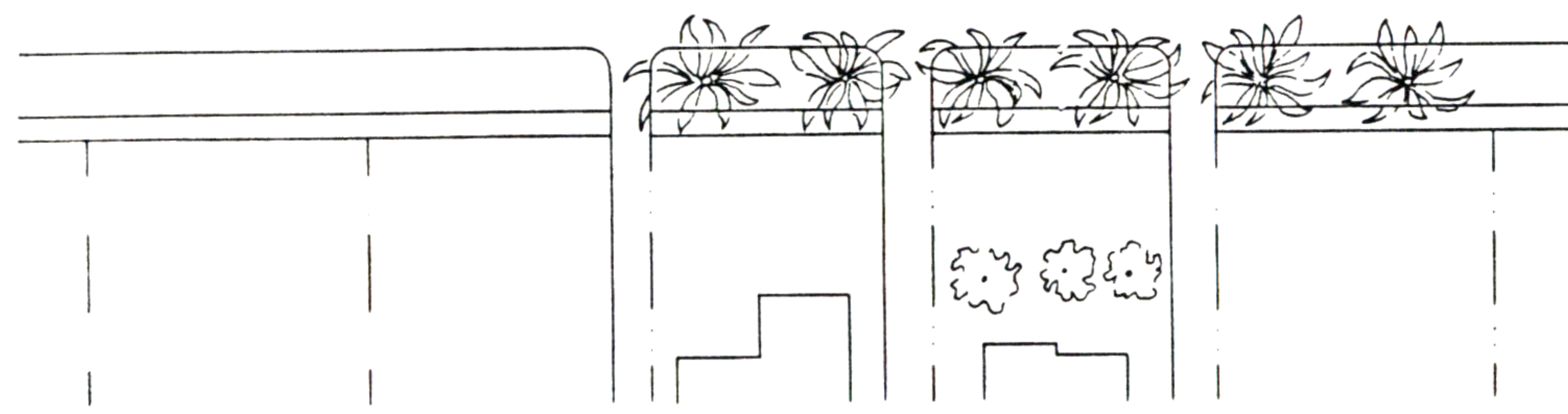


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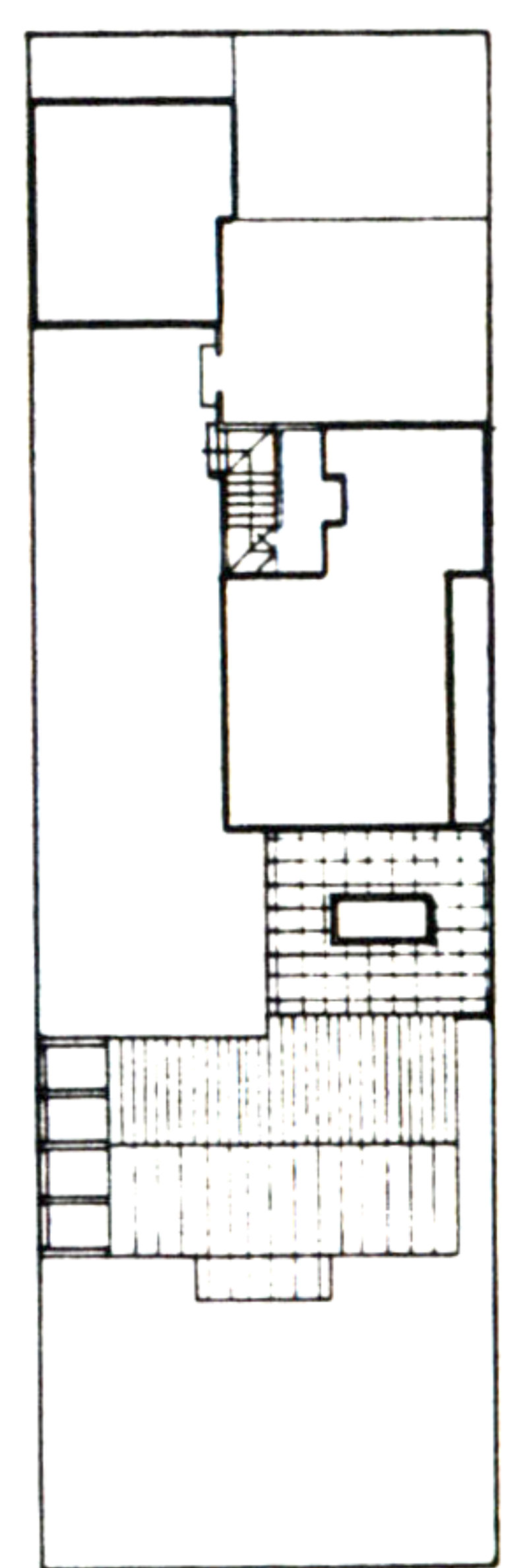
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Lot Area (A):	8,250 sf	Number of Parking Spaces:	6 cars
Lot Dimensions:	50'x 165'	Square Feet of Construction:	3,795 sf
Context Density:	2.2 units/lot	Size of Total Open Space:	3,850 sf
Value of (C):	1	Size of Main Garden:	2,100 sf
Allowed sq.ft :	0.46(C)(A)sf	Parking Type:	w/dwellings above/shared



PARKING PLAN



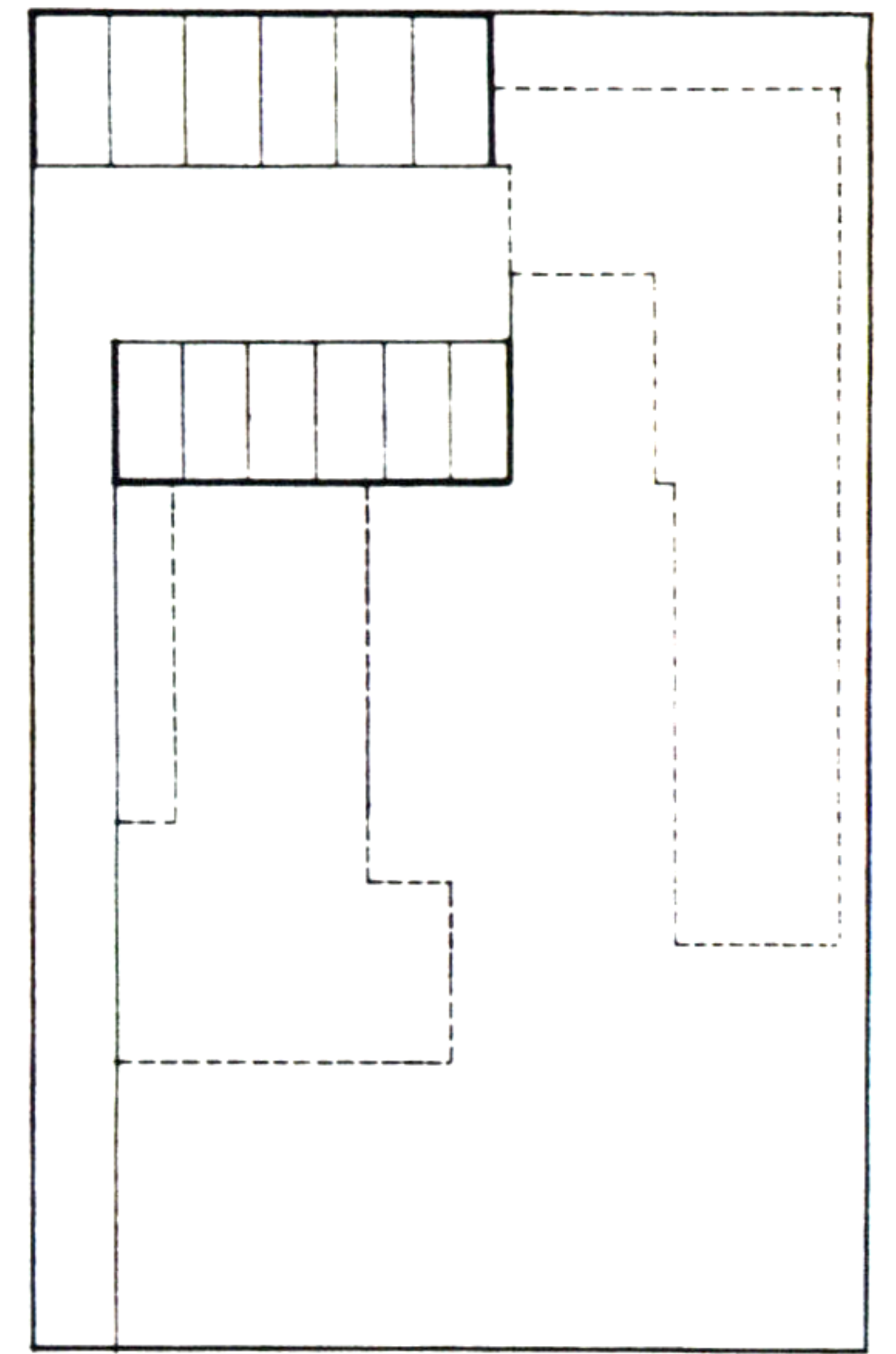
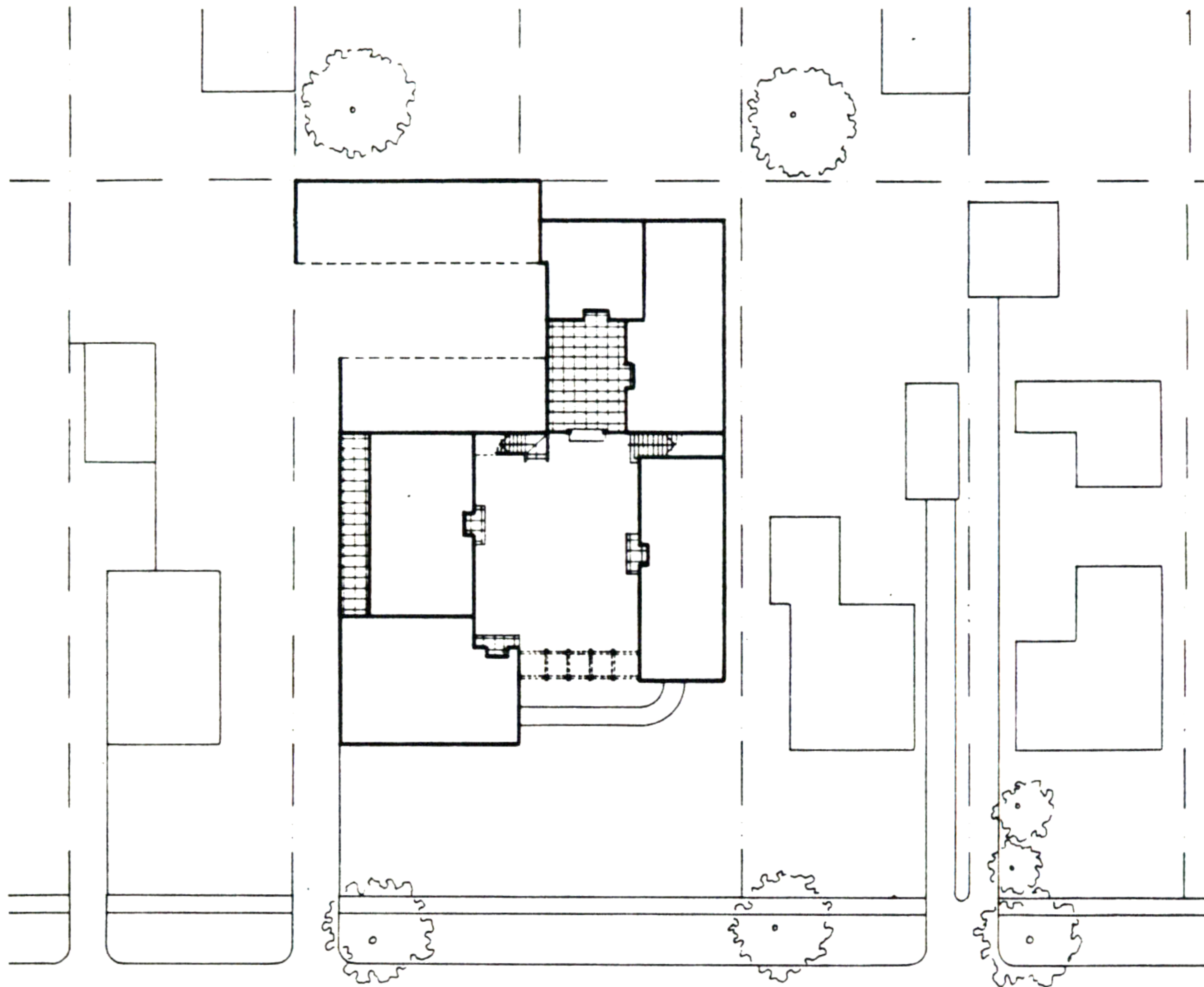
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0' 20' 40'



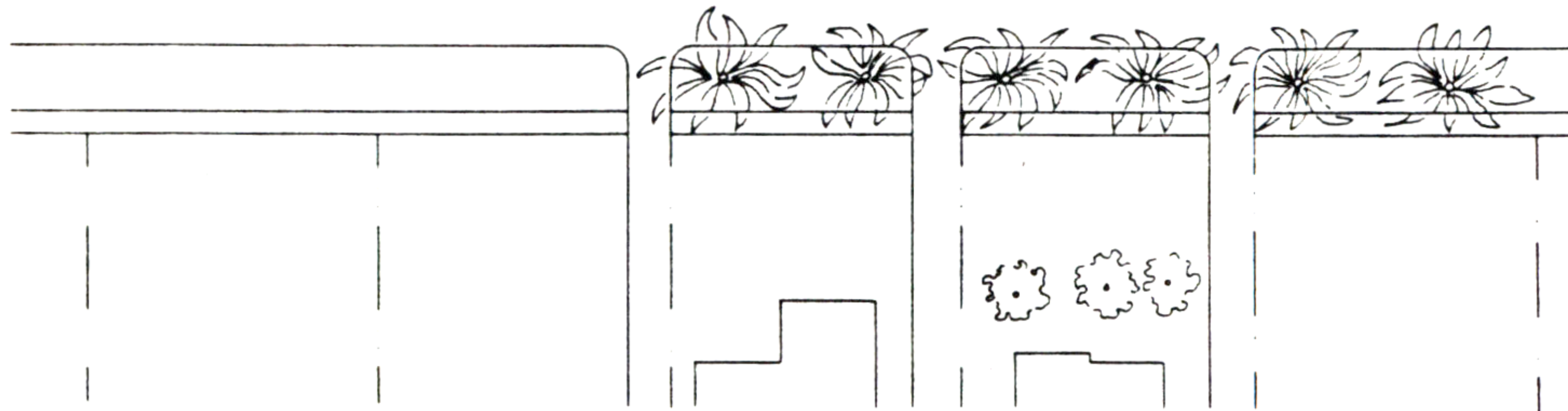
SECOND FLOOR PLAN

RM-16

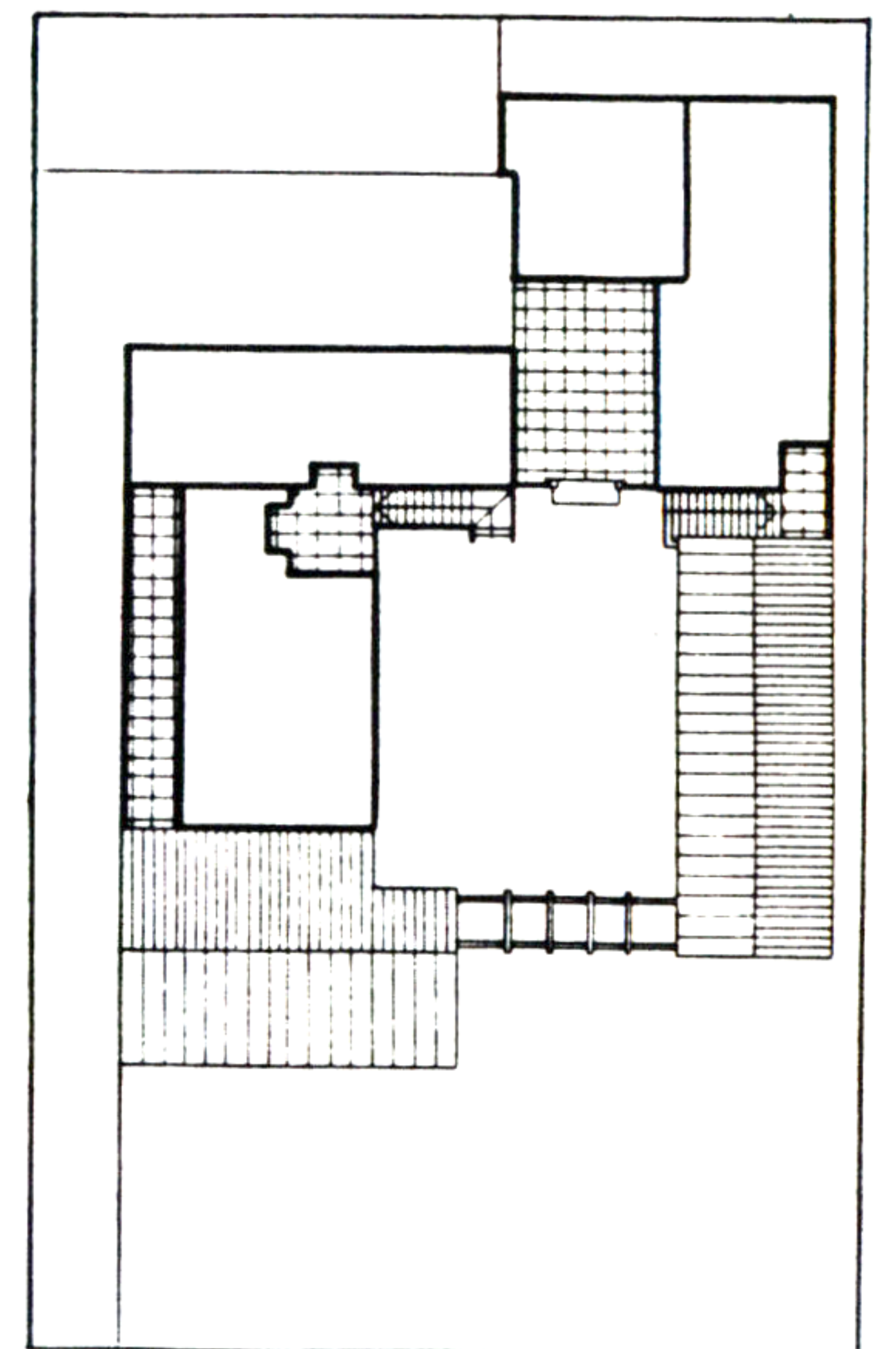
Address: 1543/51 Locust st.	Number of Units:	8 units
Lot Area (A): 16,500 sf	Number of Parking Spaces:	12 cars
Lot Dimensions: 100'x 165'	Square Feet of Construction:	7,920 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	6,350 sf
Value of (C): 1	Size of Main Garden:	3,850 sf
Allowed sq.ft : 0.48(C)(A)sf	Parking Type: with dwellings above	



PARKING PLAN



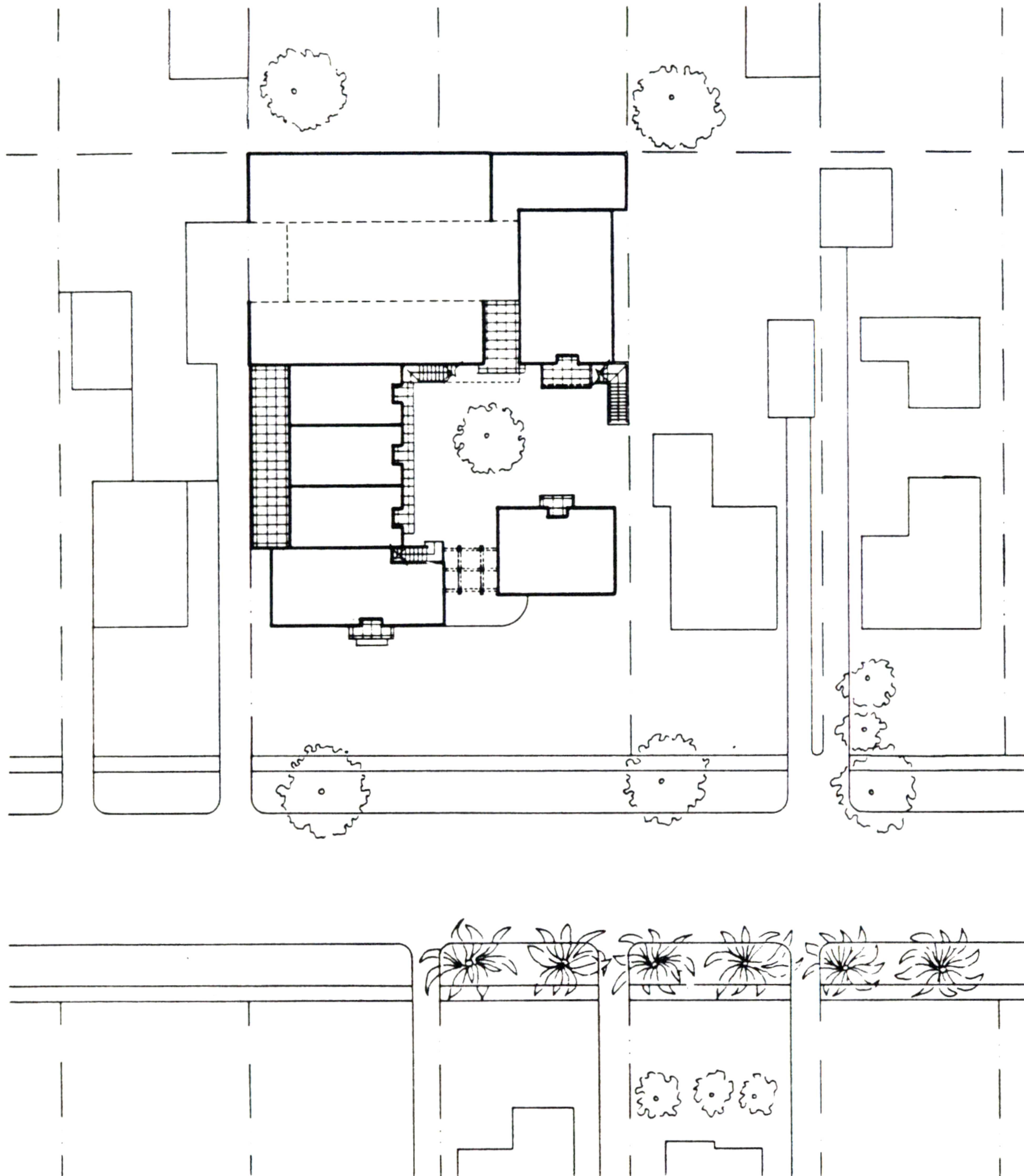
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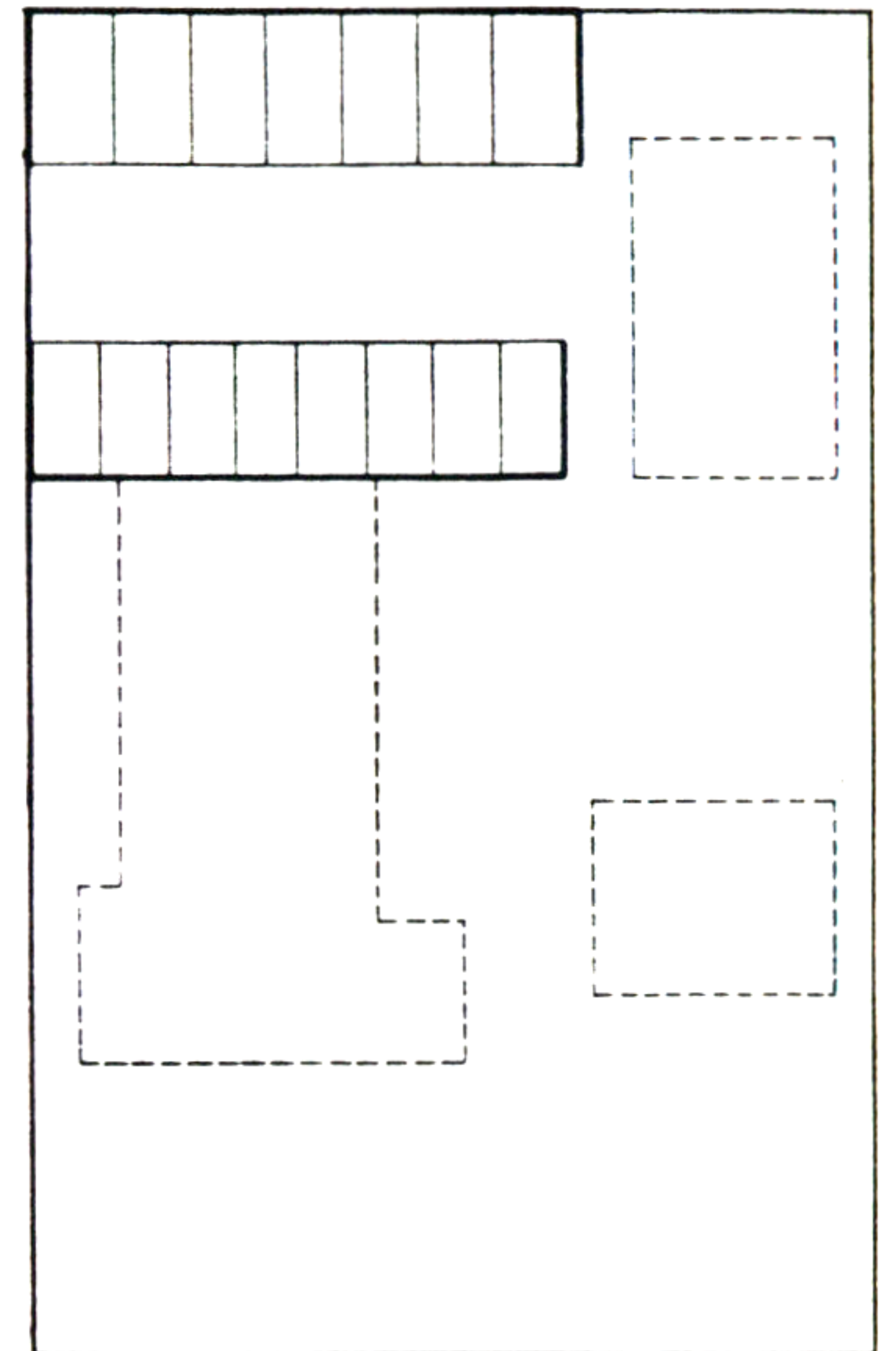
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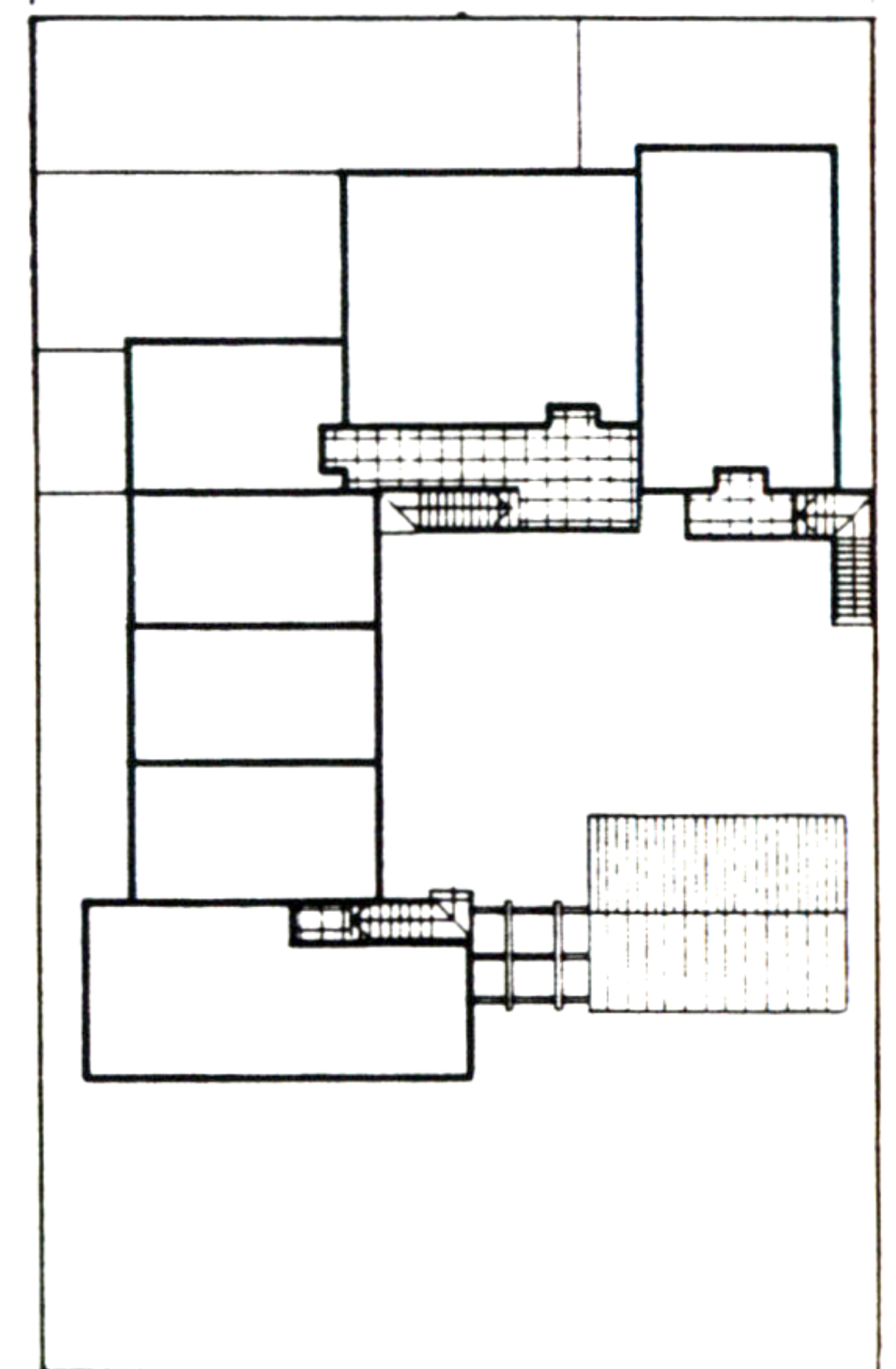
Address: 1543/51 Locust st.	Number of Units:	10 units
Lot Area (A): 16,500 sf	Number of Parking Spaces:	15 cars
Lot Dimensions: 100'x 165'	Square Feet of Construction:	9,570 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	6,490 sf
Value of (C): 1	Size of Main Garden:	3,900 sf
Allowed sq.ft : 0.58(C)(A)sf	Parking Type:w/dwellings above/shared	



SITE PLAN



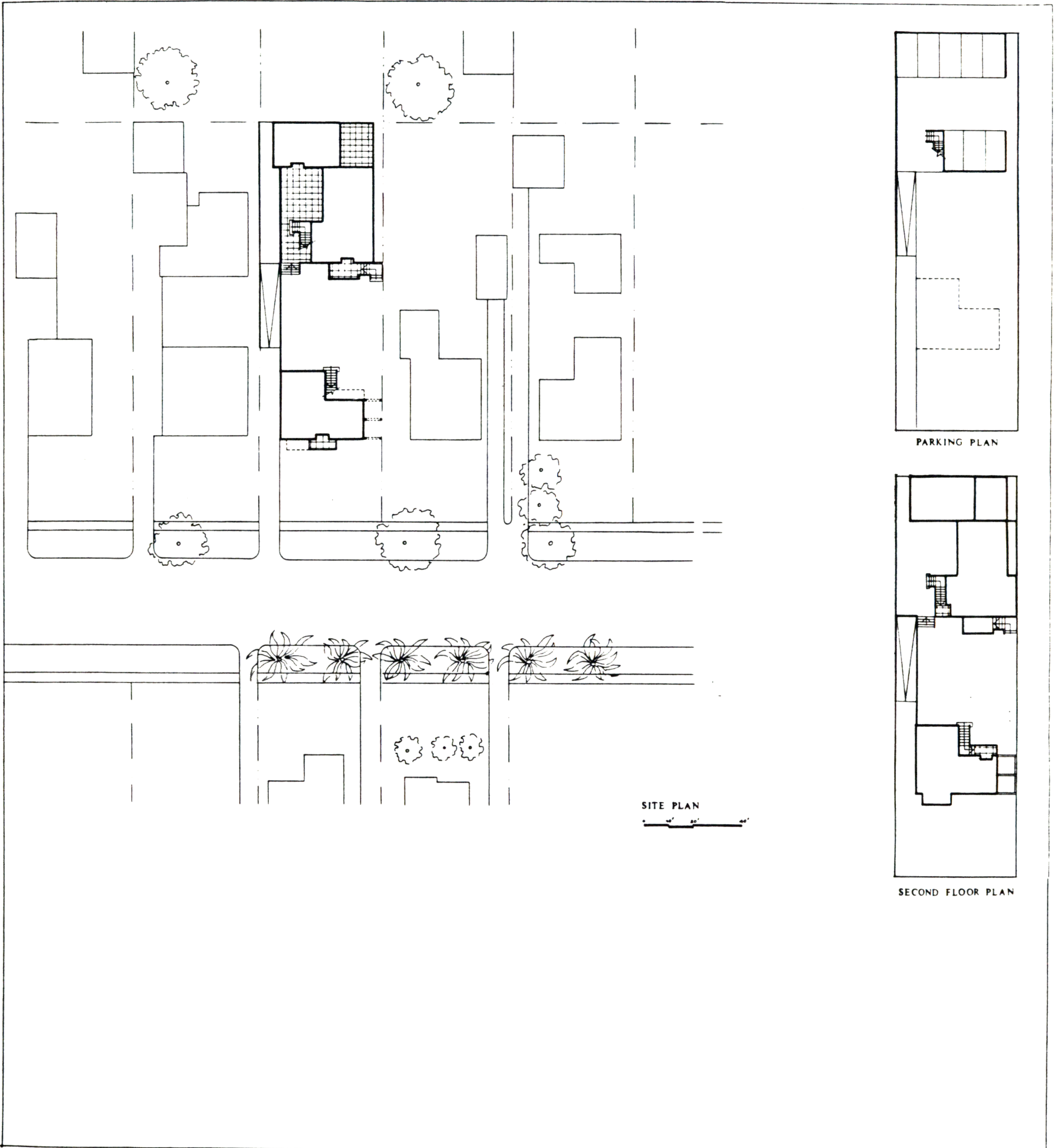
PARKING PLAN



SECOND FLOOR PLAN

RM-16

Address:	1543/9 Locust st.	Number of Units:	5 units
Lot Area (A):	8,250 sf	Number of Parking Spaces:	8 cars
Lot Dimensions:	50'x 165'	Square Feet of Construction:	4,765 sf
Context Density:	2.2 units/lot	Size of Total Open Space:	3,540 sf
Value of (C):	1	Size of Main Garden:	2,100 sf
Allowed sq.ft :	0.60(C)(A)sf	Parking Type:	naturally ventilated



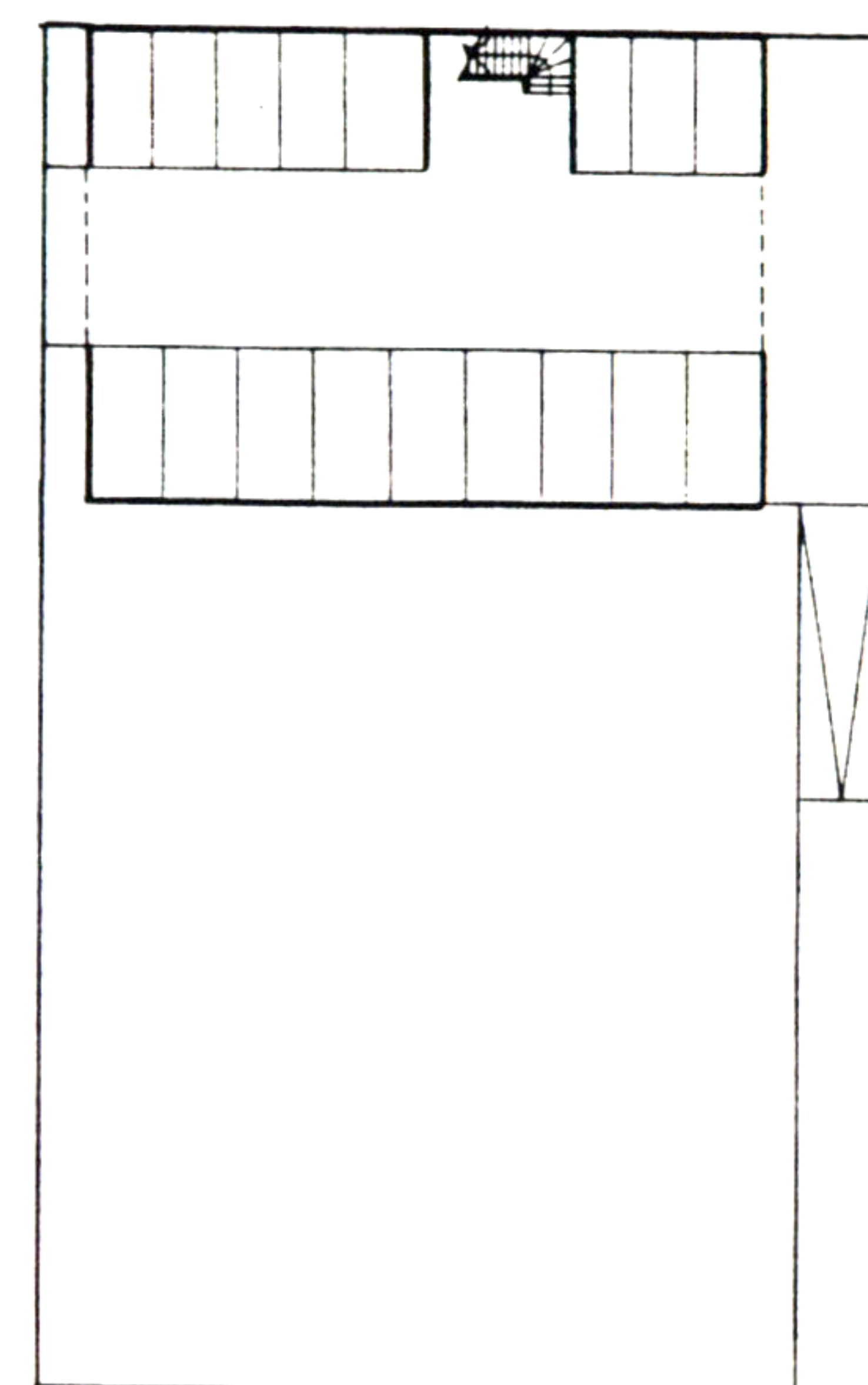
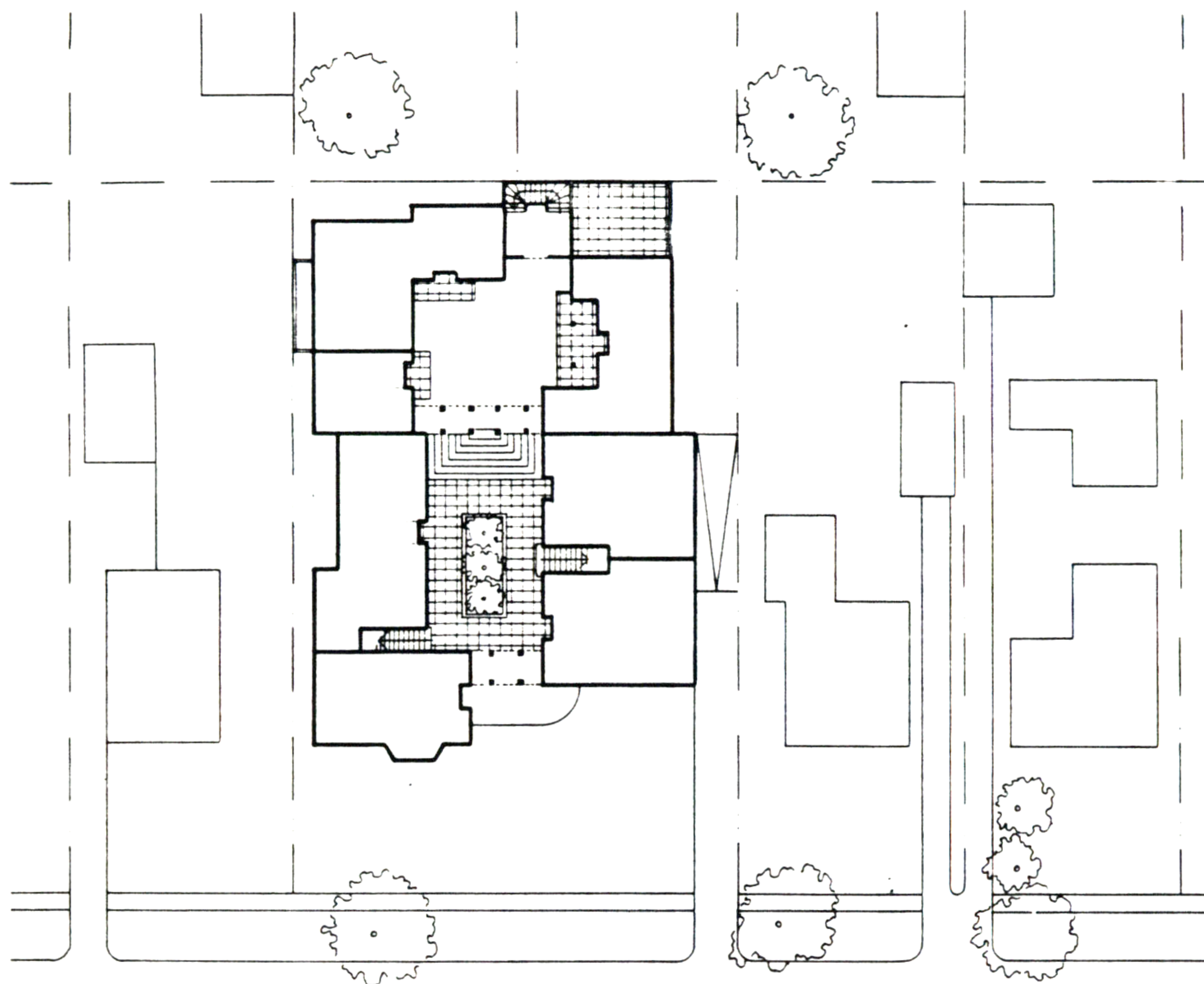
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SITE PLAN
0' 20' 40'

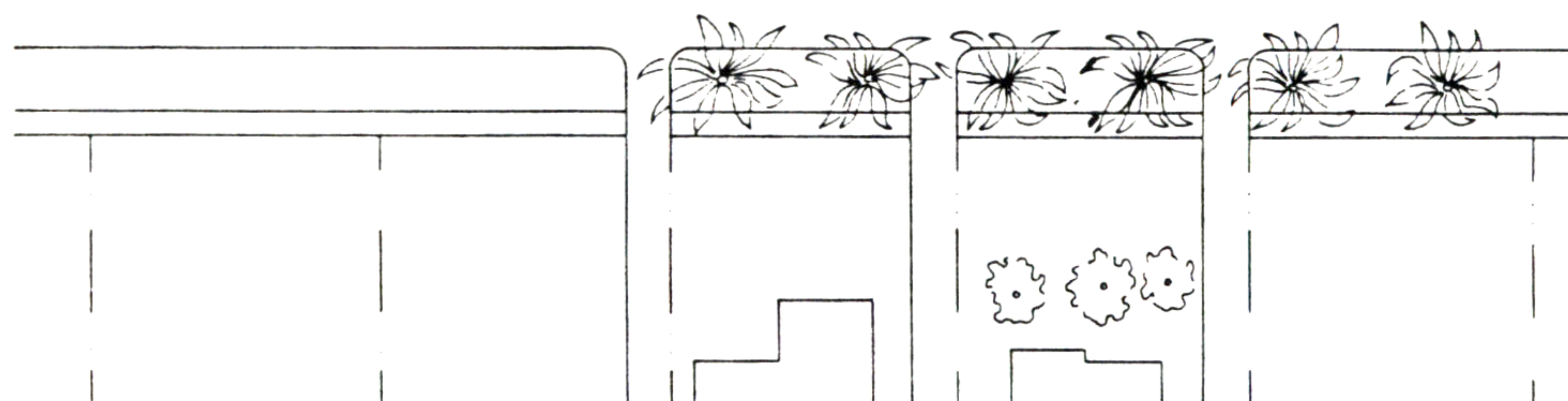
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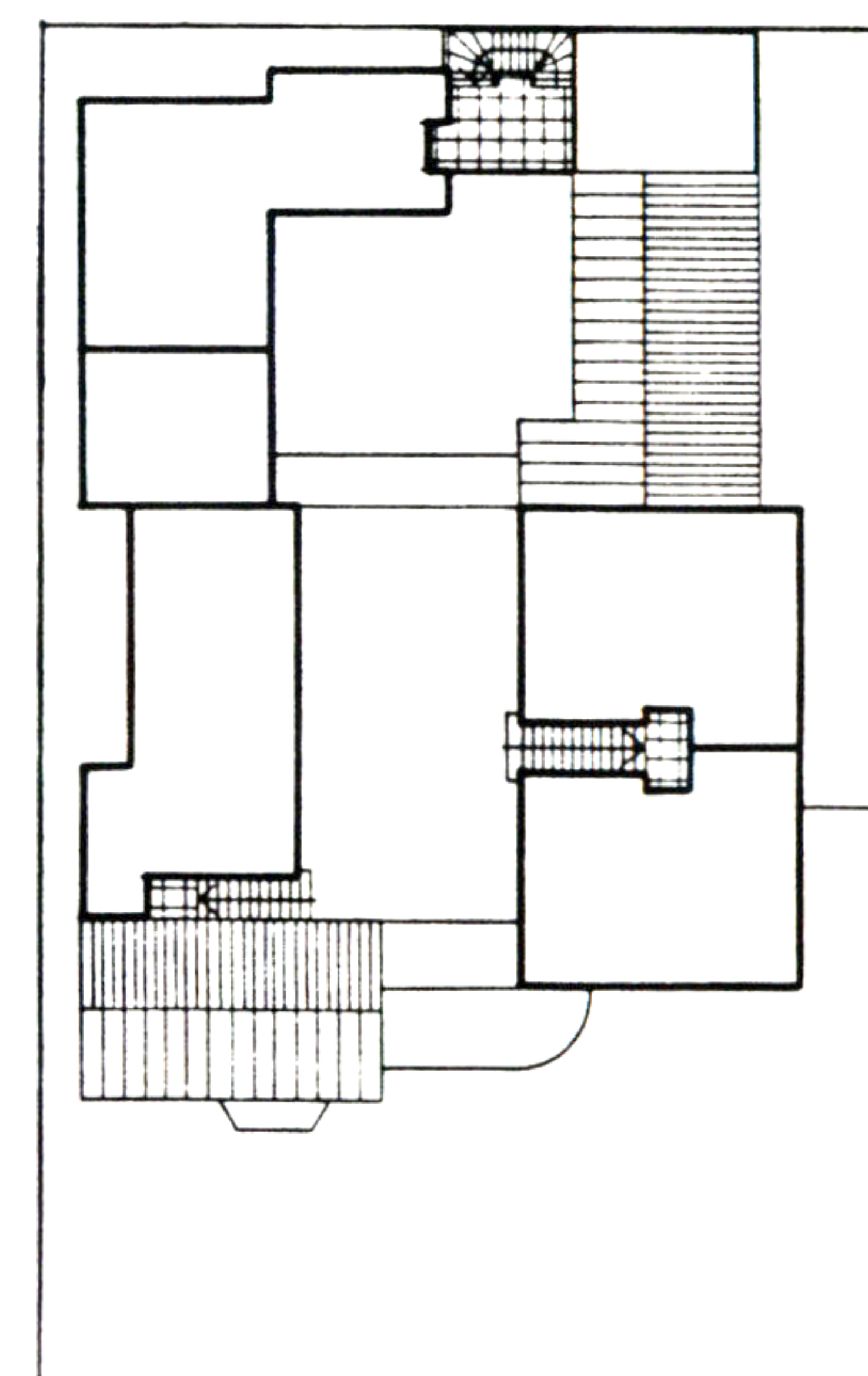
Address: 1543/51 Locust st.	Number of Units:	11 units
Lot Area (A): 16,500 sf	Number of Parking Spaces:	17 cars
Lot Dimensions: 100'x 165'	Square Feet of Construction:	11,180 sf
Context Density: 2.2 units/lot	Size of Total Open Space:	3,540 sf
Value of (C): 1	Size of Main Garden:	2,100 sf
Allowed sq.ft : $0.68(C)(A)$ sf	Parking Type: naturally ventilated	



PARKING PLAN



SITE PLAN

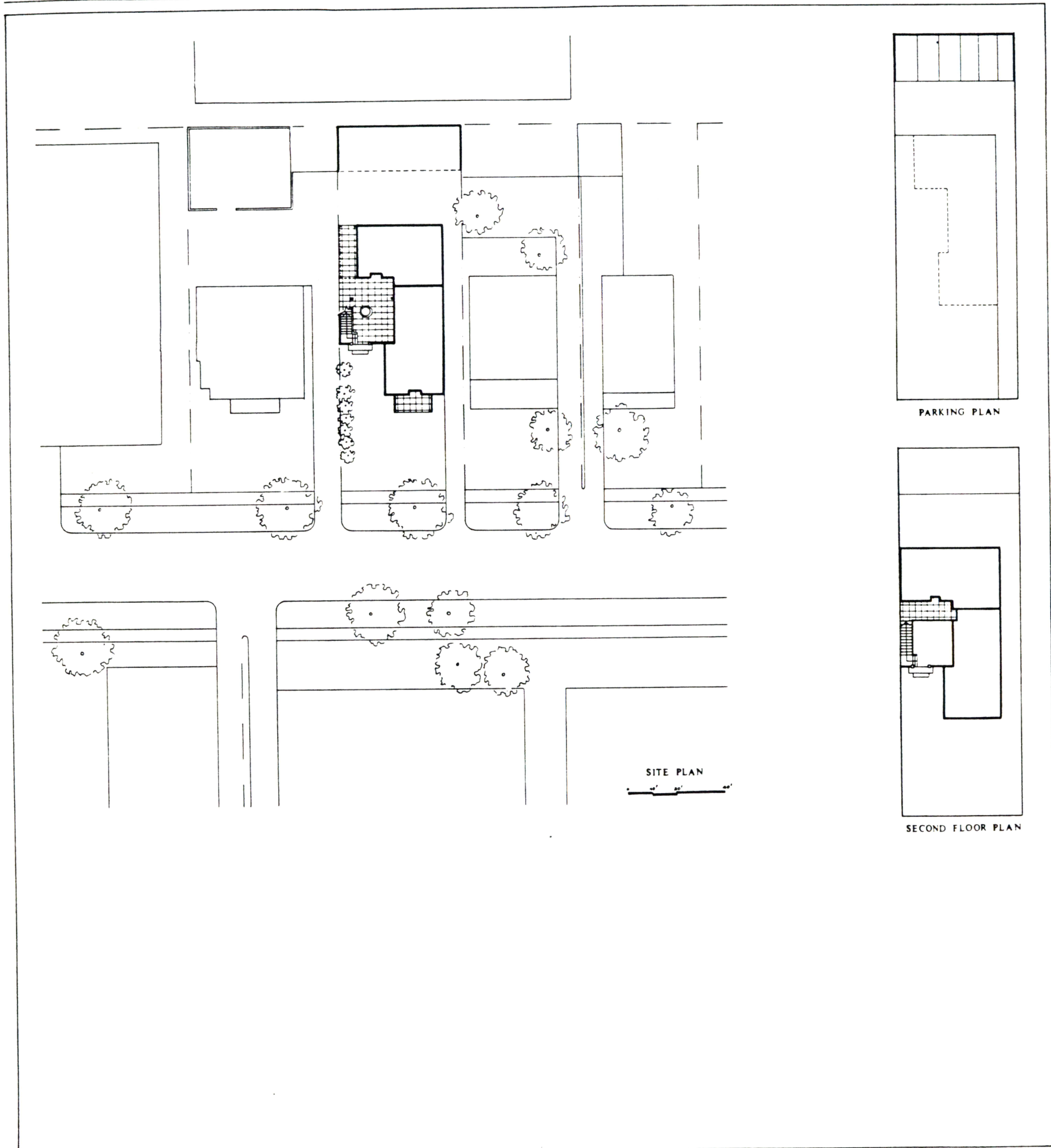


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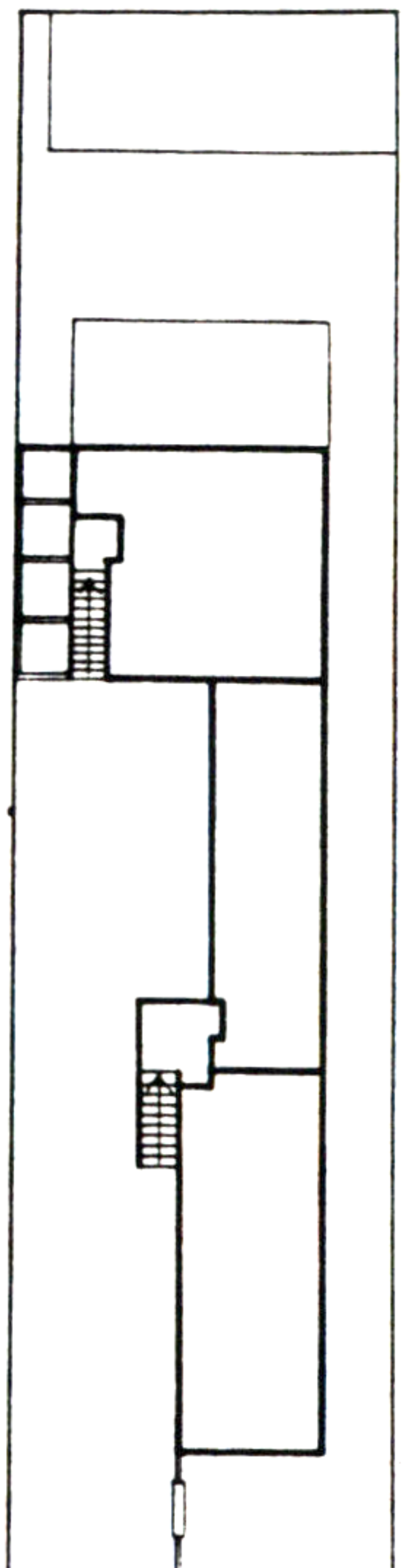
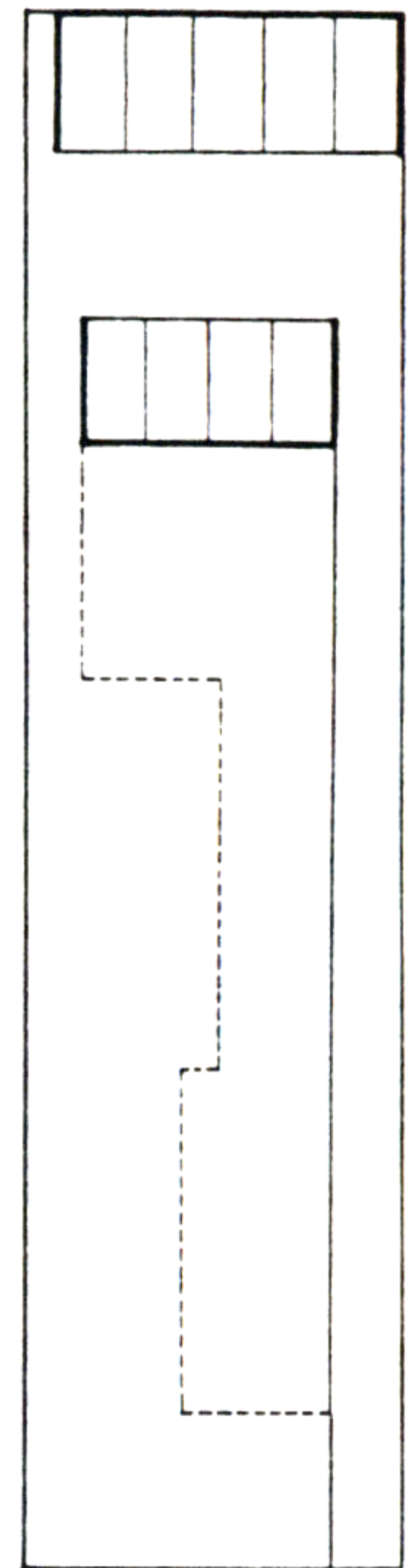
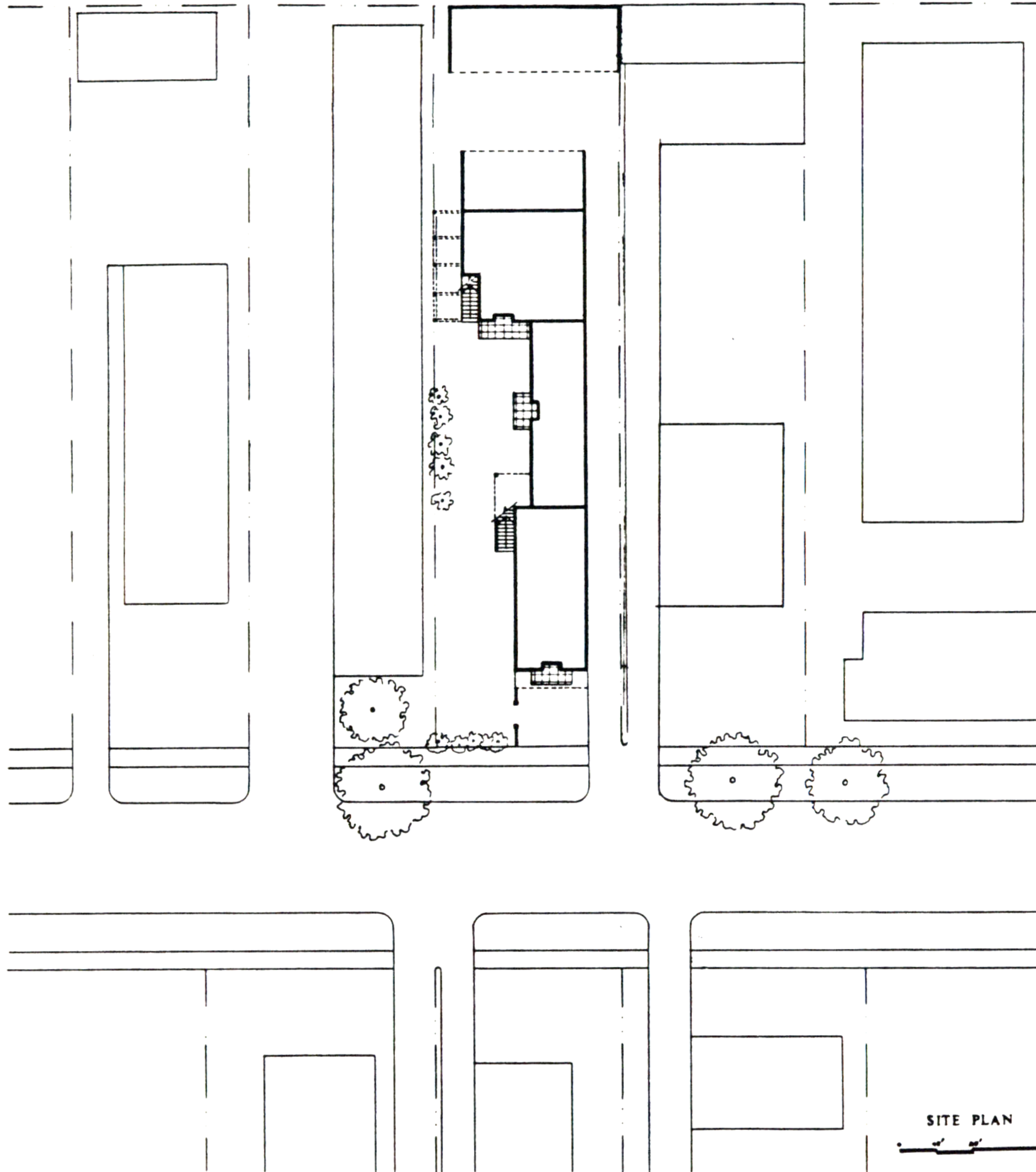
RM-32 EXAMPLES

RM-32

Address:	376 S.Oakland st.	Number of Units:	4 units
Lot Area (A):	7,650 sf	Number of Parking Spaces:	6 cars
Lot Dimensions:	50'x 153'	Square Feet of Construction:	3,870 sf
Context Density:	9 units/lot	Size of Total Open Space:	2,690 sf
Value of (C):	1	Size of Main Garden:	2,090 sf
Allowed sq.ft:	0.50(C)(A)sf	Parking Type:	surface

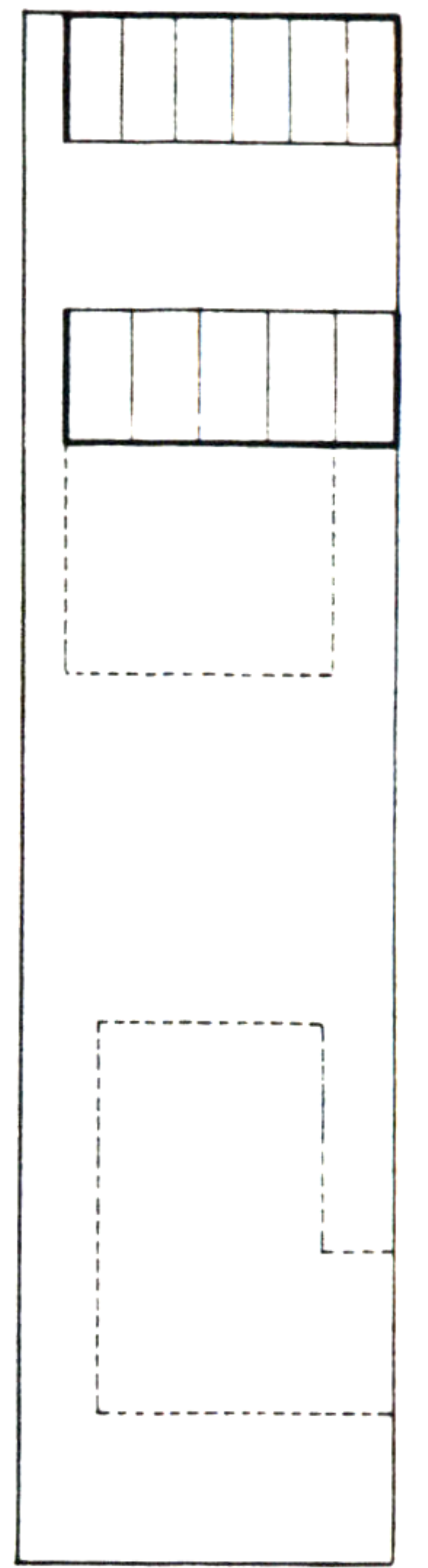
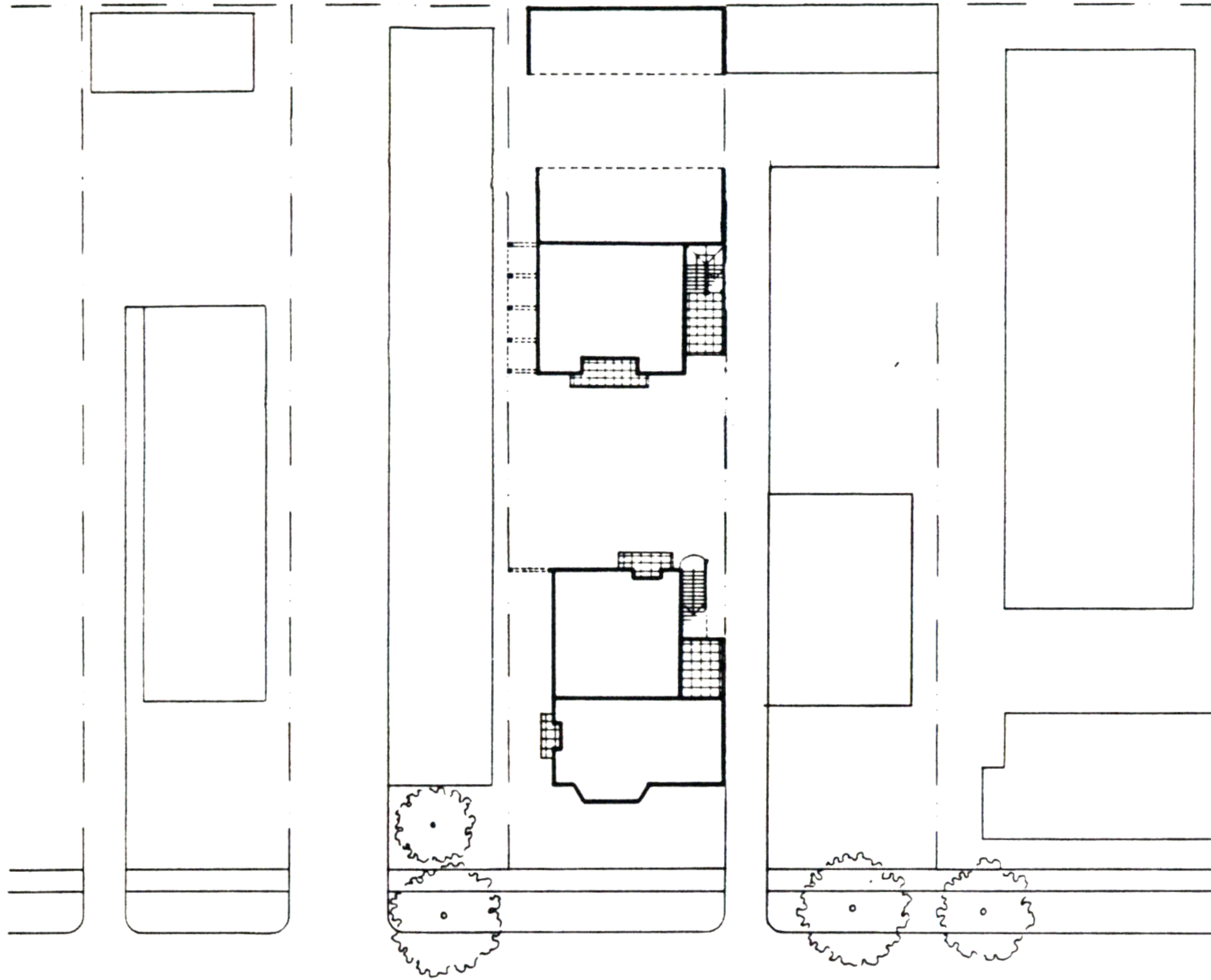


Address:	285 Holliston st.	Number of Units:	6 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	9 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	5,430 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,090 sf
Value of (C):	1	Size of Main Garden:	2,690 sf
Allowed sq.ft:	0.54(C)(A)sf	Parking Type:	surface

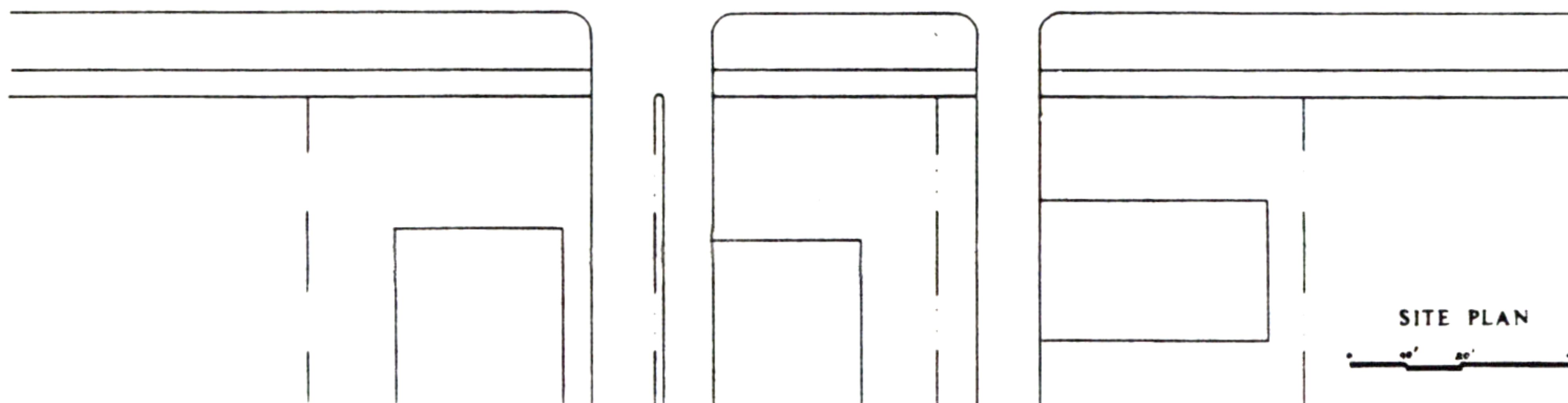


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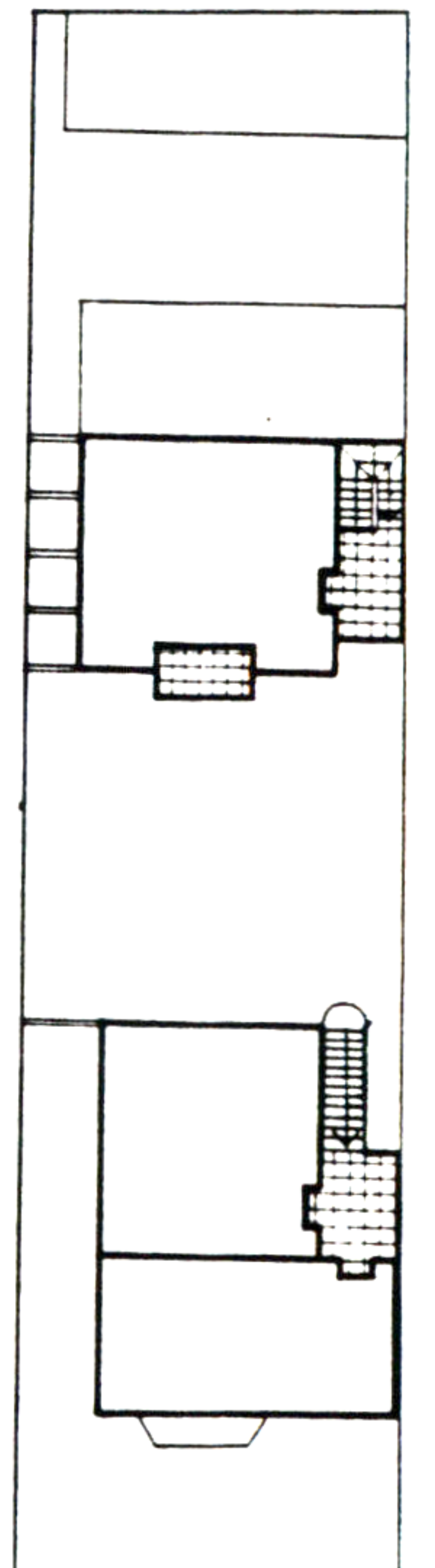
Address:	285 Holliston st.	Number of Units:	7 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	11 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	6,560 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,225 sf
Value of (C):	1	Size of Main Garden:	2,300 sf
Allowed sq.ft:	0.64(C)(A)sf	Parking Type:	surface/shared driveway



PARKING PLAN

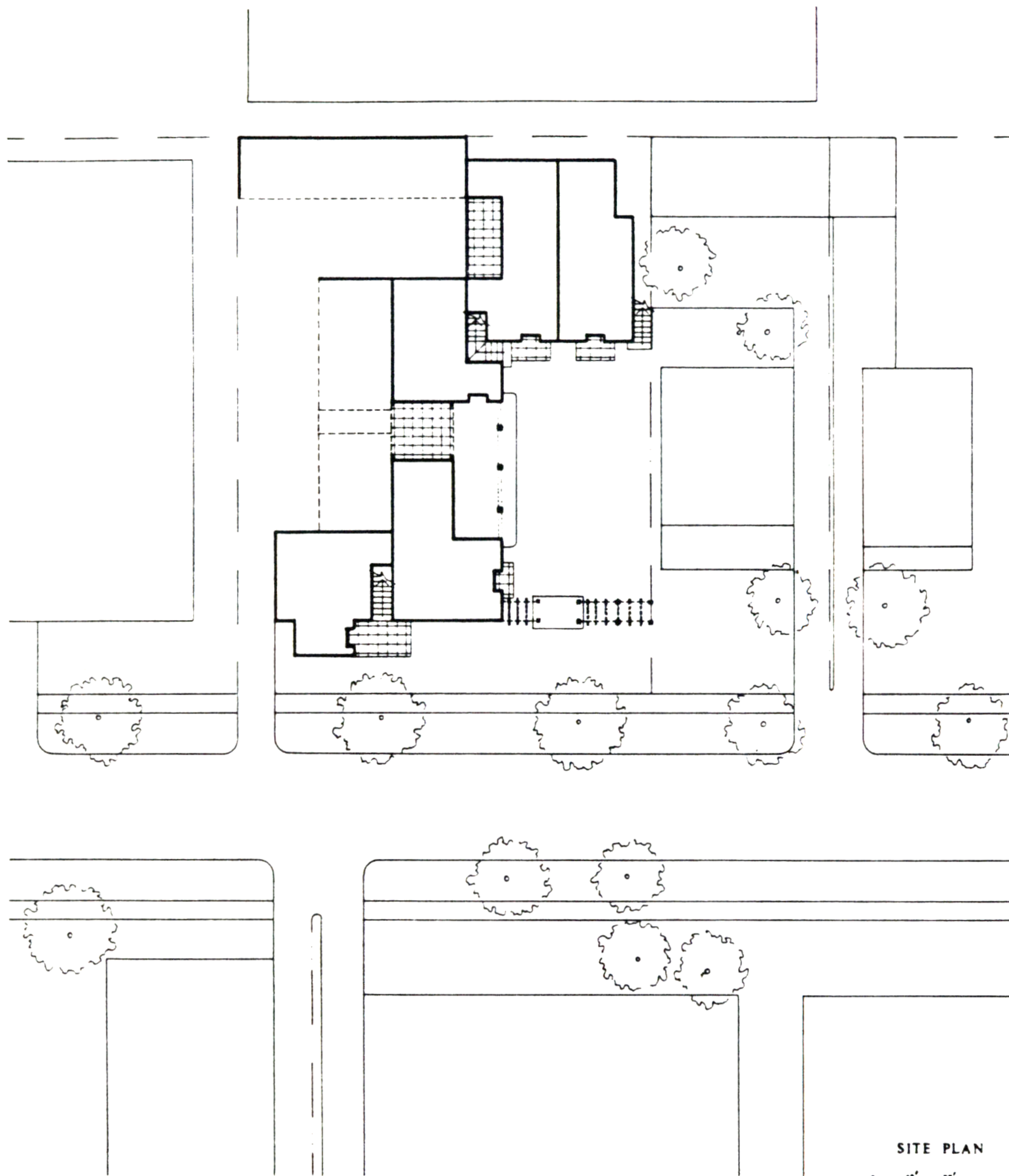


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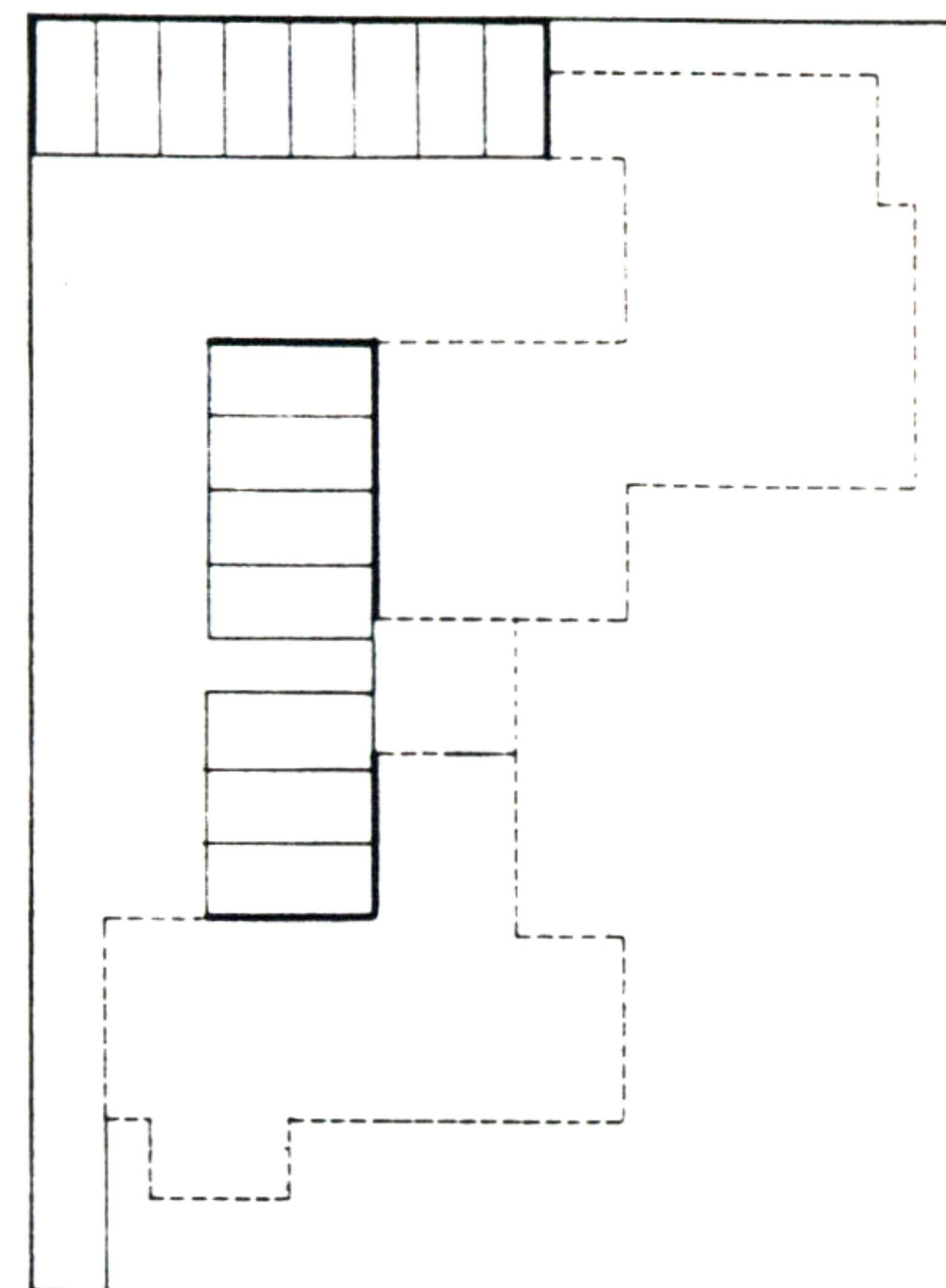


SECOND FLOOR PLAN

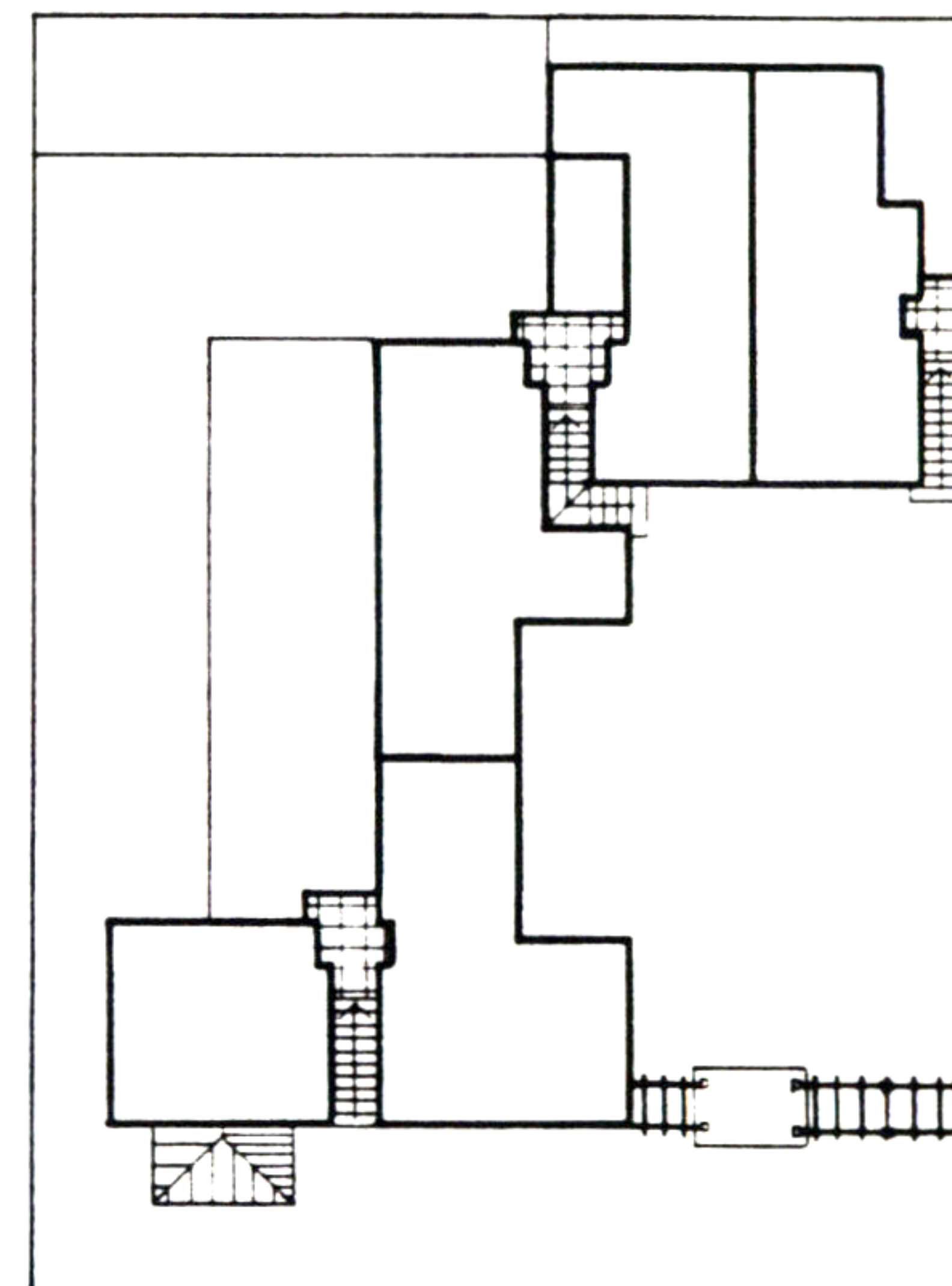
Address:	376/8 S.Oakland st.	Number of Units:	10 units
Lot Area (A):	16,830 sf	Number of Parking Spaces:	15 cars
Lot Dimensions:	110'x 153'	Square Feet of Construction:	9,800 sf
Context Density:	9 units/lot	Size of Total Open Space:	5,374 sf
Value of (C):	1	Size of Main Garden:	3,574 sf
Allowed sq.ft:	0.58(C)(A)sf	Parking Type:	surface



SITE PLAN



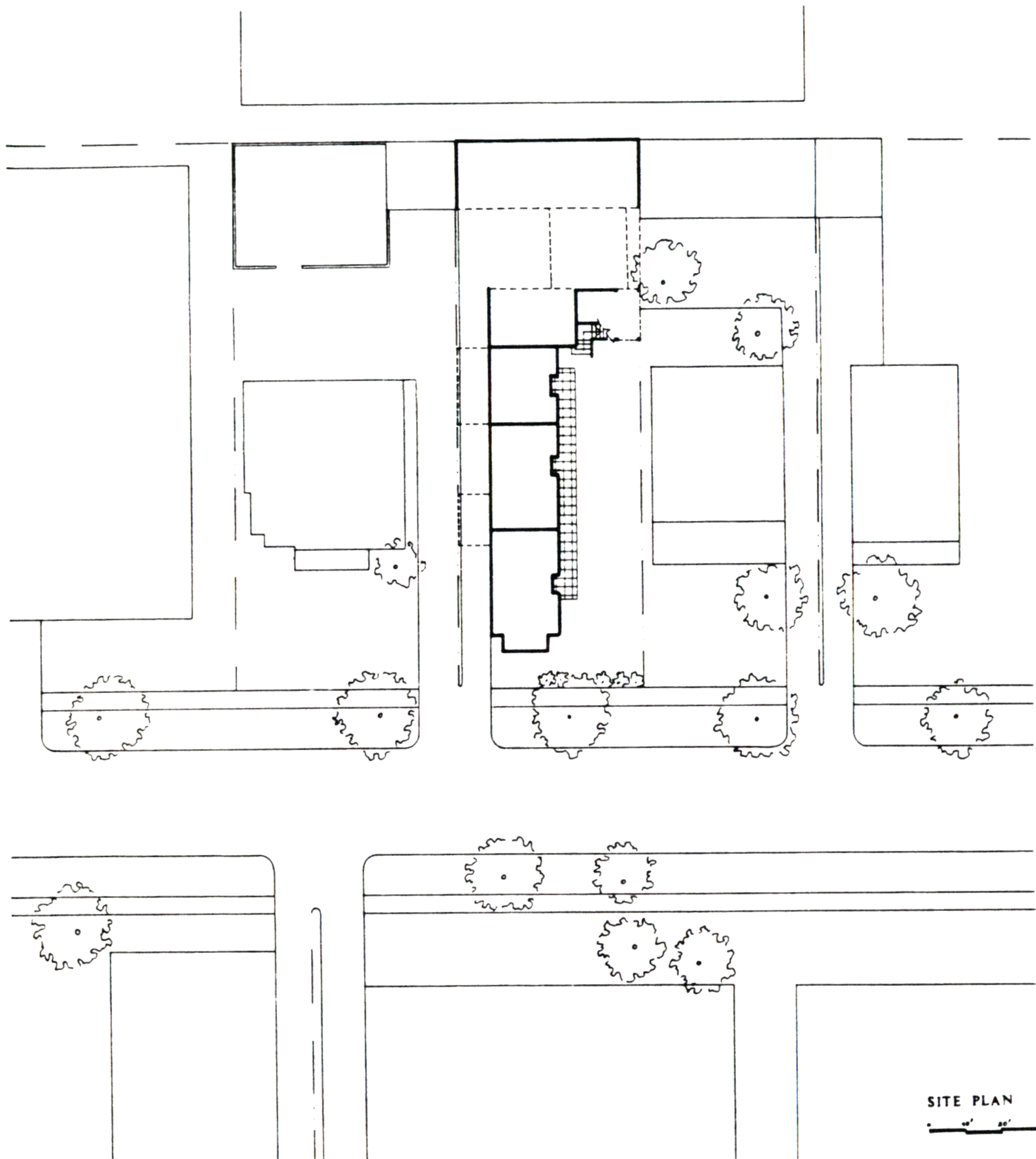
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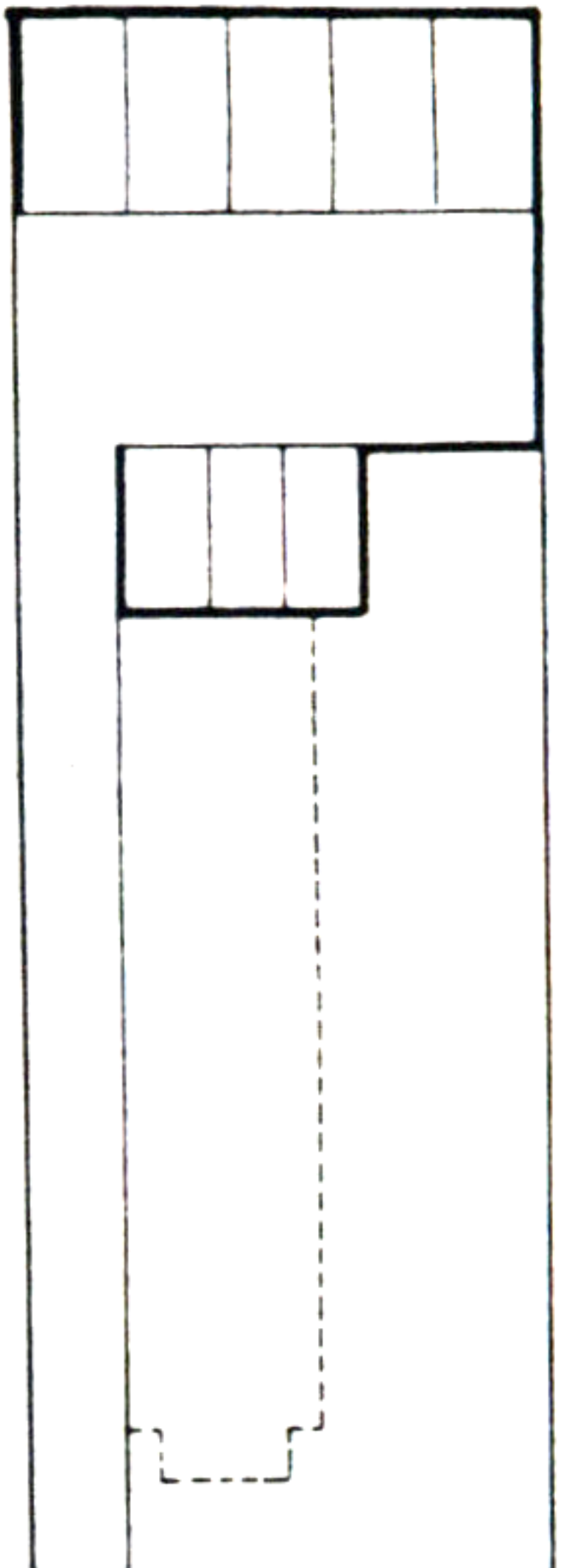
SECOND FLOOR PLAN

RM-32

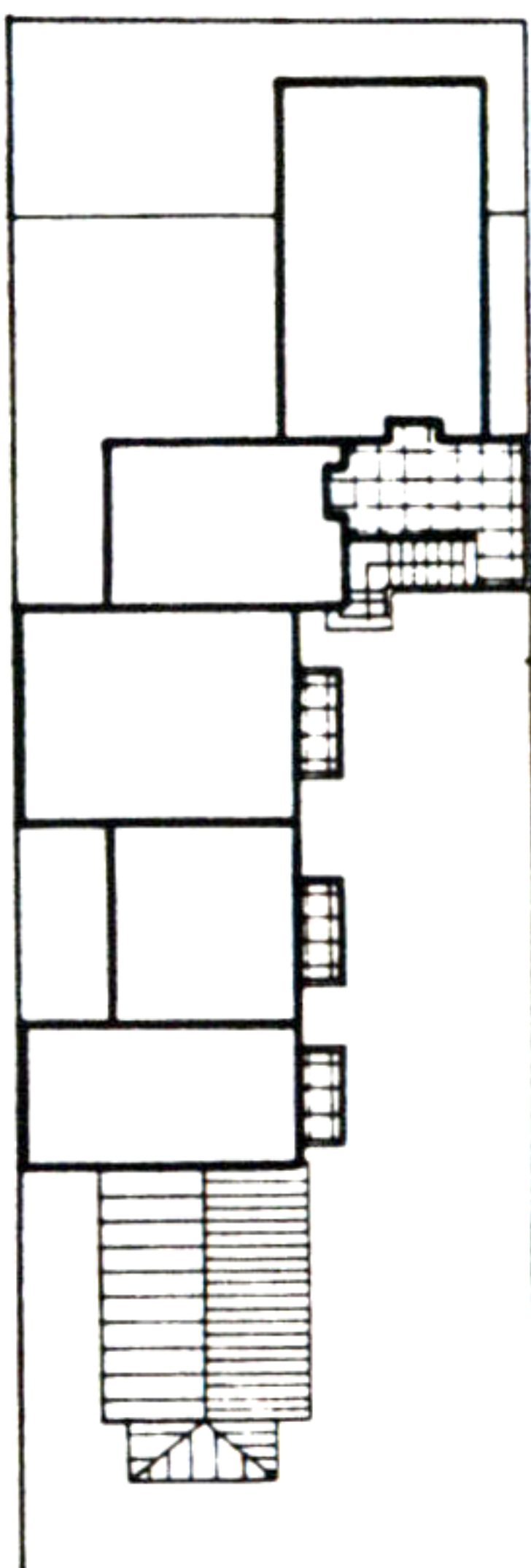
Address:	376 S.Oakland st.	Number of Units:	5 units
Lot Area (A):	7,650 sf	Number of Parking Spaces:	8 cars
Lot Dimensions:	50'x 153'	Square Feet of Construction:	4,566 sf
Context Density:	9 units/lot	Size of Total Open Space:	2,680 sf
Value of (C):	1	Size of Main Garden:	2,080 sf
Allowed sq.ft:	0.60(C)(A)sf	Parking Type:	with dwellings above



SITE PLAN



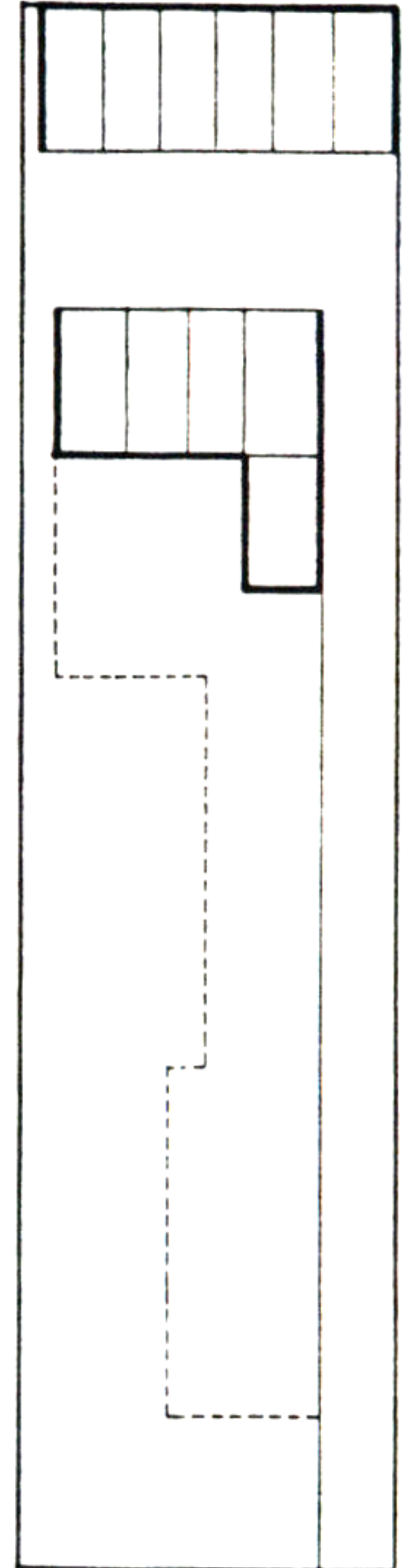
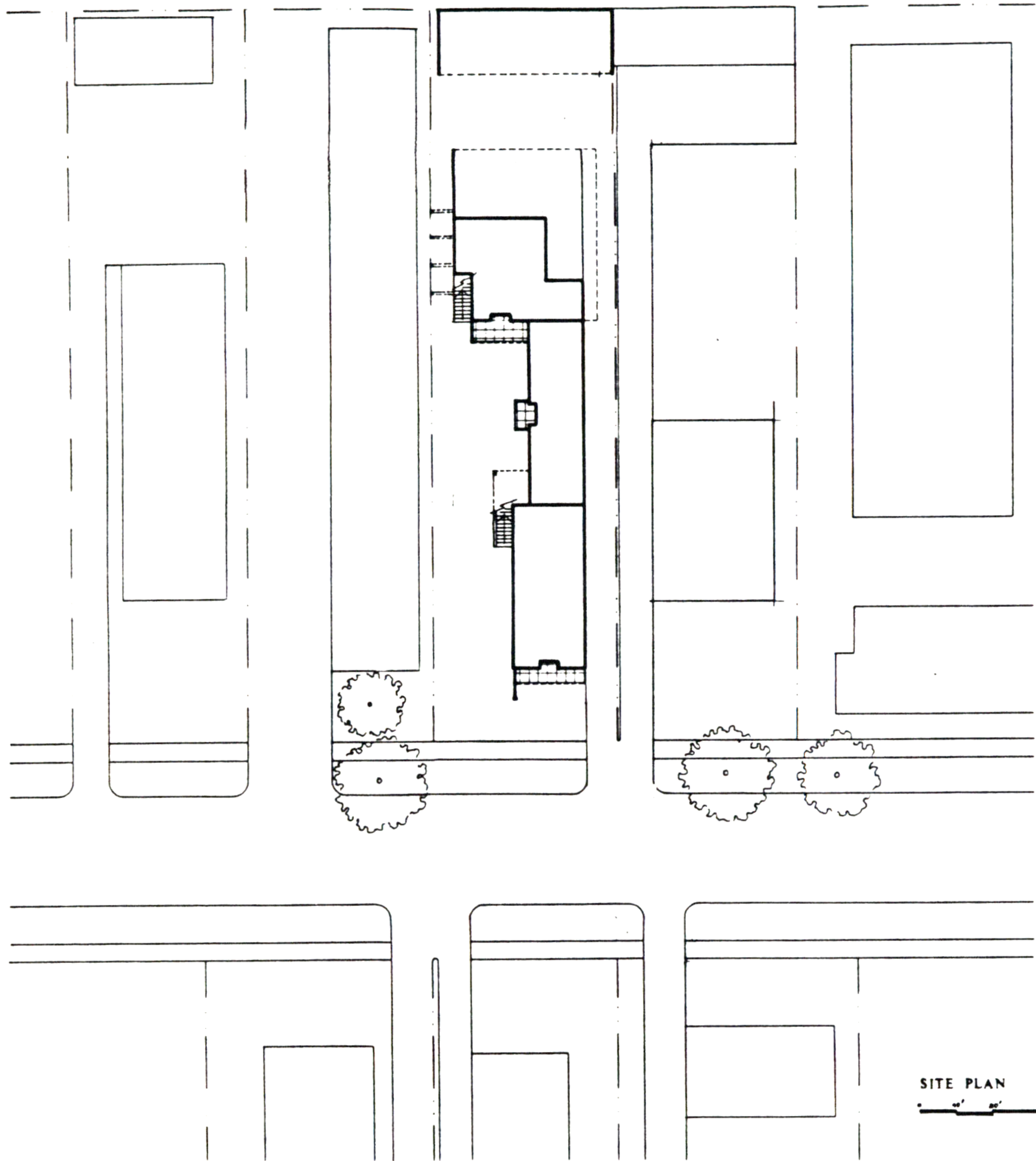
PARKING PLAN



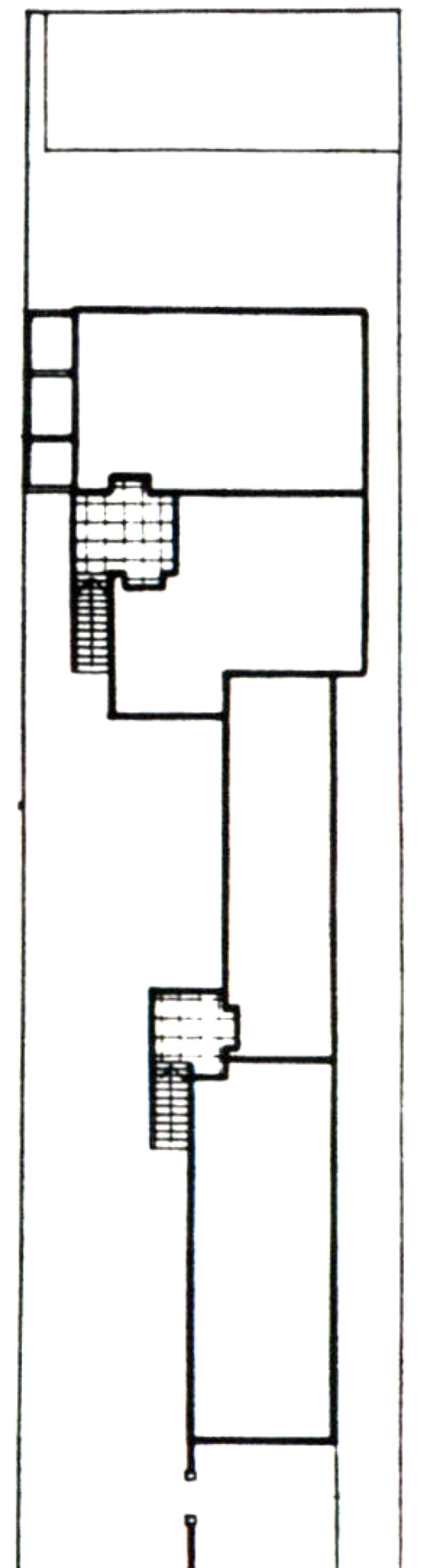
SECOND FLOOR PLAN

RM-32

Address:	285 Holliston st.	Number of Units:	7 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	11 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	6,300 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,090 sf
Value of (C):	1	Size of Main Garden:	2,690 sf
Allowed sq.ft:	0.65(C)(A)sf	Parking Type:	with dwellings above



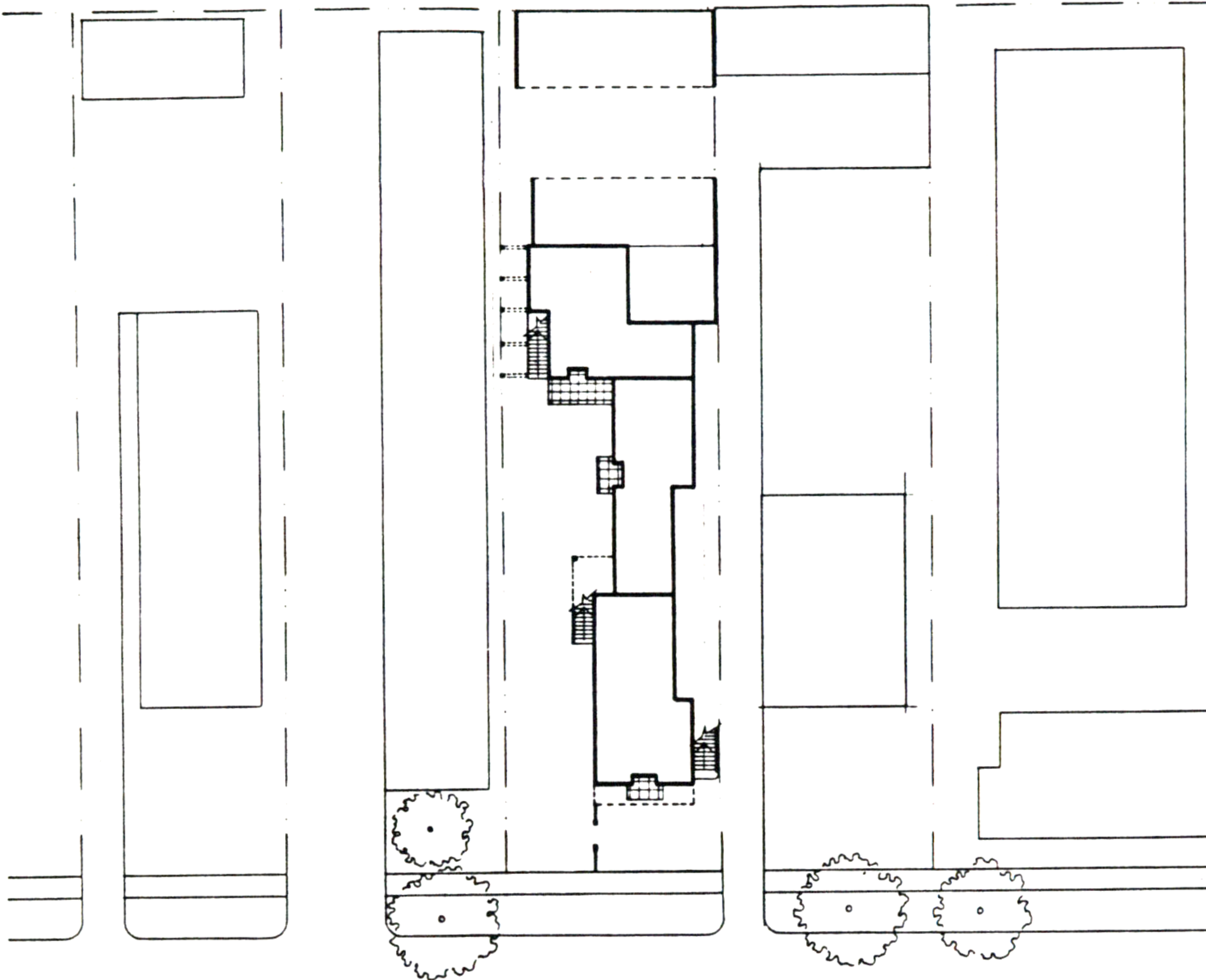
PARKING PLAN



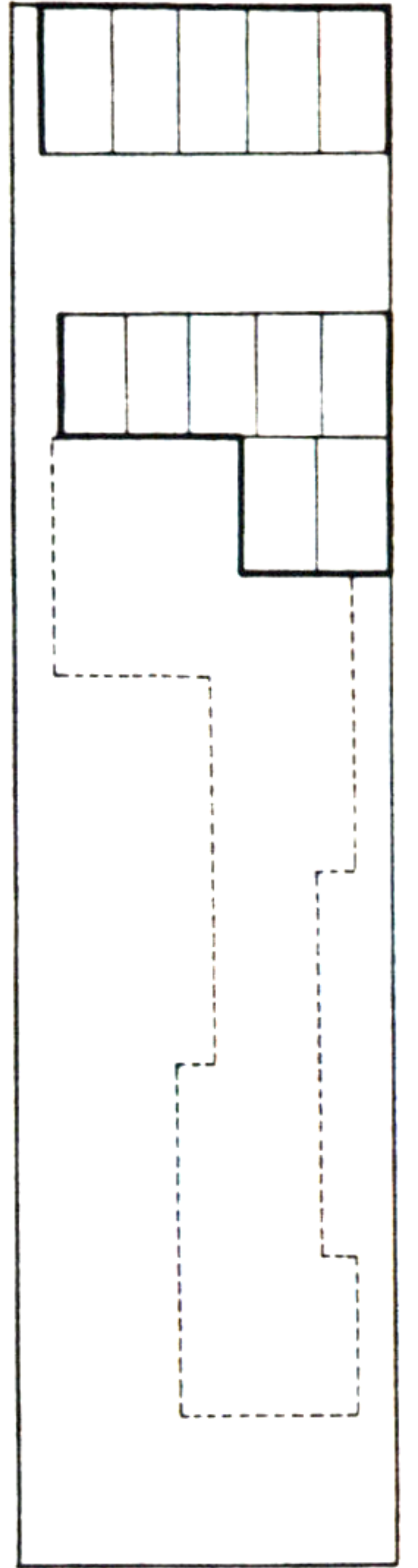
SECOND FLOOR PLAN

RM-32

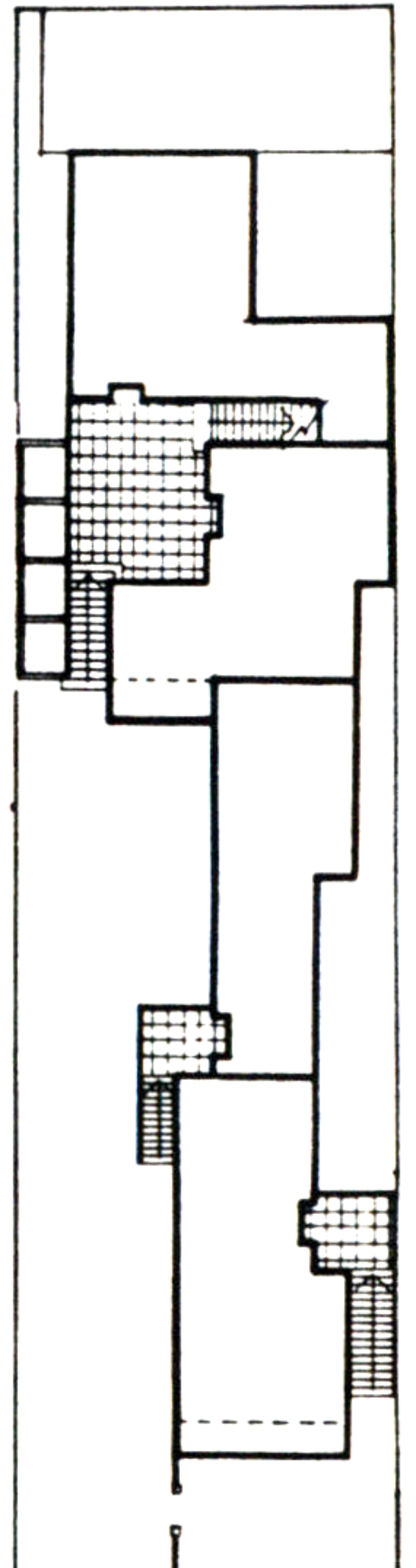
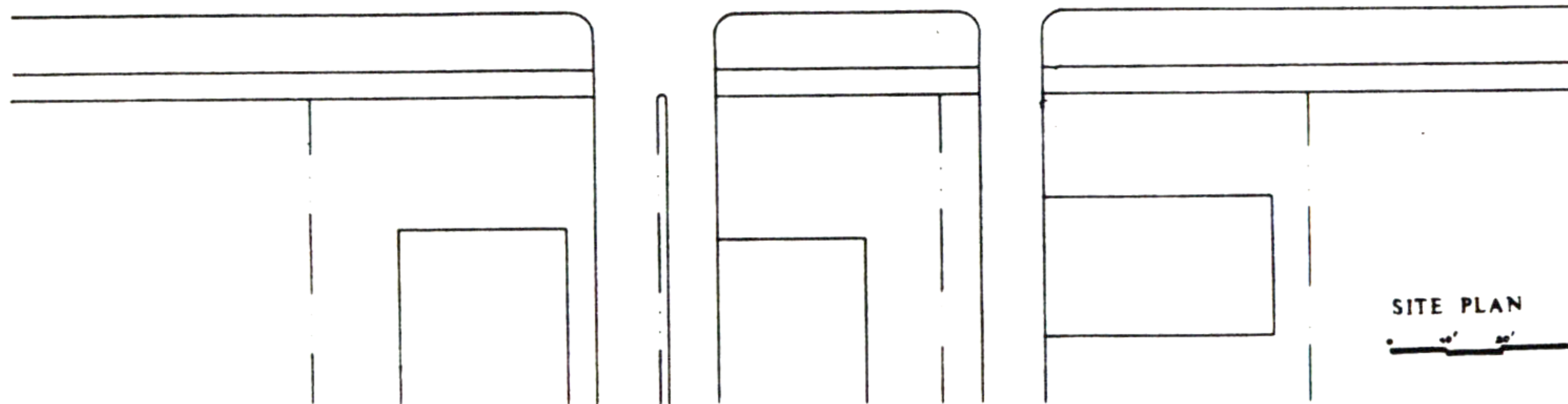
Address:	285 Holliston st.	Number of Units:	8 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	12 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	7,607 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,270 sf
Value of (C):	1	Size of Main Garden:	2,690 sf
Allowed sq.ft:	0.75(C)(A)sf	Parking Type:	w/dwellings above/shared



SITE PLAN



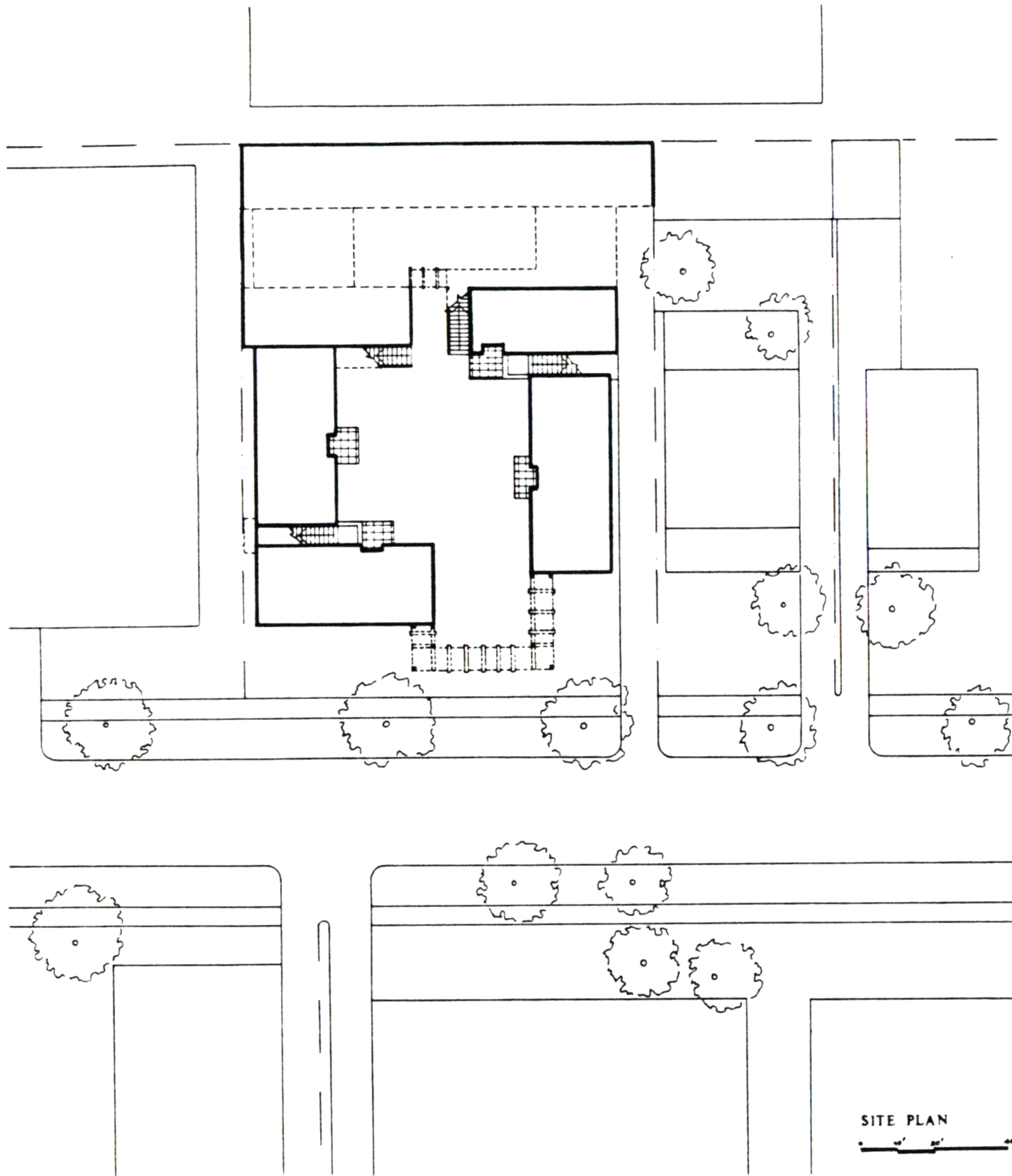
PARKING PLAN



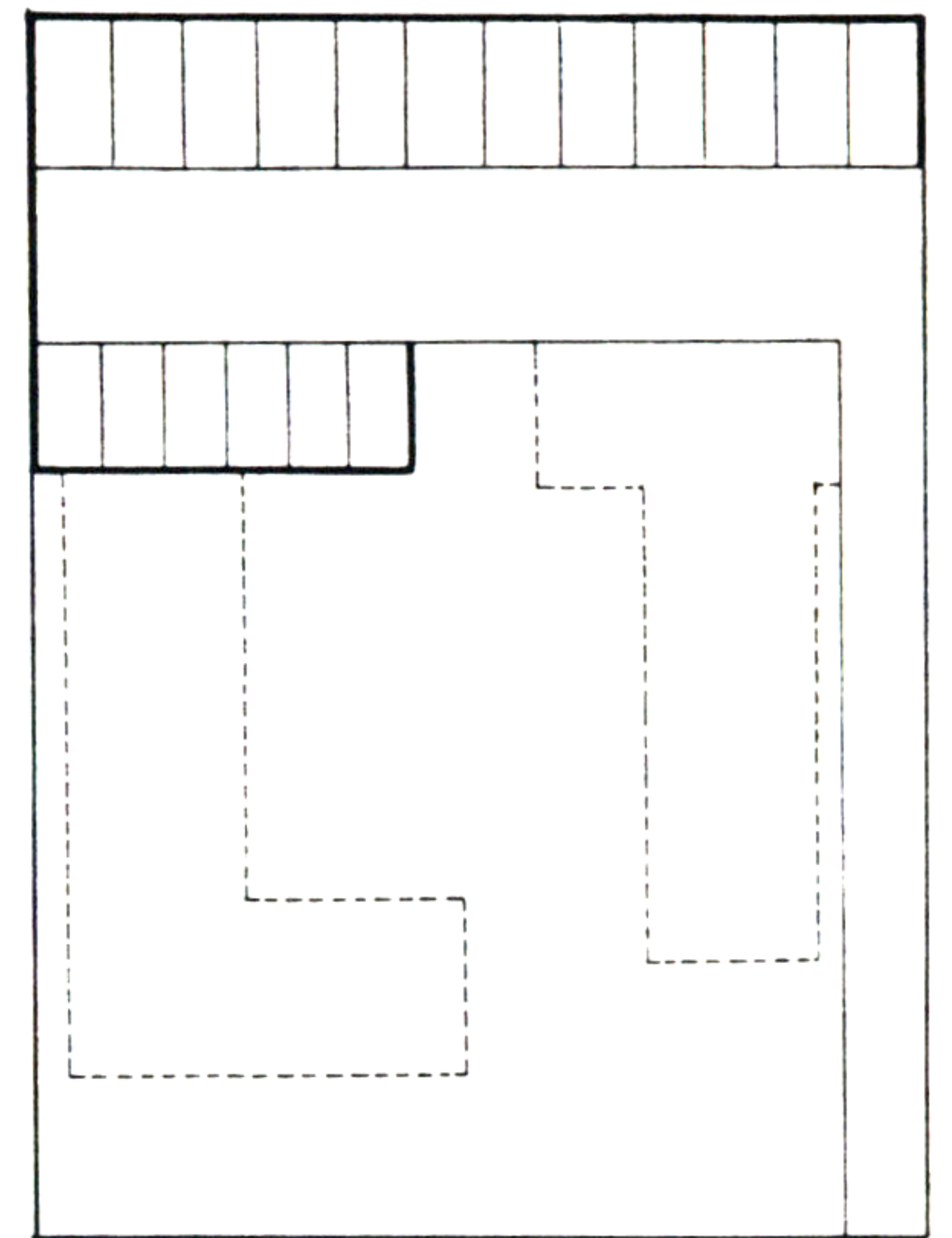
SECOND FLOOR PLAN

RM-32

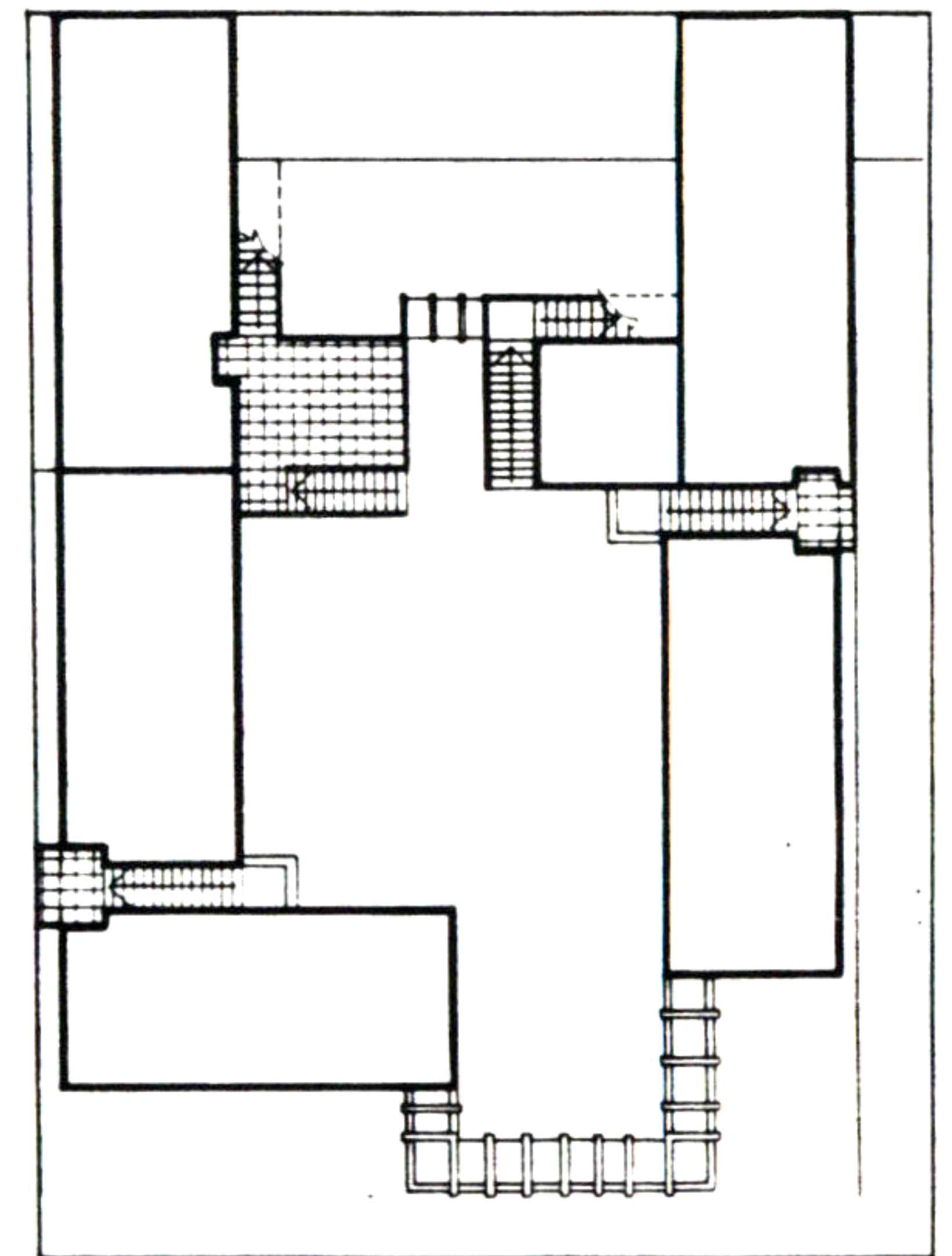
Address:	376/8 S.Oakland st.	Number of Units:	12 units
Lot Area (A):	16,830 sf	Number of Parking Spaces:	18 cars
Lot Dimensions:	110'x 153'	Square Feet of Construction:	12,500 sf
Context Density:	9 units/lot	Size of Total Open Space:	5,300 sf
Value of (C):	1	Size of Main Garden:	3,500 sf
Allowed sq.ft:	$0.74(C)(A)$ sf	Parking Type:	with dwellings above



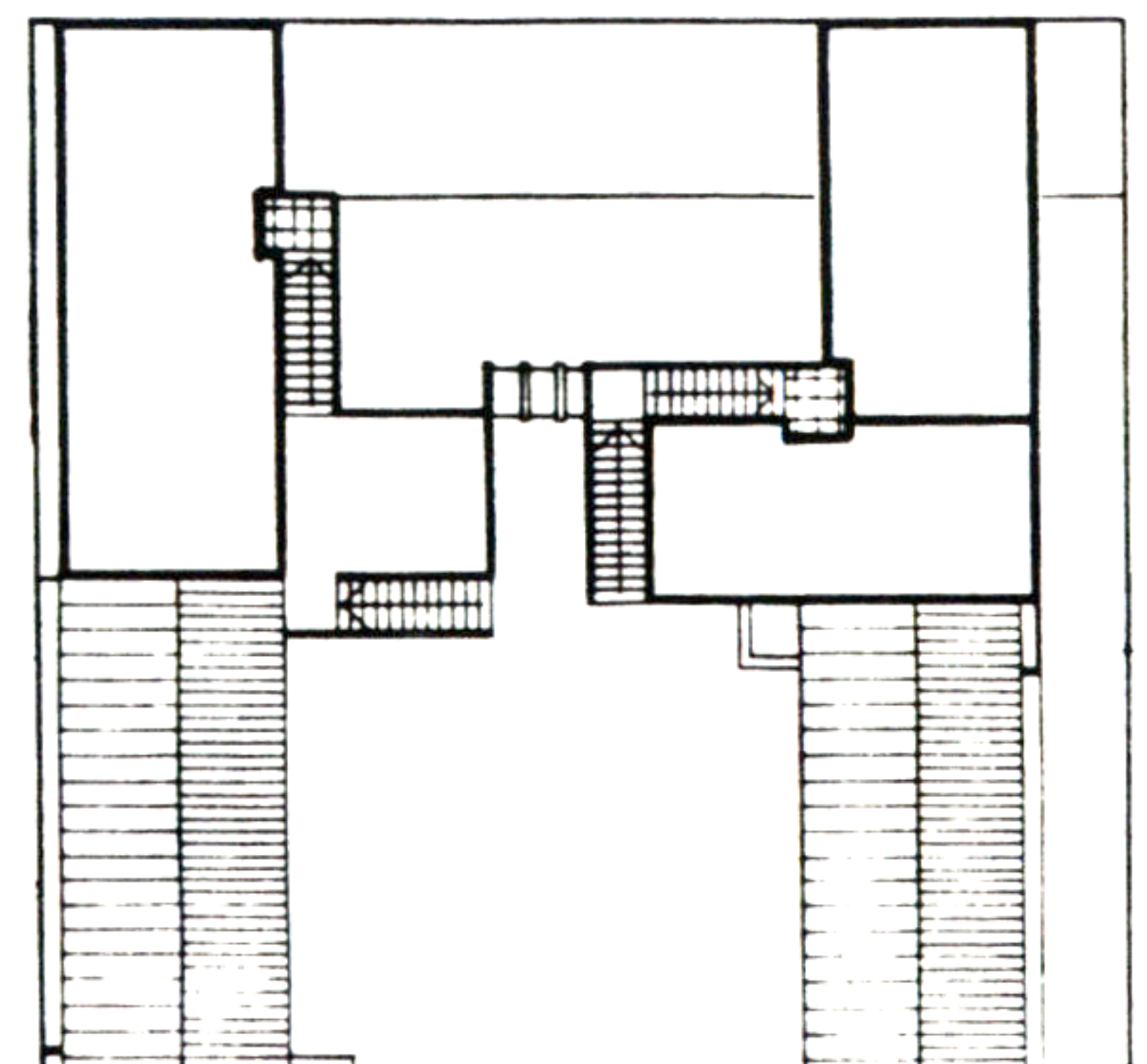
SITE PLAN



PARKING PLAN



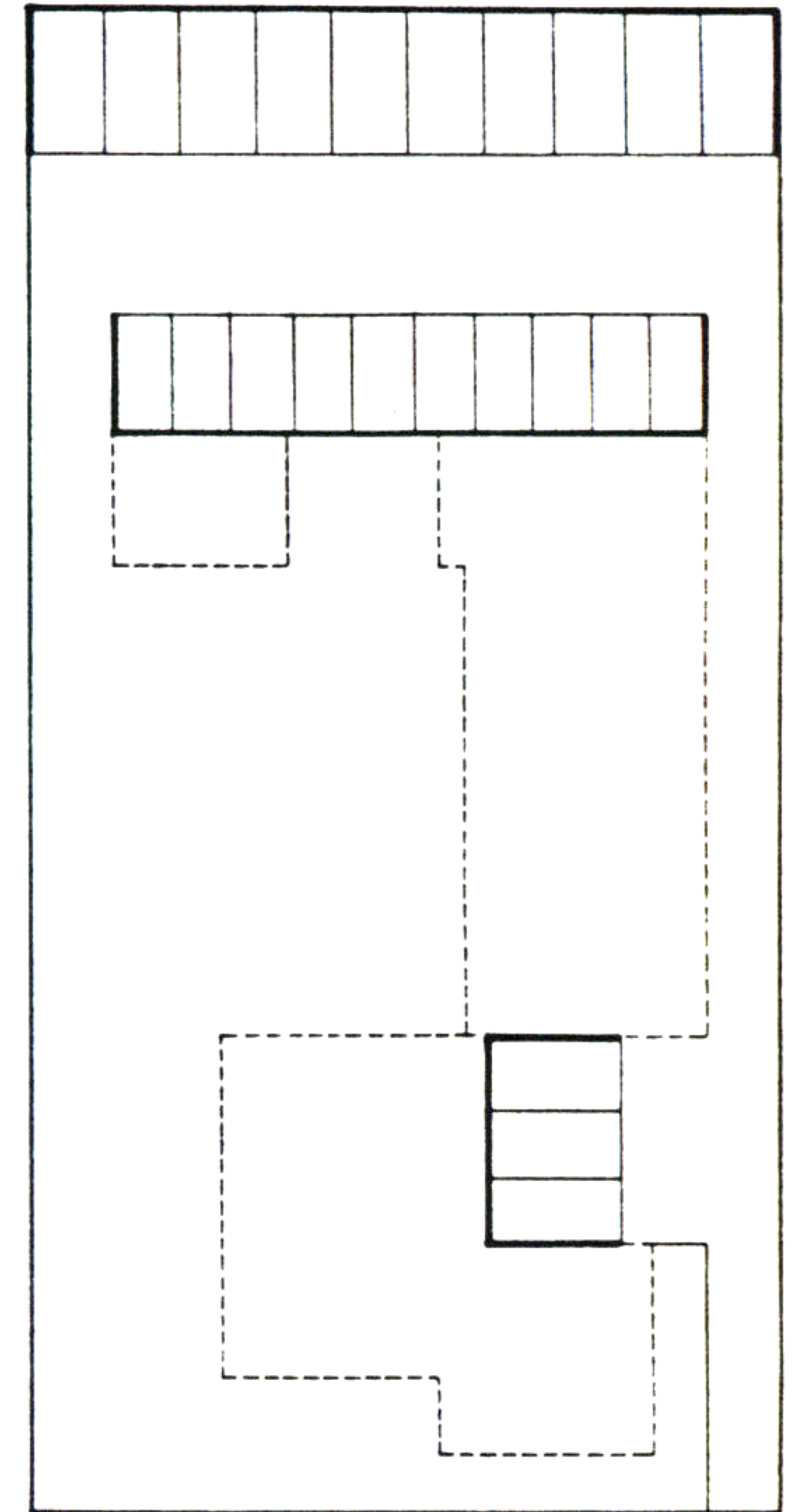
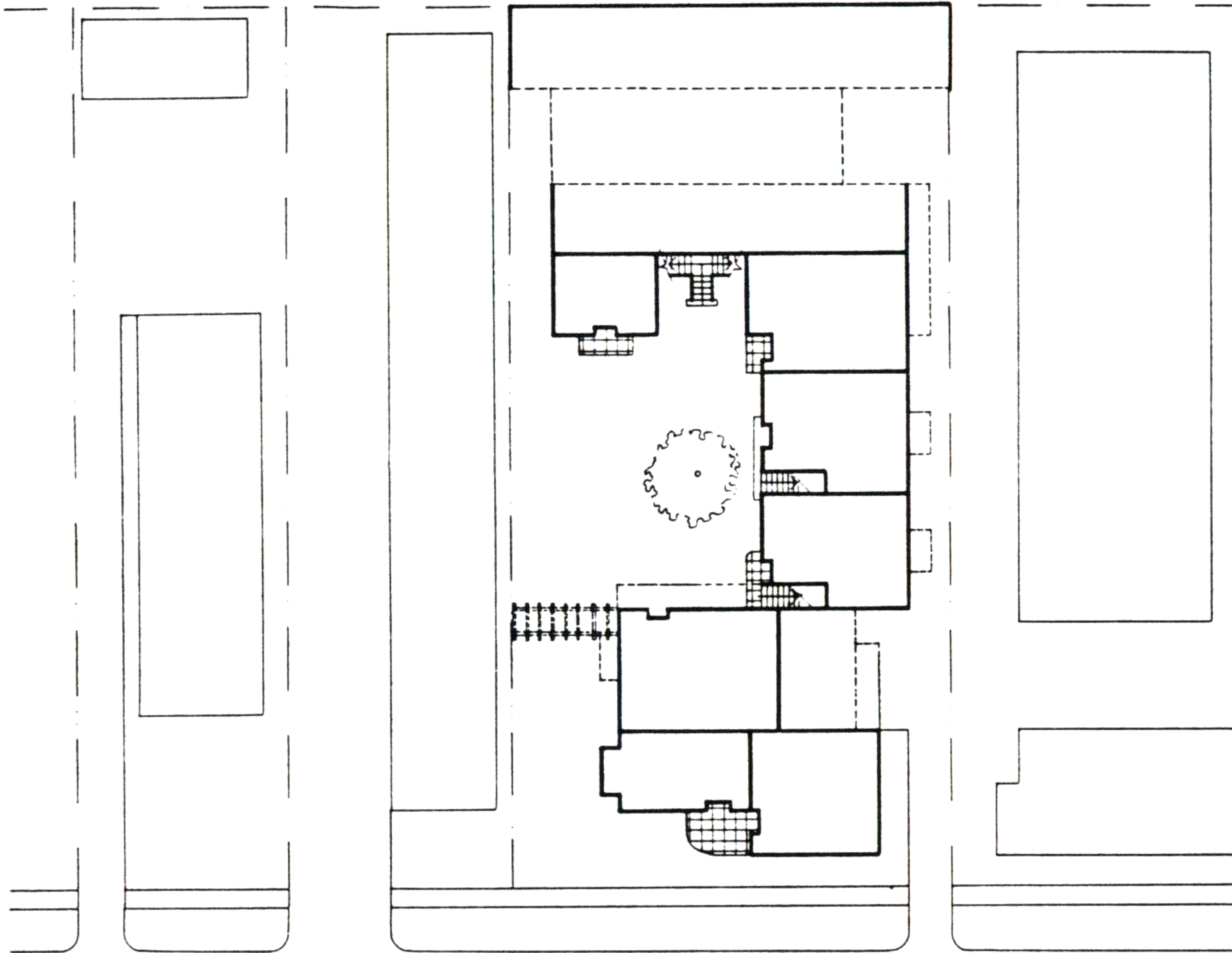
SECOND FLOOR PLAN



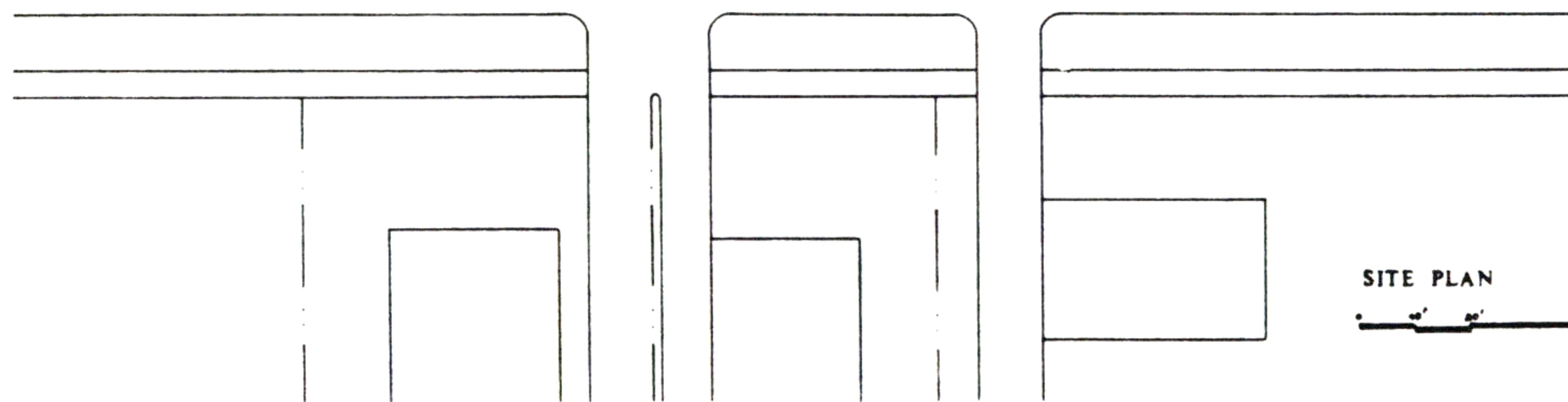
THIRD FLOOR PLAN

RM-32

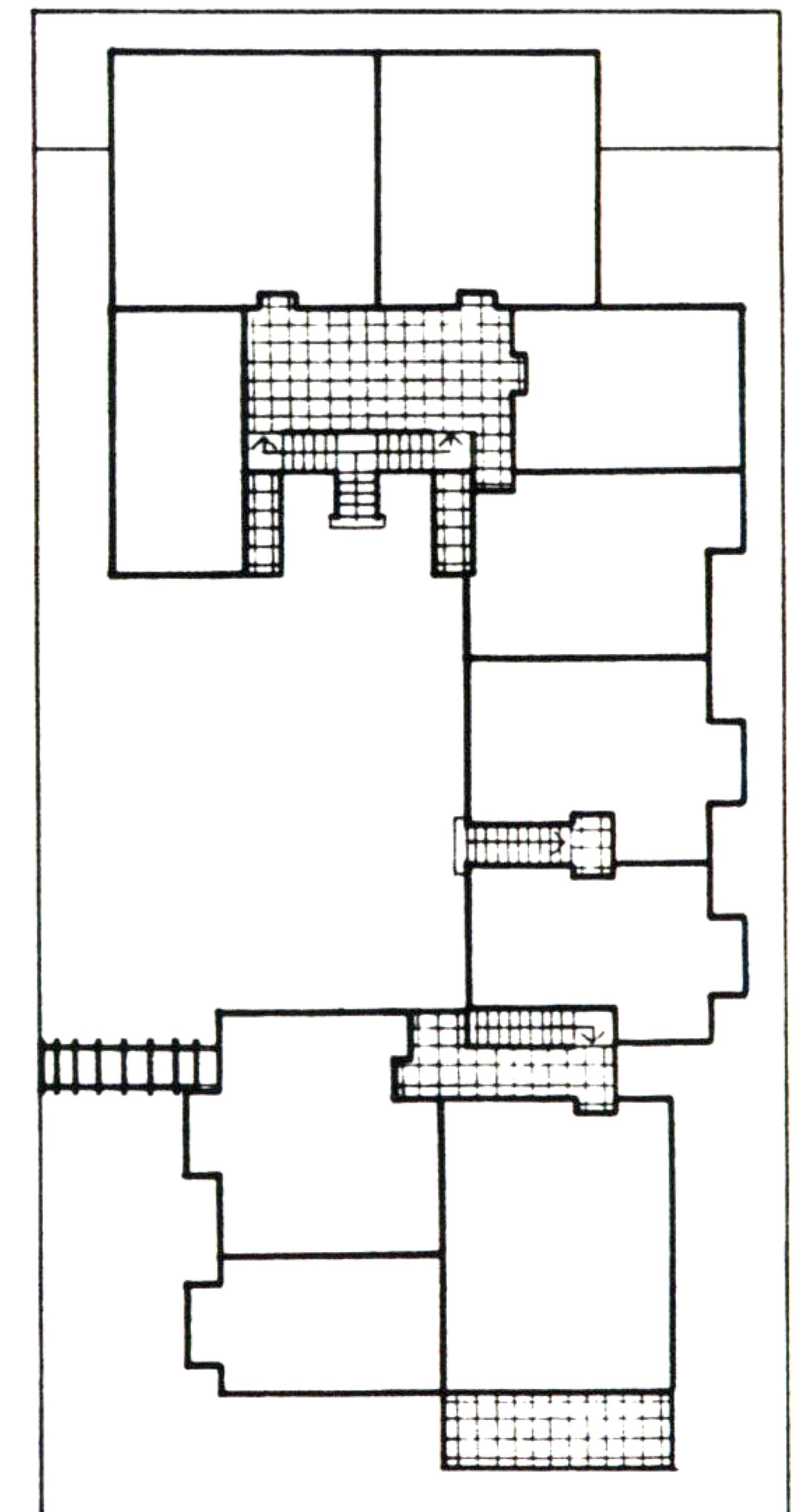
Address:	285/7 Holliston st.	Number of Units:	15 units
Lot Area (A):	20,550 sf	Number of Parking Spaces:	23 cars
Lot Dimensions:	100'x 205'	Square Feet of Construction:	15,053 sf
Context Density:	7 units/lot	Size of Total Open Space:	5,538 sf
Value of (C):	1	Size of Main Garden:	3,500 sf
Allowed sq.ft:	0.74(C)(A)sf	Parking Type:	with dwellings above



PARKING PLAN



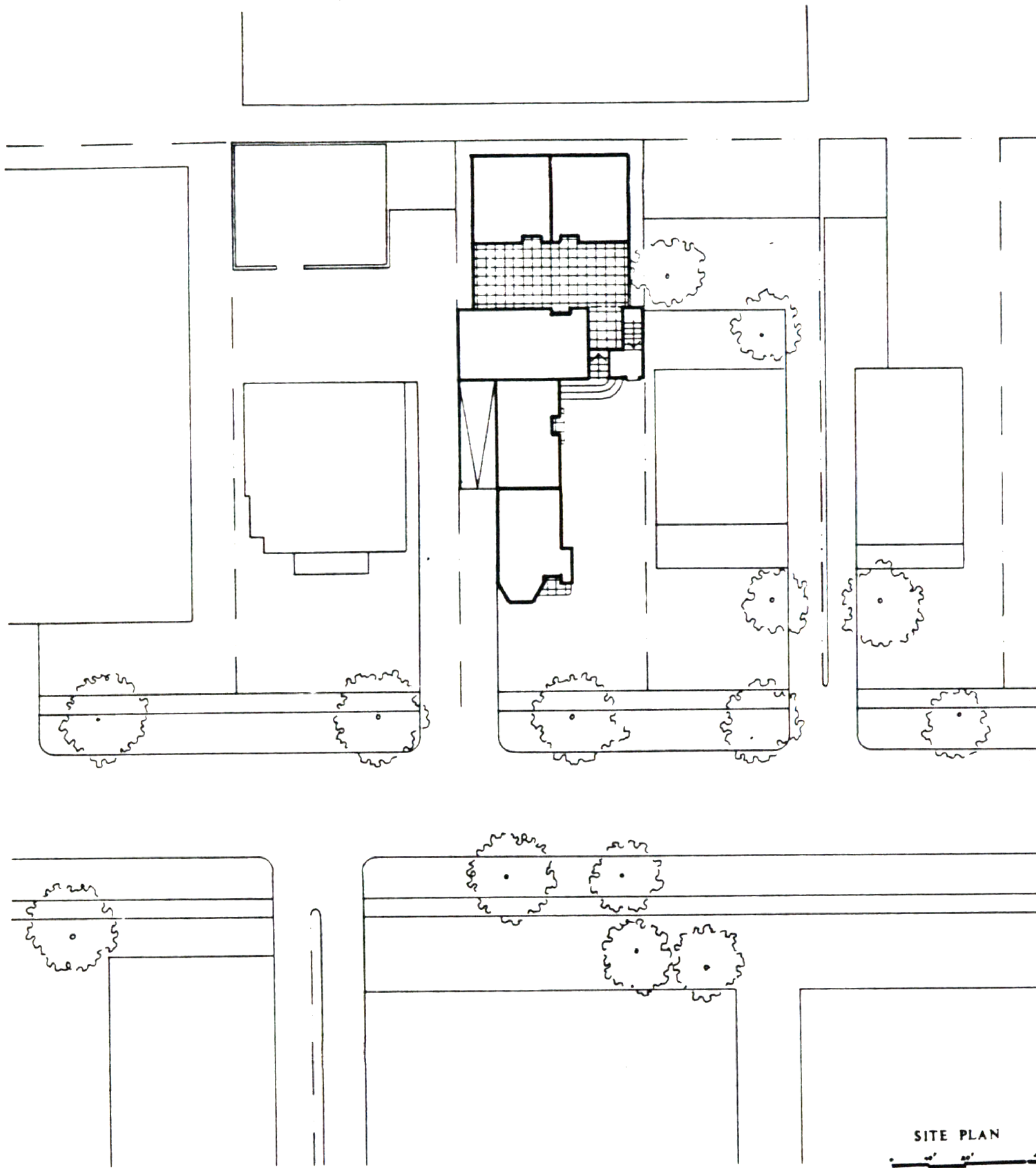
SITE PLAN



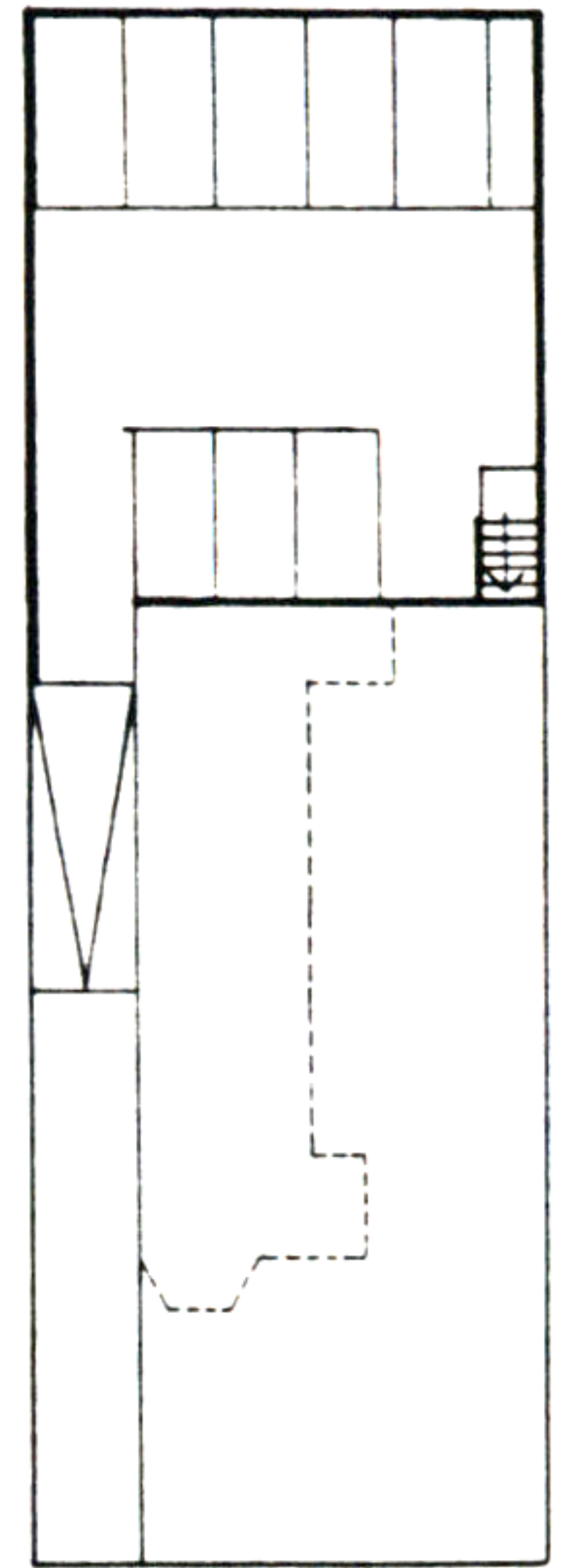
SECOND FLOOR PLAN

RM-32

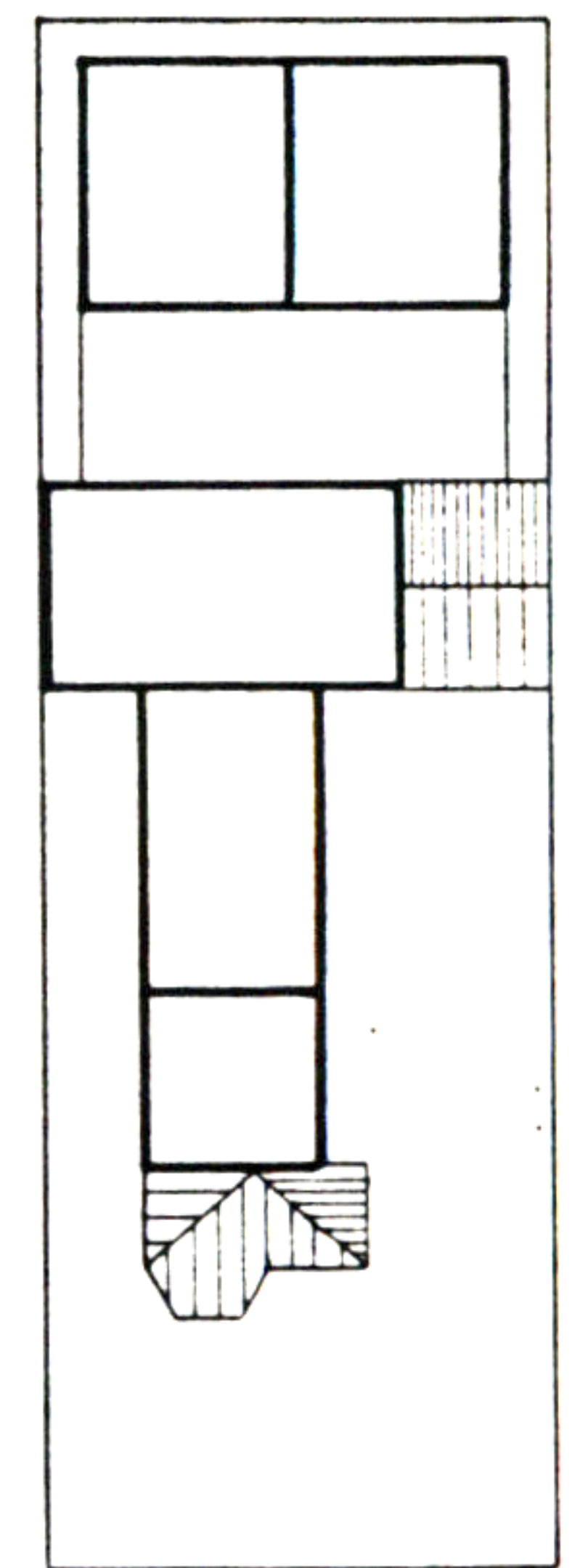
Address:	376 S.Oakland st.	Number of Units:	5 units
Lot Area (A):	7,650 sf	Number of Parking Spaces:	8 cars
Lot Dimensions:	50'x 153'	Square Feet of Construction:	5,430 sf
Context Density:	9 units/lot	Size of Total Open Space:	2,680 sf
Value of (C):	1	Size of Main Garden:	2,080 sf
Allowed sq.ft:	0.71(C)(A)sf	Parking Type:	naturally ventilated



SITE PLAN



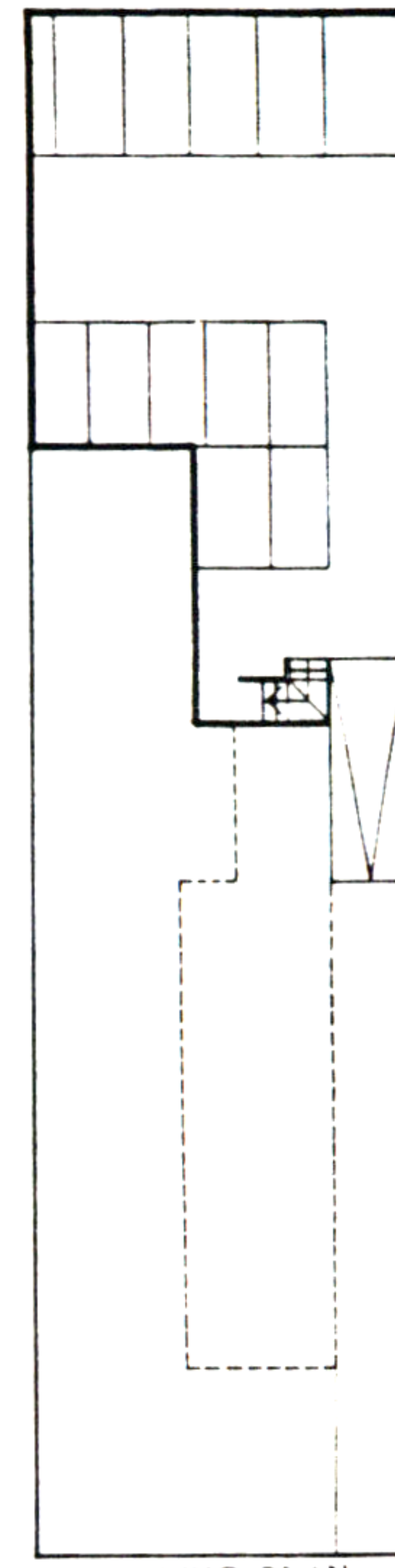
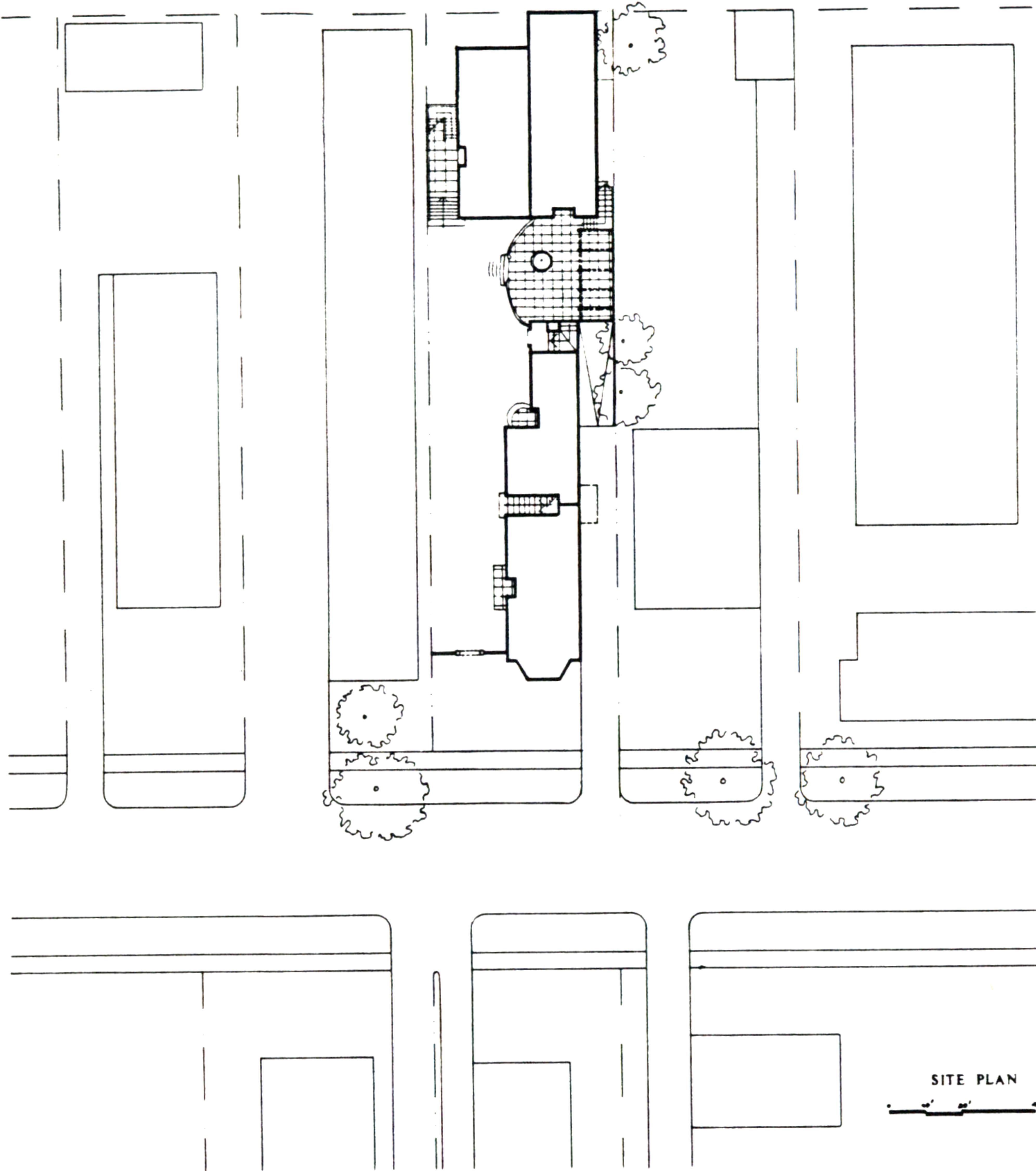
PARKING PLAN



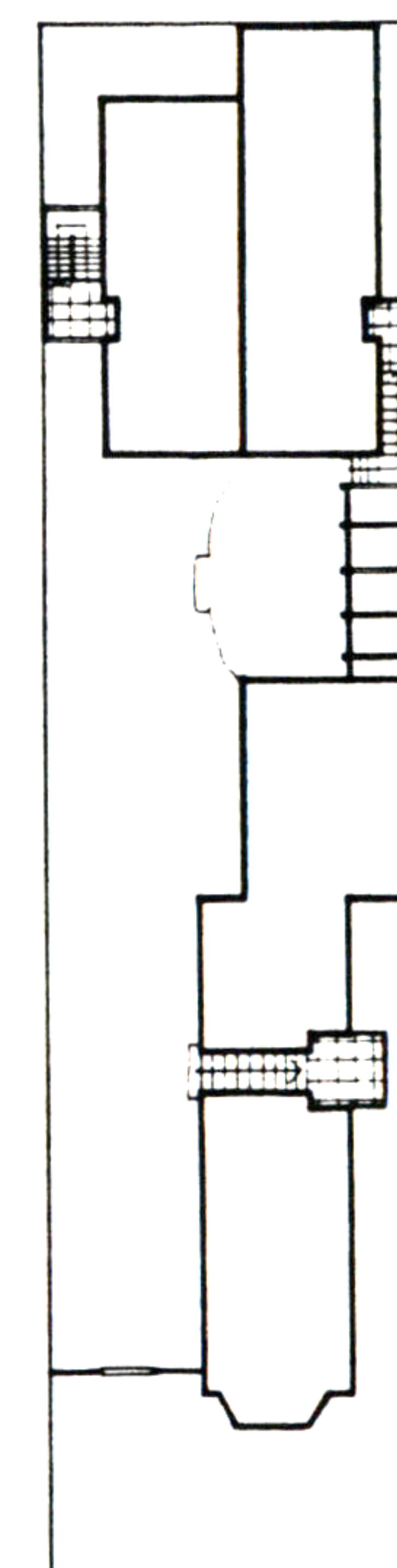
SECOND FLOOR PLAN

RM-32

Address:	285 Holliston st.	Number of Units:	8 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	12 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	7,700 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,700 sf
Value of (C):	1	Size of Main Garden:	2,900 sf
Allowed sq.ft:	0.76(C)(A)sf	Parking Type:	naturally ventilated



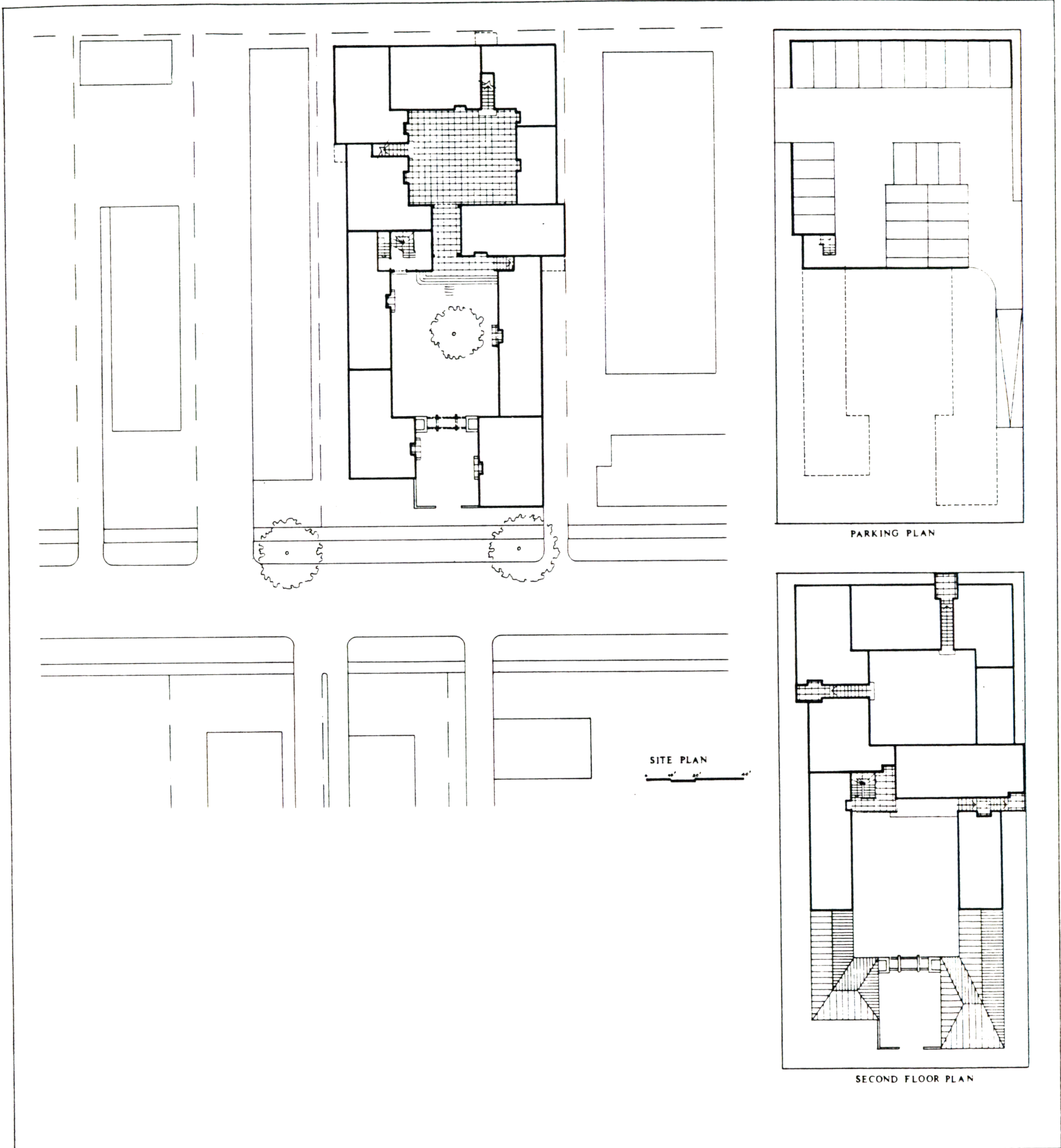
PARKING PLAN



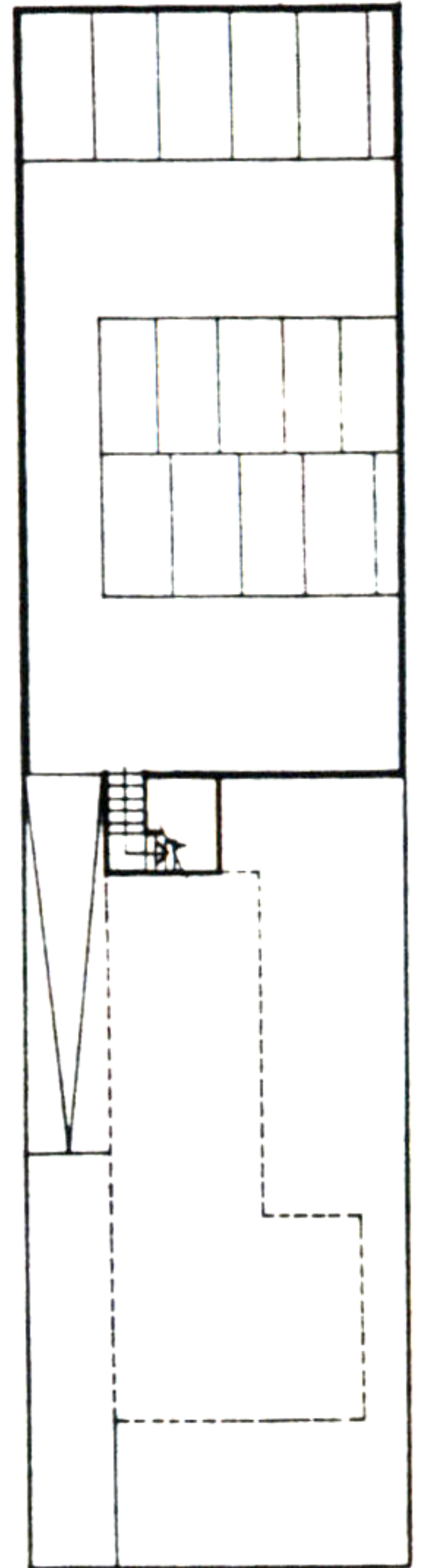
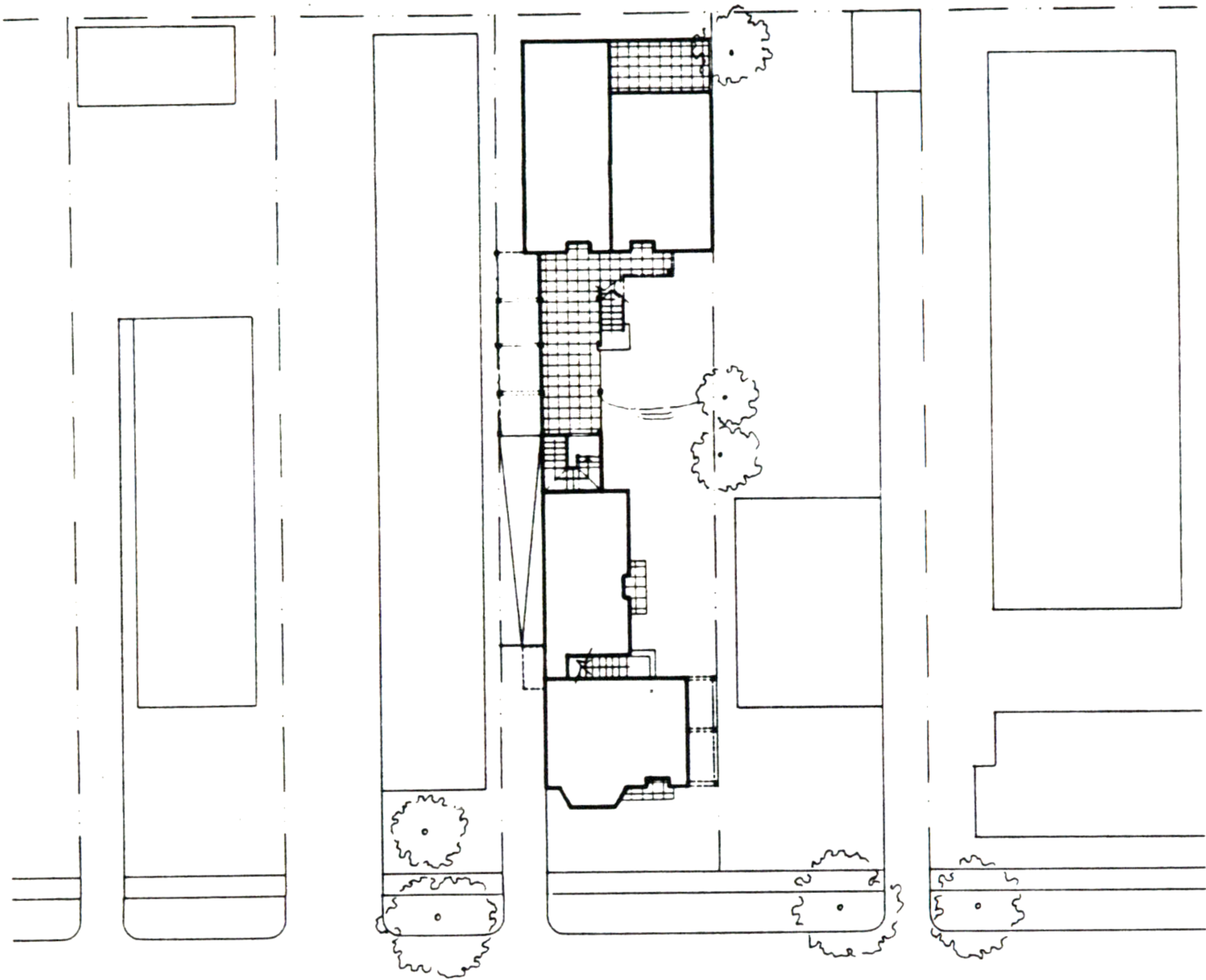
SECOND FLOOR PLAN

RM-32

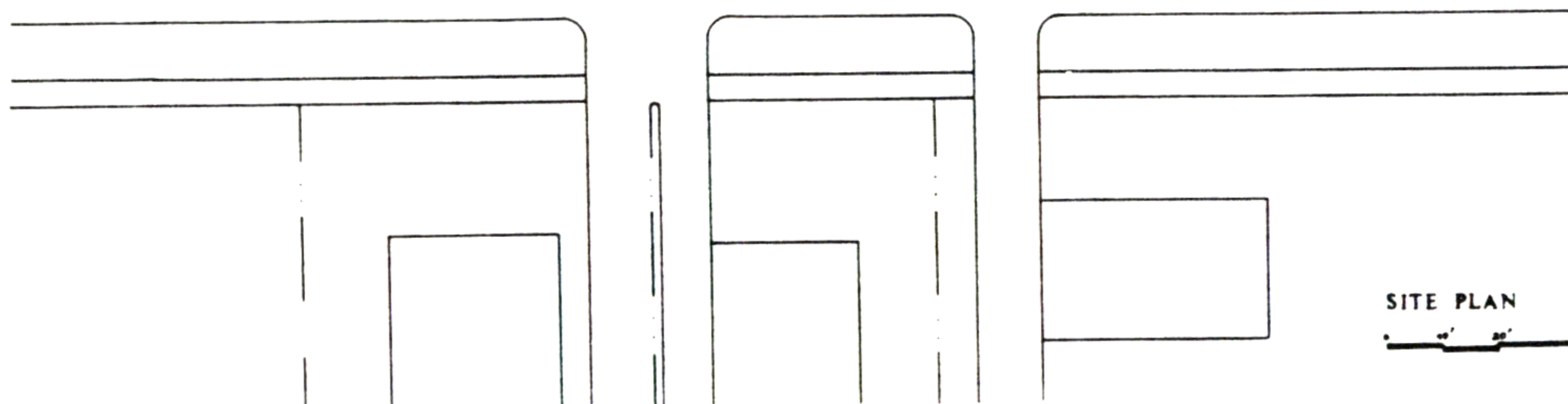
Address:	285/7 Holliston st.	Number of Units:	17 units
Lot Area (A):	20,550 sf	Number of Parking Spaces:	26 cars
Lot Dimensions:	100'x 205'	Square Feet of Construction:	16,800 sf
Context Density:	7 units/lot	Size of Total Open Space:	5,937 sf
Value of (C):	1	Size of Main Garden:	3,500 sf
Allowed sq.ft:	0.82(C)(A)sf	Parking Type:	naturally ventilated



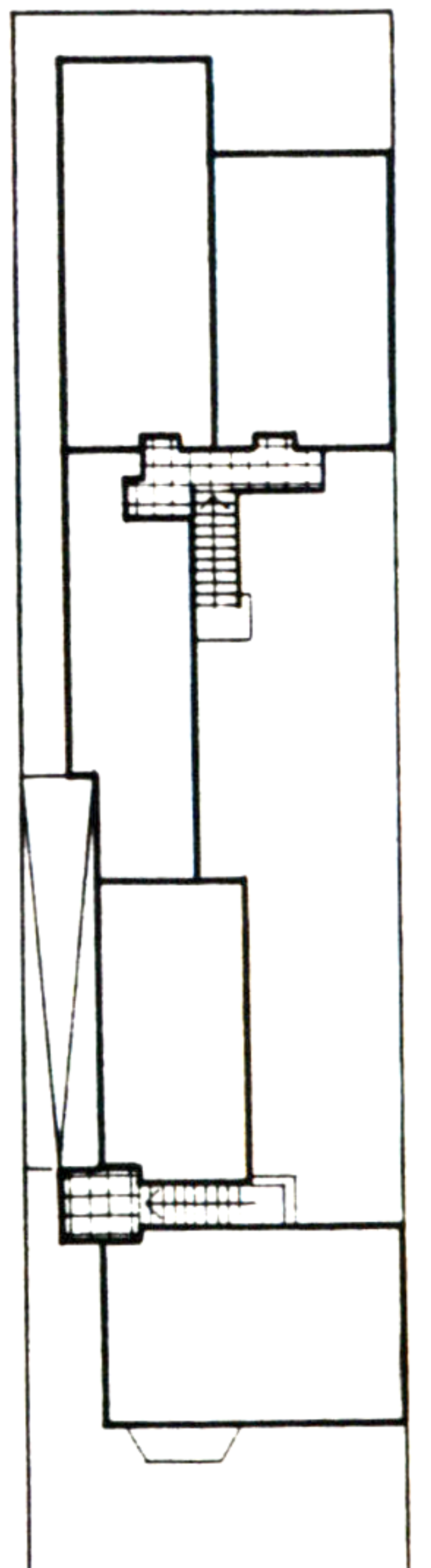
Address:	285 Holliston st.	Number of Units:	9 units
Lot Area (A):	10,250 sf	Number of Parking Spaces:	14 cars
Lot Dimensions:	50'x 205'	Square Feet of Construction:	8,595 sf
Context Density:	7 units/lot	Size of Total Open Space:	3,115 sf
Value of (C):	1	Size of Main Garden:	2,315 sf
Allowed sq.ft:	0.84(C)(A)sf	Parking Type:	mechanically ventilated



PARKING PLAN



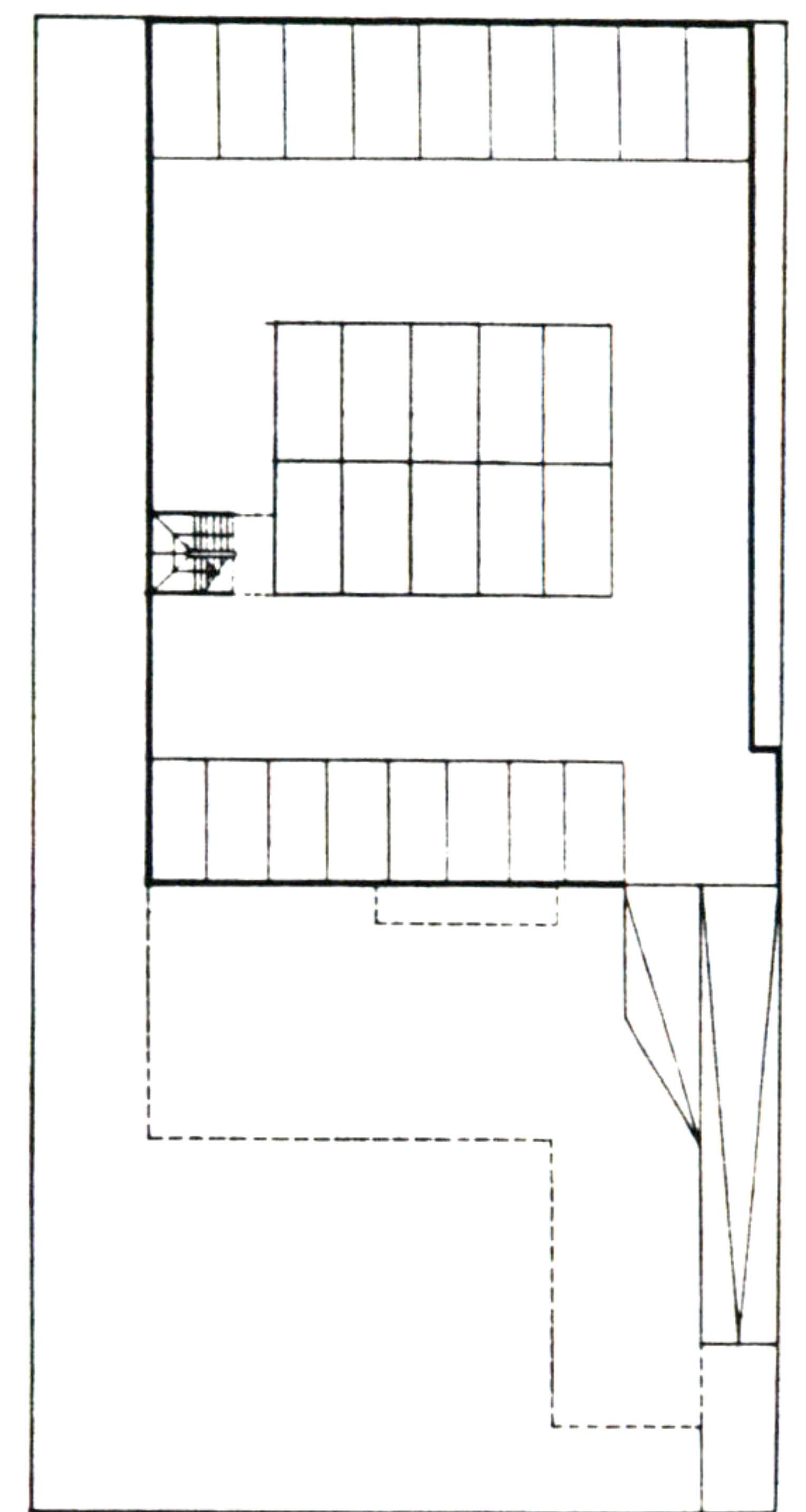
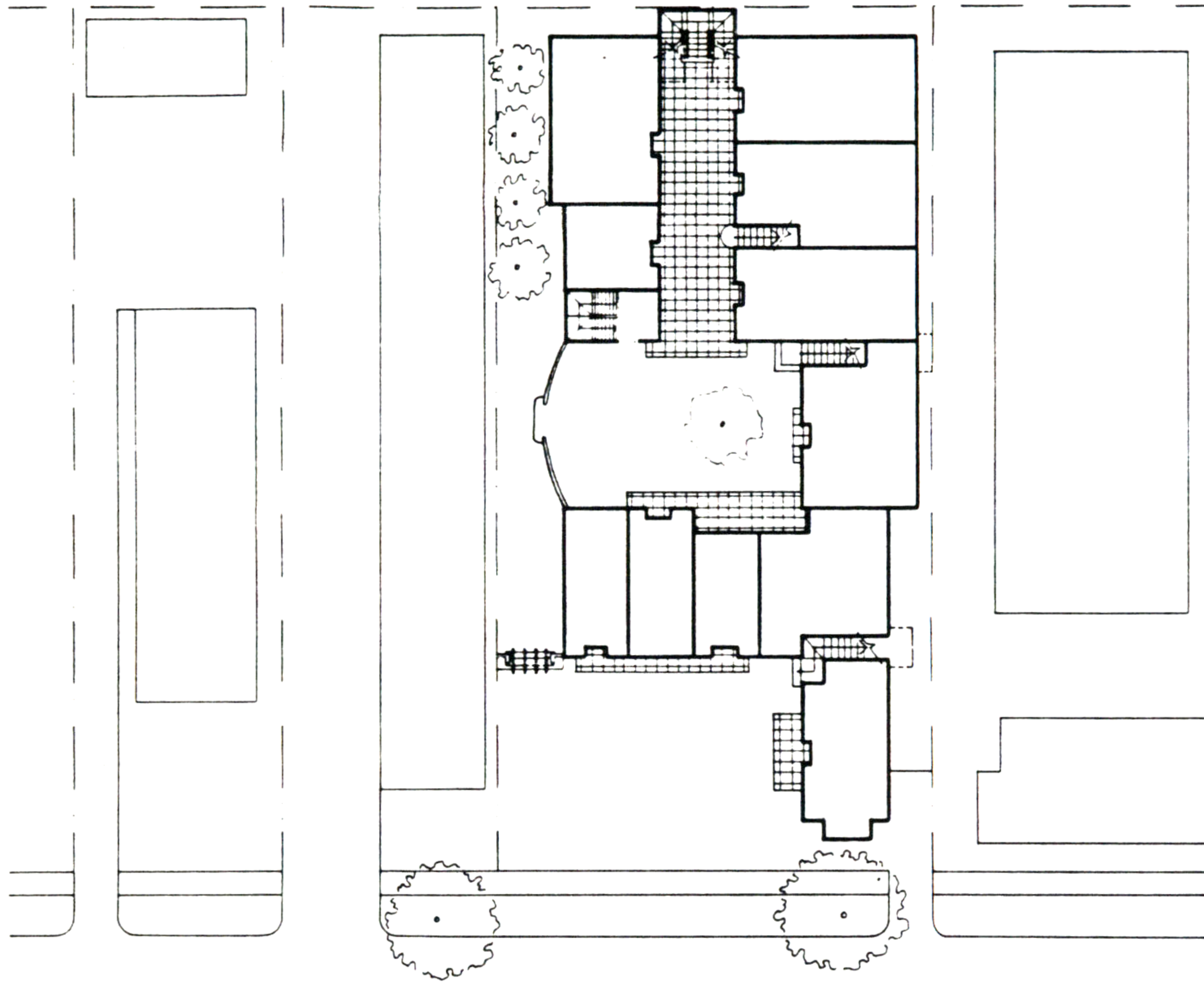
SITE PLAN



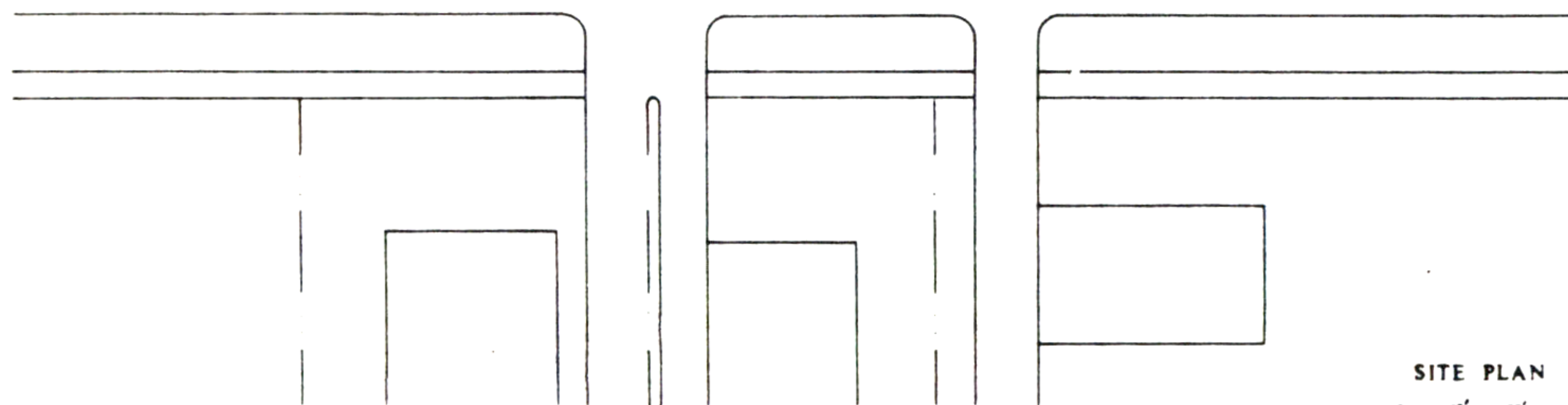
SECOND FLOOR PLAN

RM-32

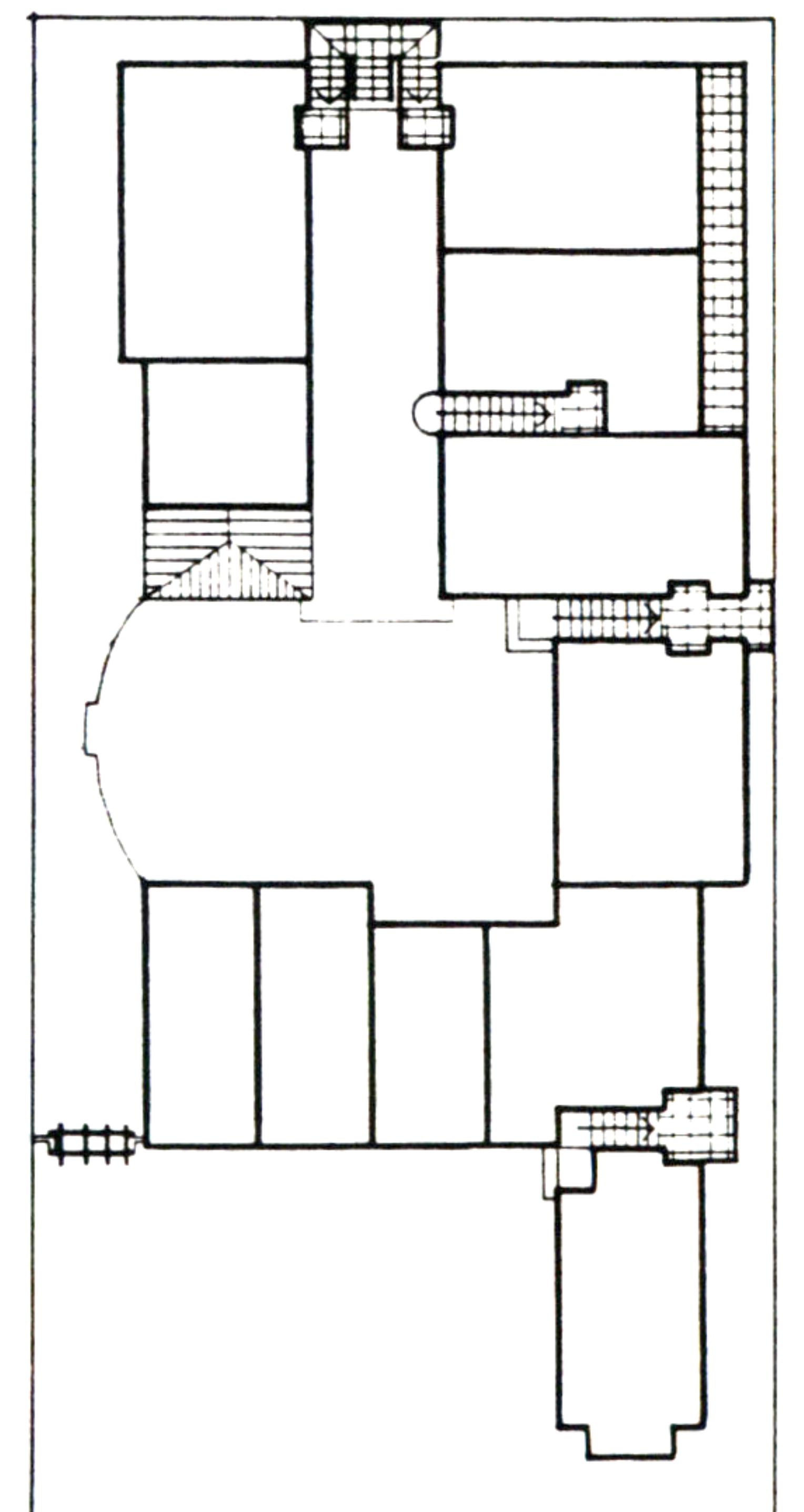
Address:	285/7 Holliston st.	Number of Units:	18 units
Lot Area (A):	20,550 sf	Number of Parking Spaces:	27 cars
Lot Dimensions:	100'x 205'	Square Feet of Construction:	17,937 sf
Context Density:	7 units/lot	Size of Total Open Space:	5,645 sf
Value of (C):	1	Size of Main Garden:	3,500 sf
Allowed sq.ft:	0.88(C)(A)sf	Parking Type:	mechanically ventilated



PARKING PLAN



SITE PLAN

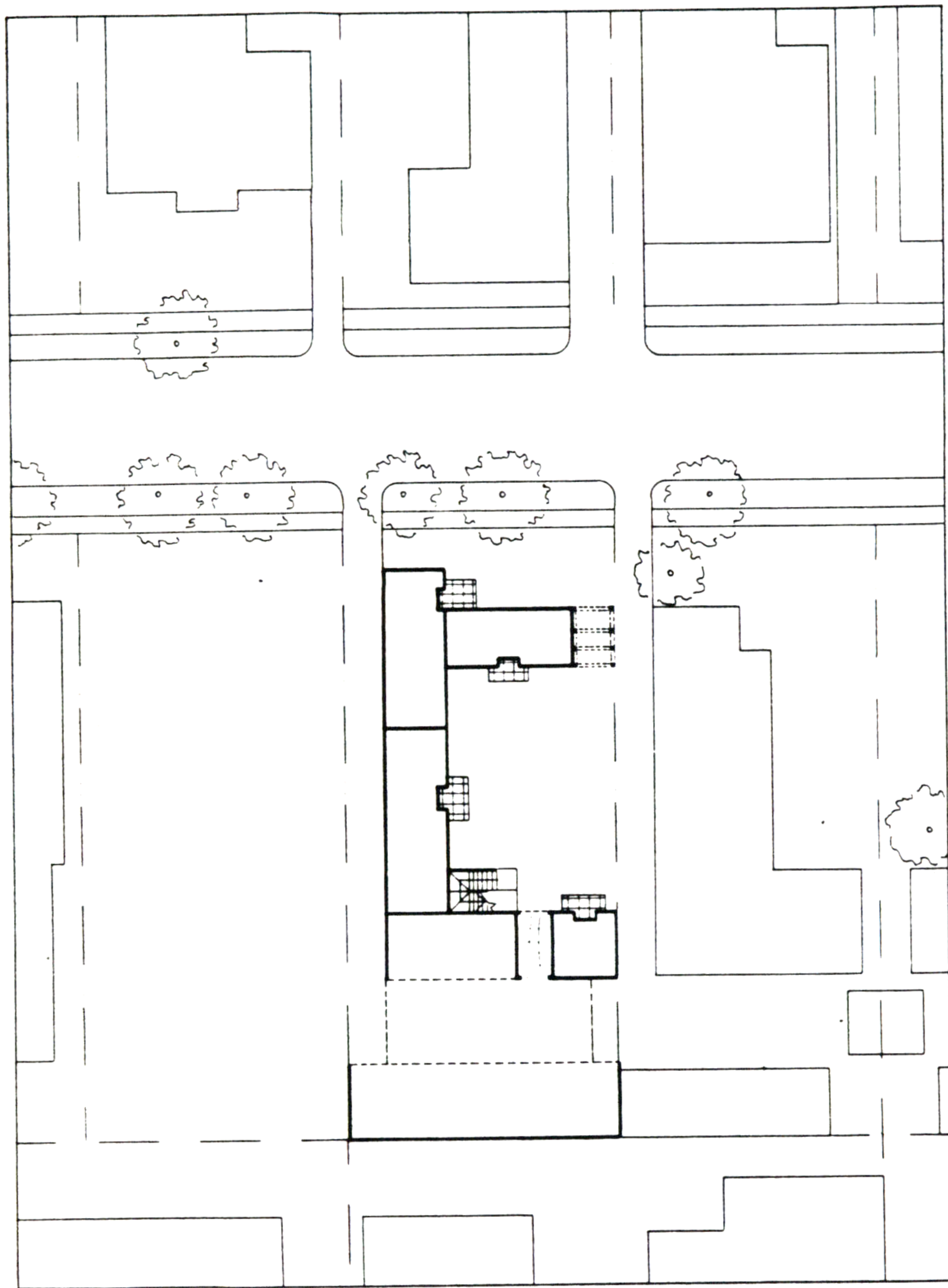


SECOND FLOOR PLAN

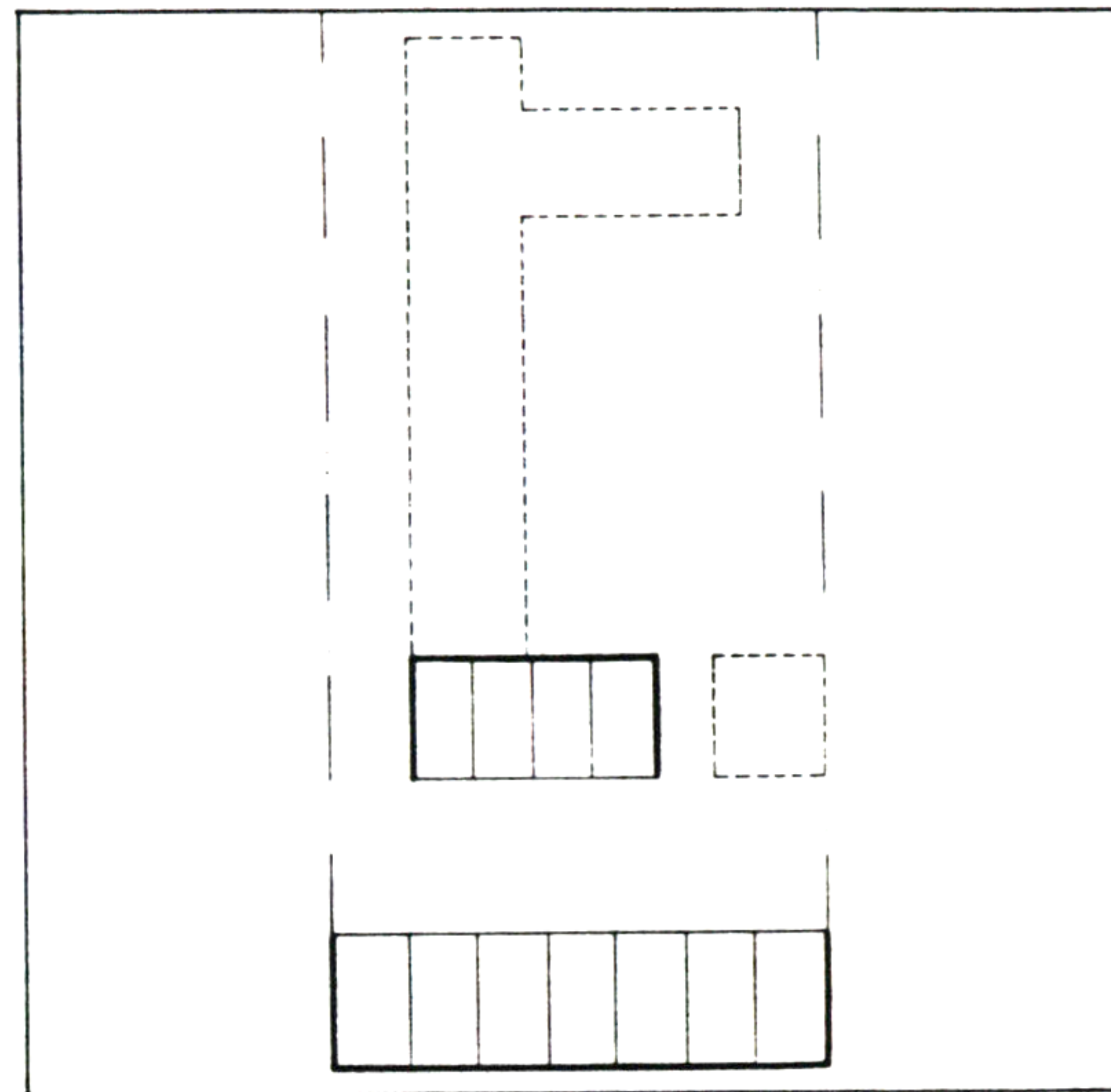
RM-48 EXAMPLES

RM-48

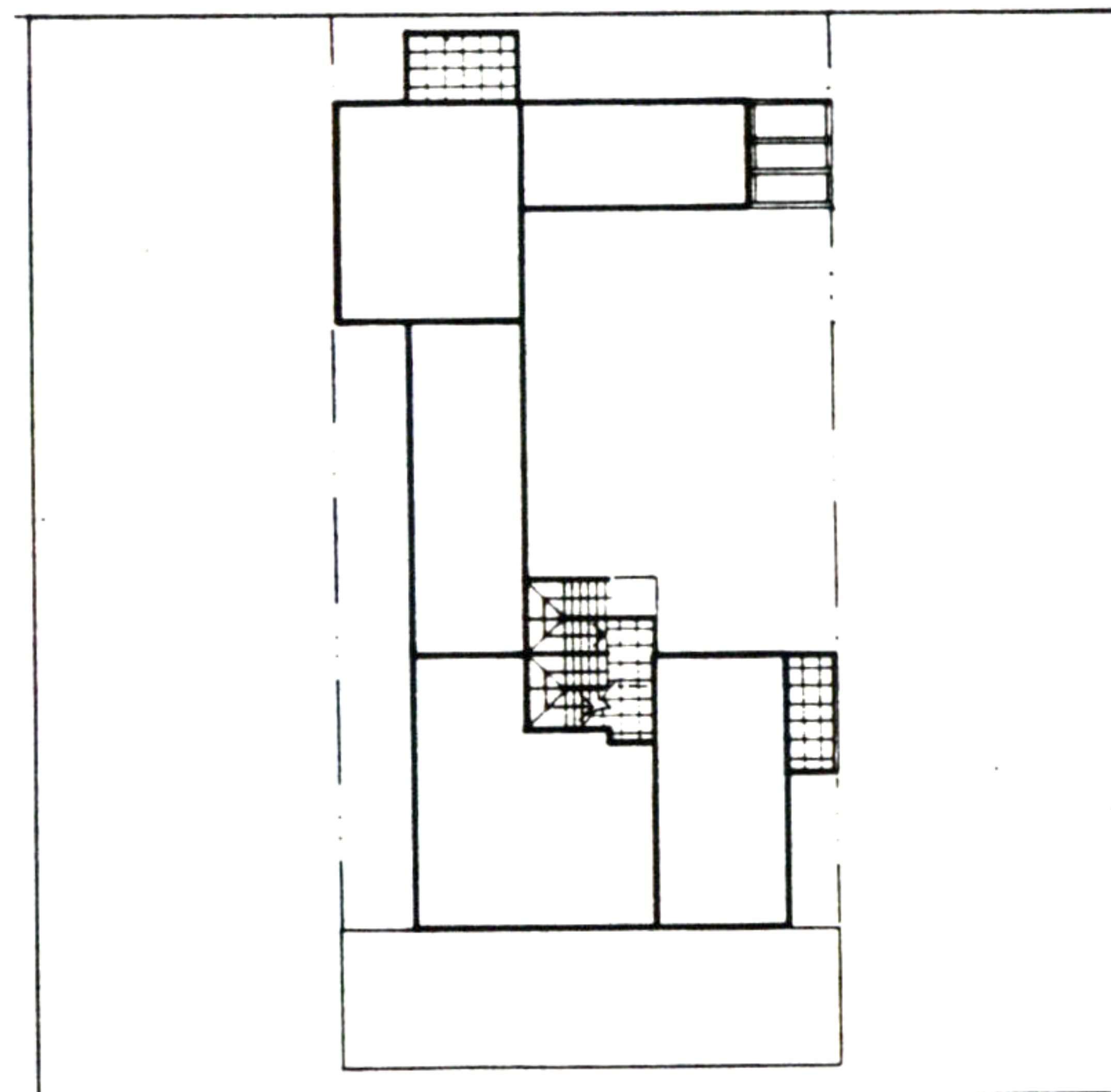
Address:	236 Oakland st.	Number of Units:	7 units
Lot Area (A):	10,098 sf	Number of Parking Spaces:	11 cars
Lot Dimensions:	66'x 153'	Square Feet of Construction:	7,674 sf
Context Density:	8 units/lot	Size of Total Open Space:	3,100 sf
Value of (C):	1	Size of Main Garden:	2,300 sf
Allowed sq.ft:	0.76(C)(A)sf	Parking Type:	with dwellings above



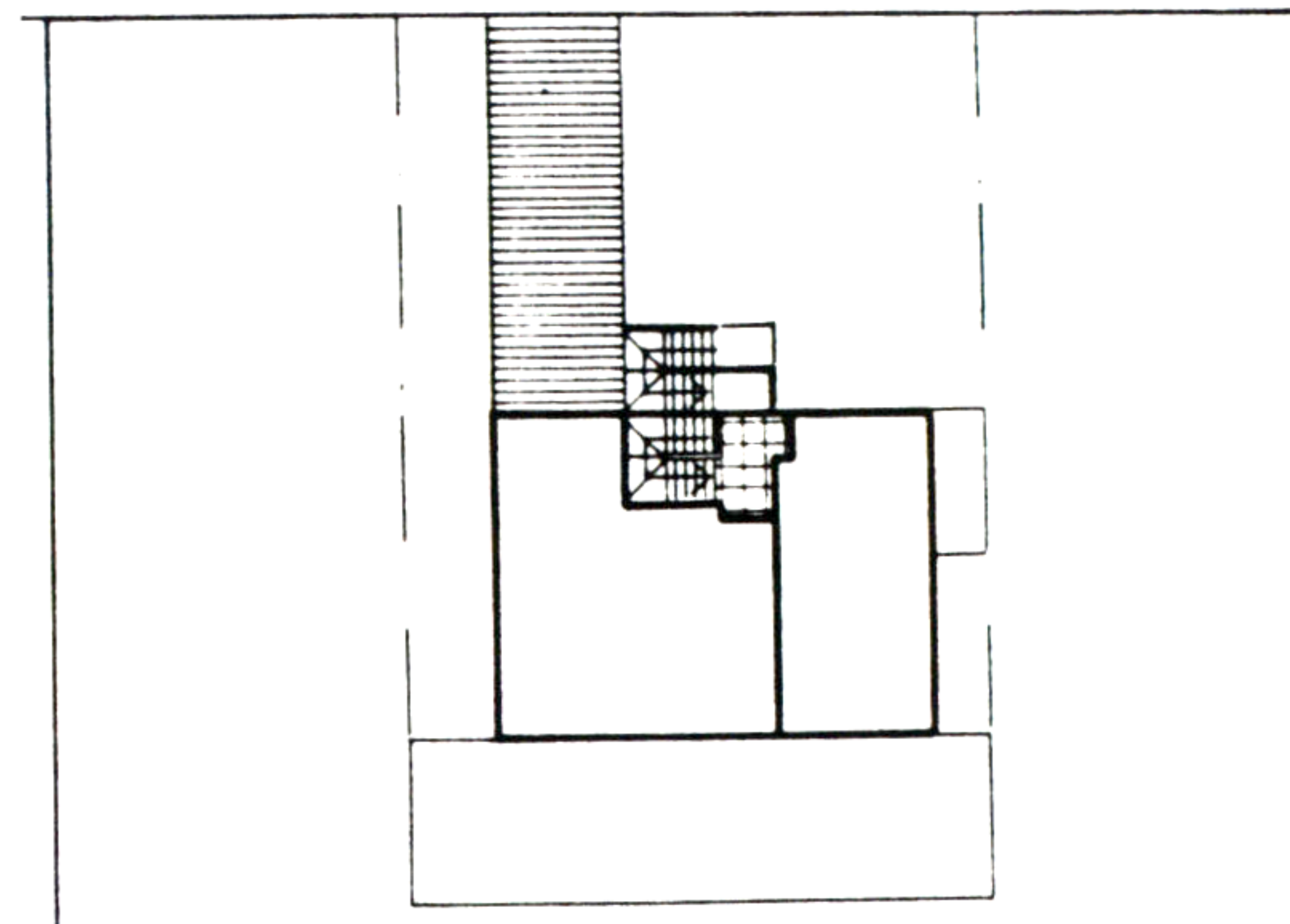
SITE PLAN



PARKING PLAN



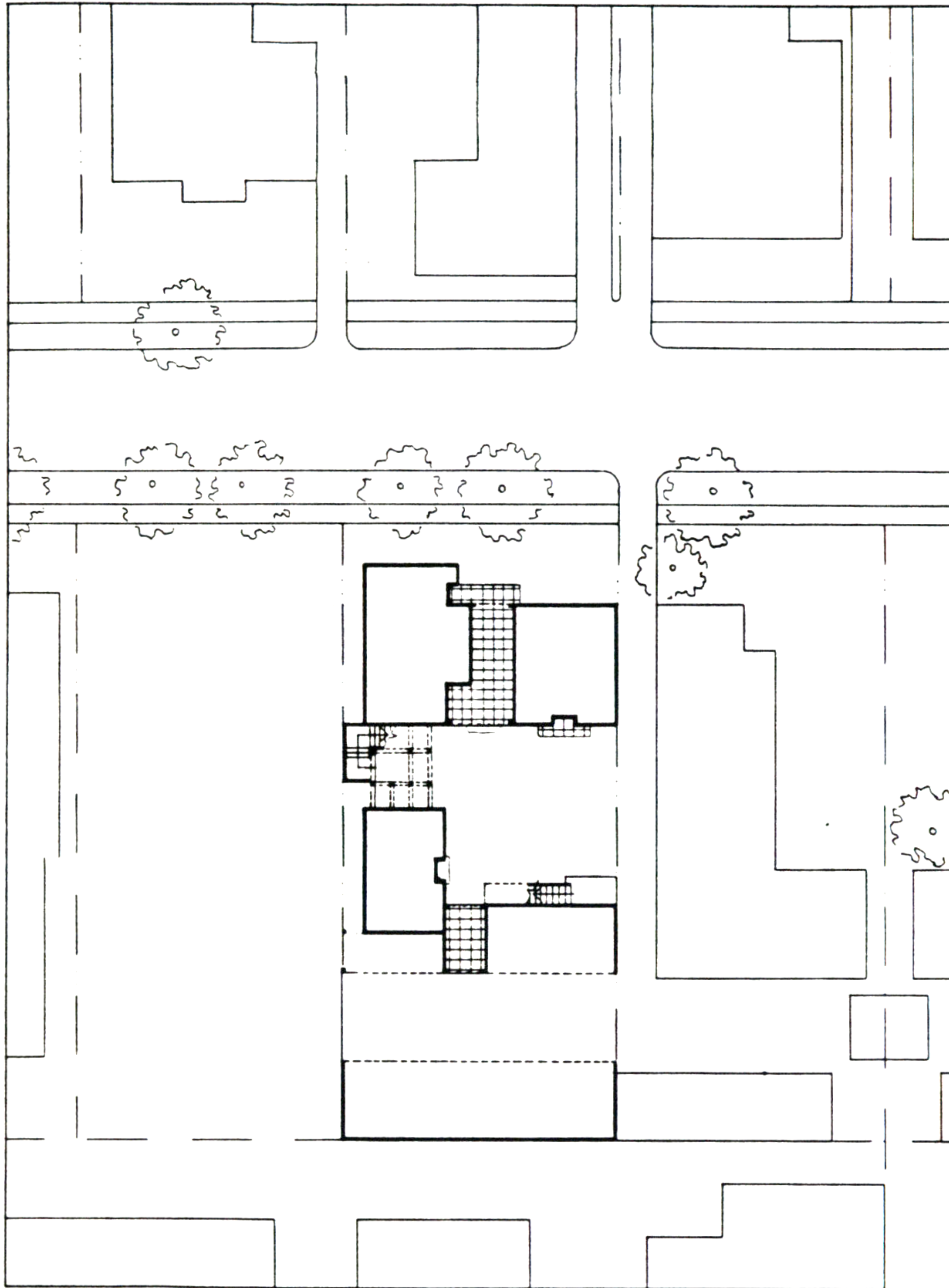
SECOND FLOOR PLAN



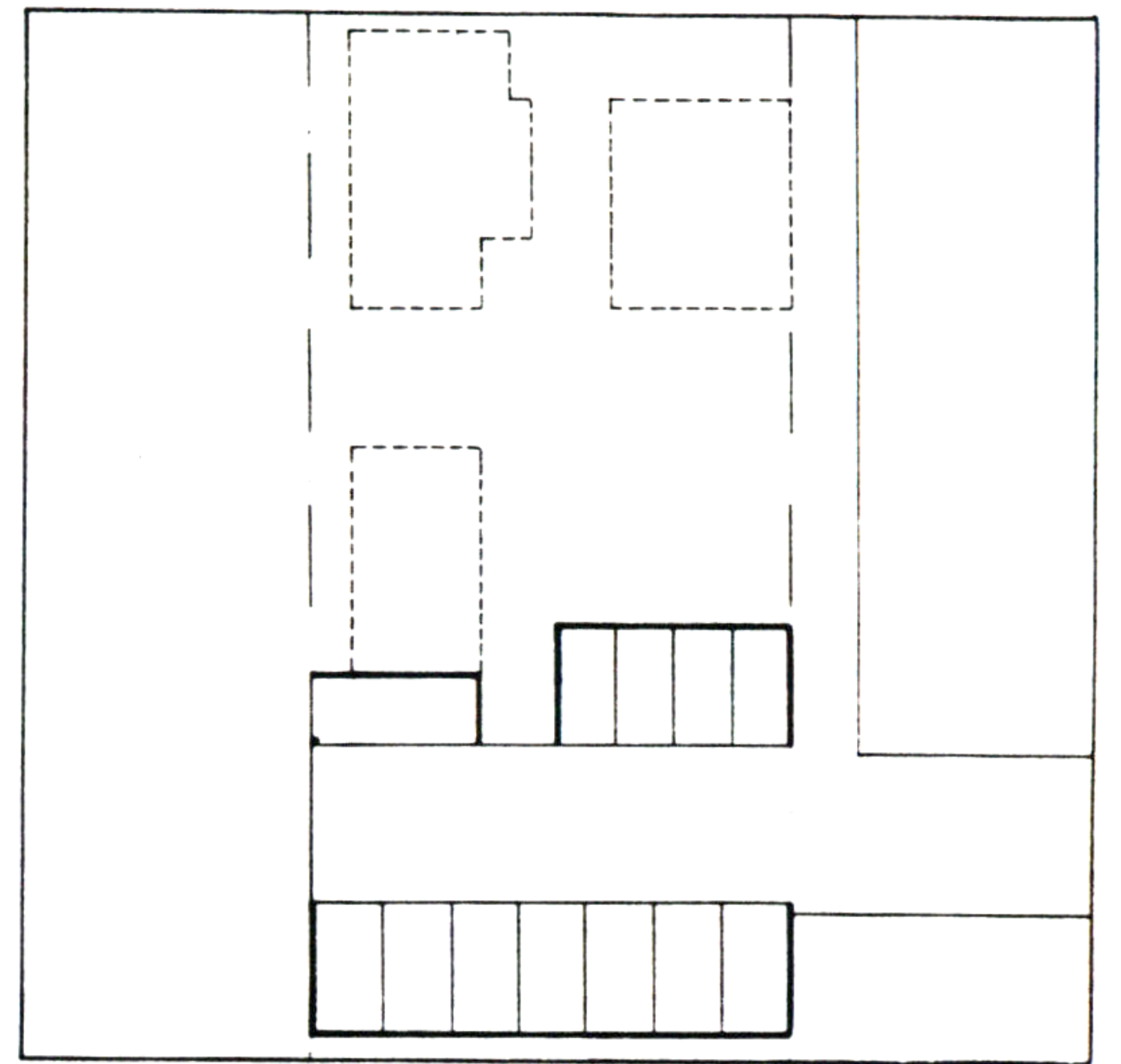
THIRD FLOOR PLAN

RM-48

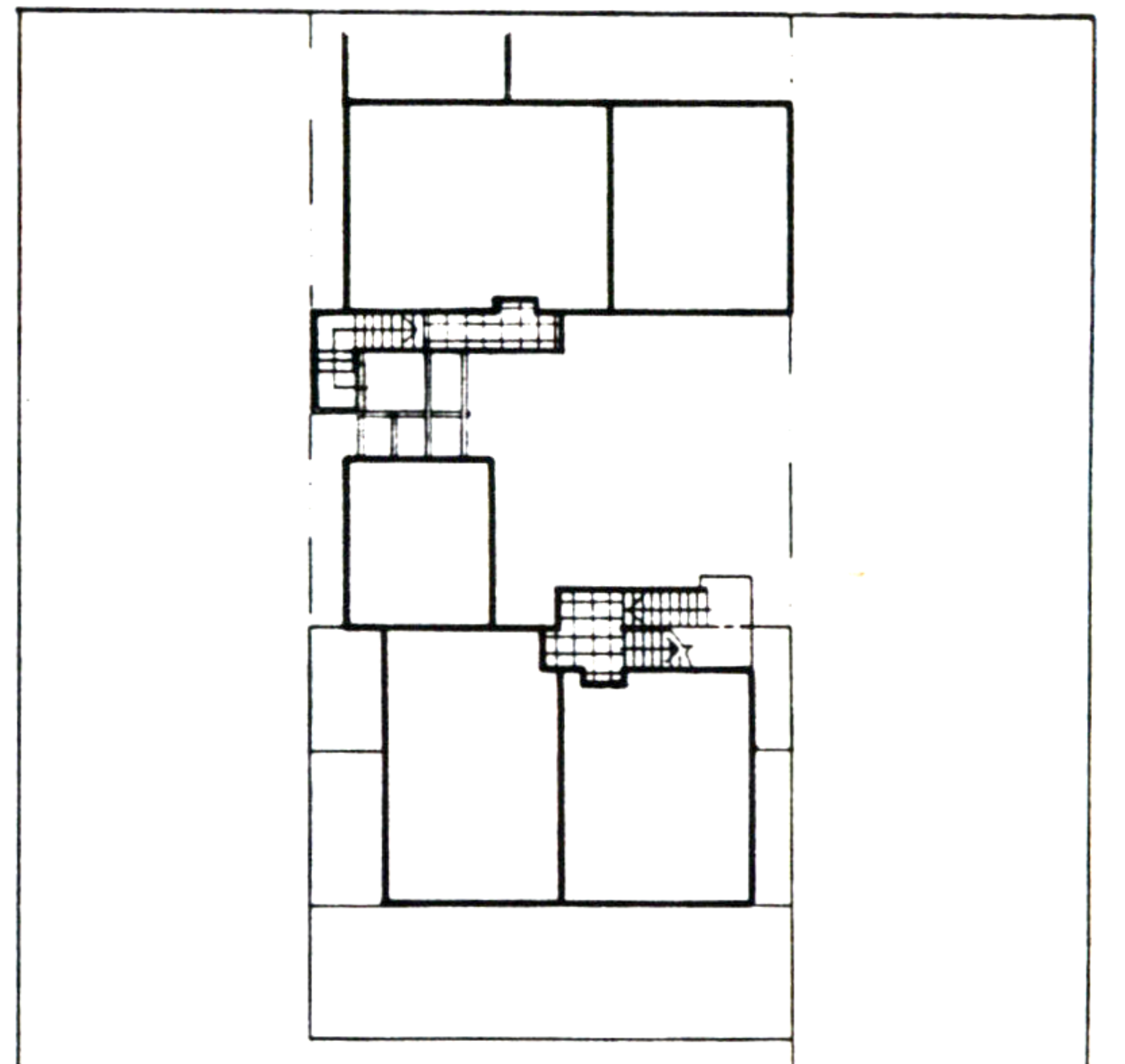
Address:	236 Oakland st.	Number of Units:	8 units
Lot Area (A):	10,098 sf	Number of Parking Spaces:	12 cars
Lot Dimensions:	66'x 153'	Square Feet of Construction:	8,450 sf
Context Density:	8 units/lot	Size of Total Open Space:	3,100 sf
Value of (C):	1	Size of Main Garden:	2,300 sf
Allowed sq.ft:	0.86(C)(A)sf	Parking Type:	w/dwellings above/shared



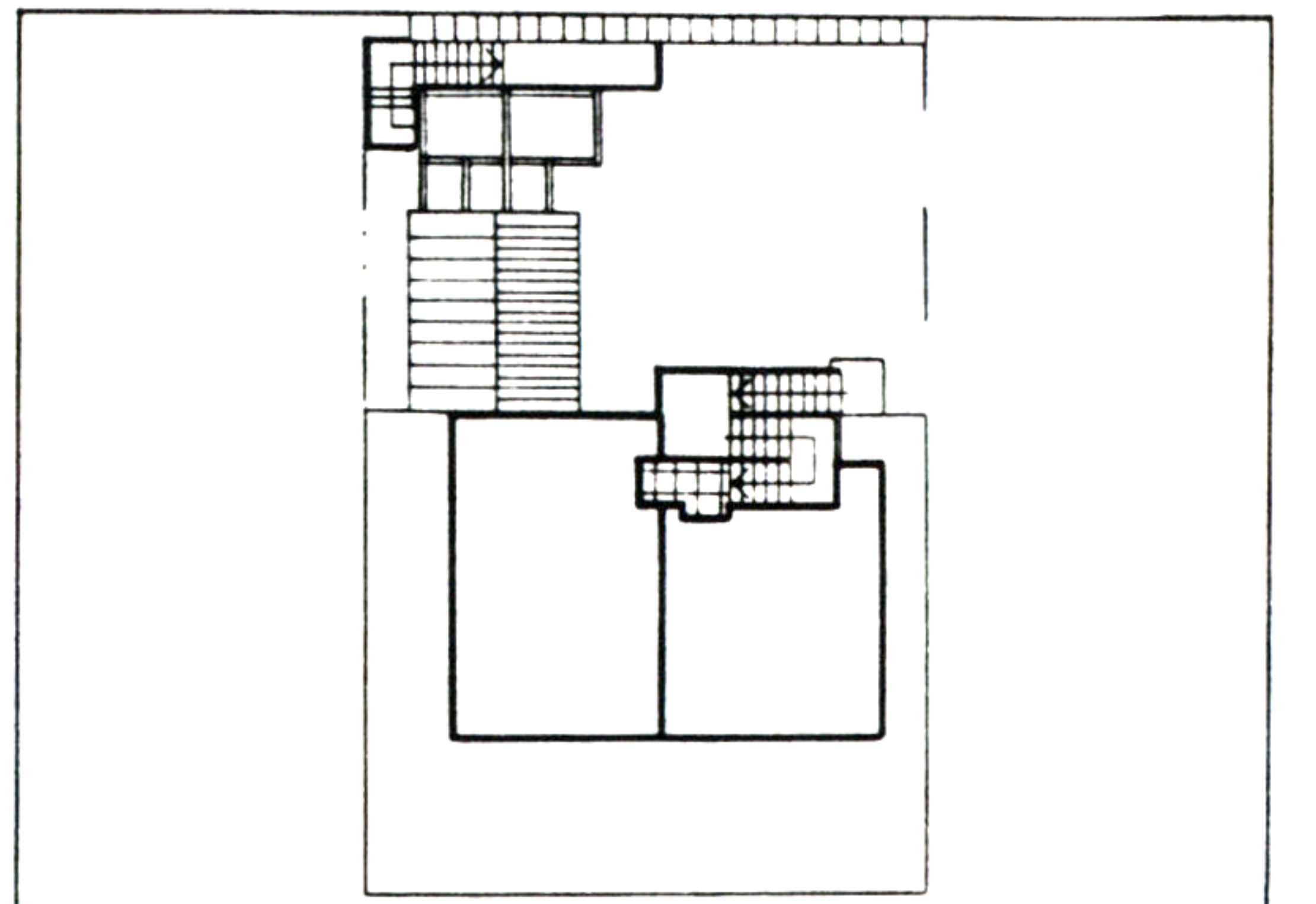
SITE PLAN



PARKING PLAN



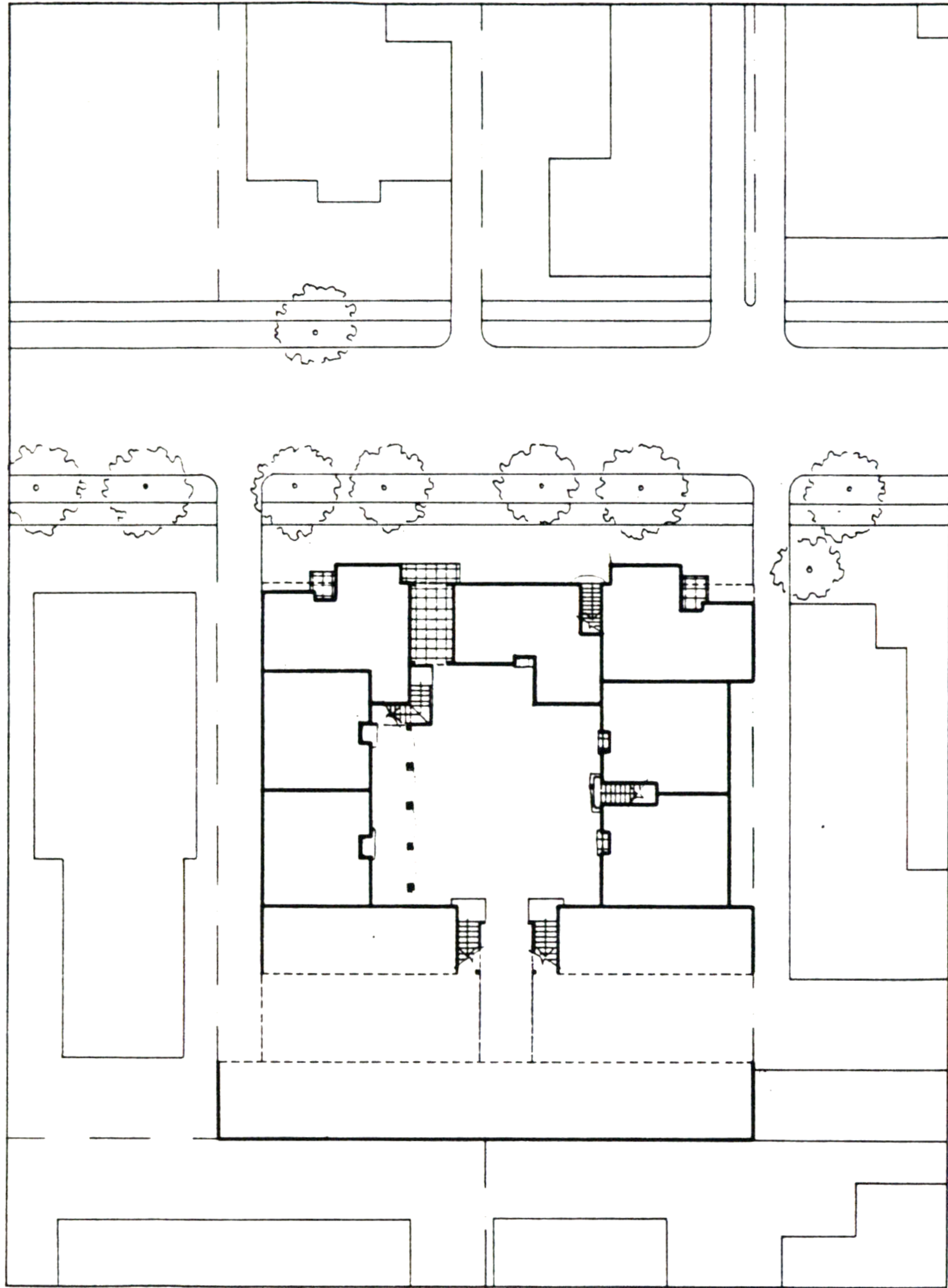
SECOND FLOOR PLAN



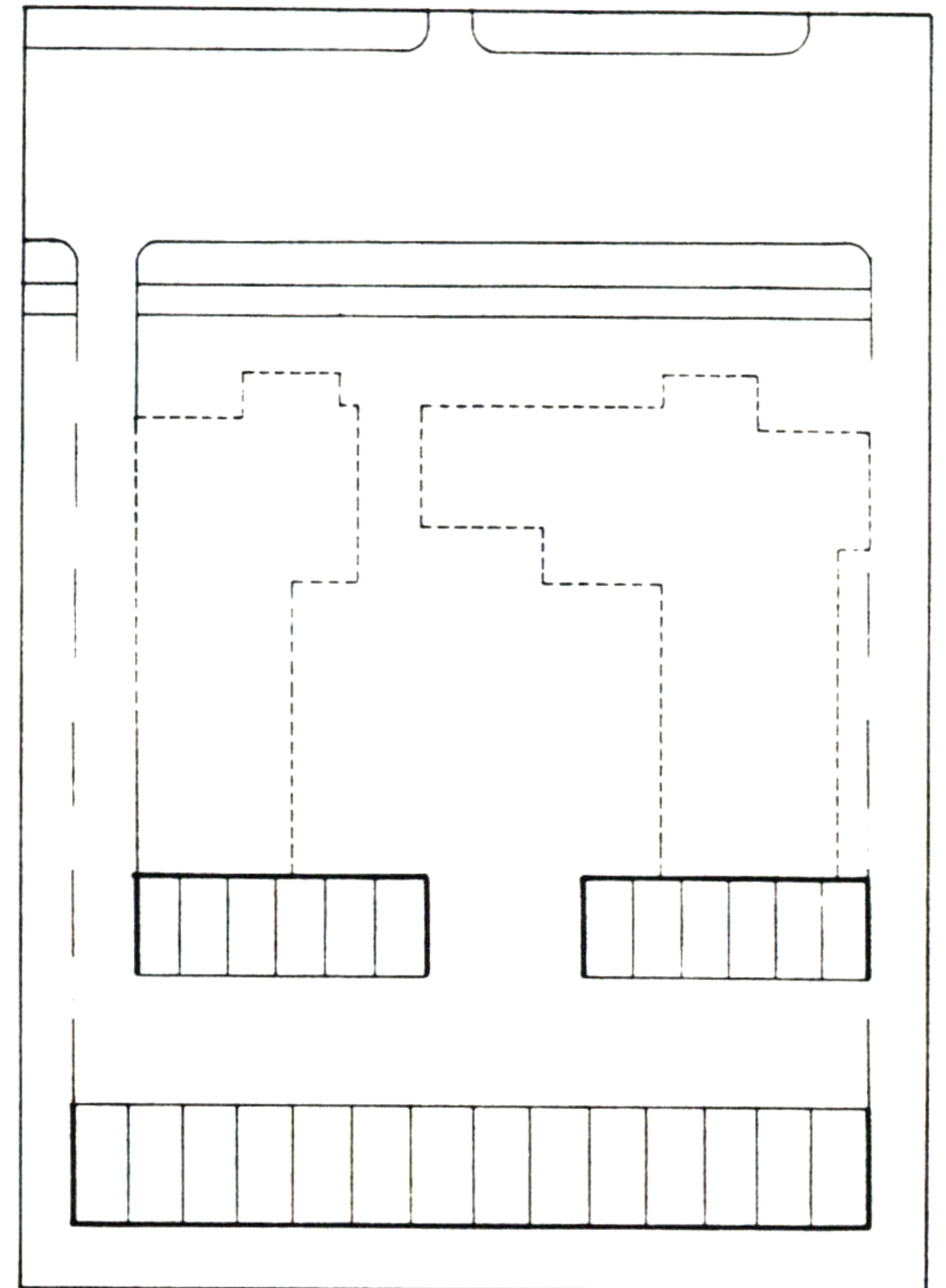
THIRD FLOOR PLAN

RM-48

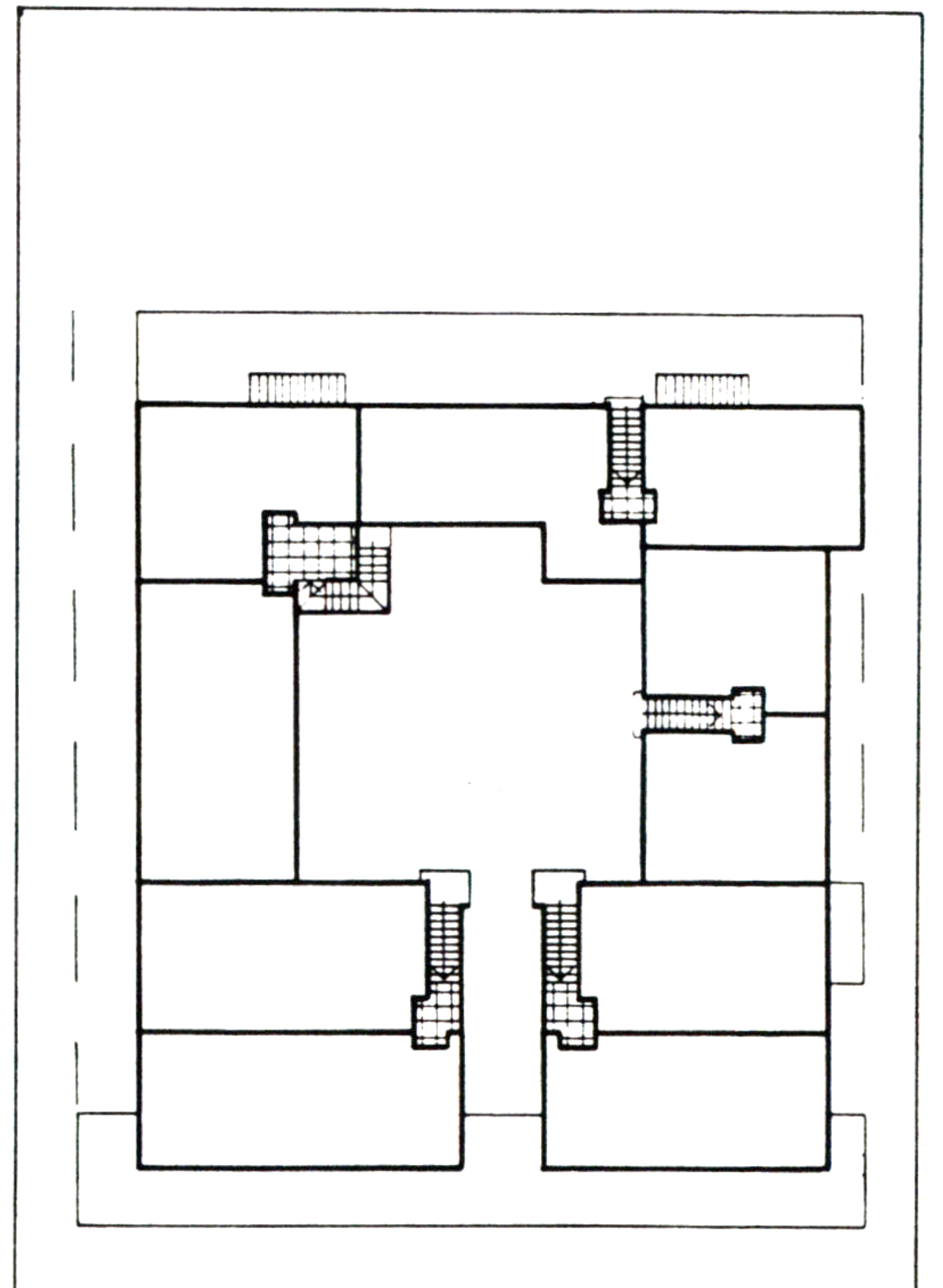
Address: 236/40 Oakland st.	Number of Units: 17 units
Lot Area (A): 19,890 sf	Number of Parking Spaces: 26 cars
Lot Dimensions: 130'x 153'	Square Feet of Construction: 16,500 sf
Context Density: 8 units/lot	Size of Total Open Space: 5,300 sf
Value of (C): 1	Size of Main Garden: 3,500 sf
Allowed sq.ft: 0.84(C)(A)sf	Parking Type: with dwellings above



SITE PLAN

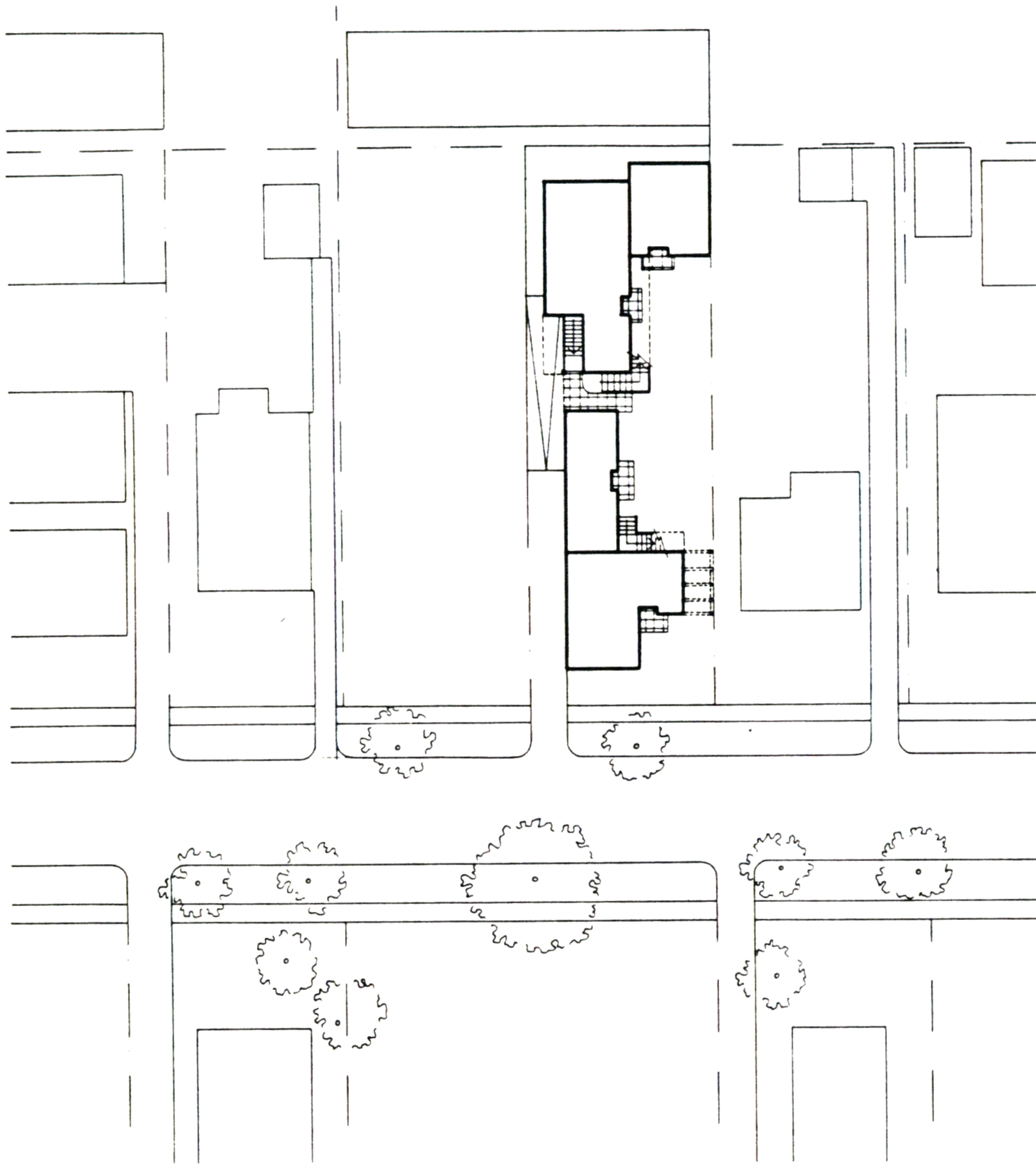


PARKING PLAN

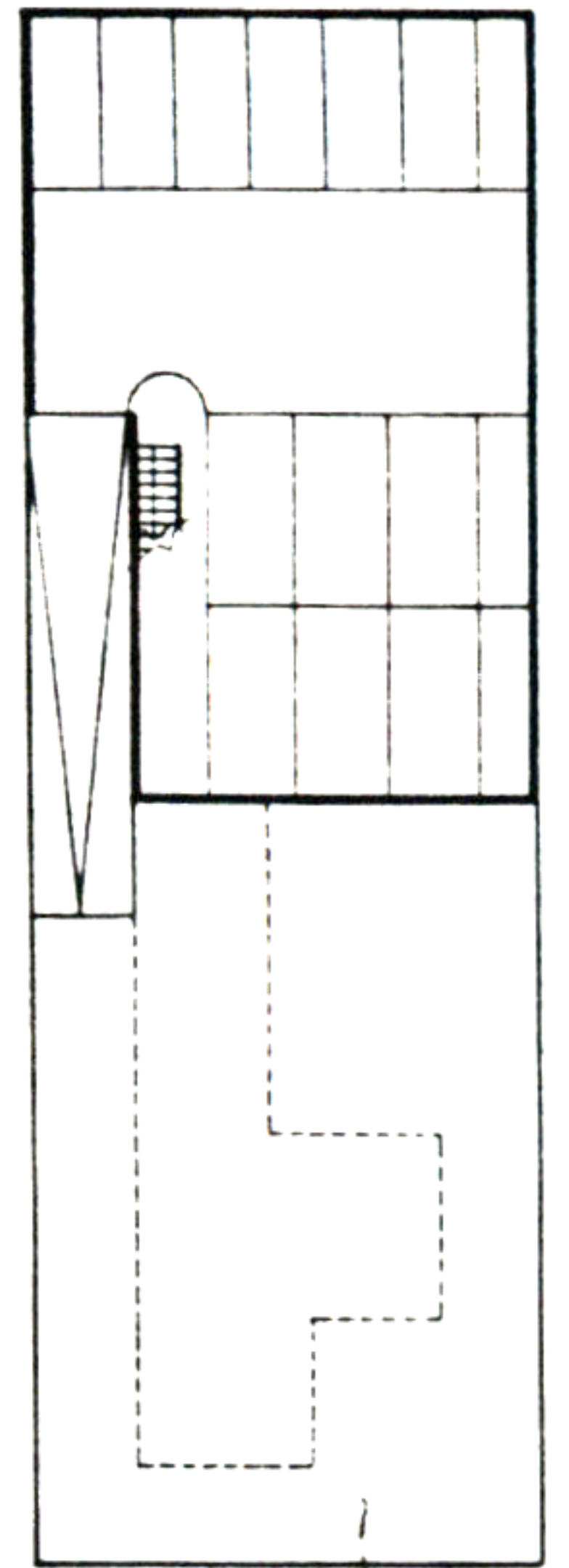


SECOND FLOOR PLAN

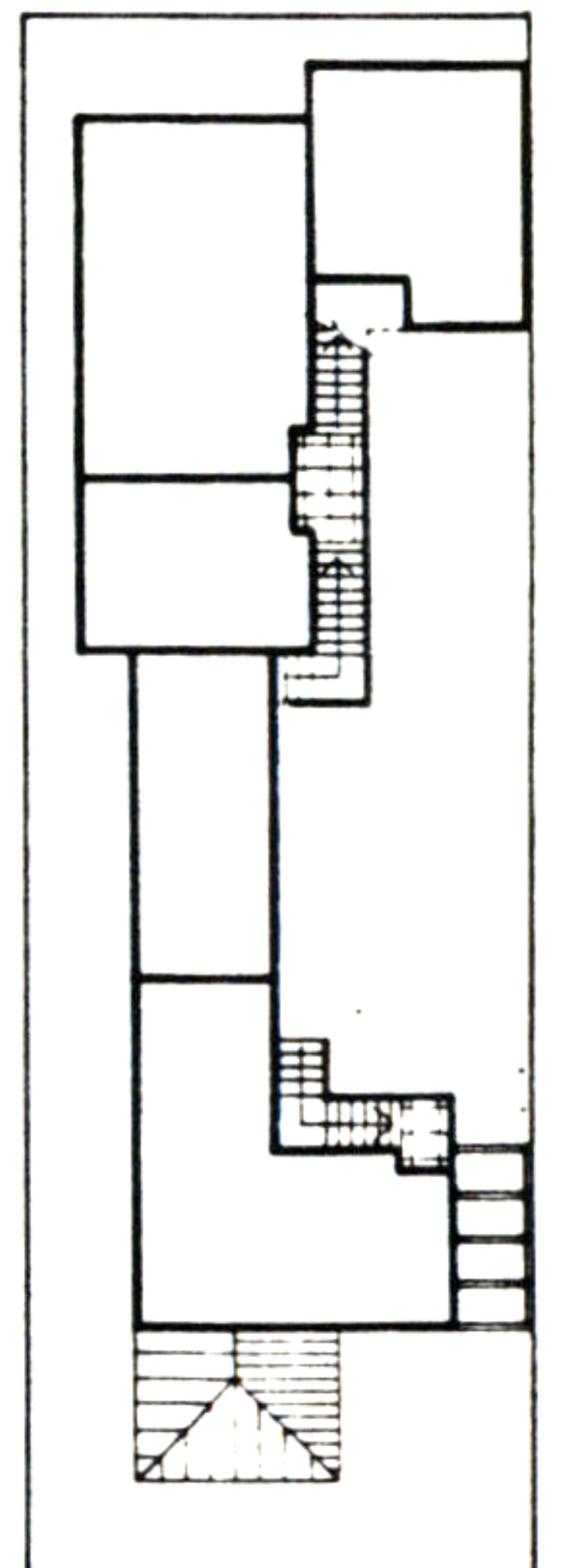
Address:	106/10 N. Chester st.	Number of Units:	8 units
Lot Area (A):	7,700 sf	Number of Parking Spaces:	12 cars
Lot Dimensions:	50' x 154'	Square Feet of Construction:	8,100 sf
Context Density:	8 units/lot	Size of Total Open Space:	2,700 sf
Value of (C):	1	Size of Main Garden:	2,100 sf
Allowed sq.ft:	1.10(C)(A)sf	Parking Type:	mechanically ventilated



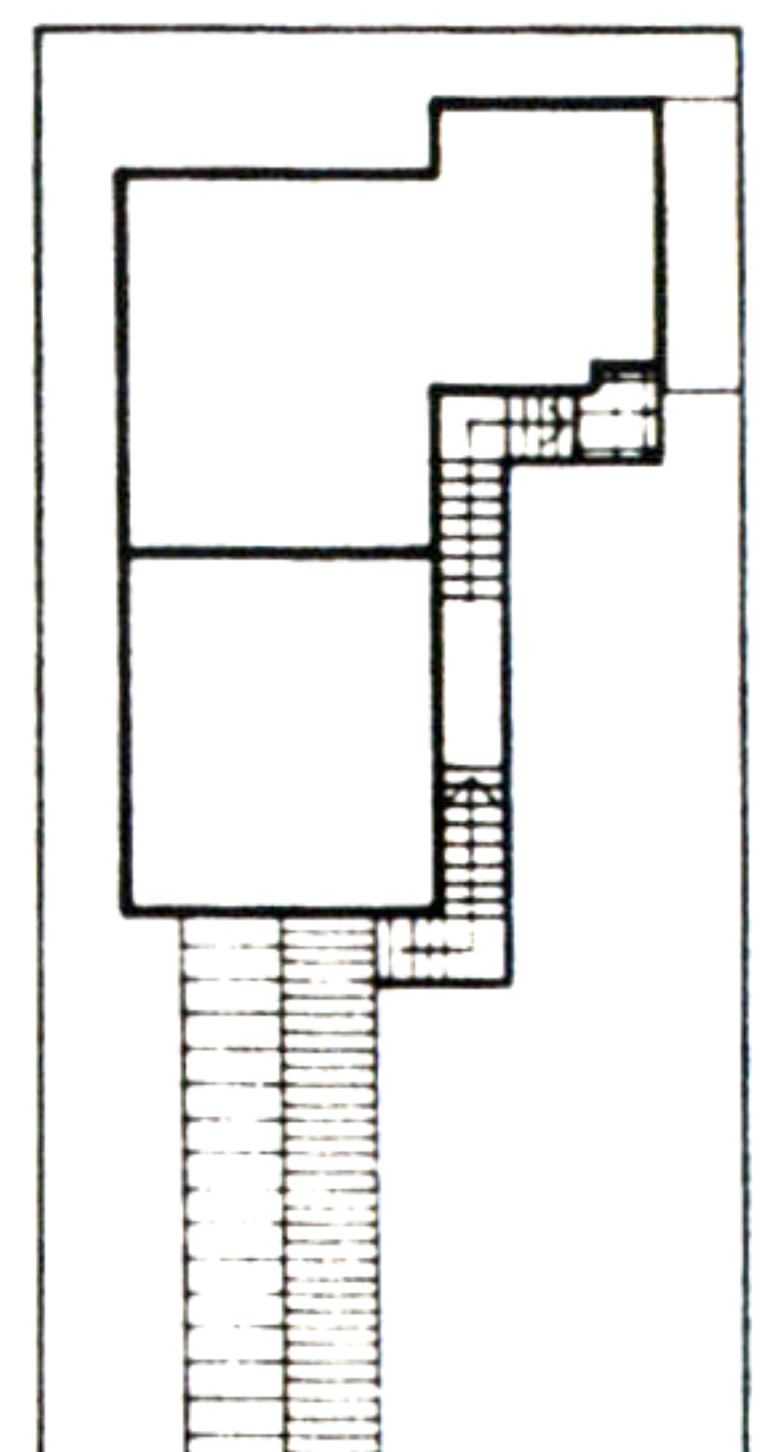
SITE PLAN
0' 10' 20' 40'



PARKING PLAN



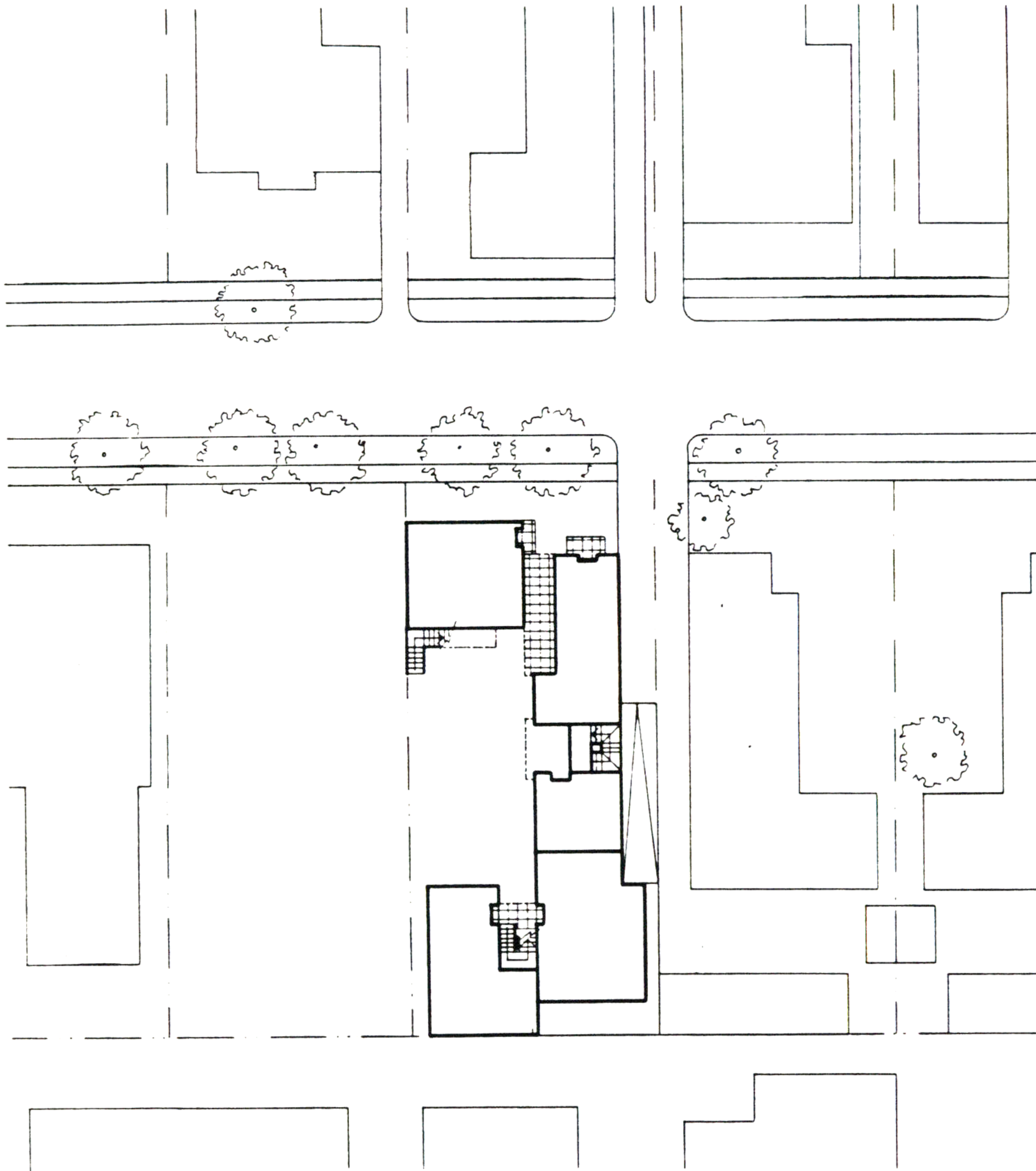
SECOND FLOOR PLAN



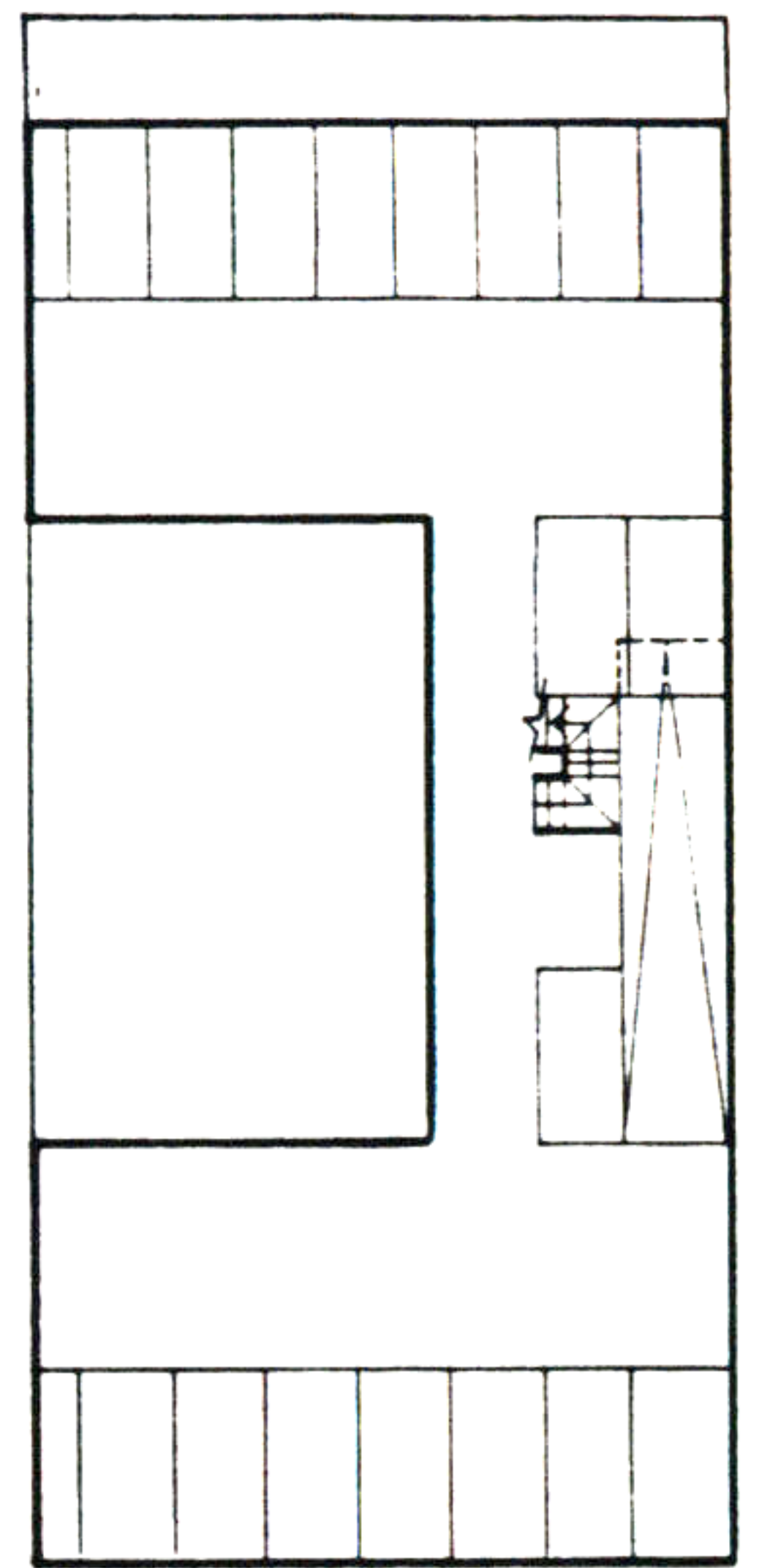
THIRD FLOOR PLAN

RM-48

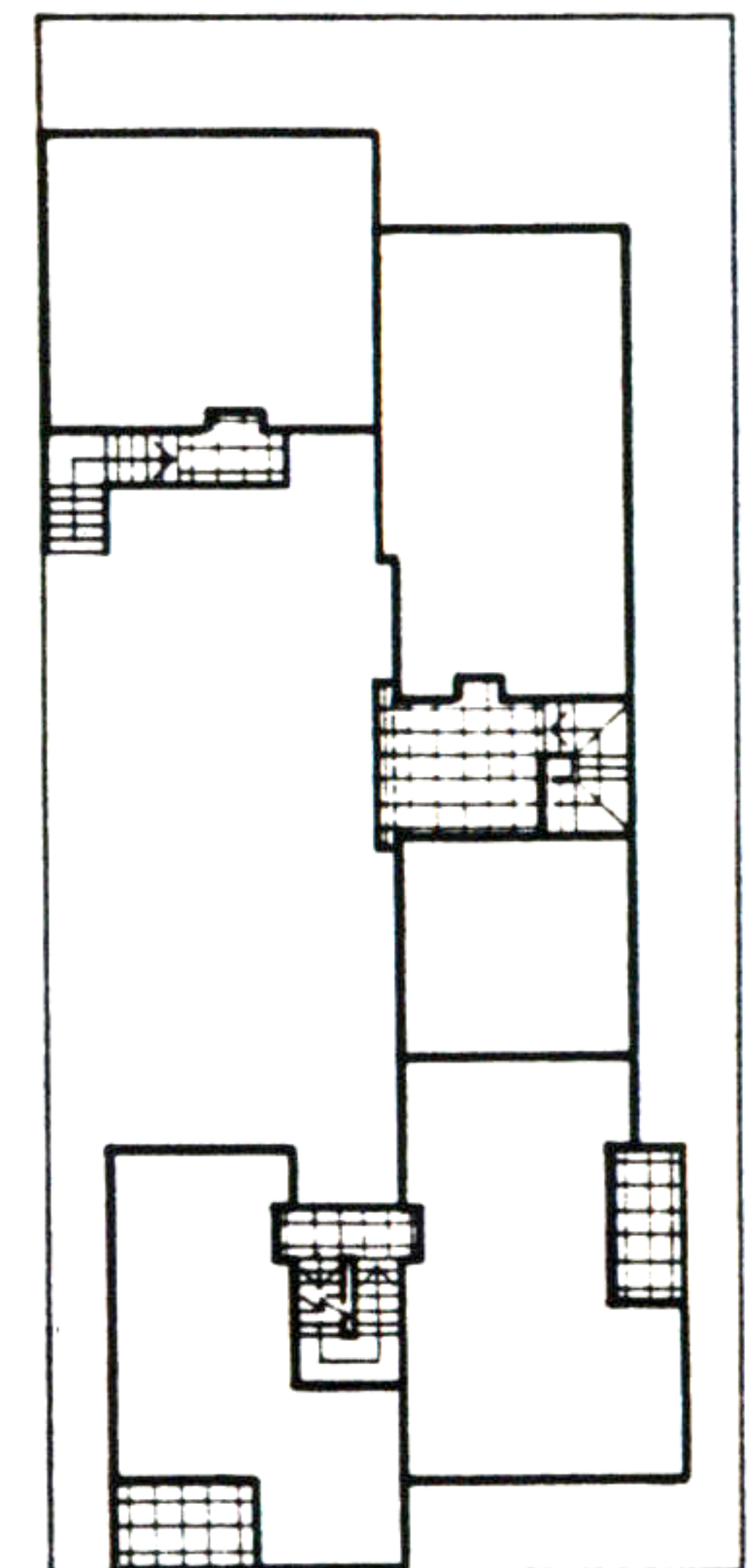
Address:	236 Oakland st.	Number of Units:	11 units
Lot Area (A):	10,098 sf	Number of Parking Spaces:	17 cars
Lot Dimensions:	66'x 153'	Square Feet of Construction:	11,060 sf
Context Density:	8 units/lot	Size of Total Open Space:	3,100 sf
Value of (C):	1	Size of Main Garden:	2,450 sf
Allowed sq.ft:	1.10(C)(A)sf	Parking Type:	mechanically ventilated



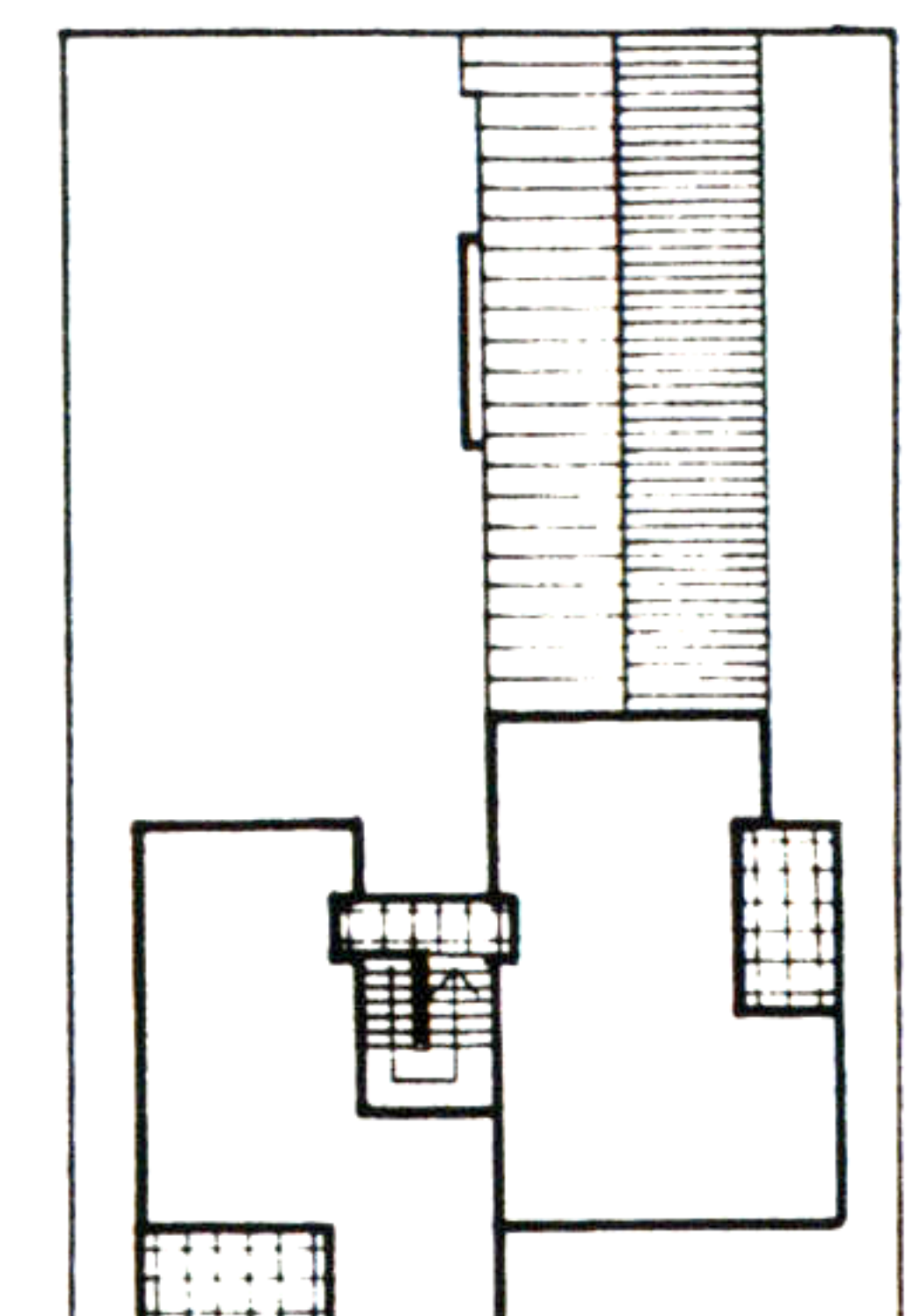
SITE PLAN
0' 20' 40'



PARKING PLAN

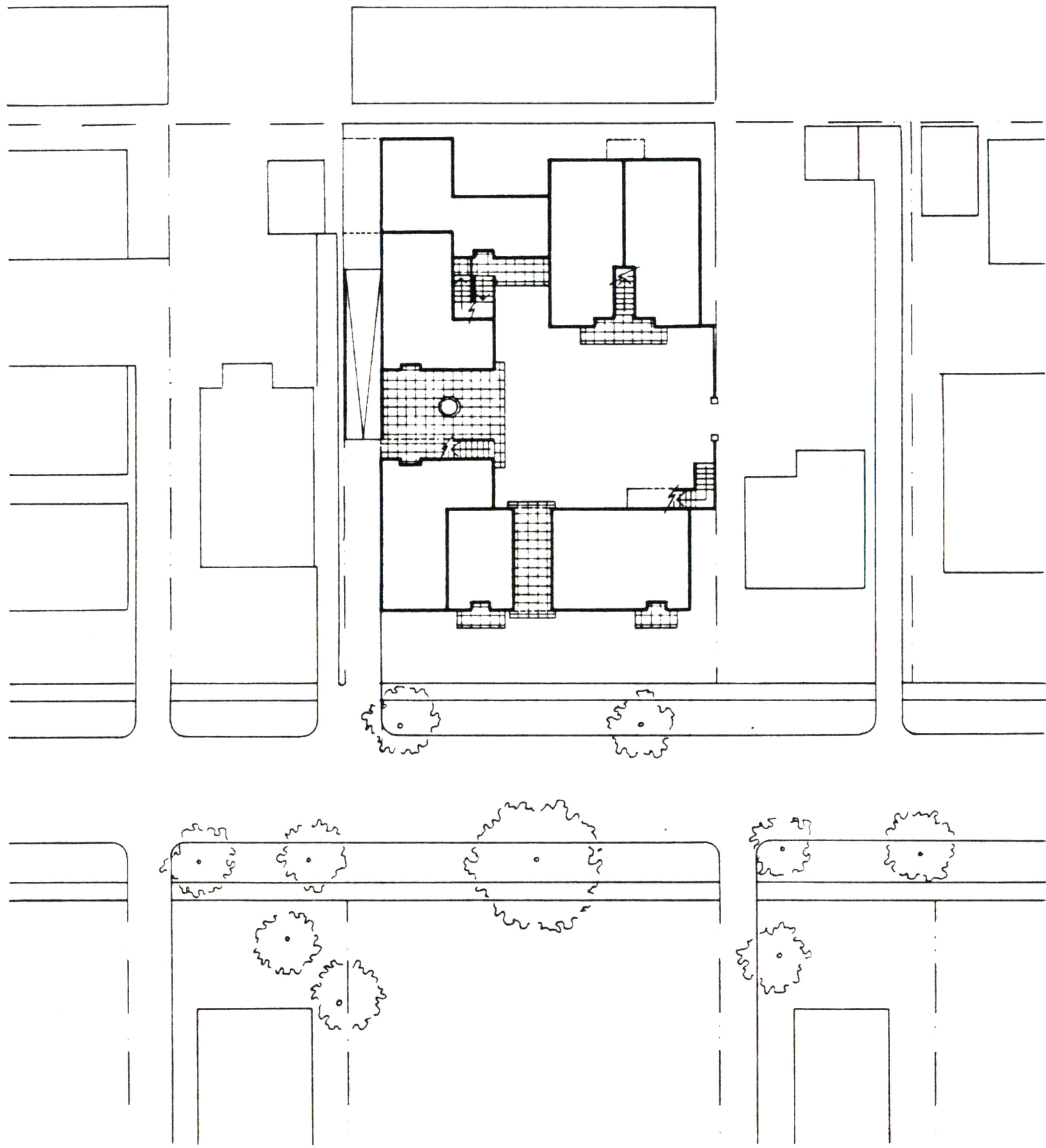


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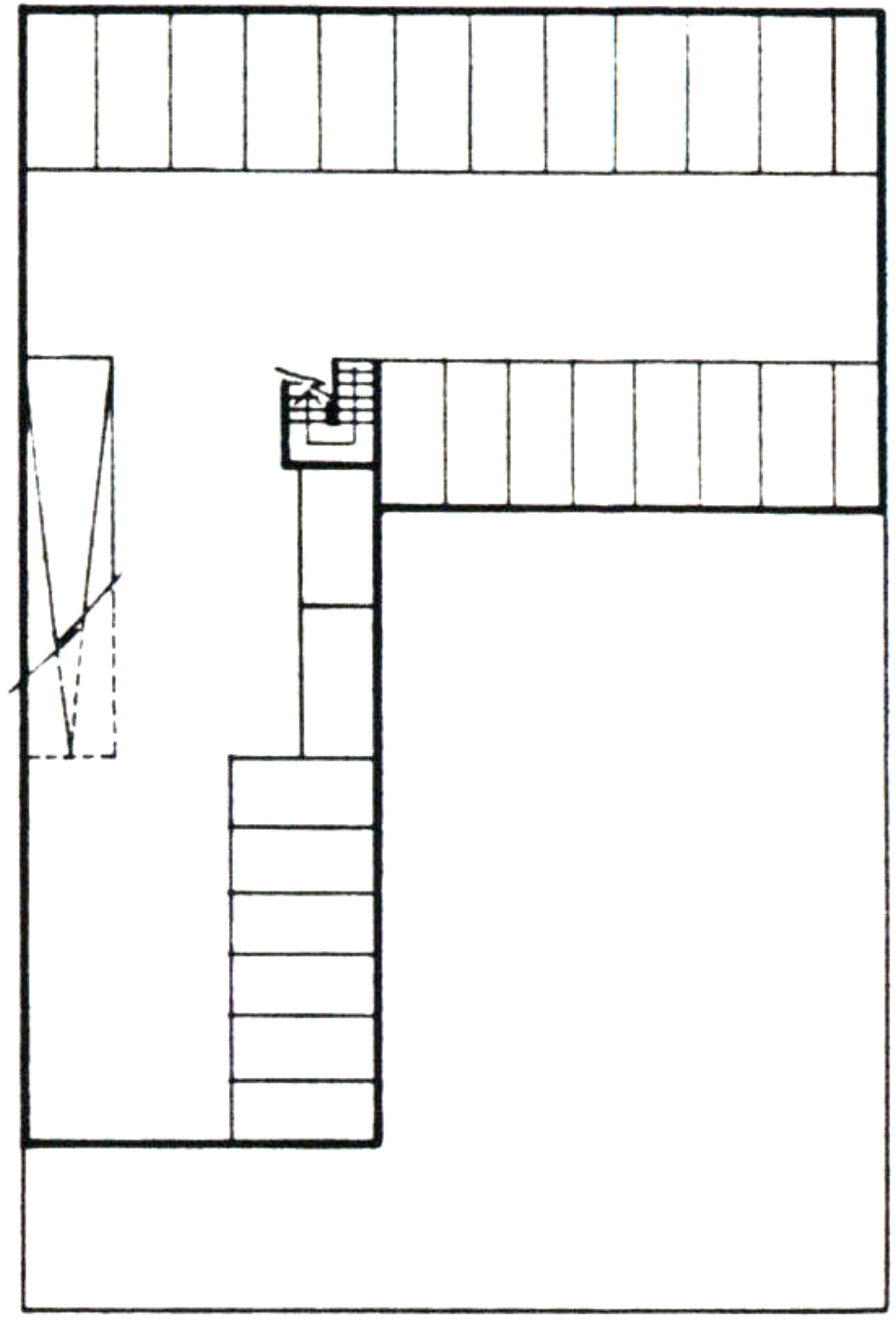


THIRD FLOOR PLAN

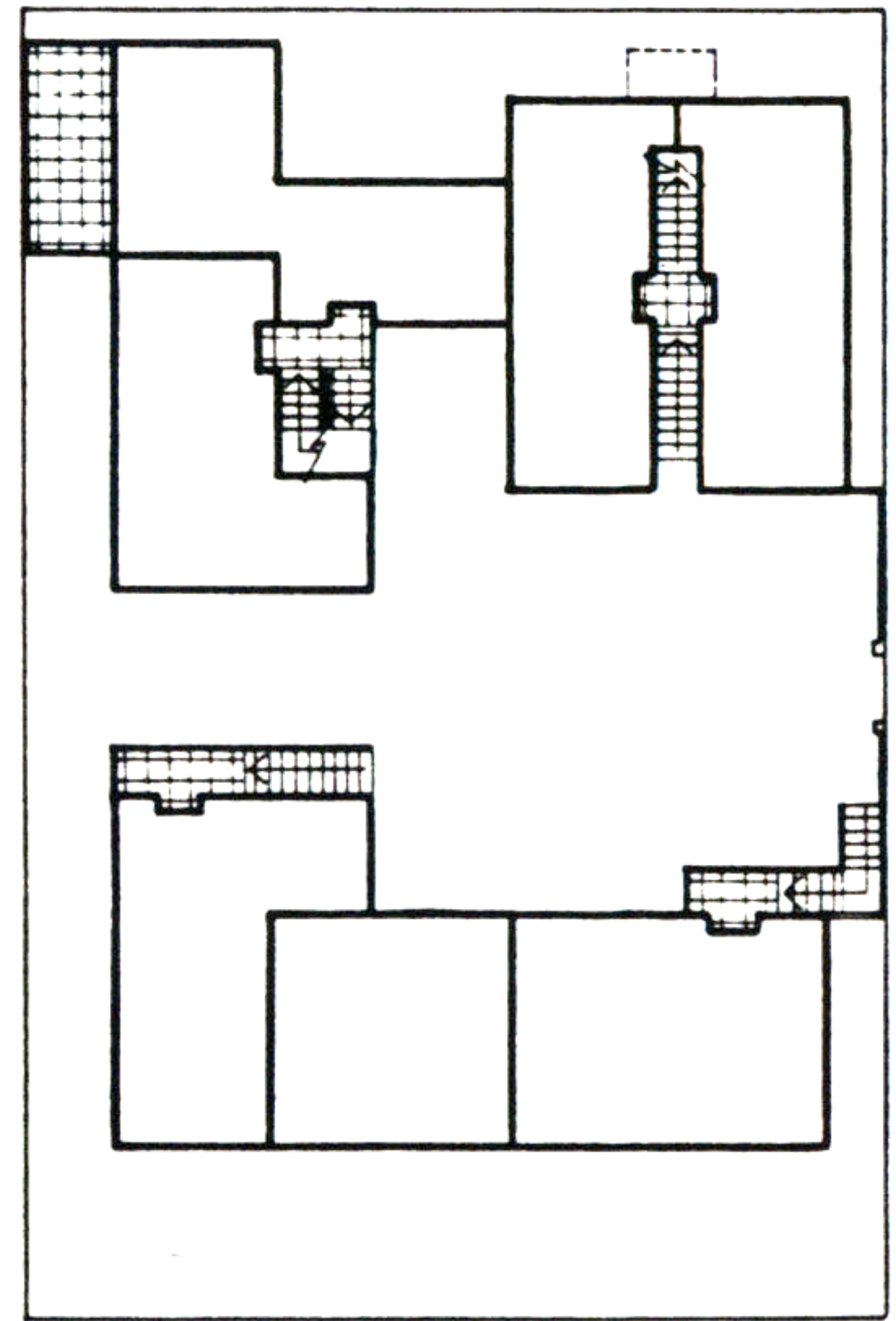
Address:	106/30 N.Chester st.	Number of Units:	17 units
Lot Area (A):	15,400 sf	Number of Parking Spaces:	26 cars
Lot Dimensions:	100'x 154'	Square Feet of Construction:	17,493 sf
Context Density:	8 units/lot	Size of Total Open Space:	5,300 sf
Value of (C):	1	Size of Main Garden:	3,740 sf
Allowed sq.ft:	1.16(C)(A)sf	Parking Type:	mechanically ventilated



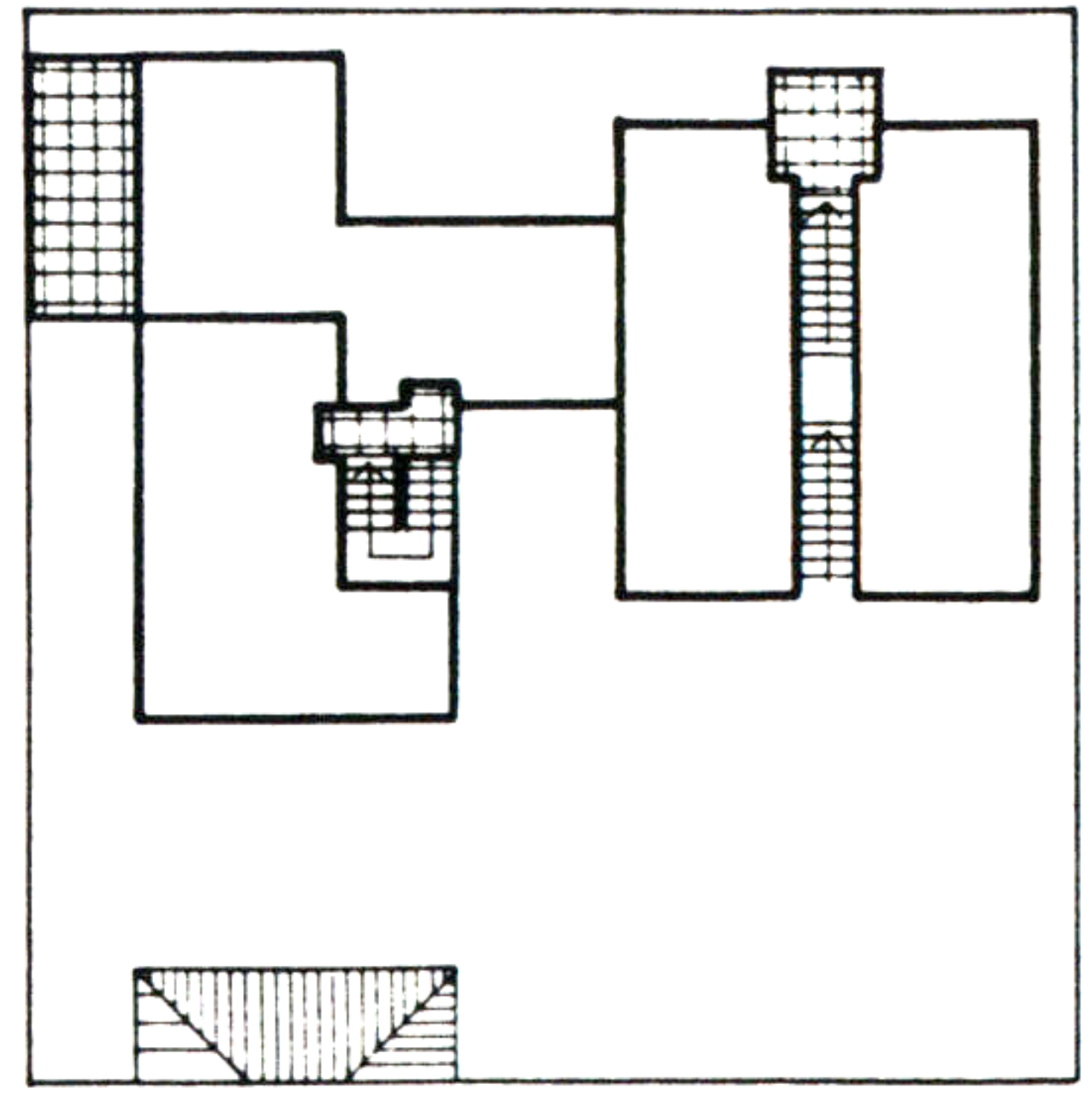
SITE PLAN



PARKING PLAN



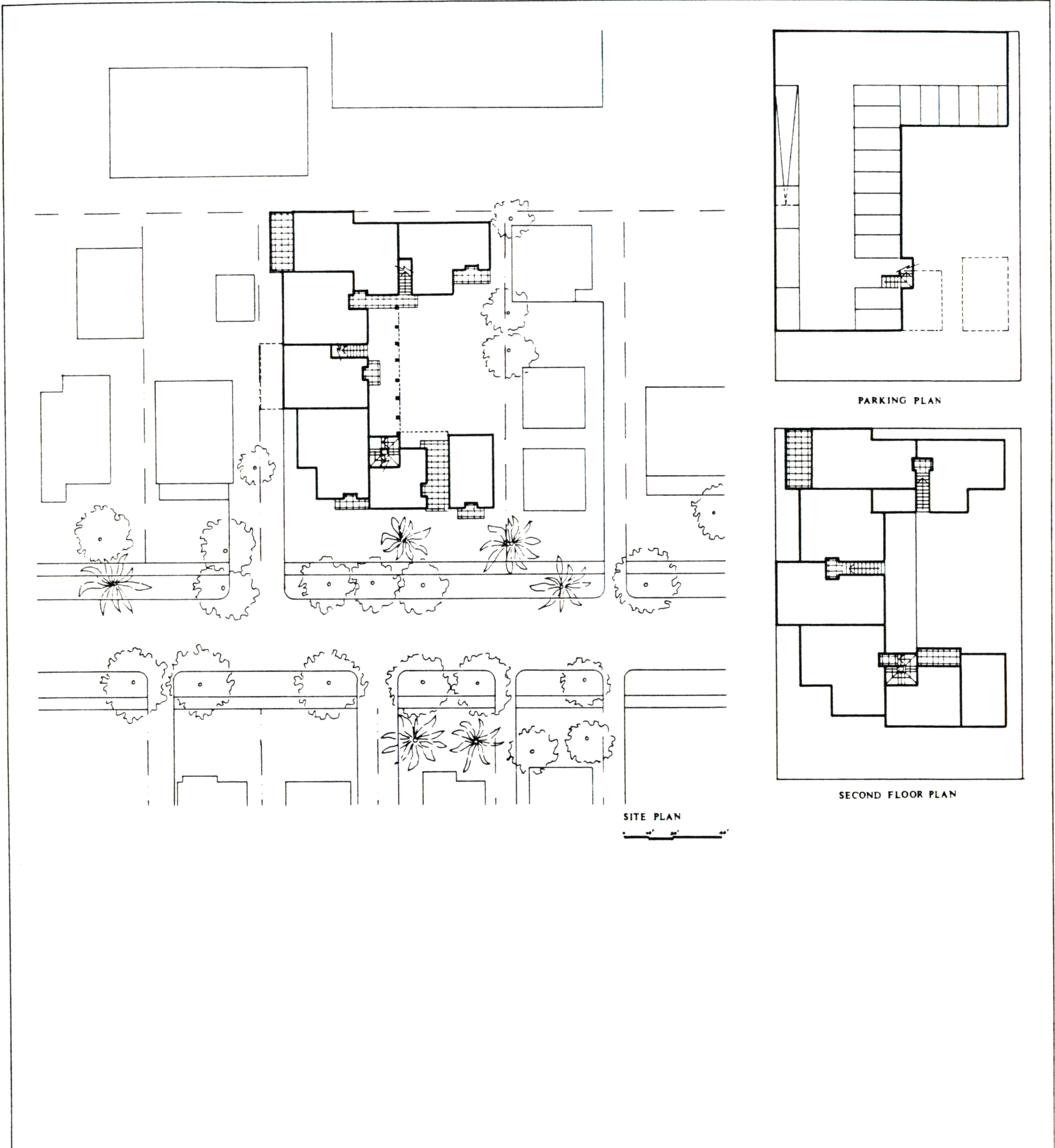
SECOND FLOOR PLAN



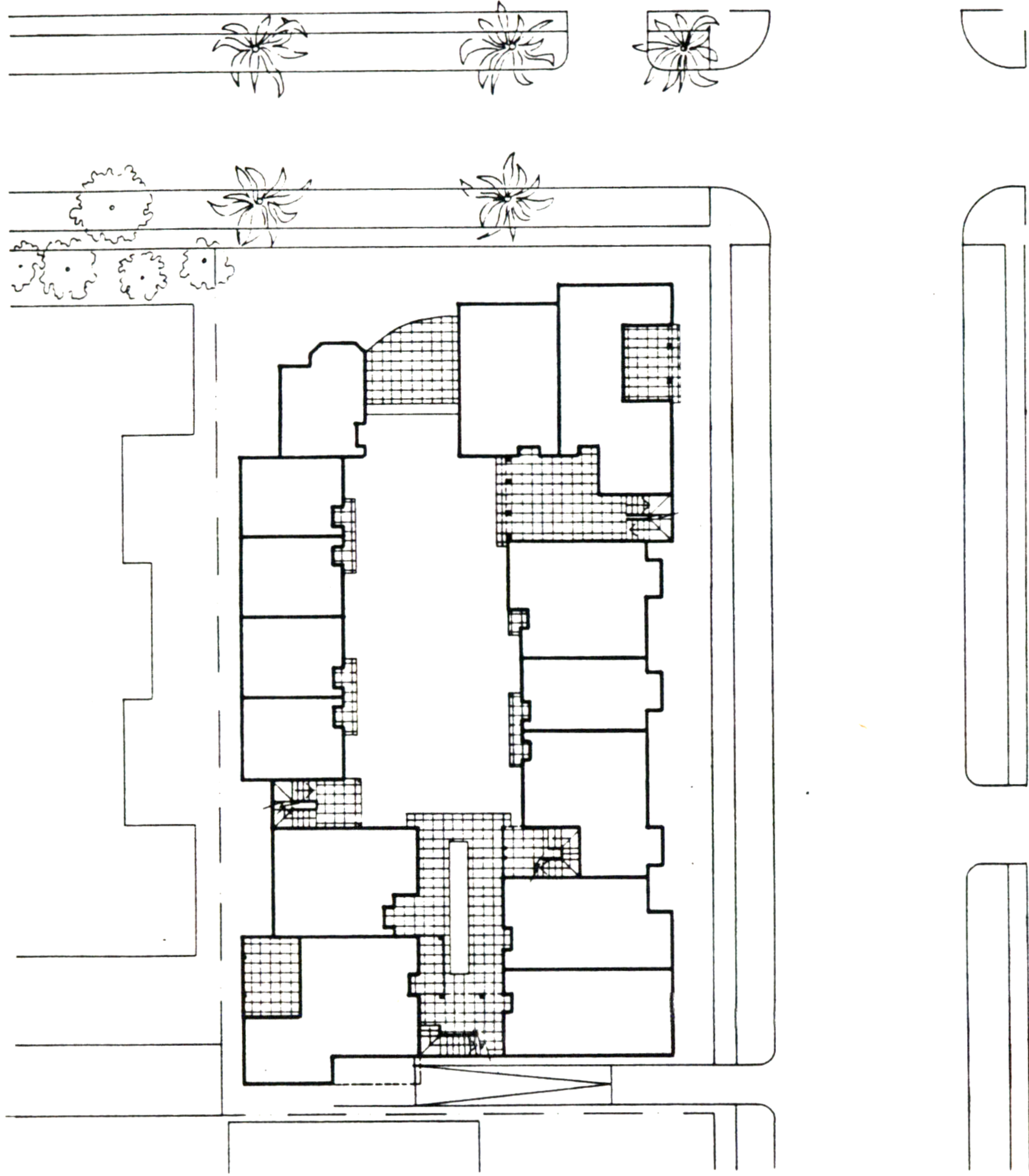
THIRD FLOOR PLAN

RM-48

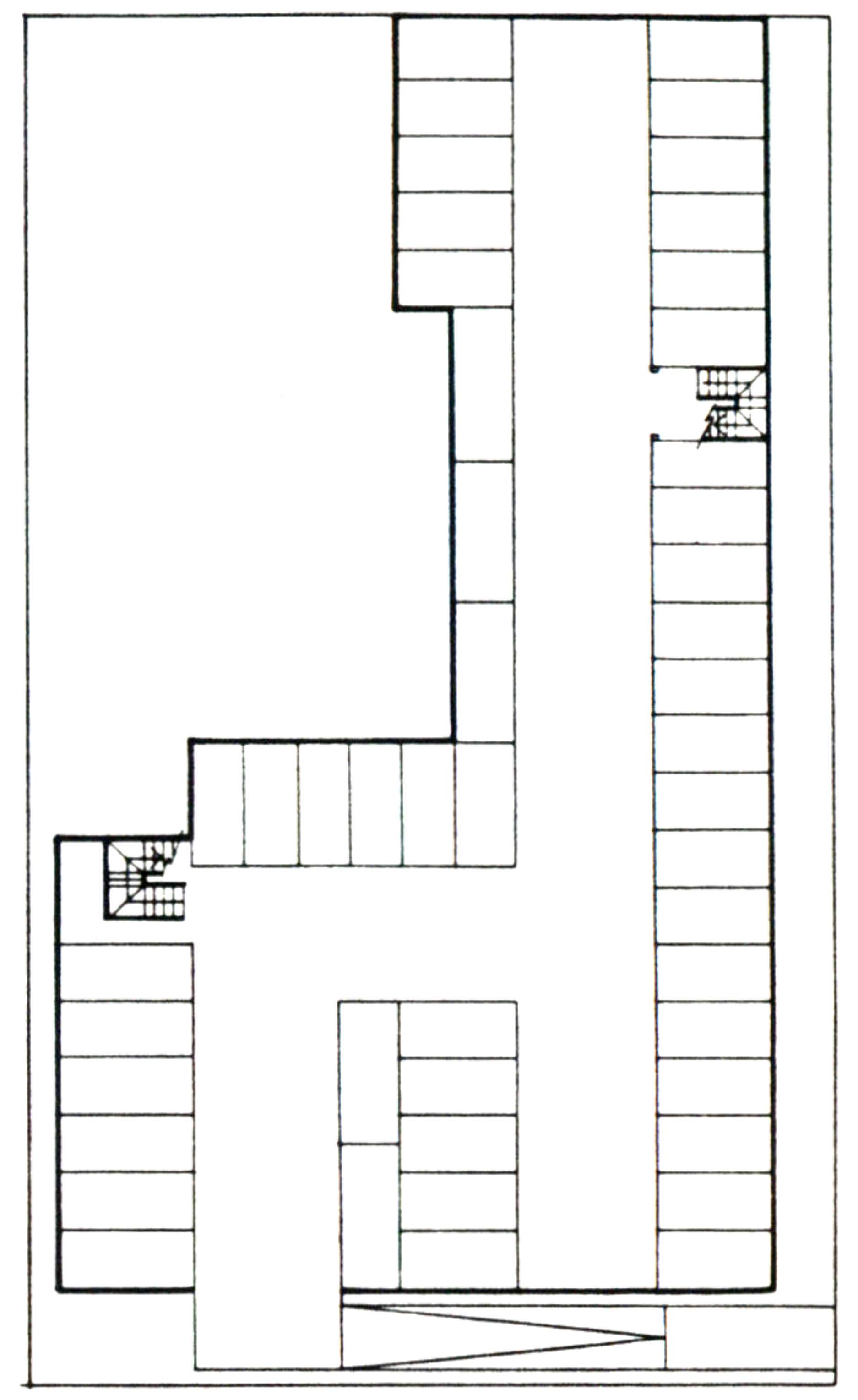
Address: 148/56 N. Chester st.	Number of Units:	12 units
Lot Area (A): 14,500 sf	Number of Parking Spaces:	18 cars
Lot Dimensions: 100'x 145'	Square Feet of Construction:	12,403 sf
Context Density: 3 units/lot	Size of Total Open Space:	5,300 sf
Value of (C): 0.75	Size of Main Garden:	3,560 sf
Allowed sq.ft: 1.16(C)(A)sf	Parking Type:	mechanically ventilated



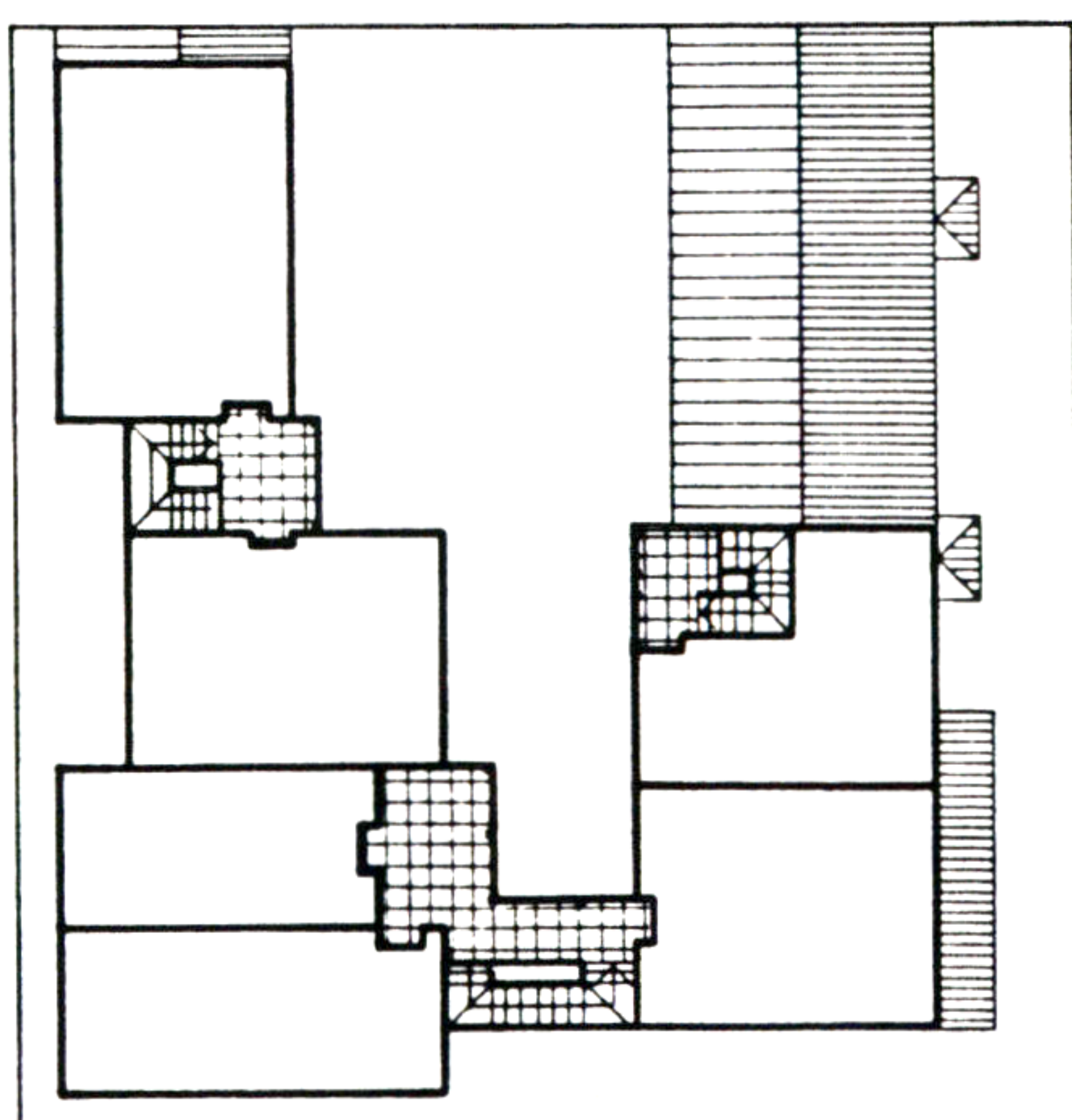
Address: 200 S.Molino/Cordova	Number of Units:	30 units
Lot Area (A): 27.900 sf	Number of Parking Spaces:	45 cars
Lot Dimensions: 124'x 225'	Square Feet of Construction:	32,518 sf
Context Density: 8 units/lot	Size of Total Open Space:	7,264 sf
Value of (C): 1	Size of Main Garden:	4,753 sf
Allowed sq.ft: 1.16(C)(A)sf	Parking Type: mechanically ventilated	



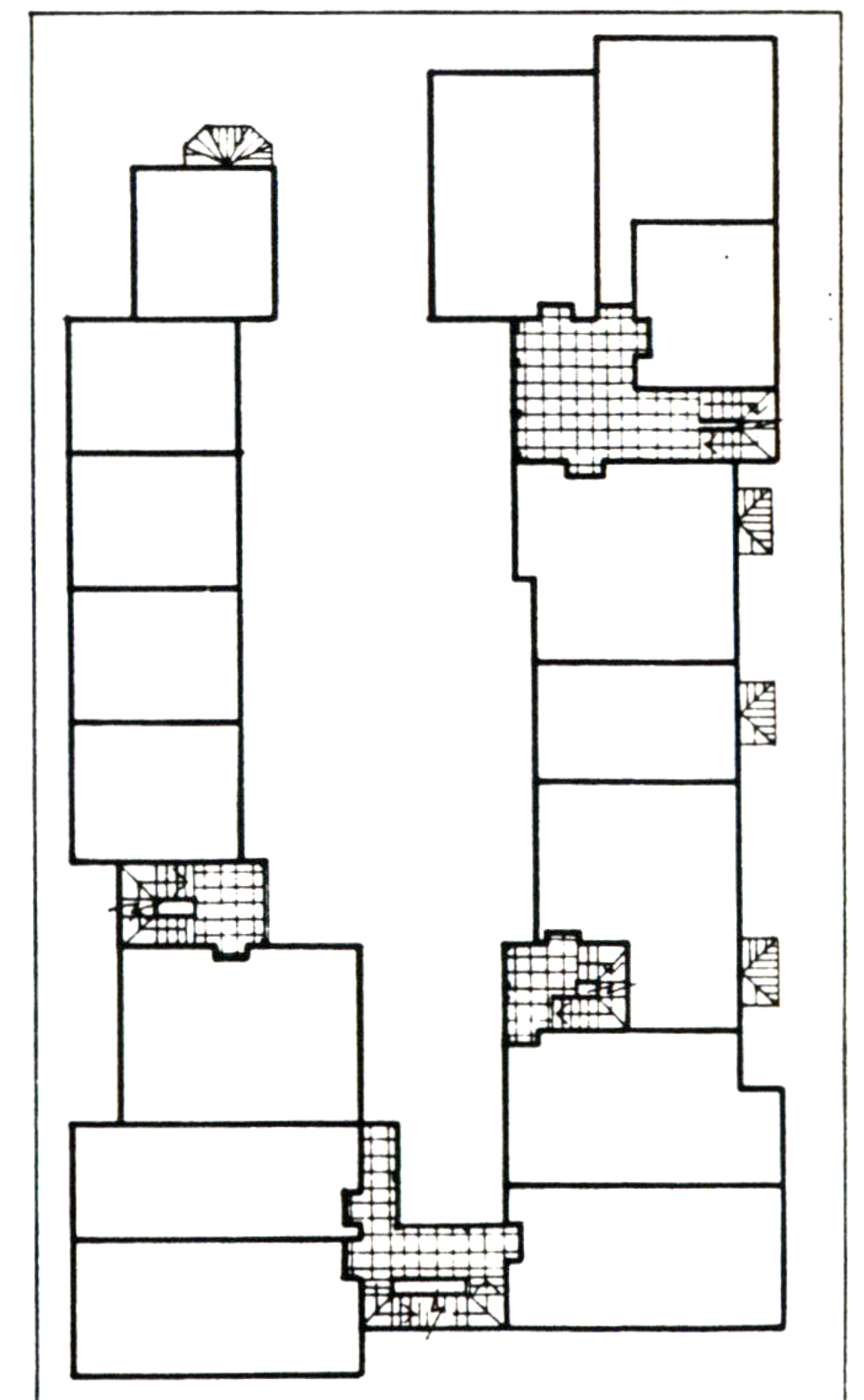
SITE PLAN



PARKING PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN