RULES FOR PASADENA MULTIFAMILY HOUSING

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FIRST OPERATIONS: PRELIMINARIES

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PART ONE

OVERALL DESCRIPTION OF THE PASADENA NEIGHBORHOOD WHICH IS INTENDED TO BE CREATED BY THIS ORDINANCE.

The following paragraphs describe the atmosphere and character of the Pasadena street and neighborhood. This is an idealised picture, intended to describe the future of Pasadena, as it develops during the next thirty years. It is printed here, with the intention that every single development which occurs, even on a single lot, must make a contribution to this character.

The rules of the ordinance, which come later, will show exactly how each individual project must contribute to this character.

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OVERALL CHARACTER

The overall character of the community for both residents and visitors is primarily made by the citywide patterns of tree lined streets bounded by planted, green open spaces. Some of these spaces are interior gardens and courtyards; others are front gardens, opening directly on the street. Most of them are generous in size: small gardens and courts punctuate the larger ones.

The perceived height of the buildings is mainly two stories, giving an intimate feel to this relatively dense residential setting.

Parking is almost invisible; curb cuts are at

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MORE DETAILED CHARACTER

THE CHARACTER OF THE STREET:

Each street has an avenue of trees. The street space then has three components: the one tunnel of space under the avenue, where the cars are, and two minor long spaces, on the house side of the trees. This space between the trees and the house, is given a coherent well defined character, because it is made of definite, well shaped and usable front and interior gardens, that are always bounded by buildings, low walls, and hedges.

The shape of the street is made more definite by the fact that buildings frequently come right up to the sidewalk. These buildings which come close to the sidewalk help to establish the street as a contained space, and make room for the interior gardens and courtyards that are visible, as you walk along the street.

There are a number of major elements elaborating these spaces: porches, apartment entrances, garden gates or paths leading to internal courts, balconies, trellised walks.

THE CHARACTER OF THE INTERIOR GARDENS AND BUILDINGS:

As you move to the more private areas of the lot you find a pattern of buildings and open spaces, made of interconnected gardens and courtyards ranging in size from very small (600sf) to large (4500sf). Some are visible from the street and some are not. They are in the shape of a simple rectangle, bounded by building walls and hedges or fences.

Neighboring lots will cooperate to create large gardens. The connections between the gardens are by means of a passageway through a building, a garden path between buildings, etc.

Buildings are shaped to produce this beautiful pattern of open space and gardens. To achieve this, many parts of buildings are oriented parallel to the street, even crossing lot boundaries. The buildings sometimes adjoin at the side lot lines, like this:

DIAGRAM

Building shapes are simple and narrow so that each apartment gets light on two sides.

Some entrances to individual apartments are visible and accessible from the street. Almost all apartment entrances that don't face the street open from interior gardens. In some cases they open to the gardens through porches and patios.

Most buildings are two storey, with an occasional third storey over garages at the back of the lots. Buildings which come close to the street usually have a one storey section immediately next to the street. Roof gardens and balconies are common.

There are pleasant connections between the gardens and the parking at the rear of the lots, such as archways, tree lined paths, trellised walks.

DRIVEWAYS:

The number of curb cuts and driveways is severely limited to allow the shape and quality of coherent garden space to dominate the neighborhood. Driveways occur no more than every two or three lots, and lead to parking in the back of the lots.

THE CHARACTER OF THE PARKING AREAS:

Parking is not visible from the street. It is shielded from the street by buildings. On some lots, parking areas are served by the rear alley ways. Often second storey apartments are located above the garages. Trees and flower beds border these areas. Whenever possible, parking is treated as usable pedestrian space, and subdivided to form playgrounds.

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PART TWO: COOPERATION

The type of character which is described in the previous pages, can only be obtained by cooperation between lots. The beauty of character which we hope for, cannot arise merely as a result of what is done on individual parcels, but only as a result of coherent cooperation between parcels with regard to gardens, courtyards, parking, buildings, setbacks, light and air, and driveways.

This principle of cooperation is fundamental to the nature of the new zoning ordinance. It seeks to promote a type of cooperation between adjacent developments so as to create a larger whole for the benefit of the entire community. This is especially fundamental, since the great majority of new construction in Pasadena, is single lot development. At present, 90% of all developments occur on single lots. Even with incentives to encourage development of double parcels, we believe that single lot development will always represent 80% of new projects.

In any case it is also desirable, that development be kept small in scale, since this will continue to maintain the intimate character of Pasadena which has existed in the past. Large lot development introduces an undesirable and commercial crudeness of grain. It is desirable that the city should be able to build up the beautiful and coherent character described in part one, in an intimate fashion. This can only be done by cooperation between lots.

The success of this ordinance therefore requires an entirely new frame of mind. When approaching a development, it is necessary for the developer to ask himself consciously, how what he does, on his lot, will cooperate, with adjacent developments, to produce a harmonious whole in the neighborhood.

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In particular the following types of cooperation are all critical:

1. Cooperation between gardens or open spaces, to form larger gardens and open spaces.

2. Cooperation between building positions, to maintain the coherency of open space and light access, and to permit growth of realtively long stretches of building volume parallel to the street.

3. Cooperation between driveways and back alleys, with easements, to reduce the number of driveways.

4. Cooperation between parking lot positions, to improve accessibility from driveways and alleys.

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PART THREE
CALCULATE BASIC NUMERICAL PARAMETERS

STEP 1. CALCULATE ALLOWABLE BUILT SPACE.

This rule gives maximum allowable total built space.

Get your lot area.

Get context FAR on two lots on each side, plus three lots across the street.

On a double lot, allowed FAR is 1.30 x context FAR, or .75 whichever is less. On a single lot, allowed FAR is 1.15 x context FAR, or .65 whichever is less.

Note. Allowed density is higher on double lot than on a single lot.

STEP 2. CALCULATE NUMBER OF APARTMENTS

Calculate number of units, N.

Choose average apartment size between 700 sf and 1300 sf. Most typical average is 850 net, 1000 including stairs and hallways. Divide total built area by average size, to get number of units.

STEP 3. CALCULATE NUMBER OF PARKING SPACES AND REQUIRED PARKING AREA

Required parking spaces is 1.5 times N.

Total needed parking area will be approximately 450xN square feet. This number is not a requirement, but for convenience of calculation and layout.

STEP 4. CALCULATE THE TOTAL AREA OF GARDENS

Now calculate the total area that your lot must provide for the formation of all gardens and/or courtyards.

Calculate as follows:

1. On a single lot, the total area for gardens must be 3300 sf, or 35% of the lot, whichever is greater.

2. On a double lot, the total area for gardens must be 6500 sf, or 37% of the lot, whichever is greater.

If a single lot has to provide a driveway (see step X below), then the amount of open space may be reduced to 2800 sf or 32% of the lot whichever is greater. However please note that most lots are not permitted to have driveways.

STEP 5. CALCULATE THE AREA OF THE MAIN GARDEN.

Between 70% and 100% of the total space required for garden space on your lot, must be used for the formation of a single garden called the main garden. This main garden is to be aggregated in the form of a single rectangular entity of space, which is surrounded and bounded by buildings, hedges or low walls.

The remainder of the required open space will be used for the formation of secondary subsidiary gardens.

To make this rule precise, write down the 70% number and the 100% number as limits on the size of your main garden.

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PART FOUR

MAP THE CONTEXT AND SURROUNDINGS

General preamble:

STEP 9. UNDERSTAND THE IMPORTANCE OF YOUR IMMEDIATE PHYSICAL CONTEXT.

On the next two steps you will be asked to locate and form the main and secondary gardens. Before you do this you must be aware of the general rules that apply in all cases.

1. Each lot, ready to be developed, will do something different from what the previous lot has done, as far as its contribution to the formation of gardens. At any successive point in the development of the block, every new apartment building ENCOUNTERS A COMPLETELY DIFFERENT SITUATION REGARDING THE CONFIGURATION OF ITS IMMEDIATE PHYSICAL CONTEXT.

2. The following is just a limited overview of different situations:
a. Some lots will have to INITIATE A MAIN GARDEN, to be completed by an adjacent lot.
b. Some others will have to COMPLETE AN EXISTING MAIN GARDEN, initiated by the adjacent lot, by contributing different amounts of open space;
c. Some other lots, will find that they can afford the complete responsibility of CREATING A MAIN GARDEN ENTIRELY CONTAINED WITHIN THE LOT. (This is mainly possible for double lots, and it is difficult for single lots.)

3. In addition, there is a series of other variables involved in the formation of gardens. For example:
a. How much open space a particular lot has to contribute to the completion of a main

garden.
b. What the configuration of the initiated main garden should be: Is it an INTERNAL COURTYARD or, is it a DEEP FRONT GARDEN or, is it a LONG FRONT GARDEN along the street.
c. Variety of shapes and sizes of existing gardens, and so on.

4. All of these make IMPOSSIBLE TO PREDICT all forthcoming situations, and specify particular rules which apply equally successfully to all of them.

5. The process of forming the gardens is CONTEXT SENSITIVE. It is guided by the existing configurations of the spaces adjacent to the lot under development, and by their specific needs for completion and improvement.

6. Whatever specific you will decide to do, the garden you are about to form has to RESPOND TO THE NEEDS OF THE EXISTING OPEN SPACES TO THE RIGHT AND LEFT OF YOUR LOT, both on the front of the lots along the street, or interior courtyards/gardens. It has to relate to these spaces, complete, improve, and enhance their presence.

7. Now, survey and understand the existing configuration of gardens in the lots adjacent to yours--two on the right and two on the left. Examine how big they are, where they are located, and their shapes are. Your garden MUST COOPERATE with existing gardens.

STEP 6. MAP THE SURROUNDING STRUCTURE

Draw a map at a scale of 1 inch equals 20 feet. The map must show your lot, two lots on either side, the back 50' of the lots behind these five lots, and the front 100' of the five lots across the street.

Show dimensions.

On this drawing survey and identify the following structures:

1. Footprints of all buildings. Each building or part of a building must be shown with its height in feet.

2. All gardens on surrounding lots. Examine how big they are, where they are located, what their shapes are. In particular, you must identify those gardens which are beautiful and worth while for you to make a connection to them, or worth while sitting and looking in their direction and enjoying them.

3. Beautiful open space in the street, which helps to create the atmosphere of the neighborhood.

4. Big trees on your site or on the street, and on adjacent lots.

5. Any doors or other entrances on next door lots, which create a pattern of movement and pleasantness that must be preserved, and which may form the basis of a new space or center in your project.

6. Any windows on next door buildings which serve living areas, and must have good light preserved.

7. Existing back-alleys and driveways on nearby lots, with special reference to any possible pattern of access in which these existing driveways and alleys might serve the back of your lot.

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PART FIVE

DECIDE BASIC ARRANGEMENT OF MAIN-GARDEN AND BUILDING

Finally, before beginning the detailed design and layout of your project, it is necessary to get a single basic vision of the project.

This vision hinges on the position and nature of the main garden, and the way this main garden is supported and created by the building volume. You must decide where the main garden is, and in what fashion the building volume will surround this main garden, and complement it.

It is fundamental to the process being used in this ordinance, that your solution to this problem emanates from the pattern of existing space and buildings in the neighborhood and that it does the maximum possible to help the neighborhood.

You must be able to argue that the arrangement of space and the position of the main garden you have chosen, does the maximum possible for the lot, for the street, and for the neighborhood.

Choose a single position of the main garden which does the most possible to connect with existing spaces on next-door lots, and which also does the most possible to provide a balanced variety of space in the neighborhood.

The essential variables are these:

1. Is the main garden internal (courtyard type) or on the street (front yard type).

2. Is it relatively large or small.

3. What is its degree of enclosure.

These questions must be settled mainly with reference to the map of existing structure in the next door lots and on the street.

Most important, the structure must be balanced. By this we mean that the principal types of main gardens on nearby lots must occur in reasonable balance with respect to one another, so that neither excessive homogeneity, nor excessive variety, is achieved in the overall space distribution of the street.

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SECOND OPERATIONS: DETAILED LAYOUT

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The following sections will now give you detailed instructions necessary to lay out the apartment house design, according to the broad principles you have established in parts 1-5.

PART SIX

PROVIDE DRIVEWAYS AND LOCATE PARKING.

It is first necessary to do one of two things: either to find out how to use existing driveways and alleyways, not on your property, to reach the parking areas at the back of the lot: or, to locate a driveway if such driveways do not exist.

STEP 8. GENERAL LOCATION OF PARKING.

It should be assumed that the necessary parking areas of about 450N sf will be provided at the rear of the lot. In no case may the parking areas penetrate the front half of the lot. Detailed layout of parking will be given by steps 15-19.

STEP 9. EASEMENT ON EXISTING DRIVEWAY.

If any nearby driveway on any lot within 150' of the subject lot, together with existing alleyways in rear, is capable of providing access to the rear of the lot, then no driveway is permitted on your lot, and the available driveway must grant an easement to the tenants of the new apartment building.

(Note: legal problem) In any case where a driveway of an existing house is being used to provide access in this way, the development guarantees pleasant green space, in a way which is good for this house. If the house

does not grant the easement, then no guarantee that the green space is good for the house.

STEP 10. PERMISSION TO BUILD A NEW DRIVEWAY.

If no available driveway exists, then a ten foot driveway must be provided. In this case, the driveway must be provided along a property line, and must be provided with an easement which will allow others to use it in future.

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SECOND OPERATIONS: DETAILED LAYOUT

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The following sections will now give you detailed instructions necessary to lay out the apartment house design, according to the broad principles you have established in parts 1-5.

PART SIX

PROVIDE DRIVEWAYS AND LOCATE PARKING.

STEP 1. ACQUIRE EASEMENT ON EXISTING DRIVEWAY.

If any of the two lots--two on the right and two on the left--adjacent to your property has already been developed to an apartment building, and if its driveway is capable of providing access to the rear of your lot bymeans of back alleys or connecting parking aisles, then you must share the use of this driveway.

In this case you are NOT allowed to build a new driveway. Instead, you have to arrange to acquire an easement for the use of the available driveway.

DIAGRAM

NOTE:
Single family houses have an OPTION to grant an easement on their existing driveway.

In case the adjacent single family house agrees will grant you an easement on their existing driveway, then, in exchange, your new development has to guarantee a spacious and pleasant green space that is adjacent to

the house and is good for it. (Minimum distance between your apartment building and the existing house is 30 ').

DIAGRAM

If the existing single family does not grant the easement, then there is no guarantee that the green space of the new apartment building will be good for the house.

STEP 5. FIND OUT IF YOU ARE ALLOWED TO PROVIDE FOR A NEW DRIVEWAY.

If no available driveway exists, then you must provide for a TEN FOOT driveway.

The driveway must be located along the property line.

You must bear in mind that in the future you must provide an easement on the driveway, which will allow tenants of two adjacent lots --the maximum-- to use it.

You have an option of the following bonuses for providing a driveway to be shared:
1. 15% increase on allowed FAR.
2. 15% reduction on property taxes.
3. Recovery of driveway cost by adjacent properties, sharing driveway.

NOTE:
Allow for a widening along the driveway, 16x18????, mideway along its length, where two cars can .....

NOTE !!!!. On a SINGLE lot, WITH a driveway, it will be 2800 sf, or 32% of the lot, whichever is greater.

STEP 6. LOCATE PARKING AT THE REAR OF THE LOT.

At this point you should assume that the necessary parking area of about 450N sf., already calculated, will be located at the rear of the lot. In no case may the parking areas penetrate the front half of the lot.

Find out how much space you need for parking and locate it in the rear of the lot. Make sure that access from driveway works well.

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PART SEVEN

SHAPE OUTDOOR SPACE PRECISELY

GENERAL DIRECTION:

Before starting to form your gardens you should bear in mind the overall intentions of this section of the process:

1. The open space of the residential block will form a network of well shaped, spacious and enclosed gardens, varrying in size from about 4500 to 1200 sf. The emphasis is on the formation of MAIN LARGE GARDEN SPACES.

2. Main gardens will be created primarily with the COOPERATION BETWEEN TWO ADJACENT LOTS. (Except in the case of double lots).

3. Therefore, most of the main gardens will be formed INCREMENTALLY, mainly in a two step process.

4. Most of the lots, in addition to the formation of the main gardens, will contribute to the formation of SMALLER SECONDARY GARDENS, which support and enhance the presence of the main gardens.

5. So, as a general rule, you should bear in mind, the following:
IT IS IMPERATIVE THAT EVERY LOT, SINGLE OR DOUBLE, CREATES OR COOPERATES WITH ADJACENT LOTS IN THE CREATION OF A MAIN GARDEN, OF ABOUT 4000-4500 sf. BEFORE IT CONTRIBUTES TO THE FORMATION OF THE SECONDARY GARDENS.

STEP 10. LOCATE MAIN GARDEN IN COOPARATION WITH ADJACENT LOTS, AND WITH RESPECT TO THE CHARACTER OF THE STREET.

Now, you will have to locate and shape the main garden, the 70% --minimum-- of your open space. If you feel that it is necessary to give all 100% of your open space to the main garden, do so.

Depending on the results of your previous investigation you will have to do one of the following things:

A. If your lot is the first to be developed between two houses, or if the main garden on the adjacent lot is already completed, you will have to INITIATE THE FORMATION OF A MAIN GARDEN by providing the 70% of your open space--MINIMUM--as a well shaped, rectangular open space.

At this point you will have to decide if the main garden you initiate will be an INTERNAL COURTYARD or, a DEEP FRONT GARDEN, that extends from the street front to the back of the lot for at least 75' or, a LONG FRONT GARDEN, along the street, at least 40' deep.

There is no rule that can tell you ahead of time what is best to do. Your decision depends on what arleary exists there, and what is lacking or feels incomplete. You should the thing that WILL CONTRIBUTE MOST TO THE FEELING OF THE STREET AS A WHOLE.

This garden will be further enlarged and extended by other future actions, by other developers on the neighboring lots on either side. To make this possible, your main garden must always open into one side lotline, if not into both of them. (Except in the case where the lot is more than 100' wide.)

Place your garden in a way that respects existing adjacent houses .....

The garden you have initiated will be shared in the future by the adjacent apartment building that will contribute to ite completion and enlargement.

DIAGRAMS

B. If there is a main garden, already initiated in any of the adjacent lots, you will have to COMPLETE AND EXTEND THIS MAIN GARDEN. Provide as much open space as it is necessary to enlarge adjacent main garden. Connect the space you provide with existing garden to create a large garden of about 4500sf.

Shape this part of the garden is a way that respects and complements existing shape, and creates a coherent larger whole.

This garden that you have completed will be shared by the two adjacent apartment buildings.

DIAGRAM

C. If you are developing a double lot, you must provide the 70%--minimum-- of your open space to CREATE A MAIN GARDEN ENTIRELY CONTAINED WITHIN THE LOT.

DIAGRAM

STEP 11. SIZE AND LOCATE SECONDARY GARDEN.

In addition to the large main gardens, there is a series of smaller secondary outdoor spaces --1200 to 2500 sf.-- which support the presence of the main gardens.

First calculate the remaining of your open space. The number could vary considerably. It depends on the amount of space you have contribute to the initiation or completion of a main garden.

In most cases it will be around 30% of your total open space.

When you provide for a secondary garden in your lot bear in mind that its size has to be considerably SMALLER THAN THE MAIN GARDEN you have initiated or completed.

It should also be CONNECTED WITH THE MAIN GARDEN, either though a passage or wide opening.

DIAGRAM

Bear in mind that this secondary garden could be enlarged and extended in the future by other developers. Allow for this, if you feel it is necessary, by opening your secondary garden onto one side lotline.

The secondary gardens complement the presence of the main gardens. Together with them they create a SEQUENCE OF MOVEMENT through from the street towards the back of the lot, or a sequence of movement from lot to lot, that goes through open spaces of different size, enclosure and character.

So, your secondary garden could be located either along the street, as a front garden, or it could be an internal garden. The choice between the two depends on your previous decision about the location of the main garden, and on trying to establish a successful sequence of open spaces.

STEP 12. GIVE A SIMPLE SHAPE TO YOUR GARDENS.

Now, pay attention to the shape and proportions of your gardens.

- Gardens should have a simple rectangular shape, with their longest dimension not more than 3 times their shortest.
Simplicity of shape is crucial.

- The main gardens in a residential block should be and feel as its centers. Bigger size alone is not enough to make the main gardens feel as its centers.

- In case it feels necessary to deviate from a simple rectangular shape, deviations --ins and outs along the edges of the garden-- should be of such dimensions and shapes that do not destroy the integrity and gestalt of the garden as a coherent rectangular space.

- Subsidiary gardens, patios, passages and smaller spaces should have a simple shape, as well.
And they should relate and connect with the main garden in a way that does not damage the presence of the main garden as one clear and coherent space, but, on the contrary, enhances its feeling as a center.

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PART EIGHT

PLACE BUILDING VOLUMES

V. DESIGN BUILDING VOLUMES.

STEP 16. CALCULATE PRECISELY YOUR TOTAL BUILDING VOLUME.

TOTAL VOLUME CALCULATION, FOR TWO STORIES.

The swath of land which is left between gardens and parking, should be assumed to be built almost solid. Minor exceptions for sideyard setbacks will be defined below.

The average building height on this swath will be two stories, with some exceptions to one story, and some exceptions to three stories.

In addition, it should be assumed that approximately half the parking area, is covered by a second story of apartments. On the basis of these assumptions, it is now possible to calculate the total floor area, for the case where all building is built to two stories.

STEP 17. LOCATE AND SHAPE YOUR BUILDING VOLUMES ACCORDING TO THE BEAUTY OF THE GARDENS AND THE CHARACTER OF THE STREET.

NEEDS WORK.

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Provide substantial enclosure to the garden by the location of the building volumes. At least 60% of its perimeter is enclosed by buildings.

Allow for connections and passages between gardens.

Maximum width of building volumes is 35'.

No building volume between 15' to 35' back from the sidewalk.

STEP 18. PAY ATTENTION TO THE FRONT LOT LINE.

Limited amount of single storey building volumes are allowed to be built on ZERO LOT LINE along the front, on the basis of the following rule:

FORMULATE RULE:.....

STEP 18. WHILE LOCATING AND SHAPING YOUR BUILDING VOLUMES ALLOW YOUR INTERIOR GARDENS TO BE VISIBLE FROM THE STREET.

All interior courtyards and gardens should be experienced fromt he street, and be visible from it, so that they contribute to the beauty and liveliness of the street.

Some gardens will be wide open on the street and some will feel secluded, connected to the street through a passage. This type of variety is extremely desirable.

At the time your new project is about to take place, the feeling of the whole street, from the point of view of visibility of gardens, has to be assessed.
The new apartment should open or enclose its garden towards the street to a degree that contributes mainly to the liveliness and character of the street as a whole.

STEP 19. PERMISSION TO BUILD ALONG SIDE LOT LINES, WHILE ALLOWING FOR CONTINUITY OF BUILDING VOLUMES.

While placing your building volumes you should bear in mind that you CAN build along the side and back lot lines.

There are two major reasons for allowing it:
a. No open space is waisted to left over strips of unusable space.
b. The fact that a building volume can be on the side lot lines allows for a COOPERATION BETWEEN ADJACENT BUILDING VOLUMES, in the sense that building volumes can extend all the width of the lot, or they can touch each other. So, it is possible to introduce building volumes parallel to the street together with building volumes prependicular to the street, thus enabling the formation and enclosure of gardens and courtyards.

However, if you decide to do so, you should RESPECT the adjacent properties. You should pay attention to existing major windows and entrances of adjacent buildings, and you should keep appropriate distances.*

And follow the rules below:
1. The length of building volume along zero lot line on sides and back should not exceed 35% of the perimeter of the lot.

2. The length of any building volume along zero lot line on the side and back (except from carports) should not be more than 50 ft.

3. Place one of your building volumes parallel to the direction of the street, while enclosing the garden.

4. Building volumes of adjacent properties should never touch each other along their long dimension. Their common wall should not be more than 40??? ft.

* IS THERE A RULE ABOUT MINIMUM DISTANCES BETWEEN BUILDING???????

STEP 20. ADJUST BUILDING HEIGHTS.

BUILDING HEIGHT ADJUSTMENT.

In order to bring the building volume into line with the allowed development, the following adjustments must now be made.

1. On any building within 50' of the street, at least 50% of its length along the street must be softened by one storey porches, alcoves, room extensions or galleries.

2. Any three storey construction must in the back 30% of the lot. Three storey construction may be built over parking.

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PART NINE

LAY OUT DETAILS OF PARKING

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VI. DESIGN PARKING.

STEP 21. LOCATE PARKING SPACES.

STEP 22. PROVIDE FOR BACK ALLEY EASEMENT.

STEP 23. SHAPE PARKING SPACE AS POSITIVE AND USABLE SPACE.

STEP 24. MAKE DRIVEWAY ADJACENT TO GARDEN FEEL AS PART OF THE GARDEN.

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PART TEN

DIVISION INTO APARTMENTS

Within the overall building volume which has been established, the N apartments permitted by the ordinance, may now be identified.

The apartments should be divided out, with the following rules in mind:

1. At least one, and possible two apartments should be entered directly from the street side, with entrances visible from the street.

2. In as many cases as possible, the apartments should have access from the main garden.

3. The pattern of circulation which is created, should encourage very simple access from the parking lot, through the main garden, to the apartments.

STEP 25. PROVIDE FOR A CONNECTION FROM THE PARKING THROUGH THE GARDEN TO THE APARTMENTS.

STEP 26. LOCATE INDIVIDUAL APARTMENTS AS IDENTIFIABLE UNITS.

INCLUDE: All units are exposed to the garden or the street, at least on one side.

DIVISION INTO APARTMENTS.

Within the overall building volume which has been established, the N apartments permitted by the ordinance, may now be identified.

STEP 27. PLACE THE ENTRANCES TO THE APARTMENTS.

a minimum; and driveways are infrequent;
shared driveways lead to back alleys and
hidden parking areas at the rear of the lots.