

# OUTLINE OF SELECTED EXAMPLES

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## INFILL PARCELS - - MIXED USE

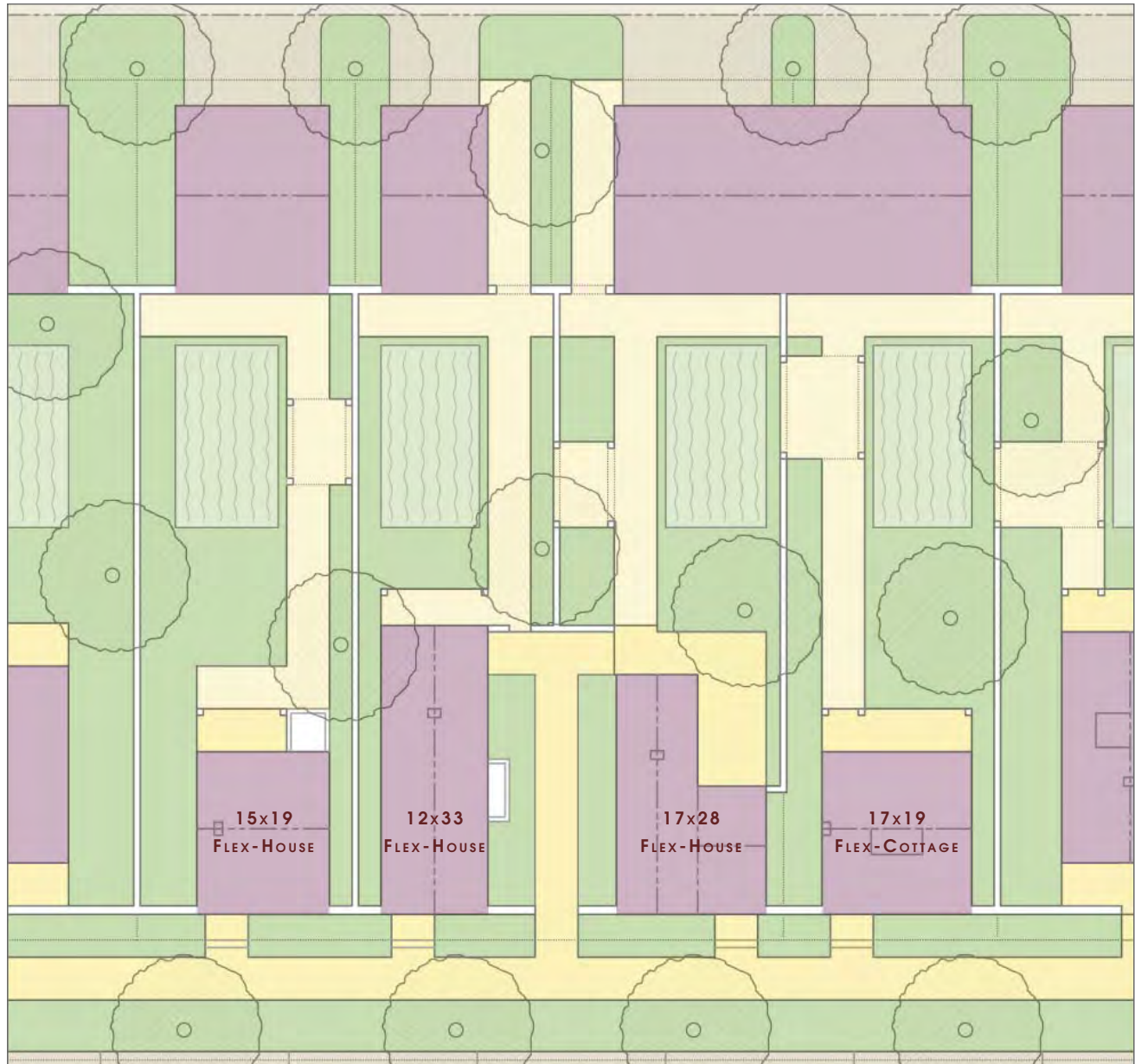
Pages 1 - 2	<b>FIVE FLEX HOUSES</b> <hr/> BUILDING & LOT: FLEX HOUSE (LIVE - WORK)	1. Plan      25' x 100' Lots 2. Rendering and Building Elevations
Pages 3 - 4	<b>3 CORNER UNITS / ALLEY HOUSES</b> <hr/> BUILDING & LOT: FLEX HOUSE T.4 (CORNER)	3. Plan      35' x 100' Lots 4. Rendering and Building Elevations
Pages 5 - 6	<b>7 DWELLINGS / WORKSHOPS</b> <hr/> BUILDING & LOT: T.4 C - STORE RETROFIT	5. Plan      100' x 125' Lot 6. Rendering and Building Elevations
Pages 7 - 8	<b>13 UNITS - MIXED USE</b> <hr/> BUILDING & LOT: T-5 MAIN STREET INFILL	7. Plan      125' x 100' Lot 8. Rendering and Building Elevations
Pages 9 -10	<b>16 DWELLINGS - ½ ACRE</b> <hr/> BUILDING & LOT: T.4 AG INFILL	9. Plan      175' x 125' Parcel 10. Rendering and Building Elevations
Pages 11-12	<b>10 LOTS - MIXED USE ¼ BLOCK</b> <hr/> BUILDING & LOT: T-4 AG INFILL	11. Plan      225' x 115' Parcel 12. Rendering and Building Elevations

5 FLEX HOUSES

4 LOTS (25'x100')

CONTRIBUTING LAND: 0.35 AC (DEPICTED)  
 NET DEVELOPED LAND: 0.23 AC (DEPICTED)  
 NET DENSITY: 17 DU/AC

LOT SIZE T-4: 2,500 SF  
 (AVERAGE)

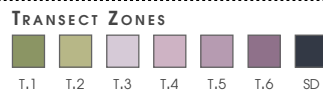


**STREET ELEVATION**



1. FOR 25' x 100' LOTS WITHIN THE EITHER A T-3 OR T-4 TRANSECT ZONE, SMALL DETACHED TWO-STORY DWELLINGS HAVE THE FLEXIBILITY FOR A VERY SMALL OFFICE OR WORKSHOP TO FRONT UPON THE SIDEWALK AND STREET. THIS OPTION FOR SMALL SCALE SELF EMPLOYMENT, WITHIN A VERY COMPACT SINGLE FAMILY HOME IS A RESPONSE TO THE NATIONAL CONTRACTION OF JOB OPPORTUNITIES.
2. THE PLANS ILLUSTRATED HAVE AREAS LESS THAN 800 SQ. FT. THE 100' LOT DEPTH ALLOWS FOR EXPANSION OF THE HOUSES, OVER TIME. THERE ARE OPTIONS FOR EITHER A.) THE GROUND FLOOR LIVING AREA TO FACE UPON THE STREET FRONT WITH THE WORK SPACE, OR B.) THE GROUND FLOOR LIVING AREA TO BE SET COMPLETELY BEHIND THE WORK SPACE.
3. GARAGE PARKING FOR EACH LOT IS LOCATED AT THE REAR OF THE LOT (ALLEY ACCESSED). A GARDEN IS DEPICTED AT THE CENTER OF THE LOT.
4. APPROPRIATE BUILDING TYPES INCLUDE:  
 3 A MIXED USE: FLEX-HOUSE      9 A/B CARRIAGE RESIDENCE

REFERENCE MEASURE: 20 FEET  
 REFERENCE SCALE: 1 BLOCK





DRAWING SCALE: 1" = 20'



15x19 FLEX 580 SF    12x33 FLEX 800 SF    17x28 FLEX 675 SF    17x19 FLEX 525 SF    12x27 FLEX 575 SF



15x19 FLEX HOUSE    12x33 FLEX HOUSE    17x28 FLEX HOUSE    17x19 FLEX COTTAGE    12x27 FLEX HOUSE

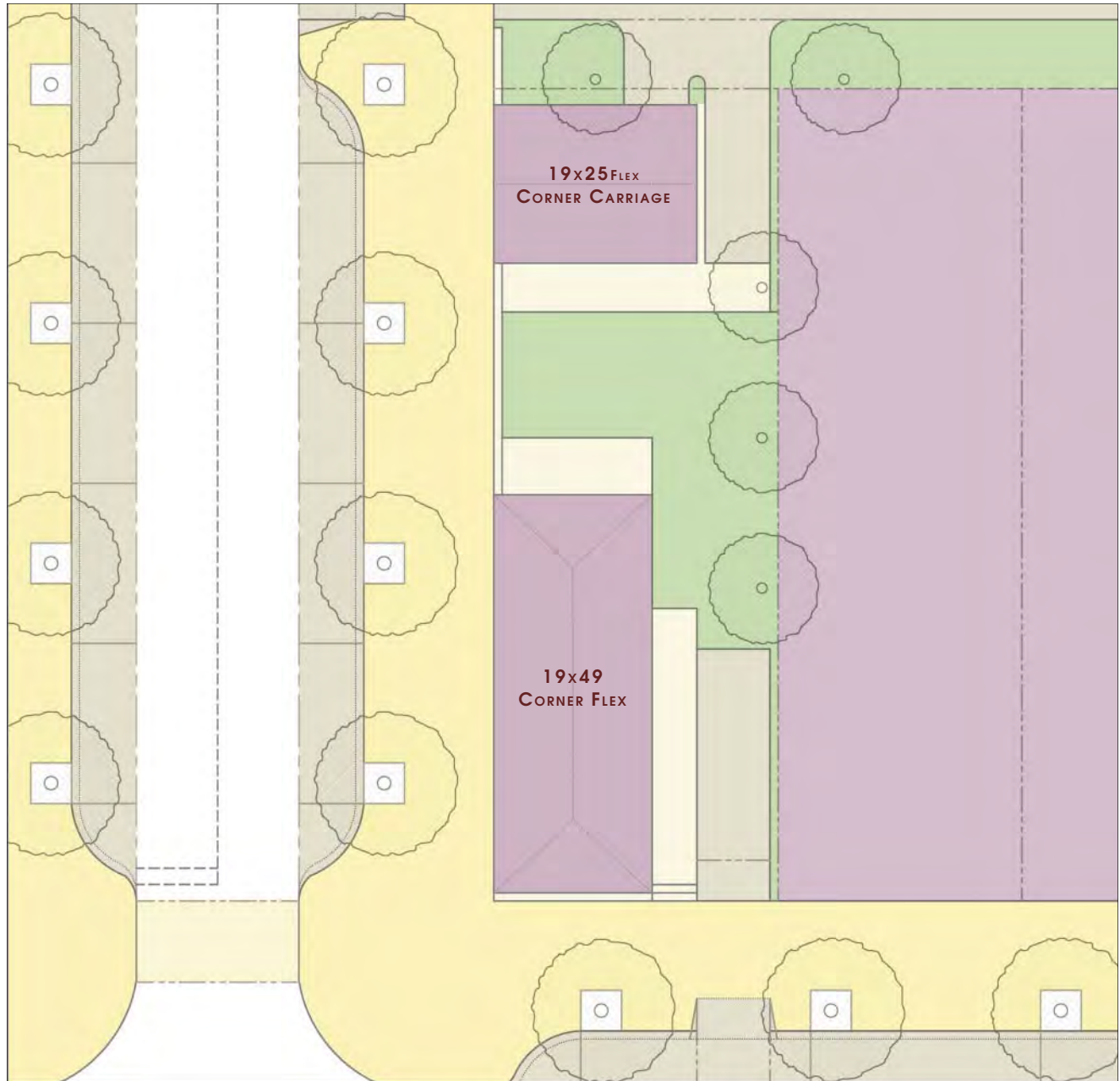
REPRESENTATIVE DWELLINGS  
(ELEVATIONS & GROUND FLOOR PLANS)



DRAWING SCALE: 1" = 20'

CONTRIBUTING LAND: 0.12 AC (DEPICTED)  
 NET DEVELOPED LAND: 0.09 AC (DEPICTED)  
 NET DENSITY: 32 DU/AC

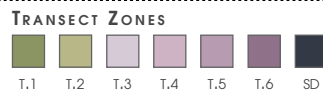
LOT SIZE T-4: 1,170 SF  
 (AVERAGE)

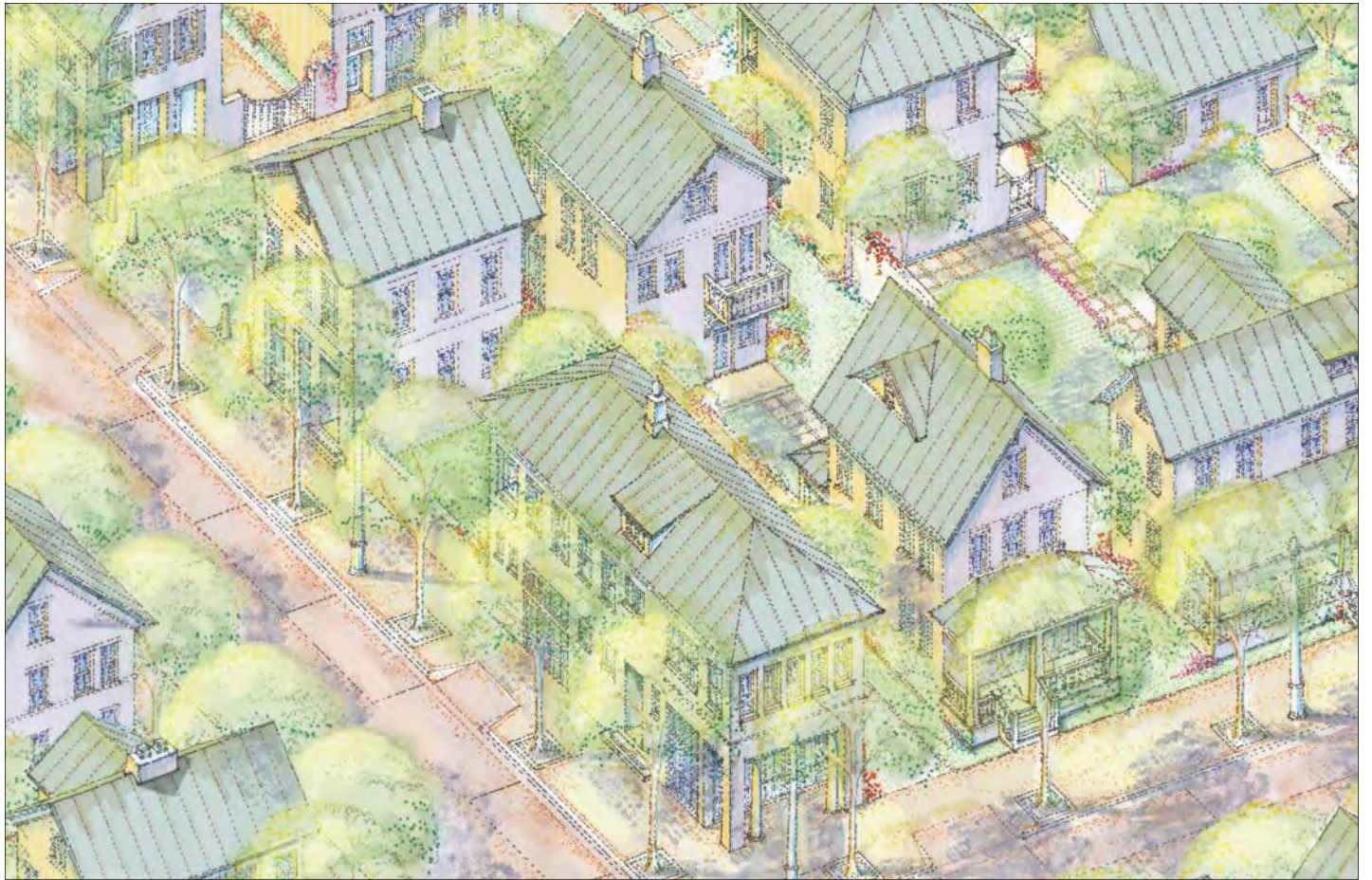


1. A STREET CORNER LOT IN AN ESTABLISHED NEIGHBORHOOD OF TRANSECT ZONE T-4 ILLUSTRATES AN INFILL EFFORT USING TWO STRUCTURES – COMPRISED OF THREE DWELLINGS AND TWO GROUND FLOOR WORKSHOP /RETAIL SPACES. A VACANT CORNER LOT IS A COMMON CONDITION IN OLDER NEIGHBORHOODS, WHERE A MIXED USE BUILDING WAS ORIGINALLY CONSTRUCTED WITH A GROUND FLOOR SMALL CORNER STORE OR PUBLIC HOUSE. FOLLOWING WW II THESE SMALL BUSINESSES COULD NO LONGER BE SUSTAINED, AND THE BUILDINGS WERE RAZED.
2. ANOTHER UNIQUE TACTIC FROM THE TRADITIONAL CITY IS ALSO EMPLOYED IN THE SMALLER STRUCTURE: A COMBINATION OF CARRIAGE RESIDENCE WITH A GROUND FLOOR FLEX-SPACE FRONTING THE STREET, LOCATED ON THE ALLEY-STREET CORNER OF THE LOT. THIS BUILDING TYPE IS NOW COMBINED IN CERTAIN LOCATIONS WITH OTHER SMALL "ALLEY COMMERCE" STRUCTURES TO PRODUCE A VERY FINE GRAIN OF MIXED USE WITHIN THE BLOCK.
3. THREE PARKING SPACES ARE PROVIDED: TWO WITHIN THE STRUCTURES AND ONE ALONGSIDE THE MAIN BUILDING.
4. APPROPRIATE BUILDING TYPES INCLUDE:
 

3 A/B	MIXED USE (FLEX-HOUSE, FLEX-STACKED)	7 A	DETACHED RESIDENCE
5 A	ATTACHED RESIDENCE (TOWNHOUSE)		

REFERENCE MEASURE: 30 FEET  
 REFERENCE SCALE: 1 LOT

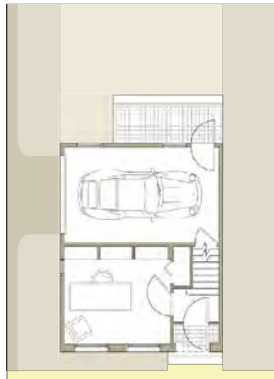




DRAWING SCALE: 1" = 25'



19x49 FLEX 1,370 SF



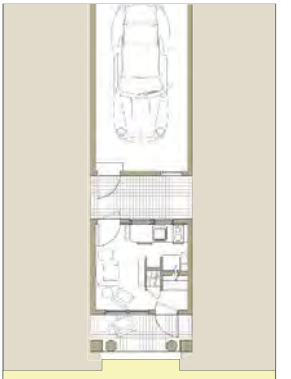
19x25 820 SF



19x22 565 SF



17x12E 540 SF



10x10E 199 SF



19x49 FLEX HOUSE



19x25 FLEX-CARRIAGE



19x22 FLEX-CARRIAGE



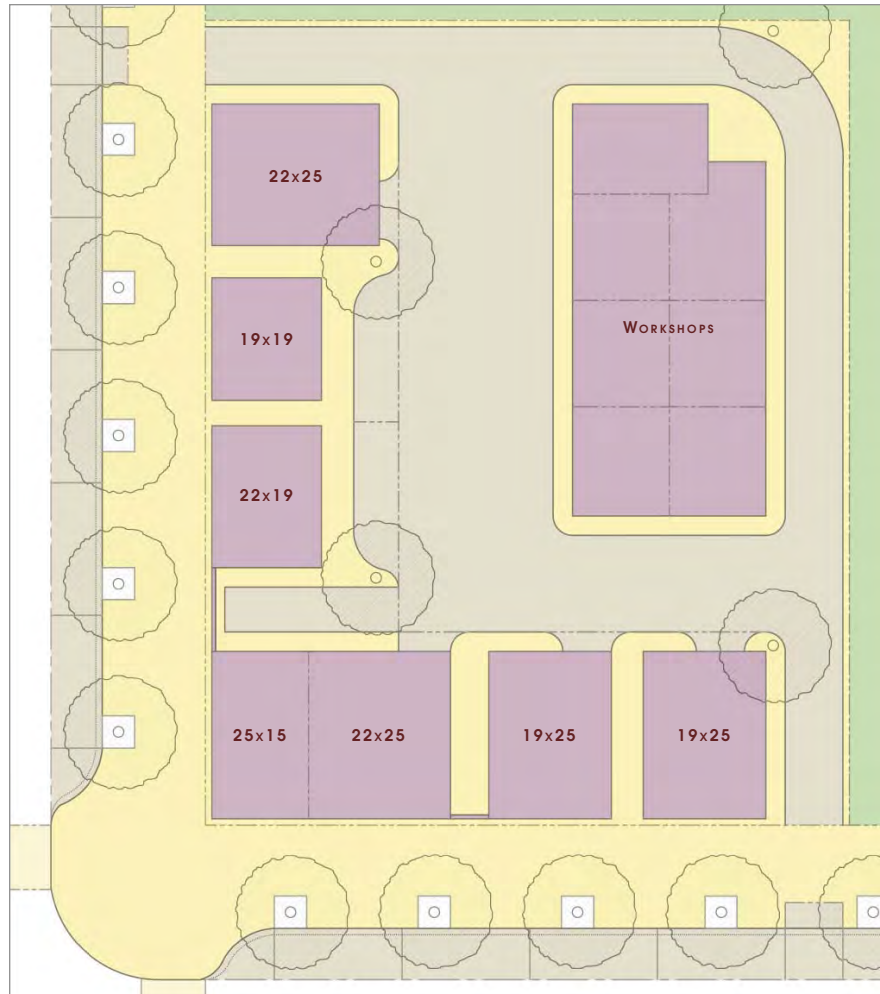
17x12E TOWNHOUSE



10x10E HOUSE

CONTRIBUTING LAND: 0.46 AC (DEPICTED)  
 NET DEVELOPED LAND: 0.29 AC (DEPICTED)  
 NET DENSITY: 24 DU/AC

LOT SIZE T-4: 1,750 SF  
 (AVERAGE)



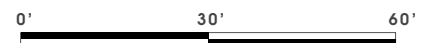
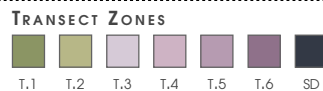
### EXISTING CONDITIONS



1. AN OBSOLETE CONVENIENCE STORE ON A CORNER LOT (100' x 125') IN A TRANSECT ZONE T-4 CONDITION IS RETAINED AS WORKSHOP AND STORAGE AREAS FOR THE SEVEN FLEX-HOUSES BUILT ALONG THE CORNER STREET FRONTAGE (AND THEIR SERVICE /RETAIL SPACES ON THE GROUND FLOOR).
2. THE EXISTING SMALL COMMERCIAL SETTING CREATES A MODERATE LAND VALUE THAT ACCOMMODATES MODERATE PRICED LIVE-WORK UNITS.
3. PARKING ON-SITE IS LIMITED TO ONE SPACE PER OWNERSHIP – WITH SOME PARKING AS TUCK-UNDER AND SOME PARKING EXTERIOR AT THE REAR OF THE UNITS. ACCESS TO THE CENTER-OF-LOT PARKING IS LOCATED AT OPPOSITE CORNERS OF THE LOT, ALLOWING THE BUILDINGS TO CREATE A CONTINUOUS STREET WALL AT THE STREET CORNER.
4. ILLUSTRATED BUILDING TYPES ARE SMALL MIXED USE: 'FLEX-HOUSE', WITH SECOND FLOOR LIVING AREAS LESS THAN 600 SQ. FT. AND GROUND FLOOR SERVICE /RETAIL SPACES LESS THAN 300 SQ. FT.
5. APPROPRIATE BUILDING TYPES INCLUDE:
  - 3 A MIXED USE: FLEX-HOUSE (ATTACHED / DETACHED)

REFERENCE MEASURE: 30 FEET

REFERENCE SCALE: 1 LOT



DRAWING SCALE: 1" = 30'



DRAWING SCALE: 1" = 25'



22x25 D.U.: 560 SF 19x19 D.U.: 370 SF 22x19 D.U.: 455 SF 19x25 D.U.: 730 SF 25x15 D.U.: 375 SF



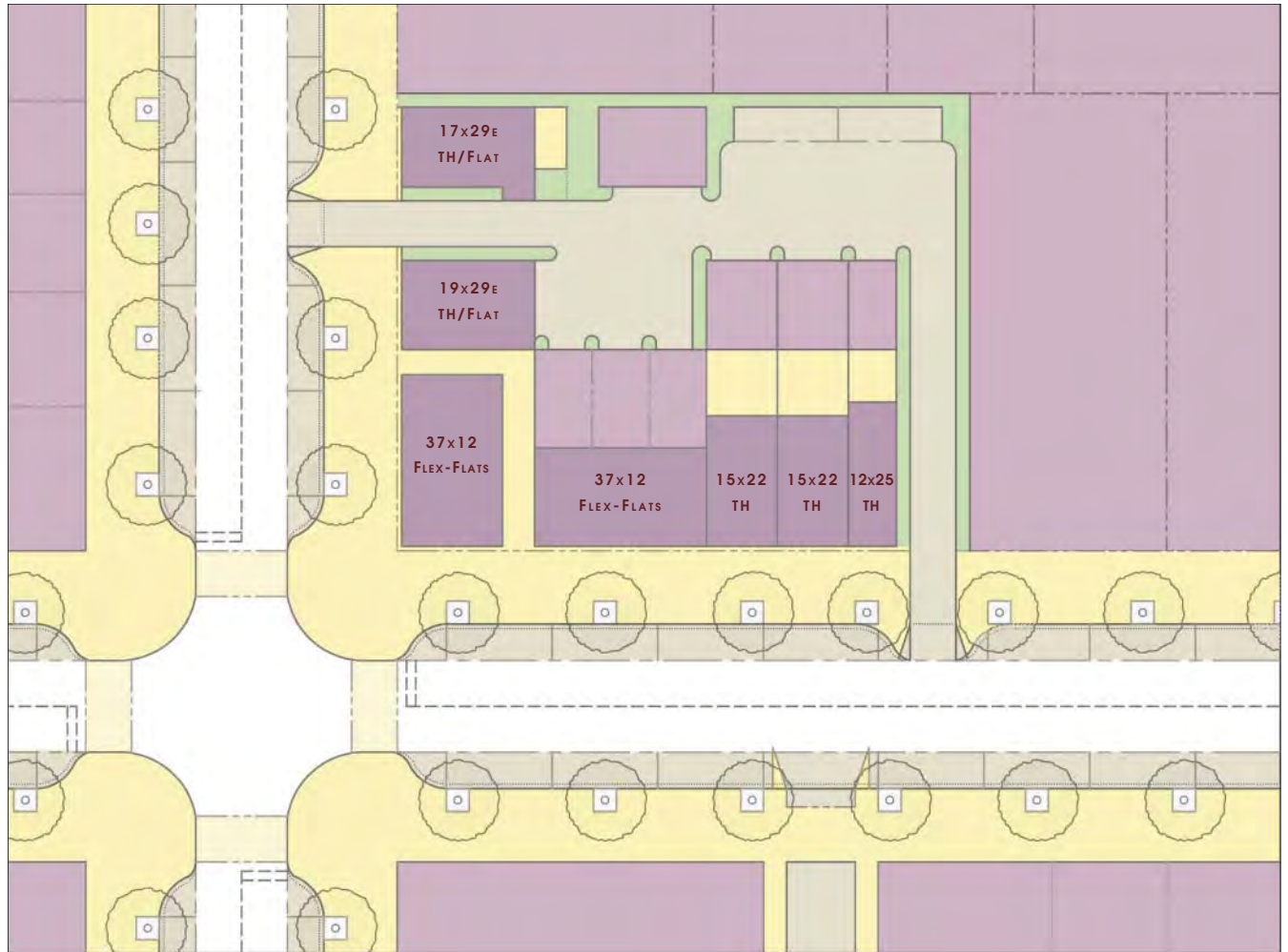
22x25 FLEX 19x19 FLEX 22x19 FLEX 19x25 FLEX 25x15 FLEX

13 UNITS - MIXED USE

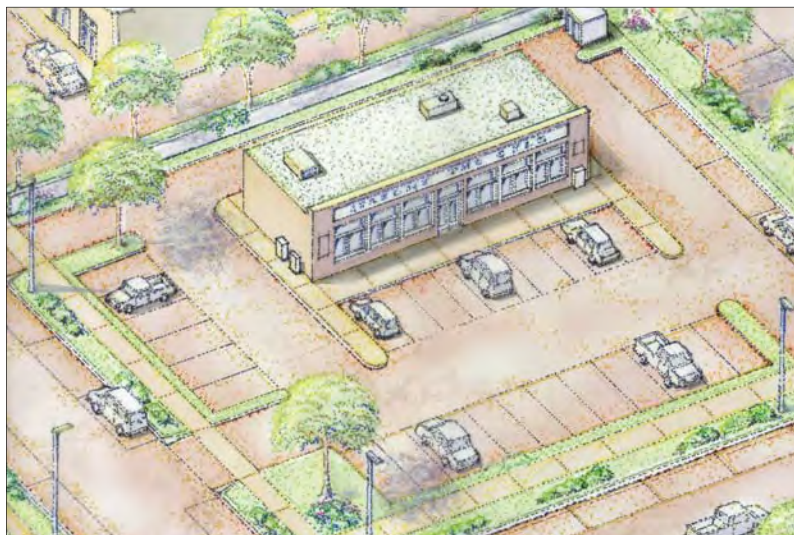
125'x100'

CONTRIBUTING LAND: 0.46 AC (DEPICTED)  
 NET DEVELOPED LAND: 0.28 AC (DEPICTED)  
 NET DENSITY: 42 DU/AC

LOT SIZE T-5: 800 SF  
 (AVERAGE)



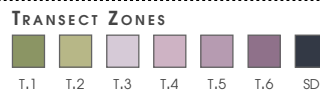
**EXISTING CONDITION: CONVENIENCE STORE**



1. THE INFILL OF A FORMER CORNER C-STORE PARCEL IS DEPICTED WITH 13 ATTACHED UNITS (SMALL MIXED USE AND STACKED DWELLINGS) CREATING A STRONG MASSING ON THE CORNER SITE, WITH PARKING TO THE REAR IN CARPORTS OR GARAGES (ACCESSED BY TWO COMMON DRIVEWAYS). THE BUILDINGS MAY ACCOMMODATE SMALL RETAIL OR WORKPLACE UNITS ON THEIR GROUND FLOORS.
2. ILLUSTRATED BUILDING TYPES ARE SMALL-TO-MODERATE MIXED USE AND STACKED RESIDENCES: 'FLEX-HOUSE', 'FLEX-STACKED' (WITH FLOOR-PLATE SCALE OF 1-2 UNITS) AND 'SMALL BLOCK STAIRHALL' (WITH FLOOR-PLATE SCALE OF 1-2 UNITS).
3. APPROPRIATE BUILDING TYPES INCLUDE:
  - 3 A/B MIXED USE (SMALL, MODERATE)
  - 4 A/B STACKED RESIDENCE (SMALL, MODERATE)

REFERENCE MEASURE: 40 FEET

REFERENCE SCALE: 1 LOT



DRAWING SCALE: 1" = 40'



DRAWING SCALE: 1" = 30'



17x29 FLAT: 302 SF    12x25 TH: 715 SF    37x12 FLAT: 490 SF    15x22 TH: 790 SF    19x29 TH: 1,075 SF



17x29 TH/FLAT    12x25 TH    37x12 FLATS    15x22 TH    19x29 TH/FLAT

REPRESENTATIVE DWELLINGS  
(ELEVATIONS & GROUND FLOOR PLANS)



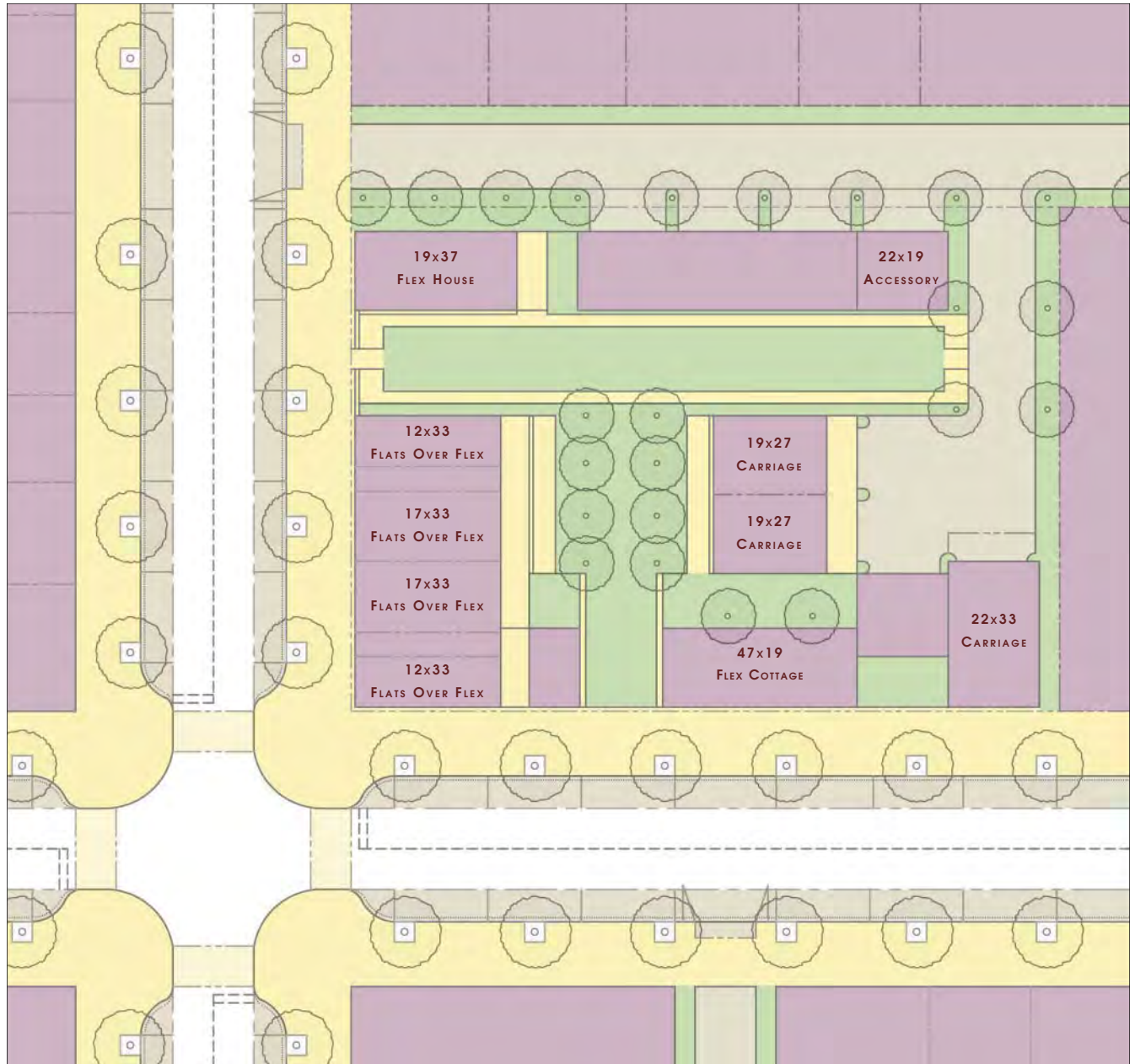
DRAWING SCALE: 1" = 30'

16 DWELLINGS

1/2 ACRE: 175'x125'

CONTRIBUTING LAND: 0.77 AC (DEPICTED)  
 NET DEVELOPED LAND: 0.50 AC (DEPICTED)  
 NET DENSITY: 32 DU/AC

LOT SIZE T-4: 700 SF  
 (AVERAGE)



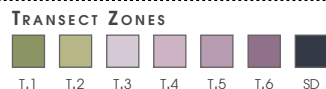
1. A CORNER LOT, OF HALF ACRE IN SIZE, DEPICTS A SCALE DESIGNATED BY TRANSECT ZONE T-4.0 WITH BUILDING HEIGHTS OF 2 TO 3 STORIES, AND CONFIGURED BY 16 DWELLING UNITS AND SMALL GROUND FLOOR WORK SPACES. COMMON GARDENS COMPRISE THE CENTER OF THE GROUP, WITH VEHICLE ACCESS AND PARKING FROM AN ALLEY TO THE REAR OF THE PARCEL.

2. ILLUSTRATED BUILDING TYPES REFLECT A GREAT VARIETY FOR ONE PARCEL: SMALL-TO-MODERATE MIXED USE, STACKED AND ATTACHED RESIDENCES: 'FLEX'HOUSE', 'FLEX-STACKED' (WITH FLOOR-PLATE SCALE OF 1-2 UNITS), 'SHOPFRONT BLOCK' (WITH FLOOR-PLATE SCALE OF 2-3 UNITS), 'SMALL STAIRHALL' (WITH FLOOR-PLATE SCALE OF 1-2 UNITS), AND SIDE HALL HOUSES.

3. APPROPRIATE BUILDING TYPES INCLUDE:
- |       |                             |         |                      |
|-------|-----------------------------|---------|----------------------|
| 3 A/B | MIXED USE (SMALL, MODERATE) | 5 A/B/C | ATTACHED RESIDENCE   |
| 4 A/B | STACKED RESIDENCE           | 6 A/B/C | SIDE-COURT RESIDENCE |

REFERENCE MEASURE: 40 FEET

REFERENCE SCALE: 1 LOT



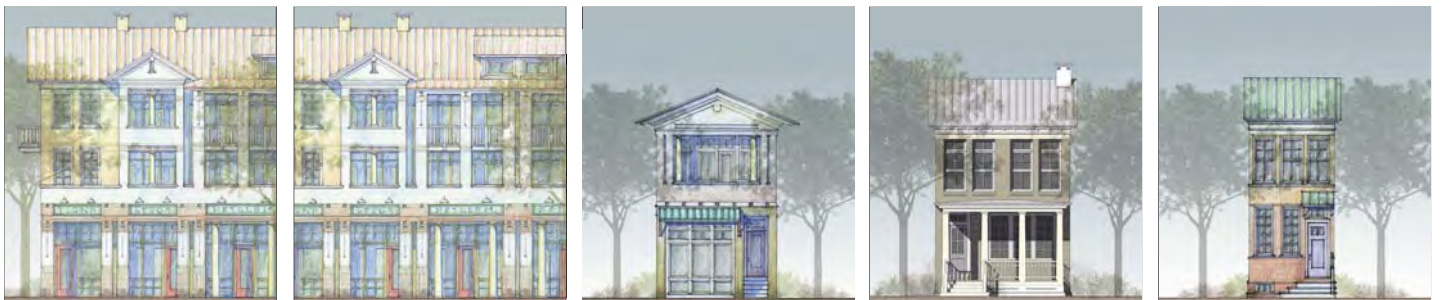
DRAWING SCALE: 1" = 40'



DRAWING SCALE: 1" = 30'



12X29 (INCISED) 455 SF    17X29 (STRAIGHT) 520 SF    17X33 995 SF    22X29 1,345 SF    10X19 385 SF



12X29 SHOPFRONT STACKED    17X29 SHOPFRONT STACKED    17X33 FLEX-HOUSE    22X29 TH    10X19 TH

# BUILDING & LOT

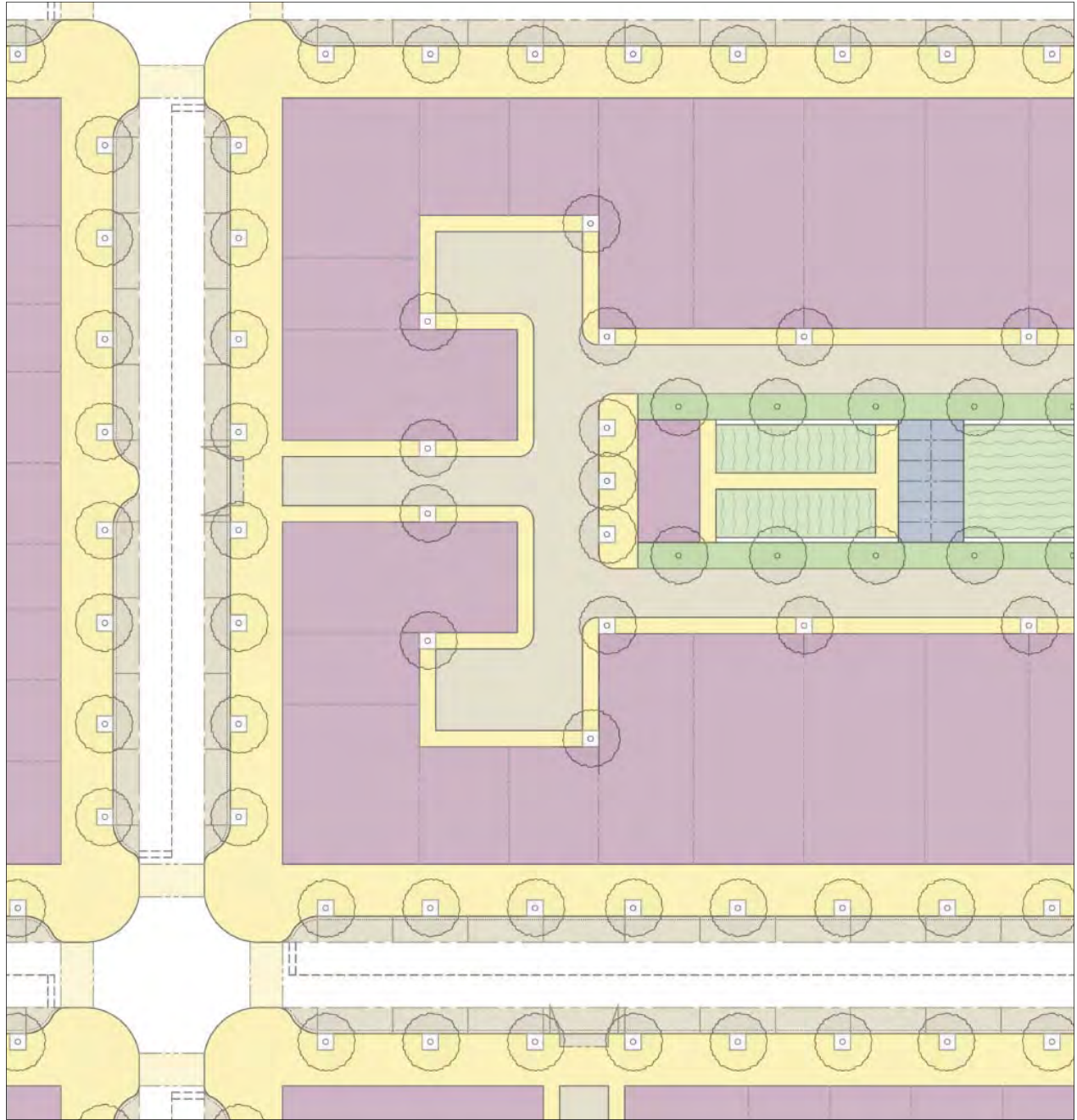
# T-4 AG INFILL

10 LOTS (1/4 BLOCK)

1/4 BLOCK: 225'x115'

CONTRIBUTING LAND: 1.8 AC (DEPICTED)  
 NET DEVELOPED LAND: 1.2 AC (DEPICTED)  
 NET DENSITY: 16 DU/AC

LOT SIZE T-4: 1,700 SF  
 (AVERAGE)



1. THE INFILL OF A QUARTER-BLOCK IS DEPICTED FOR A SCALE DESIGNATED BY TRANSECT ZONE T-4.0: WITH SMALL LOTS (< 2,000 SQ. FT.), DETACHED BUILDINGS WITH HEIGHTS OF 2 - 3 STORIES, AND A COMMON GARDEN PLACED AT THE CENTER INTERIOR OF THE BLOCK. BUILDINGS HAVE THE FLEXIBILITY TO INCLUDE SMALL BUSINESSES, POSSIBLY LINKED TO THE COMMON GARDEN.

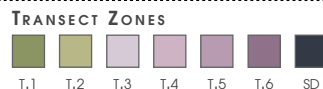
2. ILLUSTRATED BUILDING TYPES ARE SMALL COMMERCIAL (AT BLOCK CORNERS), MIXED USE, AND SMALL LOT RESIDENTIAL: 'FLEX-HOUSE', 'FLEX-STACKED' (WITH FLOOR-PLATE SCALE OF 1-2 UNITS), 'SHOPFRONT BLOCK' (WITH FLOOR-PLATE SCALE OF 2-3 UNITS), SMALL 'STACKED RESIDENCE', 'ATTACHED RESIDENCE', AND 'DETACHED RESIDENCE'.

3. APPROPRIATE BUILDING TYPES INCLUDE:

- |         |                           |
|---------|---------------------------|
| 2 A     | COMMERCIAL (SMALL)        |
| 3 A     | MIXED USE (SMALL)         |
| 4 A     | STACKED RESIDENCE (SMALL) |
| 5 A/B/C | ATTACHED RESIDENCE        |

- |         |                      |
|---------|----------------------|
| 6 A/B/C | SIDE-COURT RESIDENCE |
| 7 A/B/C | DETACHED HOUSE       |
| 8 A/B/C | DETACHED COTTAGE     |
| 9 A/B/C | CARRIAGE RESIDENCE   |

REFERENCE MEASURE: 50 FEET  
 REFERENCE SCALE: 1 BLOCK



DRAWING SCALE: 1" = 50'



DRAWING SCALE: 1" = 40'



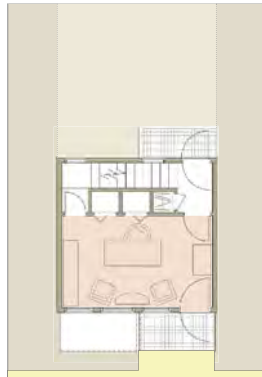
25x11 (EXP.)

555 SF



13x27 (FLEX)

565 SF



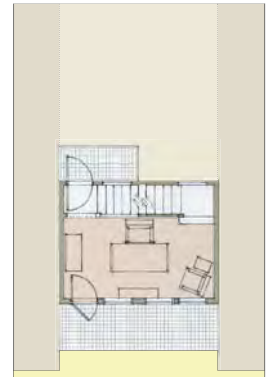
15x15 (FLEX)

430 SF



22x17 (FLEX)

675 SF



15x12E

410 SF



25x11 (EXP.)



13x27 (FLEX)



15x15 (FLEX)



22x17 (FLEX)



15x12E (FLEX)