

ch x tld

prefab evolved

cleverhomes by toby long design architects, inc.
6114 la salle ave #552 oakland ca 94611 www.cleverhomes.net



**INGRAM AFFORDABLE HOUSING PROJECT
13TH STREET EAST & EAST AVENUE Q13
PALMDALE, CA 93550
APN: 3014-009-018**

r-4 (30) zoning summary

setbacks

front	5'
street side	5'
rear	15'
side	15'

max coverage	80%
height	5 stories (60' max)

max/ min unit requirements

500 sqft	studio / 1 bath min.
600 sqft	1 bed max. / 1 bath min.
800 sqft	2 bed max. / 1 bath min.
1,000 sqft	3 bed max. / 2 bath min.
+ 1,200 sqft	+ 3 bed max. / 2 bath min.

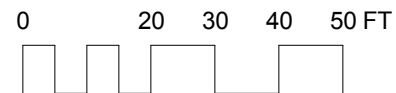
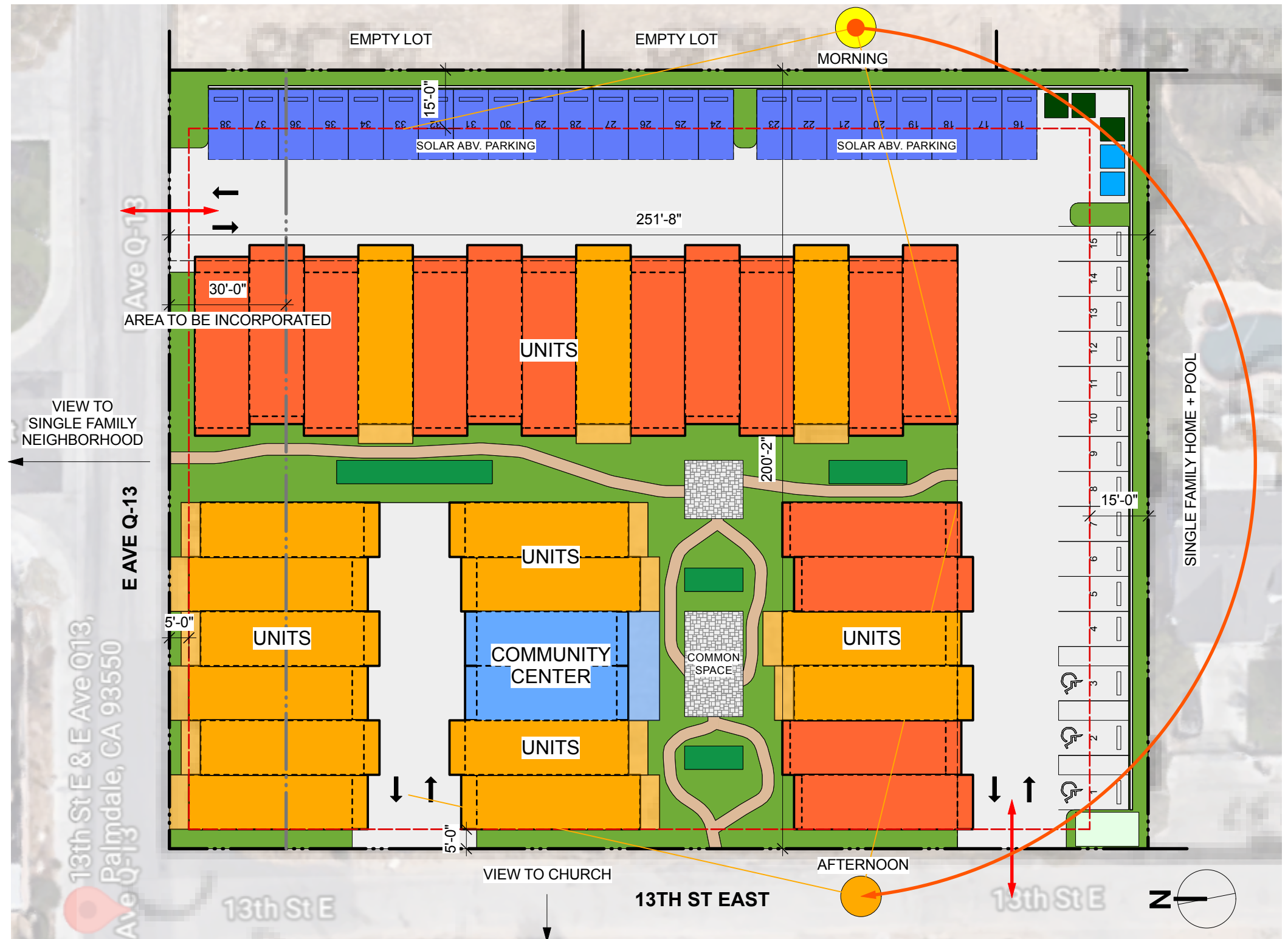
common space req'd	15% of site area
patio/balcony req'd	150 sqft or 25% of unit (lesser)
min patio dimension	7'
amenity req'd	1 for up to 50 units

parking

min aisle (90 degrees)	26' one way / 26' two way
parking dimensions	9' x 18'
garage	10' x 20'

min spaces req'd

studio	1.25 per unit (one covered)
one bed	1.50 per unit (one covered)
two bed and more	2.25 per unit (one covered)





zoning information

address: 13th street east & east avenue q13
 palmdale, ca 93550

parcel number: parcel one: apn: 3014-009-018
 parcel two: apn: 3014-009-034 (acquired lot)

total gross lot area: approx. 50,357 sqft

land use: mhdr

zoning: r-4 (30)

chapter 17.44 - high density residential (zone r-4)

17.44.030 - permitted uses

proposed facility: multifamily residential

17.44.090 - standards of development

minimum lot area: 40,000 sqft 50,357 sqft provided

minimum net lot area: 870 sqft per dwelling unit = 26,100 sqft provided

minimum lot width: 100' 200' provided

minimum front setback: 5'-0" provided (#17 13th st. shall have a 20'-0" setback including 10'-0" of landscaping)

minimum street side setback: 5'-0" provided (#16 ave. q-13 shall have a 5'-0" setback)

minimum interior side setback: 15'-0" provided

minimum rear setback: 15'-0" provided

maximum building height: 5 stories or 60'-0" 32' 3-1/2" provided

maximum lot coverage: 80% = 40,285 sqft 21,770 sqft provided

multiple family dwelling size standards:

800 sqft livable area: max. 2 bedrooms / min. 1 baths 768 sqft provided: 2 beds provided / 2 baths provided

1,200 sqft & over livable area: max. + 3 bedrooms / min. 2 baths 1,218 sqft provided: 3 beds provided / 3 baths provided

multiple family housing standards:

15% usable common open space = 3,266 sqft 7,638 sqft provided, additionally 1,400 sqft community center provided

recreational amenities: 1 amenity 2 provided, clubhouse and landscaped park-like quiet area

150 sqft private (walled) patio or balcony : 2 bedroom unit: 173 sqft private open space provided
 3 bedroom unit: 152 sqft private open sapce provided

150 cubic feet of private storage space within the garage: 129 cuft provided

bicycle racks shall be provided in secure locations: location tbd

continued...

17.82.040 - distance between buildings in residential zones

minimum distance between all principal residential buildings: 15'-0" 15'-0" provided

17.82.050 - use of yards

every yard shall be open and unobstructed from the ground to the sky:

front yard/ street side yard shall not be used for vehicle parking compliant

no more than 1,000 sqft shall be used to park in the side or rear yard non-compliant

17.87.030 - number of parking spaces provided

2.25 spaces per unit, 1 of which is covered = 68 total parking spaces 68 provided, 30 of which are single car garages

17.87.050 - design standards

standard parking: minimum 9'-0" width x 18'-0" depth compliant

two-way aisle: minimum 26'-0" width compliant

handicap spaces: minimum 14'-0" width (9'-0" parking + 5'-0" loading) compliant

minimum required disabled spaces: 3 disabled spaces 3 provided

spaces next to walls widened by 2'-0" N/A (#27 planters at end of parking min. 10'-0" width and 3'-0" shorther than stall)
 (#27 intermediate planters a minimum 6'-0" in width at every 15 parking stalls)
 (#27 1 tree per 4 stalls)




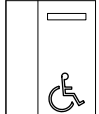
minimum interior dimension for a single car garage: 10'-0" width x 20'-0" depth non-compliant

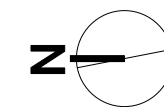
17.87.210 - bicycle parking facilities

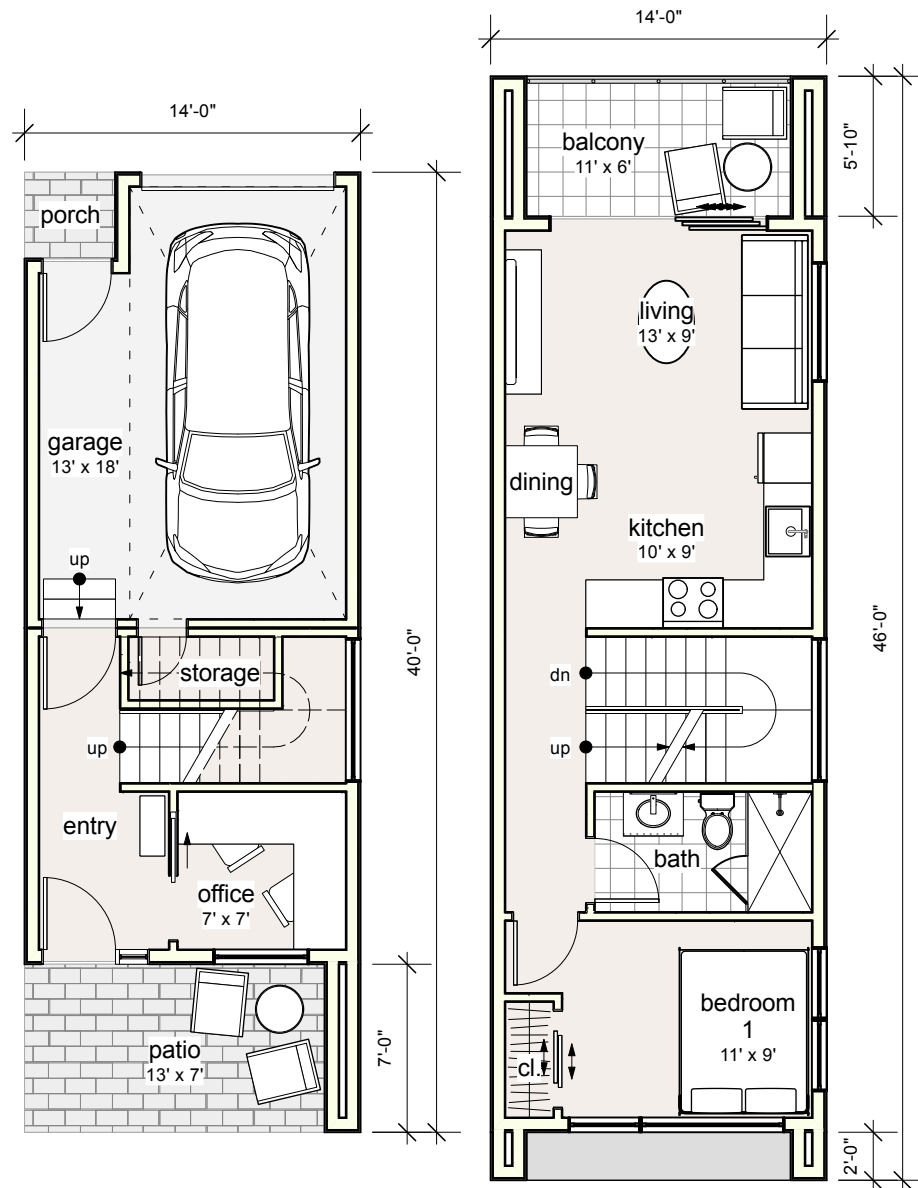
no requirement (#20 minimum 2 bicycle racks spaces for the first 50 parking spaces and 1 additional bike rack for each additional 50 parking spaces)

** 2013 dab meeting minutes

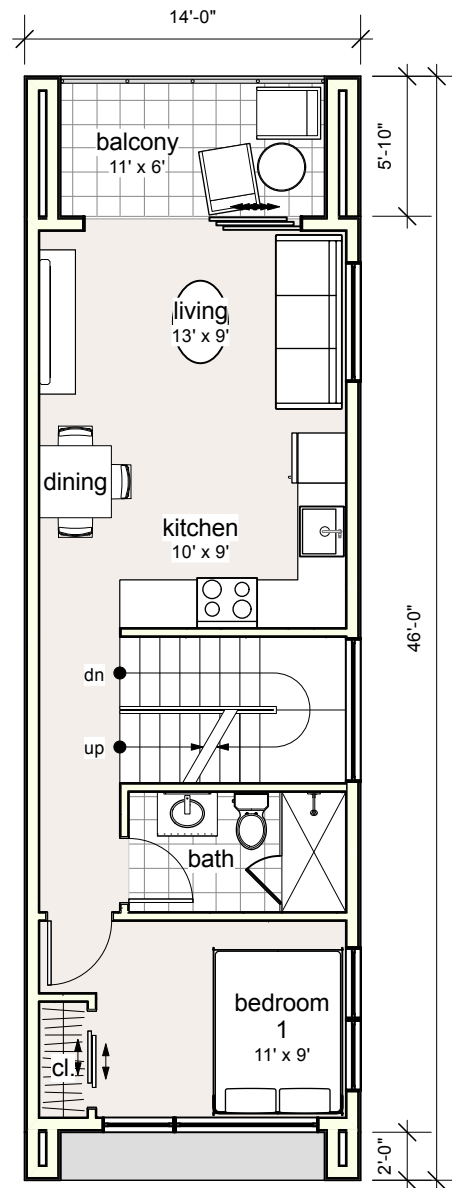


-  3 bedroom unit : 15 units
-  2 bedroom unit : 15 units
-  : 68 stalls (38 uncovered) (30 covered)
-  : 3 stalls

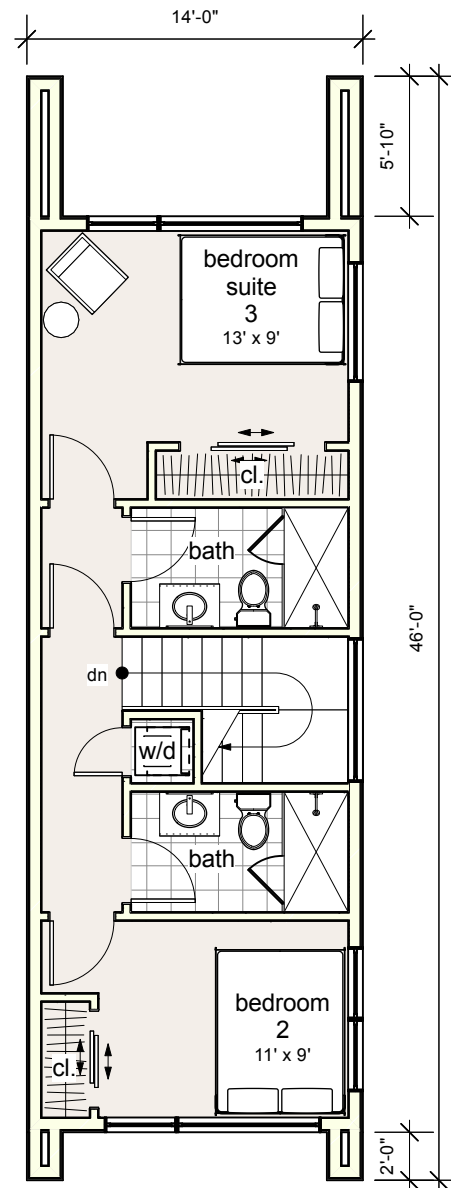




level 01



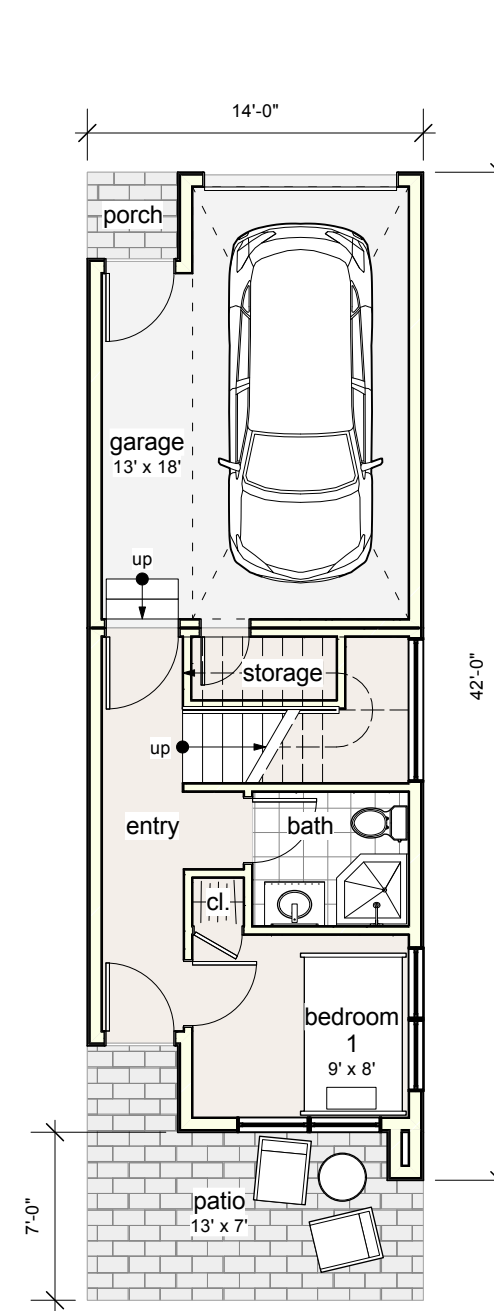
level 02



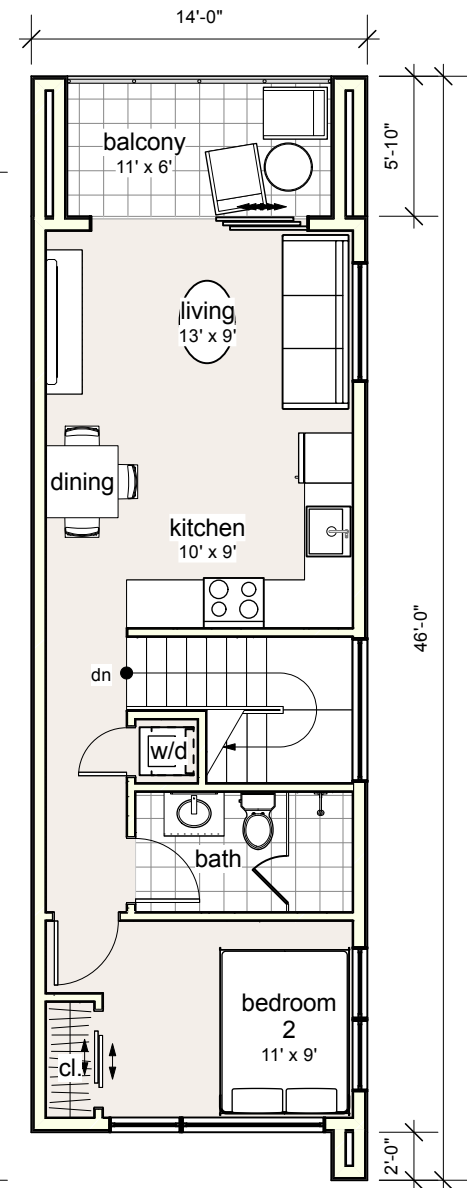
level 03

three bedroom unit

3 story
1,200 sqft
** dimensions are approximate



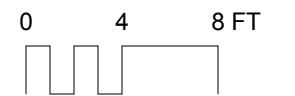
level 01

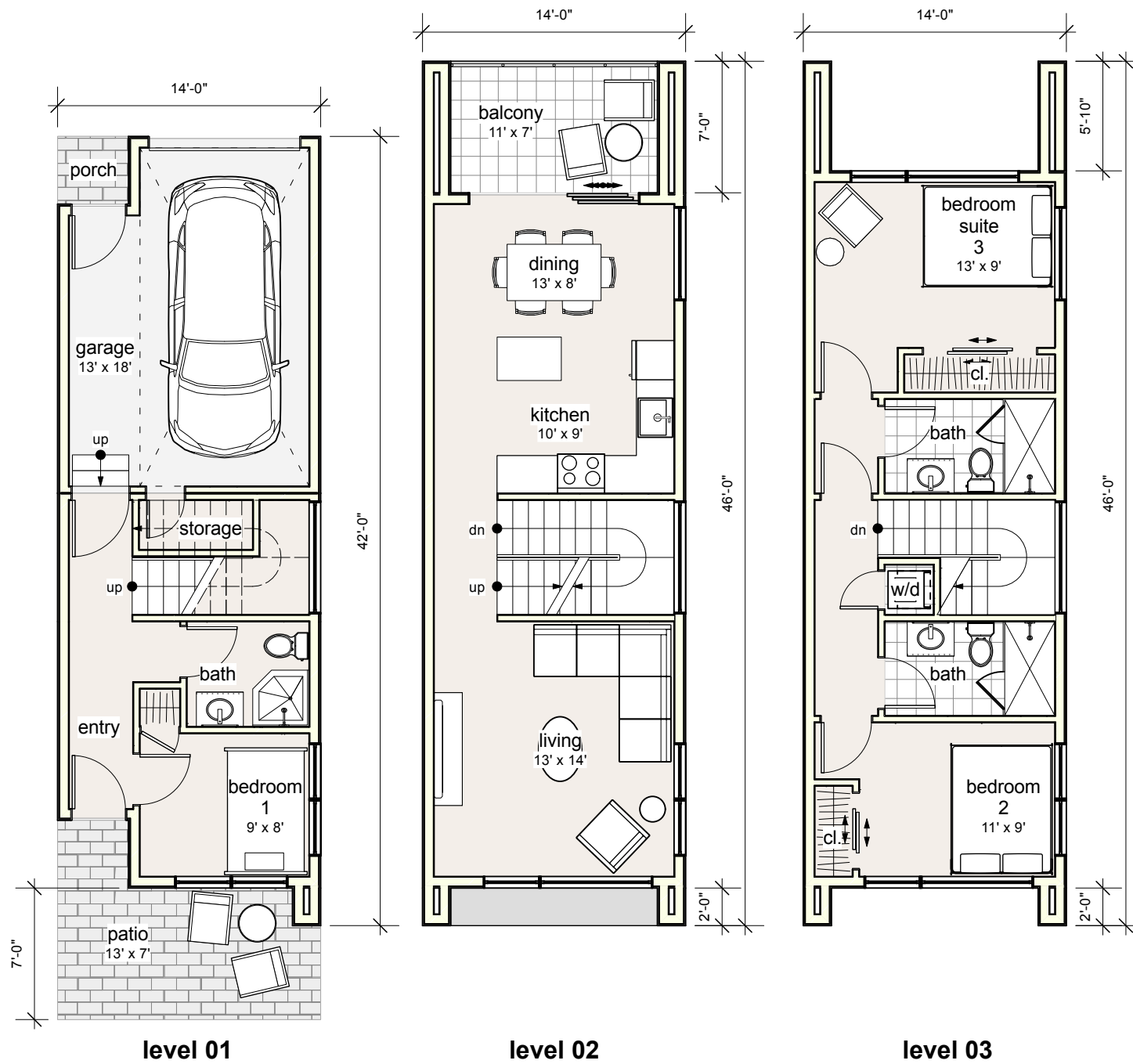


level 02

two bedroom unit

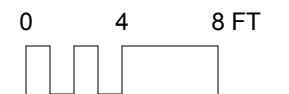
2 story
800 sqft
** dimensions are approximate

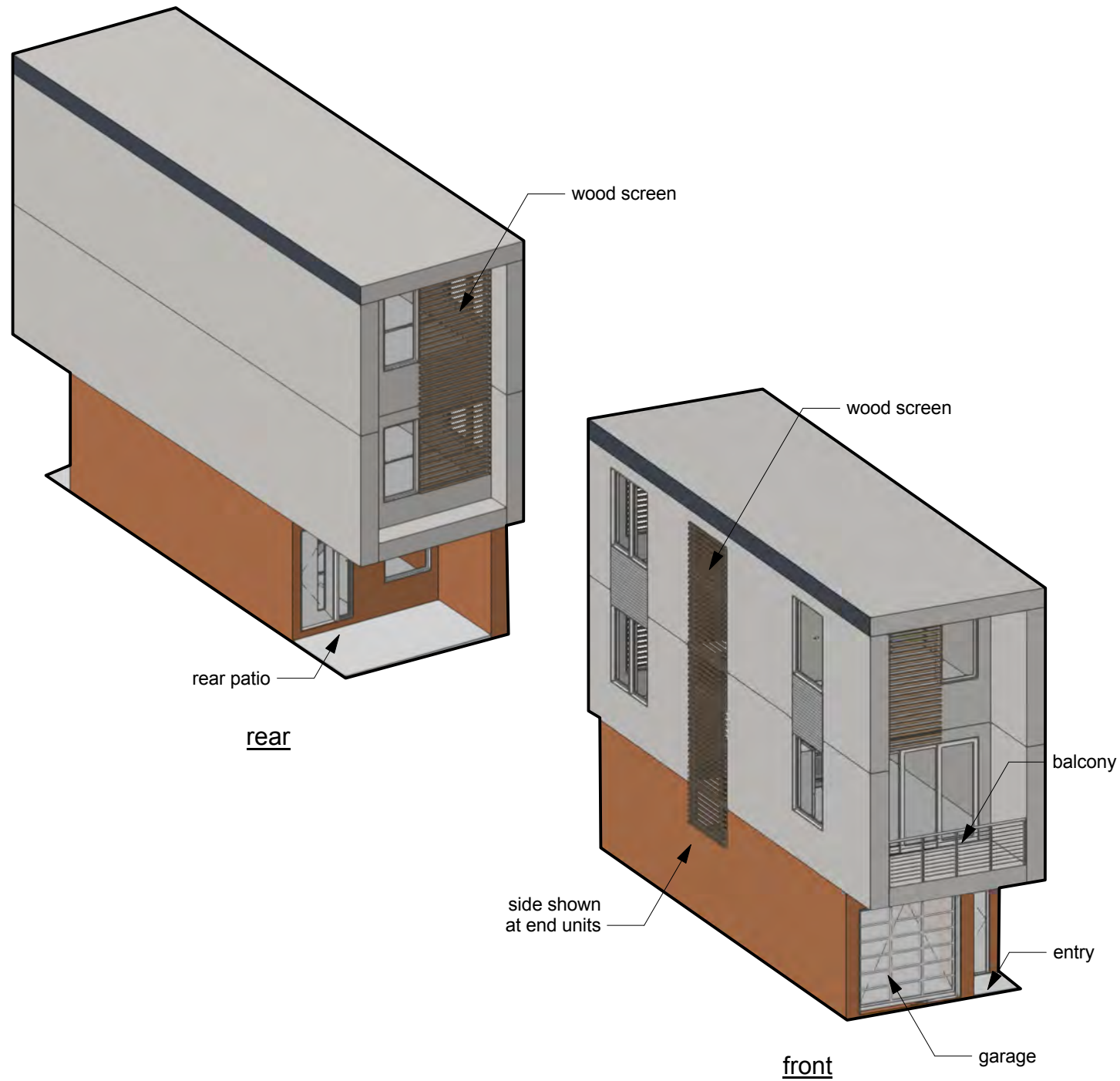




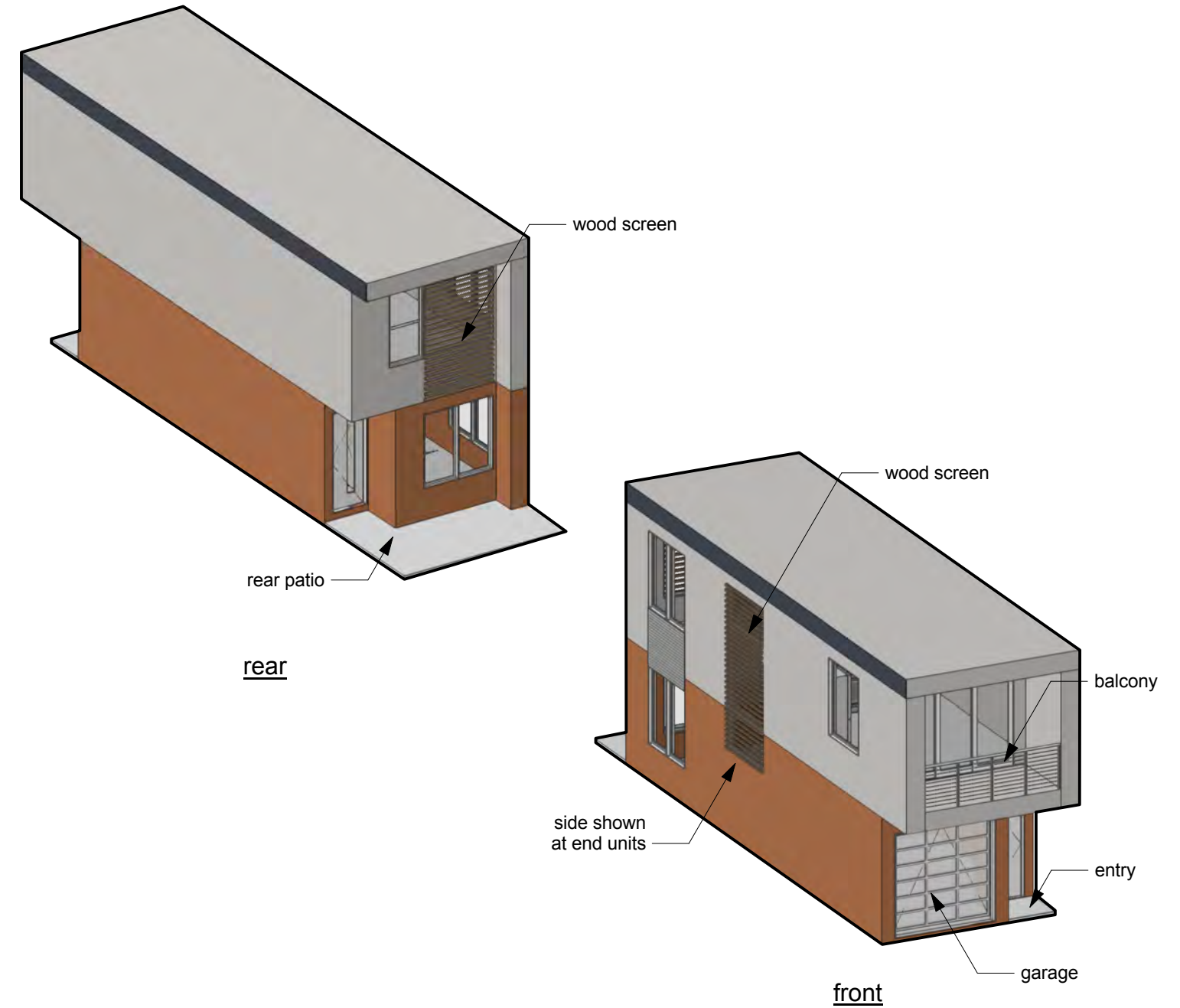
three bedroom alternate unit

3 story
 1,200 sqft
 ** dimensions are approximate





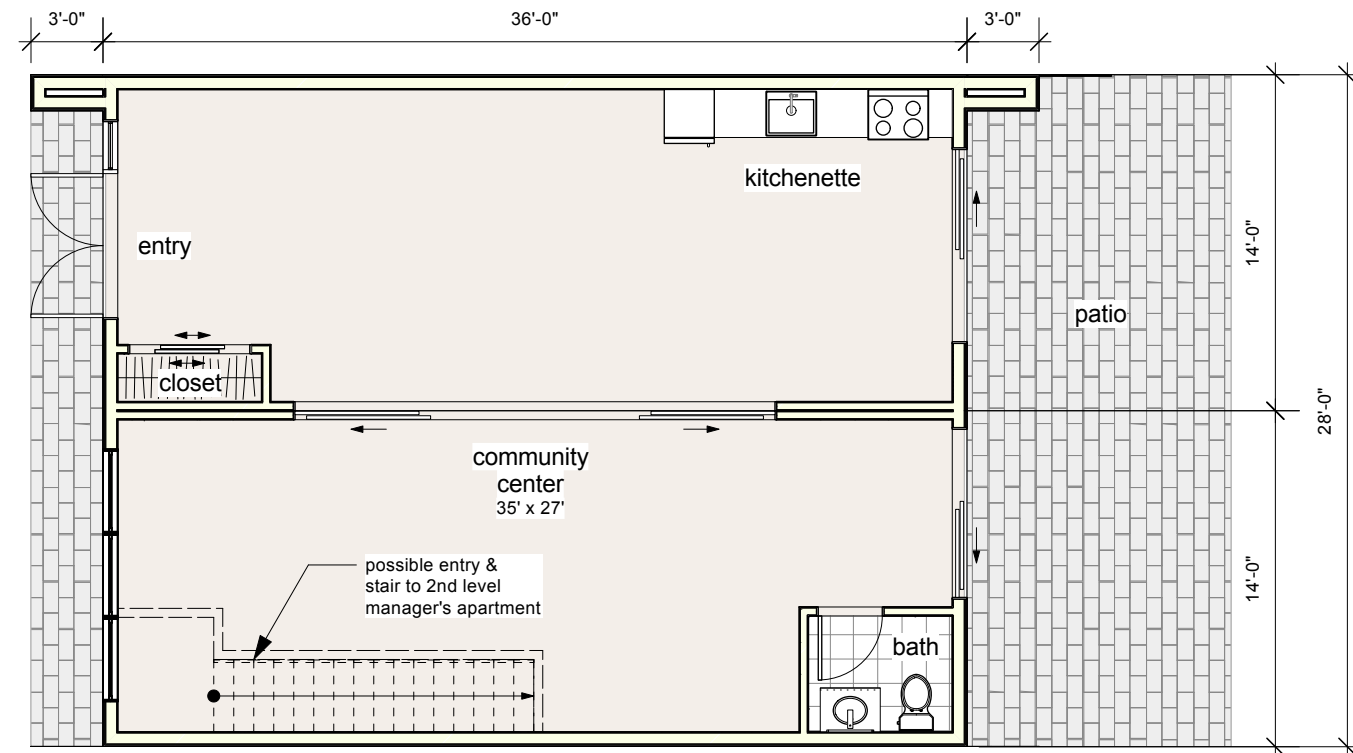
three bedroom unit
3 story
1,200 sqft



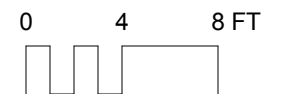
two bedroom unit
2 story
800 sqft

community center layout options

- option 01: ground floor community center with two studios above
- option 02: ground floor community center with single flat above
- option 03: ground floor community center with work spaces above
- option 04: ground floor community center with green roof above



community center
 1 story (possibly 2 stories)
 1,000 sqft
 ** dimensions are approximate





view looking northwest



view looking southeast



view from the parking area



view from the courtyard

materiality

- desert quality
- light tones
- stucco
- minimal wood
- whites
- light grays
- careful wood accents
- splashes of color
- door/ window accents
- tile



