Building Types and Straightforward Design

David Kim  dkim@andersonkim.com
The “4F” – Form Follows Finance Fourplex
(4 residential units with a non-residential component in 2009)

<table>
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<tr>
<th>Unit</th>
<th>Program</th>
<th>Area</th>
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<tbody>
<tr>
<td>1</td>
<td>1BR - First Fl.</td>
<td>1,080 SF</td>
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<tr>
<td>2</td>
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<td>1,034 SF</td>
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<td>3</td>
<td>1BR (#1) - Second Fl.</td>
<td>540 SF</td>
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<td>4</td>
<td>1BR (#2) - Second Fl.</td>
<td>540 SF</td>
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<td></td>
<td>Common Area</td>
<td>488 SF</td>
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<td>Residential Subtotal</td>
<td>3,882 SF</td>
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<td>NR</td>
<td>Non-Residential</td>
<td>906 SF</td>
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<td>Total</td>
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19.7% of the building is non-residential.
Hicksville Implementation Narrative
(South Broadway, Hicksville - 2010)
Building Types

Opticos Design coined the phrase “Missing Middle Housing”

www.missingmiddlehousing.org
Common Residential Building Types

www.missingmiddlehousing.org
What do these building types have in common?
Building Materials

- Concrete Slab (Cs)
- Concrete Paving (Cp)
- Wood Framing (Wf)
- Gypsum Board (Gp)
- Sash Window (Sw)
- Brick Veneer (Bv)
- Fiber Cement (Hp)
- Gravel Pave (Gr)
- 1x Wood Trim (Wt)
- Composition Shingles (As)
Reveal a Set of Principles

• Flexibility:
  • Can accommodate a range of tenants/tenancies.

• Repeatability:
  • Can be used on multiple parcels in different arrangements/configurations.

• Cost Effectiveness:
  • Can be built within an average range of construction costs.
    “If you can’t get the rent...”
Rectangular Buildings
Without Elevators (Walk-Ups)
Properly Sited

- Site Planning:
  - Pay attention to fronts and backs
  - Location of parking
  - Location of utilities
Know the difference between fronts and backs
Hutchinson Green Apartments
(Chico, California)
Accessory Units ([www.accessorydwellings.org](http://www.accessorydwellings.org))

Two to four residential units

- Duplex/Two-family (stacked/side-by-side)
- Triplex/Three-family (stacked)
- Fourplex (attached or detached)

Any of these could include a minor non-residential use space, less than 49% of total square footage
Tuck-Under
(A duplex with separate garages)
Double Duplex
(A four-plex alternate)
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19.7% of the building is non-residential.
Five residential units or more (multi-family)

- Bungalow/Cottage courts
- Courtyard apartments
- Multiplex

Four residential units or more with ground floor commercial (mixed-use)
Cottage or Bungalow Courts
Three-story Walk-Up
(Mixed-use)

SECOND & THIRD FLOOR PLAN

TYPE 2A - 730 GSF
Two (2) units total
One bedroom with one bath

TYPE 2B - 711 GSF
Four (4) units total
One bedroom with one bath

TYPE 2C - 711 GSF
Two (2) units total
One bedroom with one bath and den/study.

BUILDING AREA CALCULATIONS

CONDITIONED AREA

FIRST FLOOR
COMMERCIAL
TYPE 1B (711sf x 1) = 711 GSF
TYPE 1A (753sf x 1) = 753 GSF
TYPE 1C (902sf x 1) = 902 GSF
SECOND FLOOR
TYPE 2A (730sf x 1) = 730 GSF
TYPE 2B (711sf x 2) = 1,422 GSF
TYPE 2C (902sf x 1) = 902 GSF
THIRD FLOOR
TYPE 2A (730sf x 1) = 730 GSF
TYPE 2B (711sf x 2) = 1,422 GSF
TYPE 2C (902sf x 1) = 902 GSF

TOTAL CONDITIONED AREA
8,990 GSF

NON-CONDITIONED AREA
FIRST FLOOR
216 GSF
SECOND FLOOR
227 GSF
THIRD FLOOR
181 GSF

TOTAL NON-CONDITIONED AREA
624 GSF

FIRST FLOOR PLAN

TYPE 1A - 753 GSF
One (1) unit total
Loft style one bedroom with one bath
Accessibility adaptable

TYPE 1B - 688 GSF
One (1) unit total
Loft style one bedroom with one bath
Accessibility adaptable

PRAIRIE STREET ELEVATION

TYPICAL SIDE ELEVATION