

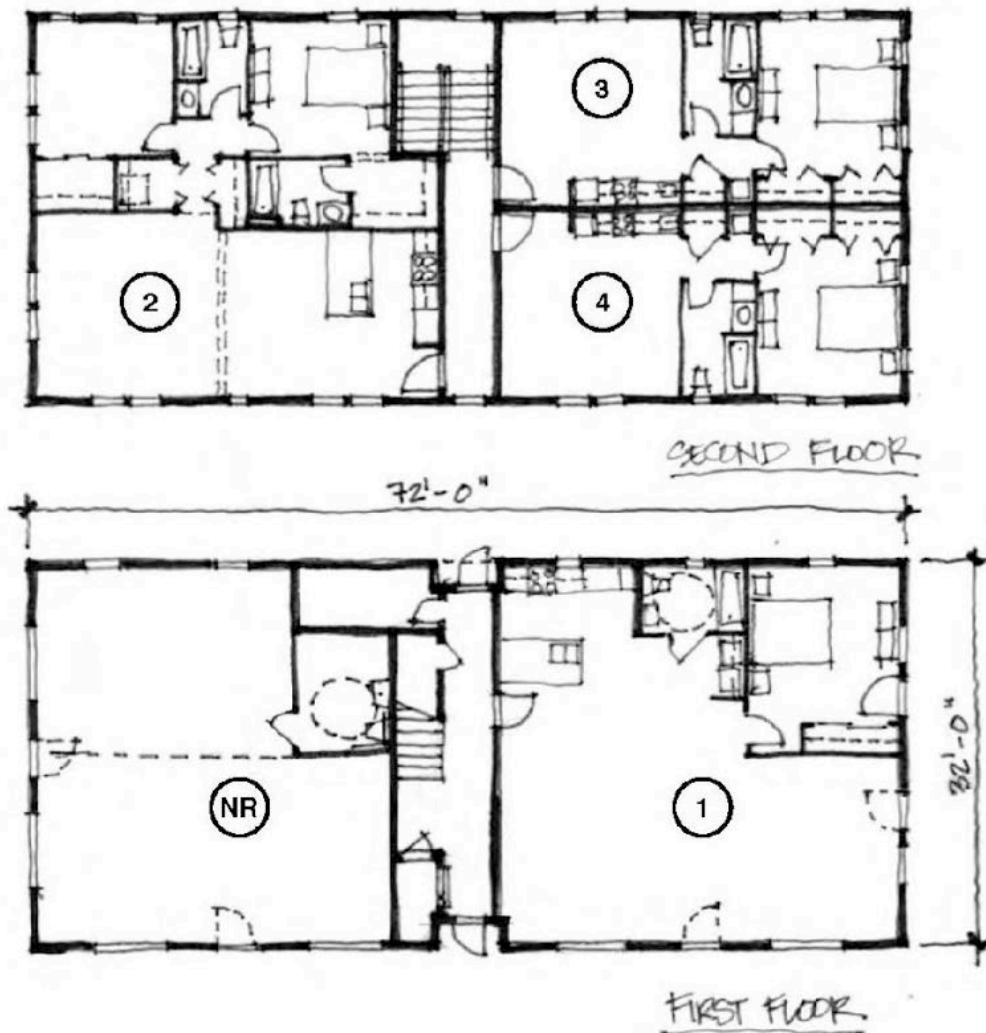
# Building Types and Straightforward Design

David Kim – [dkim@andersonkim.com](mailto:dkim@andersonkim.com)



# The “4F” – Form Follows Finance Fourplex

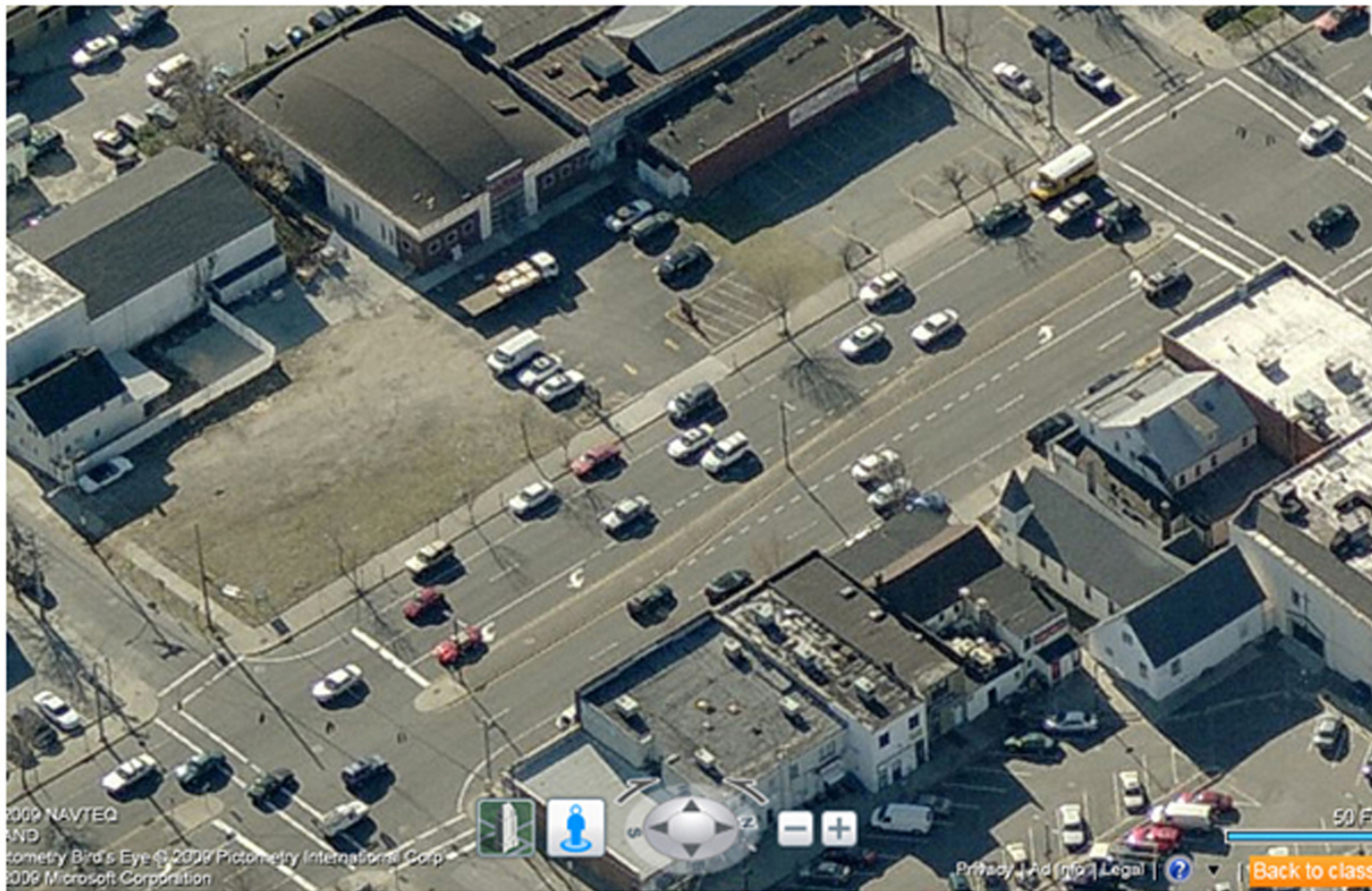
(4 residential units with a non-residential component in 2009)



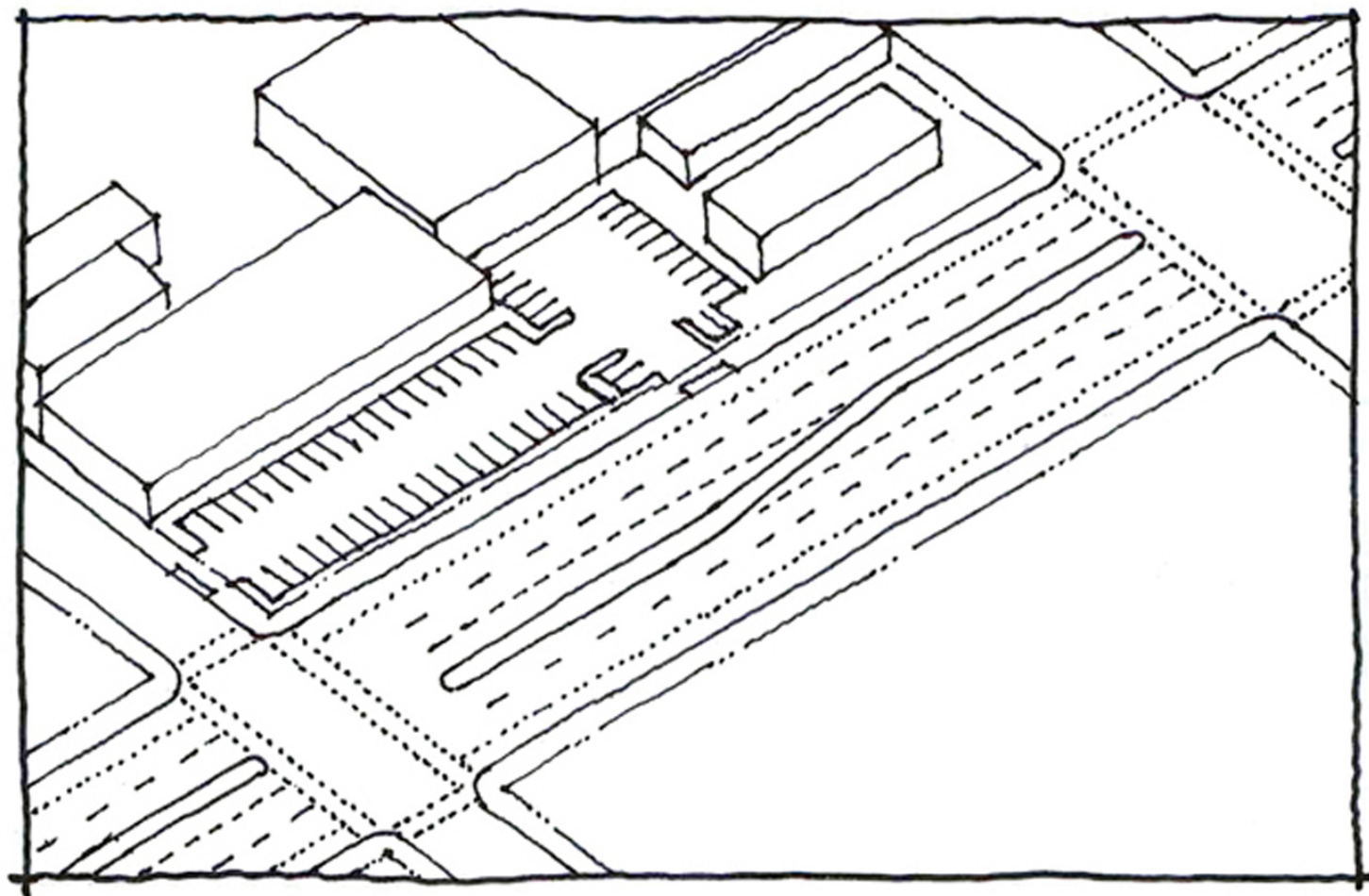
Unit	Program	Area
1	1BR - First Fl.	1,080 SF
2	2BR - Second Fl.	1,034 SF
3	1BR (#1) - Second Fl.	540 SF
4	1BR (#2) - Second Fl.	540 SF
	Common Area	488 SF
	Residential Subtotal	3,682 SF
NR	Non-Residential	906 SF
<b>Total</b>		<b>4,588 SF</b>

19.7% of the building is non-residential.

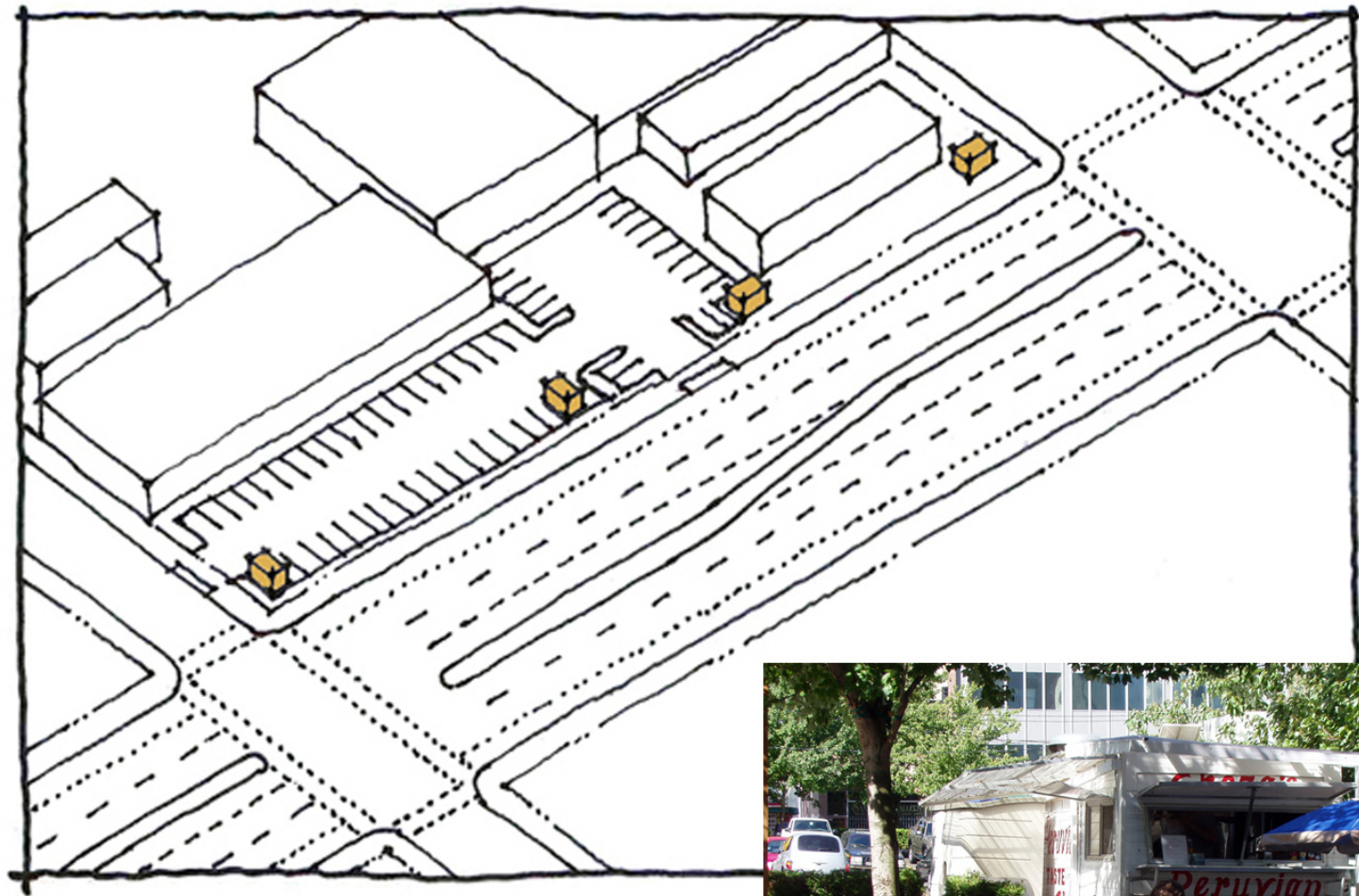


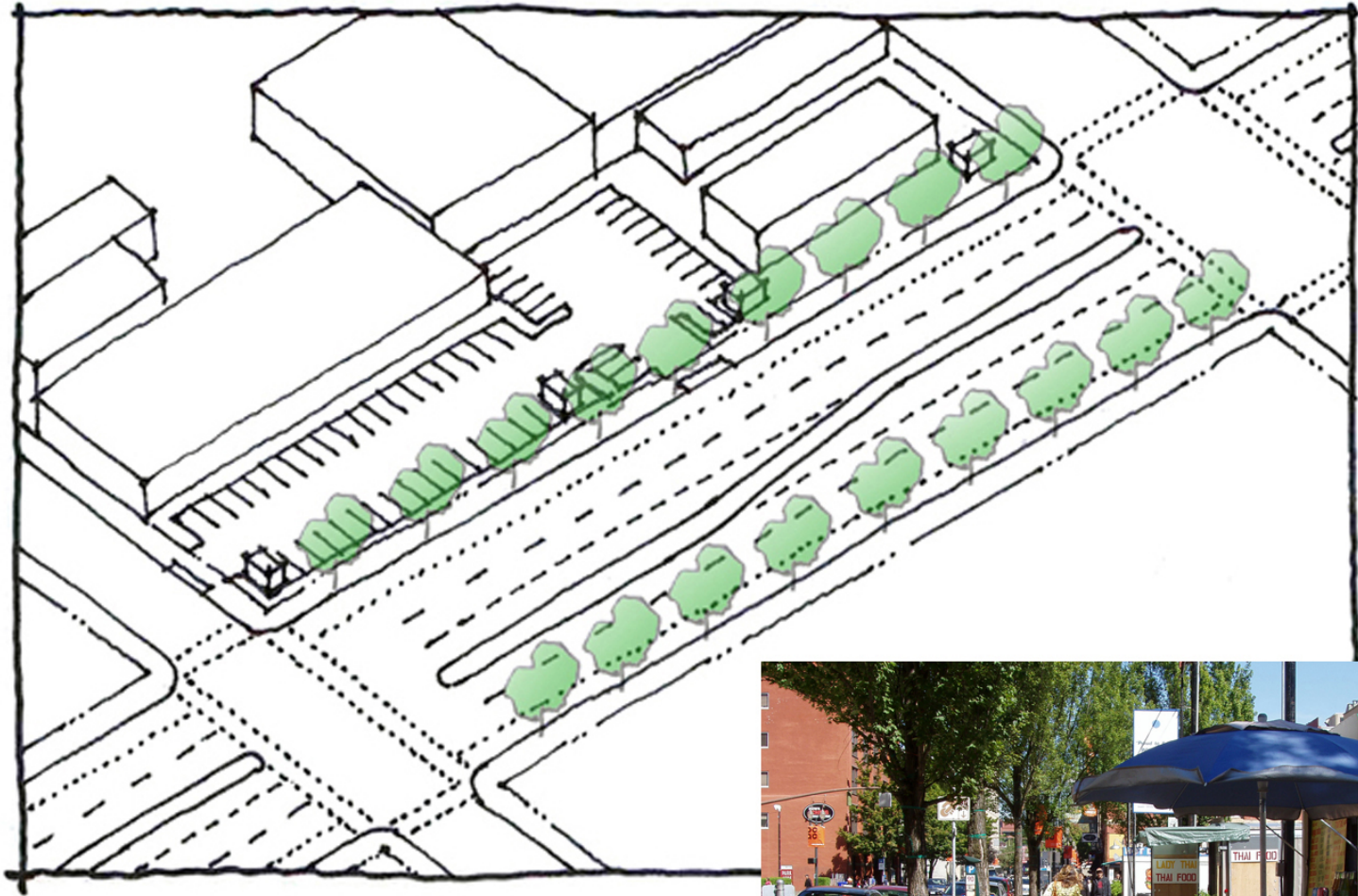


## Hicksville Implementation Narrative (South Broadway, Hicksville - 2010)

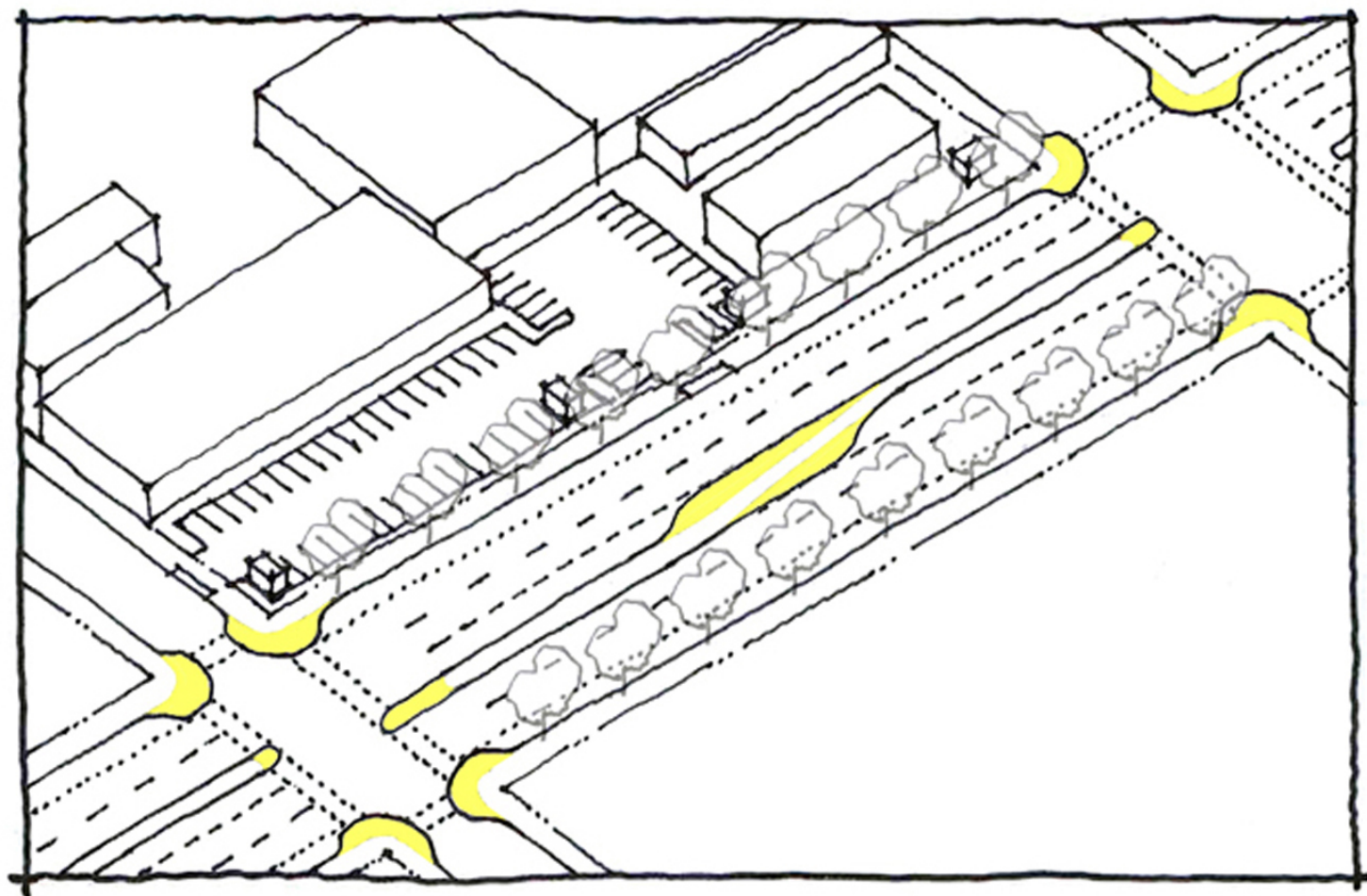


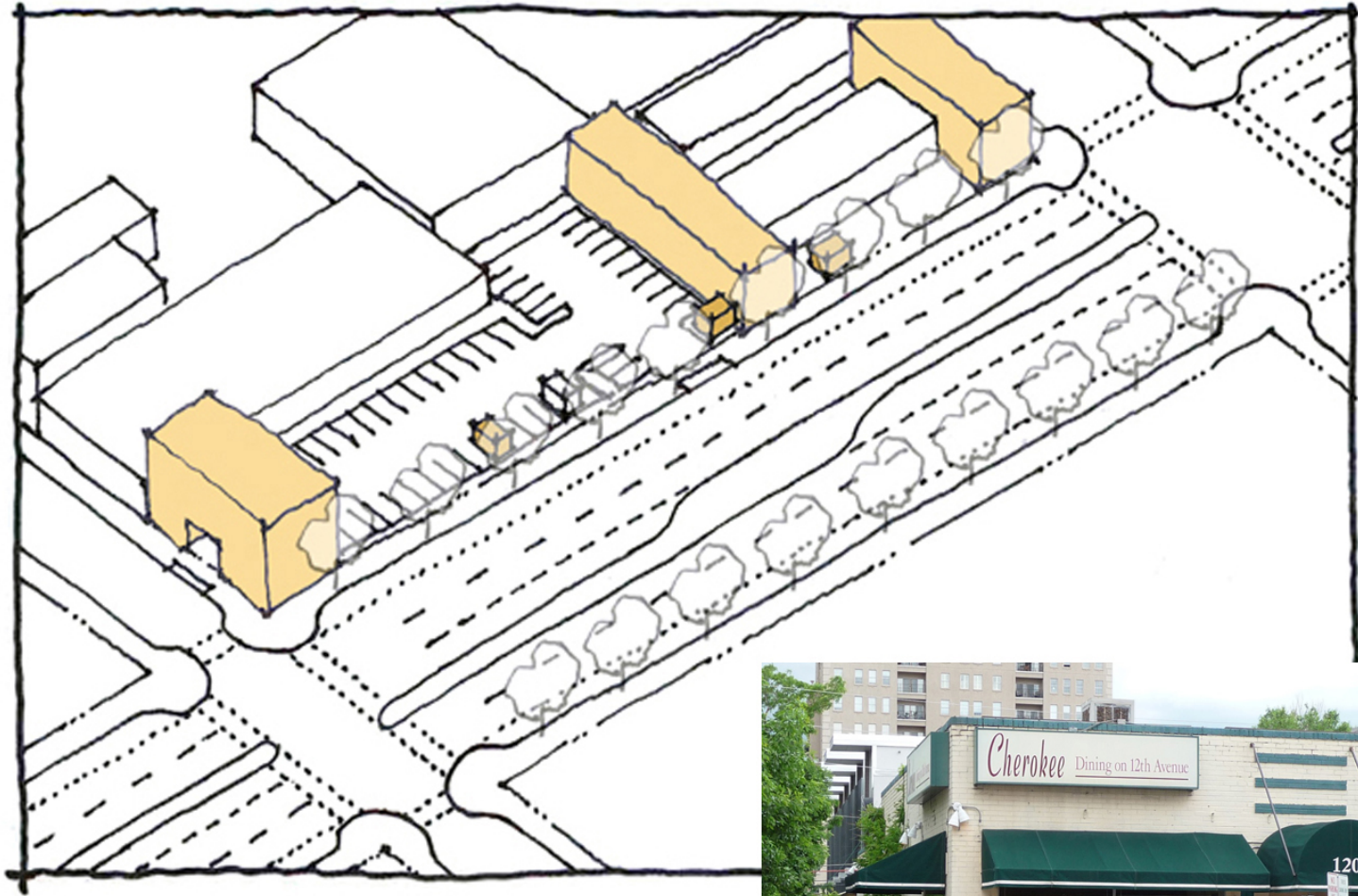




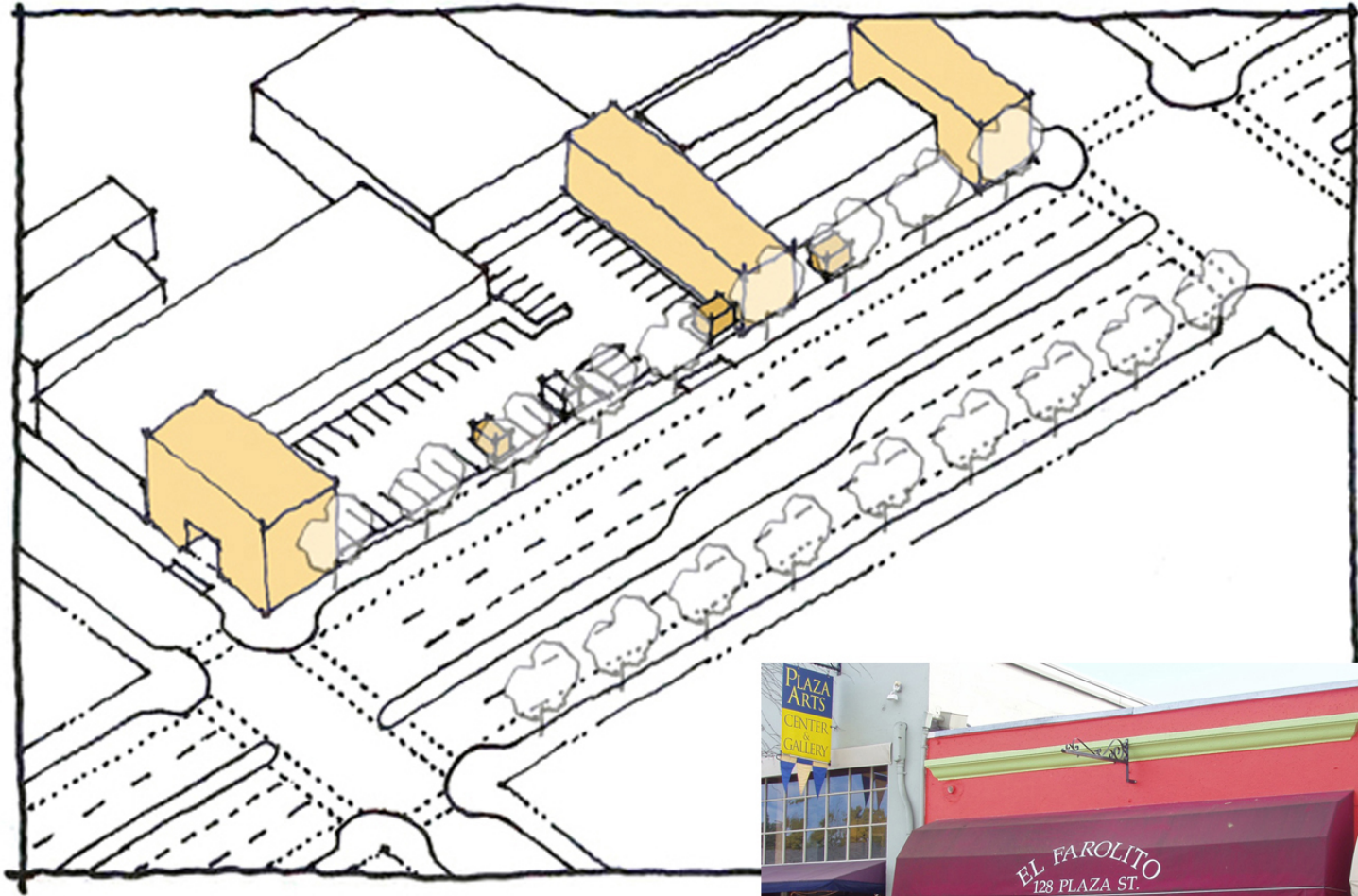


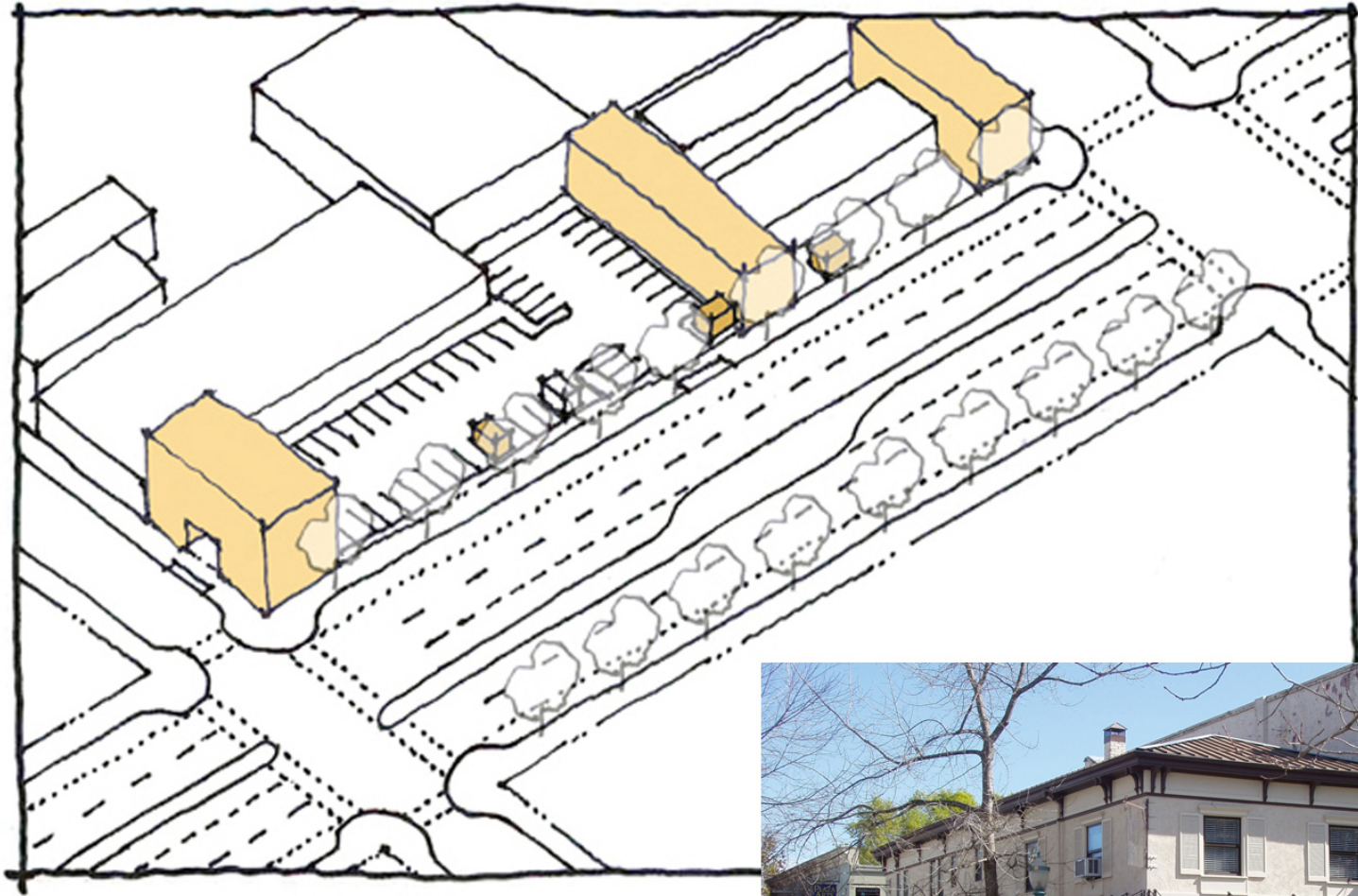




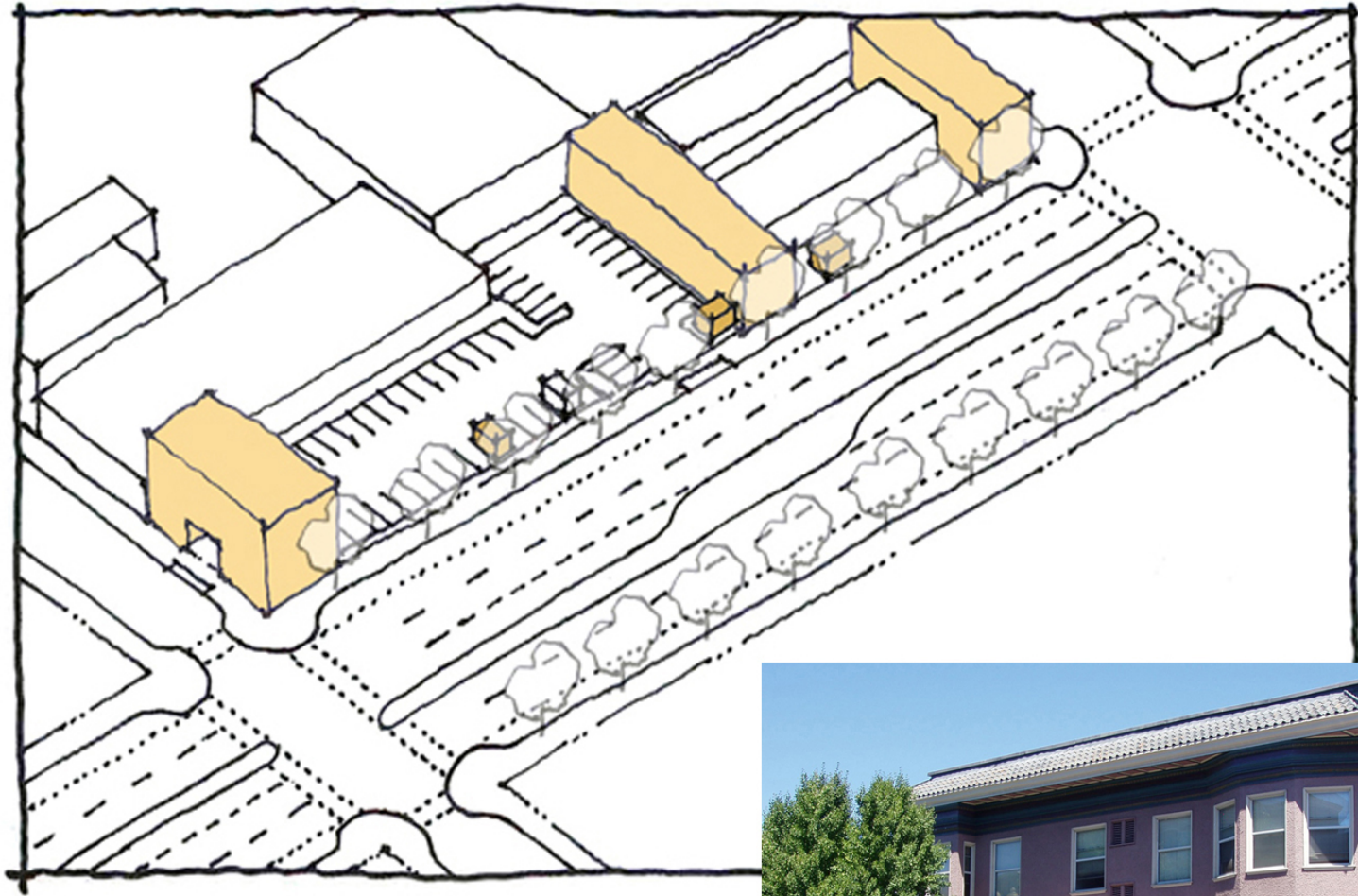


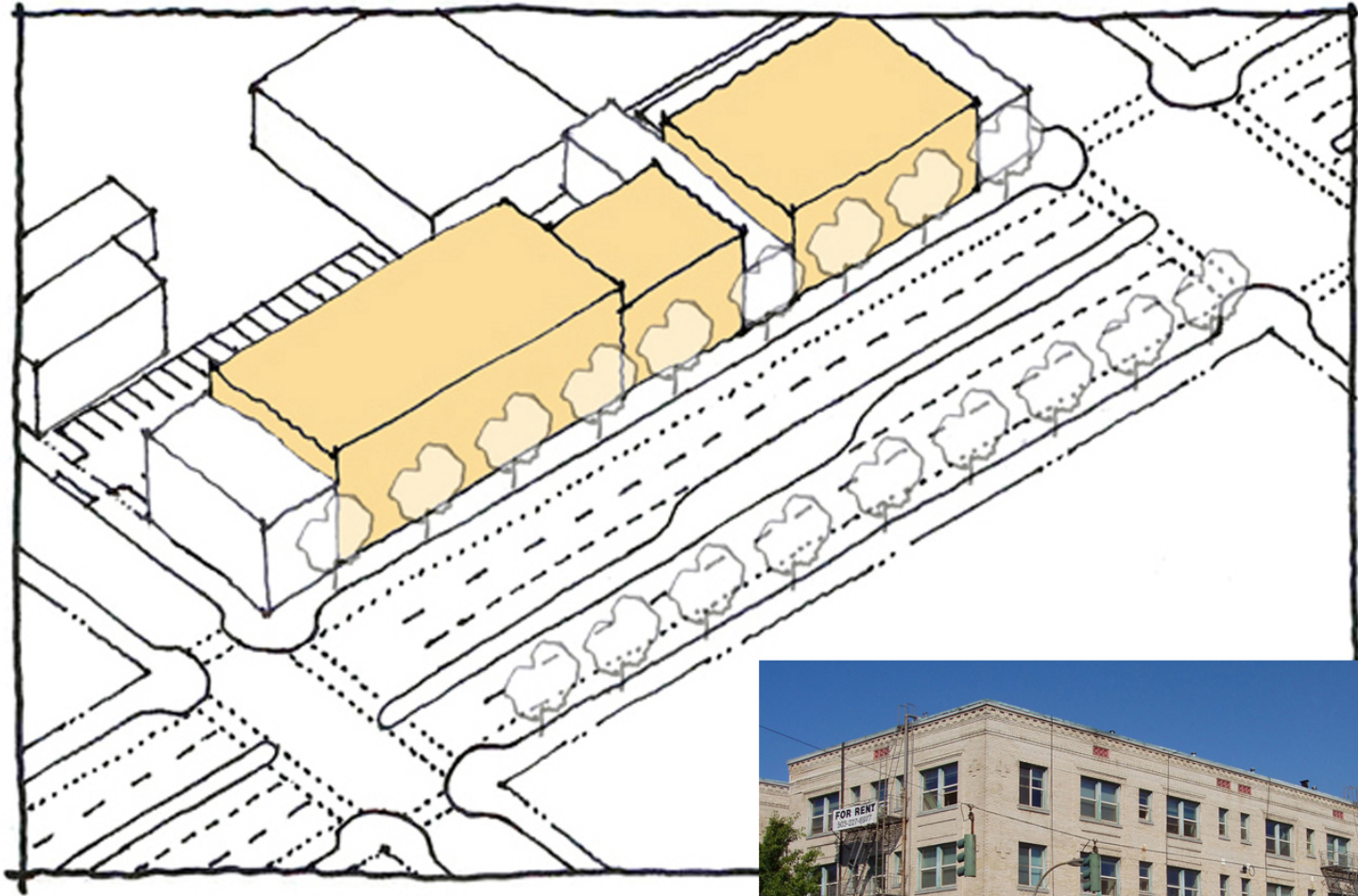




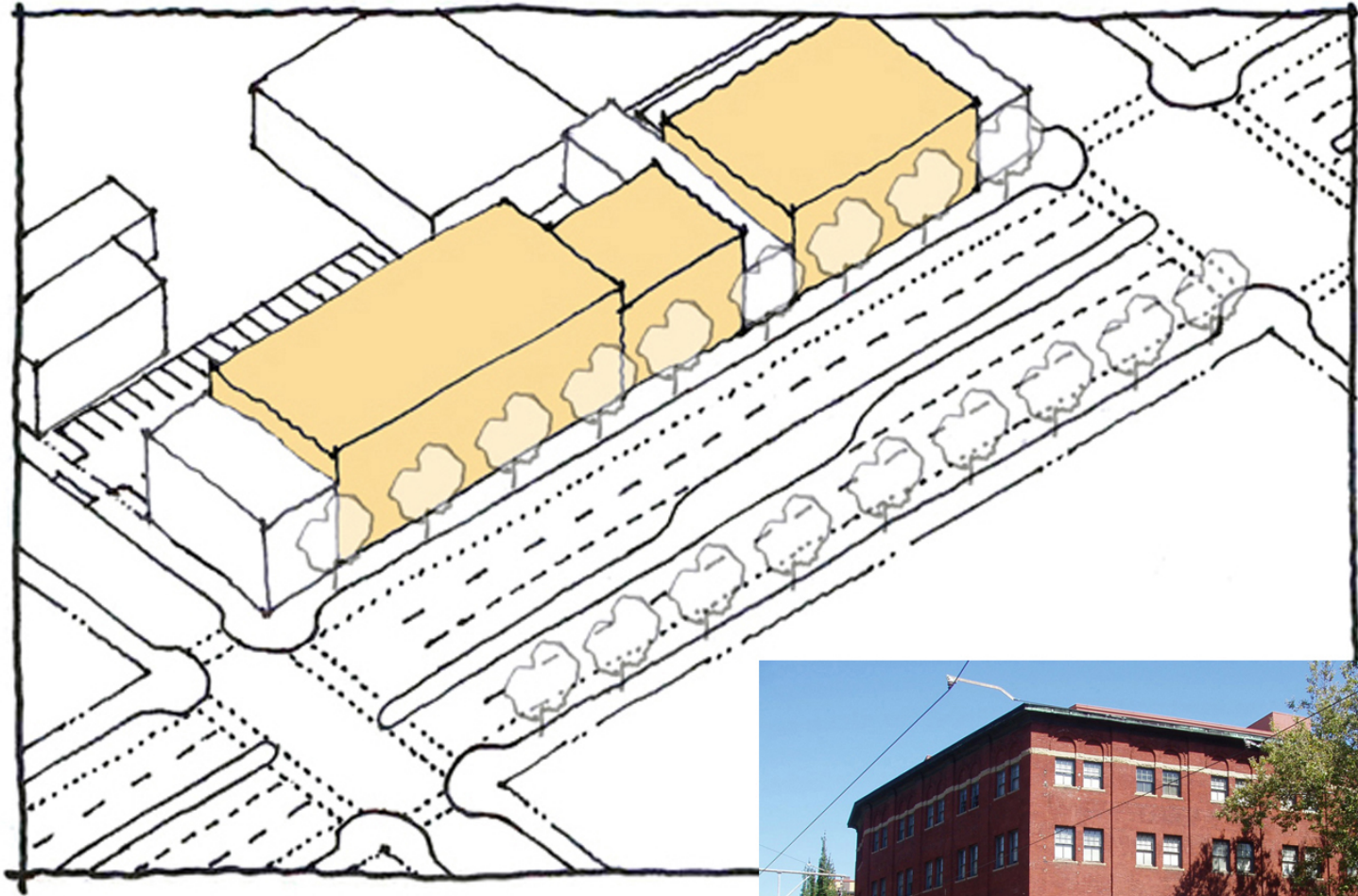












# Building Types



Opticos Design coined the phrase "Missing Middle Housing"

[www.missingmiddlehousing.org](http://www.missingmiddlehousing.org)







Mansion Apartment: 6-8 units



Duplex



Fourplex



Bungalow Courts

## Common Residential Building Types

[www.missingmiddlehousing.org](http://www.missingmiddlehousing.org)

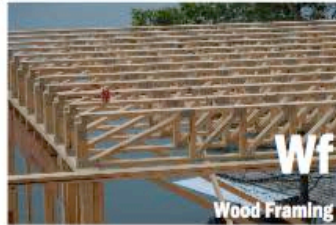


What do these  
building types  
have in common?





# Building Materials



# Reveal a Set of Principles

- **Flexibility:**

- Can accommodate a range of tenants/tenancies.

- **Repeatability:**

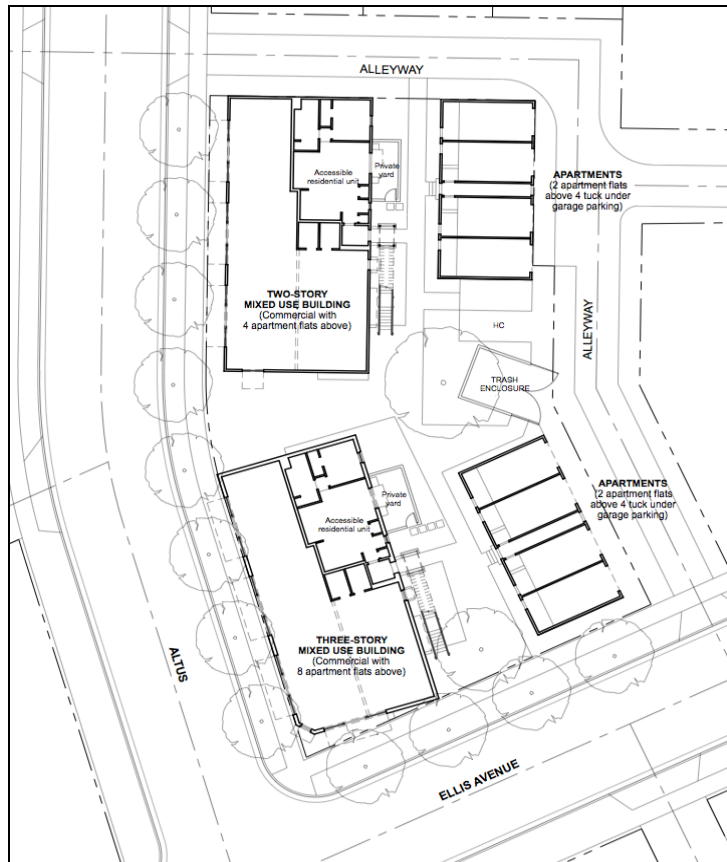
- Can be used on multiple parcels in different arrangements/configurations.

- **Cost Effectiveness:**

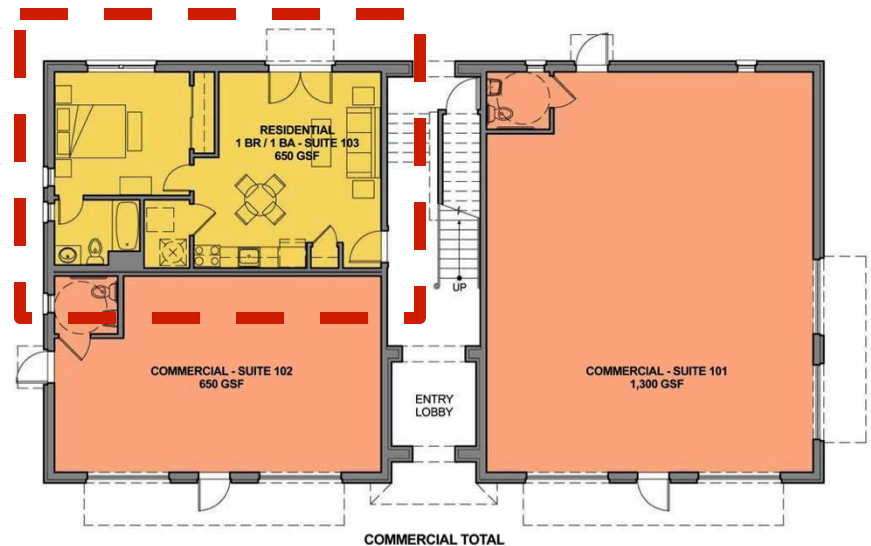
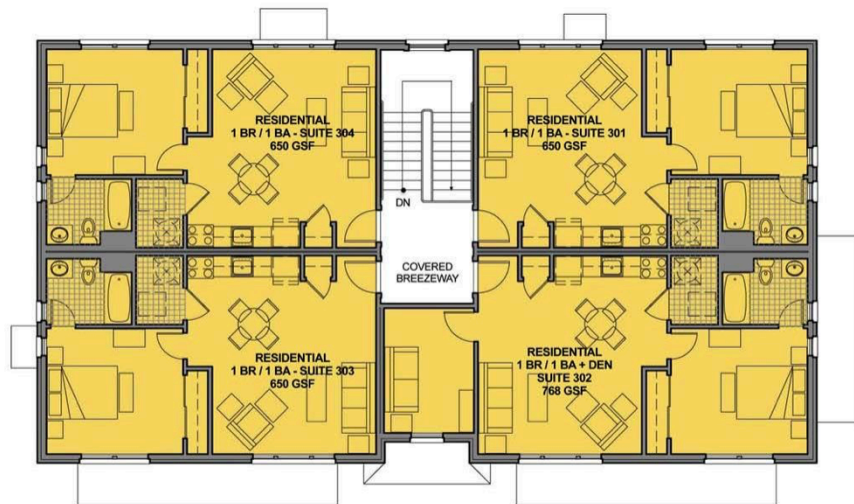
- Can be built within an average range of construction costs.  
“If you can’t get the rent...”



# 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)





## Building Types/Occupancy - Simple to Complex (30-year mortgage)

### Accessory Units ([www.accessorydwellings.org](http://www.accessorydwellings.org))

#### Two to four residential units

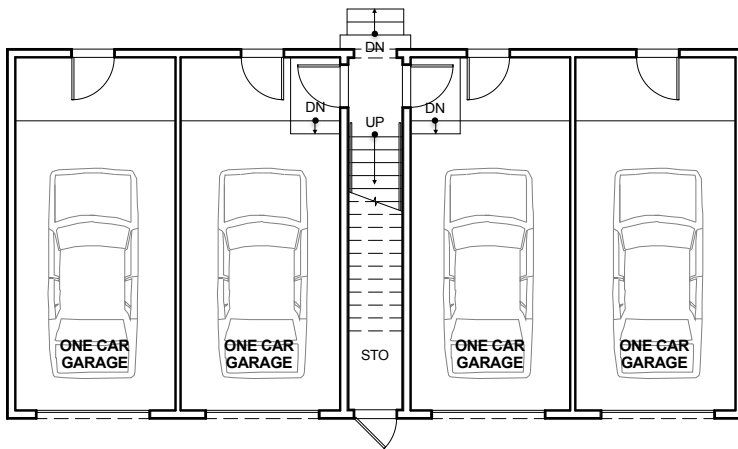
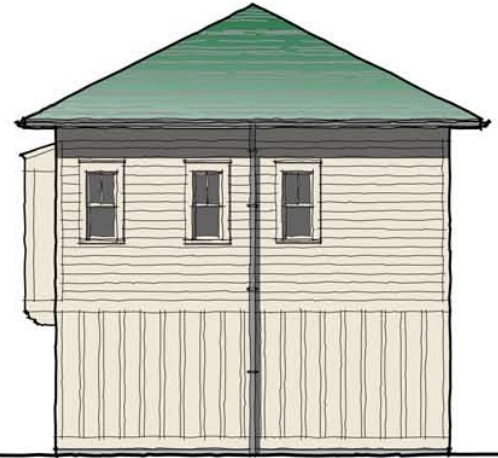
- Duplex/Two-family (stacked/side-by-side)
- Triplex/Three-family (stacked)
- Fourplex (attached or detached)

Any of these could include a minor non-residential use space, less than 49% of total square footage

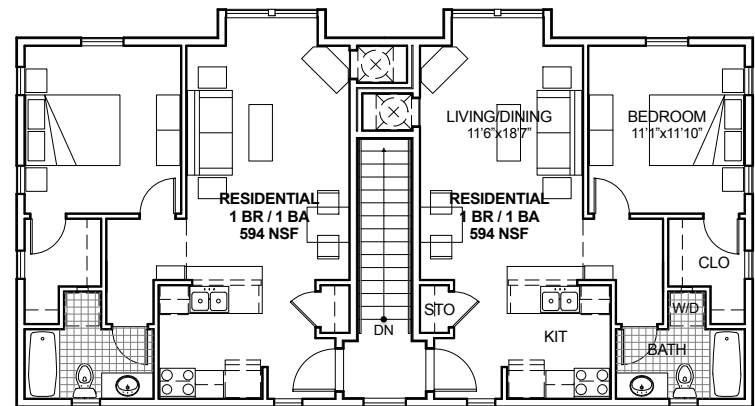


# Tuck-Under

(A duplex with separate garages)



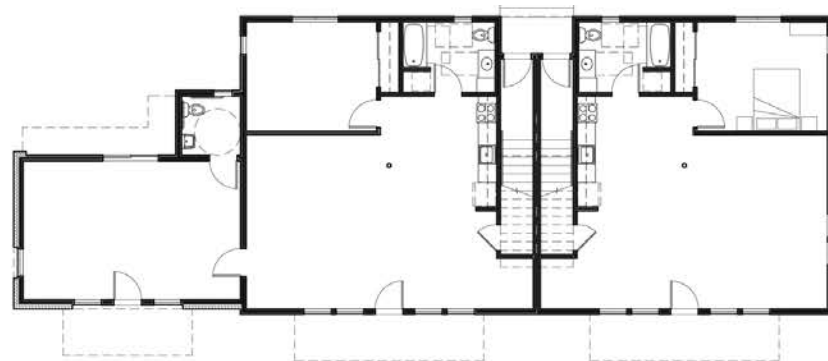
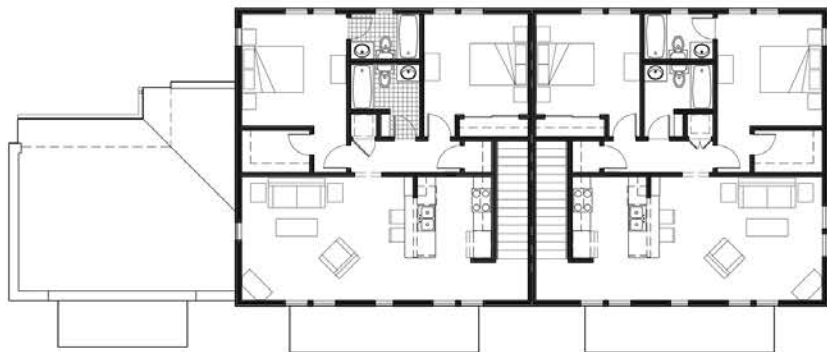
FIRST FLOOR



SECOND FLOOR

# Double Duplex

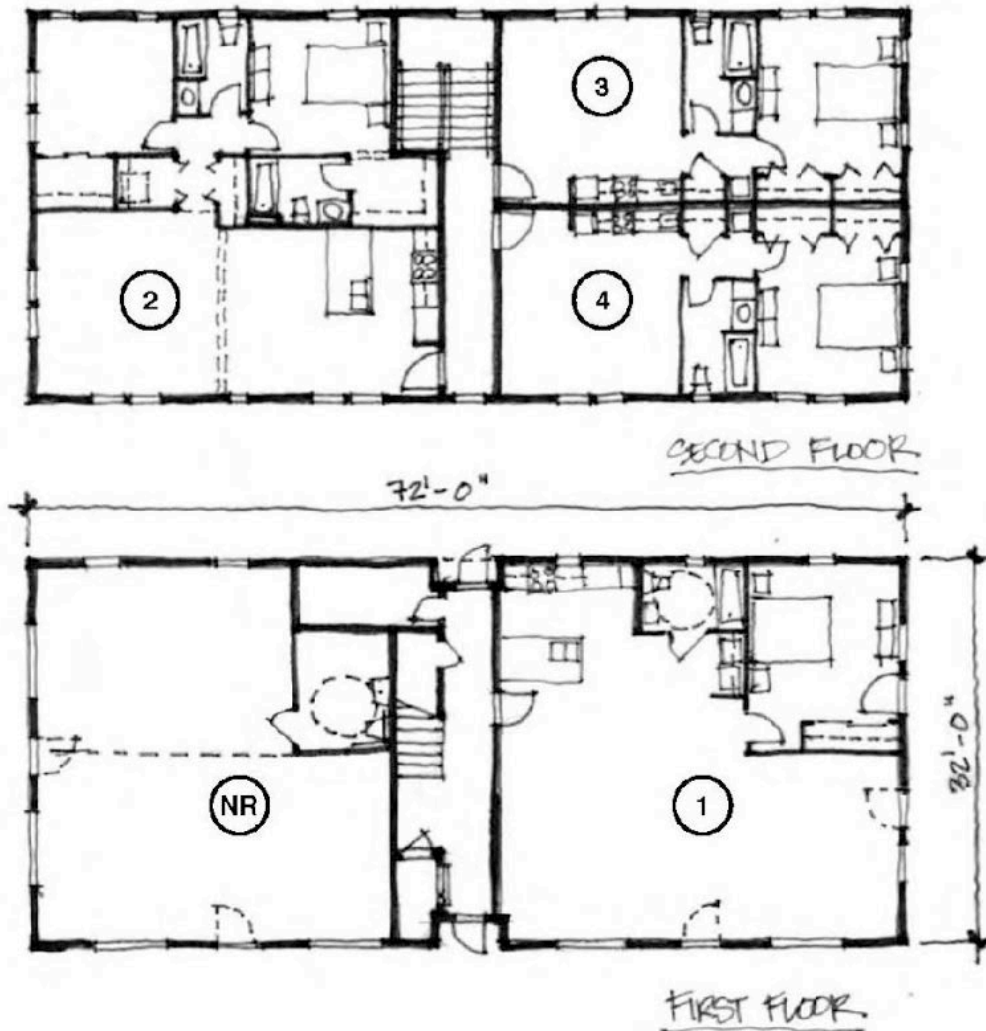
(A four-plex alternate)





# The “4F” – Form Follows Finance Fourplex

(4 residential units with a non-residential component in 2009)

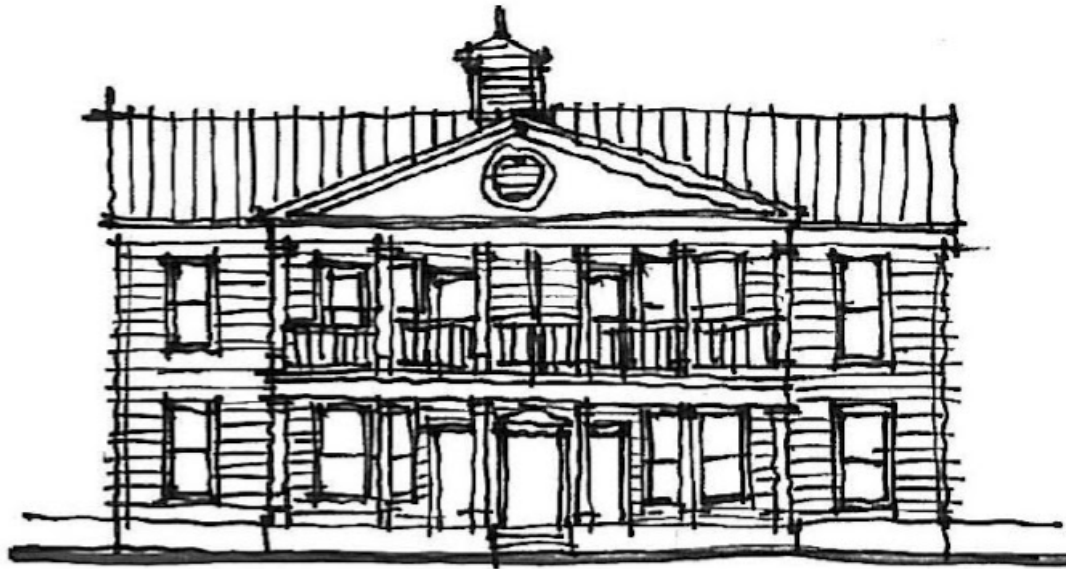


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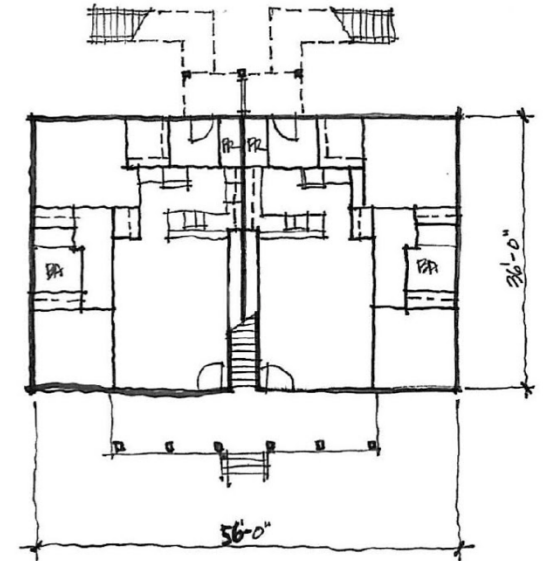
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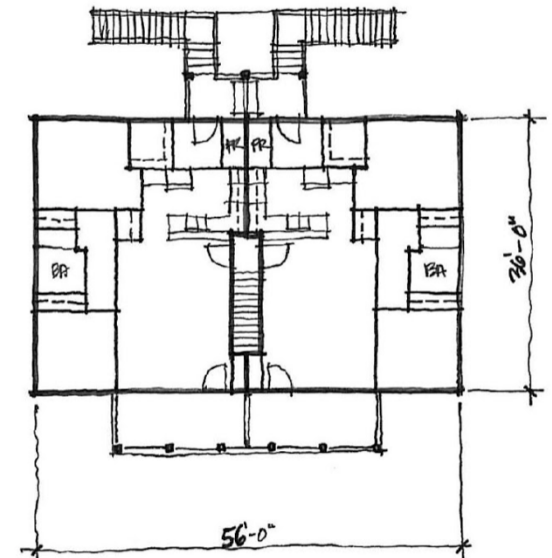
# Traditional Four-plex



SAMPLE ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## **Building Types/Occupancy - Simple to Complex** (Commercial financing)

### **Five residential units or more (multi-family)**

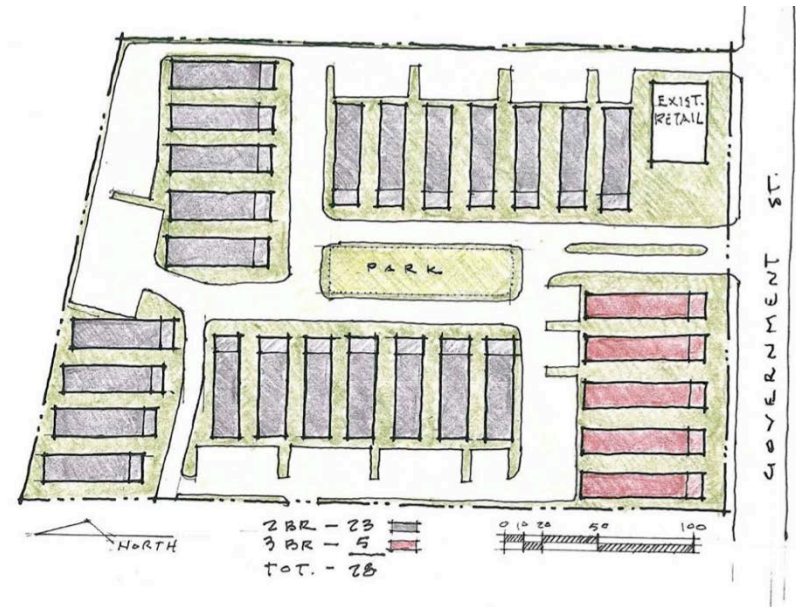
- Bungalow/Cottage courts
- Courtyard apartments
- Multiplex

### **Four residential units or more with ground floor commercial (mixed-use)**





# Cottage or Bungalow Courts

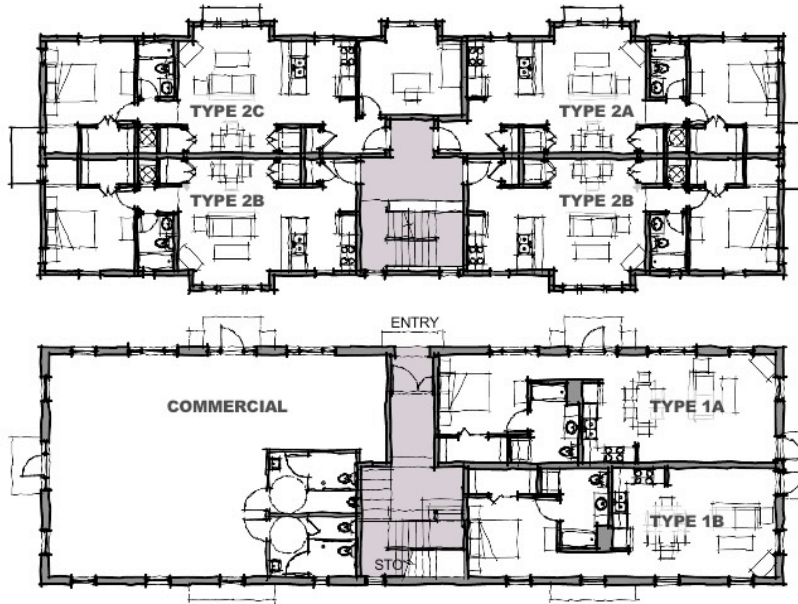


# Courtyard Apartment Building





# 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.

## 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) units total  
Loft style one bedroom with one bath  
Accessibility adaptable

## BUILDING AREA CALCULATIONS

### CONDITIONED AREA

FIRST FLOOR	2,882 GSF
COMMERCIAL	= 1,441 GSF
TYPE 1A (753sf x 1) =	753 GSF
TYPE 1B (688sf x 1) =	688 GSF
SECOND FLOOR	3,054 GSF
TYPE 2A (730sf x 1) =	730 GSF
TYPE 2B (711sf x 2) =	1,422 GSF
TYPE 2C (902sf x 1) =	902 GSF
THIRD FLOOR	3,054 GSF
TYPE 2A (730sf x 1) =	730 GSF
TYPE 2B (711sf x 2) =	1,422 GSF
TYPE 2C (902sf x 1) =	902 GSF
<b>TOTAL CONDITIONED AREA</b>	<b>8,990 GSF</b>

### NON-CONDITIONED AREA

FIRST FLOOR	319 GSF
SECOND FLOOR	227 GSF
THIRD FLOOR	151 GSF
<b>TOTAL NON-CONDITIONED AREA</b>	<b>697 GSF</b>



PRAIRIE STREET ELEVATION



TYPICAL SIDE ELEVATION