

UNIT PLAN TYPES

Within the basic structural unit, interior arrangements are quite flexible as to placement. Fixed elements in the concrete system are the in-line core and the bearing walls, 32'-0". The width in the other direction can be increased at will. In the frame system, the core and the column pattern are established, replacing the bearing walls, providing broad flexibility. In either case, even the core elements may be expanded horizontally by a system of standard increments, as long as their vertical elements remain fixed. This means kitchens and baths can increase in size of room or quantity of casework. However, the primary concentration in this report has been on the most compact arrangements because of the economic limitations set. Obviously too, adding area will be simpler than trying to cut down.

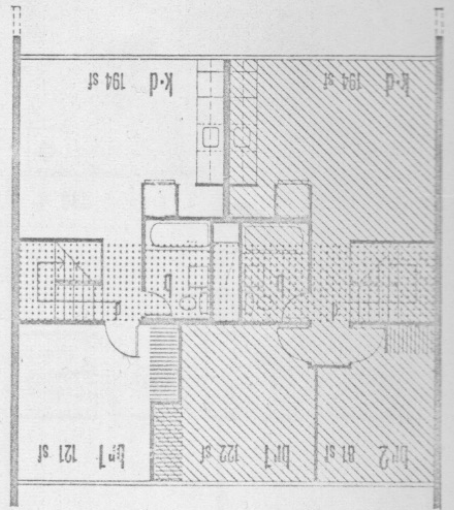
The illustrations following indicate a few of the plan possibilities built from one core arrangement. In tabulating the plans, the nomenclature established is as follows. The first number, say 32, refers to block depth; the letter key which follows, indicates living rooms (l), living, dining, kitchen (lk), bedrooms (b), kitchens and bedrooms (kb), or complete apartments (lkb); the final letter designates the number within a series of similar plans. Example: 32-kb-2 means that the unit is 32'-0" wide, contains kitchens and bedrooms and is second in a series of this type of plan.

On the following six pages 20 plan types are illustrated. Plan types can be stacked vertically by relating the hatched areas, stairways and widths of one plan to others. Plans not having interior stairways are apartments which can be entered directly from grade or from public stair halls occurring at regular intervals. Where a private garden is shown with the plan type, it indicates that this is the bottom floor, accessible from grade. Plans with unexcavated space are the lowest floor of a hillside unit. Further explanation of the plans is given below.

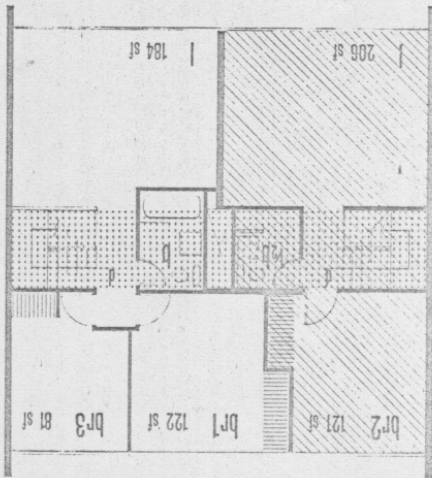
<u>Drawing</u>	<u>Unit Plan Type</u>	<u>Description</u>
1	32-l-1	bottom floor of 32'-0" x 32'-0" hillside unit
	32-kb-1	could go above the 32-l-1 plan to form interlocking 1 BR and 2 BR duplex units, or 4 BR and 5 BR triplex
	32-kb-2)	other examples of 32'-0" x 32'-0" plan types which can be combined into duplex or triplex apartments
	32-lb-1)	
2	32-b-1)	often combined into 2 interlocking 3 BR duplex units (32'-0" x 32'-0")
	32-lk-1)	
	32-lkb-1	3 BR apartment (32'-0" x 32'-0")

<u>Drawing</u>	<u>Unit Plan Type</u>	<u>Description</u>
3	28-b-1)	often combined into interlocking 2 and 3 BR duplex units (28'-0" x 32'-0")
	28-lk-1)	
	28-lkb-1	28'-0" x 32'-0" 2 BR apartment
	28-lkb-2	28'-0" x 32'-0" 1 BR apartment and top floor of 4 BR triplex
4	32-lk-4)	32'-0" x 32'-0" two 2 BR corner units
	32-b-4)	
5	22-lkb-1)	22'-0" x 32'-0" 4 BR duplex corner unit
	22-b-1)	
	22-lkb-2	22'-0" x 32'-0" 1 BR corner apartment
6	32-k-1)	alternate bottom floors of 32'-0" x 32'-0" hillside units
	32-b-5)	
	32-lkb-2	bottom floor 1 BR apartment in 32'-0" x 32'-0" hillside unit
	32-lb-2	part of two interlocking duplex or triplex units in which living room is on different floor from kitchen-dining

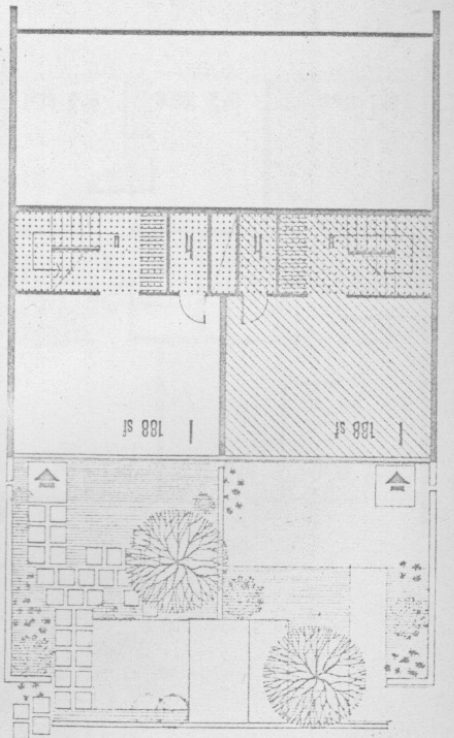
The possible variety within the system is very large, even if only 22, 28 and 32 foot depths are considered. From just the individual plans illustrated, more than 30 block types can be developed of 2, 3, or 4 stories or combinations of 2 and 3 or 3 and 4 stories. Dwelling units of 1 to 5 bedrooms are thus obtained, with several versions of each and in various distributions. (Three typical block types are illustrated directly after this section.)



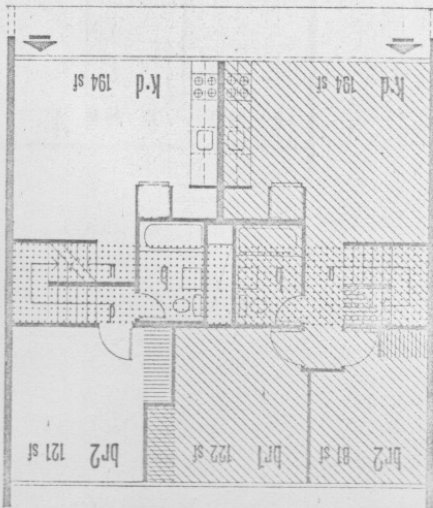
252-KB-1



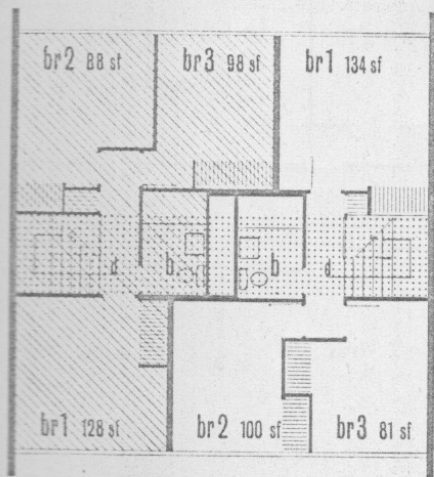
252-KB-1



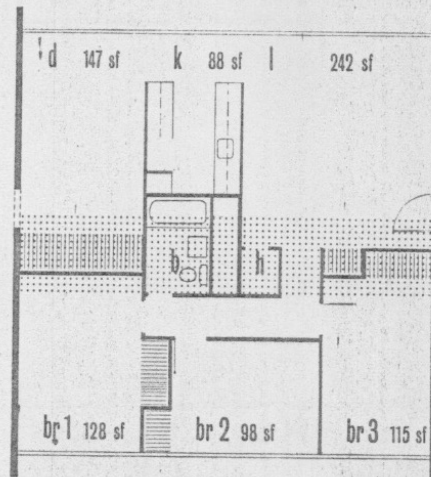
252-1-1



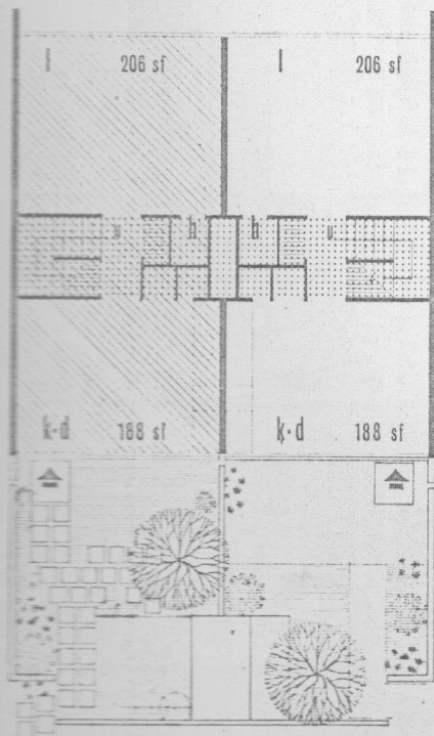
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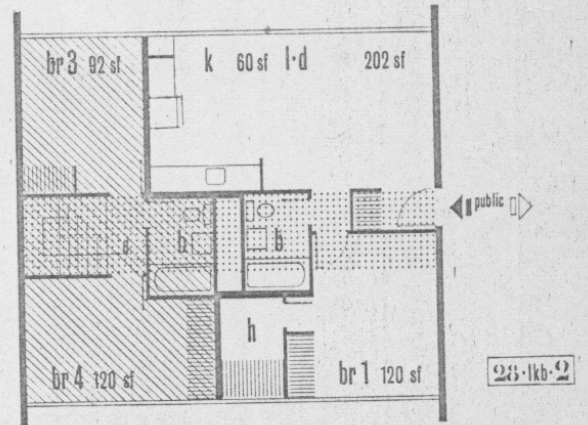
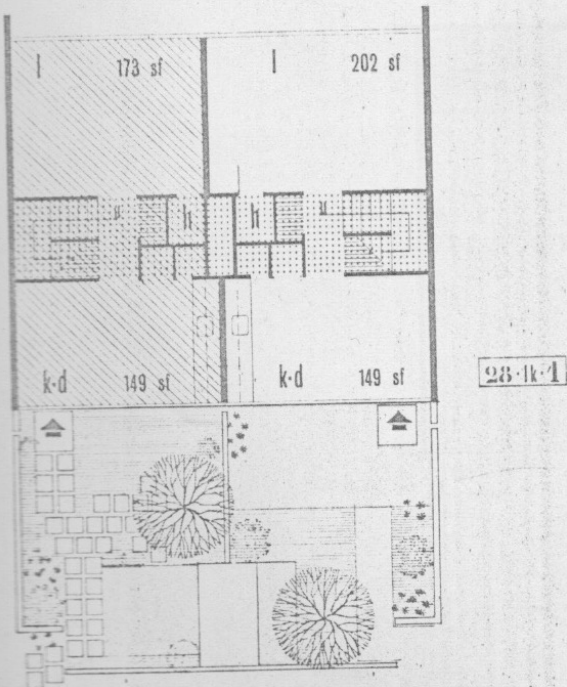
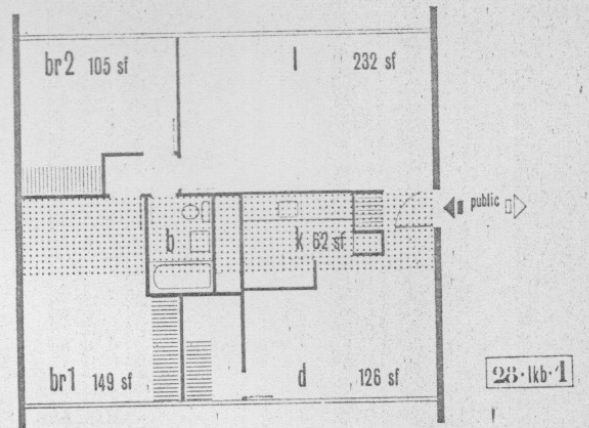
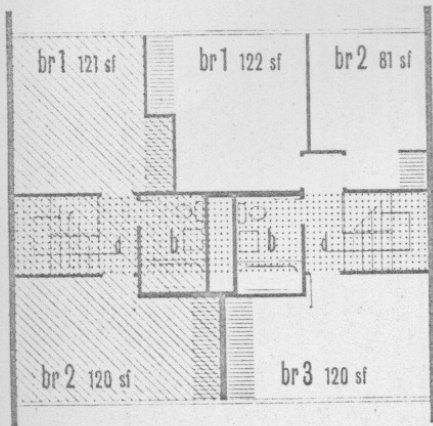
72-b-1

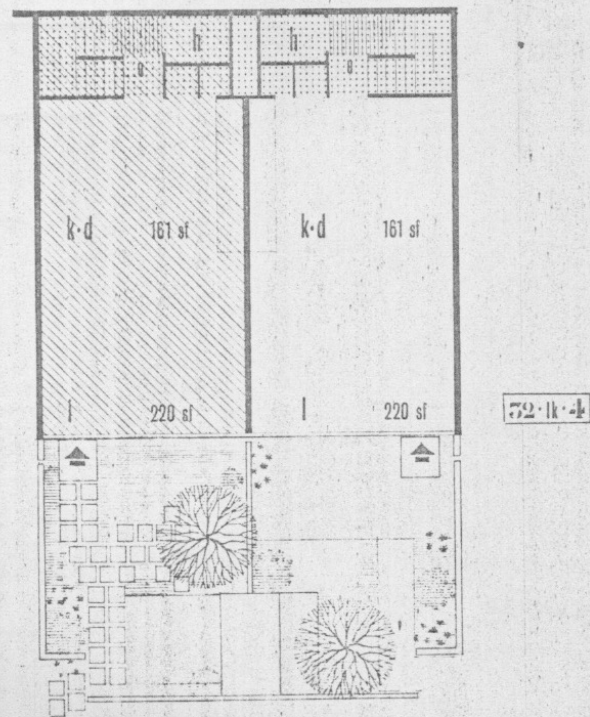
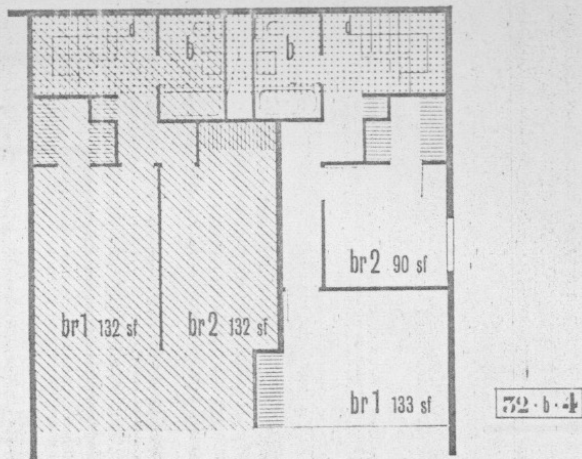


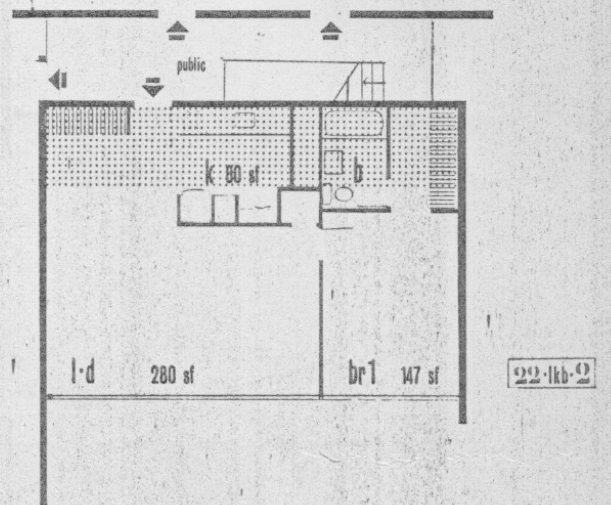
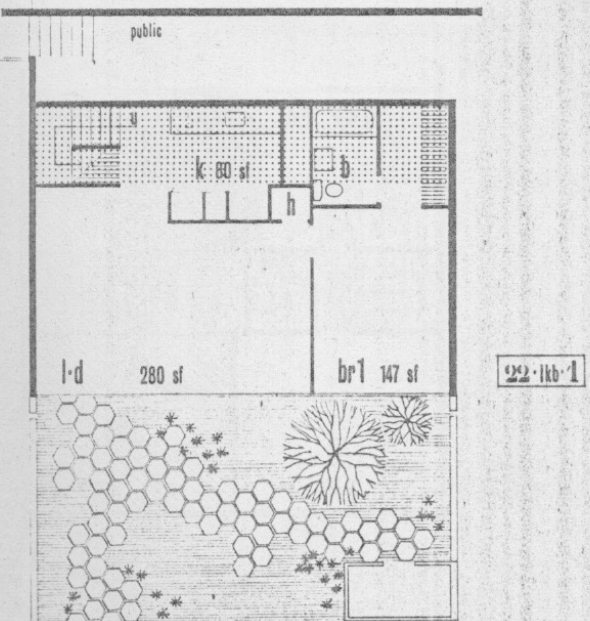
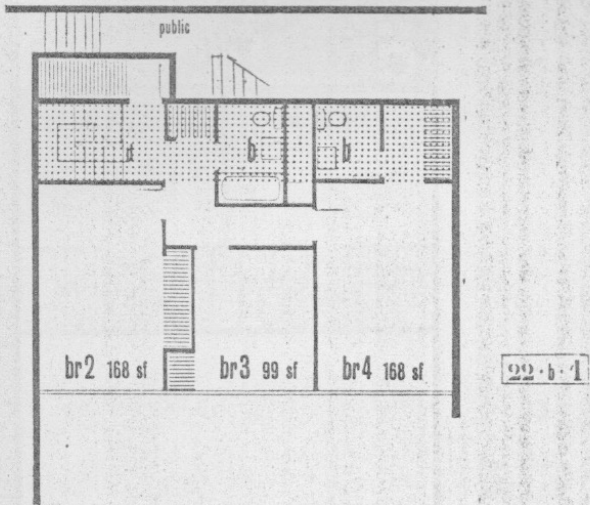
72-lkb-1

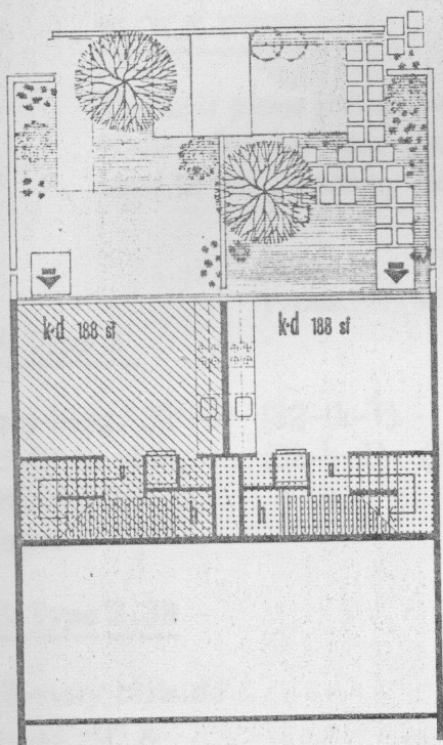


72-lk-1

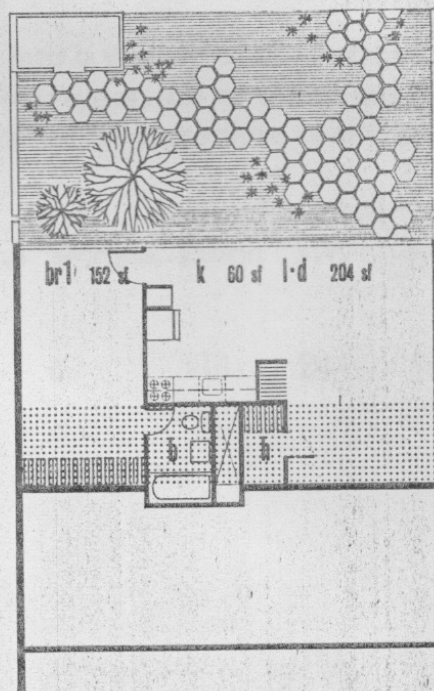




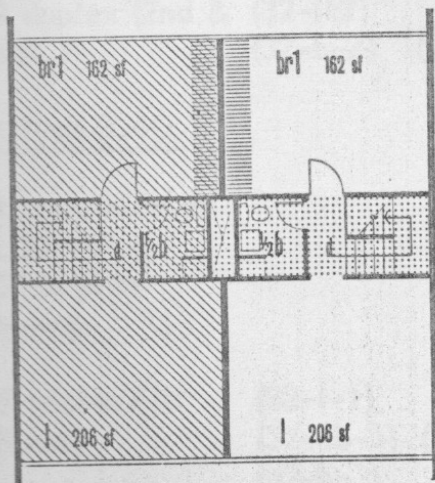




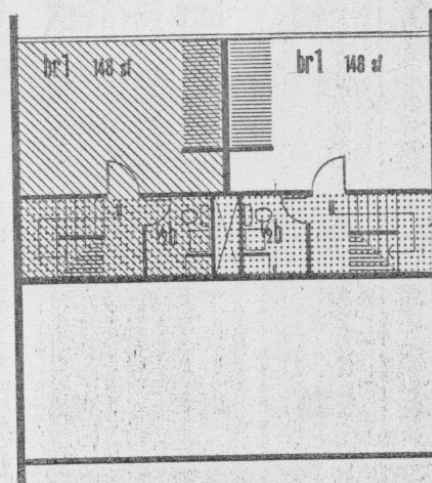
72-1-1



72-1b-2



72-1b-3



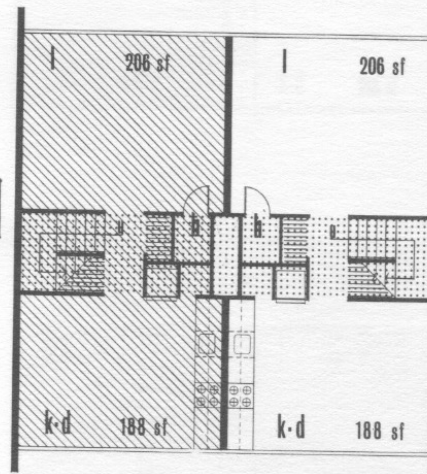
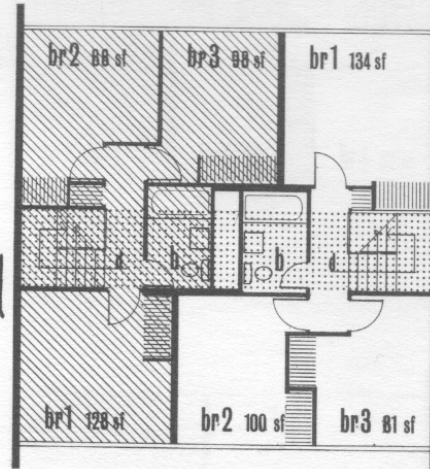
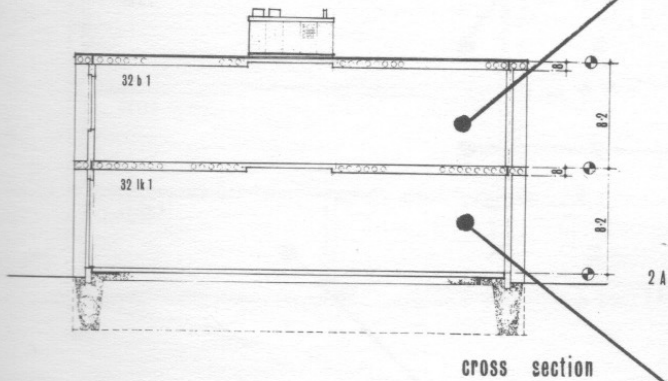
72-1b-5

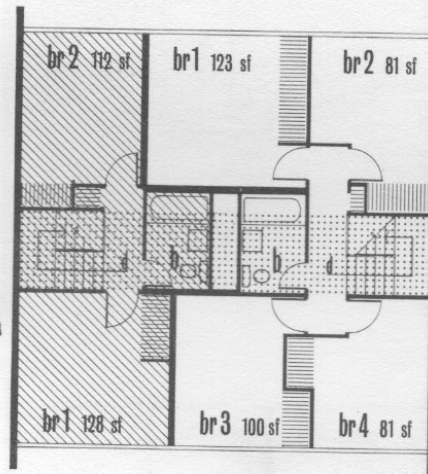
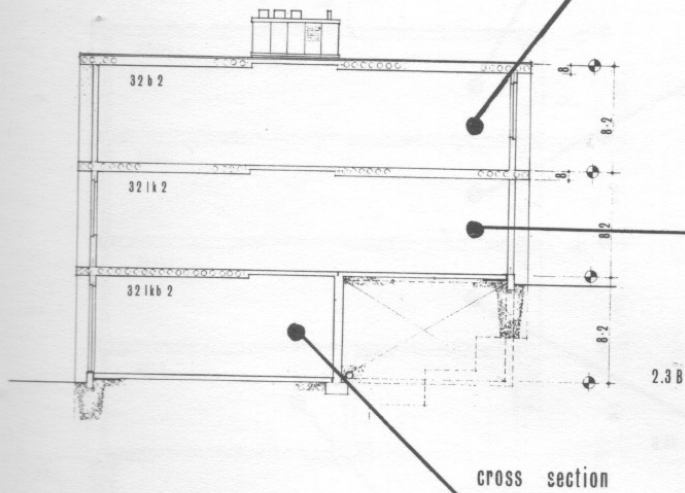
BLOCK TYPES

The unit plans just shown can be stacked together into a variety of block types. As an illustration we have chosen the following three block types, all of which are to be used in the Academy Homes project which is scheduled for immediate construction:

	Plan Types	FHA Rm. Count	Usable Area (s.f.)	s.f. Storage	Circu- lation	Other s.f.	Total s.f.
<u>Block Type 2</u>							
2-story bldg. 32'-0" x 32'-0" in plan, containing 2-3 BR duplexes	(32-lk-1) (32-b-1)	6 1/2 (6 3/4 w/garden)	824	63	113	24	1024
<u>Block Type 2.3B</u>							
2 & 3-story hillside bldg. 32'-0" x 32'-0" in plan containing:							
1-1BR apt. (bot. fl.)	(32-lkb-2)	4 1/2	556	30	30	24	640
1-2BR duplex (2nd & 3rd fl.)	(32-lk-2) (32-b-2)	5 1/2 (5 3/4 w/garden)	701	54	91	24	870
1-4BR duplex (2nd & 3rd fl.)	(32-lk2) (32-b-2)	7 1/2 (7 3/4 w/garden)	961	73	126	24	1130
<u>Block Type 3.4D</u>							
3 & 4-story hillside bldg. 32'-0" x 32'-0" in plan containing:							
1-4BR triplex (1st 3 floors)	(32-l-1) (32-kb-1) (32-b-1)	7 3/4 (8 w/garden)	974	68	174	42	1258
1-5BR triplex (1st 3 floors)	(32-l-1) (32-kb-1) (32-b-1)	9 (9 1/4 w/garden)	1065	86	183	42	1376
1-3BR apt. (top floor)	(32-lkb-1)	6 3/4	887	62	51	24	1024

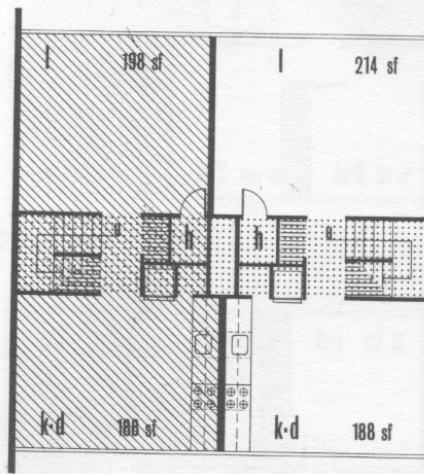
Nomenclature: Numerical prefix indicates number of floors and letter following designates its place in a series with same number of stories. For example, the symbol 3.4D. 3.4 indicates that one side of the block is three stories high, the other side, four, and D refers to a specific block type in a series of several.





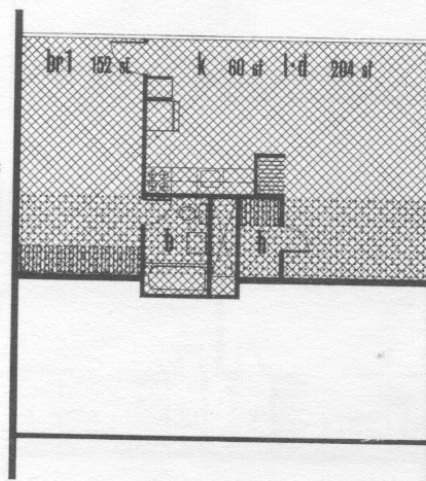
32-b-2

second floor



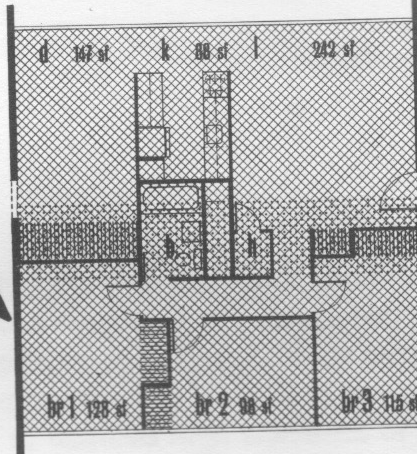
32-k-2

first floor



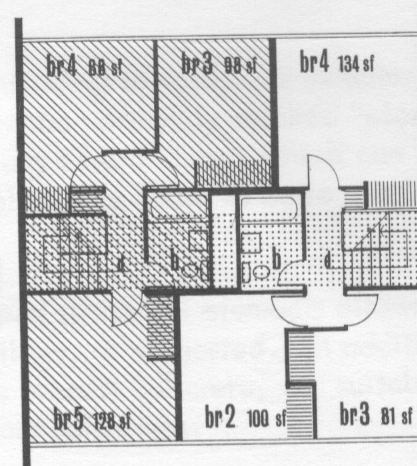
32-kb-2

basement



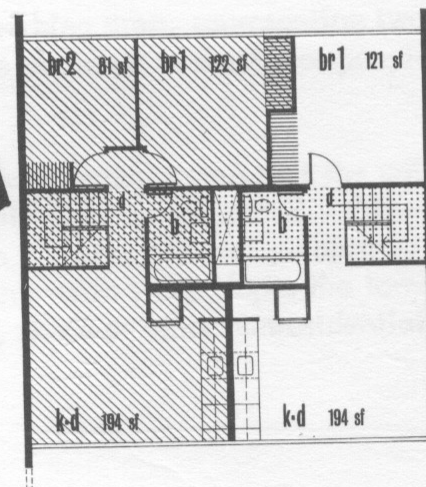
72-lkb-1

third floor



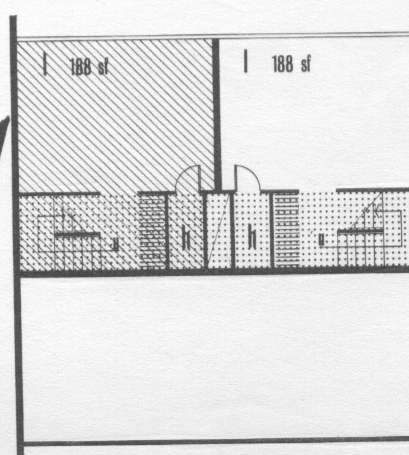
72-b-1

second floor



72-kb-1

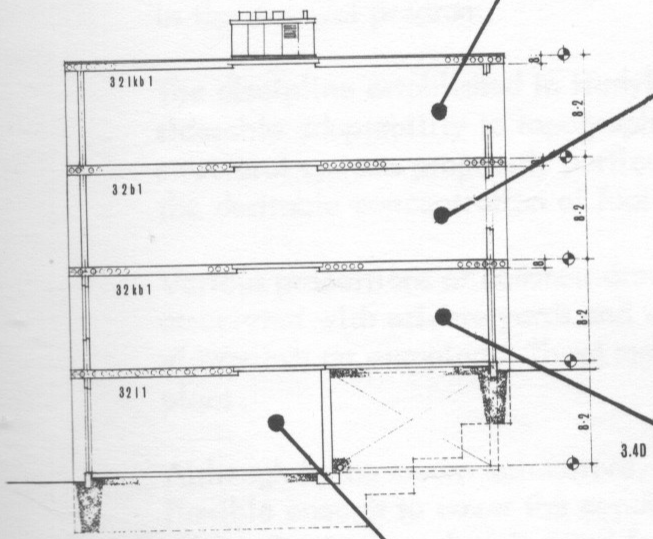
first floor



72-1-1

basement

3.4D



- 1 - 3BR
- 1 - 4BR
- 1 - 5BR

SITE PLANNING

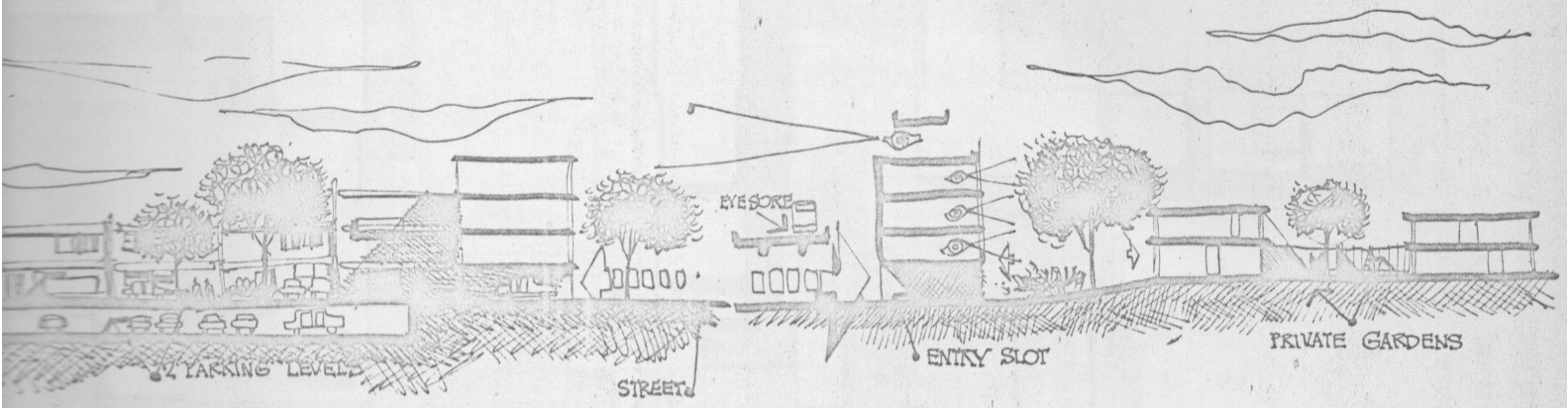
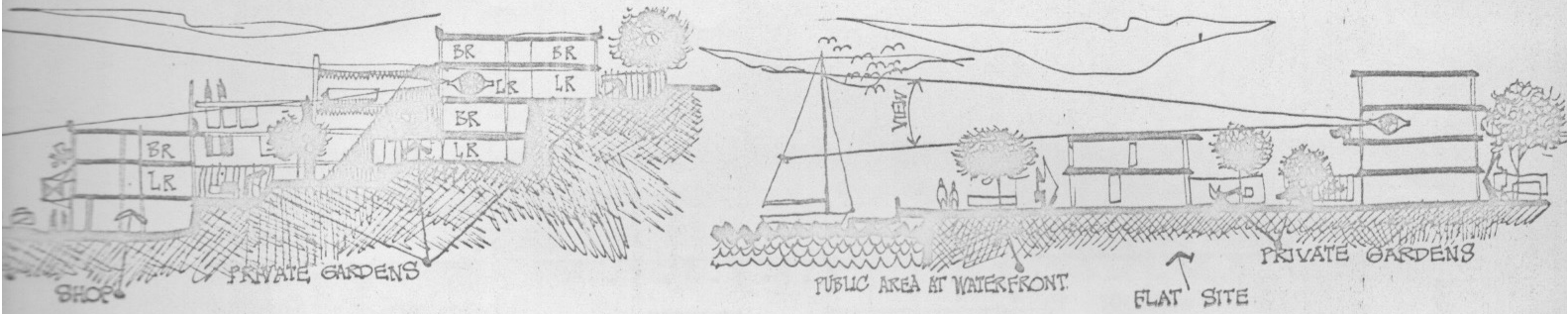
In approaching the goals discussed previously, the site plan is at least as vital to the over-all solution as the unit plans. The neighborhood character, the grouping of block types, their relation to common open space, their adaptation to varying terrain, the street and parking pattern and to some at least, perhaps most of all the trees, must be carefully designed to achieve high standards of livability and aesthetic excellence. In large measure the costs of site development also hinge on careful planning.

Over-all site planning is approached by continuing to apply the modular principles so far established. The module is now the vertically stacked "plan types" of up to four or more stories in height, forming a block type, which can contain in any desired proportion, the 1 to 4 BR family units listed as basic requirements in the renewal program.

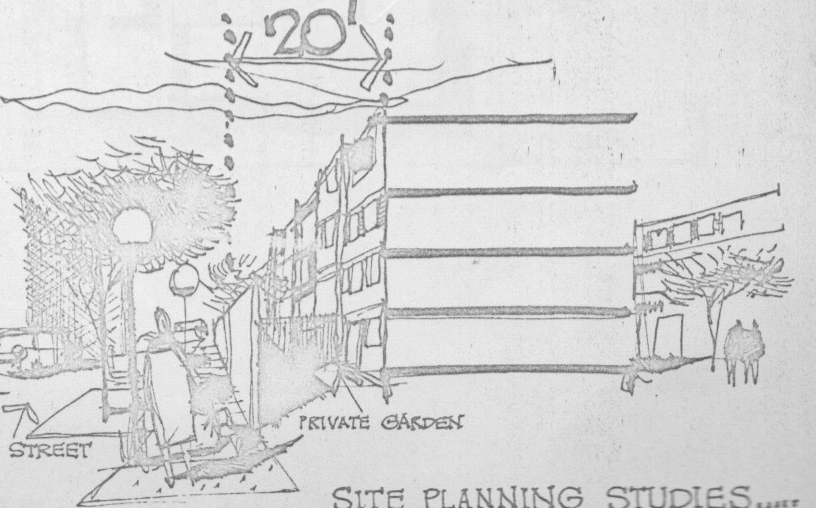
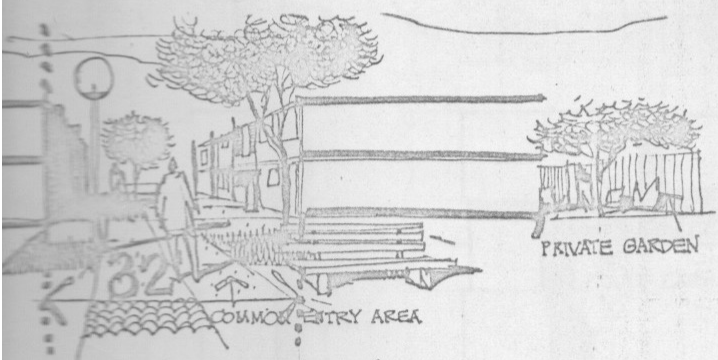
The discipline established in studying plan and structural elements allows considerable adaptability to topographic conditions, as suggested. In addition, the structural systems proposed, particularly the precast concrete, are suitable for the desirable concentration of footings in poor soil areas.

Various proportions of common area have been studied and common area variously associated with private yards and with the parking area, representing two basic viewpoints on planning. These may both be observed in the accompanying site plans.

Although by no means exhaustive, studies have demonstrated that the units are flexible enough to cover the conditions likely to be encountered. One-way orientations, through siting and fenestration variety, are easily obtained. Flat, moderate and steep slopes can all be handled--with steep slopes the lower levels may be used to good advantage for parking, shops or other nonresidential use or for housing.



SITE PLANNING STUDIES.....



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