

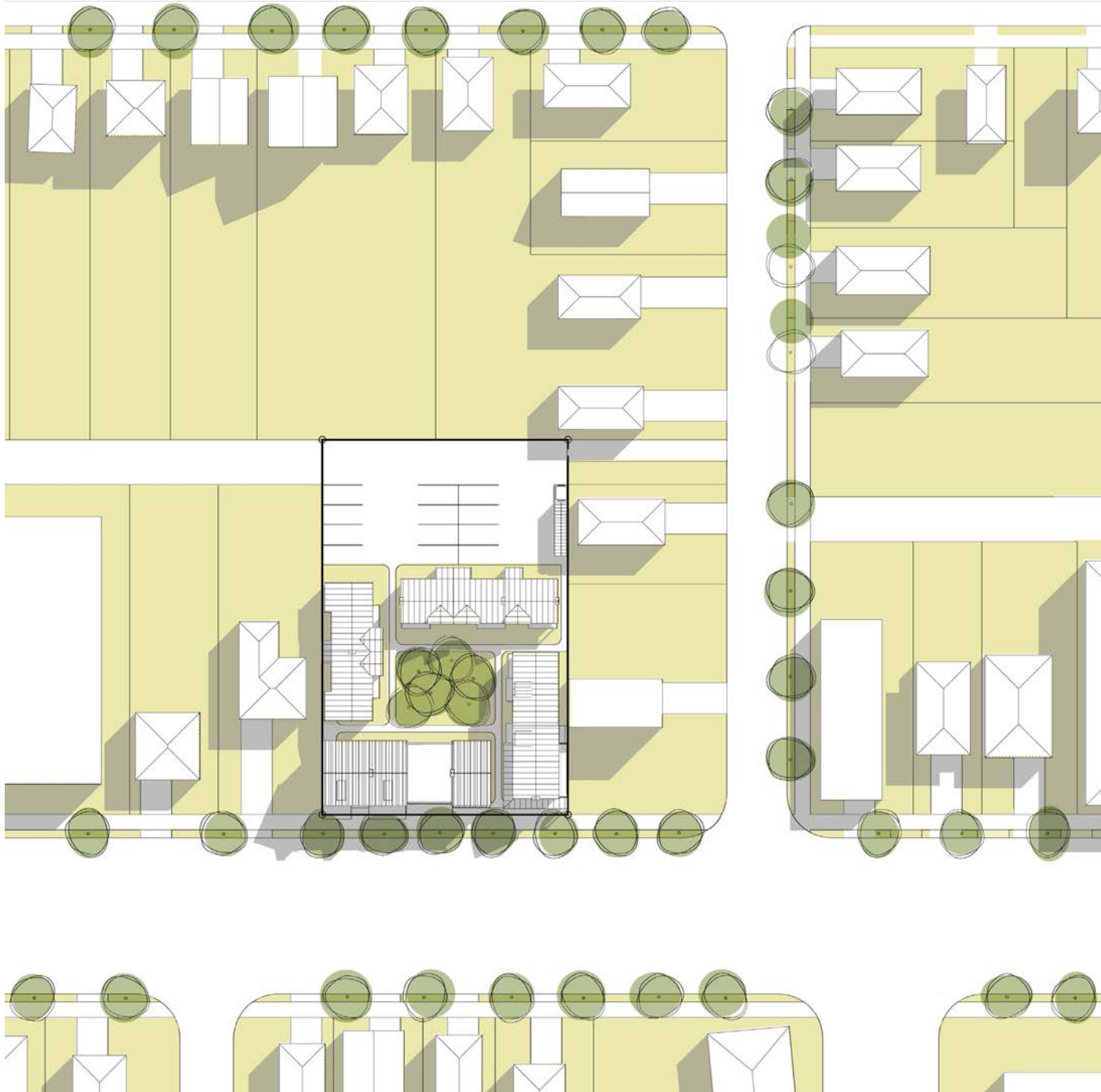
**AIA MICHIGAN
“MISSING MIDDLE”
HOUSING COMPETITION
1ST PRIZE**

**PROJECT SUMMARY
JULY 3RD 2015
TIULA ARCHITECTS**



Street View

Our design sensitively and pragmatically incorporates Smart Growth principles into contemporary colonial architecture, combining the Scandinavian tradition of modern sustainable design with colonial charm. The result is an economic 2-story housing typology that leverages features of main-street, live and work units, townhouses and the courtyard apartment.

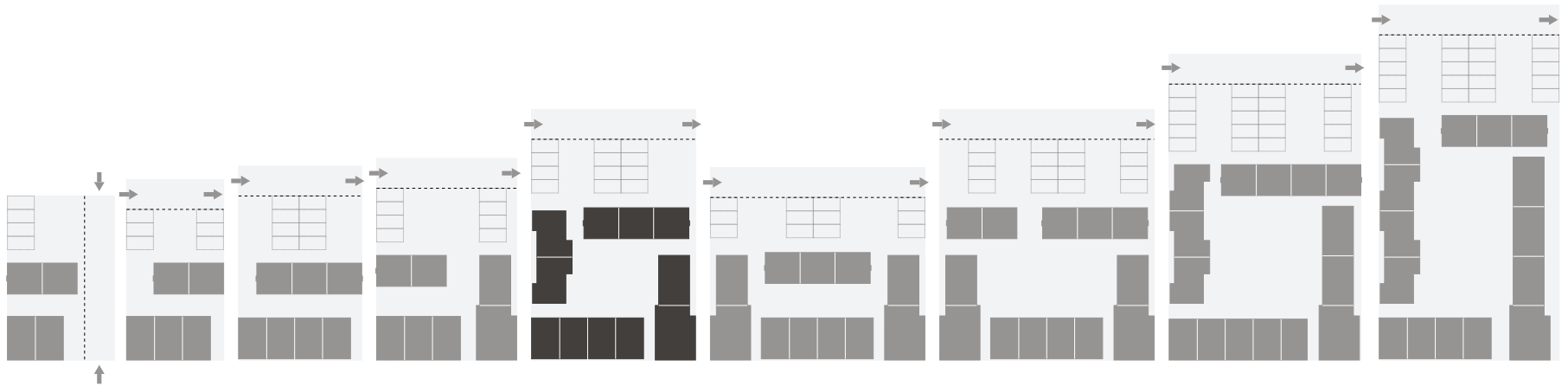


The current design, an economic 2-story housing typology, features apartments of affordable unit sizing with a common courtyard and private patios.

A density of 29 units per acre (12 units / 0,41 acres) is ideal for livable, walkable cities, and can easily support public transit.

Parking for residents can be accessed by the alley, and features ADA compliant parking. Curbside parking for commercial units and bike racks in the courtyard are also allocated.

Site Plan



The units designed for our concept are easily reconfigurable to meet the range of typical lot sizes found in T4 zones. Individual apartment units are designed to be added, culled, or recombined with ease, creating dynamic, site specific neighborhoods and streetscapes, which maintain all the amenities of the proposed configuration.

Diagram illustrating various housing configurations by lot size

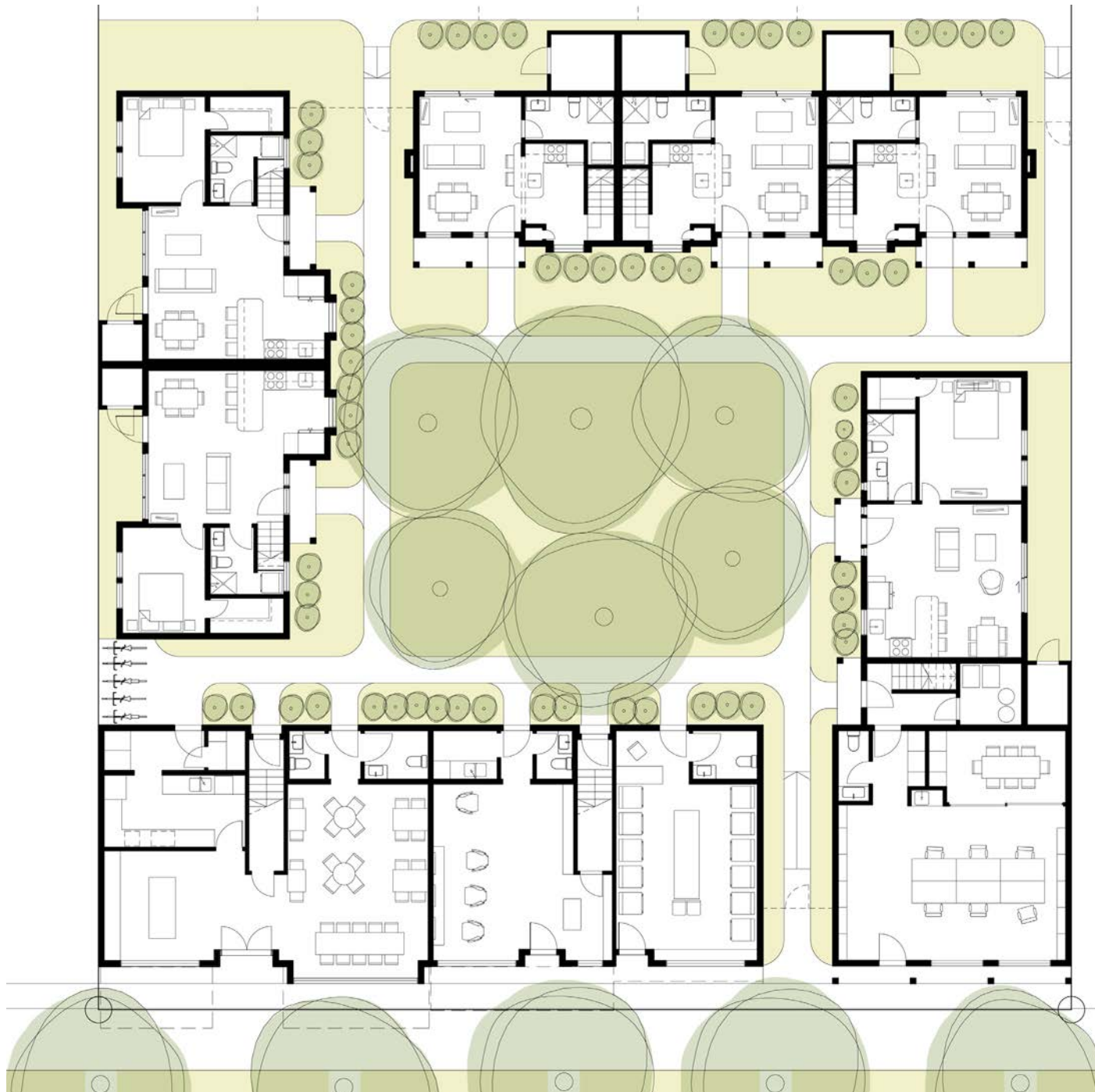


This extensible design can be easily adapted to fit the full range of lots that occupy primary commercial and mixed-use corridors. The design's flexible system accommodates ideal density thresholds for walkable neighborhoods, yet provides adequate parking from the alley side, and features public and private gardens for the varied unit types.

A rich and flexible street side elevation and building heights can vary and can be suited to meet the needs of a developing city center. When the commercial corridor is approaching urban centers or T5 zones, the street side buildings can be built in three stories.

Facade materials may be customized per builder's preferences, using for example siding, stucco, brick or other standard facade material.

Site Plan featuring variable configurations



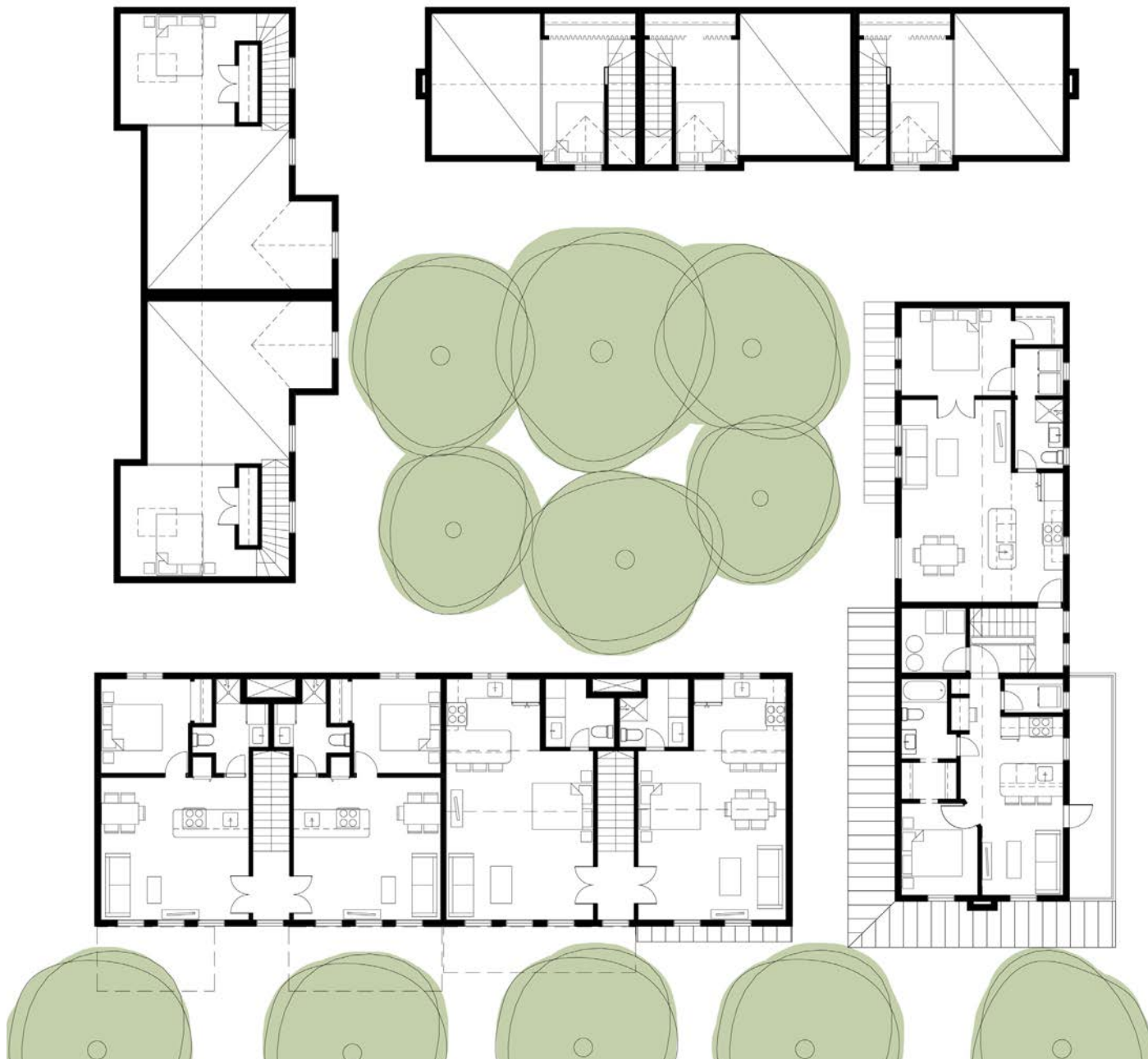
The first floor plan features well proportioned commercial spaces on the street facing facade with residential units of graduated affordability behind.

Commercial units can be optimized for industries common in commercial corridors, for example, cafeterias & restaurants, beauty salons, laundromats, and small offices. The rear portion of the street-side units are reserved for a customizable configuration of meeting rooms, back offices, storages, kitchens, restrooms, ADA-restrooms etc.

Outdoor areas include shared courtyards, front porches, storage sheds, and rear yards. The residential courtyard can be easily gated for increased privacy and security.

The housing design is meant to be flexible and adaptable. The current plan is designed for residential use, but it can be adapted even into a boutique hotel by dividing the apartments into smaller units.

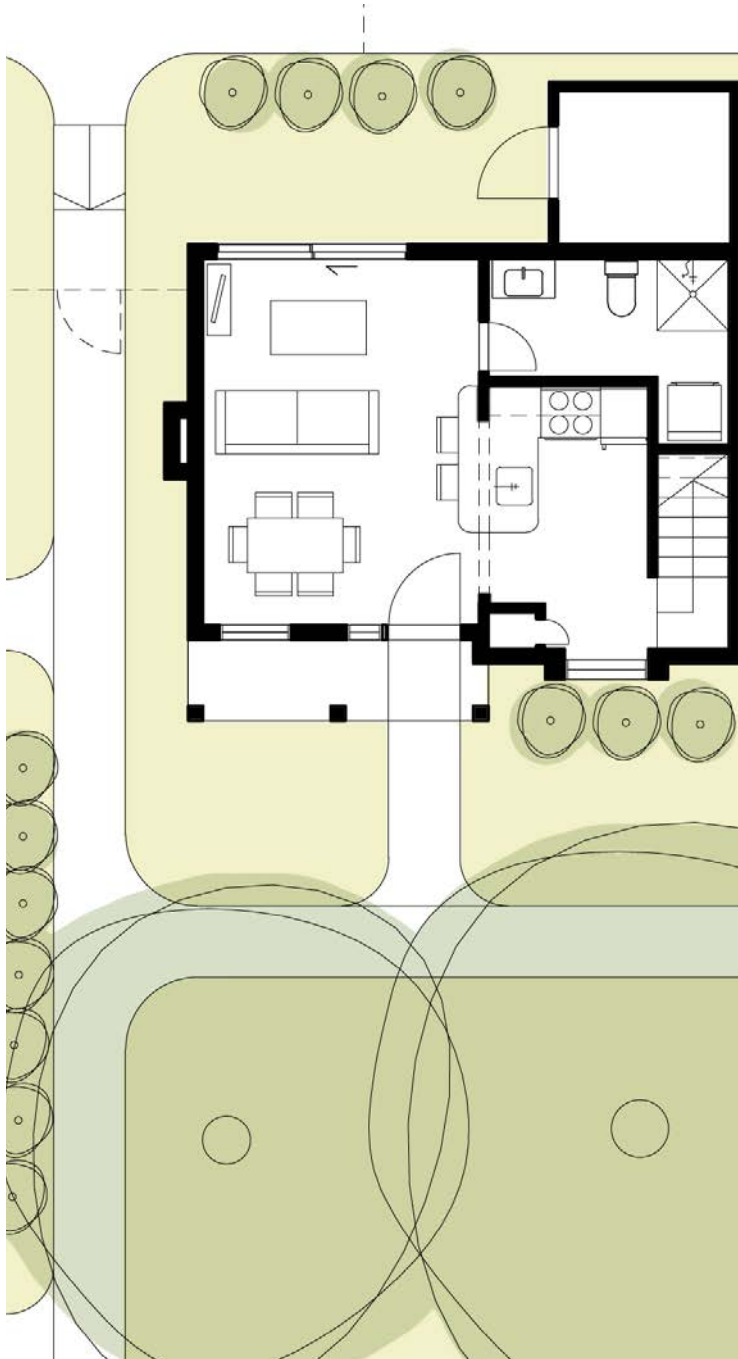
1st Floor Plan



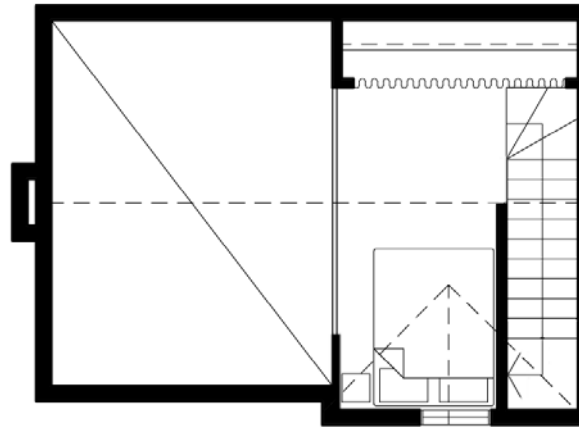
The second floor hosts residential apartments, including a studio unit with two different floor plan options (425 sq ft / unit), a one-bedroom standard unit with a balcony (408 sq ft), or a one-bedroom superior unit (555 sq ft).

Two story apartment units can be configured as one bedroom units (517 sq ft) or two bedroom units (761 sq ft).

2nd Floor Plan



First Floor Plan



Second Floor Plan



View from the courtyard

Apartment Unit Example

This one bedroom unit (517 sq ft) hosts generous living conditions in a compact and economic design. The apartment boasts amenities rarely encountered in such an efficient arrangement, including kitchen bar seating, pantry, generous closet space, vaulted double-height ceilings, lofted full-height bedroom overlooking the living space, and an optional fireplace.



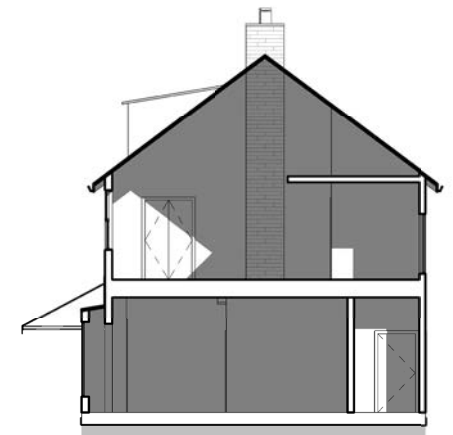
Courtyard Perspective View



Street Elevation



Longitudinal Section of the street side building



Cross Section



Rear Elevation



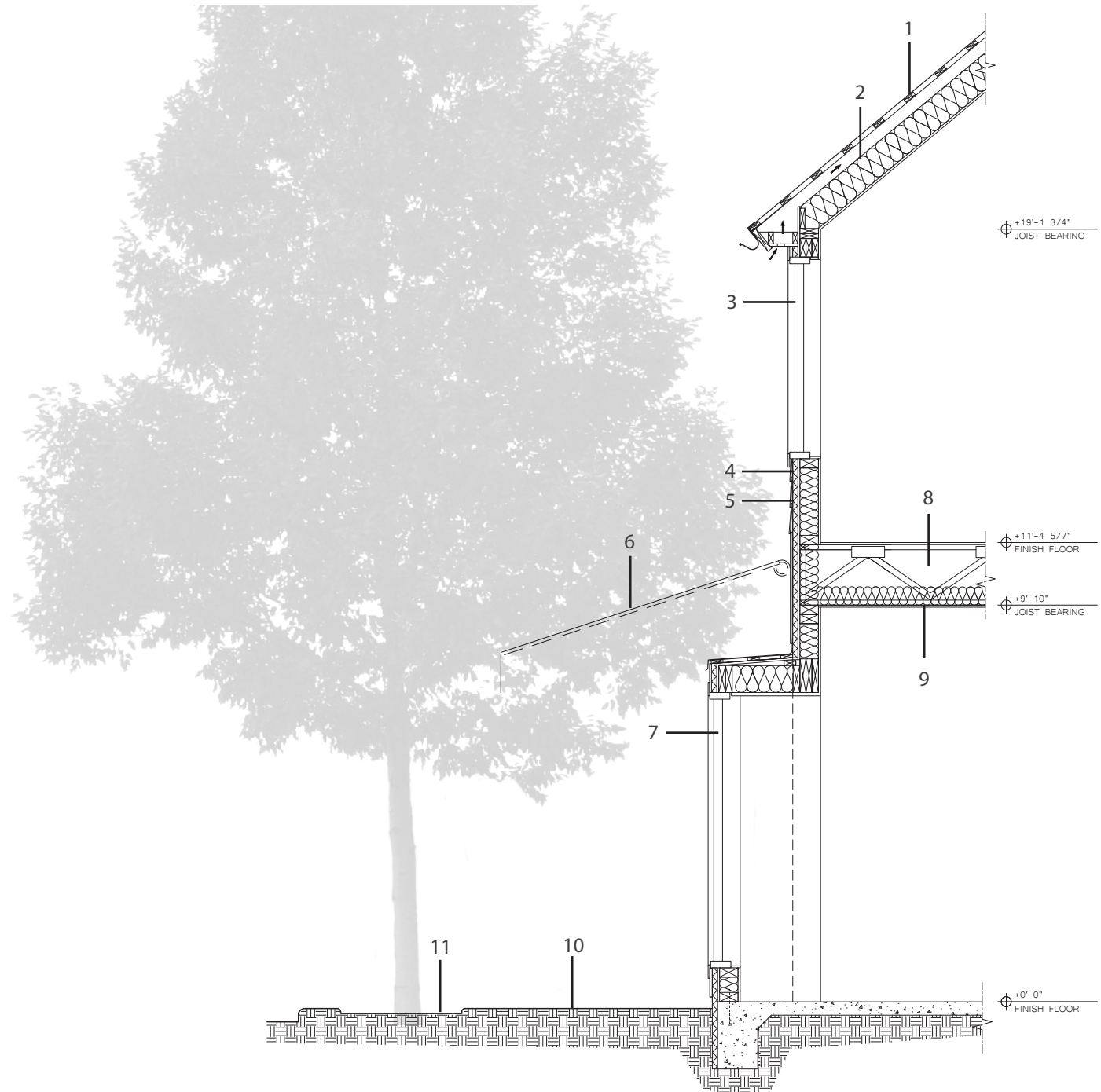
Courtyard Elevation

Construction of the housing typology consists of standard 2x6 framing with high efficiency batt insulation and trussed floor support. The exterior facades are designed for siding, brick veneer, or stucco according to the selection of the builders.

Awnings, storefront windows, flower pots, signage and other retail amenities can be customized to meet the needs of tenants and increase the appeal of the commercial corridor.

1. Metal Roofing
2. Regionally Specific Insulation
3. Low-E Glazing
4. Horizontal 6" Siding
5. 5 1/2" Framing
6. Fabric Awning (Optional)
7. Shop front Pop-out Window
8. Truss System
9. Sound Insulation and Fire Proofing
10. Sidewalk
11. Parkway

Shopfront Detail Section



RESIDENTIAL UNIT INFORMATION

Unit	Area	Description		Outdoor Amenity
A	761 sq ft	Two bedroom apartment	2BR + LR + KIT + BA + WIC	Porch + patio
B	761 sq ft	Two bedroom apartment	2BR + LR + KIT + BA + WIC	Porch + patio
C	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
D	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
E	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
F	555 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	Porch + patio
G	555 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
H	408 sq ft	Live work unit	1BR + LR + KIT + BA + WIC	Balcony
I	425 sq ft	Studio apartment	1RM + BA	-
J	425 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
K	425 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
L	425 sq ft	Studio apartment	1RM + BA	-
Total:	6291 sq ft			

COMMERCIAL UNIT INFORMATION

Unit	Area	Description	
1	938 sq ft	Bakery & cafe	2RM + KIT + PREP RM + ADA BA + BA + 2WIC
2	495 sq ft	Barber shop	1RM + KIT + BA + WIC
3	410 sq ft	Laundromat	1RM + OFC + ADA BA
4	670 sq ft	Small office	1RM + MT RM + BA + KITCHNT
Total:	2513 sq ft		

PARKING INFORMATION

Standard units	11
ADA compliant unit	1
Total units	12
Total Parking Area:	3744 sq ft