

SINGLE-LOT
HOUSING TYPOLOGY:

[Courtyard House]

TYPICAL CHARACTERISTICS

Period of proliferation: East: 6400BC (Islamic, Chinese)
West: 44-1500AD (Rome (E&W))
1500-1900AD (Britain, Germany)

Number of dwellings: 1
Number of stories: 2
Total number of bedrooms: 4
Circulation type: Intersecting/Radial

Building depth: 6 m (one side)
Building width: 18m
Building perimeter, all levels: 72 m exterior, 24m inside (both)

AREAS

Site Area: 324 sqm
Built Upon Area: 288 sqm
Nett Floor Area / Dwelling: 474 sqm
Gross Floor Area [GFA]: 576 sqm
Landscaped Area: 36 sqm

RATIOS

Floor Space Ratio: 1.78
External walls / GFA: 0.33
Total bedrooms / GFA: 0.007

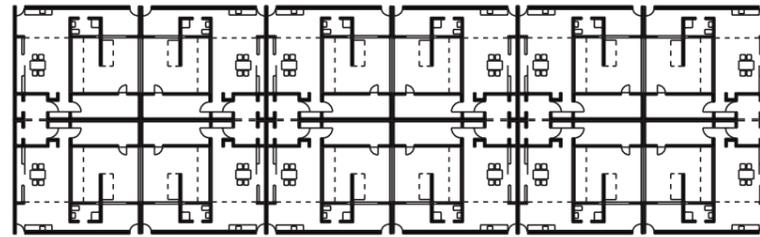
DESCRIPTION OF TYPOLOGY:

Introversion, privacy and autonomy characterize this typology. Form is typically developed around a central courtyard traditionally used to control temperature, daylight as well as being embedded with centuries of culture. It allows a very dense urban development since it can be linked to other units on three sides. As a consequence it has very little surface, for the area it encloses. It's structure allows modulation of elements to expand and contract depending on requirement, as circulation and layout are easily adaptable. Fire protection, building regulations, static ownership all hinder the progress of development of courtyards. Orientation, depth height all are critical attributes when designing.

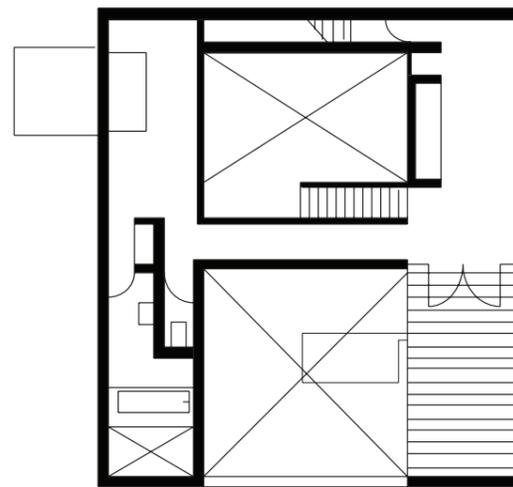
HISTORY OF TYPOLOGY:

Courtyard typology has existed for thousands of years since Neolithic settlements. Initially used as a protective barrier against the elements and human & animal invasion. It developed concurrently in China and in Islamic States, as well as becoming the primary typology in hot, arid areas. More importantly were the cultural aspects which drove the genealogy of the typology, as the cultures that it thrived in had cultural requirements for privacy, sanctuary and separation from the public realm, as well as grades of the attributes within the family. Britain and Germany utilized the typology for a mixed use living on their farms, keeping their barns, farmhouses, stables etc in the same vicinity.

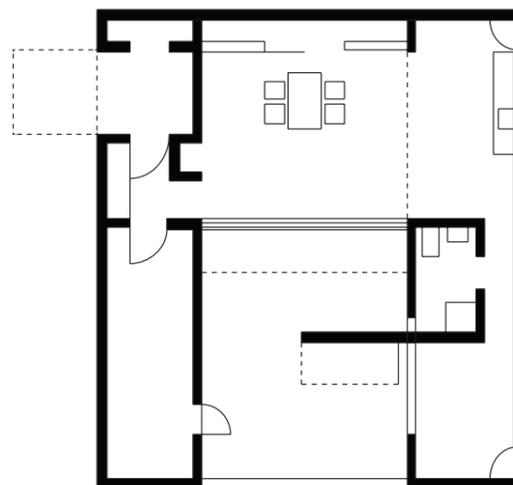
Christopher Argent
AUG.26.2011



STREET BLOCK
ARRANGEMENT PLAN 1:500



First Floor



Ground Floor

FLOOR PLANS 1:200

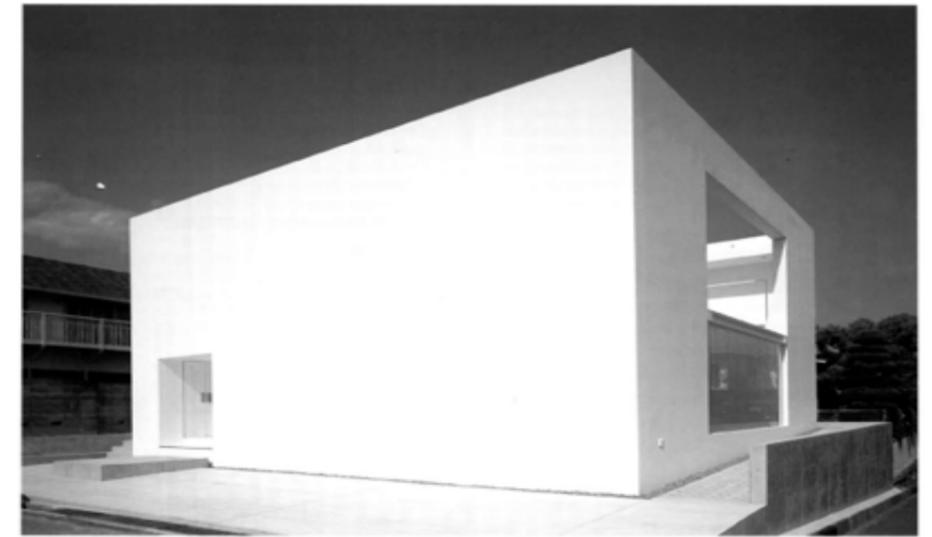
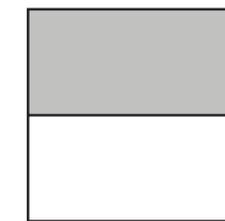
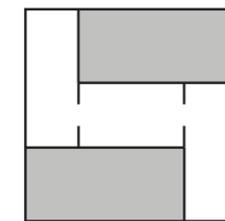


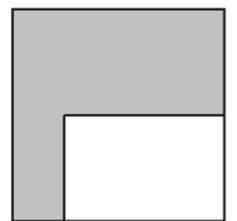
PHOTO STREET FRONTAGE



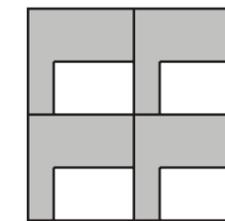
Garden Courtyard



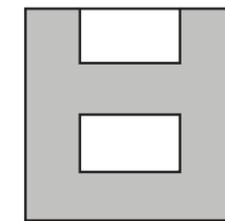
Shared Courtyard



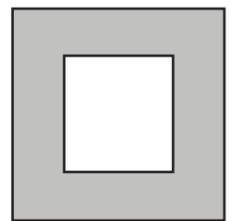
L-Shaped House



Group L-Shapes

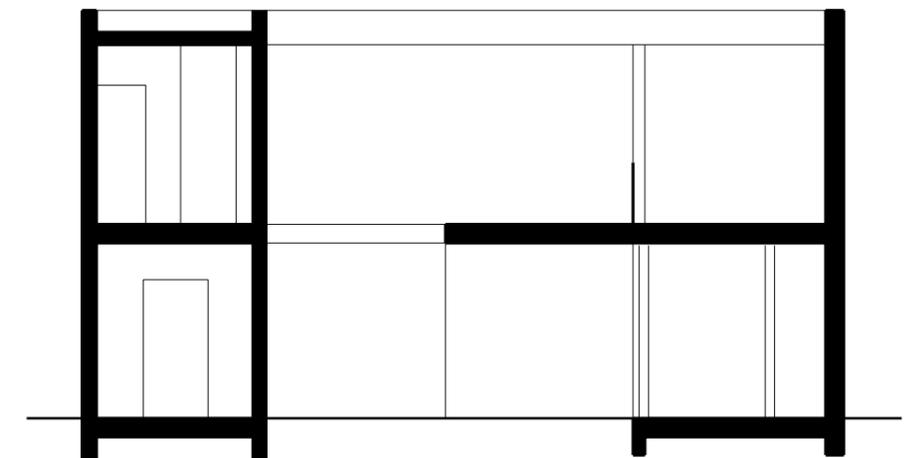


Patio Courtyard



Atrium Courtyard

TYPOLOGY GENEALOGY



SECTION 1:100

SINGLE-LOT HOUSING TYPOLOGY: Dingbat

TYPICAL CHARACTERISTICS

- Period of proliferation:** 1950-1960s
- Number of dwellings:** 3-8
- Number of stories:** 2-3
- Total number of bedrooms:** 3-16
- Circulation type:** Single uncovered stairway and external corridor
- Building depth:** 18 m
- Building width:** 9 m
- Building perimeter, all levels:** 86 m

AREAS

- Site Area:** 200 sqm
- Built Upon Area:** 162 sqm
- Nett Floor Area / Dwelling:** 32.4 sqm
- Gross Floor Area [GFA]:** 306 sqm
- Landscaped Area:** 0 sqm

RATIOS

- Floor Space Ratio:** 1.53:1
- External walls / GFA:** 28%
- Total bedrooms / GFA:** 2.28%

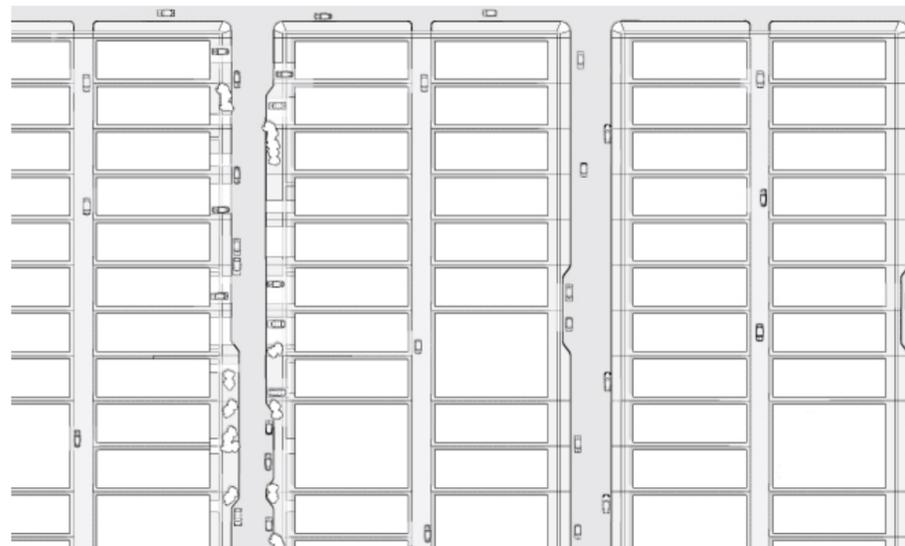
DESCRIPTION OF TYPOLOGY:

The Dingbat is essentially a decorated box. Built to maximise space, increase tenancy and owner income, and minimise construction costs and time. Whilst seen as a symbol of Los Angeles, Dingbats can also be found in Arizona, Florida, Nevada, Hawaii and Vancouver. Typically, Dingbats have a ground-floor parking area, usually with designated tenant parking, and 1 or 2 apartments at ground level. The first floor can have anywhere between 3 and 6 apartments, with a variety of apartment arrangements. The apartments are typically serviced by a set of stairs, usually uncovered, leading to a single corridor. The front/street-side apartments either cantilever or are supported by columns which partially enclose the parking space. There is generally no landscaped area unless it is part of the theme.

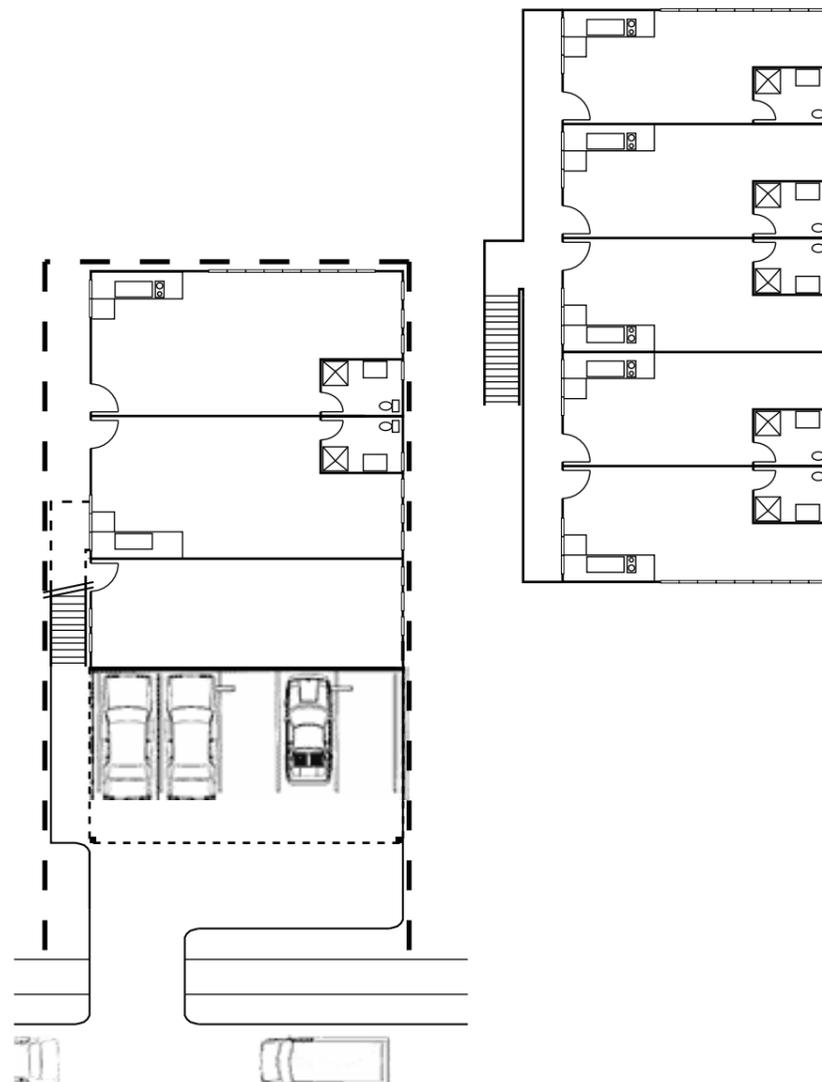
HISTORY OF TYPOLOGY:

Dingbats were first built around the 1950s, as a way to quickly and cheaply increase density. Dingbats are so called because of the ornamentation and 'themes' of the facades. Typically, Dingbats were built around the newly constructed highways of American cities, using cheap materials and standardised building and lot sizes to minimise construction costs and construction times. Most popular during the 1950s-1960s, adding much needed housing bulk to the city's housing supply to accommodate increasing numbers of immigrants into American cities. During the 1980s, Dingbats had a popularity resurgence, as examples of Mid-century modernism and 'kitsch.'

**Group: 6 Names: Lauren Grote
AUG.26.2011**



STREET BLOCK ARRANGEMENT PLAN 1:500



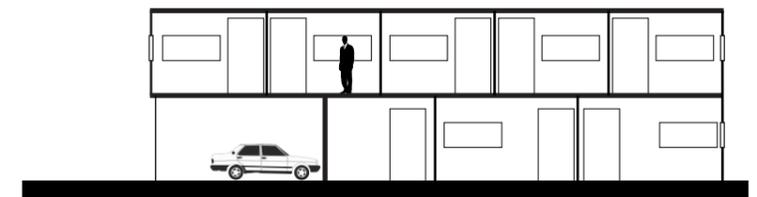
FLOOR PLANS 1:200



PHOTO STREET FRONTAGE



PHOTO OTHER



SECTION 1:200

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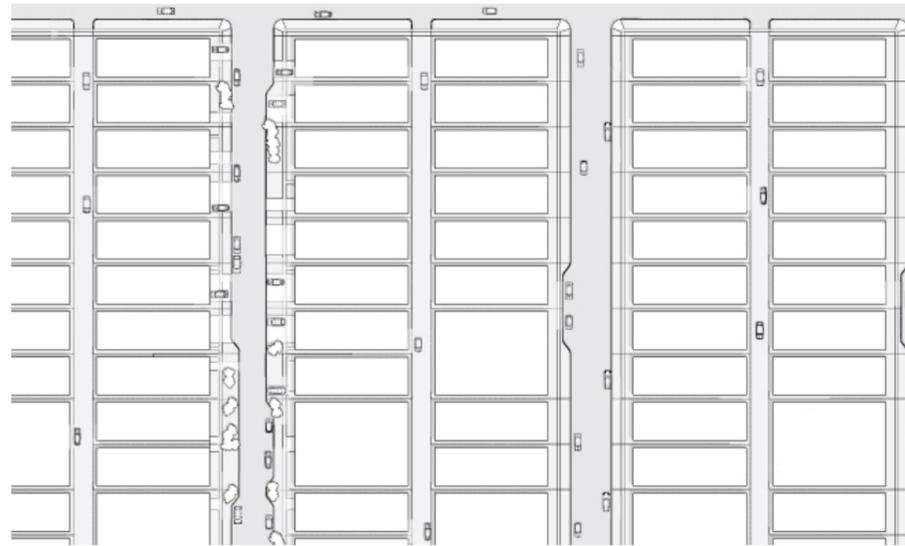
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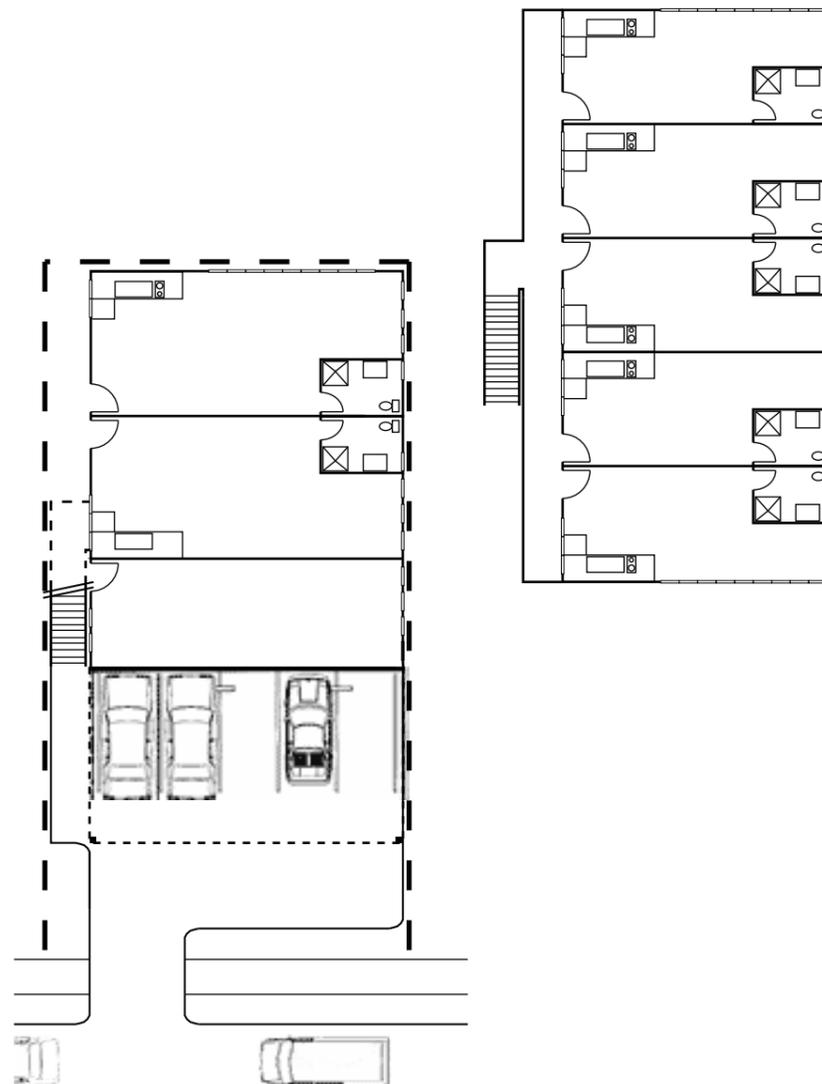
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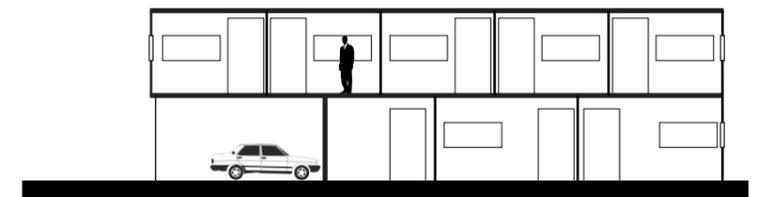
FLOOR PLANS 1:200



PHOTO STREET FRONTAGE



PHOTO OTHER



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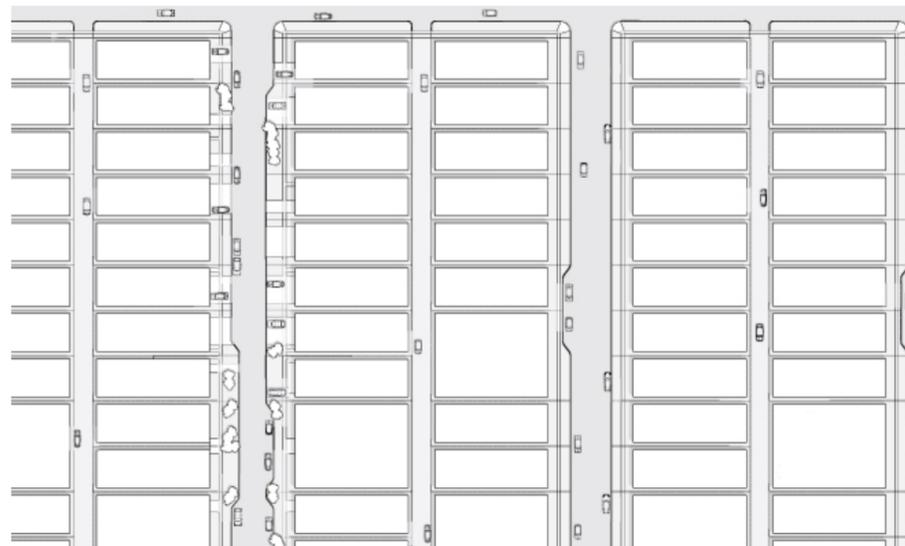
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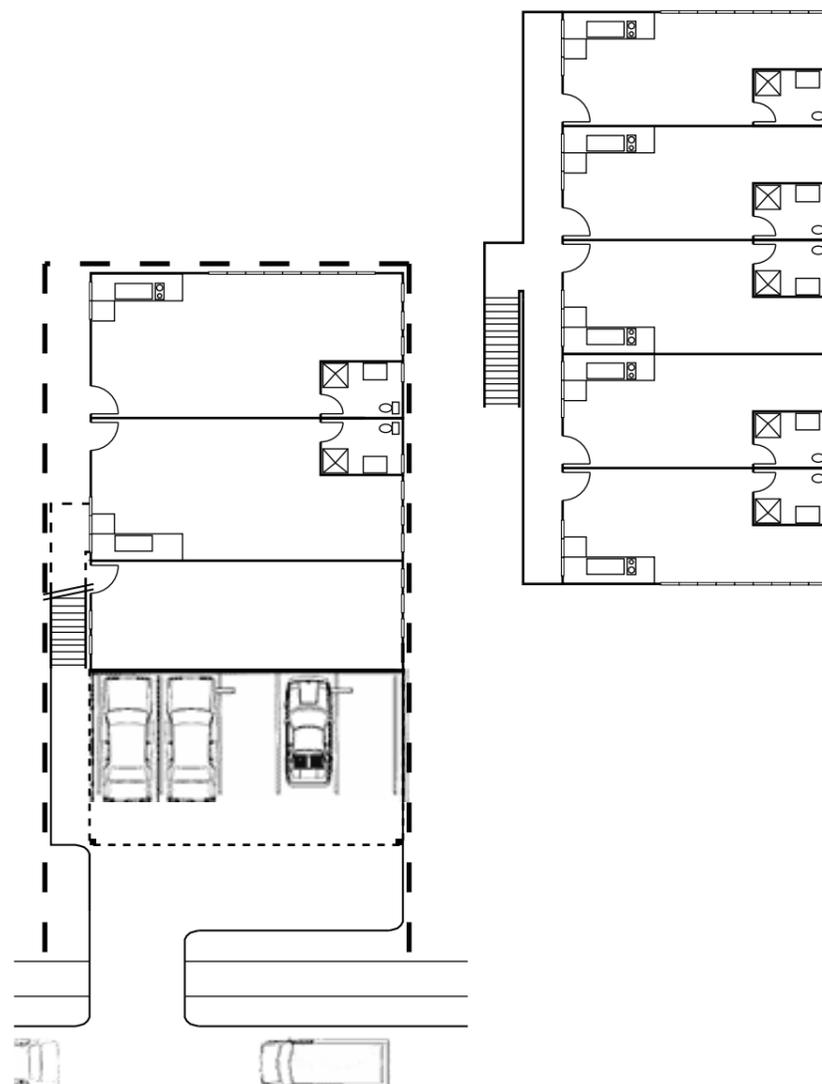
**Group: 6 Names: Lauren Grote
AUG.26.2011**



STREET BLOCK ARRANGEMENT PLAN 1:500



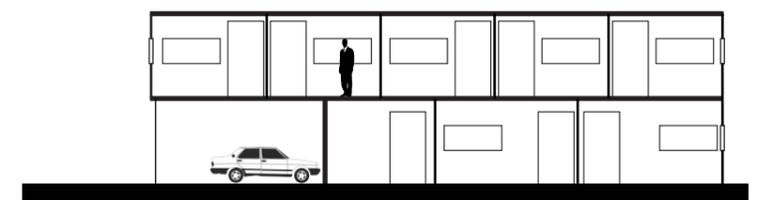
PHOTO STREET FRONTAGE



FLOOR PLANS 1:200



PHOTO OTHER



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY:

Dual Occupancy

TYPICAL CHARACTERISTICS

Period of proliferation: 80's & Early 90's

Number of dwellings: 2

Number of stories: 1 or 2

Total number of bedrooms: 3 or 4 in existing 2 or 3 in rear

Circulation type: Battleaxe, Shared Driveway to private residence

Building depth: 16m and 12m

Building width: 8m and 6-8m

Building perimeter, all levels: 56m and 40m

AREAS

Site Area: 600sqm

Built Upon Area: 450sqm 75%

Nett Floor Area / Dwelling: 140sqm and 110sqm

Gross Floor Area [GFA]: 270sqm

Landscaped Area: 150sqm 25%

RATIOS

Floor Space Ratio: max 0.5 : 1

External walls / GFA: 15 : 1

Total bedrooms / GFA: 45 : 1

DESCRIPTION OF TYPOLOGY:

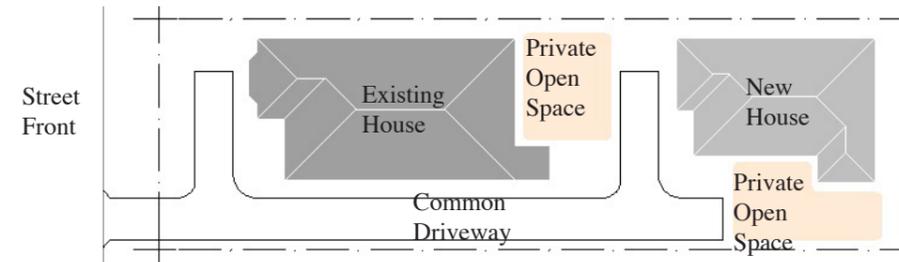
There are two types of dual occupancy; detached dual occupancy the erection of two free-standing dwellings or the erection of a second free-standing dwelling on a single allotment.

Or attached dual occupancy the erection of two dwellings, or addition to an existing dwelling to create a second dwelling, under a common roof on a single allotment.

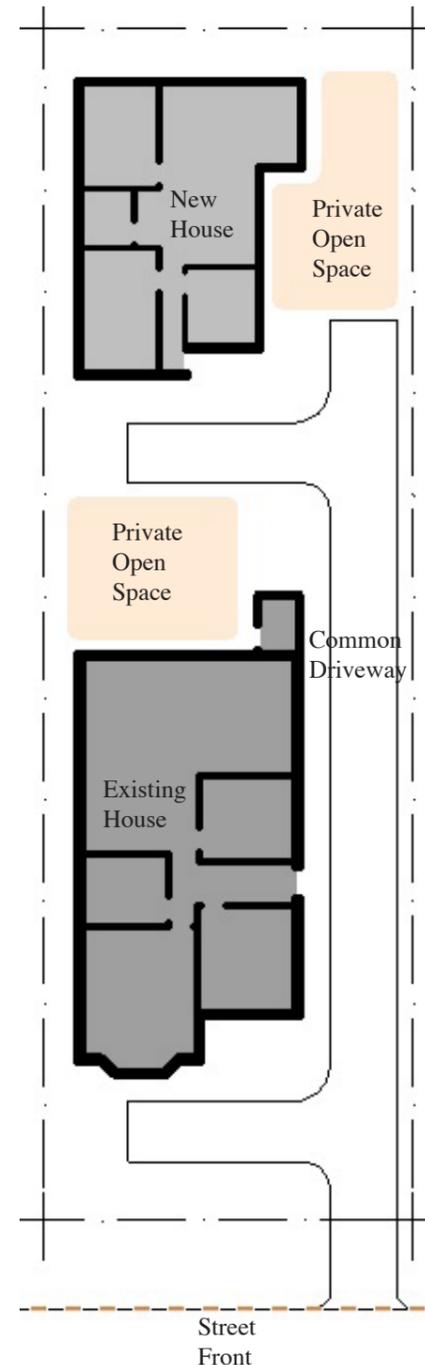
The most common and one focused on is detached dual occupancy where the existing house is at the front of the allotment with a new dwelling at the rear with the use of a shared driveway.

HISTORY OF TYPOLOGY:

In the late 60's there was an influx of Unapproved granny flats. Because there were no regulation to these dwellings Council Rallied with the State Planning Authority to legislate these with formal approval. The Sydney Regional Environmental Plan in the early 1980's allowed dual occupancy conversions or extensions for the purpose of dual occupancy in Sydney Councils. In January 1992 NSW Department of Planning amended State Environmental Policy to allow the subdivision of dual occupancy developments. But because of extreme community objection, in May 1995 the subdivision policy was abandoned. Today dual occupancy is not subdivided and remains on a single allotment. Normally the owner of the title lives in the larger dwelling with extended family or private individuals rent out the smaller dwelling.



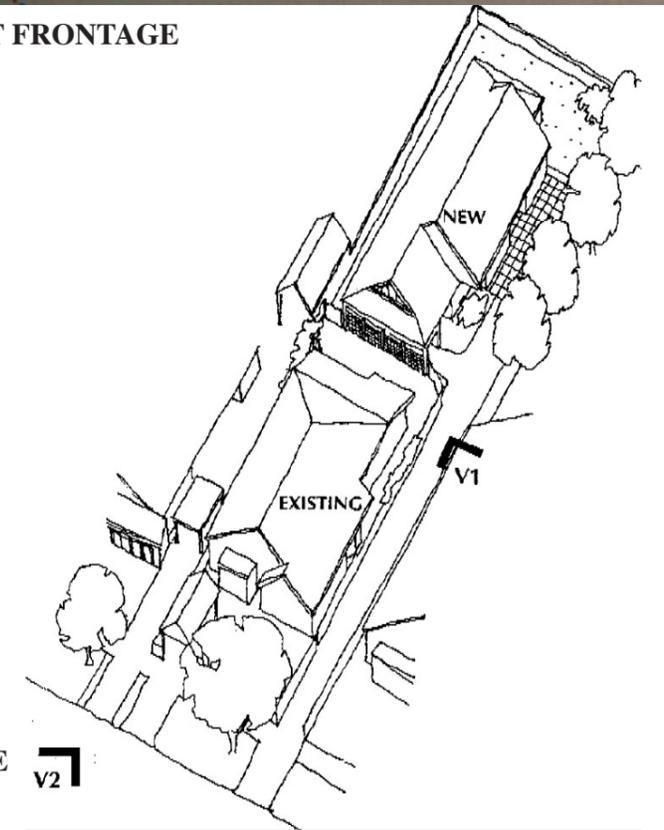
STREET BLOCK ARRANGEMENT PLAN 1:500



FLOOR PLANS 1:200



PHOTO STREET FRONTAGE



PERSPECTIVE V1 V2



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: **Duplex**

TYPICAL CHARACTERISTICS

- Period of proliferation: 1920 - Now
- Number of dwellings: 2(duplex), 3(triplex) or 4(quadplex)
- Number of stories: 2 - 3(max)
- Total number of bedrooms: 3
- Circulation type: Separate entrances for each apartment per dwelling.
- Building depth: 18.25 m
- Building width: 12.23 m
- Building perimeter, all levels: 126 m

AREAS

- Site Area: 455 sqm
- Built Upon Area: 198 sqm
- Nett Floor Area / Dwelling: 161 sqm
- Gross Floor Area [GFA]: 360 sqm
- Landscaped Area: 273 sqm

RATIOS

- Floor Space Ratio: 0.79
- External walls / GFA: 0.183
- Total bedrooms / GFA: 0.0083

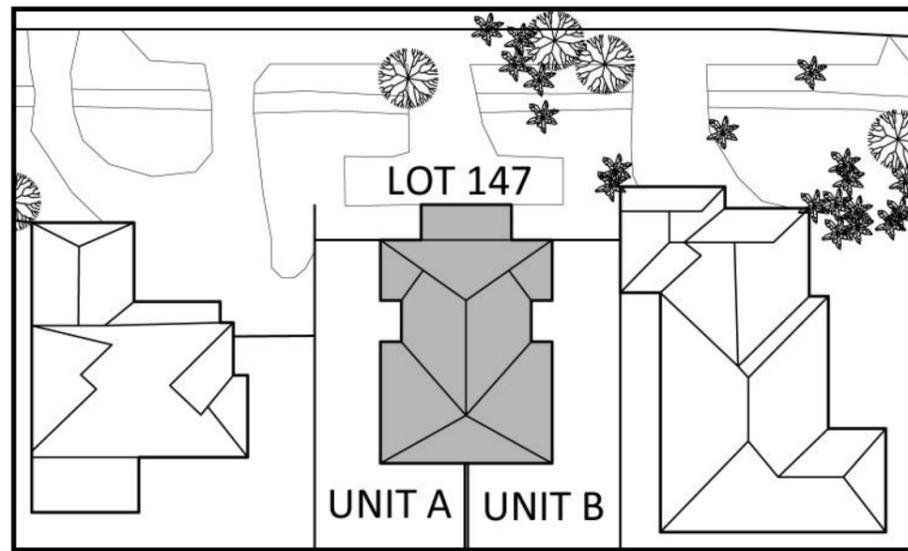
DESCRIPTION OF TYPOLOGY:

The term duplex can be used to describe several different dwelling unit configurations. A duplex is defined as a dwelling harbouring several apartments inside. Typically, a two storey house with two separate entrances to each of the complete apartment on each side attached together by a single lot division known as the common wall. By contrast, a building with two attached units on two different properties is known as semi-detached or twin homes but may also be referred to as a duplex. The term duplex may be extended to three-unit and four-unit buildings. So they can also be know as triplex, fourplex and or quadplex/quadruplex. Sometimes a 'triple decker' is also used. For, in the Boston area these duplexes can go up to three storey high.

HISTORY OF TYPOLOGY:

The duplex home evolved from the detached house. It's origins can be traced back to the Great Depression and World War II. For economical reasons, the duplex was design as a type of affordable suburban home to accommodate for veterans and or the average American. Developers made purchasing a suburban home cheaper than renting out an urban apartment. Moreover, automobiles also made the suburbs more accessible, encouraging further federal funding for a low-density development. Today the Duplex home has become incredibly common and a main stay in Housing Development. It has lasted the test of time and proven to be a very successful design.

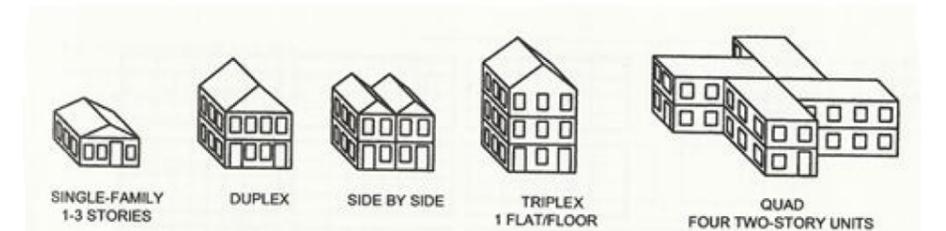
Group: 6 Name: Mai Lor
AUG.26.2011



STREET BLOCK ARRANGEMENT PLAN 1:500



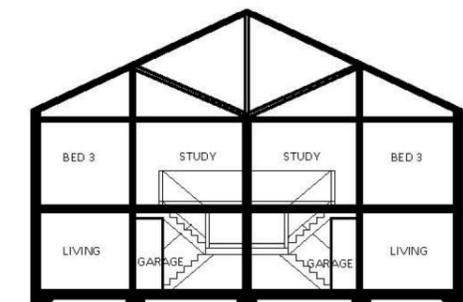
PHOTO STREET FRONTAGE



TYPOLOGICAL DIAGRAMS



FLOOR PLANS 1:200



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: **Granny Flat**

TYPICAL CHARACTERISTICS

- Period of proliferation: recent
- Number of dwellings: 1
- Number of stories: 1
- Total number of bedrooms: 1, 2 or studio
- Circulation type: external access
- Building depth: 4.5 m
- Building width: 10.5 m
- Building perimeter, all levels: 30 m

AREAS

- Site Area: 150 sqm
- Built Upon Area: 47.5 sqm
- Nett Floor Area / Dwelling: 49 sqm
- Gross Floor Area [GFA]: 50 sqm
- Landscaped Area: 100 sqm

RATIOS

- Floor Space Ratio: 1:3
- External walls / GFA: 5/50
- Total bedrooms / GFA: 1 loft

DESCRIPTION OF THE GRANNY FLAT:

A Granny flat is a self-contained extension of the family home that: (a) is established in conjunction with a house (b) is on the same lot of land as the principal house. Only one house and one granny flat is allowed on the lot. The combined total floor area of the house and the granny flat must comply with the floor space area controls in the LEP. The max floor area of the granny flat should be no greater than 60 square metres or the maximum floor area prescribed by the council in the LEP. The lot can not be subdivided and the granny flat must meet planning controls such as building height, setbacks, FSR's and open space in the LEP and/or the complying development provisions in the Affordable Rental Housing SEPP. The granny flat must meet the requirements of the BCA. For detached granny flats the lot size must be at least 450 m2 for attached granny flats lot size is not relevant.

HISTORY OF THE GRANNY FLAT:

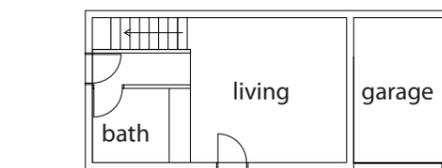
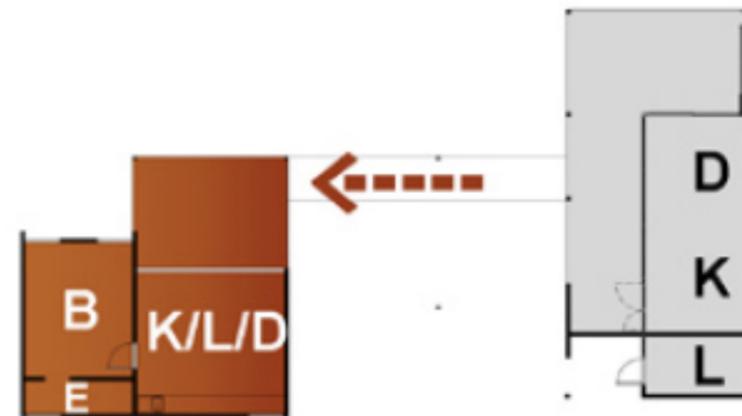
The precursor of the granny flat is the dowager house. The dowager house was a smaller dwelling on an estate which was established to house the widow of the owner of a property when the new heirs were ready to move in to the main the house. In urban areas this gave way to the granny flat initially being the occupied by elderly family members who could live independently but be close enough to be cared for by the family. In 2009 with changes in NSW planning legislation, 10 day approval of plans and a promotion of the granny flat as a means to affordable housing a new generation of granny flats has emerged.



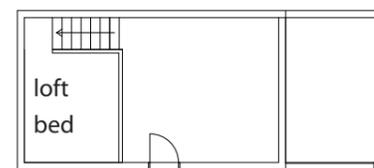
STREET BLOCK ARRANGEMENT PLAN 1:500



PHOTO STREET FRONTAGE



ground floor

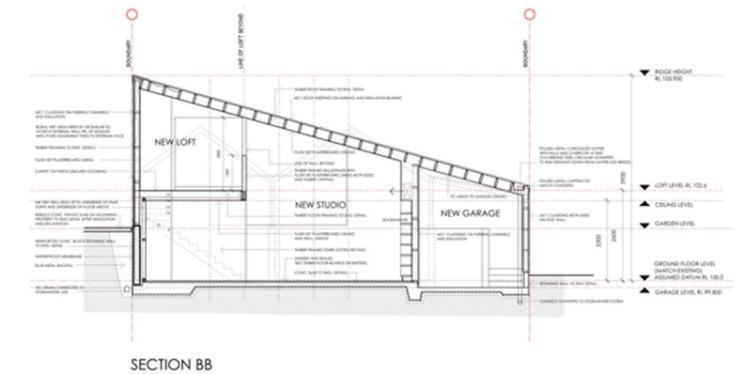


mezzanine

FLOOR PLANS 1:200



PHOTO OTHER



SECTION BB

SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY:

Haussmann Apartment

TYPICAL CHARACTERISTICS

Period of proliferation: 1840 - 1860 (Rambuteau + Early Haussmann)
1860s onwards (late Haussmann)

Number of dwellings: 12 - 20

Number of stories: 4 - 7

Total number of bedrooms: 20 - 25

Access type: stairs (sometimes elevator inc.)

Building depth: 33 m

Building width: 12 m

Building perimeter, all levels: 660 m

AREAS

Site Area: 420 sqm

Built Upon Area: 330 sqm

Nett Floor Area / Dwelling: 18 - 110 sqm

Gross Floor Area [GFA]: 1950 sqm

Landscaped Area: 0 sqm

RATIOS

Floor Space Ratio: 4.875 : 1

External walls / GFA: [Insert here]

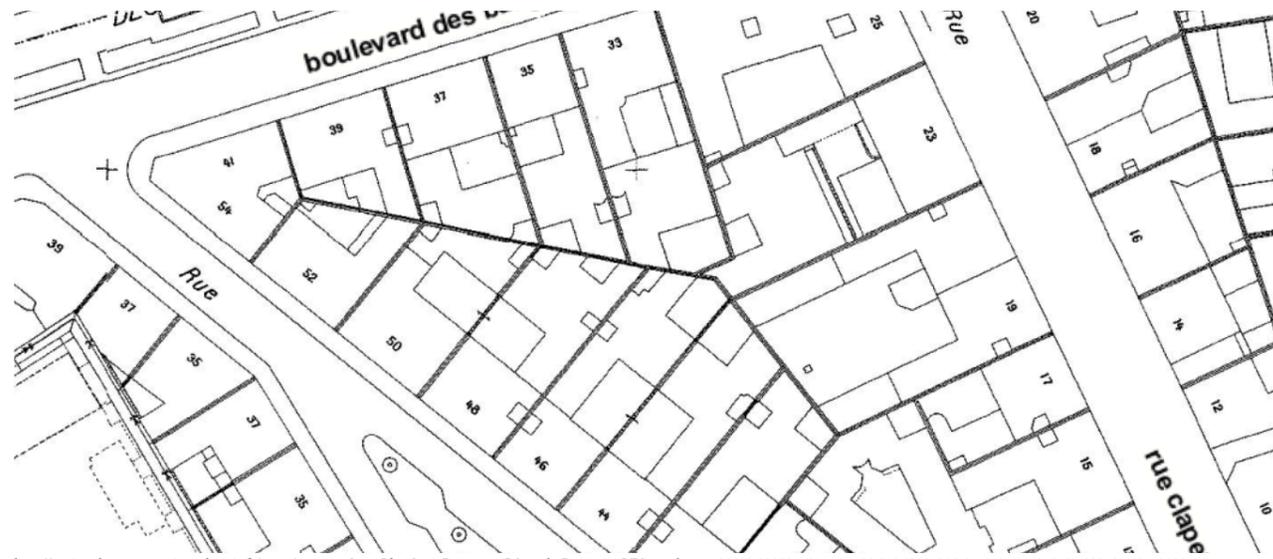
Total bedrooms / GFA: 0.012 sqm

DESCRIPTION OF TYPOLOGY:

Street facades are always carefully aligned. All facades are made of stone and are street facades are always decorated. Ground floor street facades are always occupied by some kind of business. These businesses rarely have access points other than from the street. The uniformity of street facades extends even through less affluent areas along avenues and boulevards. Roofs were usually 6m in height with a 1:2 angle for the first 3m and 1:1 for the next. This allowed for apartments in the lower part of the roof. The courtyards ensure light permeates the structure. These courtyards are shared between buildings but, due to the unpleasant nature of most courtyards, are not inhabited. Smaller courtyards appear throughout the block and act as lightwells. There are typically 2 stairwells and sometimes an elevator.

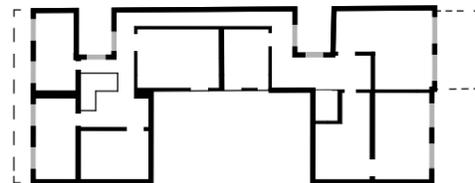
HISTORY OF TYPOLOGY:

The Haussmann Apartment was a late evolution of the traditional Parisian building. It is almost exclusive to Paris. These apartments were built mainly along the new boulevards and avenues Haussmann built during Second Empire. Facades were remarkably coherent and after the 1870s lost almost all individual autonomy as regulations limited variations to the design were "infinitesimal: the design of a console, the frame around a window opening and so forth." (Loyer, 1988) Despite being heavily regulated from outside, the interiors of this apartment type have managed to undergo countless readaptations. Walking through Paris today one will not be able to ascertain whether a building is an apartment or an office or both. Walls are moved, spaces are joined and separated as is required. The Parisian urban environment is hence quite diverse behind the impregnable barrier of its facades.

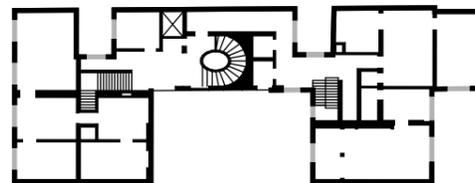


<http://paris-a-la-carte-version-pl.paris.fr/carto/mapping?mapId=4&etatPanneau=O&ongletPanneau=LE&enveloppe=584690.2083941875,117722.27260111946,615779.7916058125,139701.72739888052>

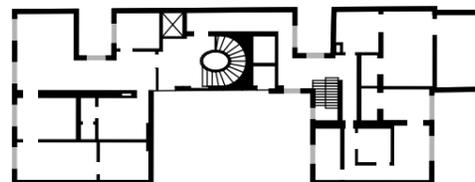
STREET BLOCK ARRANGEMENT PLAN 1:1000



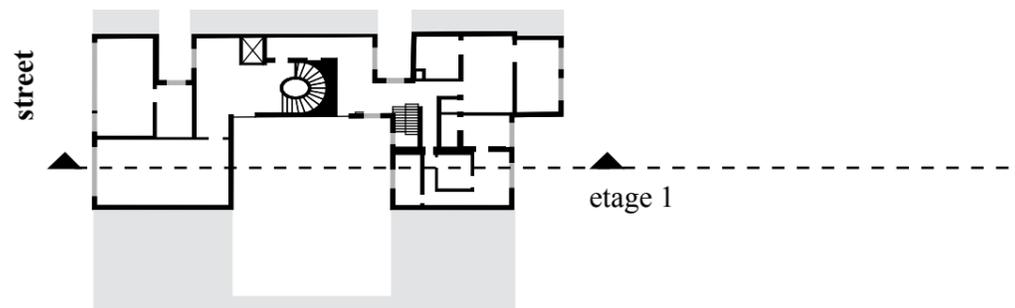
étage 6



étage 3 - 5



étage 2



étage 1

FLOOR PLANS 1:200



PHOTO COURTYARD



PHOTO STREET FRONTAGE



SECTION 1:200

Loyer, François (1988). Paris XIXe siècle (L'Immeuble et la rue). English. France: Editions Hazan. 233 - 259.

SINGLE-LOT HOUSING TYPOLOGY:

Machiya, Kyoto

TYPICAL CHARACTERISTICS

Period of proliferation: Heidan, Edo & Meiji Periods

Number of dwellings: [Insert here]

Number of stories: 1 - 3

Total number of bedrooms: 4 (adaptable tatami rooms)

Circulation type: External access- no internal corridor

Building depth: 20 m

Building width: 6 m

Building perimeter, all levels: 112 m

AREAS

Site Area: 580 sqm

Built Upon Area: 455 sqm

Nett Floor Area / Dwelling: 137 sqm

Gross Floor Area [GFA]: 180 sqm

Landscaped Area: 9 sqm

RATIOS

Floor Space Ratio: 1:9

External walls / GFA: 1:5

Total bedrooms / GFA: 1:45

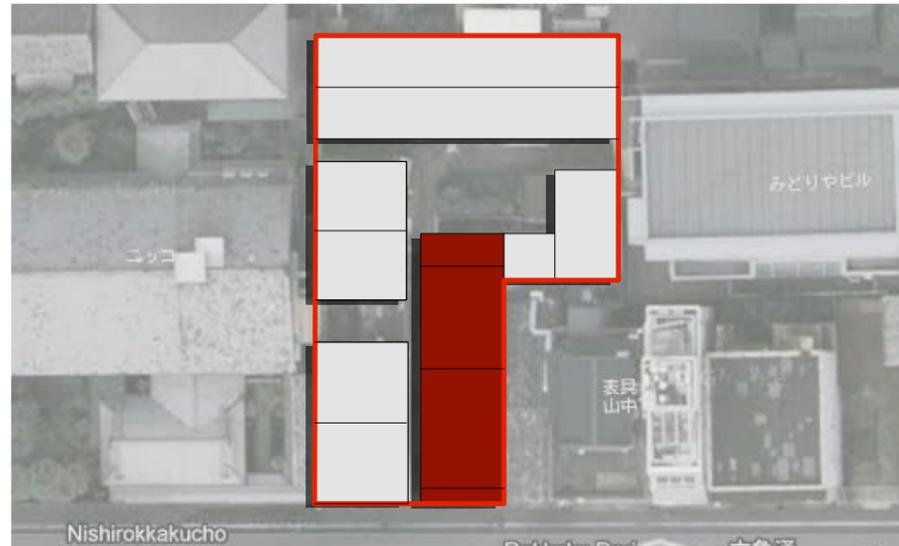
DESCRIPTION OF TYPOLOGY:

The Kyoto Machiya has a distinctive vernacular with wooden lattice screens dominating the facade, earthen walls with mushiko slit windows to the upper level, and baked roof tiles. These narrow wooden houses generally stretch 20m in length, with side access via a small communal alleyway - serving the cluster of “storehouse” dwellings further into the site, and acts as a natural breezeway. Street frontage is a narrow 5-6m in width, with the front room “mise no ma” traditionally serving as a shop front displaying goods and wares. Beyond this is the private dwelling, divided into adaptable living/sleeping spaces, “kyoshitsubu”, which have raised timber floors with traditional tatami mats and sliding doors. A small galley kitchen and is accessed directly off the ground floor living space while the bathroom has direct access to the small exterior garden. The upper floor, with two more kyoshitsubu, is accessed via a narrow, steep staircase. Construction utilises natural materials, timber, clay, and washi Japanese paper sliding doors which all help to regulate humidity levels. While the Machiya has substantial cross-ventilation, direct access to sunlight is minimal.

HISTORY OF TYPOLOGY:

Machiya translates to ‘town house’. These traditional wooden townhouses were used to house merchants and craftsmen in the town centres throughout Japan, most renowned in the old capital, Kyoto. The Machiya’s origin can be dated back as early as the Heian period (794 to 1185), with evidence of continued development through the Edo (1603 to 1868) and Meiji (1868 to 1912) periods, and were designed to make functional use of limited street frontage for commerce, as well as providing a comfortable residence to the rear of the dwelling. As a cultural capital, the importance of maintaining the traditional Machiya in Kyoto is of historical importance, however many Machiya have lost their original aesthetic due to maintenance and upgrading while a small percentage have been completely demolished and subsequently redeveloped.

**Name: Brooke Jackson
AUG.26.2011**



STREET BLOCK ARRANGEMENT PLAN 1:500



STREET FRONTAGE



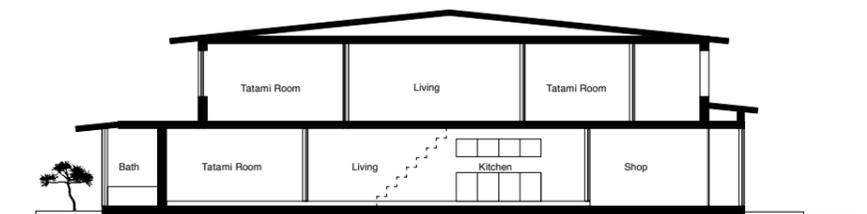
FLOOR PLANS 1:200



SHARED ACCESS



INTERNAL GARDEN



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: Semi-detached House

TYPICAL CHARACTERISTICS

Period of proliferation: early 20th Century

Number of dwellings: 2
Number of stories: 1 or 2 (1 more common)
Total number of bedrooms: 2 or 3 per dwelling (2 more common)
Circulation type: Front door, corridor along party-wall

Building depth: 22m
Building width: 5 m
Building perimeter, all levels: 54 m

AREAS

Site Area: 227 m²
Built Upon Area: 105 m²
Nett Floor Area / Dwelling: 92 sq²
Gross Floor Area [GFA]: 105 sq²
Landscaped Area: 103 m²

RATIOS

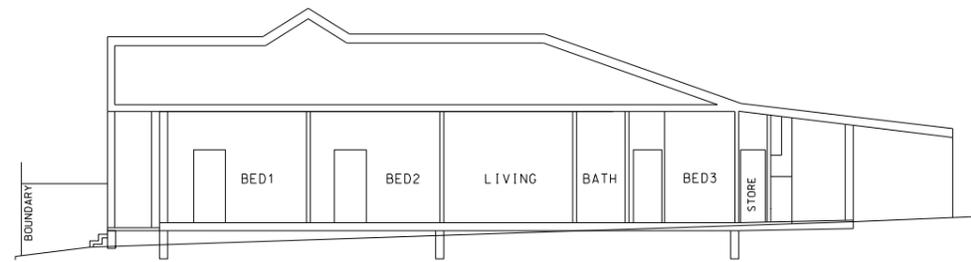
Floor Space Ratio: 0.46.1
External walls / GFA: (xx/105)
Total bedrooms / GFA: (35.7/105) 2.9.1

DESCRIPTION OF TYPOLOGY:

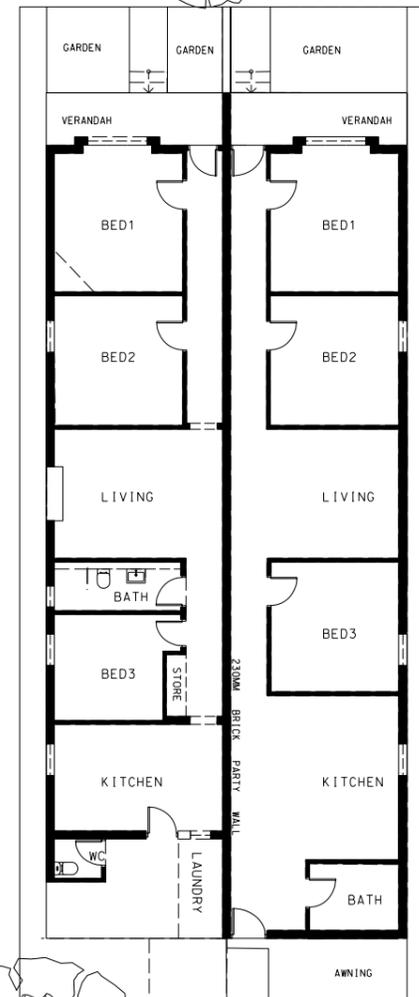
- Known as ‘semis’
- Described as a ‘half-way’ house between terrace housing (row housing) and detached houses
- Consists of pairs (houses built side by side)
- Sharing a common wall (party wall) with the adjoining property
- Semi-detached houses have front, rear and any one side for open spaces
- Many semis were built identically and in bulk by developers. Each house’s layout is a mirror image of its twin (initially)
- Each house occupies a single property, separate land title by each property owner

HISTORY OF TYPOLOGY:

- Popular at the beginning of the 20th century - Edwardian semi detached, Federation semi-detached
- Large blocks of land became too expensive to site just one house
- Still low-rise, low-density residential development
- Semi-detached dwellings account for around 10% of all dwellings (inner Sydney has the highest proportions of semis at 25%)
- Party Wall: (created by the operation of the Conveyancing Act 1919) At common law the term ‘party-wall’ may apply to any one of the following relationships:
A) A wall divided longitudinally into two strips, one belonging to each of the neighbouring owners.
B) A wall which belongs entirely to one of the adjoining owners but which is subject to the right of the other owner to have it maintained as a dividing wall between the two properties
C) A wall erected on land of which two adjoining owners are own as tenants-in-common
D) A wall divided longitudinally into two halves, each half being subject to a cross-easement in favour of the other owner.



SECTION 1:200



FLOOR PLANS 1:200

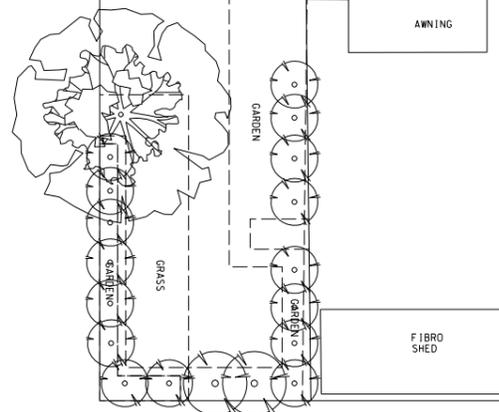
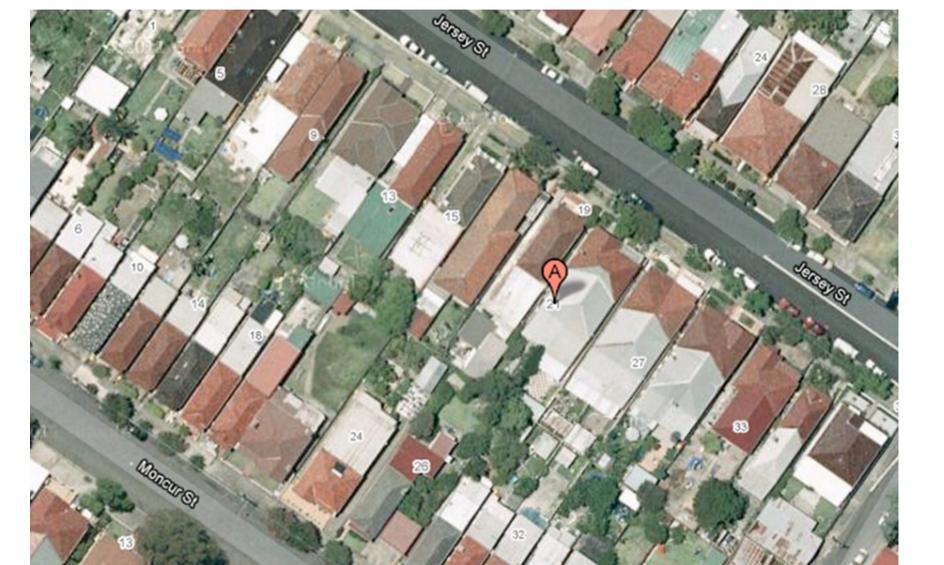


PHOTO STREET FRONTAGE



PHOTO OTHER



STREET BLOCK ARRANGEMENT PLAN

SINGLE-LOT HOUSING TYPOLOGY: **SHOP-TOP**

TYPICAL CHARACTERISTICS

Period of proliferation: 1950's

Number of dwellings: Varies
 Number of stories: 2/3
 Total number of bedrooms: Varies
 Circulation type: Walk up Type

Building depth: Lot Size varies
 Building width: Min 2.5m
 Building perimeter, all levels: 170 m

AREAS

Site Area: 85 sqm
 Built Upon Area: 90 sqm
 Nett Floor Area / Dwelling: GF 65 sqm, First Floor 41sqm
 Gross Floor Area [GFA]: GF 85 sqm, First Floor 52sqm
 Landscaped Area: Outdoor Space 30sqm

RATIOS

Floor Space Ratio: 1:1
 External walls / GFA: GF:85 sqm First Floor 52sqm
 Total bedrooms / GFA: First Floor : 44 sqm

DESCRIPTION OF TYPOLOGY:

Shop-top describes a building type with residential dwellings above commercial, in most cases retail space.
 _Generally this building type occurs on land zoned for commercial purposes.
 _Shop-top accommodation can be either:
 * Shop-top housing; 1 or more dwellings over two levels associated with a ground level commercial space or
 * Shop-top Residential Flat Building; 4 or more dwellings and 3 or more storeys associated with a ground level commercial space.

Shop-top:

_Provides accommodation in proximity to the amenity, conveniences and activities offered by centres such as entertainment and dining and social benefits such as public transport and community services.
 _Comprises of either two or three storeys with the commercial component occupying the whole of the ground level of the building and in some cases the first level as well. Apartment layouts on the first level can be designed to allow for home/office or future commercial uses.
 _Is characterised by being built to the street alignment and the side boundaries and are oriented to the street front and the rear of the lot. Their elevations have a high level of urban design consistency between all buildings along the street and they strongly define a built edge to the street space.
 _The primary and overriding purpose of land within centres is to provide for the current employment, commercial, entertainment and civic needs of the community therefore development is to safeguard the flexibility and growth opportunities of these uses.

HISTORY OF TYPOLOGY:

_The emergence of the *Shop Top* is related to considerable changes that occurred since the half of the past century, Although the large expansion of strip malls occurred in the 1950s with the rise of suburban living, the first strip mall dates back in the 1920s.
 _Being a collection of typically connected buildings that share a common off-street parking lot and are built on a high-capacity commercial road, a Shop Top has an inward facing design promoting the theory that customers would be better intrigued to shop if they feel protected in a controlled environment.
 _Generally, *Shop Top* satisfy the shopping needs of nearby residents, but also provide affordable retail spaces for start-ups and small businesses.
 _The architecture of Shop Top is very diverse. Although older strip malls are usually arranged in a plain, straightforward way, modern strip malls are built in a more complex architecture that may even break the whole structure into smaller buildings to provide a sense of scale.

Alexander Herran_10727752
 AUG.26.2011



Aerial View - Gardeners Road, Mascot, NSW

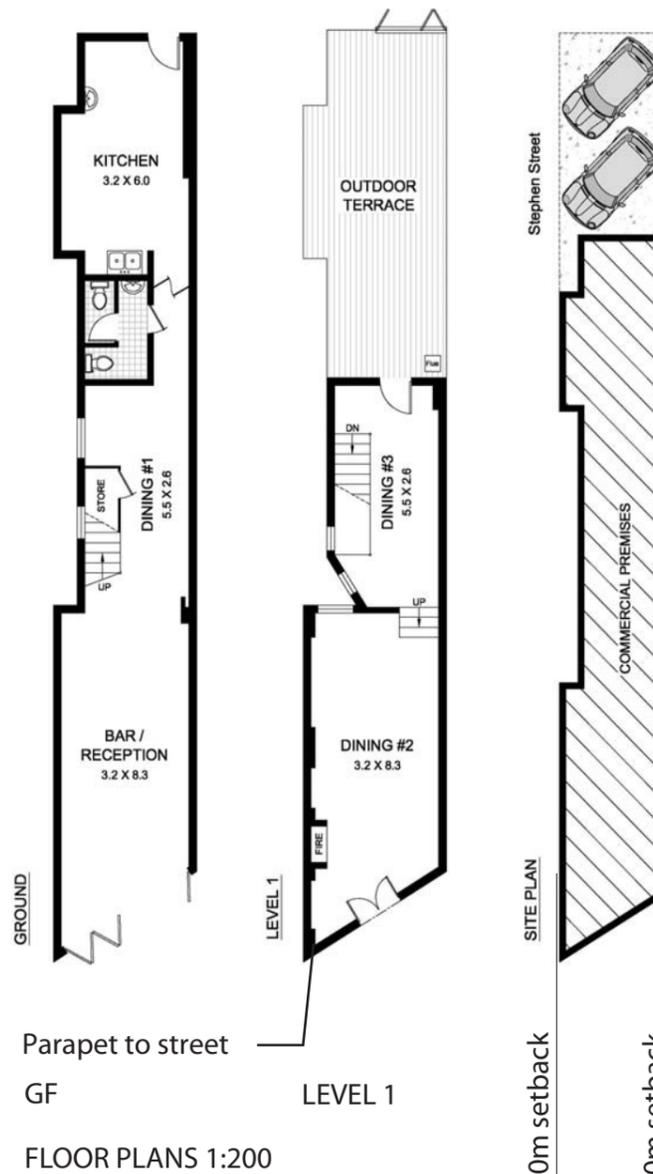


Shop Top Retail - NewTown, NSW



Corner Block Retail - Marrickville, NSW

STREET BLOCK



Parapet to street
 GF

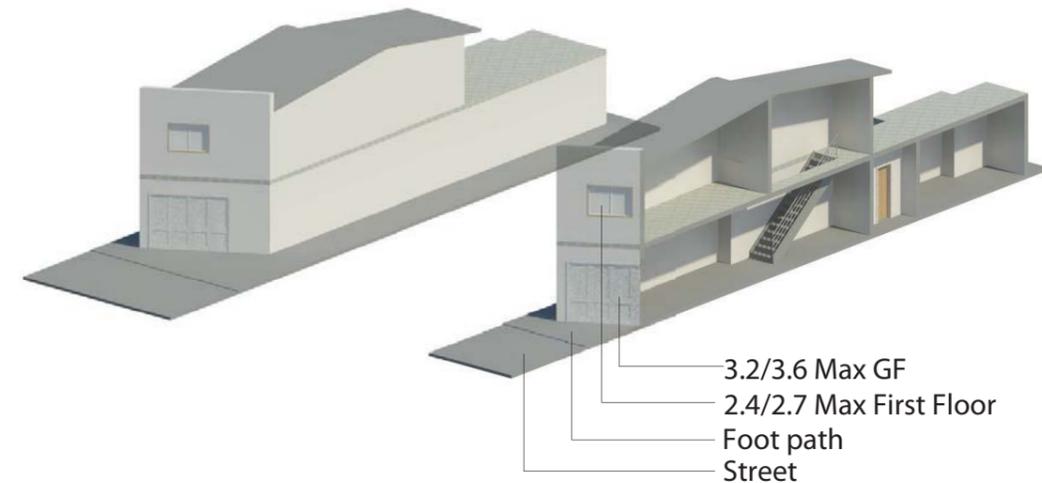
LEVEL 1

FLOOR PLANS 1:200

0m setback

0m setback

PHOTO STREET FRONTAGE



AXONOMETRIC VIEWS



SECTION 1:200

Parapet to street. All levels to building are built to the street boundary

3.2/3.6 Max GF
 2.4/2.7 Max First Floor
 Foot path
 Street

Glass Shop Front

Higher Commercial Floor to Ceiling Levels

SINGLE-LOT HOUSING TYPOLOGY: SIHEYUAN

TYPICAL CHARACTERISTICS

Period of proliferation: 200 B.C - 300 A.D

Number of dwellings: 1-4 (traditionally)

Number of stories: 1 (sometimes 2)

Total number of bedrooms: 4 onwards

Circulation type: Varied - central courtyard

Building depth: +/- 40m

Building width: +/- 40m

Building perimeter, all levels: +/- 200m

AREAS

Site Area: +/- 2000sqm

Built Upon Area: +/- 1600sqm

Nett Floor Area / Dwelling: +/- 1150sqm

Gross Floor Area [GFA]: +/- 1600sqm

Landscaped Area: Varied - depending on number of courtyards

RATIOS

Floor Space Ratio: 0.8:1

External walls / GFA: 8:1

Total bedrooms / GFA: 133:1

DESCRIPTION OF TYPOLOGY:

A historical type of residence commonly found throughout Beijing, China. The name literally means a courtyard surrounded by four buildings. They exist all across China and are the template for most Chinese architectural styles. Siheyuan also serves as a cultural symbol of Beijing and a window into its old ways of life. The four buildings of a siheyuan are normally positioned along the north-south and east-west axes. The building positioned to the north and facing the south is considered the main house. The buildings adjoining the main house and facing east and west are called side houses. The building that faces north is known as the opposite house. Behind the northern building, there would often be a separate backside building, the only place where two-story buildings are allowed to be constructed for the traditional siheyuan.

HISTORY OF TYPOLOGY:

Siheyuan dates back as early as the Western Zhou period, and has a history of over 2,000 years. They exhibit outstanding and fundamental characteristics of Chinese architecture. Throughout Chinese history, the siheyuan composition was the basic pattern used for residences, palaces, temples, monasteries, family, businesses and government offices. In ancient times, a spacious siheyuan would be occupied by a single, usually large and extended family, signifying wealth and prosperity. Today, many remaining siheyuan are still used as housing complexes, but many lack modern amenities. Siheyuan today are typically used as housing complexes, hosting multiple families, with courtyards being developed to provide extra living space.

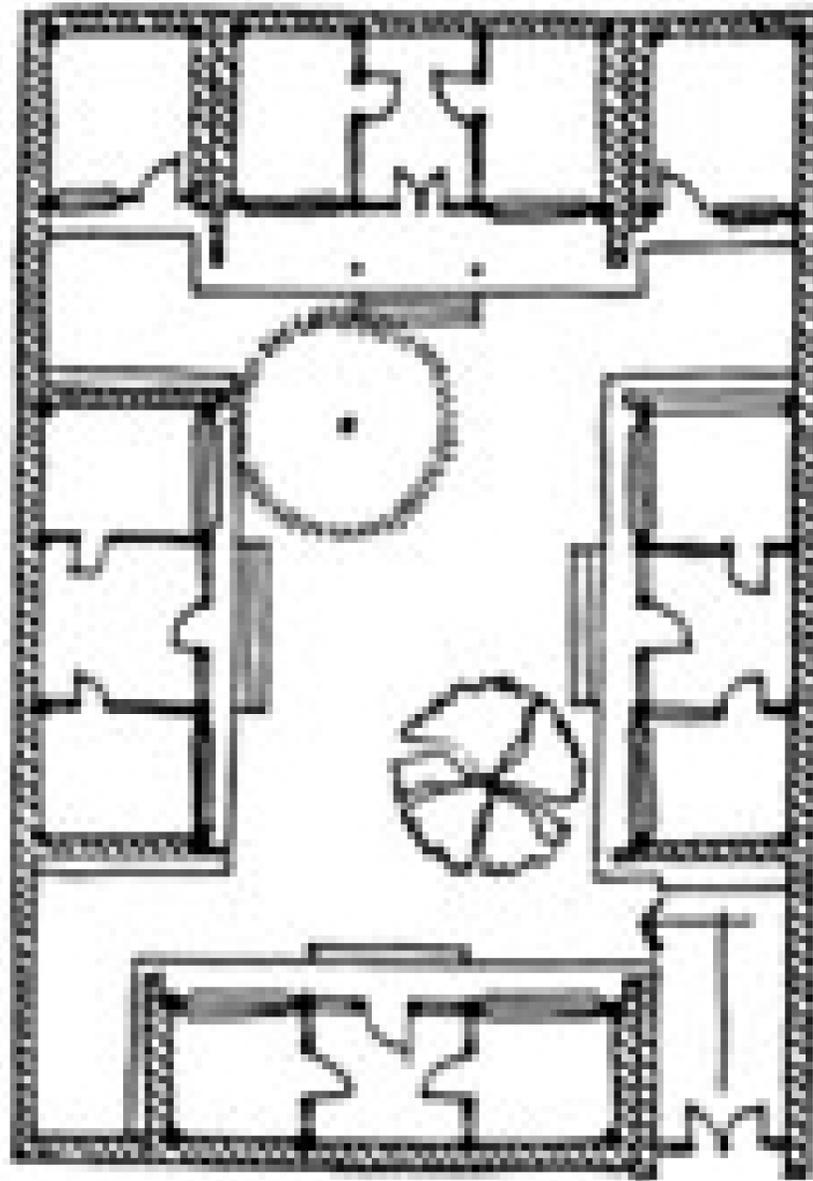
GROUP: 4

NAME: Joshua Metz

AUG.26.2011



STREET BLOCK ARRANGEMENT PLAN 1:500



FLOOR PLANS 1:200



PHOTO STREET FRONTAGE

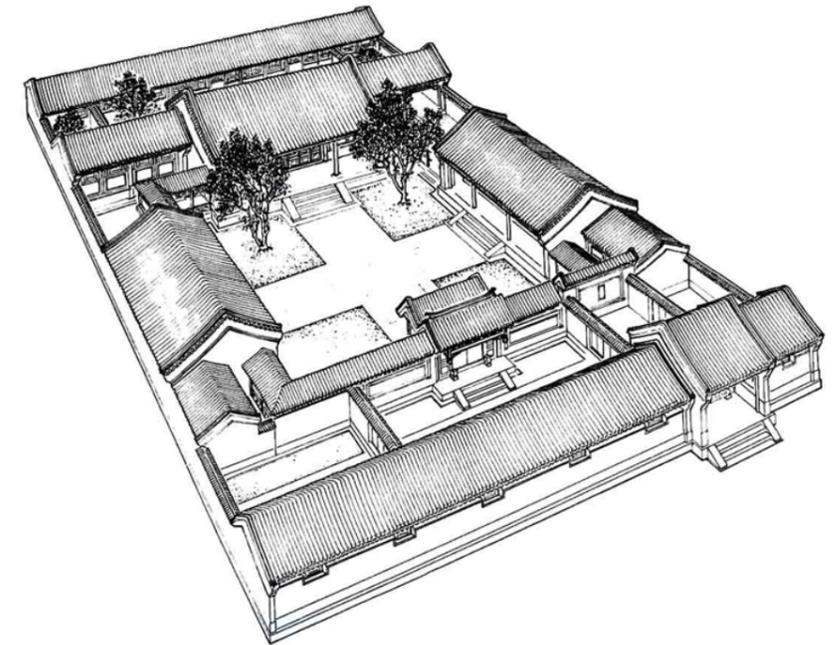


PHOTO OTHER



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY:

Detached House

TYPICAL CHARACTERISTICS

- Period of proliferation: 25 years
- Number of dwellings: 1
- Number of stories: 2
- Total number of bedrooms: 4
- Circulation type: Double loaded corridor; central stair
- Building depth: 16m
- Building width: 12m
- Building perimeter, all levels: 61.456m

AREAS

- Site Area: 350-650sqm
- Built Upon Area: 100-200 sqm
- Nett Floor Area / Dwelling: 251 sqm
- Gross Floor Area [GFA]: 237 sqm
- Landscaped Area: 100-400 sqm

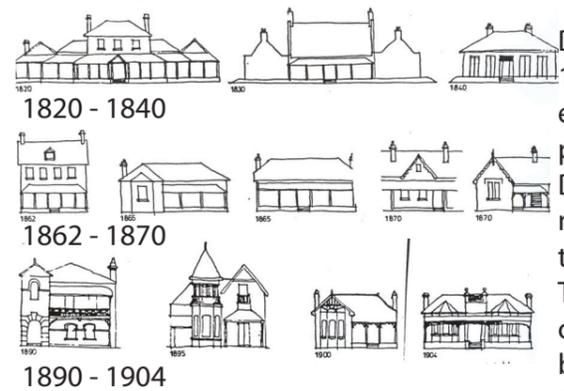
RATIOS

- Floor Space Ratio: 1.4:1 - 2.6:1
- External walls / GFA: 281 sqm
- Total bedrooms / GFA: 66 sqm

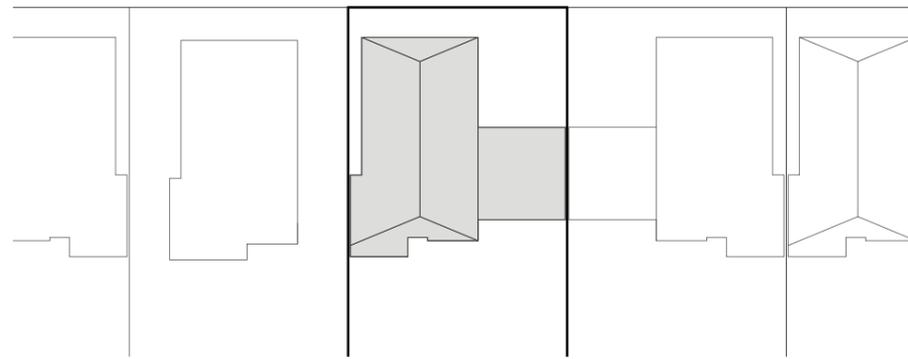
DESCRIPTION OF TYPOLOGY:

A single-detached dwelling/house or separate house is a "free-standing residential building." As it does not touch neighbouring dwellings, the only limits to its size is the budget and local council. The dwelling has developed over the centuries but still goes back to basics with its reconfigured rectangle geometry. Over 20% of the Australian population live in detached homes.

HISTORY OF TYPOLOGY:



Detached dwellings in the 19th century were incoherent and messy. There was no planning so no composure. Detached dwellings in the mid 20th century went back to the simplicity of structure. The basic rectangle. Planning of detached dwellings are based around the rectangle today.



STREET BLOCK ARRANGEMENT PLAN 1:500



GROUND FLOOR PLAN 1:200

FIRST FLOOR PLAN 1:200

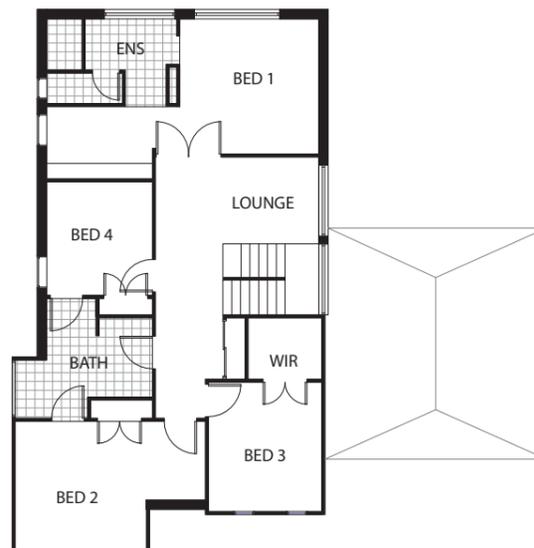


PHOTO STREET FRONTAGE

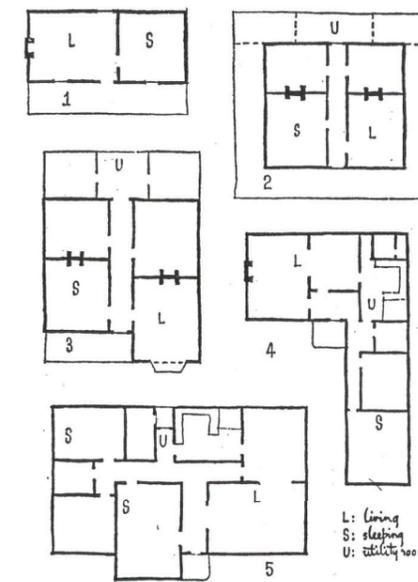


PHOTO OTHER

Five Principal Plan Types
(1) Primitive Cottage; (2) Bungalow; (3) Asymmetrical Front; (4) L-shape; (5) Triple-front. An infinite number of minor variations disguised the fact that nearly every small Australian house was based on one of these five plans - more than one million of them being based on No. 3 alone.



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: **Terrace**

TYPICAL CHARACTERISTICS

- Period of proliferation: 1840 - 1890s
- Number of dwellings: 1
- Number of stories: 2
- Total number of bedrooms: 2.5
- Circulation type: Single loaded corridor with central stair
- Building depth: 17.8m
- Building width: 4m
- Building perimeter, all levels: 42.8m

AREAS

- Site Area: 127 sqm
- Built Upon Area: 63 sqm
- Nett Floor Area / Dwelling: 83 sqm
- Gross Floor Area [GFA]: 102.9 sqm
- Landscaped Area: 16 sqm

RATIOS

- Floor Space Ratio: 1.5:1
- External walls / GFA: 0.2:1
- Total bedrooms / GFA: 0.25:1

DESCRIPTION OF TYPOLOGY:

The terrace house is one of a row of houses connected on both sides and is usually two to three stories high. The frontage is usually around four meters wide with a small front garden entrance and a back courtyard large enough to contain a car space. The terrace house usually takes up 60% of a long narrow block of land. Most terraces are constructed from brick with a stucco finish and have heavy use of cast iron ornament, particularly on the balconies. The entrance is off to one side of the front facade with a central stair for circulation. Bedrooms are usually located on the top floor.

HISTORY OF TYPOLOGY:

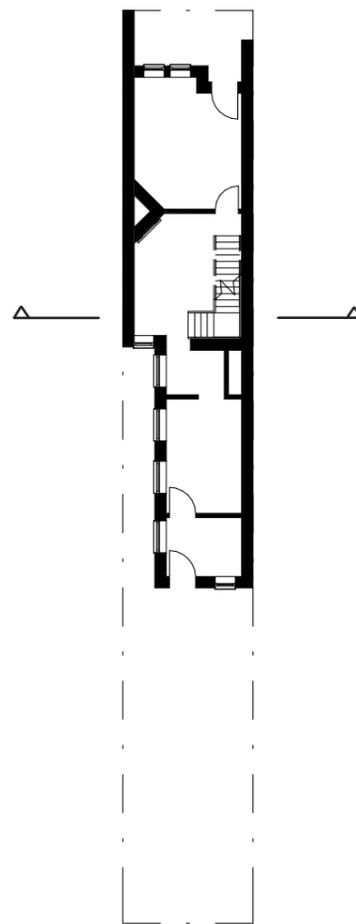
The terrace house originated from Great Britain in the early 1840s. The early terrace houses in Australia originated from the Georgian style. The terrace typology was the major housing style built in Sydney and Melbourne to accommodate the booming populations. Terrace houses were mainly built close to transport hubs and in particular rail and tram stations. Terraces in the 1890s became slums and the government talked about banning them and in 1920s terraces were banned in most of Australia. In 1950 the Australian Dream had occurred and Australians desired the quarter acre block. Terraces however came back into fashion in the late 1960s.



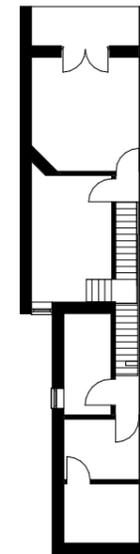
STREET BLOCK ARRANGEMENT PLAN 1:500



STREET FRONTAGE



GROUND FLOOR

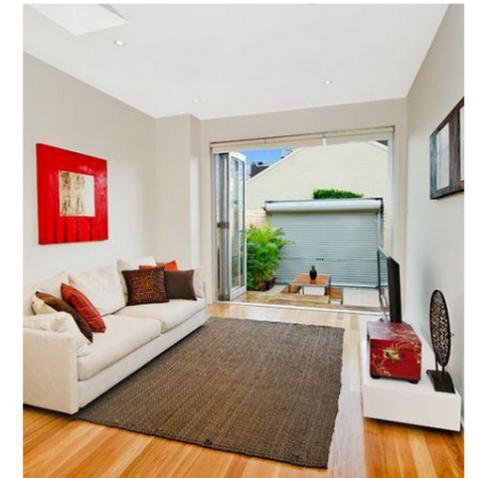


FIRST FLOOR

FLOOR PLANS 1:200



FRONT FACADE



INTERIOR



SECTION 1:200

SINGLE-LOT
HOUSING TYPOLOGY:

The Six Pack

TYPICAL CHARACTERISTICS

- Period of proliferation: 1960's-1980's
- Number of dwellings: 4-8 and up
Number of stories: 2 and 3
Total number of bedrooms: 2 per apt = 16
Circulation type: 1 or 2 double loaded communal stair
- Building depth: 45m
Building width: 13m
Building perimeter, all levels: 126m

AREAS

- Site Area: 1100sqm
Built Upon Area: 975sqm
Nett Floor Area / Dwelling: 68sqm
Gross Floor Area [GFA]: 616sqm
Landscaped Area: 125qm

RATIOS

- Floor Space Ratio: 0.48:1
External walls / GFA: 126/616sqm
Total bedrooms / GFA: 16/616sqm

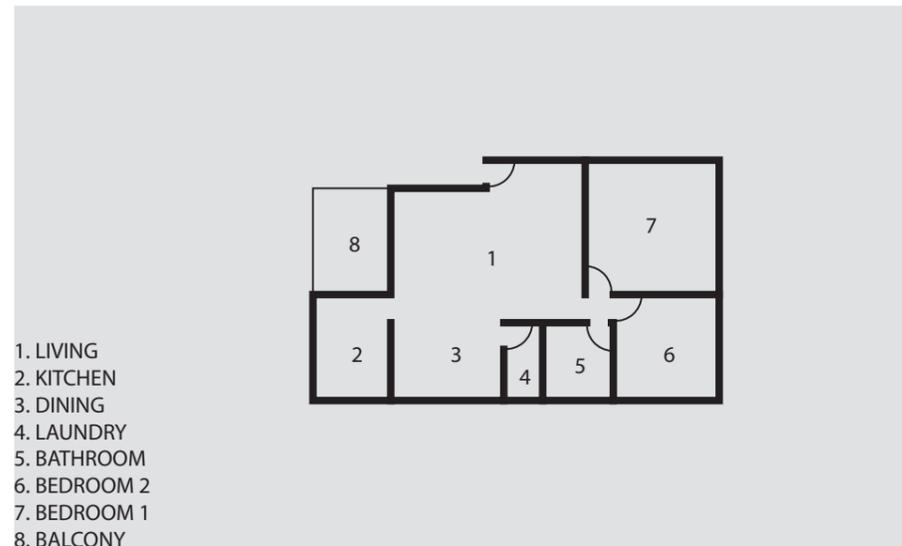
DESCRIPTION OF TYPOLOGY:

The traditional Sydney 'six pack' is a 2 or 3 storey brick apartment building with no mechanical lift. The 'six pack' is the most common form of apartment in Australia. It features predominantly throughout the Sydney area as it was very popular for developers of the time. It involves a simple concrete and brick construction method and was typically built on a quarter acre block. The arrangement consisted of mainly 2 bedroom units with a balcony to the main living area.

HISTORY OF TYPOLOGY:

In 1921, NSW ordinance 71 was introduced which was the first legislation to distinguish between different housing types. This legislation allowed councils to regulate housing density and subdivisions but it did not stipulate controls for flat buildings, and NSW building laws in particular favoured the 'walk up'. Apartments reached the suburbs during the 1920's and 1930's and in the late 1940's the average flat contained four rooms; 2 bedrooms and a living and kitchen. Into the 1950's and 1960's the apartments grew to suburbs further from the city. Traditionally they were built fairly cheaply and became popular among renters who wanted cheap, basic accommodation, however 'walk ups' were very common in the Eastern suburbs around the and it was a clear choice for renters here as the apartments had higher rates than neighboring cottages. It was in the 1960's where the 'walk up' truly gained momentum as strata title laws were introduced which simplified the ownership process for developers.

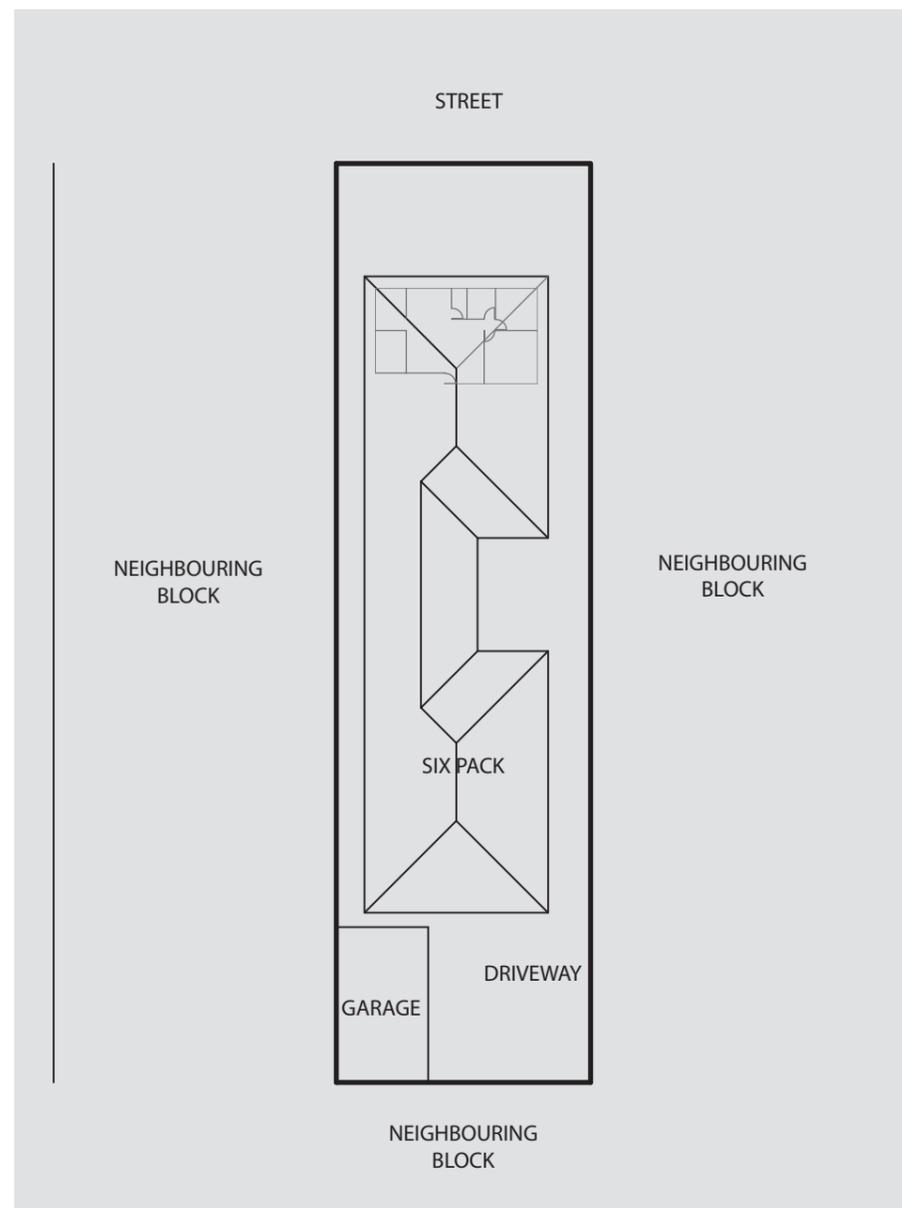
Group: 9 Name: Mark P. Alves
AUG.26.2011



FLOOR PLANS 1:200



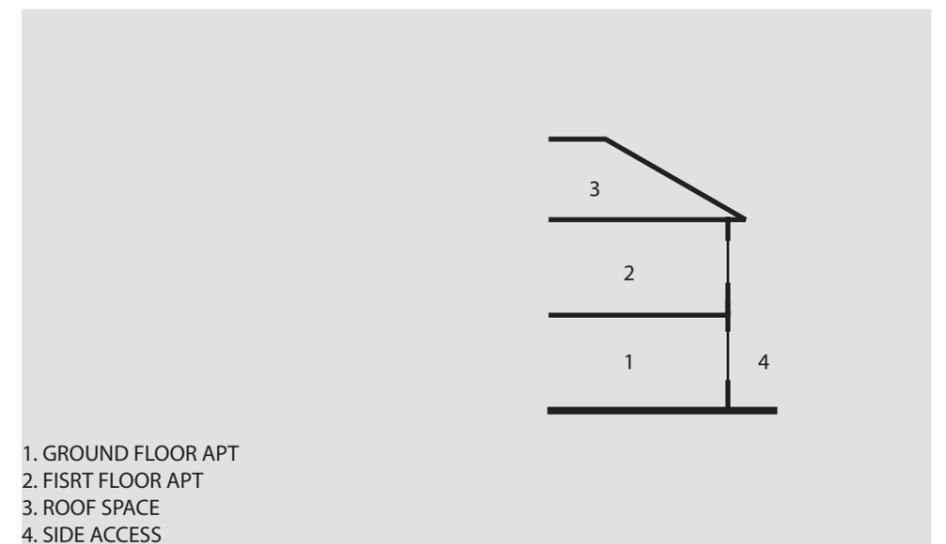
PHOTO STREET FRONTAGE



STREET BLOCK ARRANGEMENT PLAN 1:500



PHOTO OTHER



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: **Townhouse**

TYPICAL CHARACTERISTICS

- Period of proliferation: 1950s-present day
- Number of dwellings: 3-7
- Number of stories: 2
- Total number of bedrooms: 3
- Circulation type: Open plan with internal stair
- Building depth: 12 m
- Building width: 6.5 m
- Building perimeter, all levels: 163m

AREAS

- Site Area: 950 sqm
- Built Upon Area: 255 sqm
- Nett Floor Area / Dwelling: 83 sqm
- Gross Floor Area [GFA]: 472 sqm
- Landscaped Area: 70 sqm

RATIOS

- Floor Space Ratio: 0.5
- External walls / GFA: 0.18
- Total bedrooms / GFA: 0.025

DESCRIPTION OF TYPOLOGY:

Medium density housing, operated under Strata Title. Communal grounds such as a driveway, gardens, play areas, pool managed by a Body Corporate.

Townhouses usually grouped together on combined Lots, ranging from 3-7 on one Lot or rising to 70+ on multi Lots. Houses attached by party walls in clusters of two or three, or more. Private gardens or courtyards at the rear, a garage at the front or separately located in a joint underground carpark area.

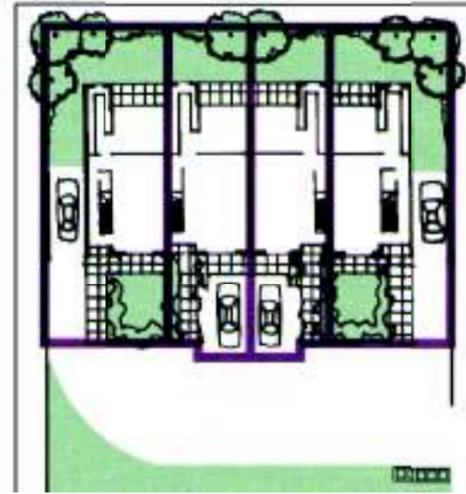
HISTORY OF TYPOLOGY:

Attached houses have been the predominant dwelling type throughout history. It was in the nineteenth century when detached houses gained an identity in the landscape, were generally built by the rich.

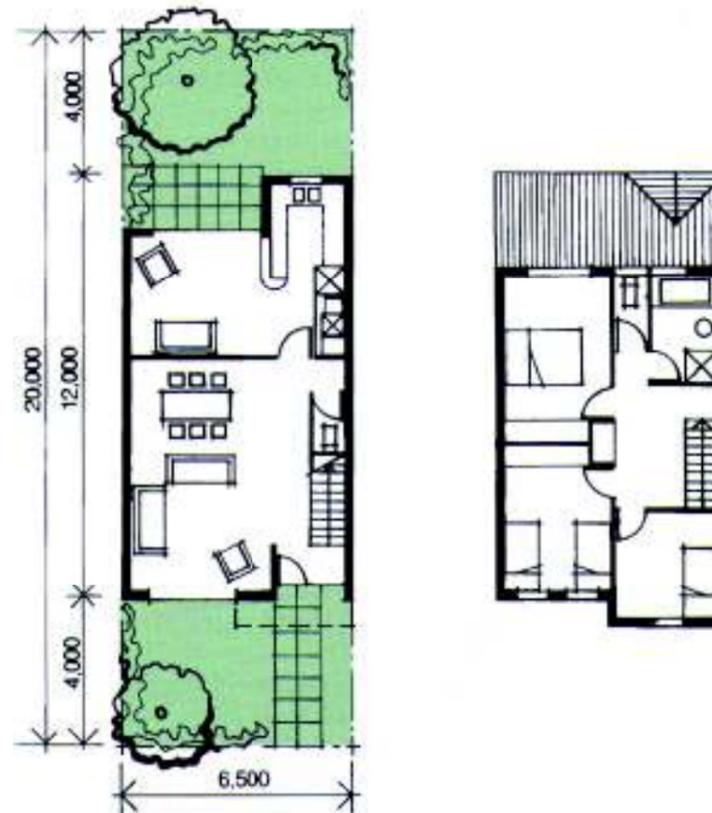
From Australia's settlement until the end of the nineteenth century terrace houses were the main typology in Sydney. Then with the rise of the car and realisation of space detached dwellings became the norm.

After World War II and the rise of the Modernist values the revival of the Terrace emerged transforming inner Sydney from slums into affluent suburbs. This led to other parts of the population desiring a Terrace 'style' which developers pounced on creating the town house typology we are familiar with today.

Names: Kimberley Howell
AUG.26.2011



STREET BLOCK ARRANGEMENT PLAN 1:500



FLOOR PLANS 1:200

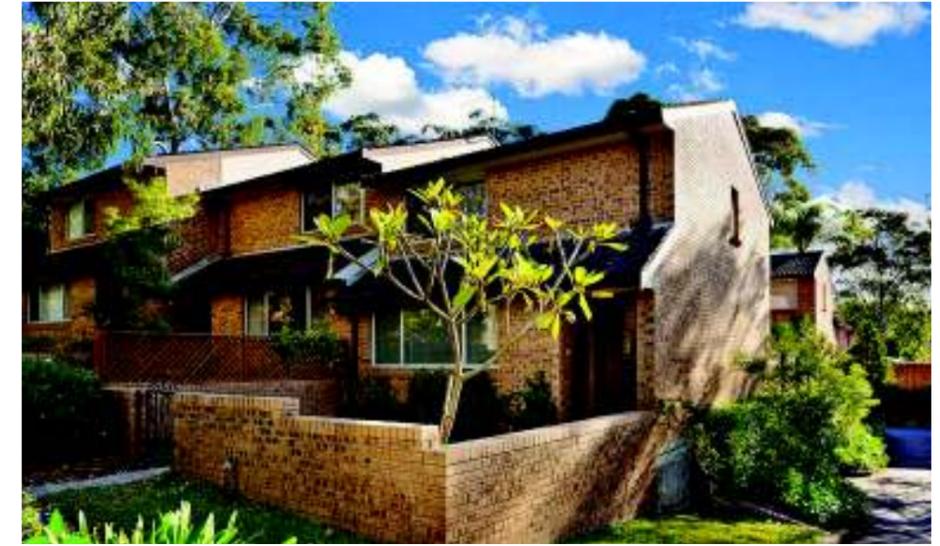
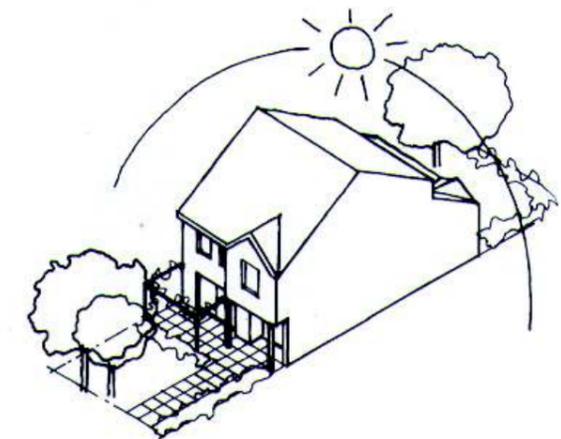


PHOTO STREET FRONTAGE



PHOTO OTHER



PERSPECTIVE

SINGLE-LOT HOUSING TYPOLOGY:

Tube House

TYPICAL CHARACTERISTICS

- Period of proliferation:** Dates back to the Le Dynasty (1428-1788)
- Number of dwellings:** 2
- Number of stories:** 2 (can go up to 8)
- Total number of bedrooms:** 3
- Circulation type:** Long corridor connecting the rooms along the length of house
- Building depth:** 9 - 10 times width (can go up to 50)
- Building width:** 2.5 to 4.5 m
- Building perimeter, all levels:** 77 m

AREAS

- Site Area:** 122.5 sqm
- Built Upon Area:** 122.5 sqm
- Nett Floor Area / Dwelling:** 243.024 sqm
- Gross Floor Area [GFA]:** 245 sqm
- Landscaped Area:** 0 sqm

RATIOS

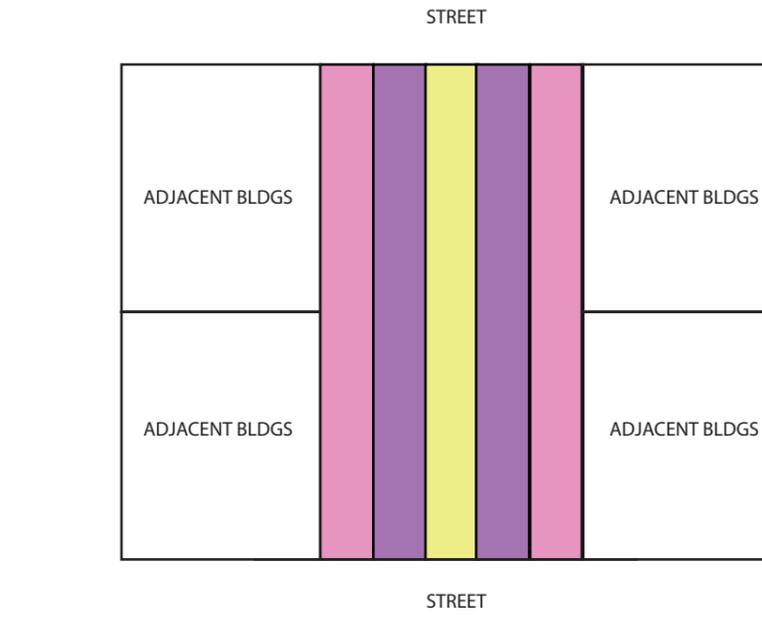
- Floor Space Ratio:** 2:1
- External walls / GFA:** 0.3:1
- Total bedrooms / GFA:** 0.012:1 (to 1dp)

DESCRIPTION OF TYPOLOGY:

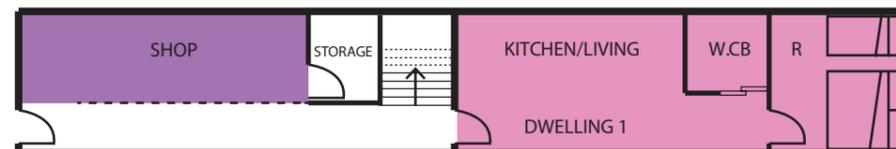
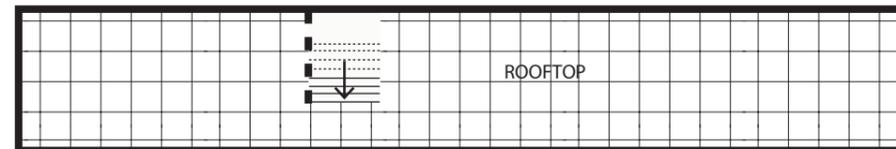
Narrow houses built on a handkerchief of land, the term “tube” applies to the long corridor connecting the rooms and courtyards along the length of the house at each level, with stories up to eight that can overtake the neighbours. They are often built in a strange imitation of French architecture with ornate balconies, cupolas and decorations fashioned in cement and concrete and painted in pastel colours. High ceilings, ceramic tiled floors and large windows reflect the climate, but the extensive use of wrought iron screens and shutters on windows, and metal gates and doors, are the response to a high level of burglary. The ones located in the old quarter of the city are small or medium, functioning as both handicraft workshops and living areas for families. These houses are adjacent, sharing a common wall and roof, supporting each other.

HISTORY OF TYPOLOGY:

Tube houses are the result of spontaneous urban construction and the rather complicated urban development in Vietnam’s history, predominating particularly in Ho Chi Ming City. Due to the heavy taxes on the frontage of old vernacular town houses (property taxes are based on the width of the lot at the street line) and spirally land values and status, premium was placed upon height, thus leading to the long, thin “tube” houses. As a result, storage and living space moved to the rear of the buildings. In terms of economic values, tube houses have a rather unique structure, combining the trading area and the manufacturing area with the living area of each family.



STREET BLOCK ARRANGEMENT PLAN 1:500



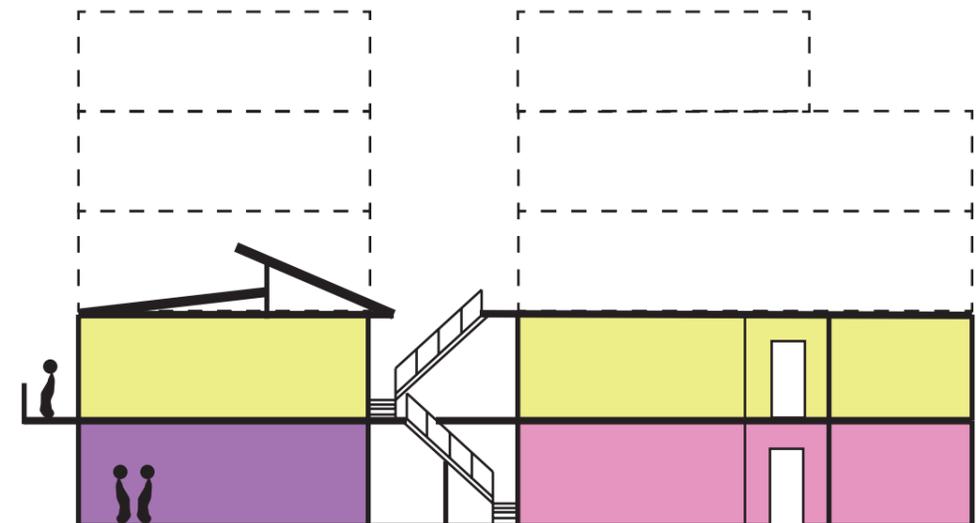
**Group: 3 Name: Salima Youssef
AUG.26.2011 FLOOR PLANS 1:200**



PHOTO STREET FRONTAGE



PHOTO OTHER



SECTION 1:200

SINGLE-LOT HOUSING TYPOLOGY: **VILLA**

TYPICAL CHARACTERISTICS

- Period of proliferation: Evolved since acient Rome. Australia since 1980s
- Number of dwellings: 1
- Number of stories: 1-2
- Total number of bedrooms: 1-6
- Circulation type: various

- Building depth: less than 22m (15-22)
- Building width: less than 22m (6-10)
- Building perimeter, all levels: less than 80m (approx 42)

AREAS

- Site Area: variable according to context 484 sqm (min for multiple)
- Built Upon Area: 90 sqm
- Nett Floor Area / Dwelling: approx. 80 sqm (single level)
- Gross Floor Area [GFA]: approx. 90 sqm
- Landscaped Area: variable according to site

RATIOS

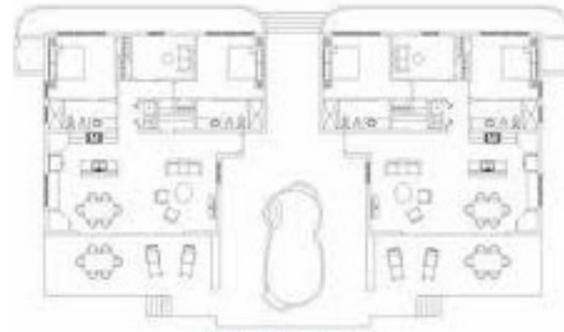
- Floor Space Ratio: 0.45:1 (max for fairfield)
- External walls / GFA: 2.1:1
- Total bedrooms / GFA: 45:1

DESCRIPTION OF TYPOLOGY:

Today the term "villa" is often applied to vacation rental properties and associated with sites of views or water. In the UK term is used for high quality detached homes in warm destinations, particularly the Mediterranean. The term is also used in Pakistan and in some of the Caribbean Islands, coastal resort areas and mainland Mexico. It commonly describes "luxury bungalows" in various worldwide locations. In Sydney, Australia "villas" is a term used to describe a type of townhouse complex which contains, possibly smaller attached or detached houses of up to 3-4 bedrooms that were built since the early 1980s.

HISTORY OF TYPOLOGY:

A villa was originally an ancient Roman upper-class country house. Since its origins in the Roman villa, the idea and function of a villa have evolved considerably. After the fall of the Roman Republic, villas became small farming compounds, which were increasingly fortified in Late Antiquity, sometimes transferred to the Church for reuse as a monastery. Then they gradually re-evolved through the Middle Ages, into elegant upper-class country homes. In modern parlance 'villa' can refer to a various types and sizes of residences, ranging from the suburban "semi-detached" double villa to residences in the wildland-urban interface.



STREET BLOCK ARRANGEMENT PLAN 1:100



FLOOR PLANS 1:50



PHOTO STREET FRONTAGE

22m minimum suburban street frontage (fairfield council)



Roman Villa

Villa Savoye

PHOTOS OTHER



SECTION 1:50

SINGLE-LOT HOUSING TYPOLOGY:

Zero Lot Detached

TYPICAL CHARACTERISTICS

Period of proliferation: Detached house

- Number of dwellings:** 1
- Number of stories:** 2
- Total number of bedrooms:** 3
- Circulation type:**

- Building depth:** 13.5 m
- Building width:** 9.6 m
- Building perimeter, all levels:** 46.2 m

AREAS

- Site Area:** 280 sqm
- Built Upon Area:** 180 sqm
- Nett Floor Area / Dwelling:** 160 sqm
- Gross Floor Area [GFA]:** 175 sqm
- Landscaped Area:** 100 sqm

RATIOS

- Floor Space Ratio:** 0.65:10
- External walls / GFA:** 9:175
- Total bedrooms / GFA:** 3:175

DESCRIPTION OF TYPOLOGY:

A Zero Lot Detached is positioned on one lot line without any setback, with private yards on the other three sides of the building including a wider side yard on one side.

There are many names associated with this product type including garden home, garden villa, courtyard home, club home, cottage, and more. In any case, “patio home” most commonly refers to a single-story, single-family unit sited on a building lot that is typically not much larger than the building foundation. These products generally have a condominium ownership structure and building exteriors are typically maintained by the homeowners association.

HISTORY OF TYPOLOGY:

Gopal Ahluwalia, vice president of research for the National Association of Home Builders. “The consumer is willing to accept smaller lot size ... but not smaller homes. Many homeowners will give up a large lot if it saves them an hour of commuting time.”

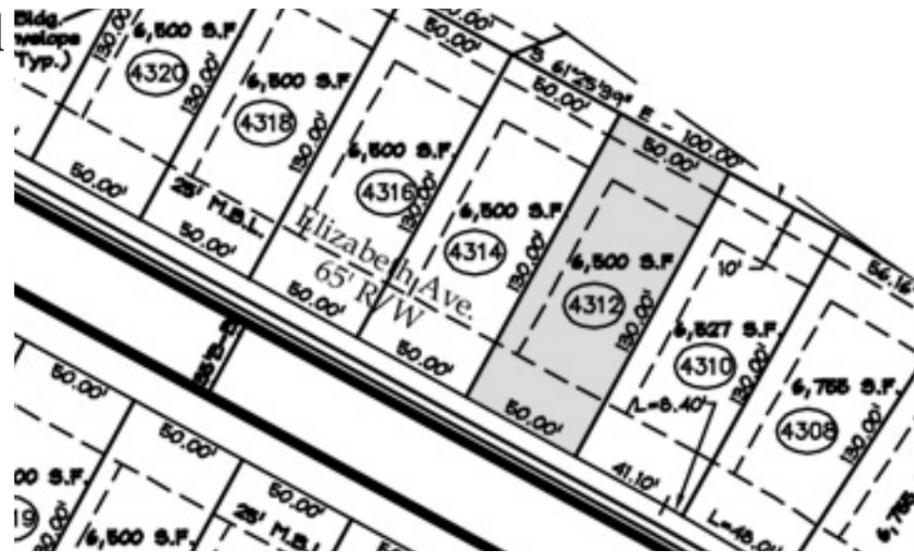
It is result of baby bom and affordable prices.

The median lot size of a new single-family house has dropped from 9,750 square feet in 1992 to 8,612 square feet in 2002.

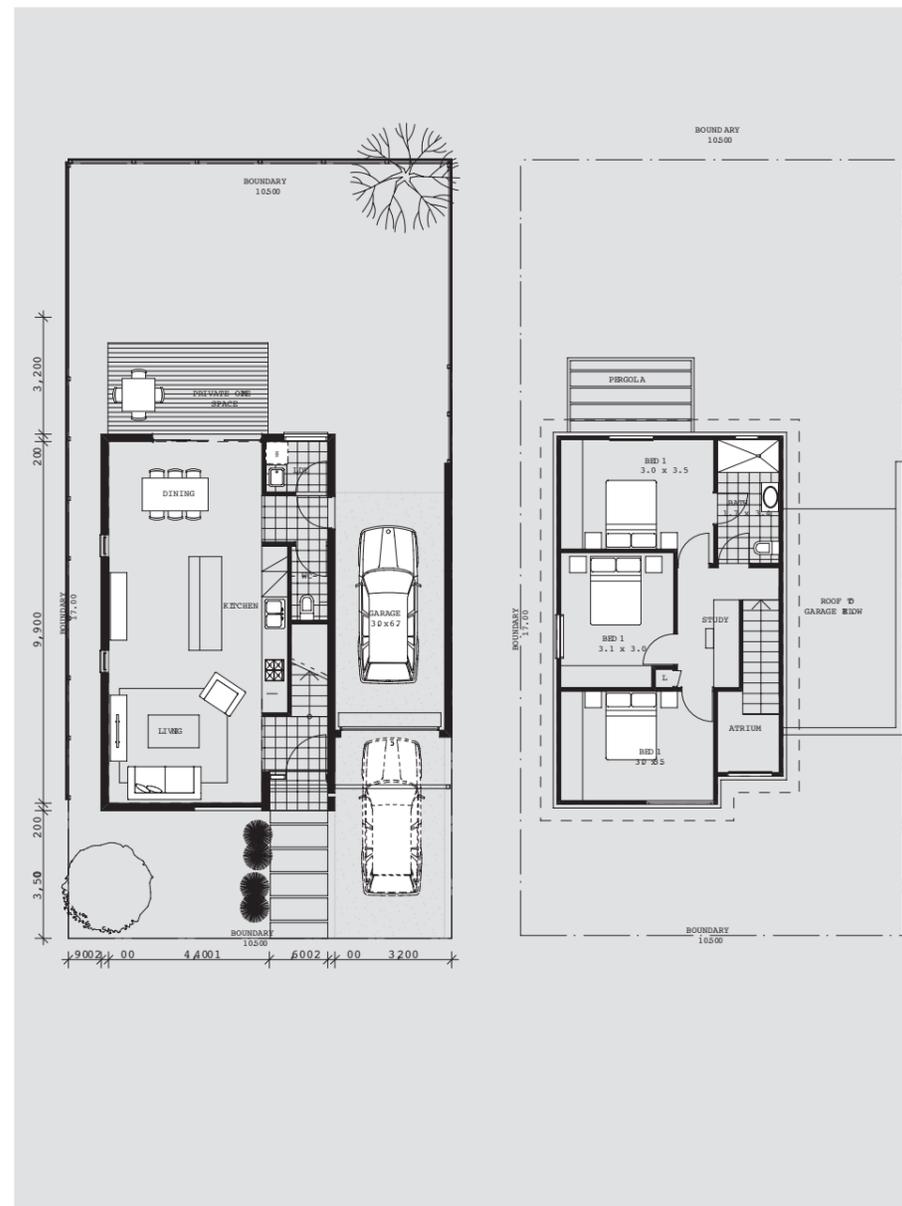
On another hand, Zero lot effects are not just for low-income homebuyers: they are an attractive option for anyone who doesn't have the time or inclination to maintain a large yard.

Customers willing to live in smaller size land near centre but still keep a large size living space and other requirements, then Zero lot detached existed. We could say it is hybrid of single detached house and row house.

**Names: Phuong Nam Nguyen
AUG.26.2011**



STREET BLOCK ARRANGEMENT PLAN 1:500



FLOOR PLANS 1:200



PHOTO STREET FRONTAGE



BACK YARD



One Level Zero Lot Detached