

PROGRAM

		Plan Width	Plan Depth
6 du	1	19' Townhouse	33', 37'
8 du	2	22' Townhouse	29', 33'
4 du	3	20' House	35'
2 du	4	22' House	35'
6 du	5	32' House	23' (att./det.)
6 du	6	22' Cottage	53'
5 du	7	30' Cottage	34'
2 du	8	10' Sideyard House	44'
3 du	9	12' Sideyard House	51'
2 du	10	15' Sideyard House	37'
44 du	Total		



SUBDIVISION RETROFIT

Re-platting a subdivision for additional density is part of a set of techniques used for land that is under-performing, has lost its market, or has deteriorated in quality. By employing the correct neighborhood and house design, doubling density creates only a minor adjustment to the existing land development pattern.

Dwelling sizes are modest, accommodating most markets currently, and the narrower lot frontages bring a higher amenity to the residential streets. Front porches define smaller gardens and yards, and garage doors are moved away from the lot frontage making the street a social, more intimately scaled space.



HOUSES & HOUSING
Suburban Setting - Infill Context
 6 Acre Site



Courtyard Elevation

Architectural Precedents

