

MISSING MIDDLE HOUSING TYPOLOGIES:

ROWHOUSE
3+
Rh
800 - 1800 SF



Tilley Rowhomes



Site Plan



First Floor Plan

Second Floor Plan

TILLEY ROWHOMES

AIA Austin Design Awards 2017

Michael Hsu Office of Architecture
Mueller
2016

The rowhouses are compact, but the repetition of forms created an economy of scale that helped make quality materials and subtle architectural details possible. All of the homes were purchased during construction, allowing finishes to be tailored for the homeowners. Each unit includes a fifteen foot tall bookcase with cable railing that doubles as a guardrail and screen for the stairway.

Living Area/Unit:

1,573 SF

Site Area/Unit:

2,013 SF

Building Height:

2 Stories

Floor-Area-Ratio:

0.78

Density:

21.6 Units/Acre

Open Space:

Shared Commons

Parking:

Shared Alley, Private Garage

Walk Score:

29

Drawings provided by Michael Hsu Office of Architecture. Photograph by Chase Daniel.

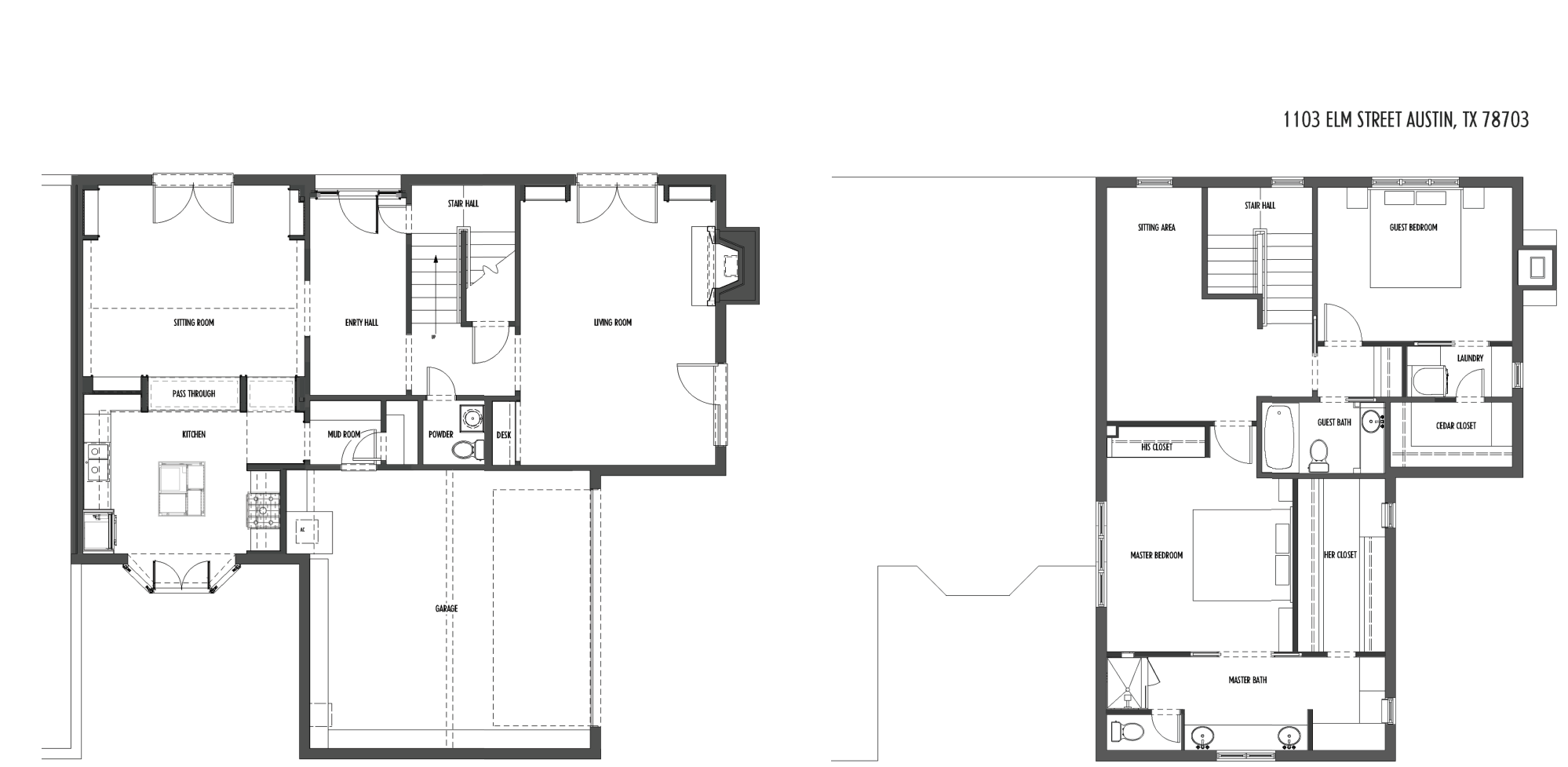
MULTIPLEX
4+
Mu
500 - 1400 SF



Elm Street Condominiums



Site Plan



First Floor Plan

Second Floor Plan

ELM STREET RENOVATION

AIA Austin Homes Tour 2017

John Mayfield Architects
Clarksville
2017, originally built in 1982

In renovating this 1980's condominium with a dated layout, the goal was to achieve a cleaner interior, with flowing spatial relationships, and natural light. A "formal" dining room, kitchen and breakfast "nook," resulted in a sitting room opening to the kitchen, layered with a vestibule/mud room. The master suite flipped, windows were enlarged, and a previous closet became a "bonus" loft. Original architect: Ken Bentley

Living Area/Unit:

1,949 SF

Site Area/Unit:

3,536 SF

Building Height:

2 Stories

Floor-Area-Ratio:

0.55

Density:

10.7 Units/Acre

Open Space:

Public Front Yard, Private Courtyard

Parking:

Shared Alley, Private Garage

Walk Score:

85

Drawings provided by John Mayfield Architects. Photograph by Leonid Furmansky.