

Building program used on the site at:

311 East McDaniel St., Springfield, MO, U.S.A.

- **Lower Level**

- 10,000 sq ft (930 m²) leasable commercial space with café and outdoor seating, including two commercial office spaces. Parking is adjacent in garage across the street to the south.

- **Upper Levels (4)**

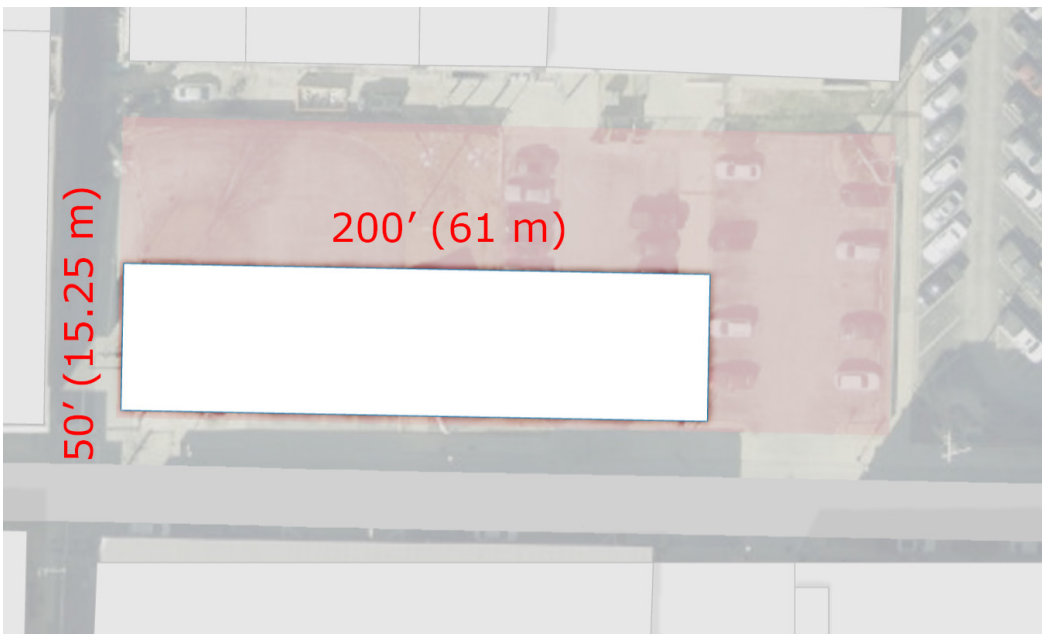
- Circulation (+/- 20%) 8000 sq ft (740 m²)
- 4x small studio apartments (500 sq ft each) – 2000 sq ft total (185 m²)
- 10x One Bedroom Units (750 sq ft each) – 7500 sq ft total (700 m²)
- 6x Two Bedroom Units (1250 sq ft each) – 7500 sq ft total (700 m²)
- Community Kitchen and Roof Deck – Upper Level – 1000 sq ft (90 m²)
- Workout Room – 500 sq ft (50 m²)
- Laundry – 250 sq ft (25 m²)
- Mail/Common Room on Lower Level – 500 sq ft (50 m²)

Design Footprints

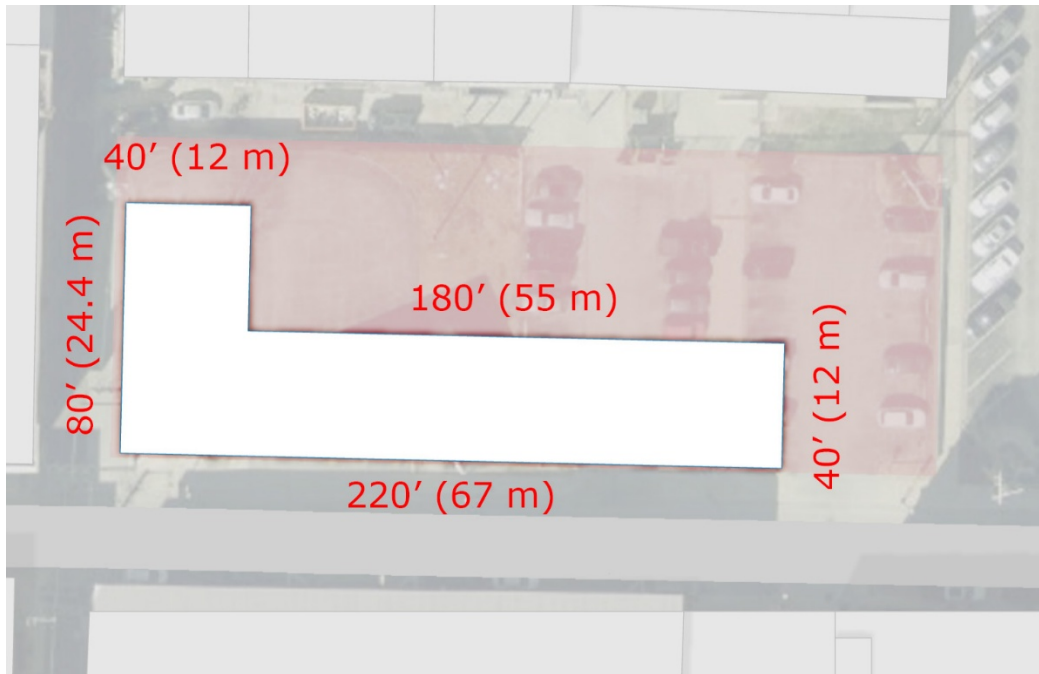
The site is approximately 100' (30.5 meters) north to south, and 250' (76 meters) east to west. As such, a starting point for the lower level is simply a 100' x 100' (30 x 30 meters).



However, this is often not the most efficient approach for the interior of a space. A longer space that works with the street front might be 200' (61 m) by 50' (15.25 m).



As you work through modifying the overall form, you may begin finding it helpful to create “L” shaped forms:



With any of the footprint shapes you are working through, watch the metrics panel on the right, and remember to check the BC (Building Coverage) data. The program calls for an approximate (note the word “*approximate*” – stay creative!) building coverage of 10,000 square feet (930 m²). As you work vertically, select your levels to check the GFA number (Gross Floor Area) to see if you are staying on target with the program. The total on the leasable apartment spaces should be around 28,000 sq ft (2,600 m²) by the program (this includes the living units, circulation, and amenities). In the case of this proposal, level two is 9,400 square feet (875 m²), adding up to 37,600 square feet (3,500 m²) if this is four floors of residential space, or 28,200 square feet (2,620 m²) if there are three floors of residential space.

