

# THE NEW TRIPLE DECKER

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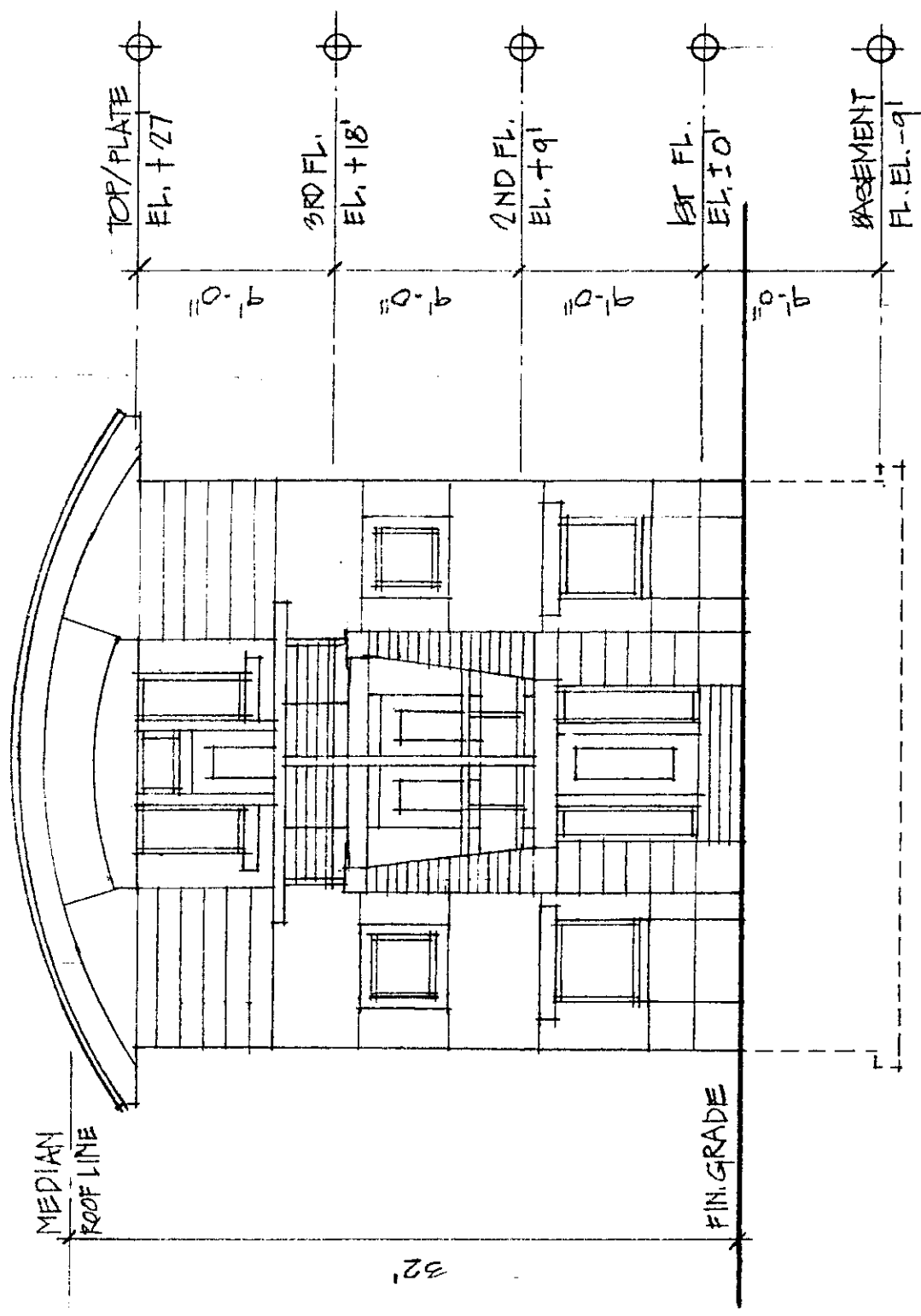
2004

## The New Triple Decker

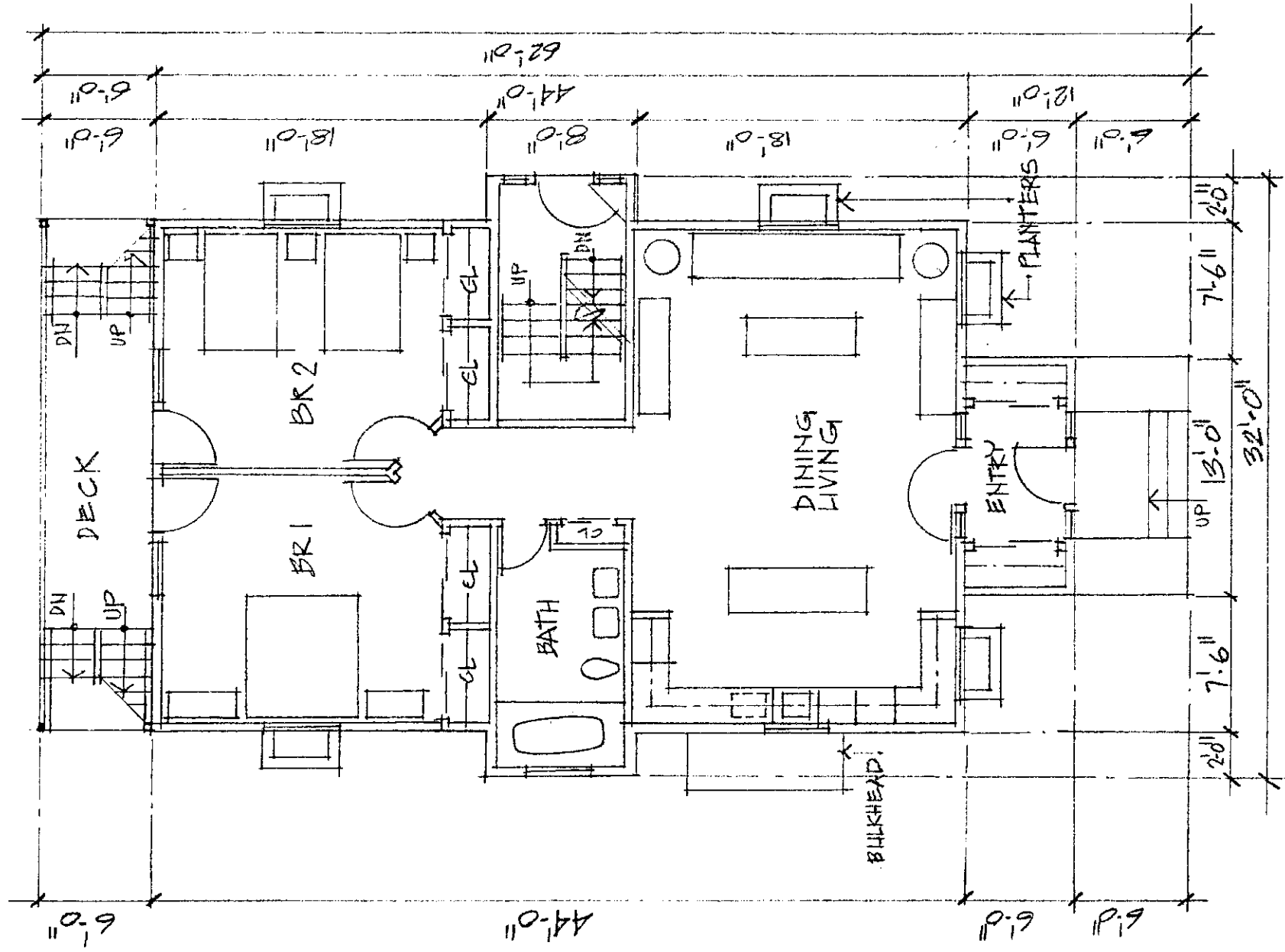
This project represents an attempt to re-introduce the old dwelling form of the Triple Decker that served America as affordable housing for many years. Unfortunately, it was abandoned for many reasons that were described in several publications but in view of the current crisis of affordable housing I feel it's time to re-establish the Triple Decker for use in many urban and suburban areas of Massachusetts that allow multi-family zoning.

These prototypical conceptual drawings show a compact three-story building for three families with independent entries and rear porches for each dwelling unit and a common basement with utilities. The total gross floor area of the building is 3894 s.f., average height - 30 ft. The First Floor Unit # 1 is 1,272 s.f., the Second and Third Floor Units # 2 & #3 are 1,120 s.f. each.

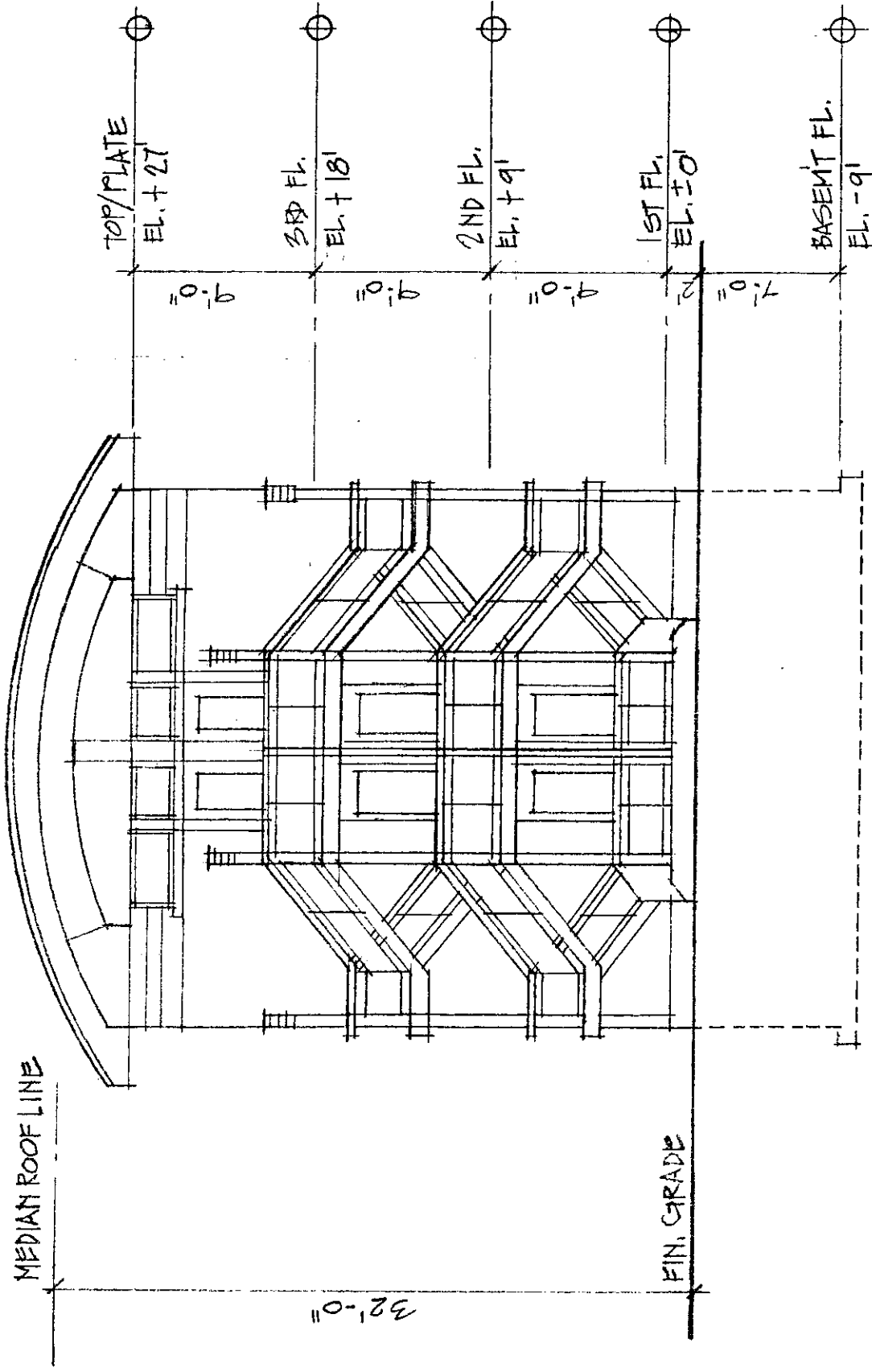
The intended building materials are:  
metal studs for walls, engineered wood for floor and roof structures, galvanized steel for rear porches. Finish materials - prefabricated cement boards for exterior walls, metal roof. The entire structure should be manufactured at building factories, brought to each construction site in modules and assembled on prepared foundations.



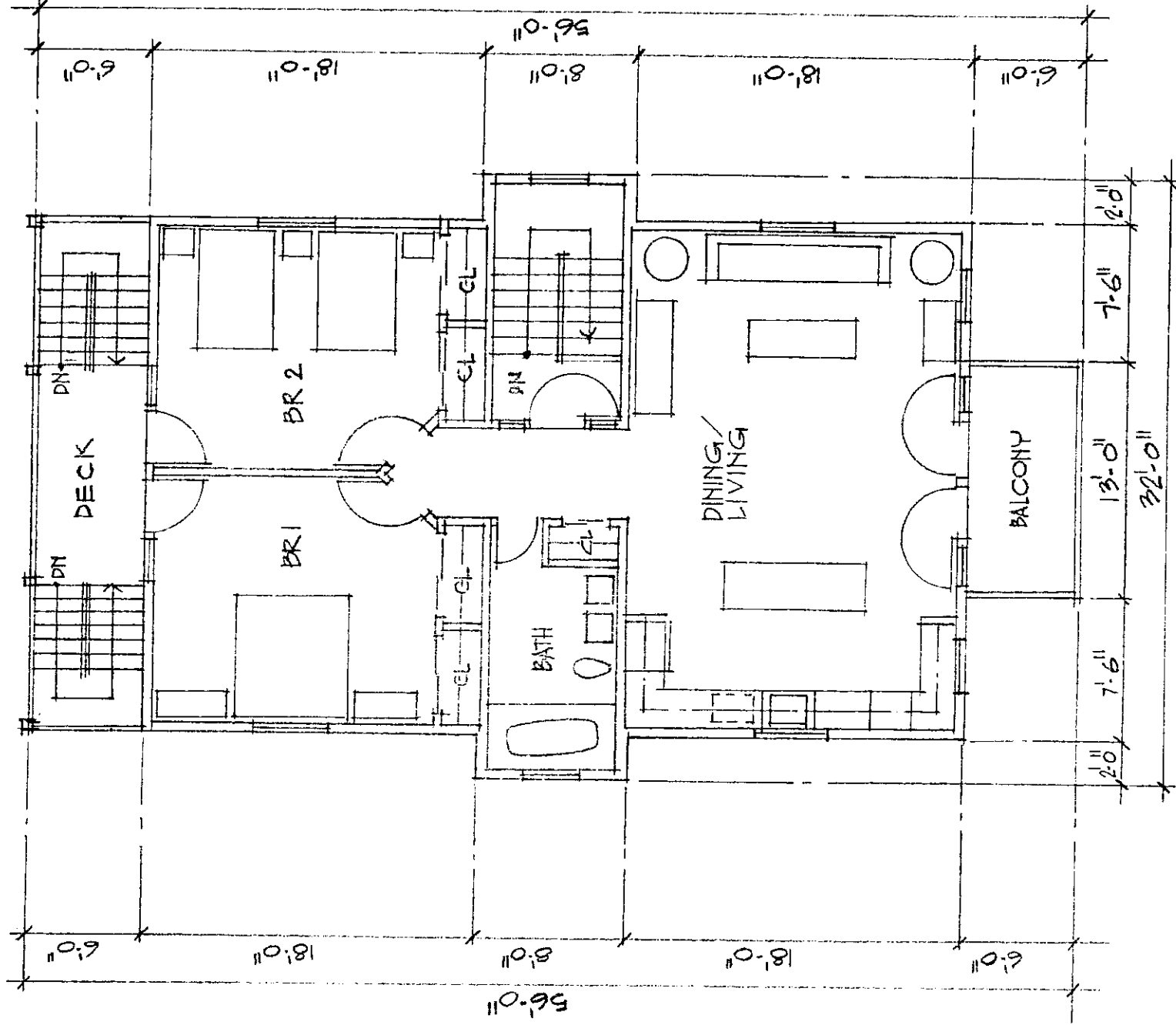
FRONT ELEVATION 1/8"



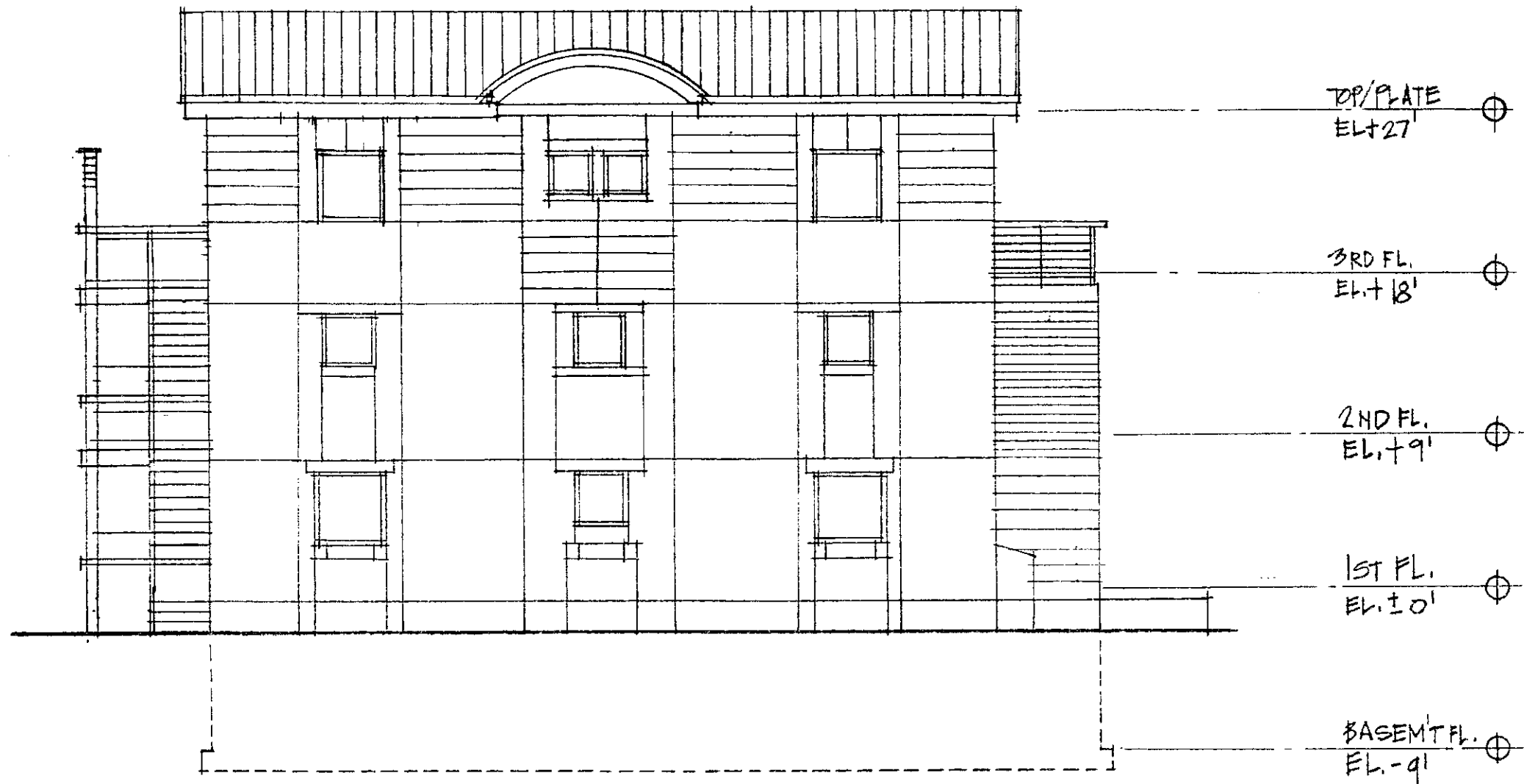
FIRST FLOOR PLAN 1/8"  
UNIT 1, 272 S.F.



REAR ELEVATION 1/8"



SECOND & THIRD FLOOR PLAN 1/8"  
UNITS 2 & 3 1,120 S.F. EACH



SIDE ELEVATION 1/8"