F.H.A. LOW INCOME MINIMUM PROPERTY STANDARDS STUDY

This section includes a study made by Conrad Engineers of the minimum square footage allowances in various classifications of F.H.A. insurable loans.

In summary, ordinary F.H.A. multi-family housing categories require the largest individual room areas with detached and duplex dwellings requiring the next largest individual room areas. The minimum property standards for low cost housing rank third, and urban renewal area requirements allow the least amount of individual room floor areas. The following illustrates the difference in room sizes and sources of variations:

F.H.A. Multi-Family Housing: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Eff. 1 Br. 2 Br. 3 Br. 4 Br.	The second secon	Rank Order (1 the lar
F.H.A. Multi-Family Housing, Urban Renewal Area: 5 5 5 5 F.H.A. Multi-Family Housing, West Side Urban Renewal Area, New York City: 5 5 5 5	3 3 3 3		
Urban Renewal Area: 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	1 1 1 1	ily Housing: 1	F.H.A. Multi-Family H
West Side Urban Renewal Area, New York City: 5 5 5 5	5 5 5 5		
	5 5 5 5		West Side Urban Rene
F.H.A. 1-2 Living Units: 2 2 2 2	2 2 2 2	g Units:	F.H.A. 1-2 Living Uni
F.H.A. 1-2 Living Units, Low Cost: 3 3 3 3	3 3 3 3	g Units,	

Source of Variation - for main rooms (combinations generally reflect proportional variations)

- 1-2 Dining Area or room, 10 square feet to 20 square feet larger
- 2-3 Living Room 20 square feet larger
 Kitchen 10 square feet larger
 Bedroom 10 square feet larger (both master bedroom and others)
 Dining Room 0 to 10 square feet larger
- 3-5 Living Room 0 to 10 square feet larger Kitchen 0 to 10 square feet larger Master Bedroom 10 square feet larger

The gatefold is a study made by Reston of the low cost housing minimum property standards holding the width of any room to the maximum shipping limitations of twelve feet. Room combinations containing the least amount of square feet have been translated into minimum dwelling sizes of from 401 square feet for a one bedroom unit to 669 square feet for a four bedroom unit. Each floor plan contains the least amount of circulation area possible in these room combinations. The chart is intended for use as a quick reference for comparison of design schemes submitted with the F.H.A. minimum property standards for low cost housing.

					in Lym		· · · · · · · · · · · · · · · · · · ·
	BEDROOM SPACE	FNA MULTI-FAMES HOUSING.	FIIP MUST-POMUY Housinge (Organ) Bencomic Meera)	FILE MOUTH-FAHLLY HOUSING (WEST ST2), MEG, URLAND REDEWE	F.M.P. 1-2 LIVING UNITS	F.H.A. 1-2.	
	1 2	NA					
	LIVING RM	NA	111				11. 1
	DIN. RM			1 1 1 1			
	DIN. ARSA	NA					
	KITCHEN .	NA_					
	KITCHEMETTE	40					
	BED RM. (PRIM)	20					
•	BEDRM (SEEND. ER)	NA.		1111			
a	TOTAL AREA, BED EMS	NA					
7	LIV. RM-DIN. AREA	en				144.4	
	LIV RM-DIN. RM	MA	1 2-7 2			TIT	
	LIV RM-DIN. AREA-BED BA	210	* 12.4		1-1-1-1		
	LW RM-DIN-POSA - KIT	NA		1		1 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
	LIVRH-BED RM	190					
	KIT DIN. AREA	100	1.1.4.				
	KIT- DIN RM	Na					
	KITETTE - DIN ACEA	80					144
	OTHER HAD. SPACE	NA		1-1-1-1			
	BATHROOM	-					
	FOYER	25	1-1-1-1	1 1			
	BALCONY OF ROOM	70	1. 1. 1. 1	11.5			
	TERRAGE	120			1		
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BEDROOM SPACE	FULD MULTI-FAMILY HOUSINGS.	FIIP MUCH-POMIUM Houstwo (Visania) Bewsont Alexa)	FILE MULTI-FOHLLY HOUSING COUST SICK, MAC. URBADO REVENE	F.H.P. 1-2 LUING UNITS	F.H.A. 1-2 LIVING UNINTS LOW COST	WIOTAS
LIVING RM	160	140	140	160	140	1-R 11
DIN. RM	\$100	80	80	80	80	NP 81
DIN. AREA	1100	100	50=10		11	N 2
KITCHEN	60	50	50	60	50	IRR 7
KITCHENETTE	40	40	40			10, 1
BED RM. (PRIM)	120	100	100	120	110	
BED RM (SEEDID ER)	NA.	NA	NA	NA	NA	
TOTAL AREA, BED EMS	120	100	100	120	110	
LIV. RM-DIN. AREA	200	160	160	180	180	
LIV EM-DIN. RM	240	200	200		200 -	
LIV RM-DIN. PRED-BED EM	NA	220	220		5.1	
LW RM-DIN REA - KIT	260	210	210	220	220 ,	
LIV RIA- BED RM	NA	190	190			
KIT DIN. AREA	110	80	80	100	90	
KIT- DIN RM	150	120	120		120	
KITETTE - DIN AREA	80	60	60			
OTHER HAR. SPACE	80	70	70			
BATHROOM						
POYER	25					
BALCONY OF POSCH	70	11-1-	19.5775	1-7-7-7		N
• TERROE	120		1.5	-		

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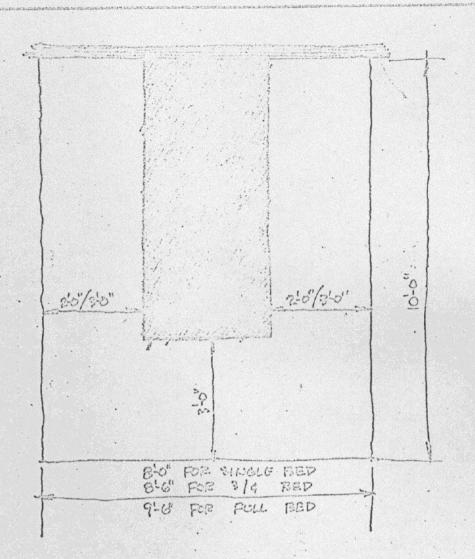
i f		N.				
BEDROOMS & SPACE	FUR MULTI-FAMILY HOUSINGS.	Aposnos (aceno) Serceor Aceno)	719 MULTI-FOULLY 1005106 (19557 512) 1116 - 0120 MV REVENC	F.M.P. 1-2 LIVING UNITS	FAMA. 1-2. LIVING UNING LOW COST	
	160	140	190	160	190	LR
LIVING RM	. 100		80	80	80	DR
DIN. RM	>100	80	00			BR
DIN. AREA	/: :-:					. 0.7.
KITCHEN	60	50	50	60	50	
KITCHENETTE	NA	90	40			
BED EM. (PRIM)	120.	. 100	100	120	110	
BED RM (SECOND. ER)	80	70	70	80	70	
TOTAL AREA, BED EMS	200	170	170	200	180	
CLIV. RM-DIV. ABEA	200	160	160	180	180	
LIV RM-DIN. RM	240	200	200.	-11	200	
LIV RM-DIJ. AREA-BED BA	NA	220	220		-	
LN EM-DIN-ACIA - KIT	270	210	210	220	220	
LIVRM-BED RM	NA	190	190			
KIT DIN. PREA	110	86	80	100	90	
KIT- DIN RM	150	120	120		120	
KITETTE - DIN PIESA	DA	60	60			
OTHER HAM . SPACE	80	70	70	•		
BATHLOOM				3	15:1	
FOYER	25		-		-	
BALCONY OR RECH	70					11.11
TERRAGE	120		- :			
	1-1-1-				4111	
	THE	J	l		1 - 1 - 1 - 1	

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11'3'

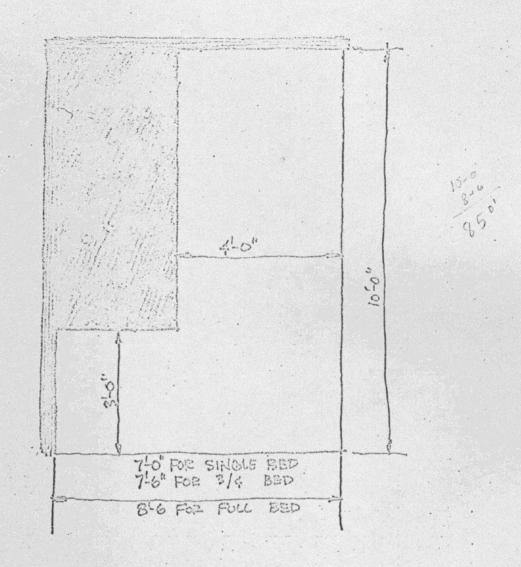
WITH SOUTH SESSION	MULTI-FAINI'Y	(COSSONION)	77-490-11.4 10.057-503, Ap 2505-02	1-2 CNNT3	2-12 000/107 0057	
BEDROOMS &	FUR MULTI-G	AIP MULT Heosinos Refesencia	GIP NIUE (YOUSINGE) (WAGOSINGE) (WAGOSINGE	F.M.A.	F.M.A. 1 CIVING COW	
LIVING RM	170	150	150	170	150	LR 1
DIN. RM		100	100	95	. 90	DR S
DIN. ARGA	/110					1302
KITCHEN :	70	60	60	70	60	1
KITCHENETTE	NA	100	NA			
BED RM. (PRIM)	120	100	100	120	120	
BEDRM (SEEDYD. CA)	80	70	.70	80	70	
TOTAL AREA, BED EMS	280	240	240	280	250	
LIV. RM-DIN. AREA	220	180	180	200	190	
LIV RM-DIN.RM	260	220	220	-13	220	
LIV RM-DIN. AREA-BED BA	NA	-	_		12-1	
LW RM-DIN-ACER-KIT	290	200	240	250	240	
LIV RM- BED RM	NA		-			
KIT DIN. PREA	120	100	100	110	100	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
KIT- DIN RM	160	190	140		190	
KITETTE - DIN ACEA	NA	80	80			
OTHER KAR. SPACE	80	70	70		-1	
BATHROOM				1-7-1-1	1-1	
Poyer	25		-		2	•
BALCONY OF RECH	75		1:-::	1-14		2-2
TERROE	120	-			1 -	
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of]			l	J 1	1 - 1 - 1	٠٠. ا

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BEDROOMS SPACE	FAM MULTI-FAMILY (1005)NJC.	FIID MUCTIFOMUK Houstive (alabah) Berwione Rieth)	AILA MULTI-FAMILY HOUSING (WOST SCH, MISG. OCOMO PENEWE	F.H.A. 1-2 Living UNITS	FILM. 1-2 CLUING UNIOTS LOW COST	
LIVING RM	180	150	150	180	160	LR 11
DIN. RM	7120	100	100	110	100	DR 8
DIN. AREA	/	esens.	h .	- 1		1BR-71
KITCHEN .	80	60	ලාල	80	300	لنسا
KITCHENETTE	NA	NA	NA	1.14	Sun.	
BED RM. (PRIM)	120	100	100	120	110	
BED RM (SESOND, ER)	80	70	70	60	70	
TOTAL ACEA, BED BUS	380	3,40	340	380	-320	
LIV. RM-DIN. ABER	230	180	:180	220.	200	
LIV RM-DIN. RM	270	220	220	•	290	
LIV RM-DIN. AREA-BED EM	wa	-	Ama .			
LW PM-DIN. ACON - KIT	310	240	240	2.80	260	
LIV RM- BED RM	NA		6:58			
KIT DIN. ARGA	190	100	100	120	110	
KIT- DIN RM	180	140:	140		160	
KITETTE - DIN AREA	NA	80	80	En.		
OTHER HAM. SPACE	80	70	70			
BATHROOM		-	-			
FOYER	25					
BALCONY OR POSCH	70				1.5	1
TERROF	120	-	I Alter	1-1-2	.5	



DESTRABLE CLEARANCES FOR PASSAGE & BEDMAKING ~ BED COMMON WITH ONE WALL

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PASSAGE & BED MAKING ~ BED GOMMON WITH TWO WALLS

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