United States Patent

[11] 3,629,983

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Continuation-in-part of application Ser. No. 744,721, July 15, 1968, now abandoned. This application Sept. 2, 1969, Ser. No. 854,671

[54] **PRECONSTRUCTED MULTIPLE UNIT HOUSING**
18 Claims, 8 Drawing Figs.

[52] **U.S. Cl.** **52/169,** 52/79, 52/236
[51] **Int. Cl.** **E04h 1/02,** E04b 1/348
[50] **Field of Search** 52/79, 169, 236

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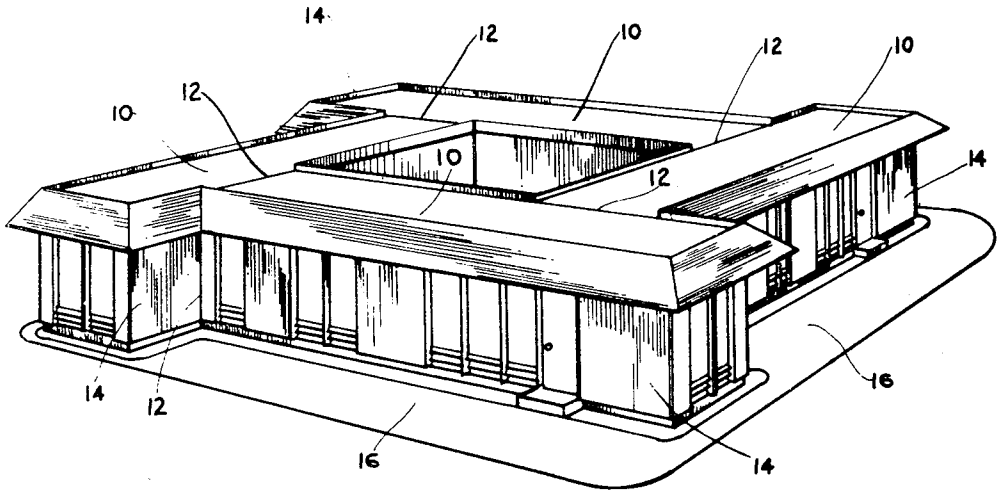
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ABSTRACT: This disclosure is to a new and useful physical arrangement of substantial preconstructed building modules or living units which can be manufactured in a plant and then transported to location and there assembled together in a manner to achieve styling, efficiency of construction and economy of land use.



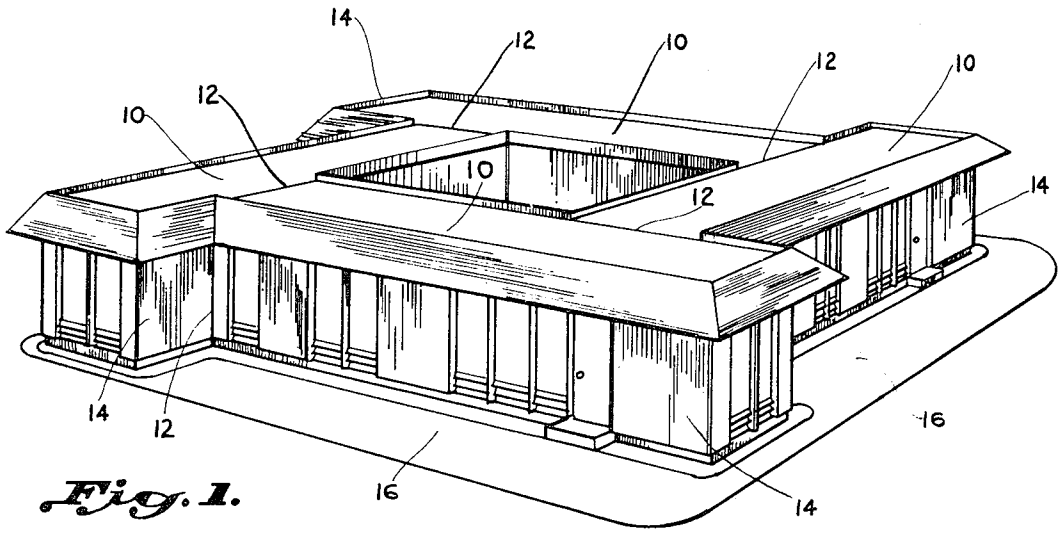


Fig. 1.

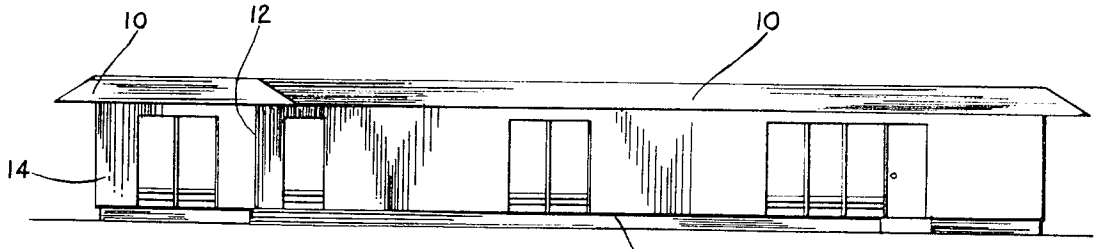


Fig. 2.

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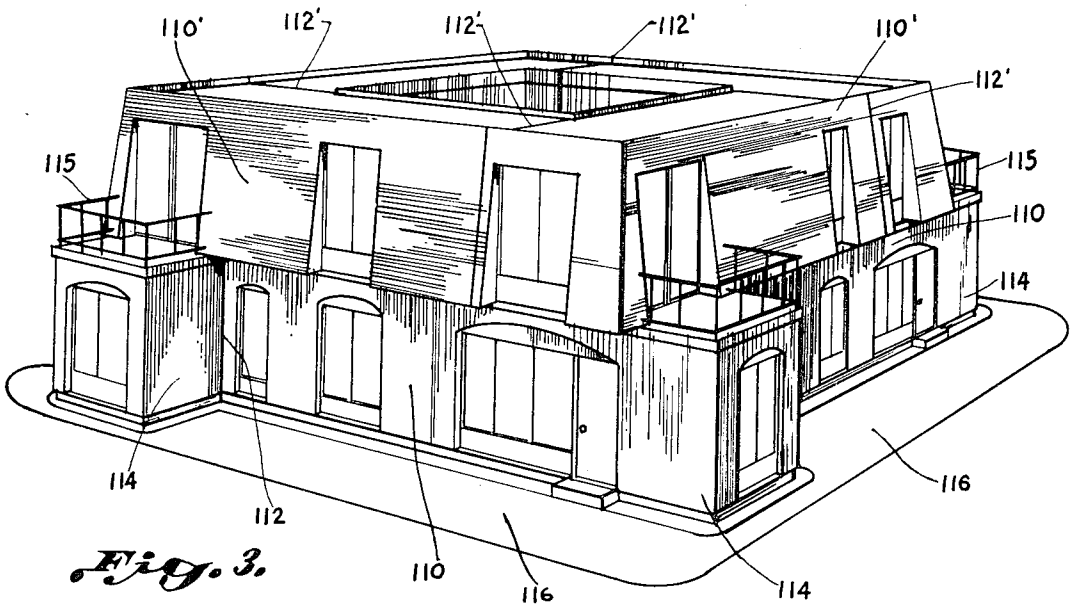


Fig. 3.

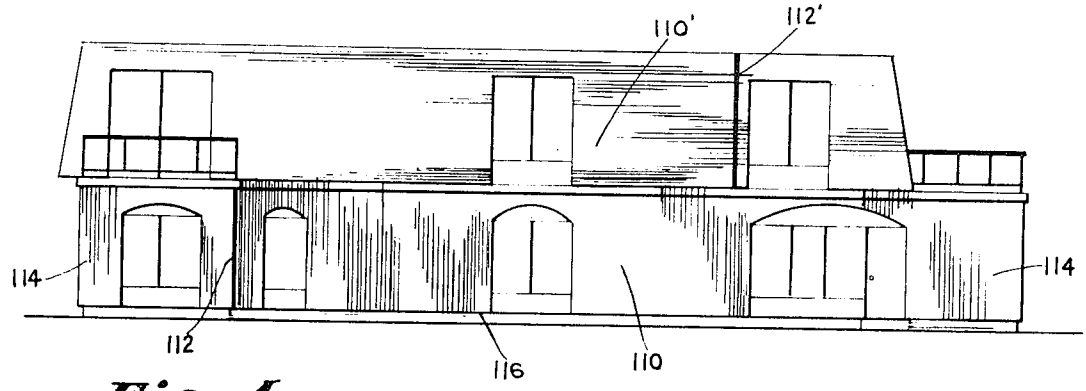


Fig. 4.

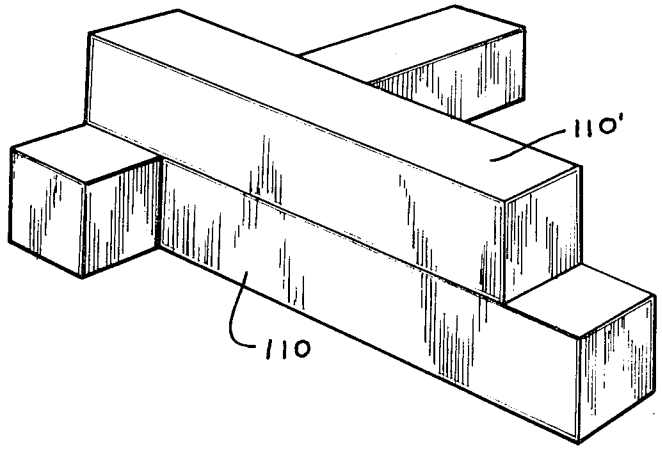


Fig. 5.

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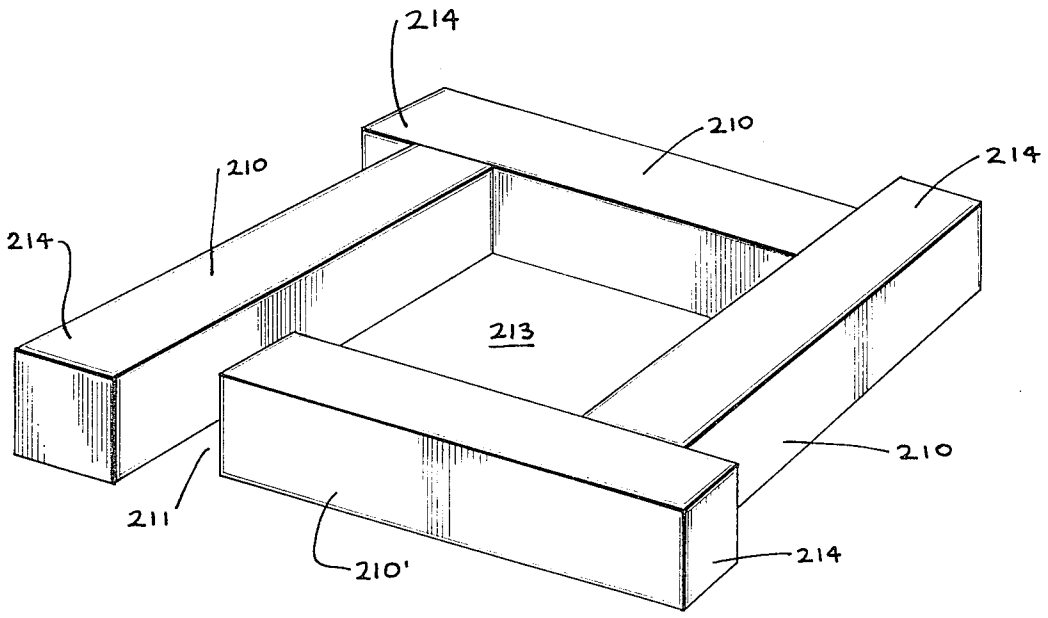


Fig. 6

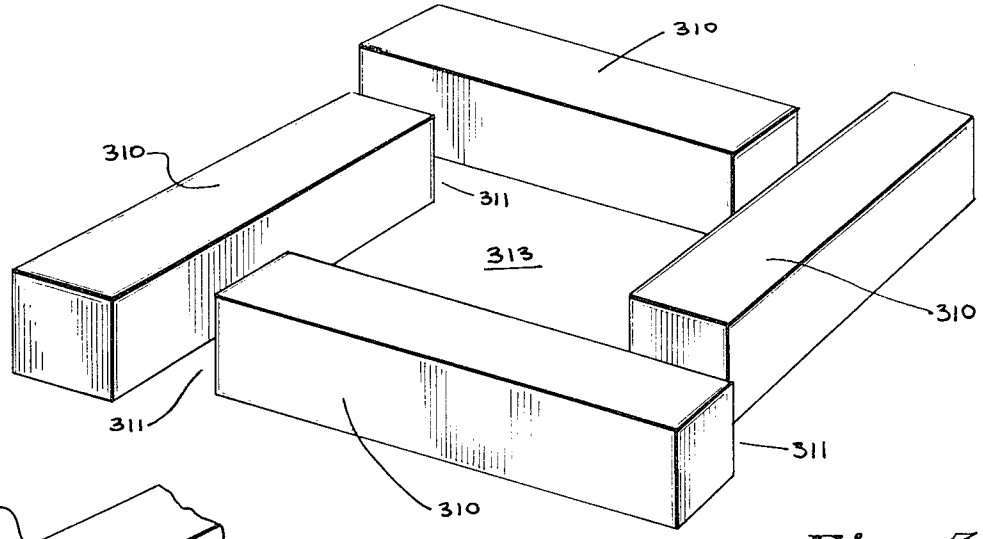


Fig. 7.

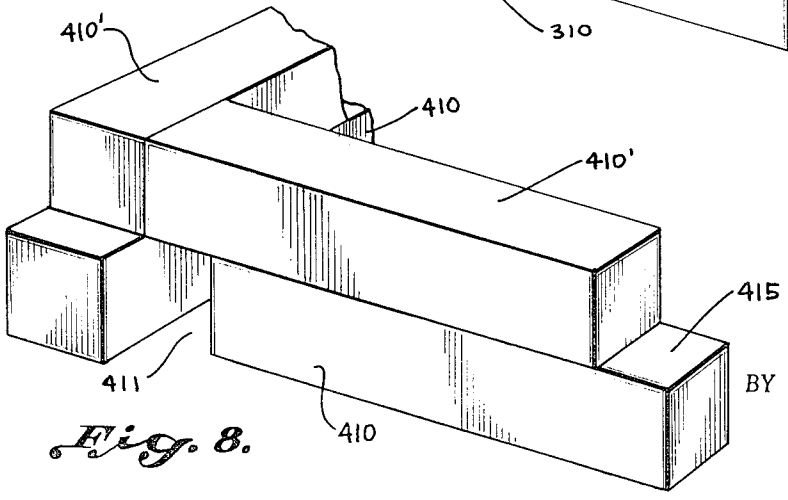


Fig. 8.

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PRECONSTRUCTED MULTIPLE UNIT HOUSING

This is a Continuation-In-Part of my application Ser. No. 744,721, filed July 15, 1968 and now abandoned.

An object of this invention is to disclose an arrangement of a plurality of substantially identical preconstructed building units, modules or living structure which can be arranged on and assembled location with respect for each other so as to enclose an inner court and provide styling, efficiency and strength of construction and economy of land use.

It is a further object of this invention to disclose another arrangement wherein the living structure includes a second story which projects beyond a first story to overlie and be connected with the first story to provide interlocking arrangement for strength in construction.

A still further object of this invention is to provide an arrangement of dwelling units with sufficient spacing between at least two adjacent units to allow passage to and from an open-air court.

A still further object of this invention is to provide a second story of the dwelling units which overlies no substantial part of an adjacent unit.

For better understanding of my invention the following specification should be considered in conjunction with the several figures of the drawings.

FIG. 1 is a perspective view showing four (4) elongate single story living units arranged according to my invention.

FIG. 2 is a side elevation of the structure of FIG. 1.

FIG. 3 is a perspective view similar to that disclosed in FIG. 1 but additionally including a second story.

FIG. 4 is a side elevation of the side structure shown in FIG. 3.

FIG. 5 is a schematic block arrangement showing the abutting and overlying arrangements of the elongate living units.

FIG. 6 is a schematic representation of a single story arrangement of dwelling units.

FIG. 7 is another form representing a variation of that shown in FIG. 6.

FIG. 8 is a representation of a second story in position over either arrangement of FIGS. 6 or 7.

Numerals 10 in FIGS. 1 and 2 designate four similar elongate preconstructed dwelling units. They are designed to be preconstructed as complete living units in a factory, using more efficient manufacture and assembly methods than on-site construction, and then transported to the building site. There they are placed on a prepared concrete of similar slab and connected to services such as water, electricity, gas and sewer. The units are assembled or attached one with another as indicated at numerals 12 to define a strong multiple-dwelling arrangement.

By the arrangement shown in FIG. 1, four units can be placed so as to define an enclosed inner court and with each unit overextending another unit. As shown, maximum privacy is obtained for each living unit because no windows of any unit face into the windows of another unit.

The overextending ends 14 of each unit define, in conjunction with the sidewalls of adjoining units 10, spaces 16 on the prepared concrete base which may be used for parking.

Elongate units 10 preferably include complete living areas such as living, sleeping, cooking and bath. However, to accommodate larger or smaller families partitions may be provided other than at the juncture 12 between the units. Under some circumstances it may be desirable to provide for passage from one unit to another through the juncture 12, and in this event the units would be provided with internal facilities accordingly.

FIG. 2 is a side elevation of the single story arrangement of FIG. 1 with like numerals applied.

FIG. 3 is similar in arrangement to that of FIG. 1 but additionally includes a second story. The numerals 110 represent the lower floor plan arrangement similar to that disclosed in FIG. 1. A second story is identified by the numeral 110'. It is anticipated that the first and second story constitute one living unit with a stairway therebetween. The first story units are joined as before at 112 while the second stories are joined at 112'.

It will be understood that the second story 110' may be fabricated at the factory as a unit with the first story 110 or that the two may be fabricated separately and assembled or otherwise fastened together on location like the units 10 of FIG. 1.

In the two-story building shown in FIGS. 3 and 4, a structural arrangement is disclosed which adds considerable strength to the connection between units. As before, the lower floor extending ends 114 project beyond the end of an adjacent unit 110. One end of each second story 110' projects beyond the first story 110 to overlie and be connected to another adjacent first story unit. This overlying relationship is shown clearly at the left-hand side of FIGS. 3 and 4. Considerable strength and rigidity are obtained between the various units. The second story units are likewise joined or connected at 112'.

Parking space 116 may be formed as before by end 114 and the side of unit 110.

Steps are provided between lower level 110 and upper level 110'. The end portion of upper story unit 110' which overlies end 114 opens onto a balcony 115.

FIG. 5 is a block representation of the units shown in FIGS. 3 and 4. A second story overlies a first story 110 to define a dwelling unit. The second story is longitudinally offset to overlie another unit at one end and define a balcony in conjunction with its lower story.

A variation in physical arrangement is represented in block form by FIGS. 6, 7 and 8. The representation therein is for physical arrangement and does not define any particular architectural features. In FIG. 6 as shown numerals 210 represent three of the single story dwelling units in connected relationship whereas a fourth unit 210' is partially detached to define a space 211 providing accesses to and from open-air court 213. One end 214 of each dwelling unit overhangs an adjacent unit to define the arrangement shown in the drawings.

Spacing 311 is provided between adjacent dwelling units 310 in FIG. 7. These units generally enclose or define an open-air court 313.

A two story arrangement is shown in FIG. 8. Therein a second story 410' overlies and forms a part of dwelling unit 410. The lengths of the units are such to form a balcony 415. Opposite ends of unit or story 410' overlie spacing or access 411 as defined by either of the arrangements shown in FIGS. 6 or 7 and abut an adjacent unit 410'.

The descriptions herein with reference to the various figures of the drawings define my arrangements of dwelling units. No specific architectural form is specified and in fact block representations are used in FIGS. 5–8. The physical arrangements enclose open-air courts as shown and present a pleasing exterior which additionally is quite functional. The invention is defined by the claims herein to follow.

I claim:

1. An arrangement of dwelling units comprising:
   - a plurality of elongate units arranged with each other so that a major portion of one side of each cooperate to generally enclose an open-air court,
   - each of said elongate units having one end disposed adjacent a side of another elongate unit at a location remote from an end of said another elongate unit thereby defining said major portion,
   - each of said elongate units having its opposite end projecting beyond still another elongate unit.

2. The subject matter of claim 1 wherein spacing is provided between units for access between said court and outside.

3. The claimed subject matter of claim 1 wherein considerable spacing is provided between at least one said end and adjacent side to provide access between said court and outside.

4. The claimed subject matter of claim 1 wherein said elongate units include a second story arranged about said open court and having portions overlying and connected to ad-

jacent elongate units for the purpose of strengthening said arrangement.

5. The claimed subject matter of claim 1 wherein each elongate unit is in its claimed arrangement disposed substantially perpendicular to adjacent elongate units.

6. The claimed subject matter of claim 5 wherein a second story overlying said units is arranged about said open-air court and includes a rectangular outer perimeter.

7. An arrangement of complete dwelling units comprising:

a plurality of separate elongate units arranged with each other so that a major portion of an elongate weather exposed side of each unit faces other sides of units across an open-air court to generally enclose the court,

each of said elongate units having an end disposed adjacent said side of another elongate unit at a location remote from an end thereof to define said major portions which generally enclose said open-air court of substantial plan area when compared to the plan area of any one elongate unit,

each of said elongate units having its opposite end projecting beyond still another elongate unit.

8. The arrangement as defined in claim 7 wherein passage means is provided between adjacent elongate units to allow passage directly therebetween.

9 The arrangement as defined in claim 7 wherein spacing is provided between units to provide access between said court and outside.

10. The claimed subject matter of claim 9 including a second story of dwelling units arranged about said court wherein portions thereof overlie said spacing between said elongate units and abut an adjacent dwelling unit of the second story.

11. An arrangement of individual dwelling units into a group comprising:

A plurality of elongate units arranged with each other so that a major portion of one sidewall of each unit cooperate to generally enclose an open-air court,

each of said elongate units having one end wall disposed in abutting relationship to a sidewall of another elongate unit at a location remote from an end of said another elongate unit thereby defining said major sidewall portions which generally enclose said open-air court to have an area substantially at least as great as a floor plan area of an elongate unit,

each of said elongate units having its opposite end projecting beyond still another elongate unit.

12. The arrangement as defined in claim 11 wherein four units define the arrangement with adjacent units being perpendicular to each other.

13. The arrangement as defined in claim 11 wherein the plan area of said open-air court is more than twice the plan area of an elongate unit.

14. The arrangement as defined in claim 11 further defined as having a second story comprising overlying elongate units.

15. The arrangement of claim 14 further defined by said second story elongate units overlying first story units and having one end overlying a portion of another first story unit.

16. The arrangement of claim 15 further defined by said second story units having another end terminating short of the end of the underlying first story unit.

17. The claimed subject matter of claim 11 wherein each elongate unit is in its claimed arrangement disposed substantially perpendicular to two other elongate units.

18. The claimed subject matter of claim 17 wherein a second story overlying said units is arranged about said open-air court and includes a rectangular outer perimeter.

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