01. White Cube Mangwoo: ArchiWorkshop

White Cube is located in a high density multi-family housing area covered with small-sized lots, and very narrow spaces between the buildings. The sky balcony system is created to draw reflected light inside keeping the privacy for better living environment under the site condition. If the development could be expanded by combining individual lots, then a pedestrian access, playground and green area could be constructed on the ground level instead of the carpark. This would transform the ground area into a social space, and would create a healthier pedestrian environment, which gives higher quality of building for people to share.

02. Alley House: BAU Architects

In Alley House, the maximum FAR could not reach the absolute number due to the site condition. Emancipated from the game of increasing FAR, the semi-basement blurs the boundary between the architecture and the alley. The wall sets back from the street, and the office on semi-basement level benefits itself from this comfortable empty space in front. It becomes natural to see passersby through the office window, and an interesting and intimate relationship is created along the alley.

03. Yoap White House: designband YOAP

The site for this housing project is located to a very small plot with a 175 ㎡ area. Nine studios had to be packed into this 5 story building with parking lot and a shop on the ground floor. As is the case for most rental housing in Korea, the building had to be economically feasible and yet the building should be pleasant and even pleasing the residents. Each studio was given the simplest floor plan possible, so that none of the nine spaces would intrude into another in its limited territory. This resulted some 'leftover' spaces in the plan, which then were turned into 'breathing spaces' such as the terrace and the community area on the rooftop.

04. White Cone: Apparat – C

The White Cone contains typical programs of multi-unit housing in the city. On the ground level with pilotis is the garage for the building and on one side is neighborhood facility. Second and third levels accommodate total of six studio units and on the top level is a double story penthouse. The garage was efficiently laid out to maximize neighborhood facility space that fronts the street. Common stair is located on the north side of the site to maximize sunlight exposure to all units. With this functional composition and building regulation lines, the maximum of FAR resulted in the tapered shape, the cone.

05. Cheongseok Church: EU.K Architects + ANM

The site has a limitation to accommodate a church only at the basement level by the zoning code. The placement of underground chapel was conceptually incorporated with a symbolic

narrative, "Excavating a blue stone". This narrative was inspired by the name of church ("chengseok" means blue stone). The designed underground chapel occupies a hollow space formed by the metaphorical excavation and raise of a blue stone. It becomes a floating object in this region, having a carved-out outdoor circulation to the top of the church. This exposed circulation gives more opportunity for the church to serve as a cornerstone for local community, and provide more usable indoor space within the restriction of floor area.

06. Gablepack: AND

Trying to follow the regulations and maximize FAR often leads to buildings all looking too similar. In this house, however, the roof slope, specified by the local code, is reinterpreted as a balcony or an internal void which doesn't affect FAR, giving a unique character to the house. The public area with an open ceiling works as a communal space that encourages communication among neighbors. These architectural elements are the outcome of an attempt to propose a new design while still following the typical economic and legal requirements.

07. The Rabbit: Society of Architecture

After the shift from the 'single family housing zoning' to the 'multi-family house zoning', the density of this area increased by three times. As a result, alleys have been engulfed by shadows, and courtyards of individual lots have been turned into gaps between buildings. During the design process, the gap was tried to be restored as an alley or a courtyard. Finally, the open ground floor is used as connective urban void. The opportunity to connect to the adjacent new building's piloti space allows to form a micro-complex linking it to the city's existing pedestrian networks. The twice usages of the daylight setback regulation line defining the building volume, 'the rabbit ears' contain a pair of duplexes. The setback regulation line was manipulated in order to facilitate daylight conditions in high-density areas as its original meaning.

08. Chinese Boxes: thescape

A three dimensional buildable area can be defined by setback regulation lines. We can have a clearer this area, if we raise part of the ceiling unit by almost double and then cumulate those units through a sectional designs. This kind of height expansion strategy which makes two storied house practically 4 stories high helps to cultivate flexibility for future space use, enhancing rental potential. The architectural value can be found in its three-dimensional unit composition, distinguishing it from other multi-family units. This process clearly illustrates the desire and trend of the real estate market.

09. Uhjjuhdah House: SAAI Architects Office

The concept was to design a cluster of small residential units that functions as a single house collectively. On a 20 m2 site, we proposed a building with maximum floor area, composed of

10 residential units with as much service and outdoor areas as possible. Our goal was to suggest a universal, multi-family housing typology for one or two person household that was economical enough to be easily replicated, but with all the social and cultural values we desired it became a difficult mission. However, we also wanted to show that an architect-designed property could work just as well in our current real estate/housing market. With the current residents constantly developing and enriching the community's social and cultural values, it looks hopeful.

10. Silver Shack: CHAE-PEREIRA Architects

The rough style of our neighborhood was the starting point for the design of this small apartment housing; the hard shapes and translucent facades of industrial buildings and factories, like the neighboring Danginlee Power Station but also in its softer versions with the coffee shops and clubs around Hongik University, has become a kind of local vernacular. So for the façade the aluminum foil of the insulation layer was wrapped with corrugated polycarbonate panels, creating an ambiguous, semi-reflective skin within a very low construction budget. The spiral staircase can de guessed from the street through the translucent panels. We aimed to combine bulkiness and ambiguity for the building shape, roughness and sophistication for its skin.

11. Beyond the Screen: OBBA

By reducing an unnecessary corridor introducing H-shaped skip floor configuration with exterior staircases, it allowed the direct access from the stair keeping the public area a minimum while the private area is maximized. Ironically, this caused an expansion of the small courtyard, enriching the spatial impression of the building. By applying the brick screen in the courtyard, it exhibits different faces by the changing light and wind of the seasons and makes the resident can enjoy the rich atmosphere instead of making them go through dark hallway. Also, this proactive plan and brick screen enables to protect the resident’s privacy, prevent illegal extension and play aesthetic and functional roles by hiding all the facilities and maintaining its neat and orderly appearance.

12. Yeoksam Building: DIA Architecture

Located in an alley of the central commercial area, this small-sized building had to look bigger and more remarkable. A projected balcony and a thin mass built up on the roof will help to extent the volume of building. The stairs are moved to the outside for the upper floors to gain more rental floor area. As an external cladding, insulating glass and metal curtain wall system is used to minimize the wall thickness in order to increase the useable floor area. The discussed subjects such as securing feasible rental floor area, expandability of floor area, exterior cladding and circulation system are devised as solutions to survive for small buildings in the area with the extreme high economic value.

13. Marble_ing Office: JOHO ARCHITECTURE

For the Marble_ing, the architect saw a disconnection of surrounding buildings in the district to the context of their individual sites. For this project the architect was able to allow for maximized office space as well as creating a relationship with the church adjacent to the sites east façade. The relationship between the church and building begins with the building opening up to the east allowing for views of the churches landscape this relationship continues with the stone being a byproduct of time as a metamorphic rock, the accumulated layers of marble provide a semantic contrast with the timeless image of the cathedral. The name 'Marble-ing' refers to fact that the building is cladded with marble and referencing the patterning of meat.

14. Gap House: Archihood WXY

We looked into not only the density of the site but also the density of the area, and tried to achieve a better living environment with an efficient use of space controlling the density. An open space from BCR is concentrated in the center as a public resting place, and retail facilities are positioned near this gathering space in order to raise the rental income of the building. As a result, two different values are achieved simultaneously: maximum rental efficiency and a pleasant social environment. If individual buildings like this keep making small improvements, then the landscape of city will be changed, and so will the lives of its citizens.

15. Y House: WISE Architecture

A multiplex house is actually a structure to make sales by selling each separate small unit. We did not propose the maximized area but the economical volume by using three-dimensional ideas that can maximize the profit of the client. Mezzanine loft-type studios on the north side of the land that has a shortcoming due to its atypical shape. The space in the north side could have been wasted very easily, but it became a popular place after the building was completed. The economic volume can make a space big enough for the users to live and still make a good building with the proper cost demanded by the market to be simple shape and materials.

16. 3P House (Public Pathway / Private Courtyard / Public Courtyard): Design Group OZ

Within the FAR and other regulations, we attempted to secure a public space and enhance freedom in the use of that space as much as possible. A public pathway is opened by merging lots and minimizing the footprint by converting unspecific common space into public or private use. A rooftop public courtyard in the north could be provided for residents to access freely by posing the client's unit in the south as a duplex and placing a private courtyard as a buffer. The ground floor and the rooftops are transformed into public spaces, accessible through their permeability. If a block development could be possible, it would

deliver a more spacious community area. The project itself is an experiment looking into the potential of multi-family housing as a low-rise apartment for high density urban areas.

17. Songpa Micro Housing: SsD

The physical area of living space doesn't always equal to the quality of living environment. For Songpa Mirco Housing, although the area of individual units is as small as the minimum size allowable by the regulations, the various spaces between and around the units allow for users to be able to expand their behavior boundaries by creating a sense of spaciousness and an extension of their private area. Today the size of a family is constantly expanding and contracting, and as a result, the stability of housing and sustainability of community has become vulnerable due to the rigid system of existing housing building types. However, Songpa Micro Housing provides a new housing typology that could be flexible to adopt these continually fluctuating changes; therefore, a sustainable living environment will be achieved.

18. NTERS Properties: Doojin Hwang Architects

The NTERS Properties building is a typical Rainbow Cake building, which is our term for a mid-rise, high-density, mixed-use building. It consists of commercial spaces in the basement and on the lower floors, offices on the middle floors and residential spaces on the 6th and the 7th floors, responding to the changing urban situations in this area. Each floor features unique design elements of a multi-use building. The basement has a sunken garden filled with natural ambient light. The 1st floor has a rear courtyard, visible through transparent glass walls from the front street. The 2nd floor has a front balcony and the 4th floor has a spacious outdoor terrace in the back. The roof deck is designed as a small but multi-functional garden.

19. SH Housing: poly.m.ur

The site of SH Housing is located in the quite dense area full of three or four story small housing buildings. The site conditions of a slope, a narrow road, and a retaining wall to the north have involved nearly all existing regulation lines to regulate building mass in Building Act. On the other hand, the client required 30 units, but the site area isn't enough to provide any public space except the minimum area for staircase and lobby. Taking this condition into account, the upper deck of underground parking lot was planned as the courtyard without affecting the BCR.

20. ArchiFiore: IROJE KHM Architects

ArchiFiore suggests an alternative model where design has lost its direction after securing the required FAR. Despite an irregular triangle shape of site, it had to be used 'as is' in order to meet the legal FAR. Moreover, Pop Art flower-shape is an Interesting and unusual feature to give a distinguishing character to enhance commercial effect. ArchiFiore is a small vertical

city, the outdoor stairs are connected to the city like a public walkway, and the active nude-elevator runs through café, restaurant, office and housing. The building is designed to employ a concaved line of traditional Korean language which is unique in the modern city of Korea.

21 Sugar Lump House: UTAA

When a careful approach to quantitative considerations is added to an architect's concept, property value increases. Coordinated with the span of the cantilever and the number of units, the units satisfy the necessary FAR as much as possible. The cantilevered units come upon a yard which doesn't count toward the FAR. So, the exterior volume looks larger within the setback regulation lines. The yard gives energy to the street, and encourages communication among inhabitants, while producing a higher income for the client. As a result, the building has become an attractive product for both the client and tenants, and also a public resource for the city, which contributes to the local community.

22 Gilmosery: Archium

The correlation between FAR 200% and BCR 60% is complicated. 5 or 6 floors are possible to build within the boundary by the setback regulation lines. 20% space per each floor can remain from 60% BCR by making 5 floors. The double layered external wall will be constructed by setting the frame of structure up to 60% BCR and pushing back the wall that makes for the 40% of the interior space with the conditions to make balcony, which is included BCR but, not FAR. This extra space does not divide the outside and inside, but can create a sensation of unified space. The building form, due to setback regulations, was extended in its curvature to the bottom. While an atypical form might seem difficult to read, can be architectural suggestion on boring alley.

23. Sky House: TRU Architects

Sky House is a mixed small building by stacking the residence on top of the office. Most rental buildings in the block are being planned to have a minimal height for economic reasons. By maximizing the residence floor height, we could achieve the spectacular view toward the park and mountain on the residence level over the surrounding rental buildings. Pilotis car parking is another convention of the rental buildings to minimize construction cost. However, the pilotis car parking has demerit of depriving the future transformation into commercial use for more lease profit. As an alternative to pilotis, we introduced the semi-basement parking which enable the small retail space on the street side. It could be a solution to the small scale and mixed use buildings driven by the demand of low cost in the fast-changing town.

24. Tetris House: BOUNDLESS

As it's hard to meet FAR demands, land plots in downtown are often found difficult to use. If architects can create new values in these cases, it will be possible to create a healthy city which adapts to the changes smoothly while maintaining a city fabric that reveals the traces of time. To achieve this goal, architects always have to strike a balance between meeting the required FAR and creating a quality space that is fundamental to architecture. In this project, the architect had to build as many micro-houses as possible on a narrow and deep site. By dividing volumes three-dimensionally, he tried to find hidden spaces which are invisible in the two-dimensional plane. Through this process, he successfully designed small, yet comfortable one-bed units.

25. Gureumjungwon Co-op. Housing: INTERKERD Architects

The proposed building is cooperative housing with 8 units. Equity among all units was considered an important value regarding scale and lighting, but above all, equity in the view of Bukhansan Mountain was tantamount. Due to the setback regulation line for daylight, the building couldn't have the required height, so as a result, the building was transformed into a pentagonal cube with a hipped roof. The public space for the residents is made by cutting out part of the cube. By determining the scale and shape of the building based on maximizing FAR an BCR, the individual units are given essential equity, but also have different spaces and layouts which give each one a distinct character.

26. Nonhyun Matryoshka: L'EAU Design

The site is rectangular with a pyramidal frame, tapering at the top due to setback regulation lines. A hard crust has been built here to make the internal space flexible. This crust becomes a structure which includes a boundary within a boundary, becoming smaller and overlapping at the top. Forming a flexible layer of air, this provides not only a room to continuously create private narratives within its scope, but also the privacy demanded by both this building and the surrounding houses. This creates a *mise en abyme* that keeps creating a box-in-a-box and a story-in-a-story. Although a building can be said to externally form a boundary, self-enclosed and set apart from surrounding buildings in a residential area, it has to become 'Matryoshka', inclusive of its own private landscape.

27. o.d Building: oddaa

Meeting a given FAR is obvious, but architect still want to find 'intangible areas', more than FAR. Being free from the setback regulation lines, the commercial facilities on the lower floors are arranged to directly face Garosu-gil Road. To have a maximized floor area within the limit of the setback regulation lines, the offices on the upper floors are positioned in parallel with the north boundary of the site. As a result, the building ends up having the twisted two masses by 15 degrees, creating the verandas exempted from FAR. Such a massing strategy could secure the volume enough to provide internal void spaces. The

elements of the veranda and the void become an ‘intangible area’, which accounts for 13% of the whole area and 33% of the site area.

28. Interrobang: Bang by Min

Located on a busy street in Gangnam, the architect has designed the distinctive 'Interrobang' mixed-use building to stand as a recognizable local community, while responding to its surrounding environment. To maximize rentable space, areas designated for communal and public activity have been reduced in size, while three-dimensional promenade connecting the whole building has been placed on the outer perimeter. The vertical reconfiguration of various programs occupying the street was an attempt to create a three-dimensional street that would revitalize small-scale culture. If the vertical extension of the street can create a mutual synergistic effect, it will provide the grounds for a chain reaction and a self-symbiosis of a program with little difficulty.

29. Place J: KYWC

Though 'Place J' is a privately owned building, it is open to the public. Various programs, like spaces for parties or retail are planned for the building. As programs are typically related each other, a flexible system has been proposed to connect them as necessary. A three-dimensional structure created by the irregular site, set back regulations, and the layered programs makes a different impression according to the particular viewpoints. In other words, it can be said that the building's shape changes according to its urban relationship. The volume includes various types of space. Every level has its unique sense of space like three stories high party room, open balconies, and triangular roof garden with sky view.

30 Oceanus Group Office: UnSangDong Architects

This building has achieved FAR of 97% though the legally allowed FAR is 200% due to the building height limit by the local regulation. However, by using level differences in the site, three basement floors facing the air at the south could be constructed for gallery and performance hall that doesn’t count toward FAR calculation. The car parking spaces were placed at the entry level from the north side, and office spaces at the higher levels. The structural frame encasing the entire building creates semi-outdoor spaces. While these spaces are exempt from FAR, they are essential design elements containing the nature and people’s enjoyment.

31. Stocky Bundle Matrix: EG: Massstudies

When attempting to achieve a maximum FAR, the result is a pyramid-shaped building. The architect suggested a cluster of two leaning stocky towers and a core to enhance the lighting condition for each of the proposed small housing units. Bundled together within the setback regulation lines, the two reclining masses sandwiching one central vertical mass meet, and consequentially create in-between spaces, either interior or exterior, on every floor that vary

in size and capacity of use. This solution allows the building to realize a spacious public area on the second and third floors that is double-height and open instead of passage-like, with various programs such as a library, a café, and meeting rooms. This has been applied to projects in the past, and once again proves that the various Matrix Studies methods, which the architect has used to develop buildings in different urban densities, can work as a universal strategy and be adopted in a variety of situations.

32. KHVatec Headquarter: THE_ SYSTEM LAB

The current FAR for this area is 250%, but it will be increased to 400%. The building is designed to adapt to this change in the future. Initially the structural frame is expanded to accommodate a FAR of 400%, however only the area equivalent to 250% is used as an actual interior space. The beams exposed between the framework and office acts as balconies, creating a new landscape. Two balconies, or floating decks, are placed for each floor. The positioning was carefully controlled to not overlap with each other; overlapping area is counted as a 'floor area'. The result of such approach enabled visual contact between every balcony, thus allowing the balconies to become visually rich and easily accessible for the office workers.

33. Sanggye 341-5: N.E.E.D

The project site abuts an elevated subway station in the center of main commercial district of the area. The attractiveness of being close to public transportation, and proximity to commercials as extension of one's living support posed positive site condition, but the noise and public-ness of being in the center of commercial zone had to be embraced and controlled. The organizational strategy was to resist the inherent density by making spatial buffer in and around the programs. The voids manifest themselves as vertical connections and terraces, overtly exaggerated in scale within the constraint of maximum FAR. The resultant volume, encapsulated in black concrete, sets a surreal urban stage in the most unlikely location of the city, within which implosion of pseudo-suburban living takes place.

34. Dagong: AnLstudio

Not only "maximizing Floor Area" but also "creating higher volume" was most important request from the client. The focus was put on securing a maximized FAR and on specialized work for the differentiated floors strategy to create a higher rental income. And to increase the building height as much as possible while keeping the maximum number of floors allowed by a given FAR, the middle part of the mass is cut out and placed above the upper floors, and an outdoor area is inserted in the middle of the mass at the 2nd floor level. As a result, an area equivalent to the total area of three floors is transformed into a vertical volume. And for this transformed mass, openings connecting two floors with a zigzag form are installed to produce varied interior and outdoor spaces.

35. Hanyu Group Building: OCA Architects

I received a project order from a client who had long envisaged constructing a company building on top of his gas station. I wanted to cast layers of a frame, which is finished with stainless steel plates, into the urban context and create a new streetscape with expressions that changed continuously, according to different times, light and speeds, rather than pursuing a building with a static image. The glass surface inserted between elements of the frame features various angles and textures and reflects the sky and land, creating dynamic shadows. The bridges straddling a deck penetrate five floors and interact with the surrounding in a clear and transparent expression. Attempts were made to make the building interact with elements located at its front and at its back, albeit visually.

36. Residence L-Ga

Considering BCR of the site, 17 floors were enough to meet a given FAR. However, as there was no height limit, the building has been raised to 24 floors under the same FAR by excavating some masses from the volume and stacking them above the volume. The excavated parts could provide the residents “a home with a courtyard” within the high density region. The system used here allows the extension of a building up to 20 floors or even up to 30 floors. And individual courtyards can be adorned differently according to the taste of the user, and they display different colors by season and by species of trees. These scenes affect the appearance of the building.