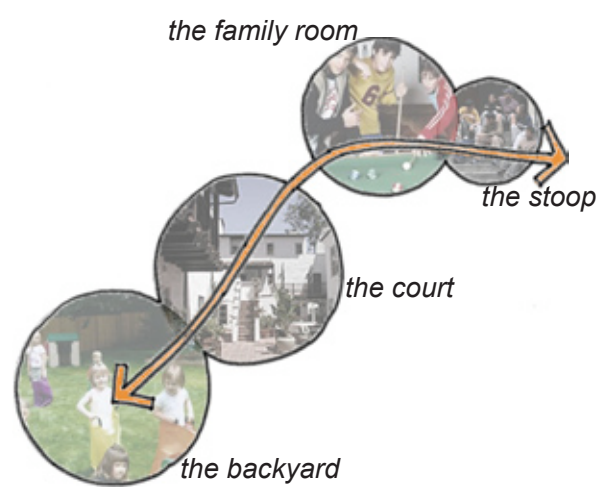
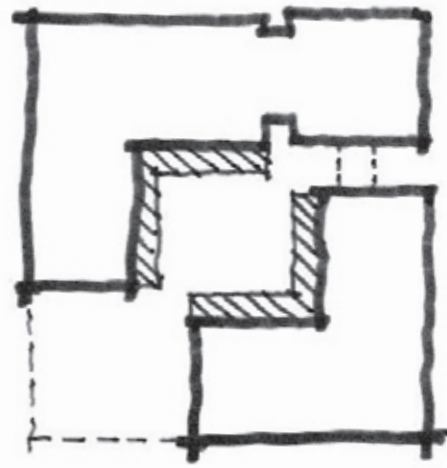


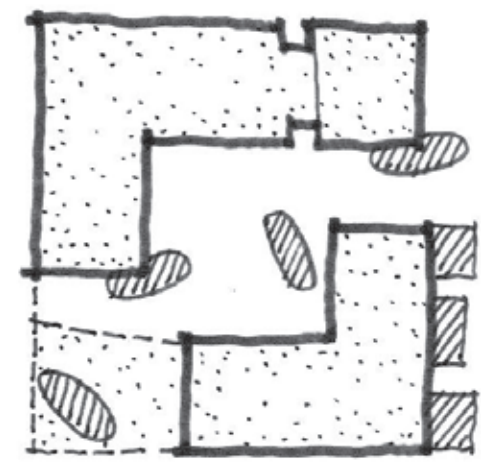
We propose a **new model** - one built around **multiple spaces** and focused both inward and out, providing privacy while **engaging** the neighborhood.



The scheme is built around a series of public and semi-public spaces - **The Stoop, The Family Room, The Court** and **The Backyard**.



Light is precious. The interior walls of the courtyard are clad in a light colored/highly reflective brick that will bounce **reflected sunlight** around the courtyard space increasing the ambient light levels.



Green roofs filter and reduce storm water runoff. **Storm water planters** handle roof overflow as well as runoff from all on site paved surfaces.



Teenagers hang out on *The Stoop* or shoot pool in the *Family Room*



Units open to *The Court* - the social center for its residents



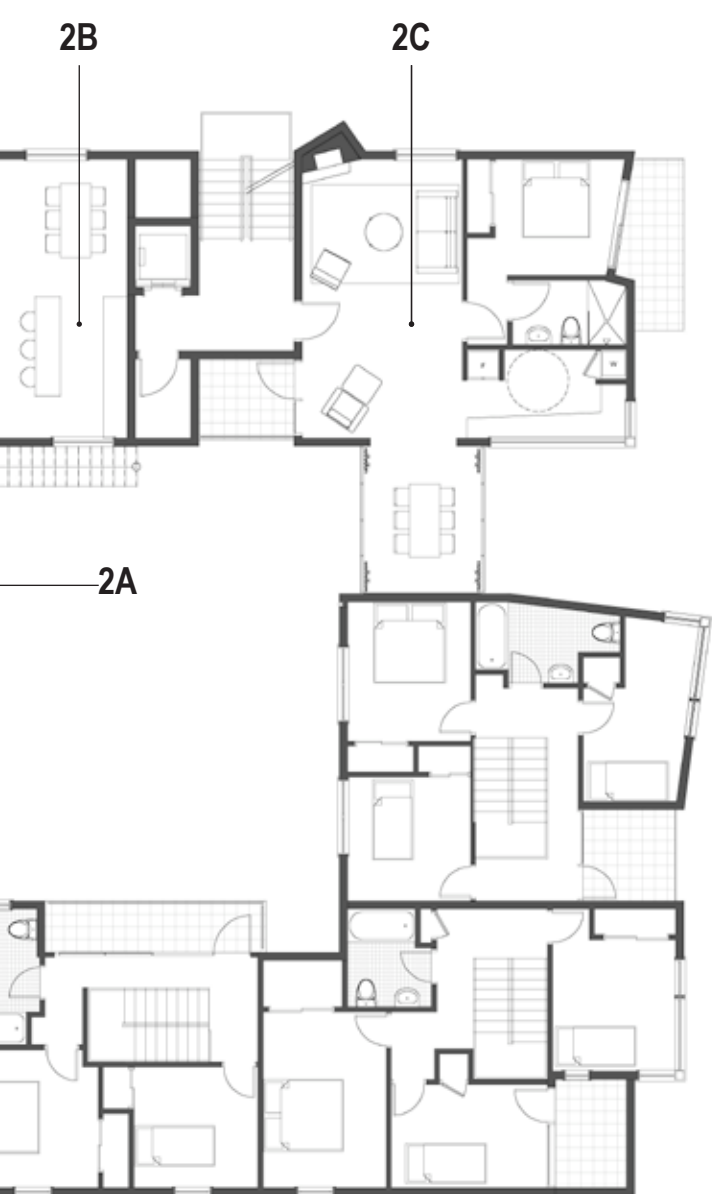
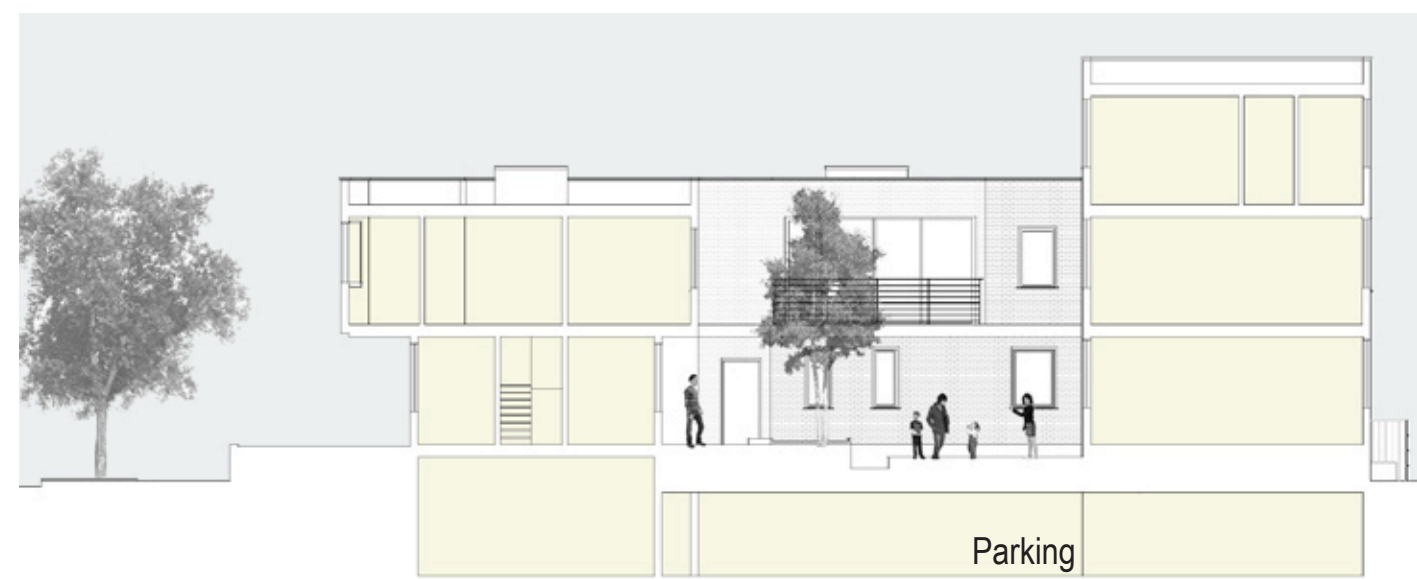
Young children play in the safe confines of *The Backyard*



Aerial view showing eco-roof

Sun Study - June 15th: The building has been shaped by the sun. The massing allows sunlight to flood the interior court throughout the day. →

A typical building section shows that the ground floor is raised several feet above street level. This mimics the neighborhood context and creates a necessary buffer from the street. Parking slips underneath the raised court resulting in less excavation. ↓



Second Floor Plan



Third Floor Plan



Fourth Floor Plan