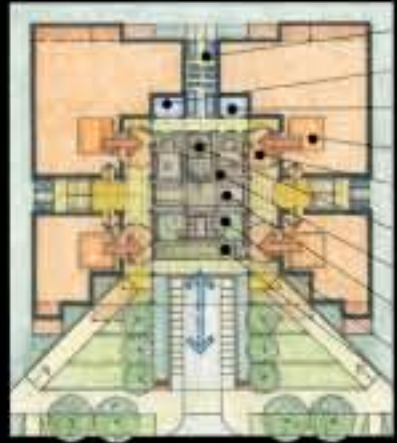


3 SOCIAL COURT DESIGN

MAXIMIZED RELATION OF COURT AND UNITS

- ALL UNITS HAVE COURTYARD VIEW AND ACCESS
- COURT ALLOWS MULTIPLE FAMILY ACTIVITIES
- COURT CIRC. CREATES CONTINUOUS VISUAL CONTACT



recycling, bikes, meters
court maint. & stor.
childrens equip. closet
court access through L.R.
family porch in loggia
community hearth
group activities areas
hard play: ride / skate
soft play: slide / hang
childrens' garden

4 PUBLIC / PRIVATE DOMAIN

PUBLIC FORECOURT TO PRIVATE COURTYARD

- BUILDING FACADE EMBRACES STREET FRONTAGE
- COURT ELEVATION AT +3 ABOVE ST. DEFINES "PLACE"
- TRANSPARENT BUT SECURE RELATION OF SPACES



resident eyes on court
views in - out / up - down
open access entry points
secure entry gate
unit and balc. forecourt views
sitting areas invite interaction
stepped native plant yard
ramp up to entry gates
project identity pylons
main floor ADA accessibility

5 PARKING, STOR., MECH.

CONTAINERS SPAN OPEN PARKING AREA

- LEVEL SUNKEN -6.5' ALLOWS AIRFLOW AND DAYLIGHTING
- OPEN SPANS ALLOW MINIMIZED IMPACT FROM COLUMNS
- FUNCTIONS HERE ALLOW RESIDENT USE OF COURT ABOVE



containers span parking
low retaining wall - open air
prefab resident stor. units
1 car per unit, + extra space
open stairs up or to grade
mech. unit near chase
child-safe pedestrian zone
court framing / slab above
water retention area
vehic. / ped. access to st.

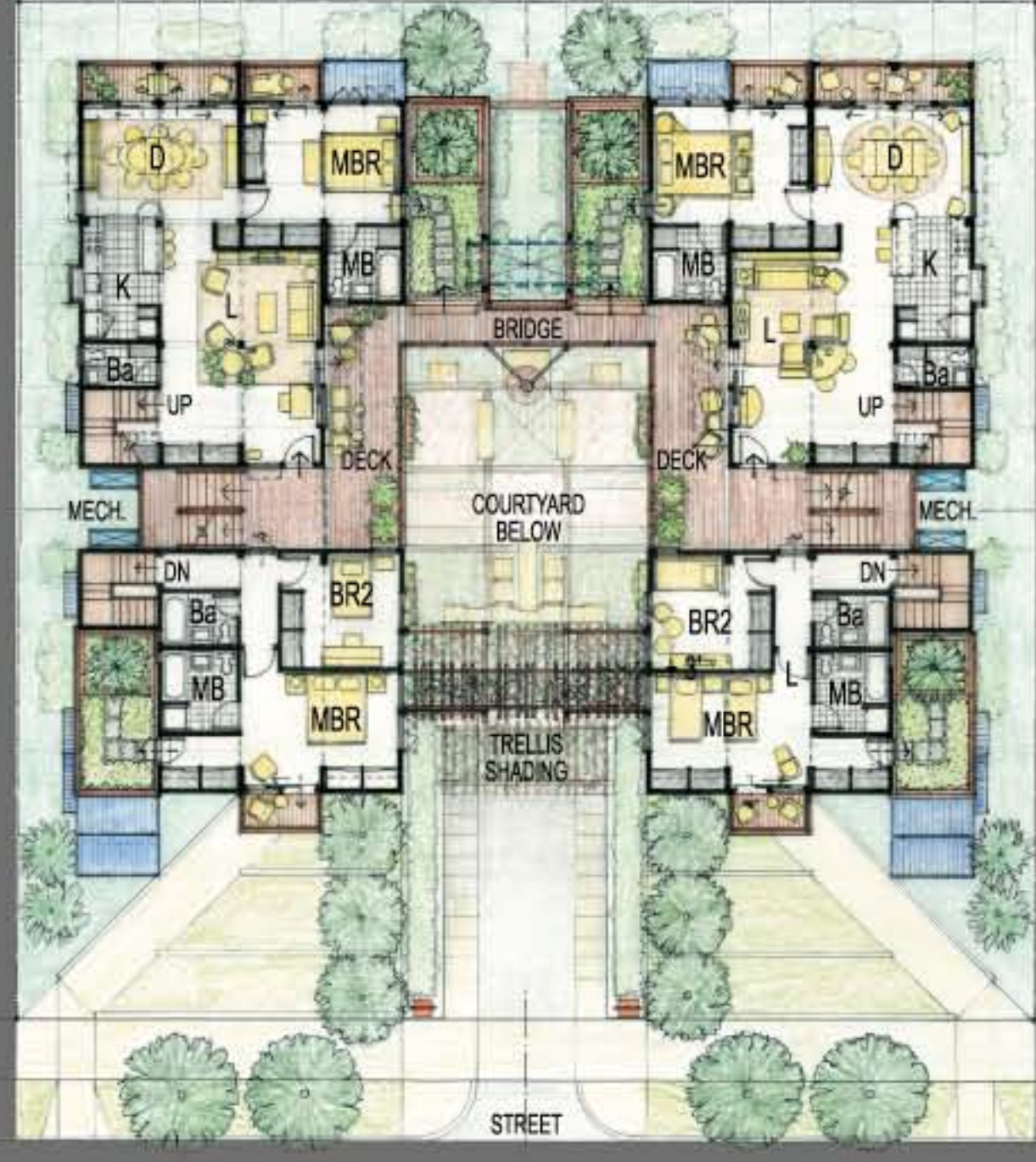
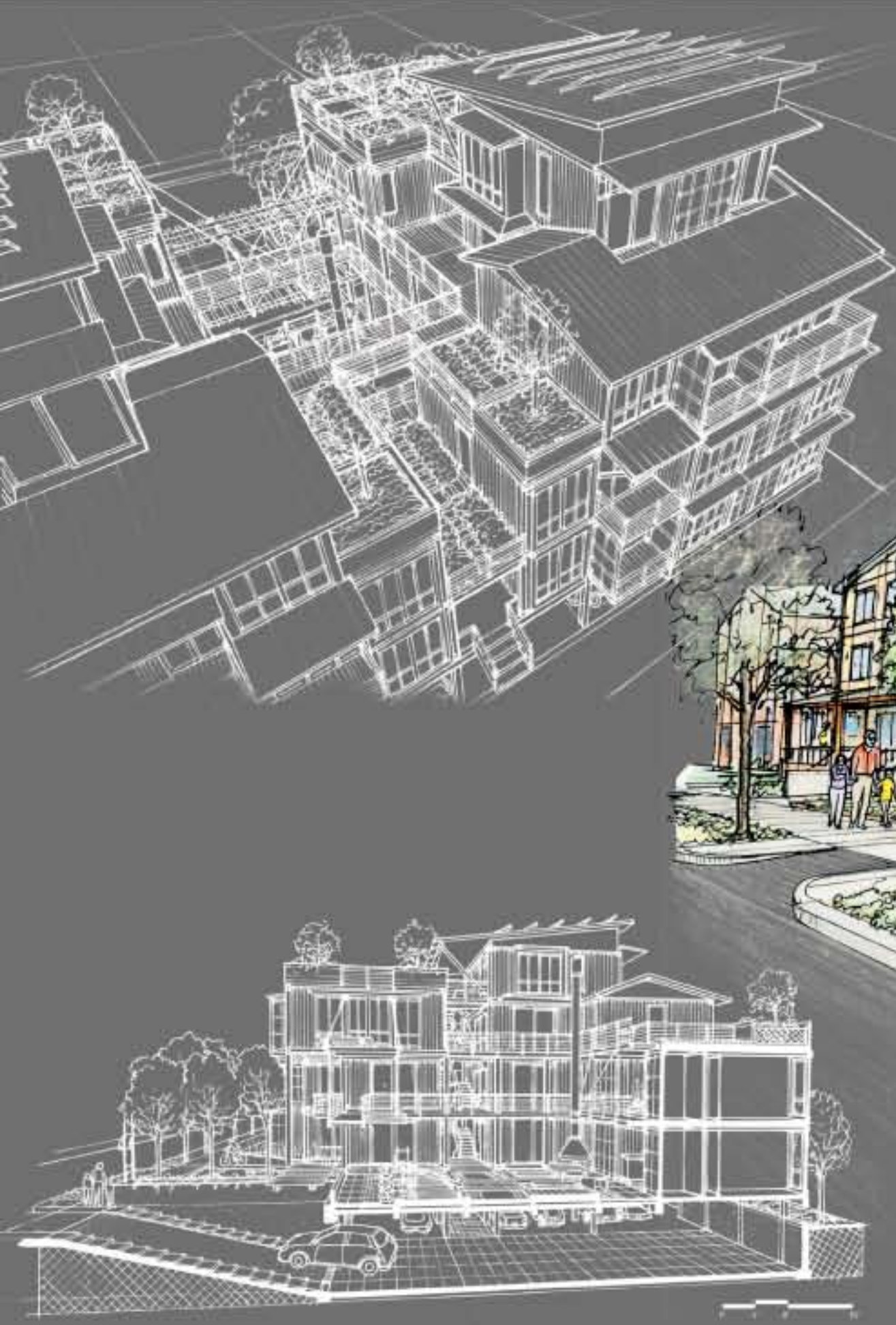
6 ENVIRONMENTAL DESIGN

CARBON MINIMIZED BY MODULAR SYSTEMS

- CONTAINER USE CAPTURES UNUSED EMBODIED ENERGY
- PREFABRICATED BLDG "UNITS" WITH RENEWABLE MATERIALS
- ECOROOF, SOLAR ARRAYS, WATER FILTRATION STRATEGIES



stepped vegetated roof
wind turbine option
PV / solar thermal options
permeable court paving
loggias / trellises give shade
roof "eco-farm" garden
reclaimed wood and gravel
natural vent. cross breeze
onsite water retention
native plants "xeroscape"



FF FLOOR PLAN - LEVEL 3

THIRD FLOOR UNIT MIX

- (1) 4 BR DUPLEX: LOWER 1024 S. F.
- (1) 2 BR DUPLEX: UPPER 640 S. F.
- (1) 4 BR DUPLEX: LOWER 1024 S. F.
- (1) 2 BR DUPLEX: UPPER 640 S. F.



FF FLOOR PLAN - LEVEL 4

FOURTH FLOOR UNIT MIX

- (1) 4 BR DUPLEX: UPPER 576 S. F.
- ECO-FARM ROOF GARDEN 576 S. F.
- (1) 4 BR DUPLEX: UPPER 576 S. F.
- ECO-FARM ROOF GARDEN 576 S. F.