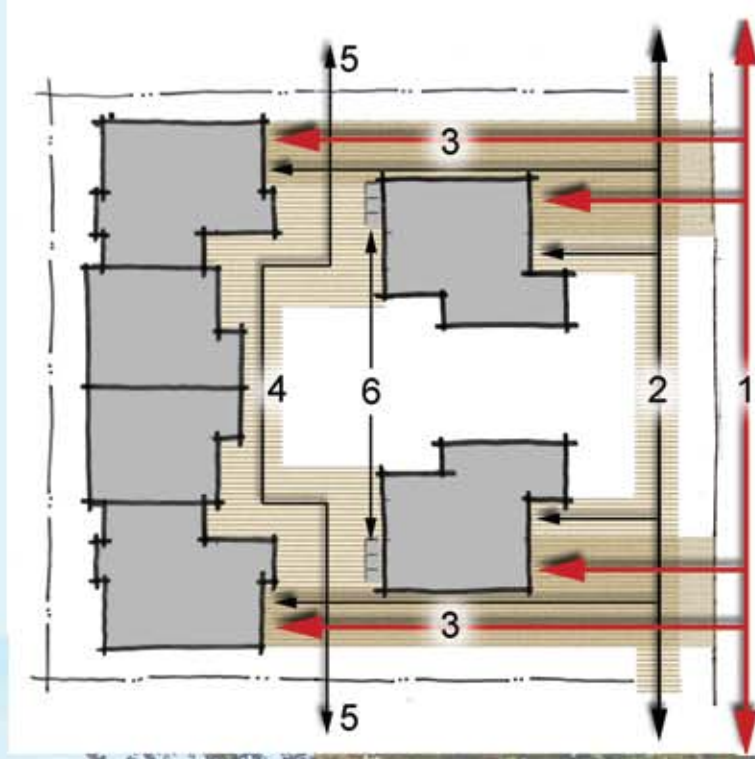


SMART living

INNER PORTLAND INFILL SITE

This Planned Unit Development is designed to accommodate a diverse, cross-generational community. The primary multi-story units would draw first-time homebuyers or empty-nesters with visiting grandchildren. The secondary one-story units would bring the single young professional and the retired couple looking to scale down. Properties would be titled under a condominium arrangement which eliminates dedicated easement access to internal properties, thereby allocating larger community spaces. By offering sustainable ideals, homeowners benefit from innovative construction methods while enjoying affordable lifecycle costs.

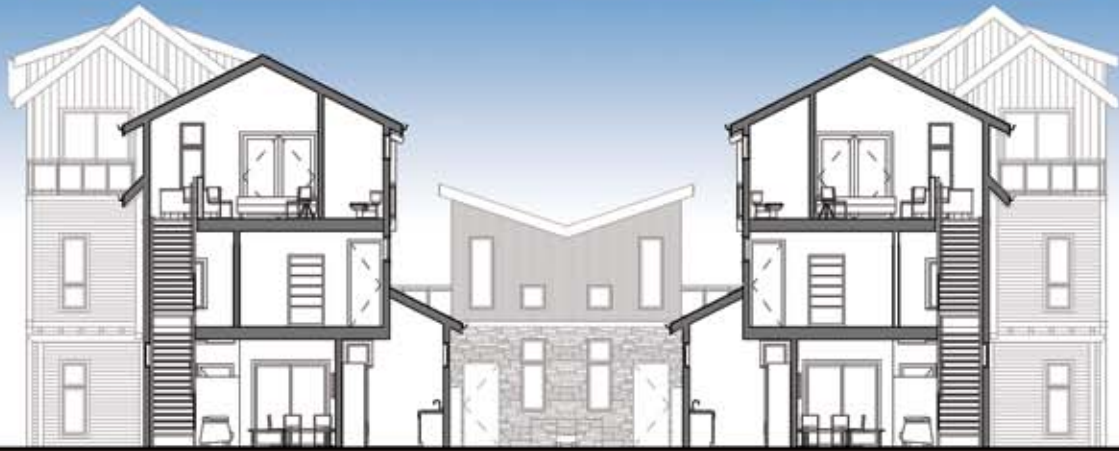
The plan has four primary units; the front units each contain 1,600 sq. ft. and the rear units each contain 1,530 sq. ft. Also on the site are two secondary units at 525 sq. ft. each. Total site building coverage is 3,380 sq. ft. at 33.8% of the total site. The maximum height of the front units is 32'-6" and the maximum height of the rear units is 37'-0". A five foot setback has been maintained around the entire perimeter of the site.



Shared Court

1. Public Vehicular Zone
2. Public Pedestrian Zone
3. Pedestrian/Vehicular Zone
4. Pedestrian Zone
5. Future Access to Neighboring Sites
6. Trash & Recycle Center

SUMMER SOLSTICE DIAGRAM



SECTION A

High Efficiency & Passive Energy Techniques

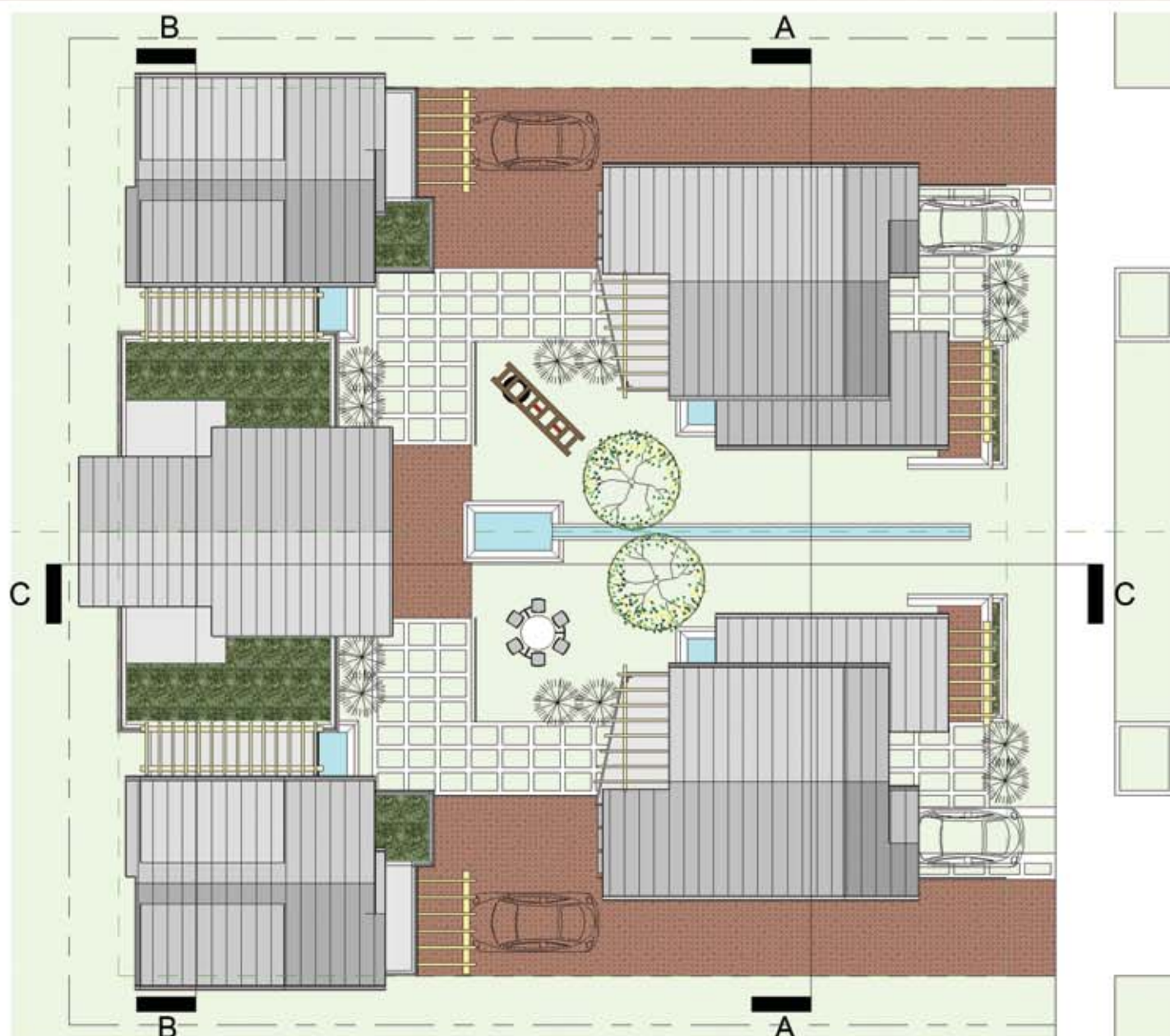
- Plan Layout to Maximize Cross Ventilation and Natural Day-lighting
- Photovoltaic Roofing Laminates between Standing Seams
- Vertical light wells centrally located in secondary units
- Radiant Floor Heating
- On-demand Tankless Water Heater
- High Velocity Air Conditioning for Cleaner, Drier Indoor Environment
- Programmable Thermostats
- Low-flow Plumbing Fixtures



EAST ELEVATION - FRONT UNITS



SOUTH ELEVATION



SITE PLAN



FIRST FLOOR PLAN

1077161459-ED



0' 8' 16' 32'