

The Court: 6-Unit Family-Friendly Housing

Designed to blend with the existing urban context while continuing the streetscape pattern of 50' lots, this design allows for a variety of family sizes as well as the ability for families to age in place. Accessory spaces in the primary units help families meet their needs for home offices, play space, nurseries, etc. Each unit has a view of the common courtyard, which adds to the site's safety and parents' ability to keep an eye on their children. Precast concrete panels and building symmetry allow for ease of construction and better insulation values, which lower first costs. Green roofs and solar panels lower the carbon footprint of the complex and provide a higher rate of insulation and stormwater management, lowering life cycle costs. As a condominium development, each resident has equitable access to common elements and a feeling of communal responsibility.

Units A, B	1491 sf	3bed / 2bath
Units C, D	2021 sf	3bed / 2bath
Units E, F	718 sf	studio / 1bath
Total of all buildings:	4630 sf	

Also, parking for 10 bicycles is available under the staircase at west end of courtyard.
 Building coverage of site: 46.3%
 Maximum building height: 24'-7"



Initial concept of the streetscape. Importance was given to reinforcing the 50' lots of existing housing stock while allowing for a semi-private courtyard space for family use as well as for the visual enjoyment of pedestrians. Green roofs and simple local landscaping add to the overall effect of connecting this space with other spaces in the neighborhood as well as assisting in the management of stormwater runoff.

