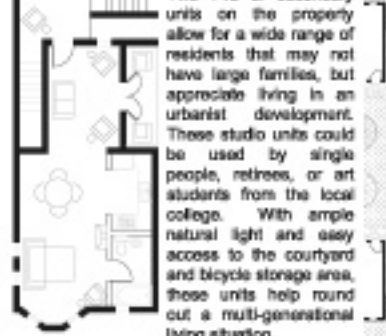


The units that face the street set the standard for the overall look of the design. Straightforward, open floorplan layouts allow for maximum flexibility for all types of family arrangements. The two story free standing units are topped by seedum green roof systems.



Two 718 of secondary units on the property allow for a wide range of residents that may not have large families, but appreciate living in an urbanist development. These studio units could be used by single people, retirees, or art students from the local college. With ample natural light and easy access to the courtyard and bicycle storage area, these units help round out a multi-generational living situation.



Parking for four vehicles is situated near the common green, shielding cars from street view as well as allowing a dual use entrance to the courtyard for people, bicycles, and vehicles.



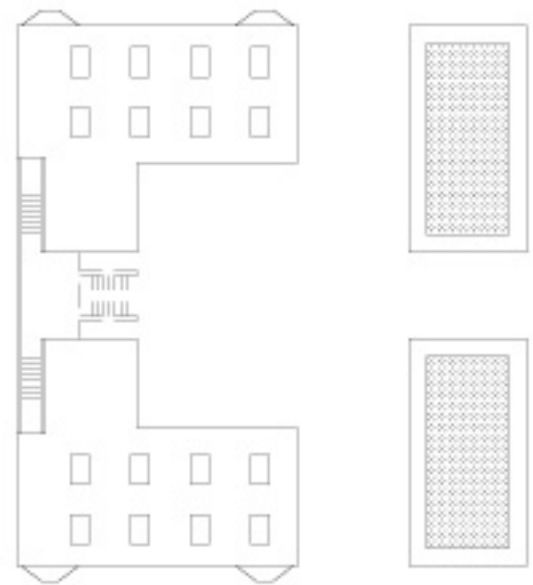
Windows are standardized throughout the design, saving time and money in construction. The majority of windows are on the east-south-west sides of each building, following the solar path and reducing the need for electrical light in the daytime hours. Their installation places them flush with the interior wall surfaces, creating a solar shade to block some of the direct sunlight during the hottest months of the year.



Basic mass model of project block with design in situ. The facade of the easternmost units reinforces the streetcar era principles of pulling the front of the building almost to the edge of the property line while allowing plentiful open space in the courtyard area for community interaction. Parking is hidden from streetview without compromising the facade of the design, which continues the 50' lot spacing of the rest of the area. The design format keeps the building height low, as to not interfere with the views of existing buildings, while allowing six families to live where two once resided, thus 3x the density of families on this neighborhood lot.



SECOND FLOOR UNITS A, B, C, D, E, F



ROOF PLAN WITH SOLAR & SEEDUM