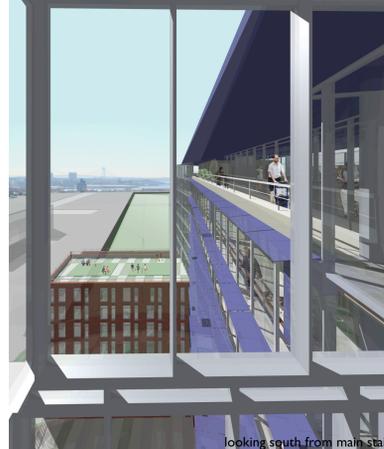




entrance / view corridor from Brook Ave.: fall



view corridor from promenade



looking south from main stair



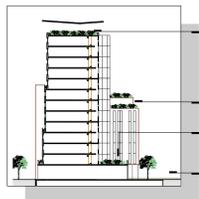
southwest view: summer

apartment neighborhoods / vertical connections



- double height gallery space
- protected gallery space

green/public space

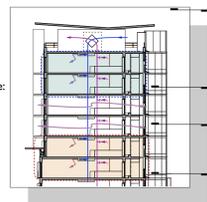


- roof garden / green roof
- green roof / roof terrace
- green roof / roof terrace
- green promenade

filtering light and air



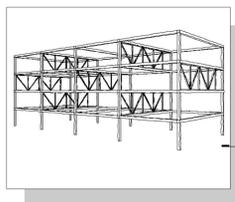
heating and cooling



- high efficiency central systems: gas engine driven chiller with engine heat recovery for domestic hot water heating
- high efficiency condensing boiler, low temperature distribution
- cooling time
- shoulder season
- heating time

minimized apt electrical use: user friendly energy consumption displays

structure



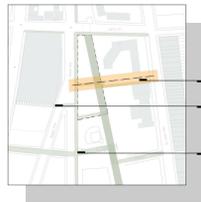
- staggered truss system

prefabrication



- prefabricated bathroom
- prefabricated wall system

pedestrian linkage/view corridor



- view corridor
- future connection
- pedestrian linkages

mitigating adjacent developments



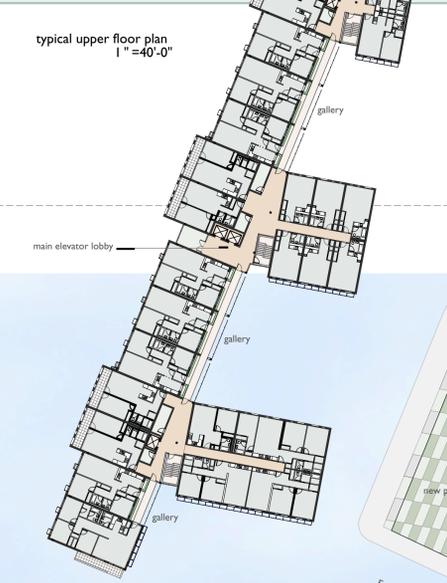
- NYCHA housing
- south bronx h.s. campus
- new retail/office building



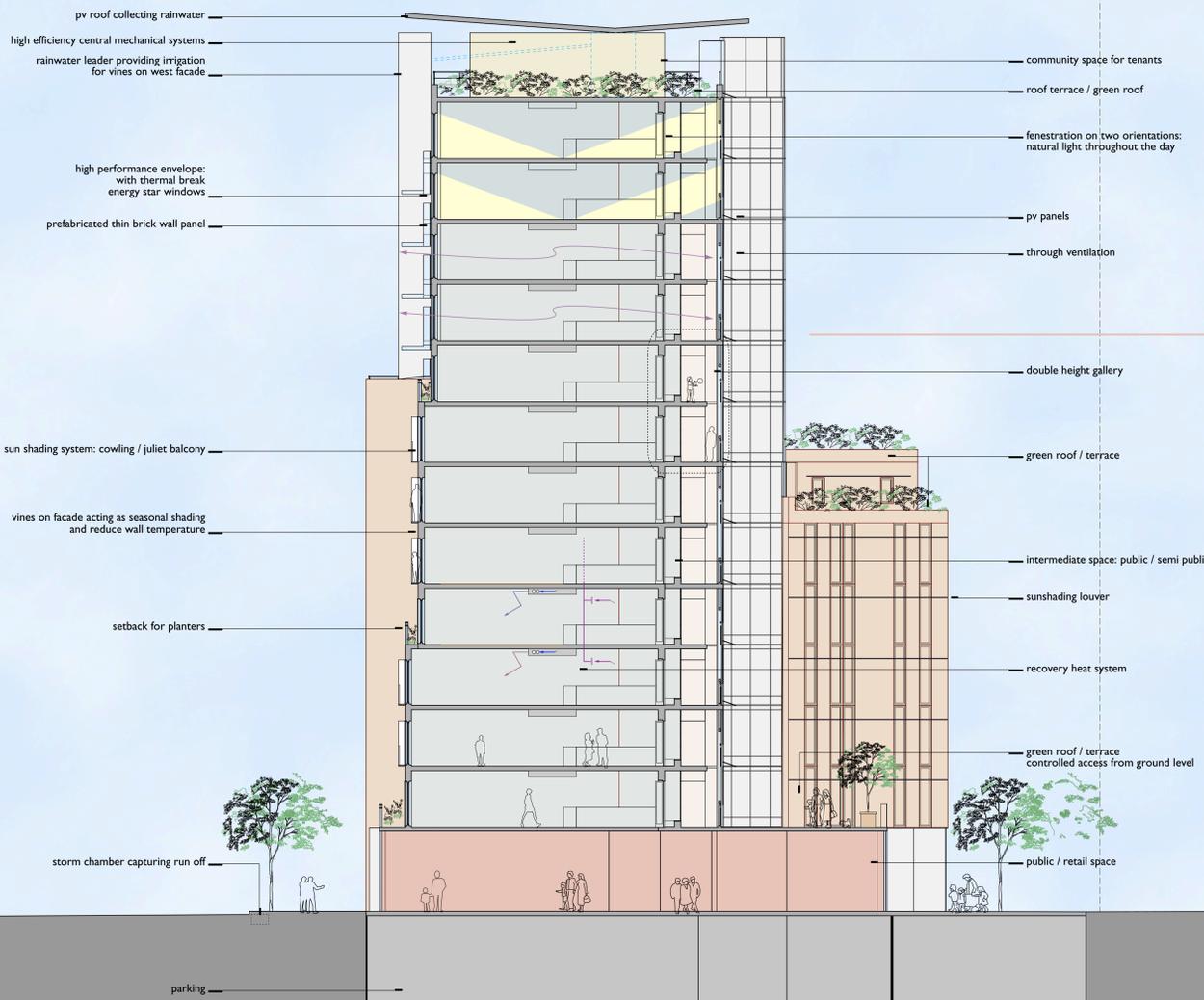
roof plan 1"=40'-0"



typical upper floor plan 1"=40'-0"



typical lower floor plan 1"=40'-0"



- pv roof collecting rainwater
- high efficiency central mechanical systems
- rainwater leader providing irrigation for vines on west facade
- high performance envelope: with thermal break energy star windows
- prefabricated thin brick wall panel
- sun shading system: cowling / juliet balcony
- vines on facade acting as seasonal shading and reduce wall temperature
- setback for planters
- storm chamber capturing run off
- community space for tenants
- roof terrace / green roof
- fenestration on two orientations: natural light throughout the day
- pv panels
- through ventilation
- double height gallery
- green roof / terrace
- intermediate space: public / semi public
- sunshading louver
- recovery heat system
- green roof / terrace controlled access from ground level
- public / retail space
- parking

cross section a-a



ground floor plan 1"=40'-0"

