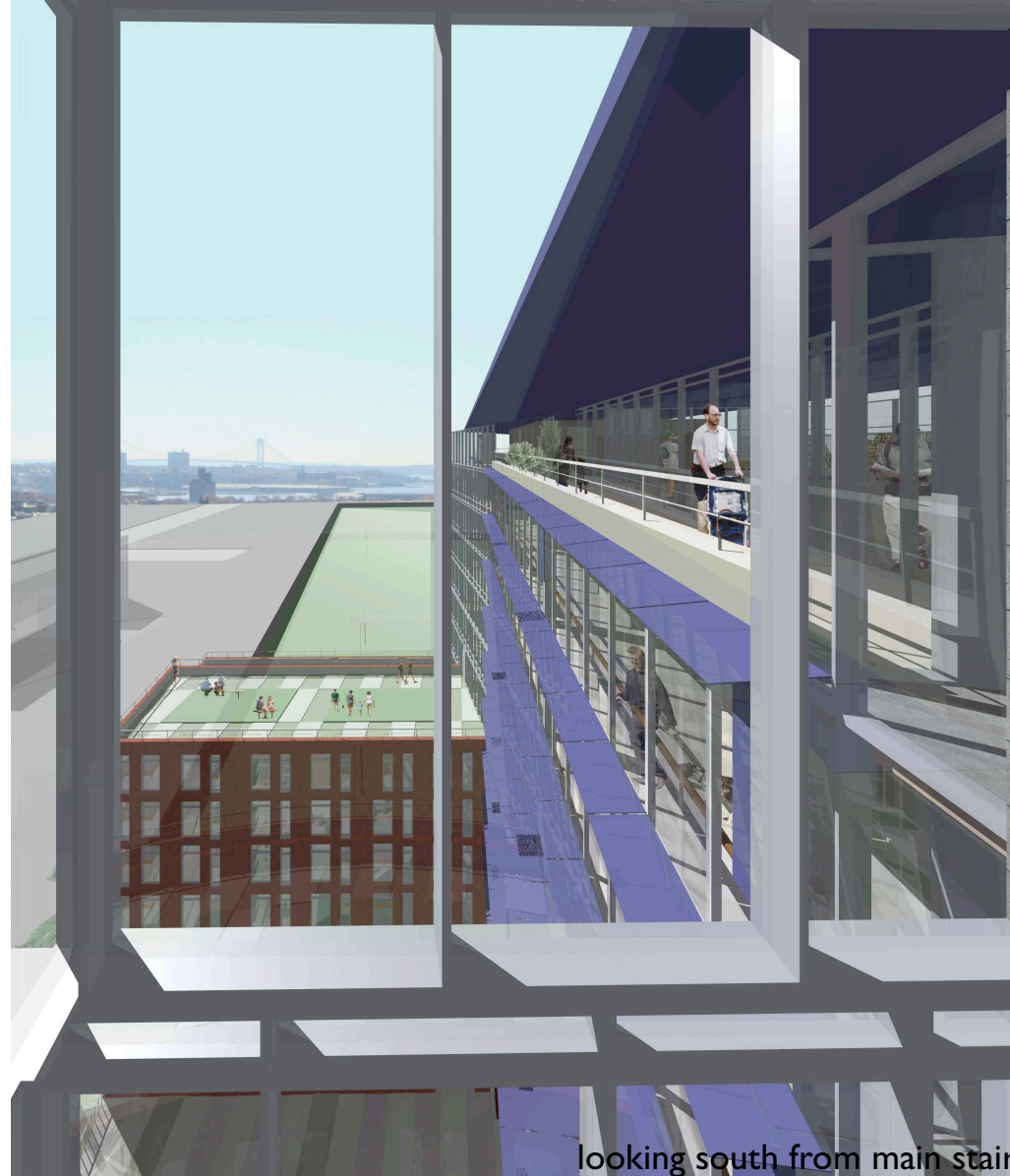




entrance / view corridor from Brook Ave.: fall



view corridor from promenade



looking south from main stair



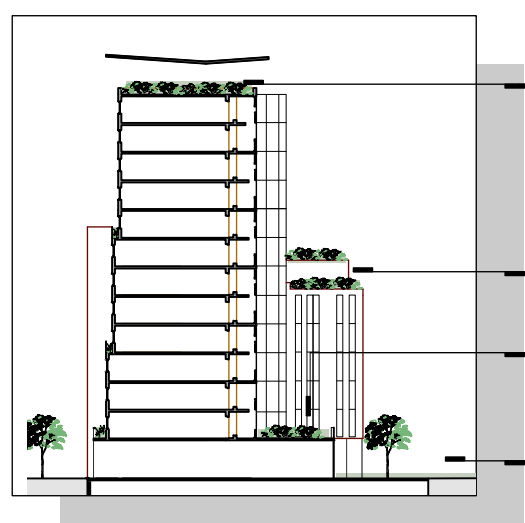
southwest view: summer

apartment neighborhoods / vertical connections

green/public space

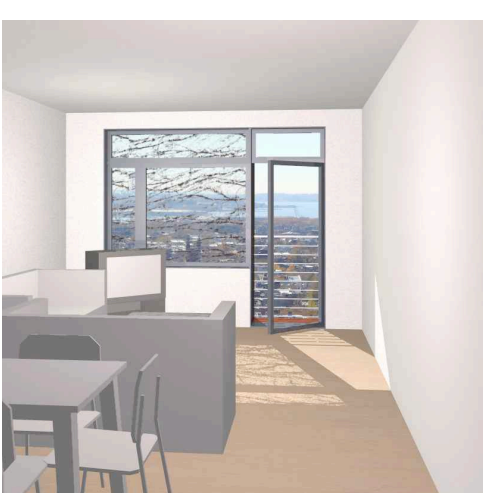
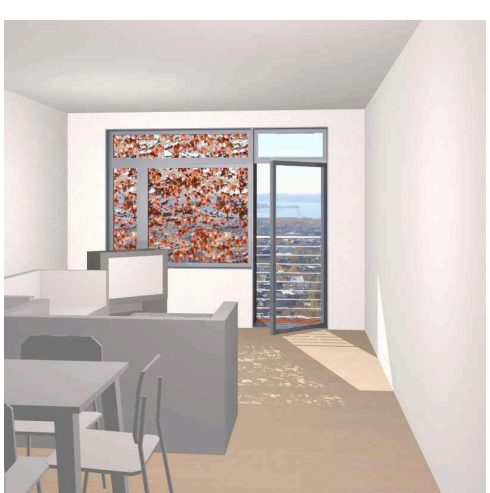
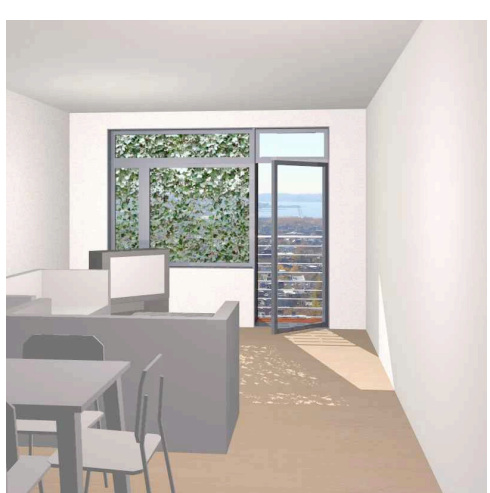


- double height gallery space
- protected gallery space



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

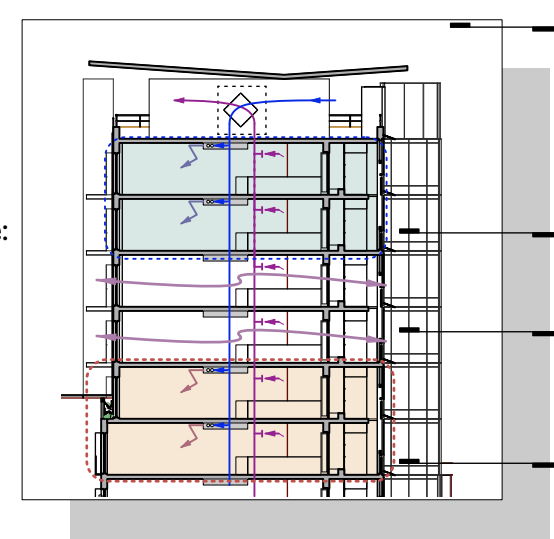
filtering light and air



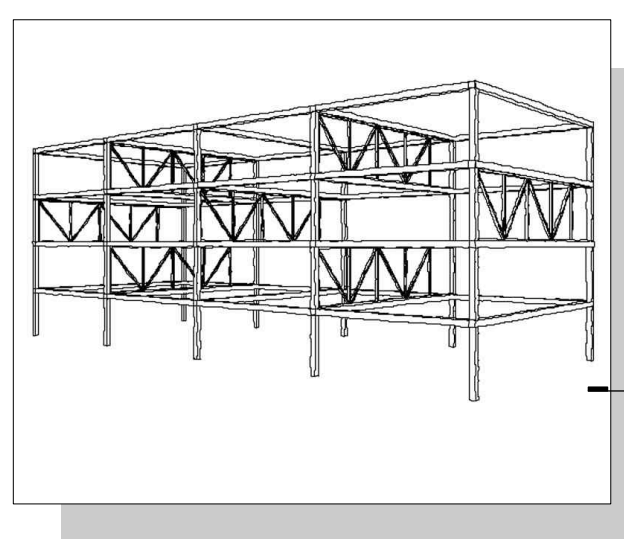
heating and cooling

structure

prefabrication



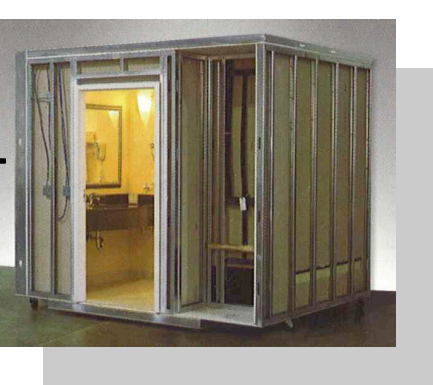
- high efficiency central systems:
 - gas engine driven chiller with engine heat recovery for domestic hot water heating
 - high efficiency condensing boiler, low temperature distribution
- cooling time
- shoulder season
- heating time



- staggered truss system

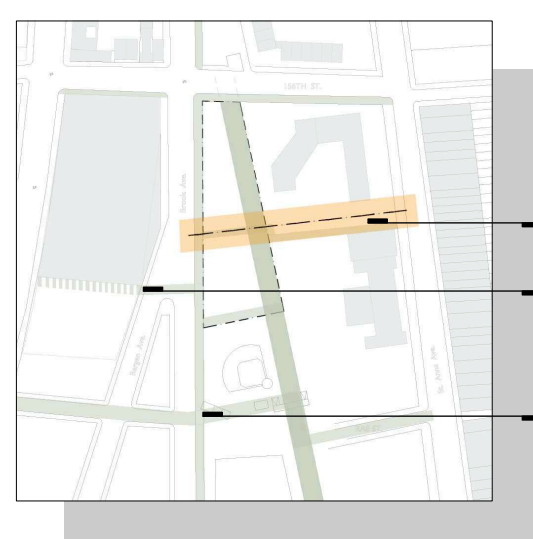


- prefabricated bathroom
- prefabricated wall system

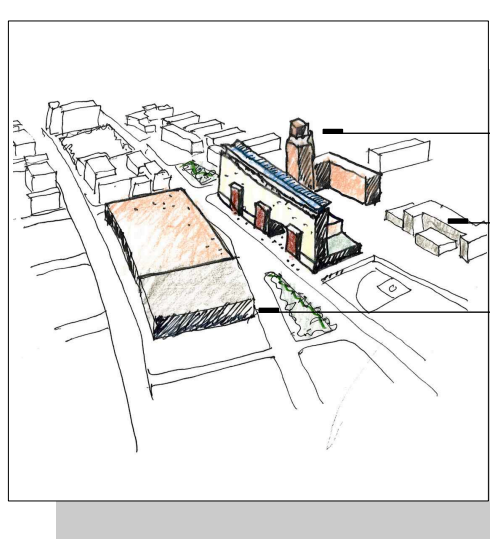


pedestrian linkage/view corridor

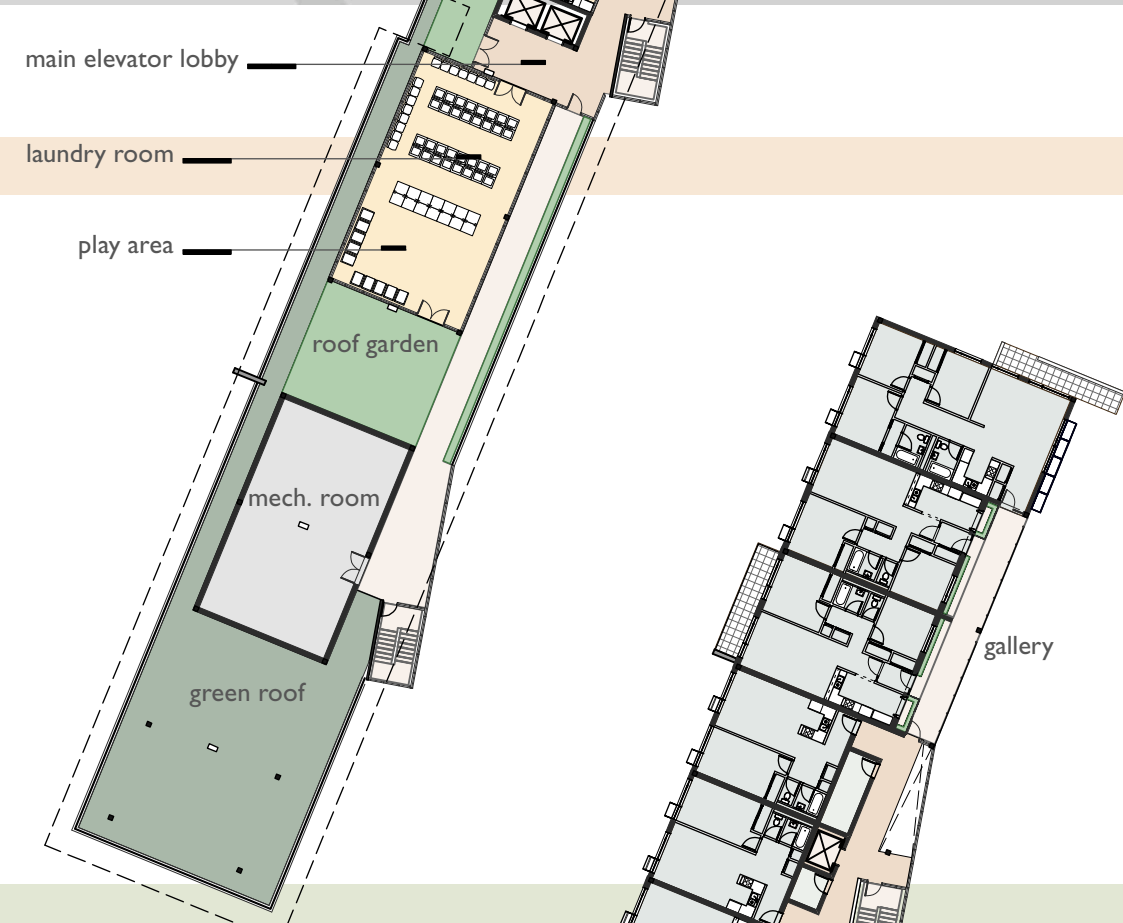
mitigating adjacent developments



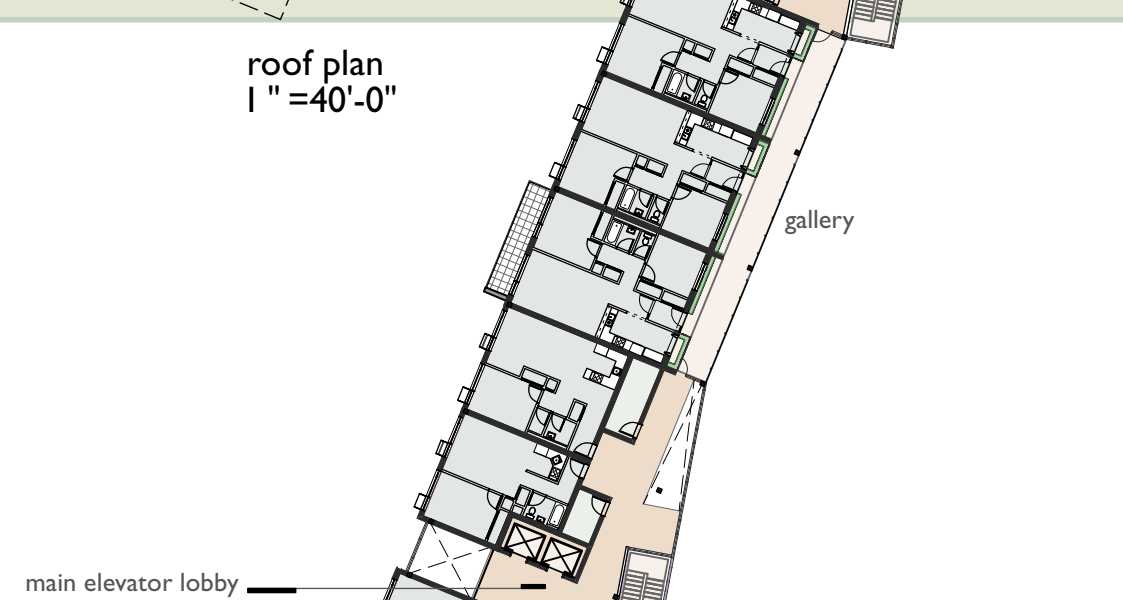
- view corridor
- future connection
- pedestrian linkages



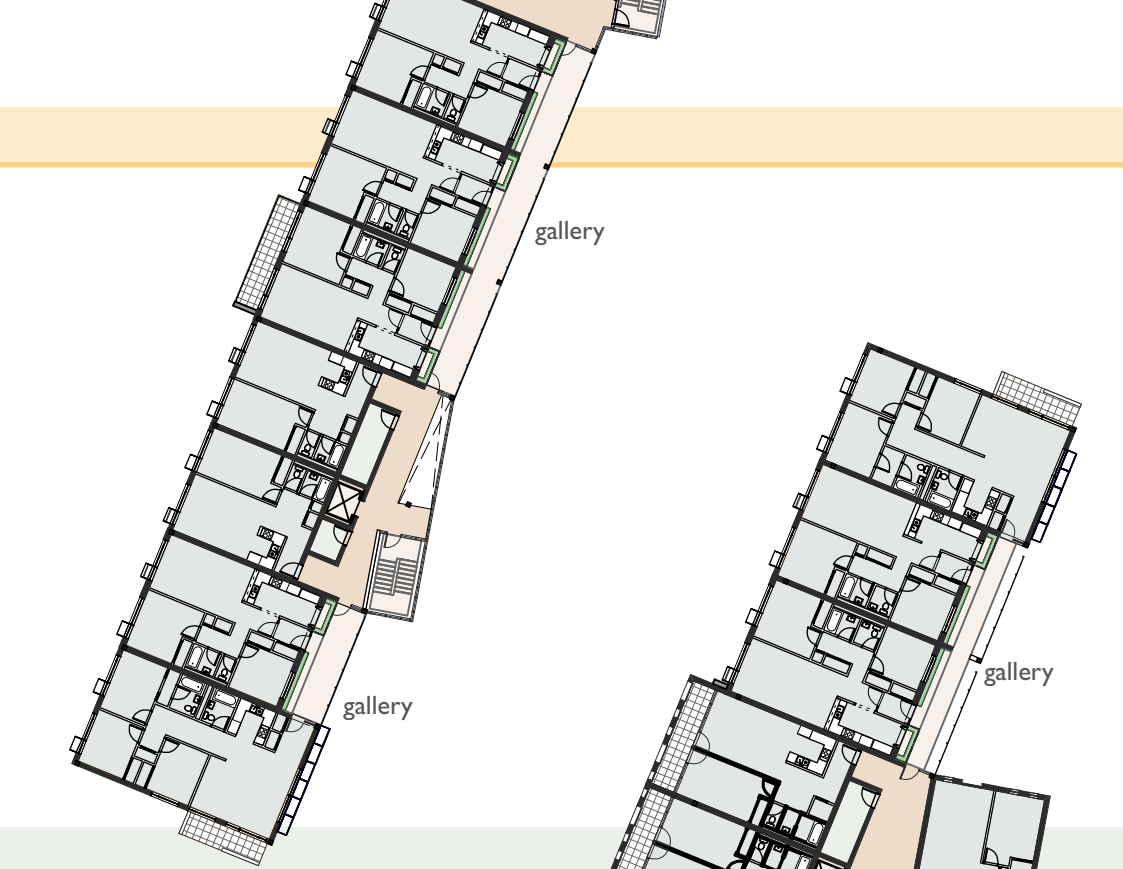
- NYCHA housing
- south bronx h.s. campus
- new retail/office building



roof plan
1" = 40'-0"



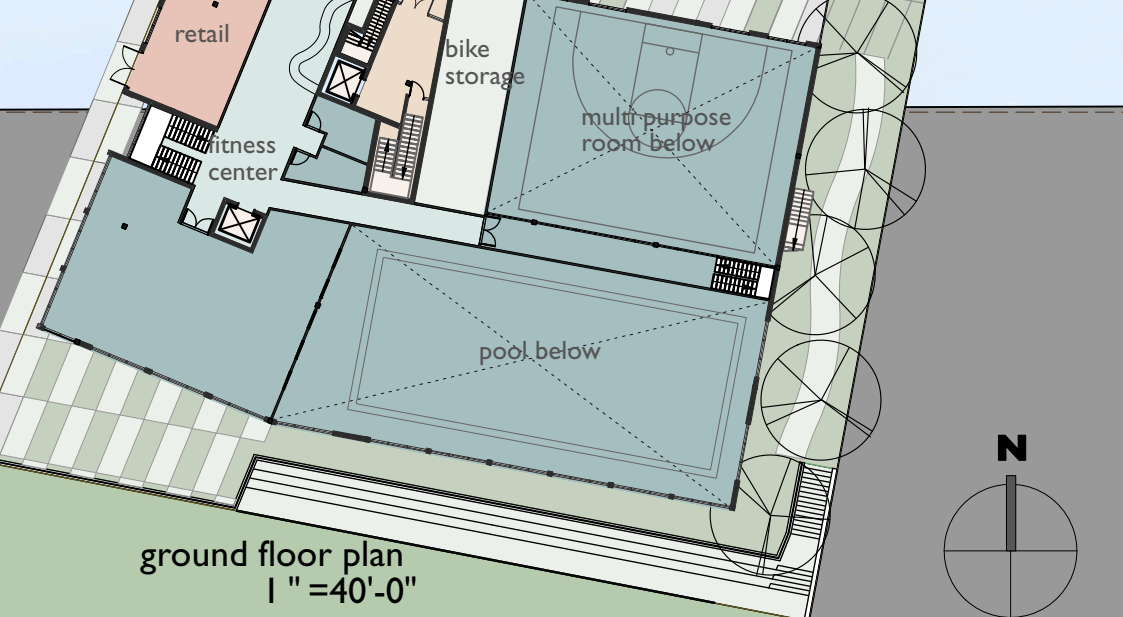
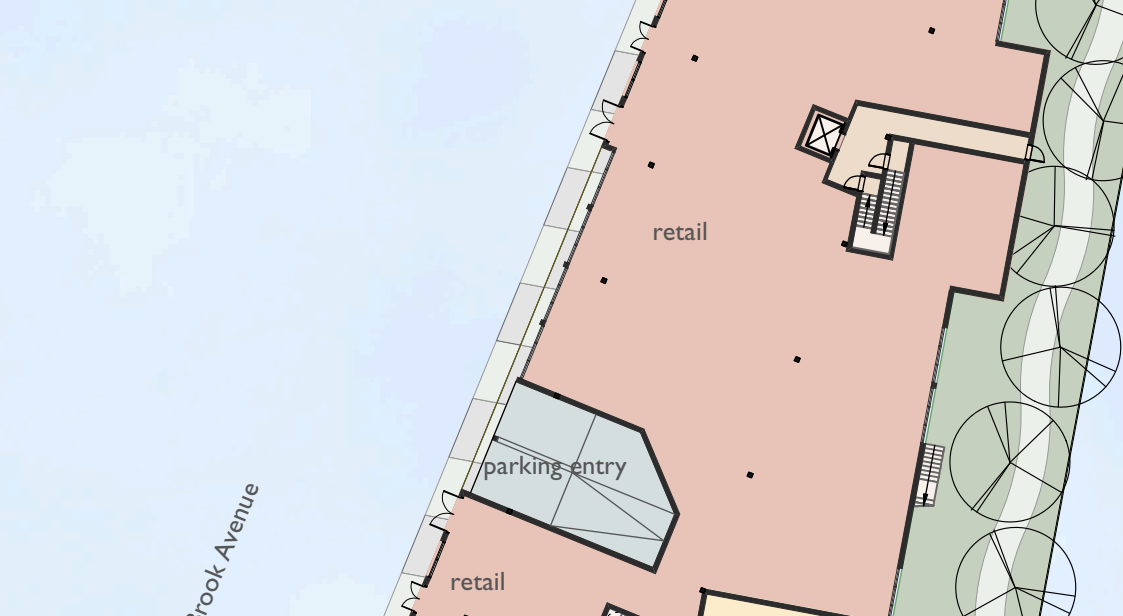
typical upper floor plan
1" = 40'-0"



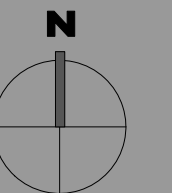
typical upper floor plan
1" = 40'-0"



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



ground 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

- parking

- 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

cross section a-a