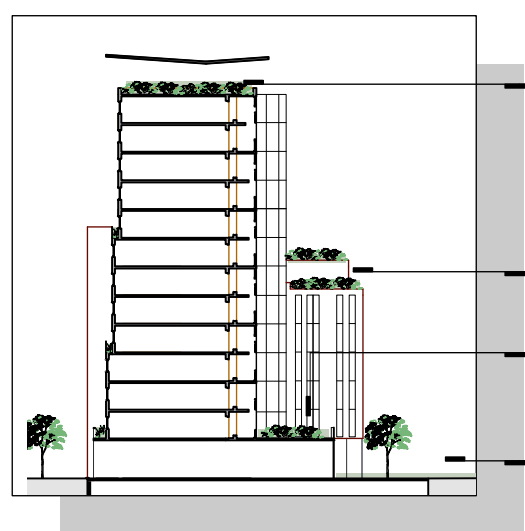
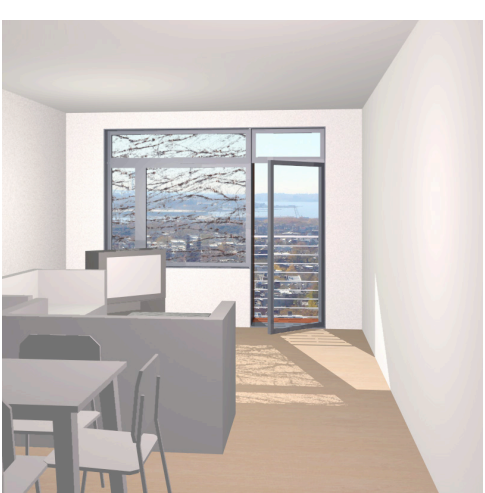
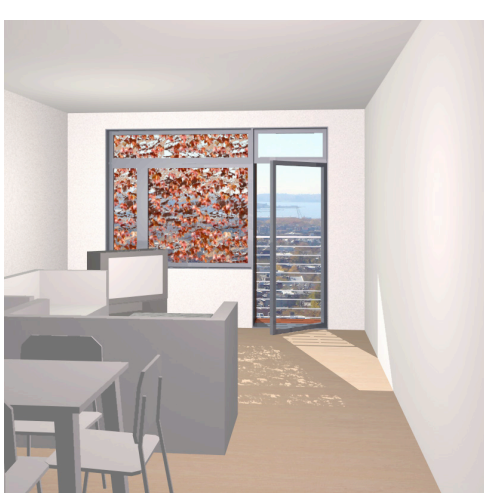
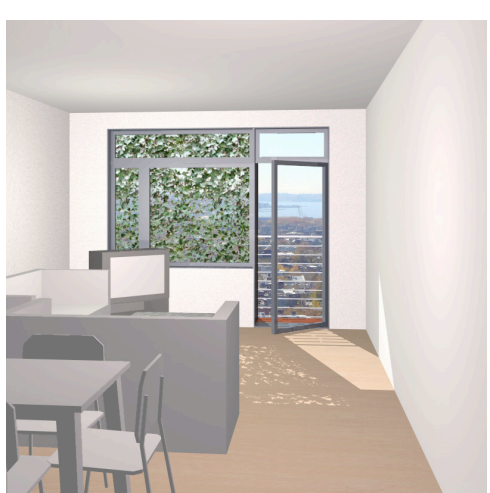


apartment neighborhoods / vertical connections

green/public space



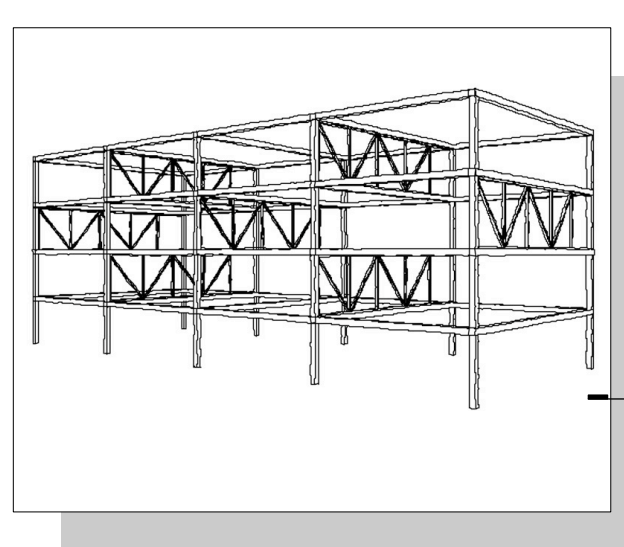
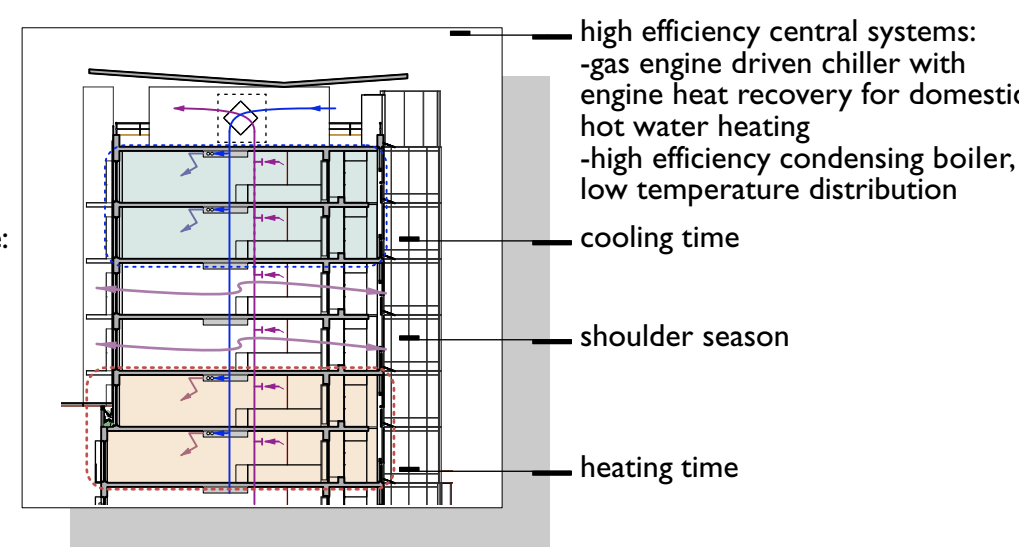
filtering light and air



heating and cooling

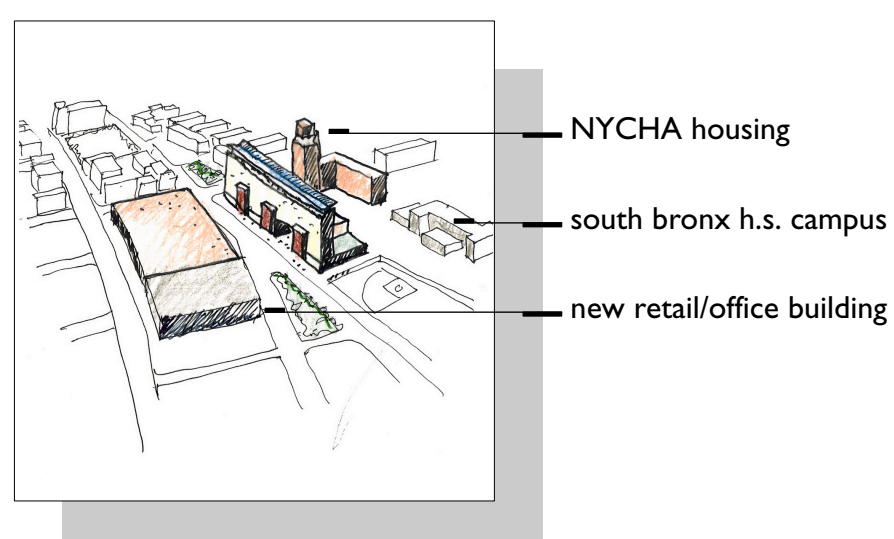
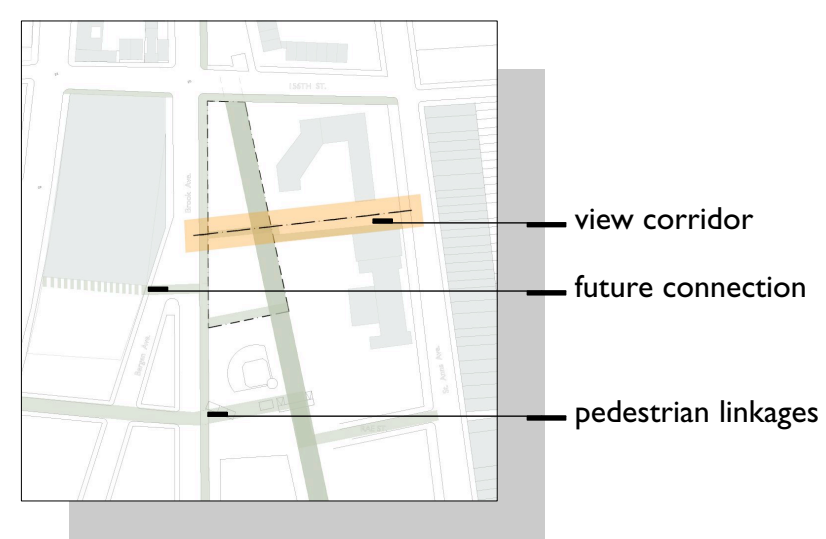
structure

prefabrication



pedestrian linkage/view corridor

mitigating adjacent developments



roof plan
1" = 40'-0"



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



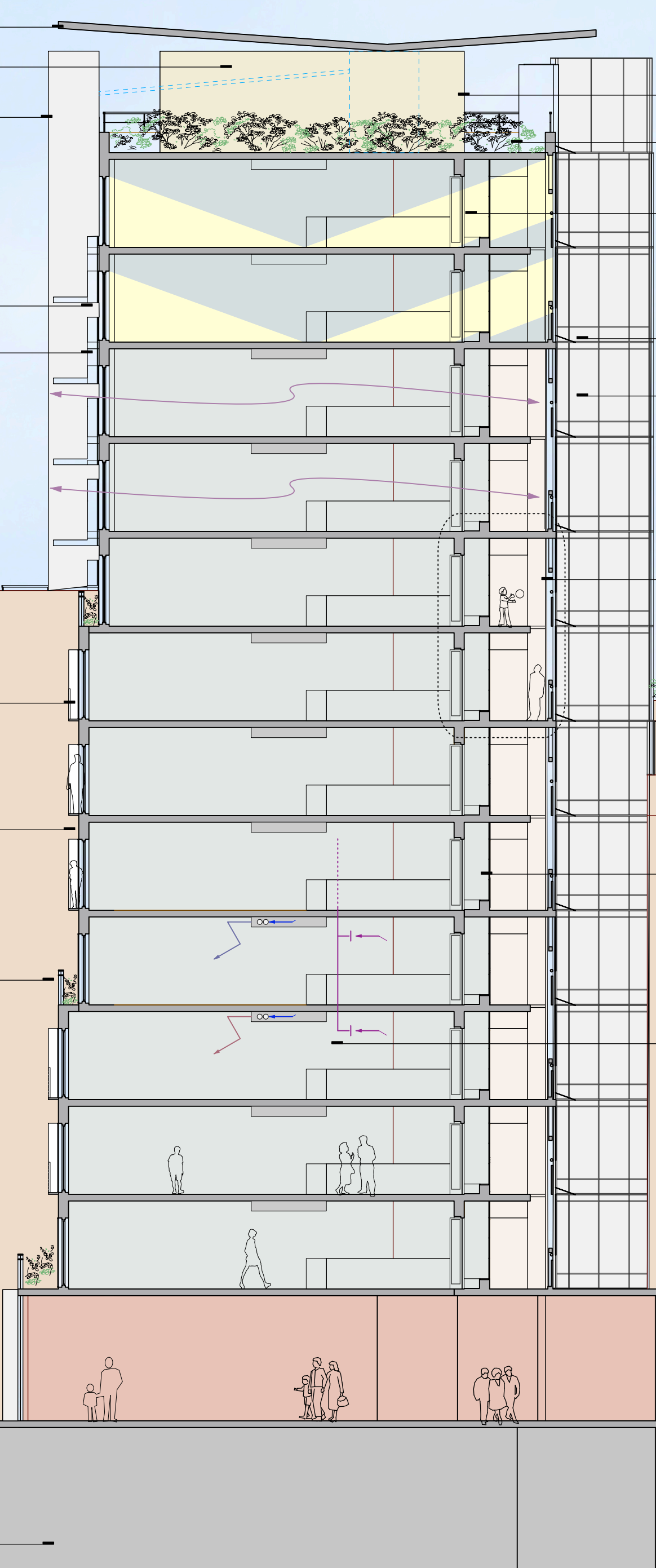
typical lower floor plan
1" = 40'-0"

- 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

- 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



ground floor plan
1" = 40'-0"

