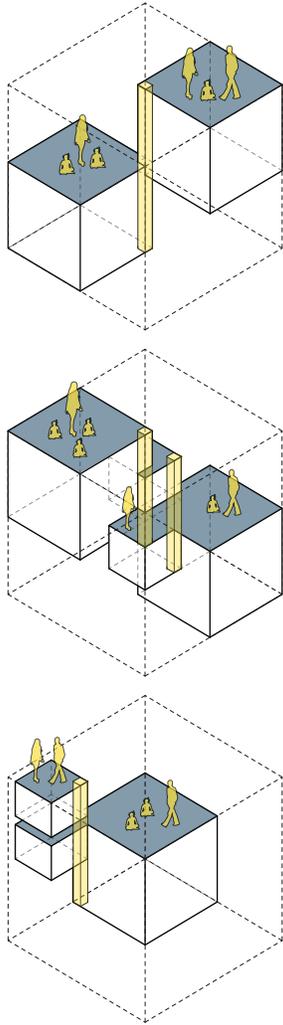


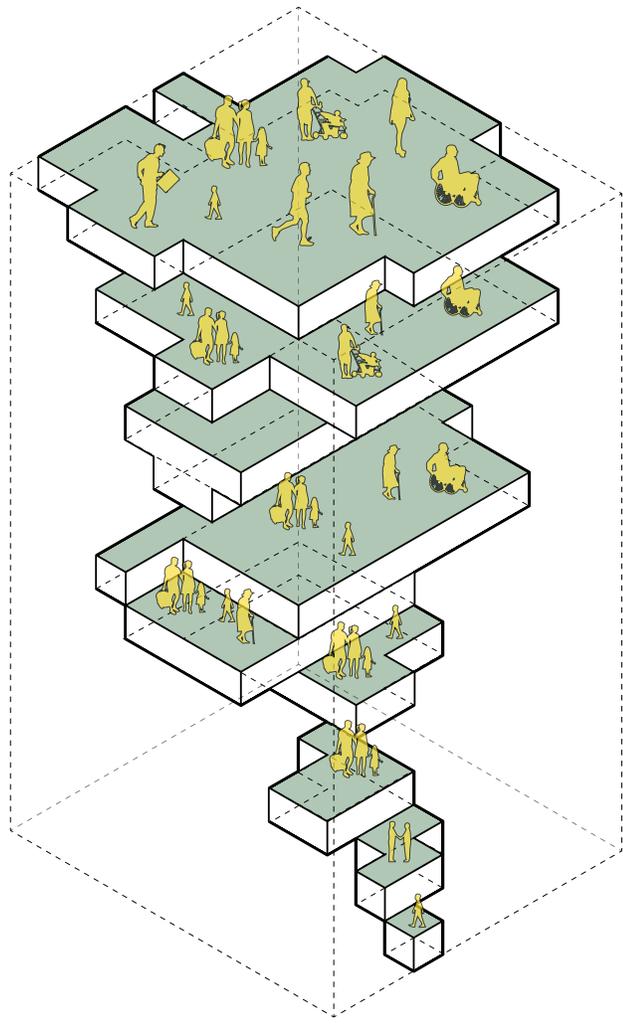
IMPERFECT  
CORE  
SOCIAL  
MULTI-SCALE  
FAMILY

VIEWS  
COMMUNITY

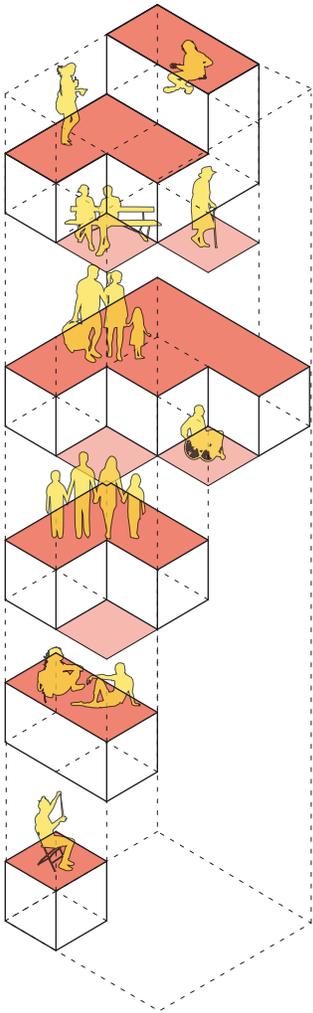




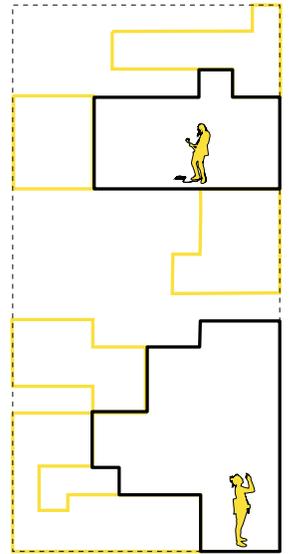
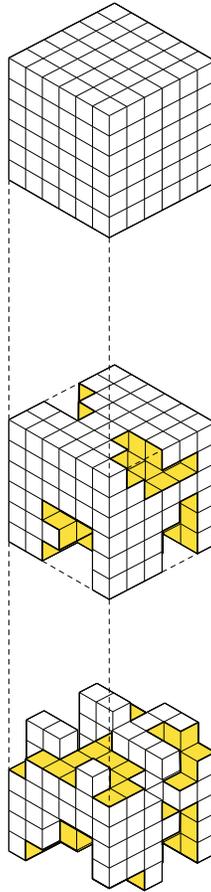
■ FAMILY  
■ CORE



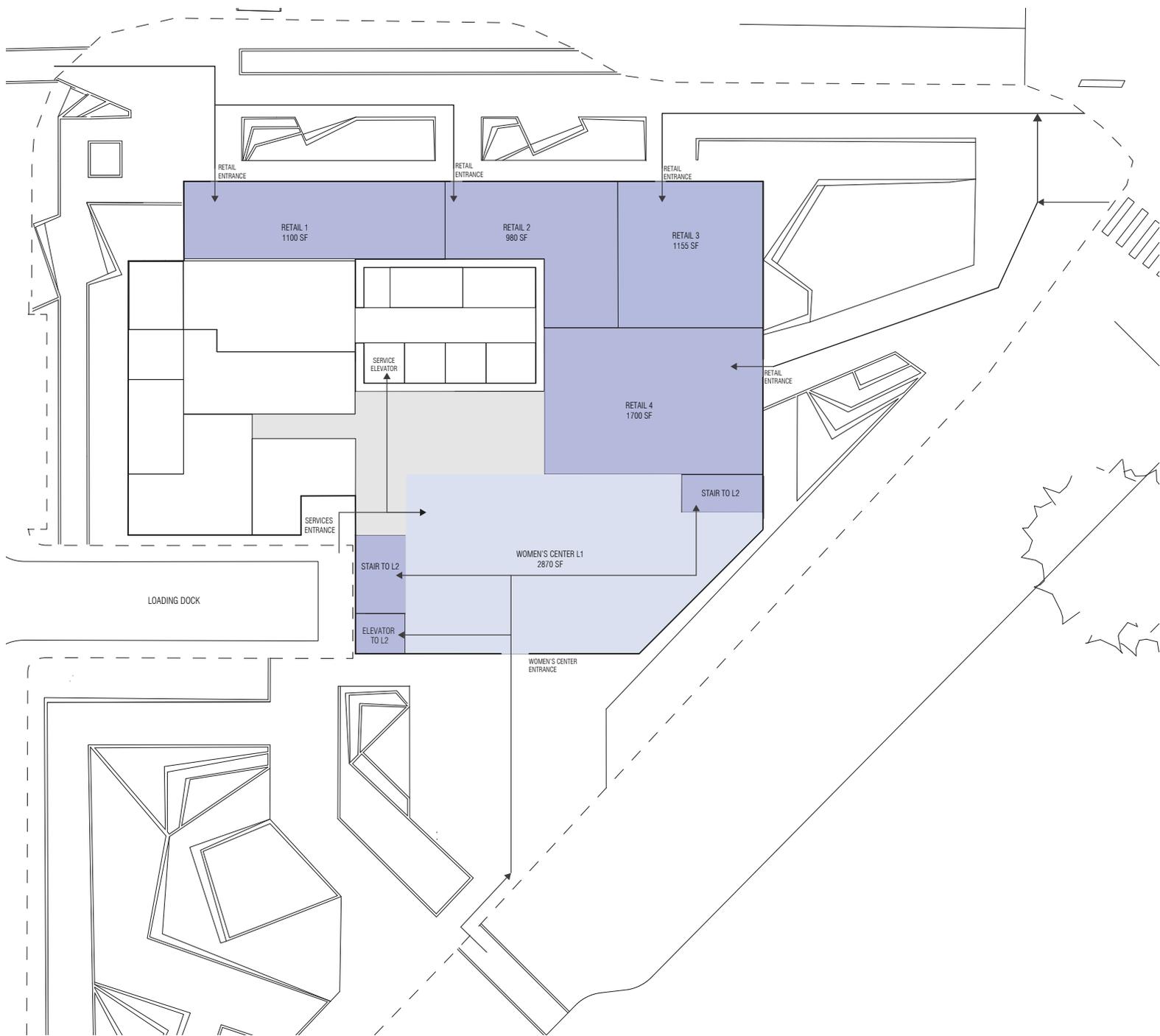
■ GROWTH  
■ IMPERFECT



■ MULTI-SCALE  
■ SOCIAL INTERACTION



VOID  
 FORM



Podium Program

-Podium Total: **14,380 SF**

-Retail:

Retail 1: 1100 SF

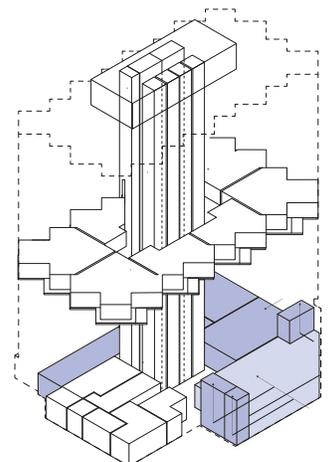
Retail 2: 980 SF

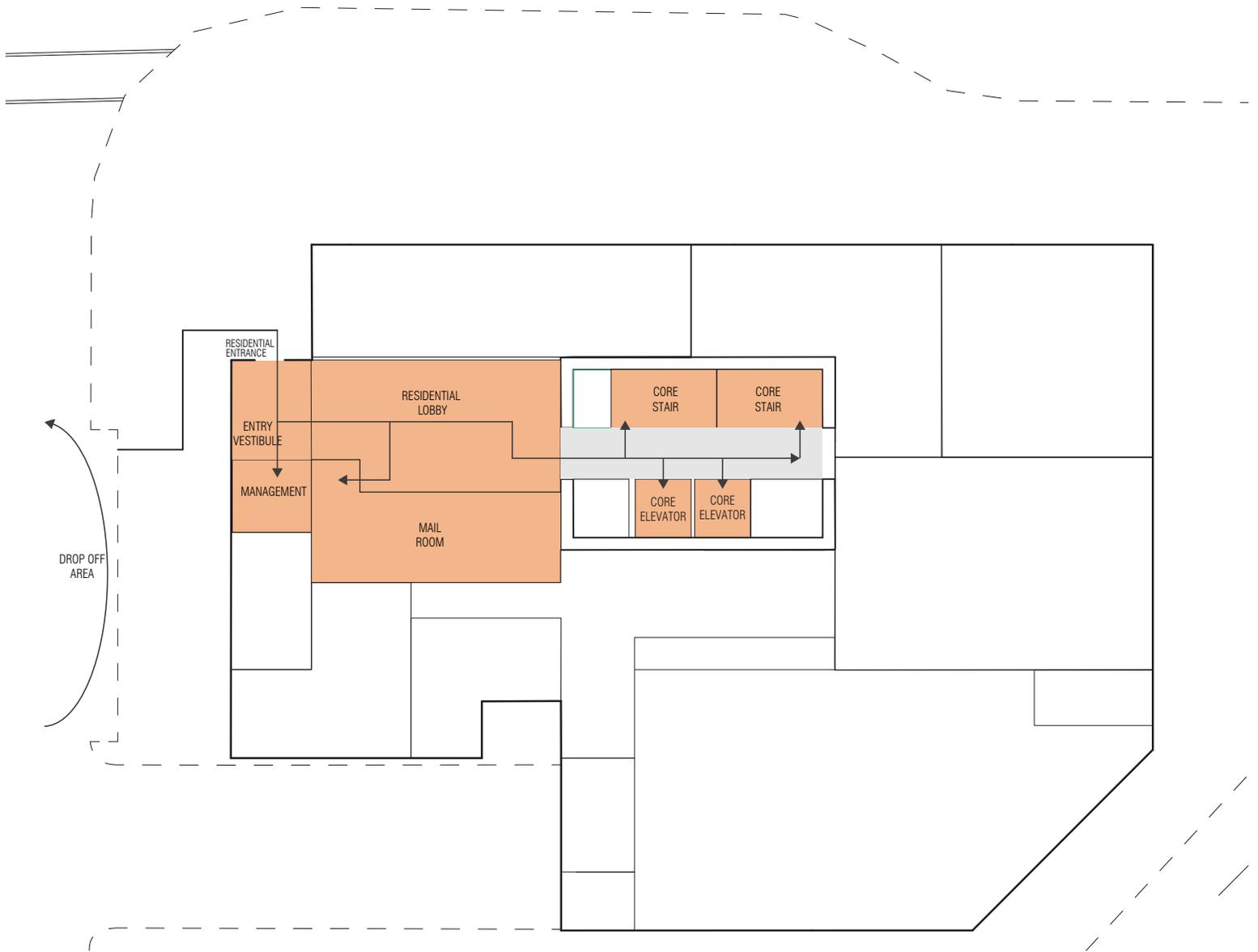
Retail 3: 1155 SF

Retail 4: 1700 SF

Retail Total: **4,935 SF (34%)**

-Women's Center L1: **2,870 SF (20%)**





Podium Program

-Podium Total: **14,380 SF**

-Residential:

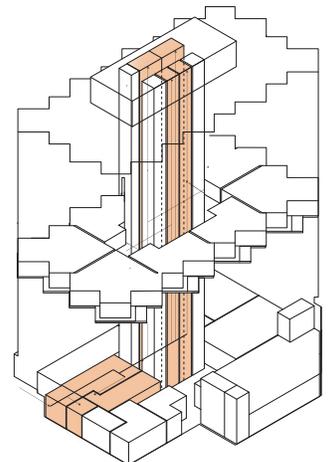
Entry Vestibule: 195 SF

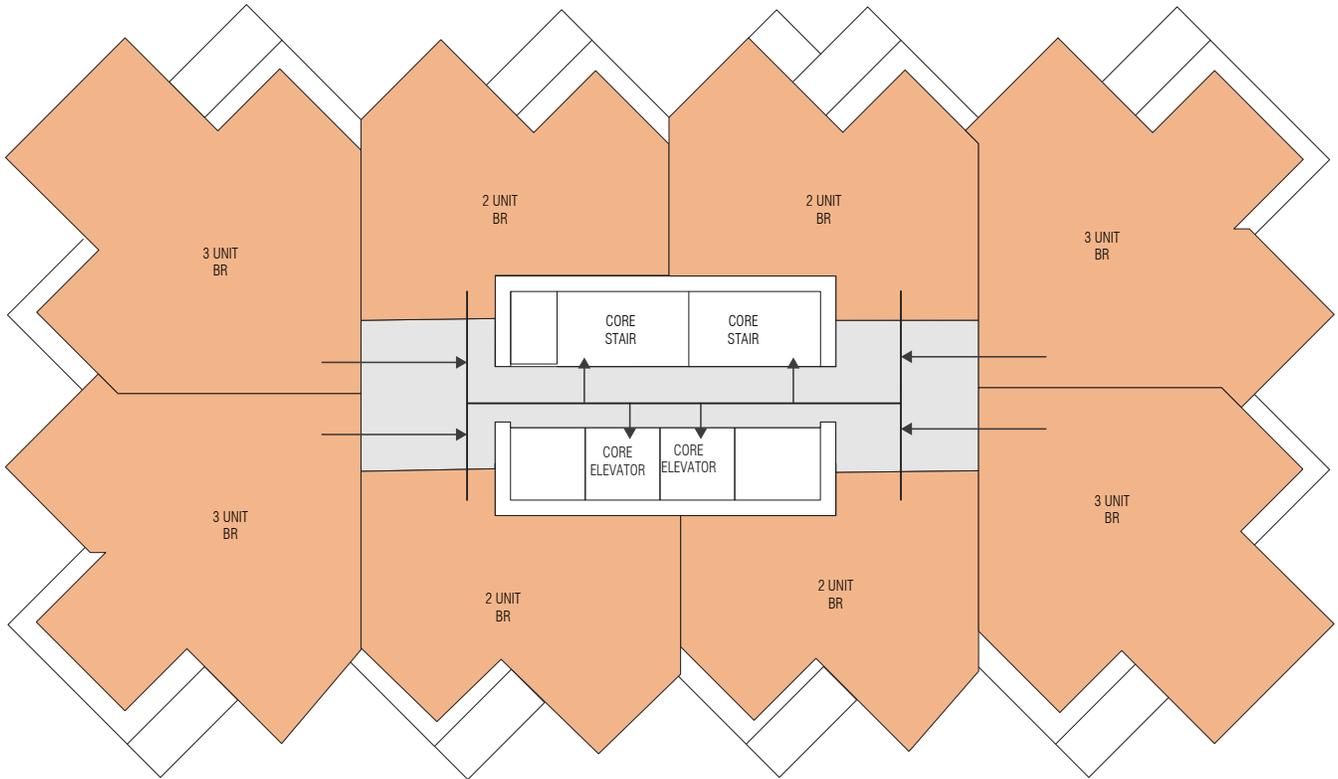
Lobby: 810 SF

Management: 145 SF

Mail Room: 600 SF

Residential Total: **1,750 SF (12%)**





Residential Floor Program

-Gross SF: **12,210 SF**

-Residential (8 units / floor):

(2) 3 Unit BR Type 1 (1500 SF)

**3,000 SF**

(2) 3 Unit BR Type 2 (1460 SF)

**2,920 SF**

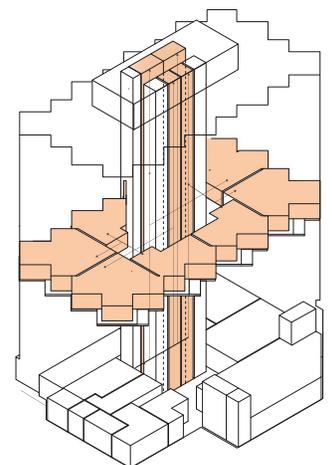
(4) 2 Unit BR (1040 SF)

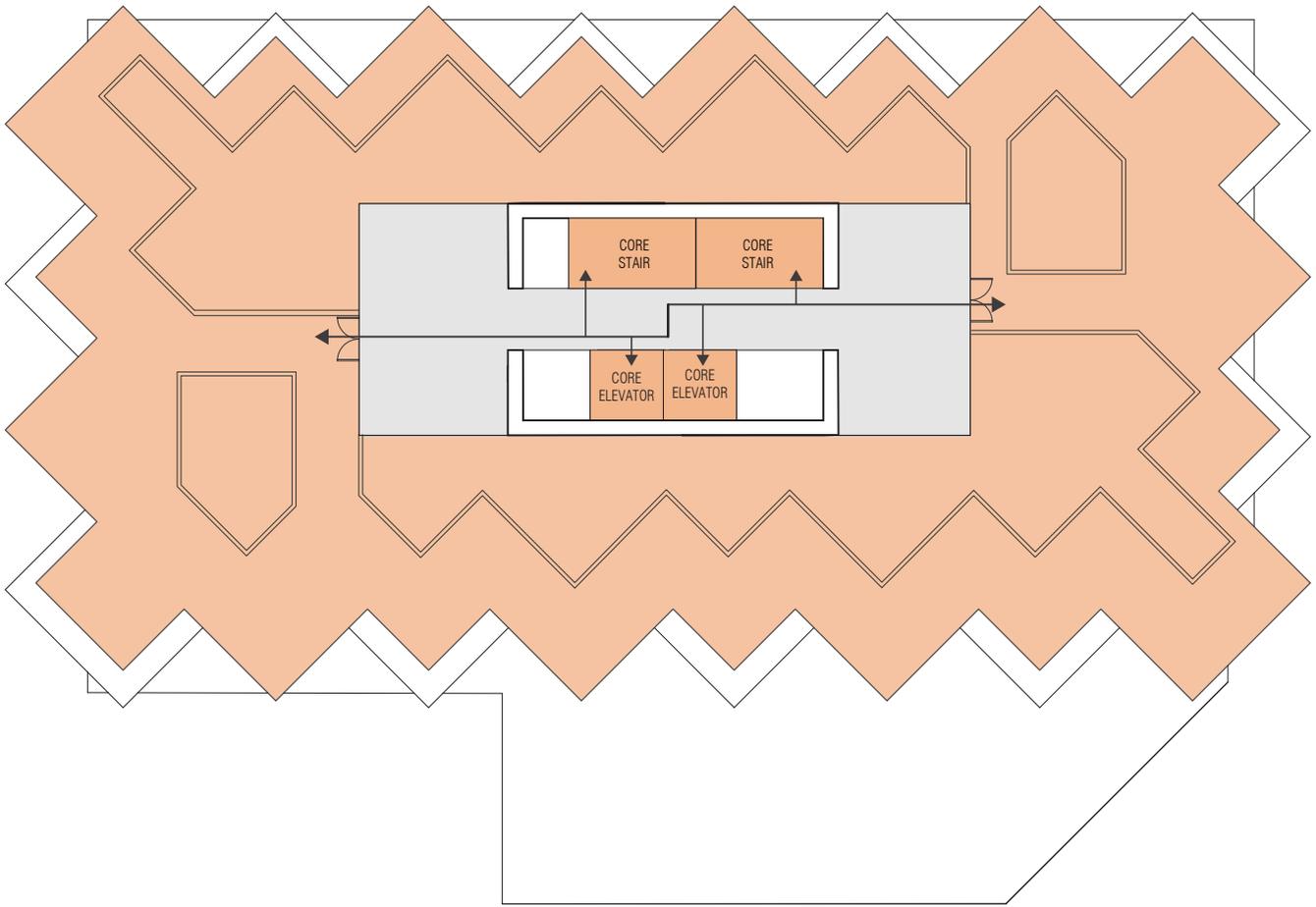
**4,160 SF**

Res. Units Total: **10,080 SF (82%)**

*(Residential design components must meet a minimum of 75-80% floor efficiency)*

-Core: **1,360 SF (9.5%)**





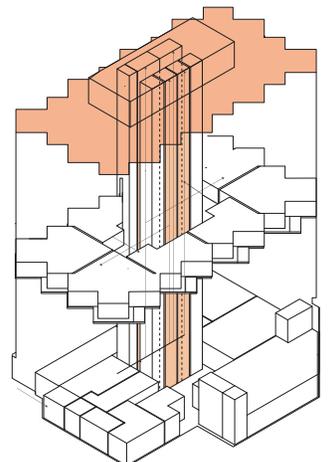
Roof Program:

Roof Total: **12,210 SF**

Outdoor Roof Space: **9,650 SF (79%)**

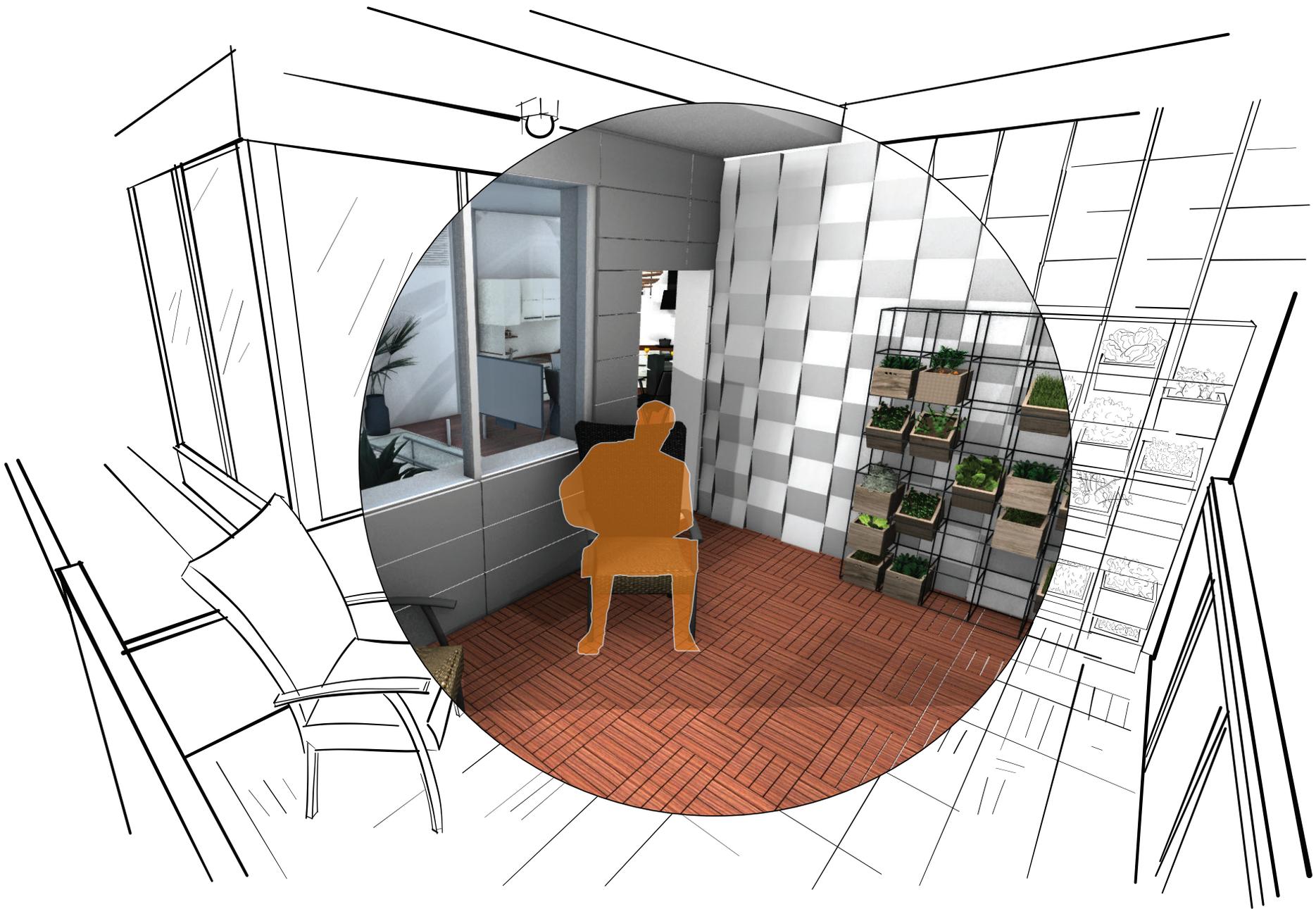
Interior Roof Space: **2560 SF (21%)**

Core: **1,360 SF**



FURNISHED 3-BEDROOM UNIT



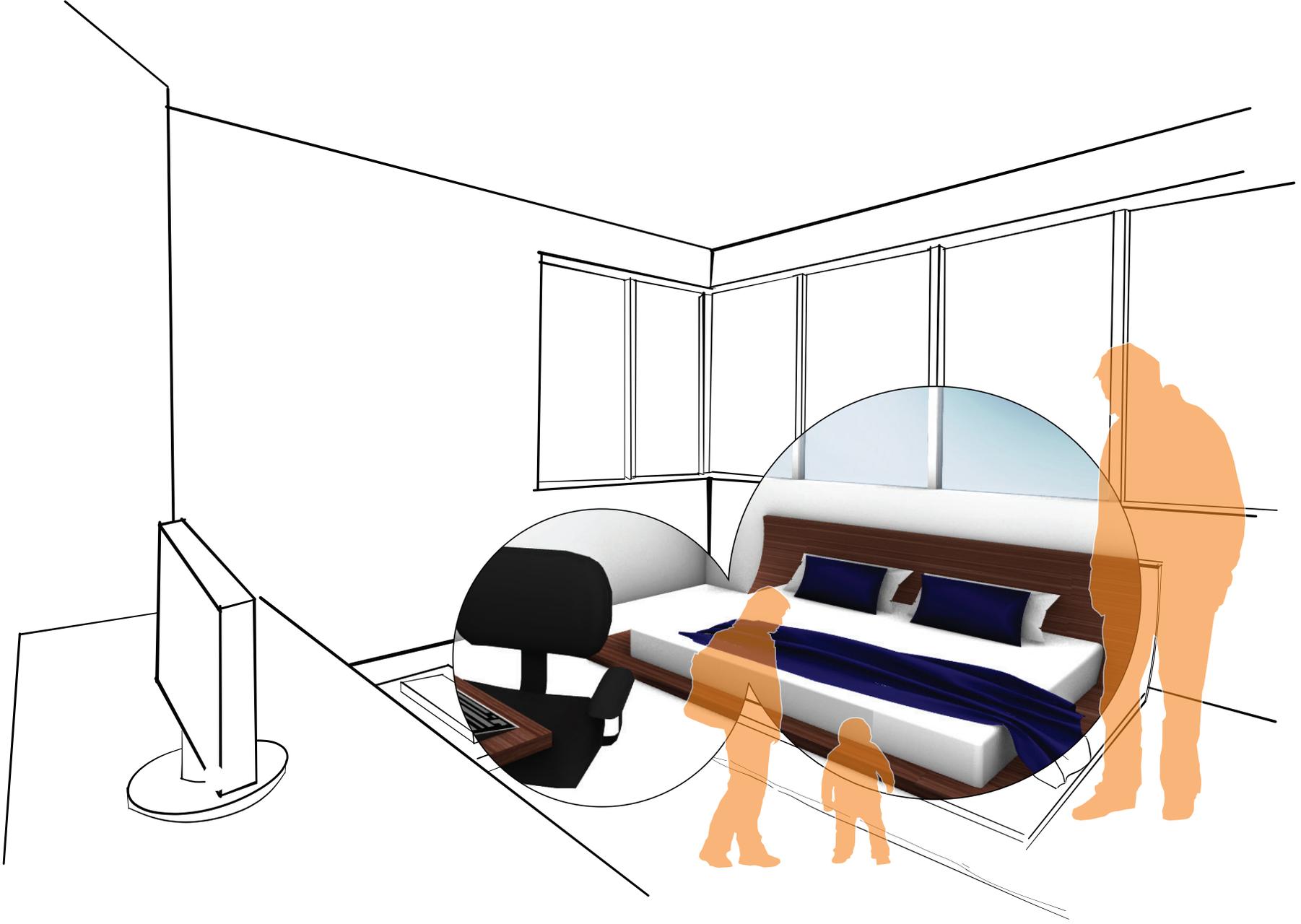


LIVING ROOM





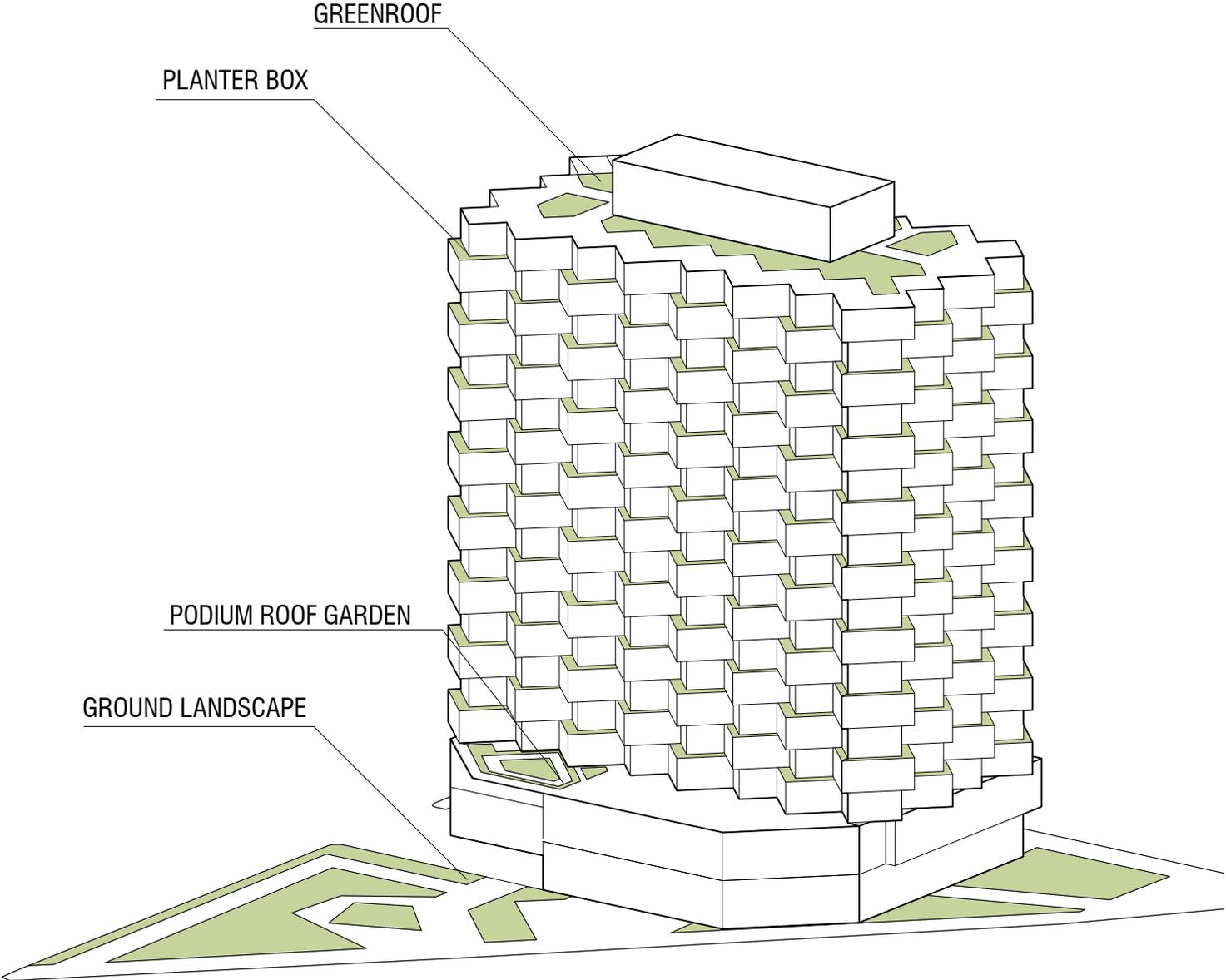
MASTER BEDROOM



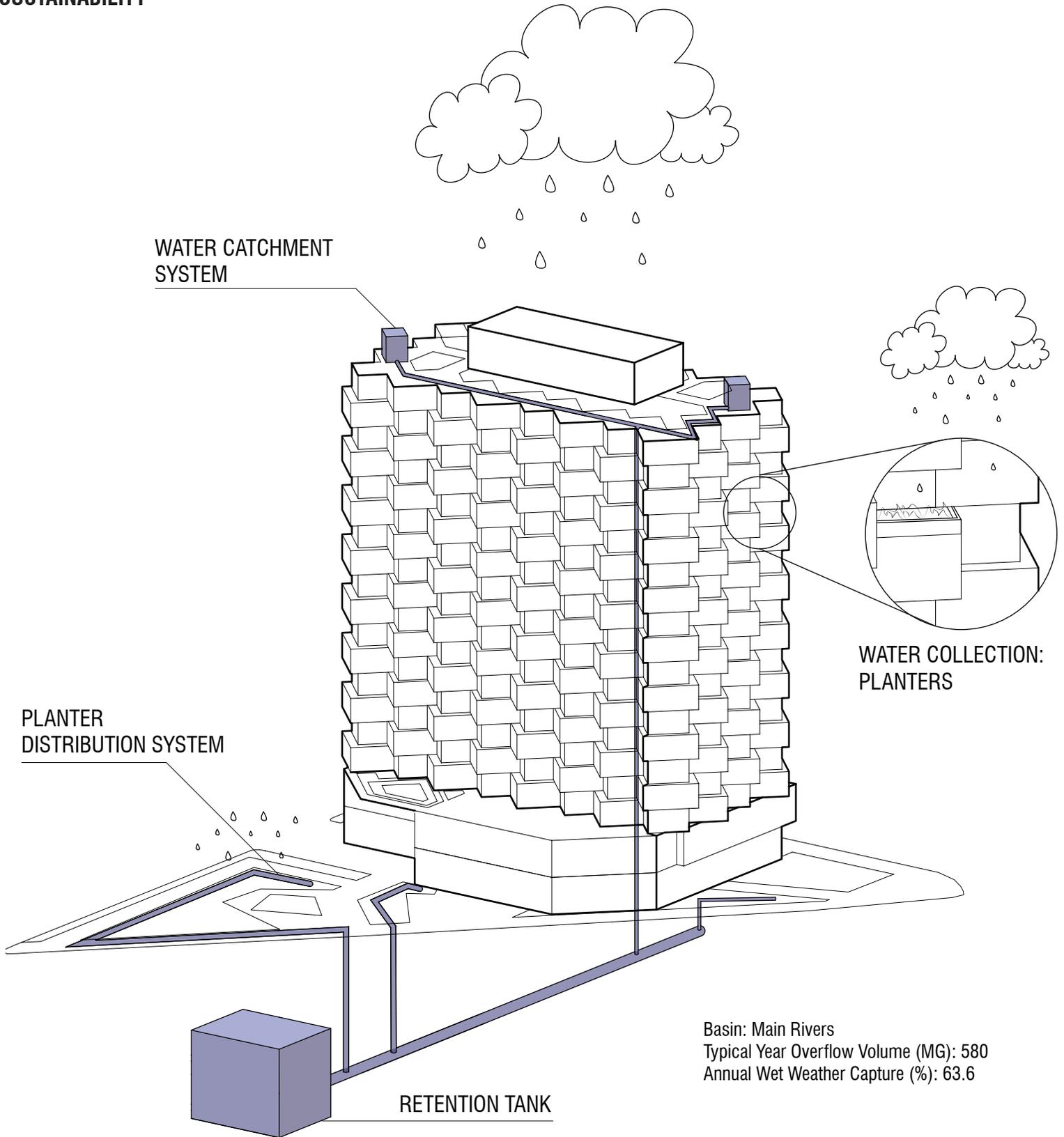


EXTERIOR: FROM  
N SHERIDAN AVE

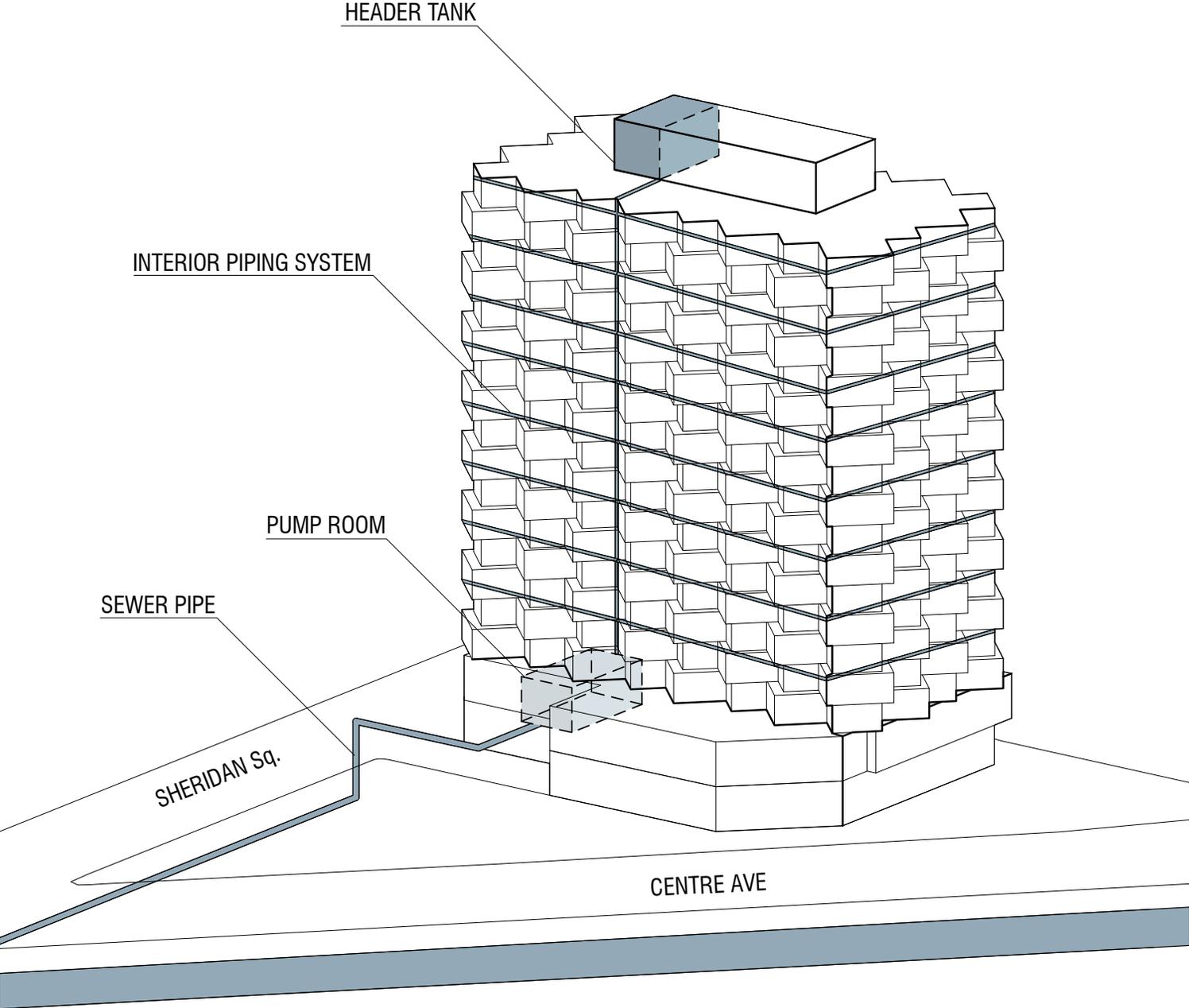
LANDSCAPE



**SUSTAINABILITY**

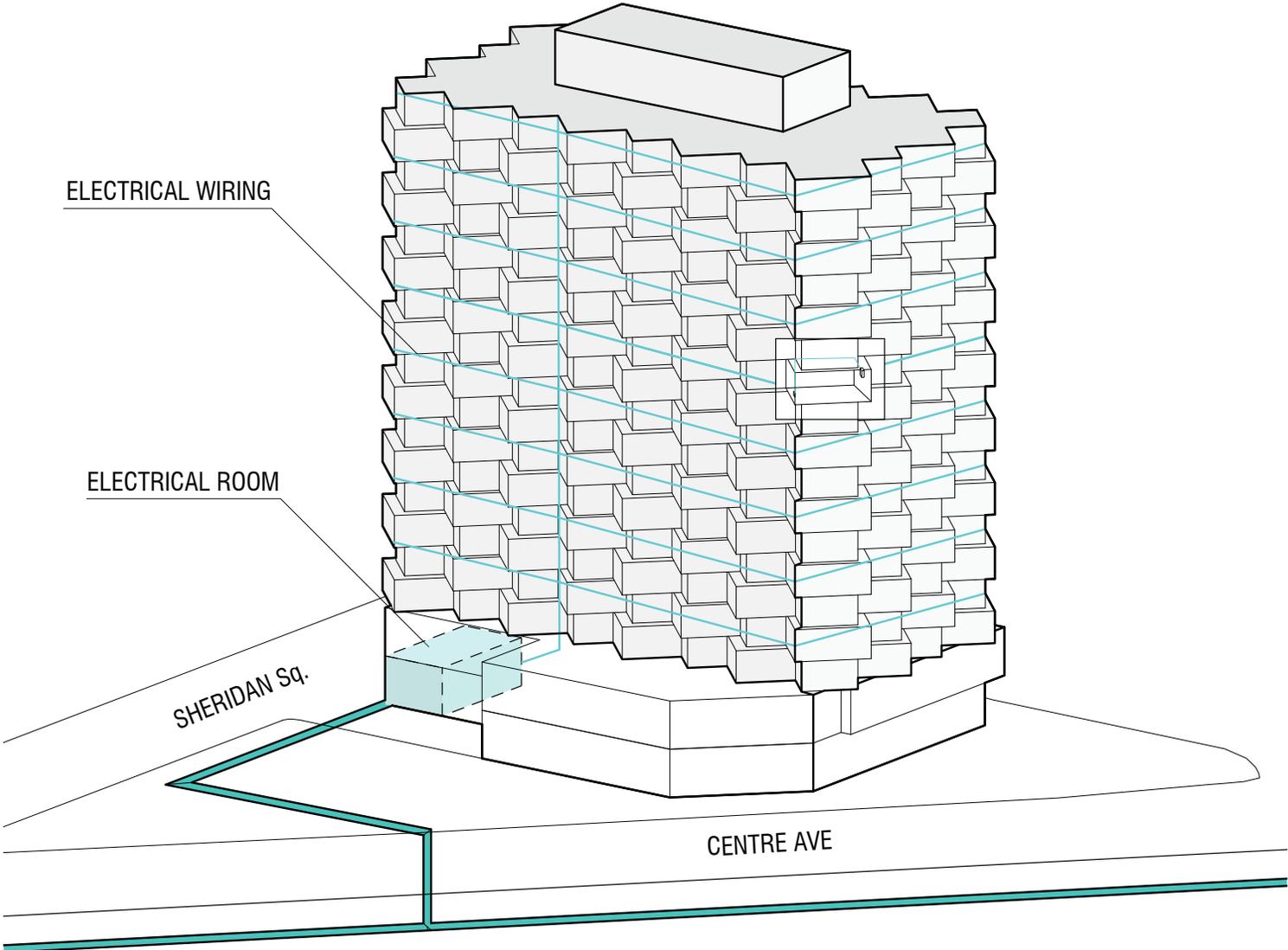


**WATER MANAGEMENT**

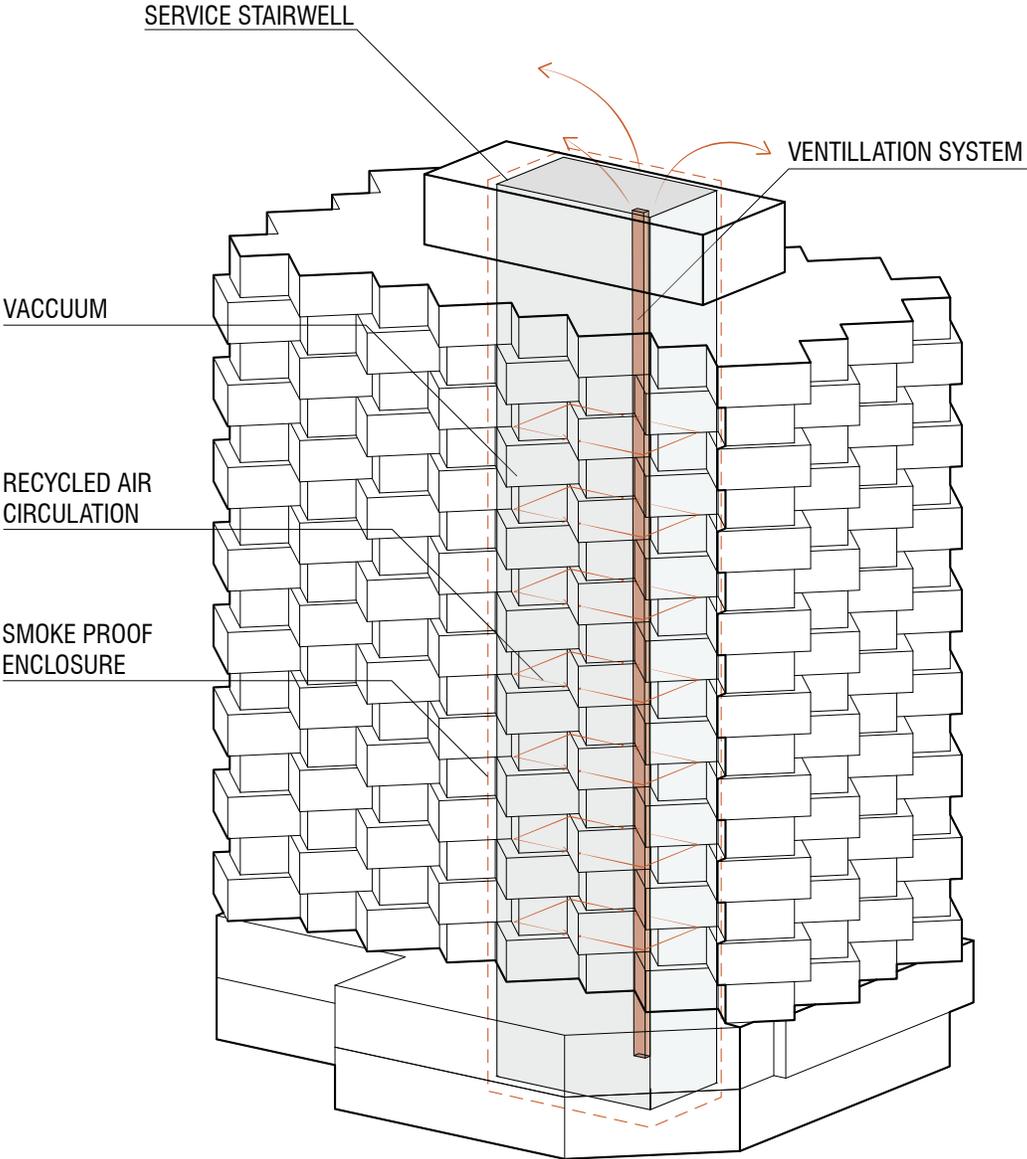


Sewershed: A-22  
Type (Combined/Separated): C

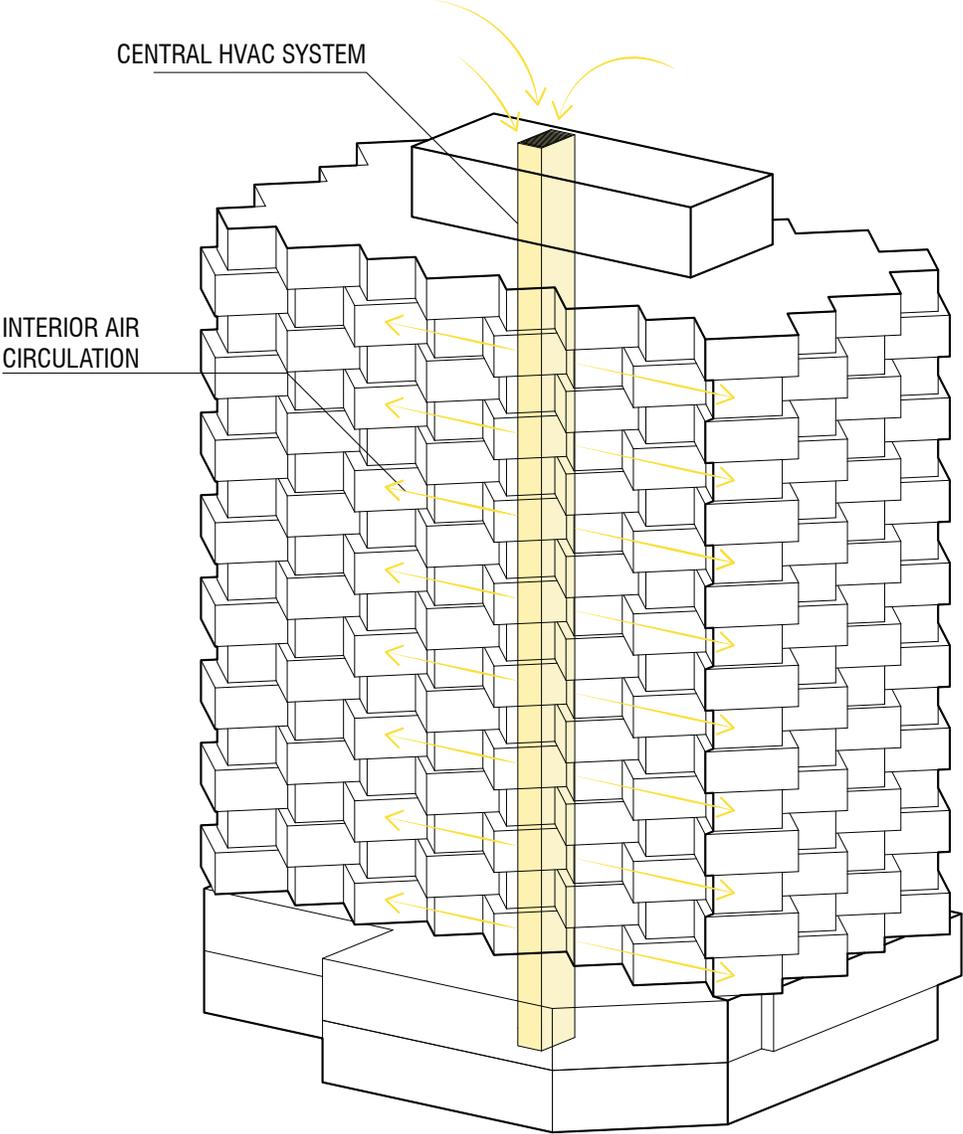
**ELECTRICAL**



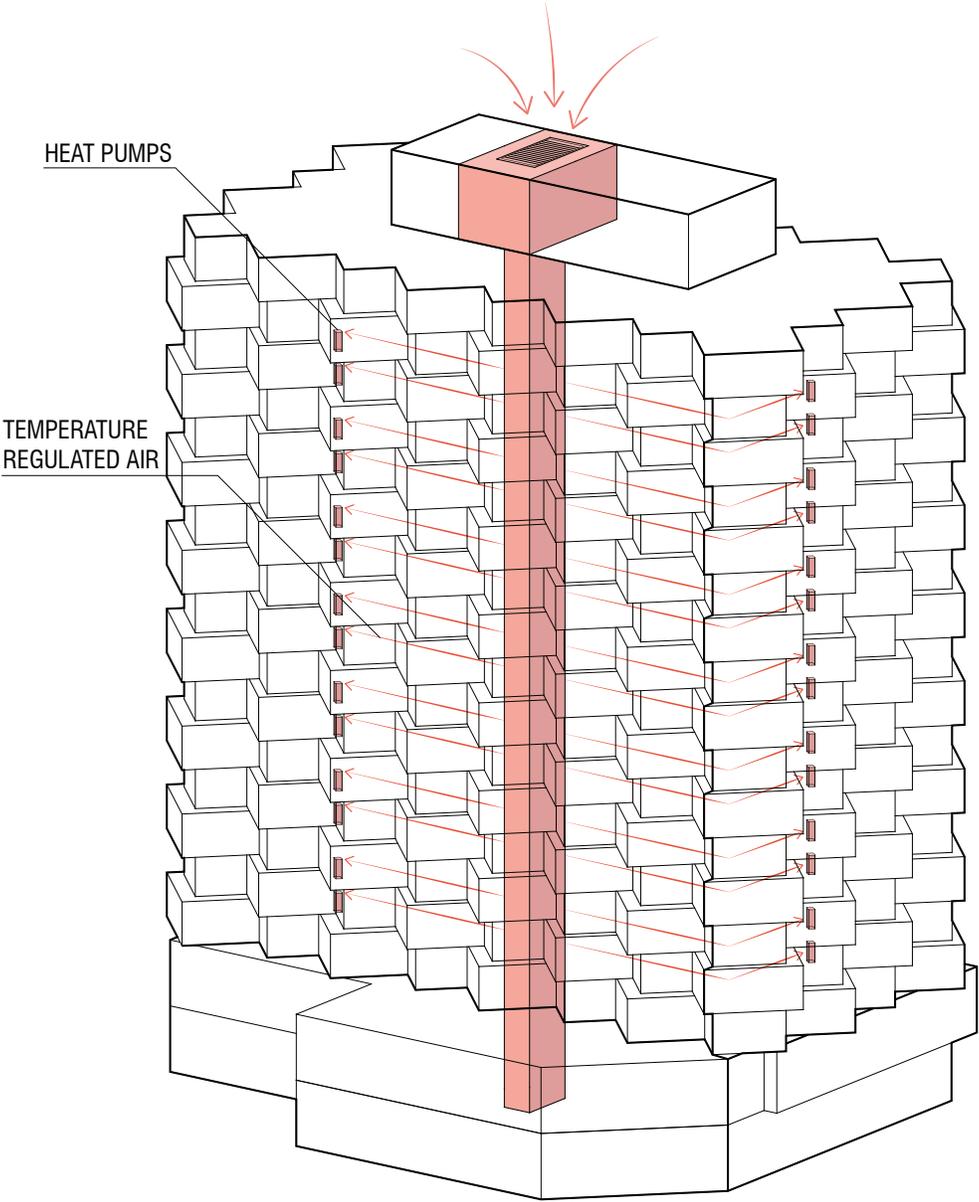
**FIRE PROTECTION**

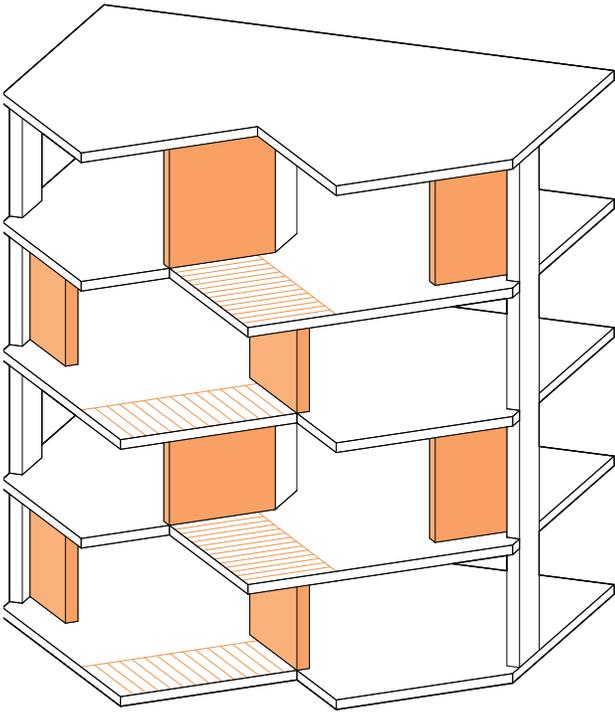


HVAC

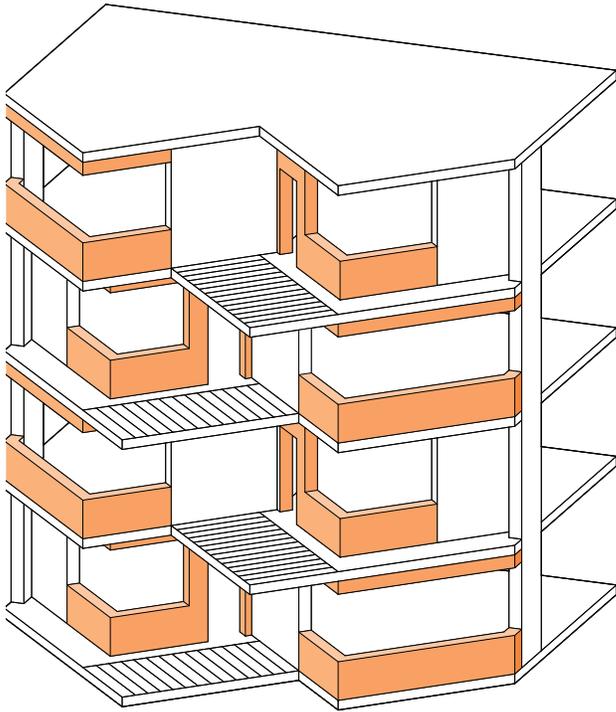


# HEAT PUMPS

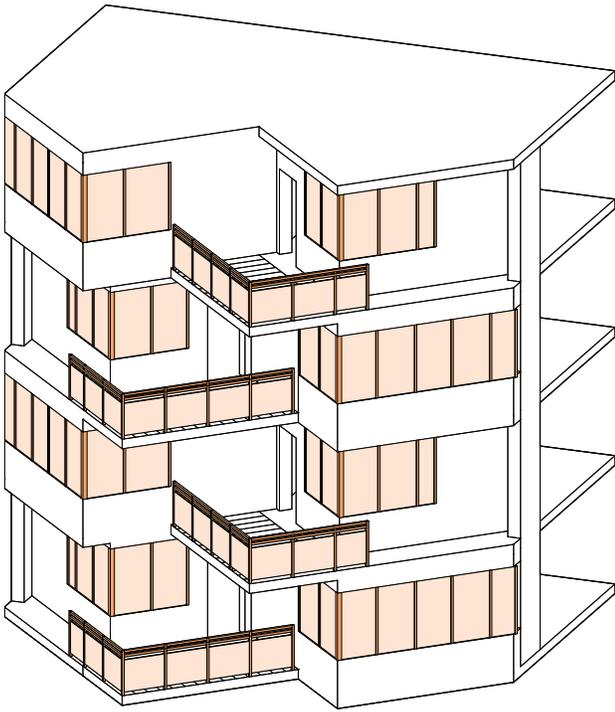




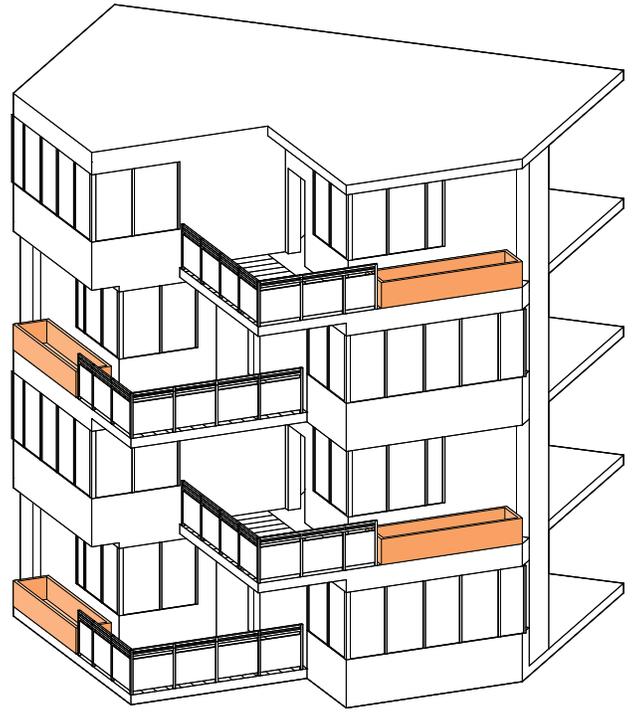
**STRUCTURAL (OPAQUE) WALLS**



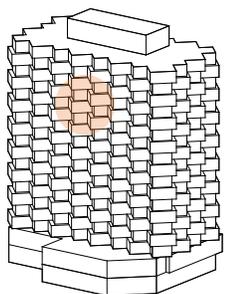
**NON STRUCTURAL WALLS**

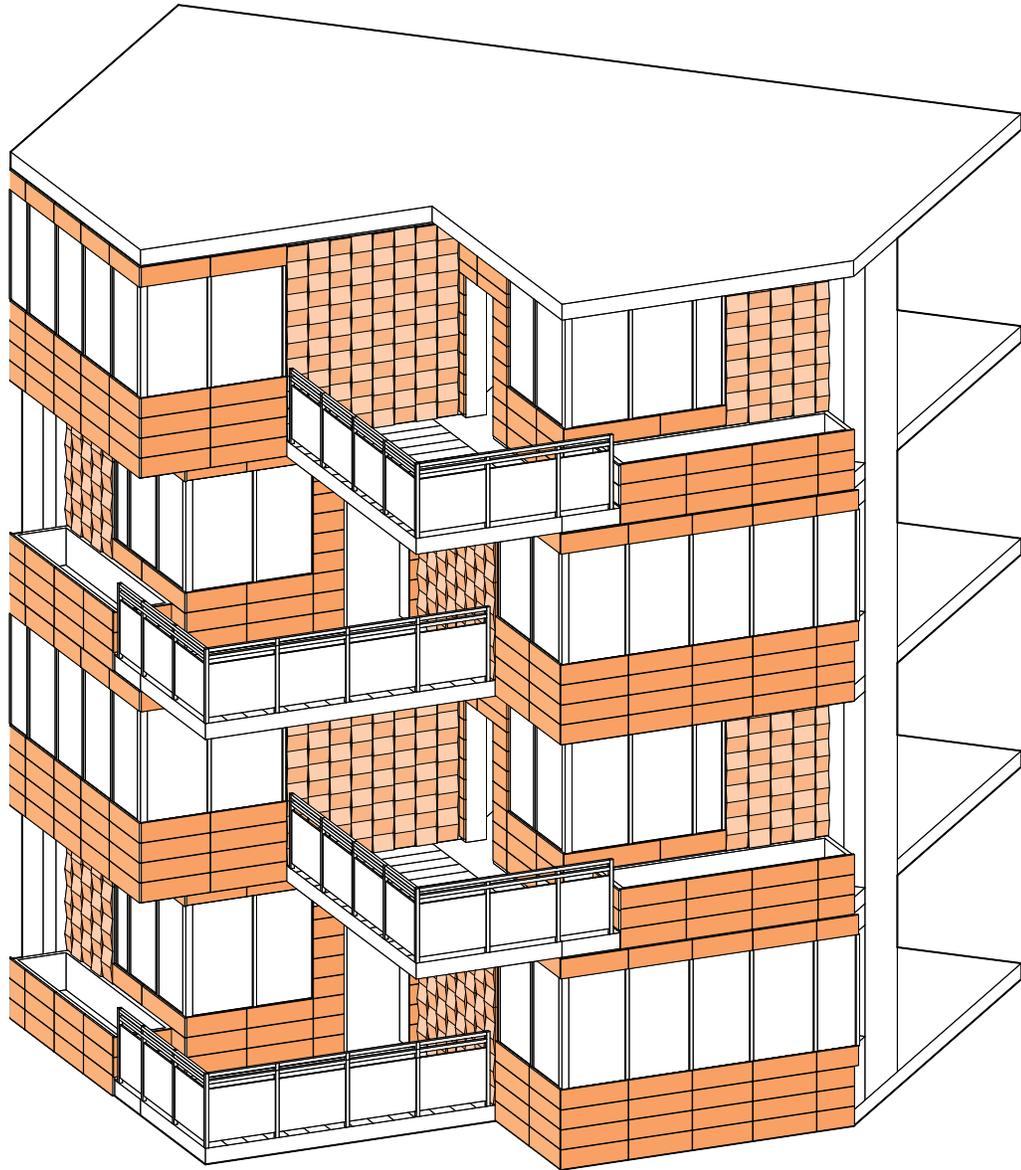


**GLAZING AND RAILINGS**



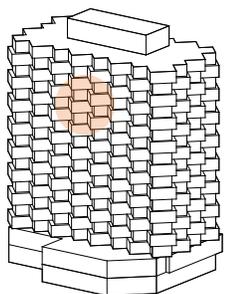
**PLANTER BOXES**



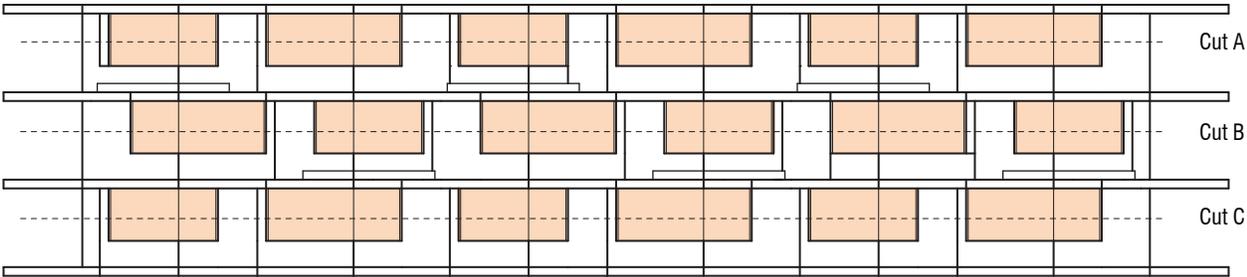


**TERRA COTTA FACADE**

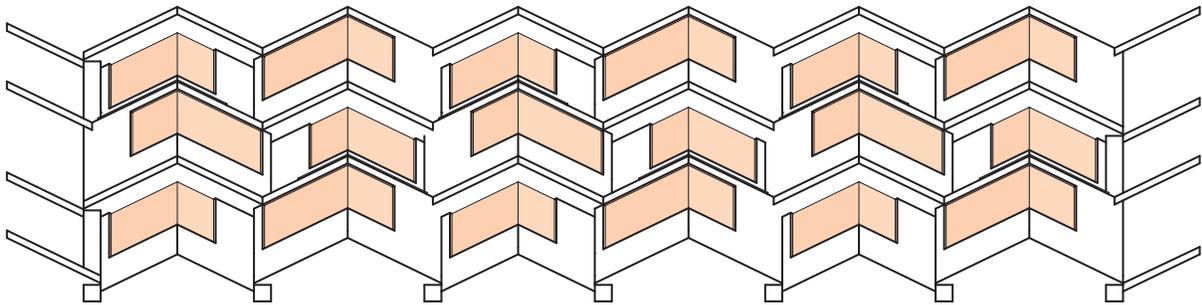
30% OPACITY



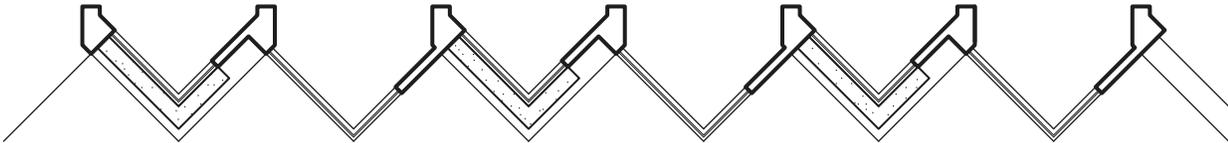
STRUCTURE AND FACADE



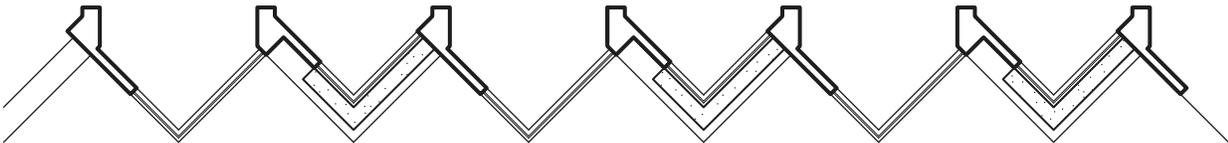
Facade Elevation



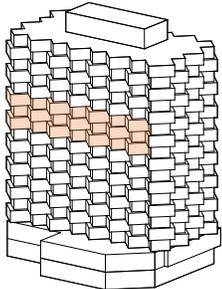
Looking Up



Cut A



Cut B



**STUDIO DENSE**