

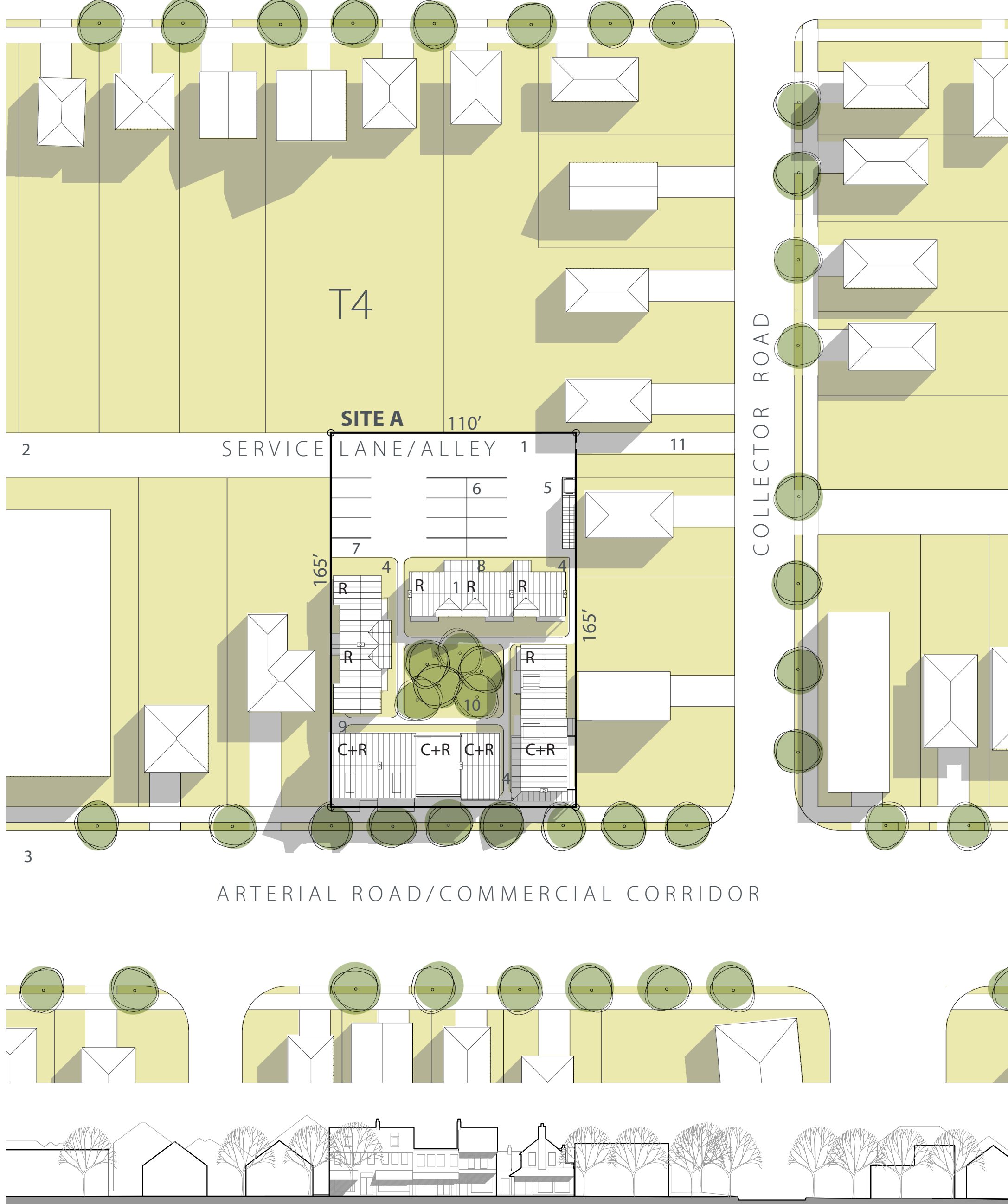


STREET VIEW PERSPECTIVE

Our proposal sensitively and pragmatically incorporates Smart Growth principles into contemporary colonial architecture, combining the Scandinavian tradition of modern sustainable design with colonial charm. The result is an economic 2-story housing typology that leverages features of main-street, live

and work units, townhouses and the courtyard apartment. Furthermore, proposal's flexible system accommodates ideal density thresholds for walkable neighborhoods, yet provides adequate parking from the alley side, and features public and private gardens for the varied unit types. This extensible design can be easily adapted

to fit the full range of lots that occupy Michigan's primary commercial and mix-use corridors. Finally, a rich and flexible street side elevation varies widely and can be suited to meet the needs of a developing city center.



SITE PLAN AND ARTERIAL ROAD ELEVATION
Scale 1" = 40'

- | | | | | | |
|---|---------------------------|----|----------------------------|-----|---------------------------------|
| 1 | Competition Site Option A | 6 | 12-Car Parking, 1/Unit | R | Residential Unit |
| 2 | Service Lane / Alley | 7 | Parking Space for ADA Unit | C+R | Commercial and Residential Unit |
| 3 | Commercial Corridor | 8 | Private Yard | | |
| 4 | Entrance to Courtyard | 9 | Bike Storage | | |
| 5 | Waste Receptacle | 10 | Shared Green Courtyard | | |
| 6 | Maintenance Tool Storage | 11 | Walkway to Alley | | |



1 SOUTH ELEVATION
Scale 1/8" = 1'

2 LONGITUDINAL SECTION
Scale 1/8" = 1'

- | | |
|---|----------------------------------|
| 1 | Horizontal Lap Siding |
| 2 | Factory Colored Cement Board |
| 3 | Light Brown Horizontal Stonework |
| 4 | Fabric Awning (optional) |
| 5 | Metal Guardrail, Anthracite |
| 6 | Wooden Canopy Structure, White |
| 7 | Metal Sheet Roofing, Light Grey |
| 8 | Trimming, White |

ELEVATION MATERIALS

RESIDENTIAL UNIT INFORMATION

Unit	Area	Description		Outdoor amenity
A	761 sq ft	Two bedroom apartment	2BR + LR + KIT + BA + WIC	Porch + patio
B	761 sq ft	Two bedroom apartment	2BR + LR + KIT + BA + WIC	Porch + patio
C	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
D	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
E	517 sq ft	One bedroom apartment	1BR + LR + KIT + BA	Porch + patio
F	555 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	Porch + patio
G	555 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
H	408 sq ft	Live work unit	1BR + LR + KIT + BA + WIC	Balcony
I	425 sq ft	Studio apartment	1RM + BA	-
J	425 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
K	425 sq ft	One bedroom apartment	1BR + LR + KIT + BA + WIC	-
L	425 sq ft	Studio apartment	1RM + BA	-
Total: 6291 sq ft				

COMMERCIAL UNIT INFORMATION

UNIT	AREA	DESCRIPTION	
1	938 sq ft	Bakery & cafe	2RM + KIT + PREP RM + ADA BA + BA + 2WIC
2	495 sq ft	Barber shop	1RM + KIT + BA + WIC
3	410 sq ft	Laundromat	1RM + OFC + ADA BA
4	670 sq ft	Small office	1RM + MT RM + BA + KITCHNT
Total: 2513 sq ft			

FLOOR PLAN LEGEND

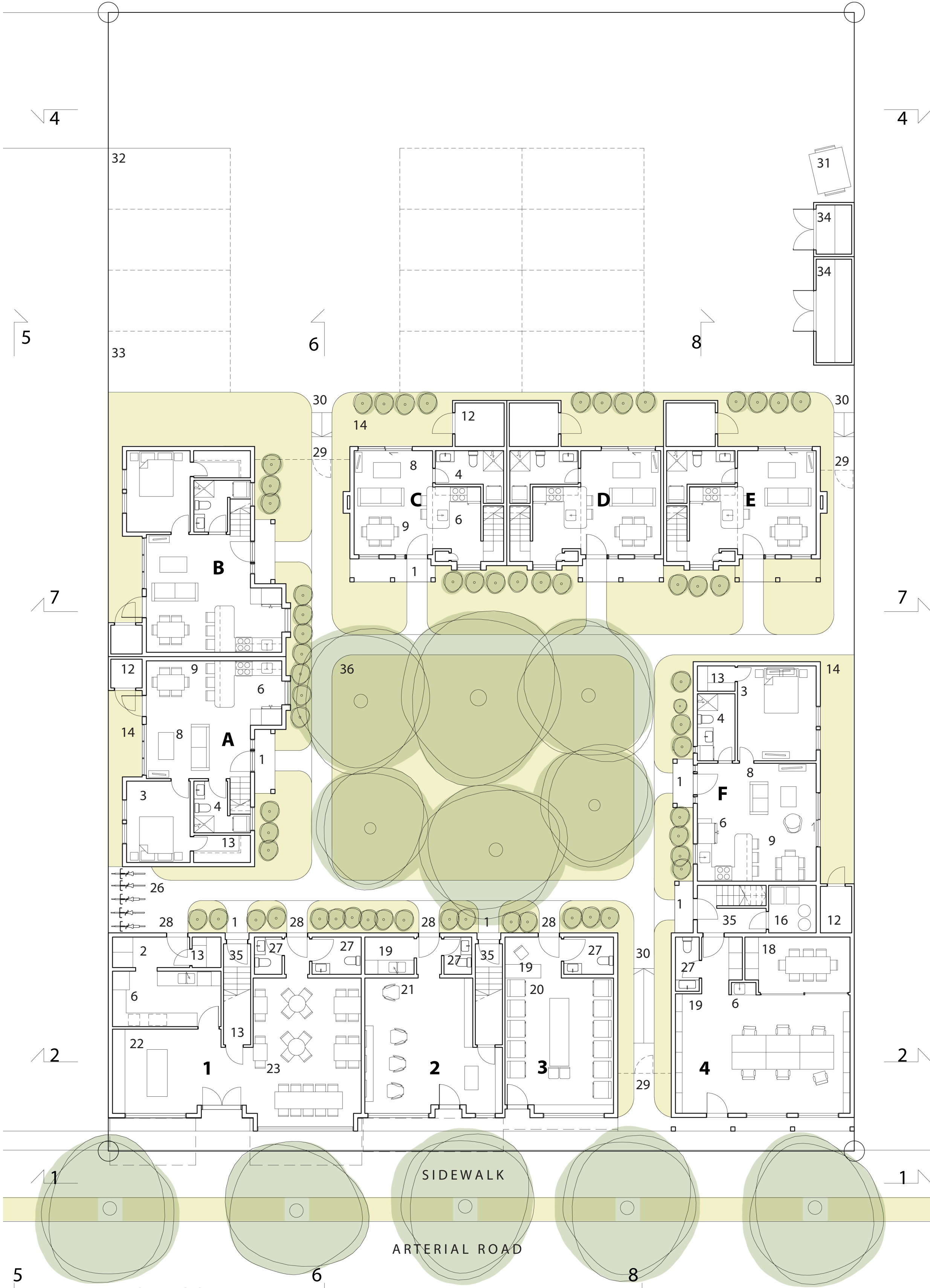
1 Entry	13 Walk-in closet	24 Waste Receptacles
2 Entry hall	14 Private garden	26 Bike Rack
3 Bedroom	15 Balcony	27 Restroom
4 Bathroom	16 Mechanical services	28 Service Entry
5 Accessible bathroom	17 Reserved space for restaurant ducts	29 Optional Iron Gate
6 Kitchen	18 Meeting room	30 Optional ADA Ramp
7 Laundry	19 Office space	31 Dumpster
8 Living room	20 Laundromat	32 Parking Space
9 Dining room	21 Barber shop	33 ADA Parking Space
10 Office nook	22 Bakery	34 Maintenance Tool Storage
11 Fireplace	23 Cafe	35 Shared Hallway
12 Storage		36 Shared Green Courtyard

ELEVATION MATERIALS

- 1 Horizontal Lap Siding
- 2 Factory Colored Cement Board
- 3 Light Brown Horizontal Stonework
- 4 Fabric Awning (optional)
- 5 Metal Guardrail, Anthracite
- 6 Wooden Canopy Structure, White
- 7 Metal Sheet Roofing, Light Grey
- 8 Trimming, White

PARKING INFORMATION

Standard units	11
ADA compliant unit	1
Total units	12
Total parking area	3744 sq ft



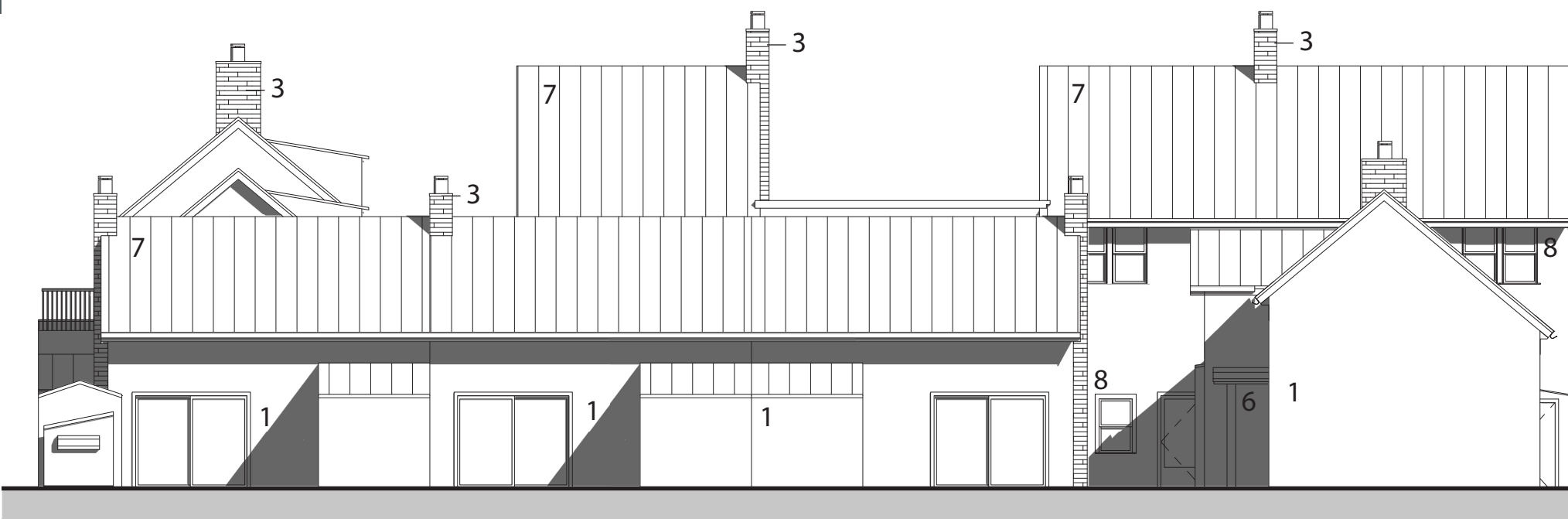
FIRST FLOOR PLAN
Scale 3/32" = 1'



SECOND FLOOR PLAN
Scale 3/32" = 1'



3 EAST ELEVATION
Scale 3/32" = 1'



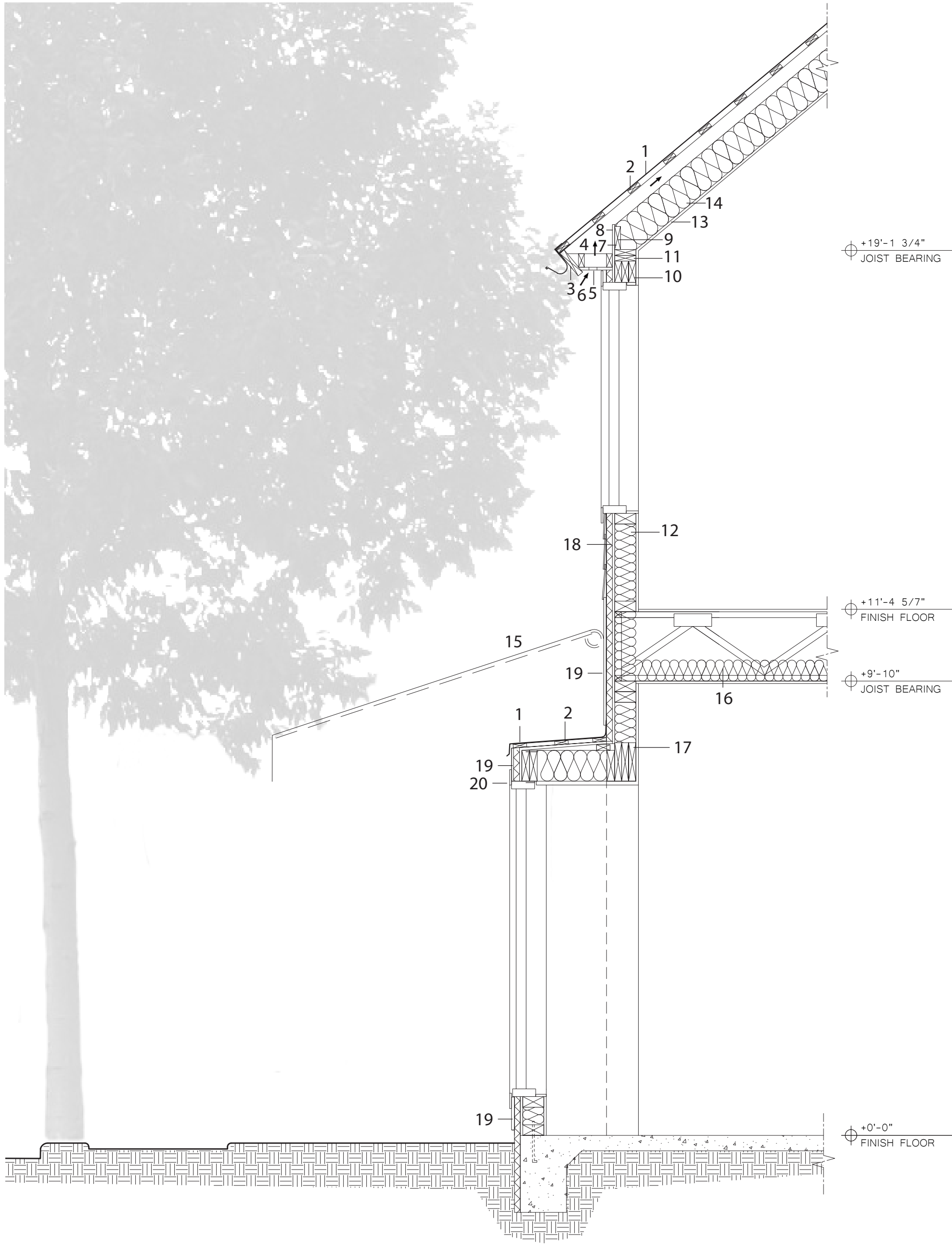
4 NORTH ELEVATION
Scale 3/32" = 1'



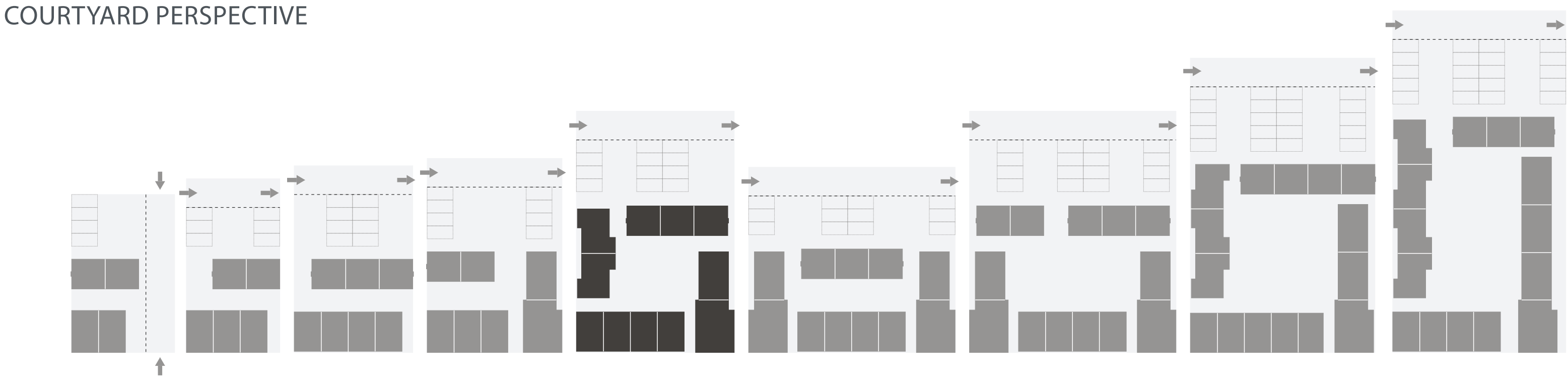
5 WEST ELEVATION
Scale 3/32" = 1'



COURTYARD PERSPECTIVE



SHOPFRONT DETAIL SECTION
Scale 3/32" = 1'



CONFIGURATION DIAGRAM

The units designed for our concept are easily reconfigurable to meet the range of typical lot sizes found in Michigan's T4 zones. Individual apartment units are designed to be added, culled, or recombined with ease, creating dynamic, site specific neighbourhoods and streetscapes, which maintain all the amenities of the current configuration.

ELEVATION MATERIALS

- 1 Horizontal Lap Siding
- 2 Factory Colored Cement Board
- 3 Light Brown Horizontal Stonework
- 4 Fabric Awning (optional)
- 5 Metal Guardrail, Anthracite
- 6 Wooden Canopy Structure, White
- 7 Metal Sheet Roofing, Light Grey
- 8 Trimming, White

- 9 1 1/2" Rigid Insulation
- 10 3 - 5 1/2" Header
- 11 5 1/2" Framing
- 12 R-19 Batt Insulation
- 13 Sheetrock
- 14 R-21 Batt Insulation
- 15 Fabric Awning (Optional)
- 16 Trusses and Sound Insulation

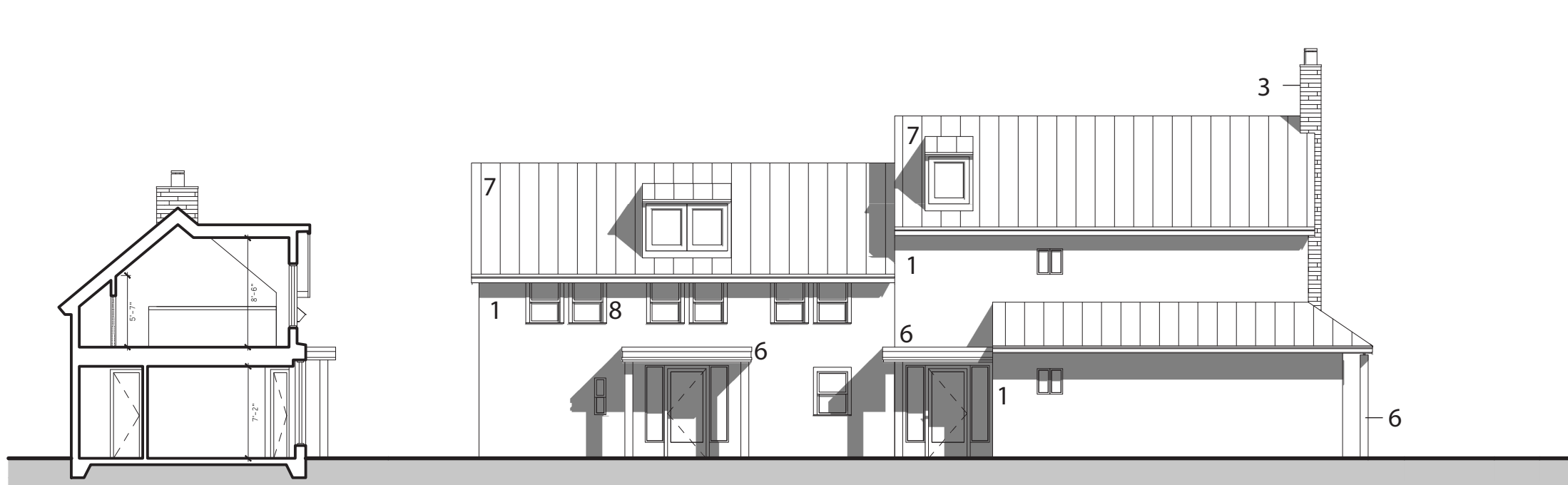
- 17 Header for Shop Window
- 18 Horizontal 6" Siding
- 19 Factory Colored Cement Board
- 20 4" Trimming



6 WEST ELEVATION
Scale 3/32" = 1'



7 NORTH ELEVATION
Scale 3/32" = 1'



8 EAST ELEVATION
Scale 3/32" = 1'