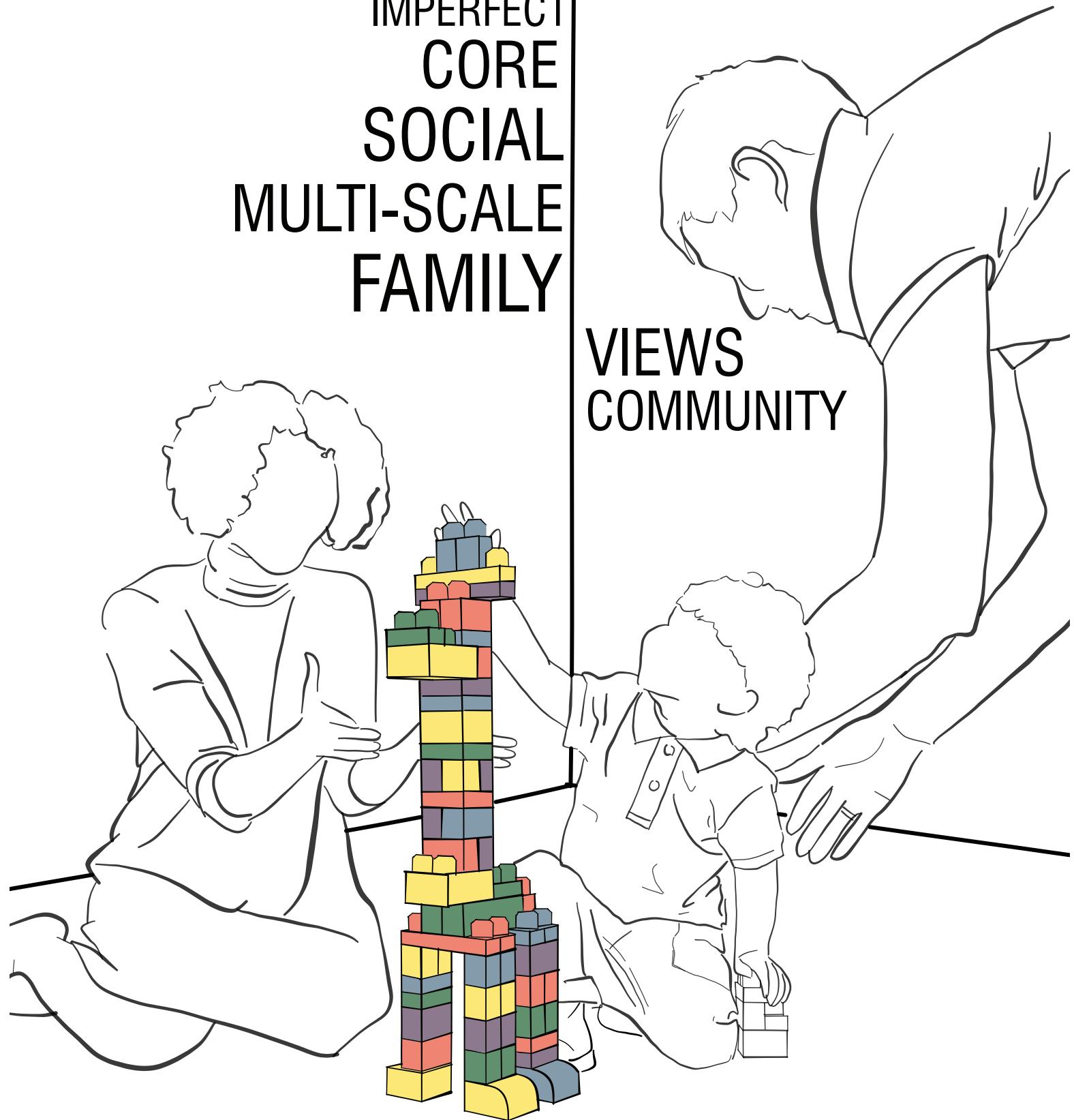
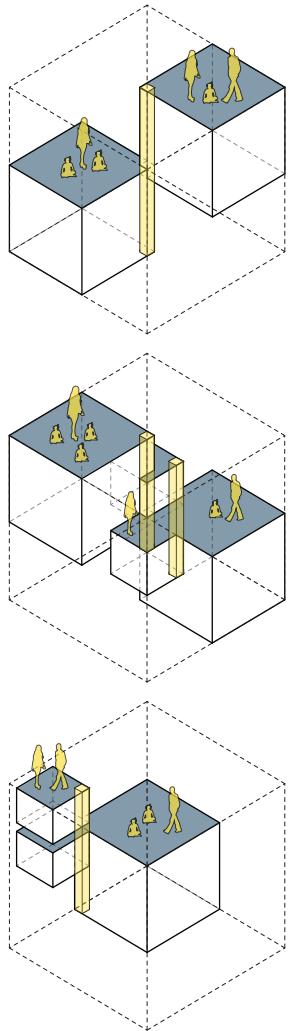


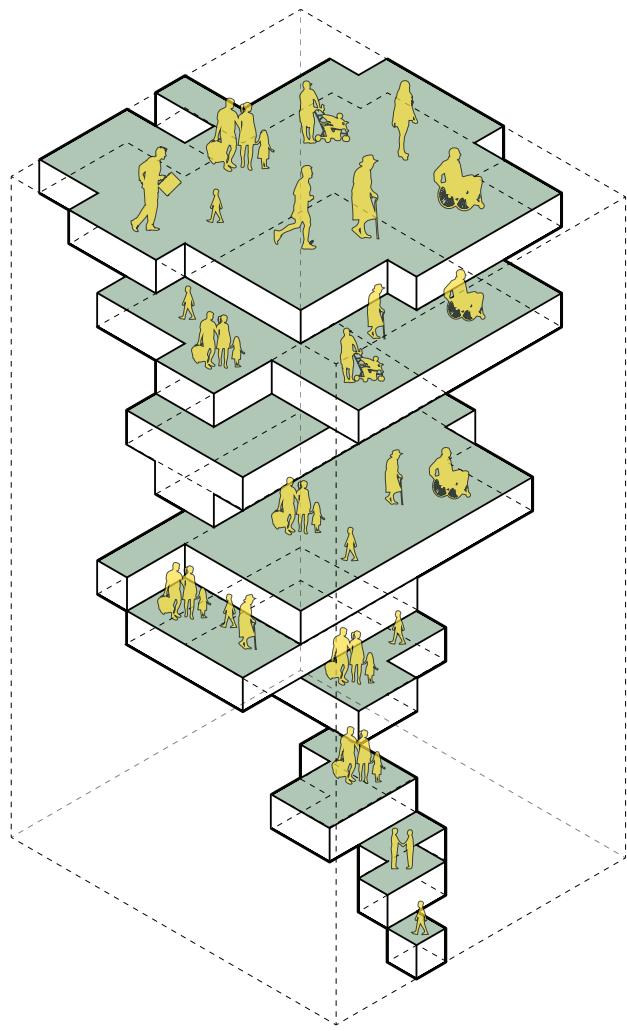
**IMPERFECT  
CORE  
SOCIAL  
MULTI-SCALE  
FAMILY**

**VIEWS  
COMMUNITY**

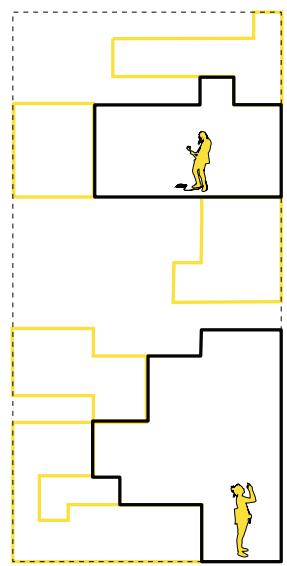
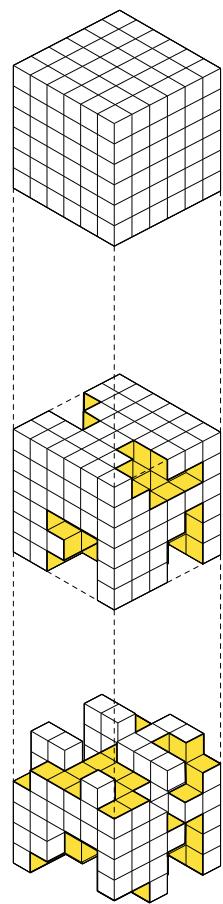
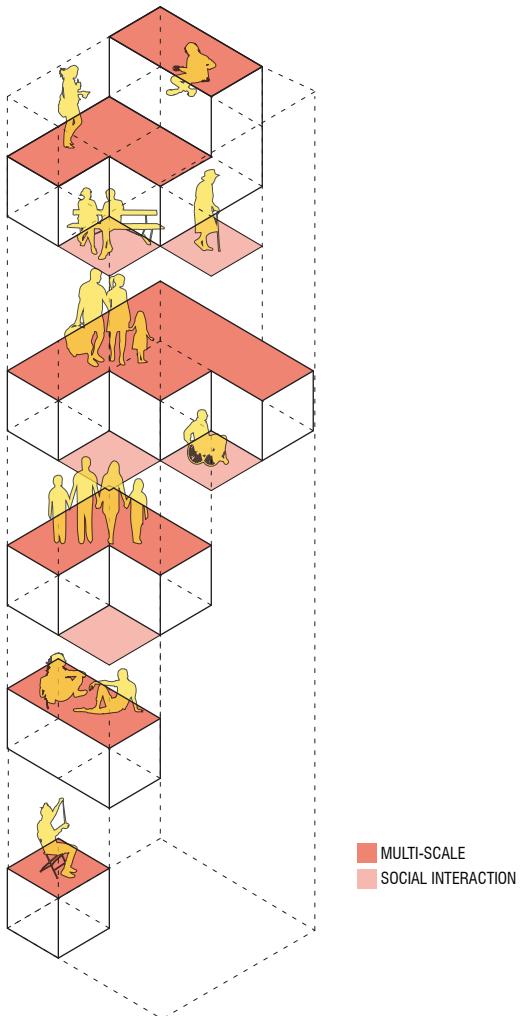




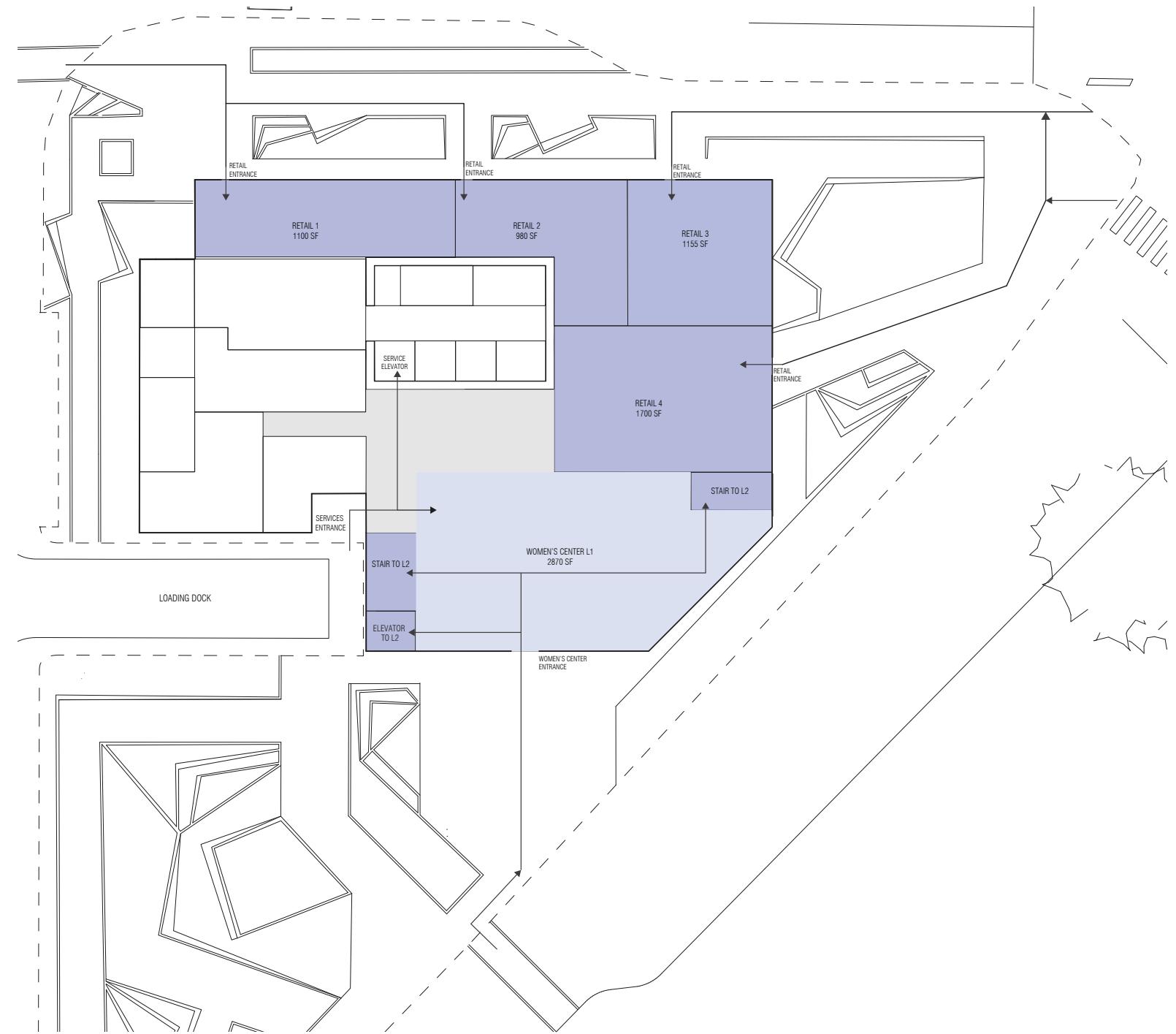
FAMILY  
CORE



GROWTH  
IMPERFECT



VOID  
FORM



### Podium Program

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

-Retail:

Retail 1: 1100 SF

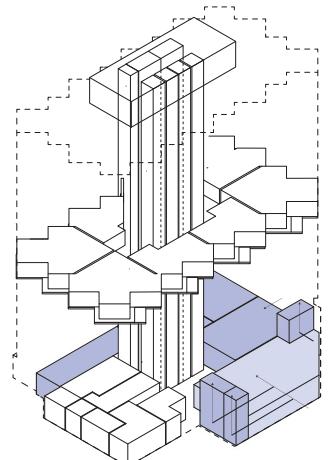
Retail 2: 980 SF

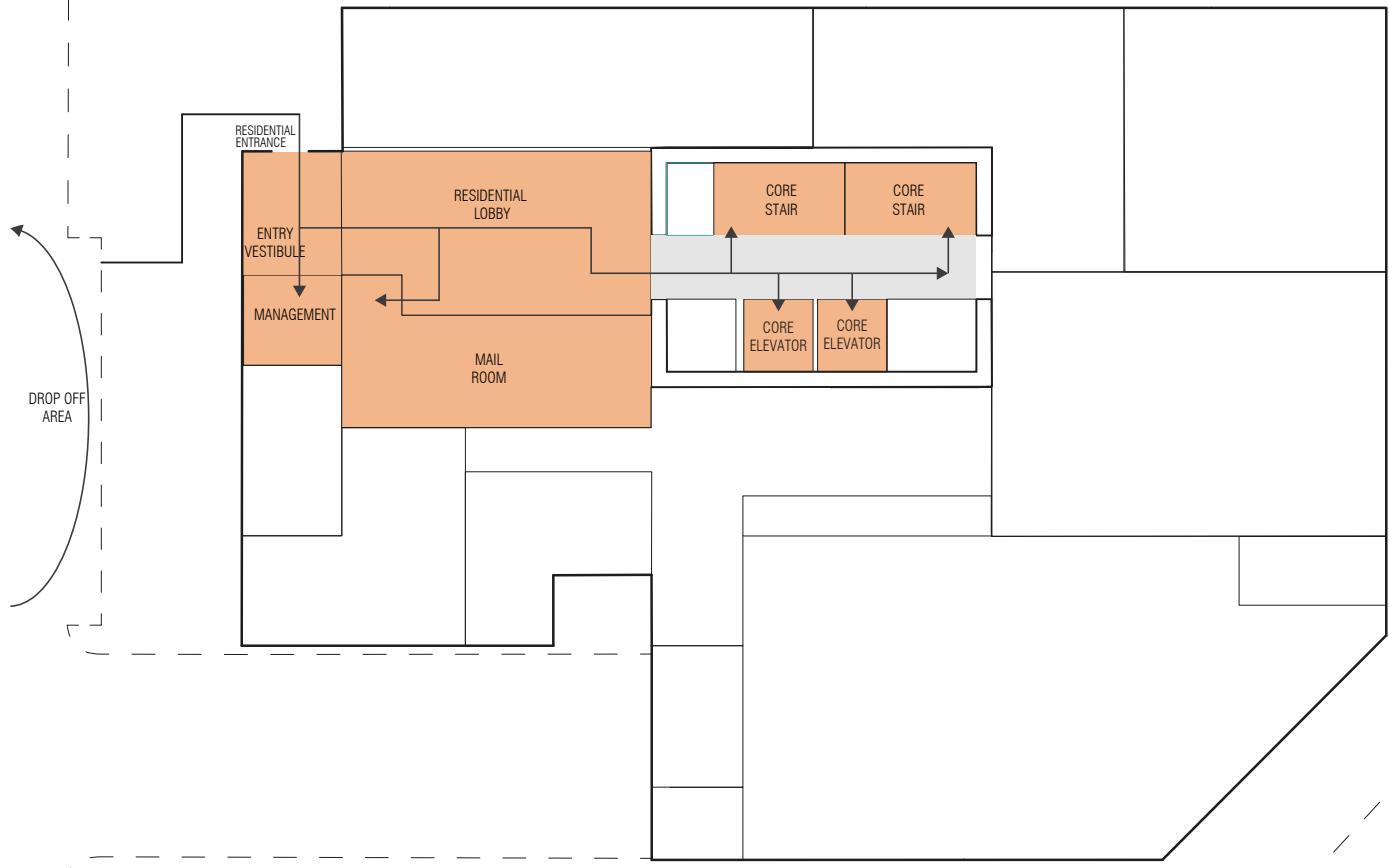
Retail 3: 1155 SF

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:

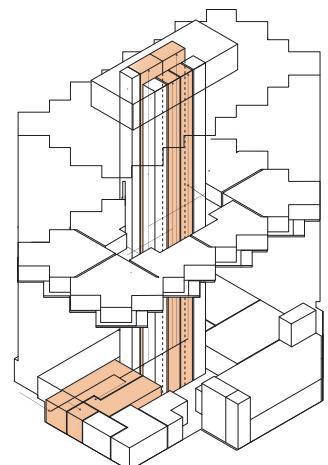
Entry Vestibule: 195 SF

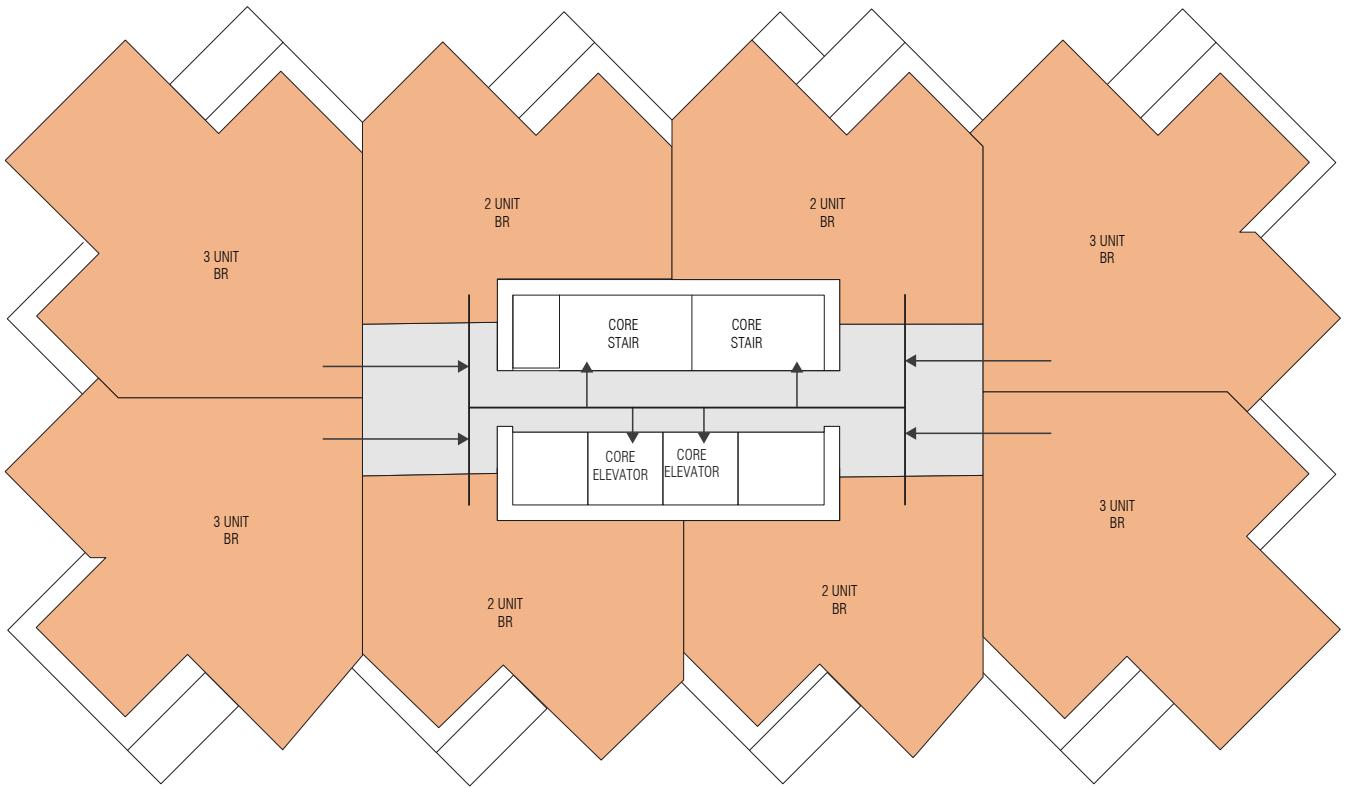
Lobby: 810 SF

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**

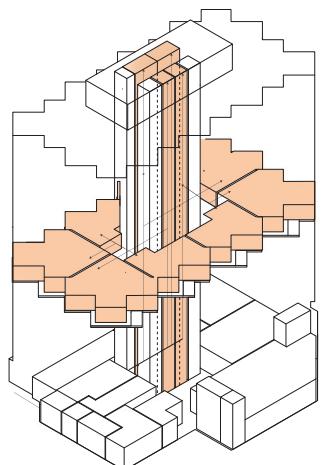
(2) 3 Unit BR Type 2 (1460 SF)  
**2,920 SF**

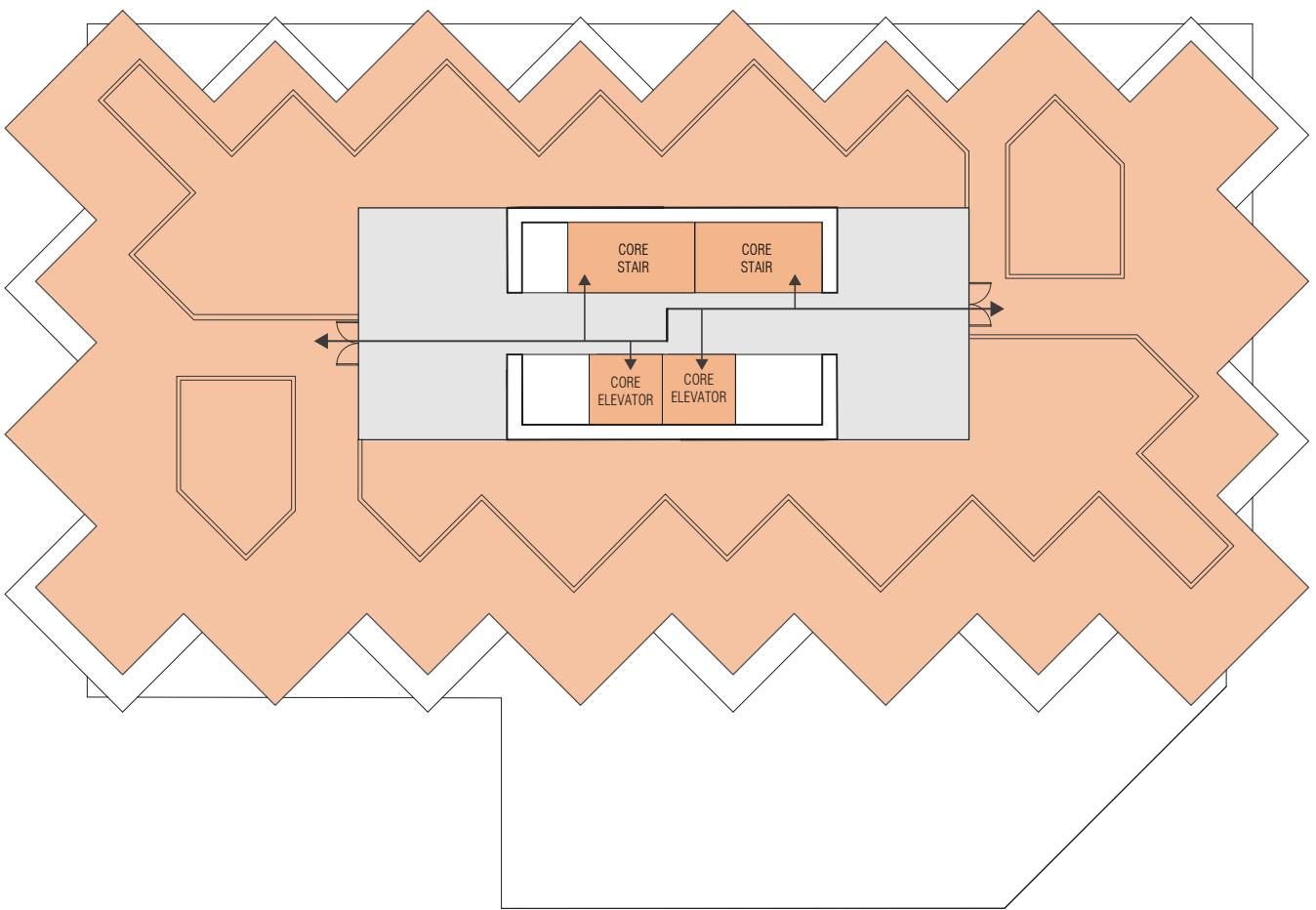
(4) 2 Unit BR (1040 SF)  
**4,160 SF**

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%)**





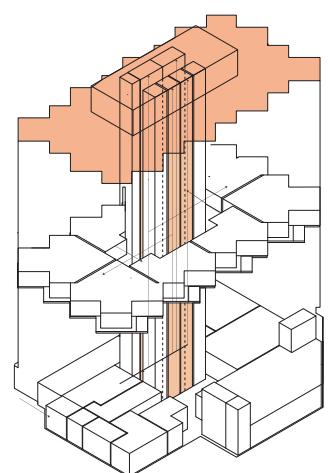
Roof Program:

Roof Total: **12,210 SF**

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

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

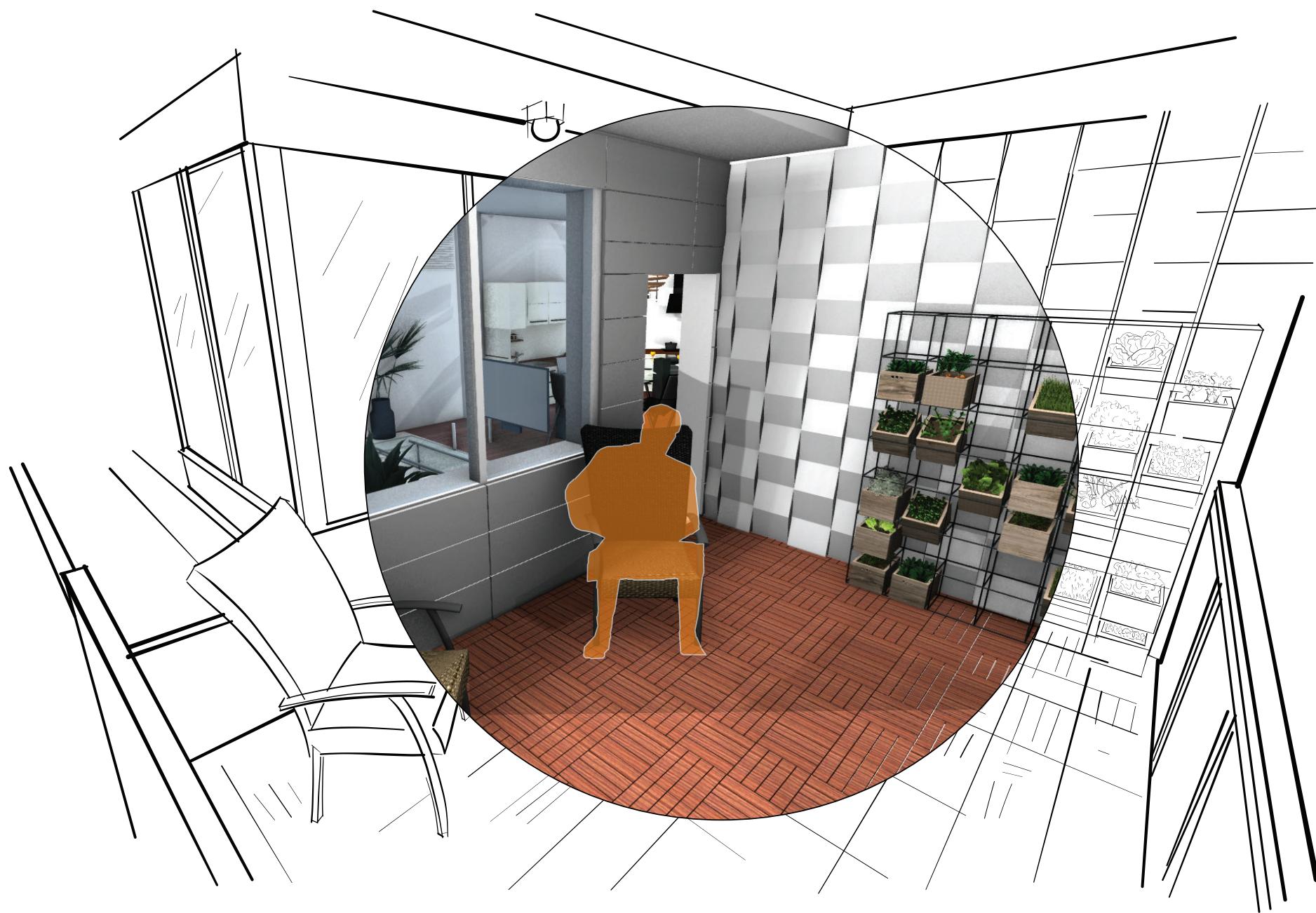
Core: **1,360 SF**



## FURNISHED 3-BEDROOM UNIT



BALCONY



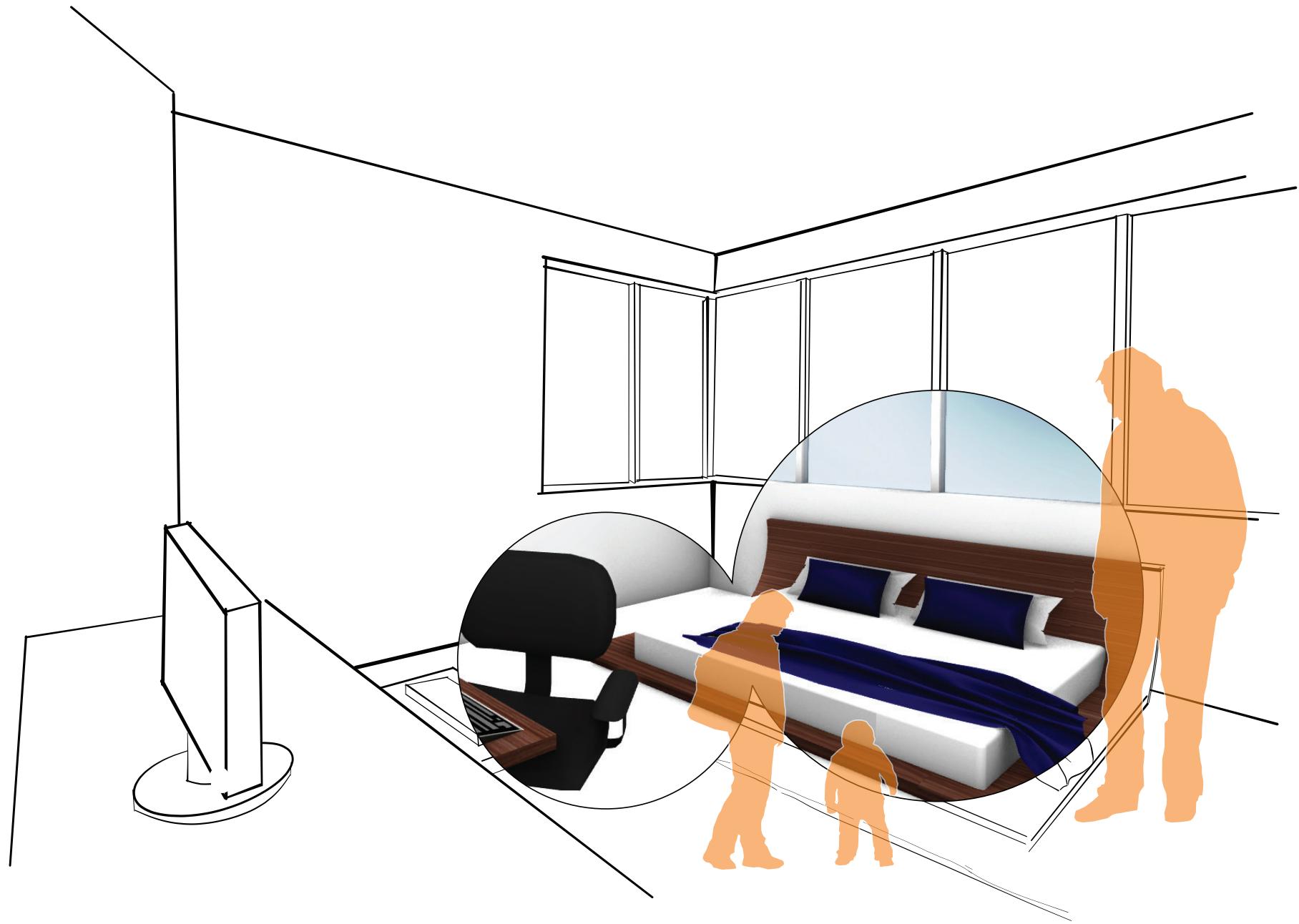


LIVING ROOM



KITCHEN

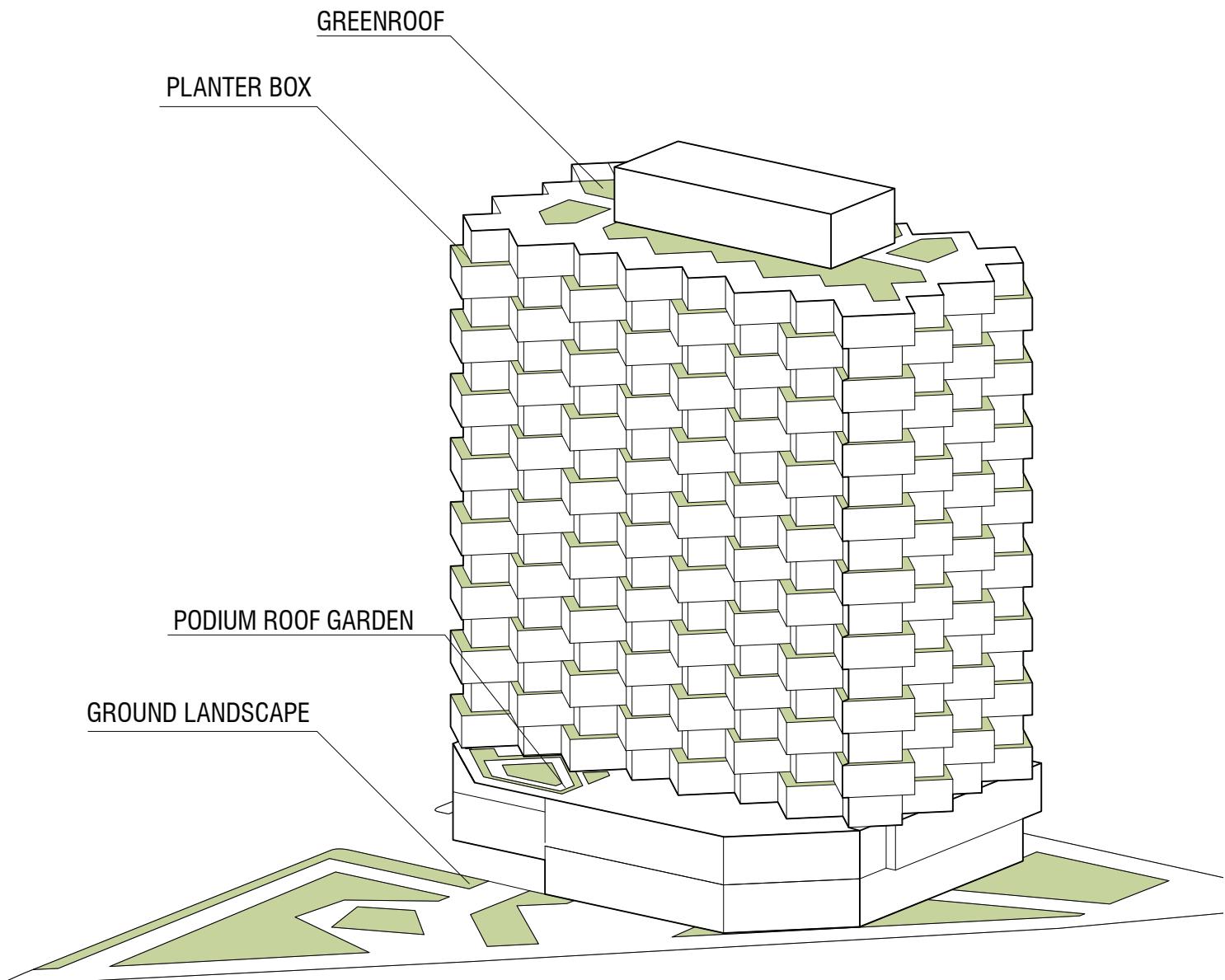
**MASTER BEDROOM**



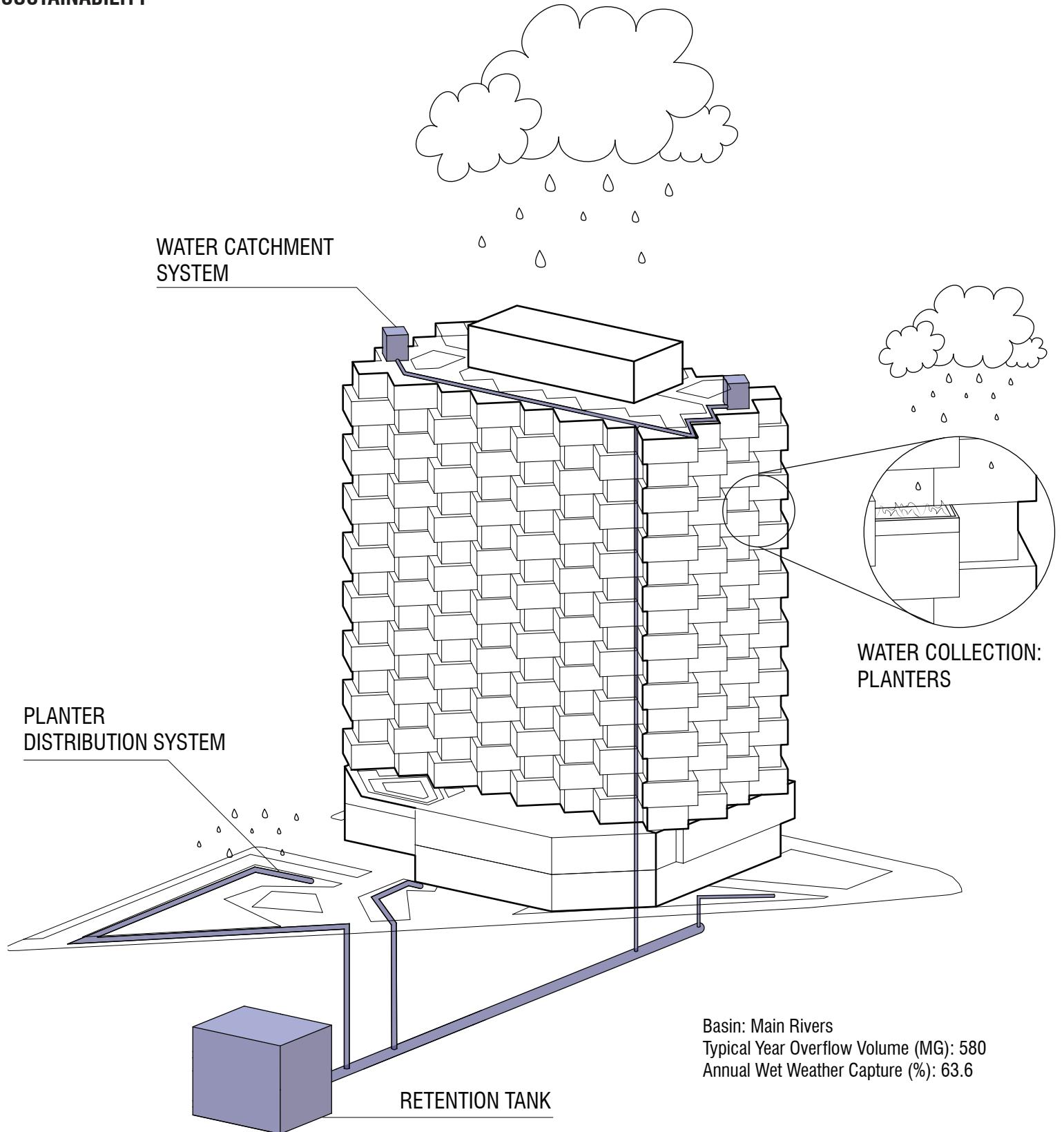


EXTERIOR: FROM  
N SHERIDAN AVE

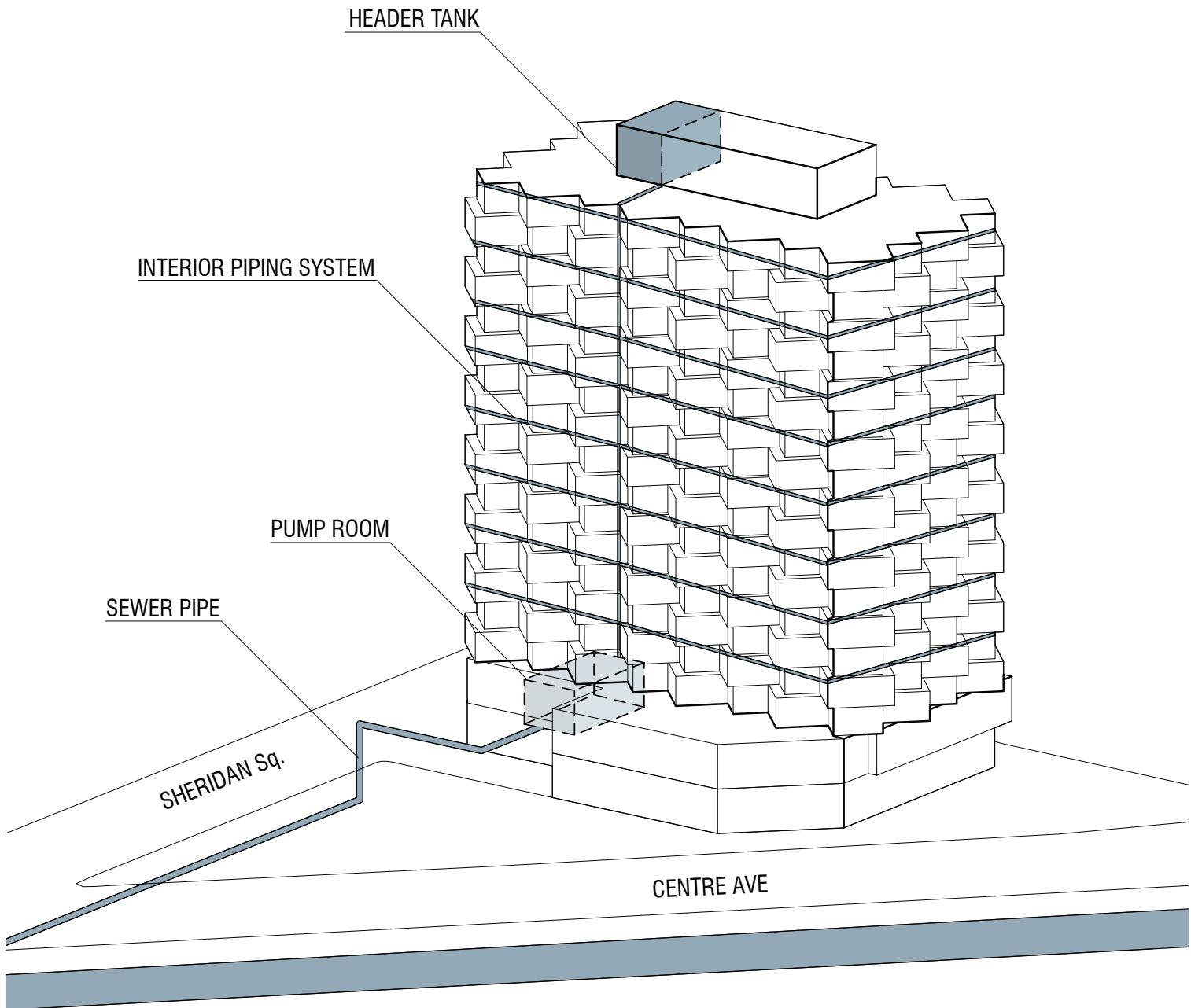
## LANDSCAPE



## SUSTAINABILITY

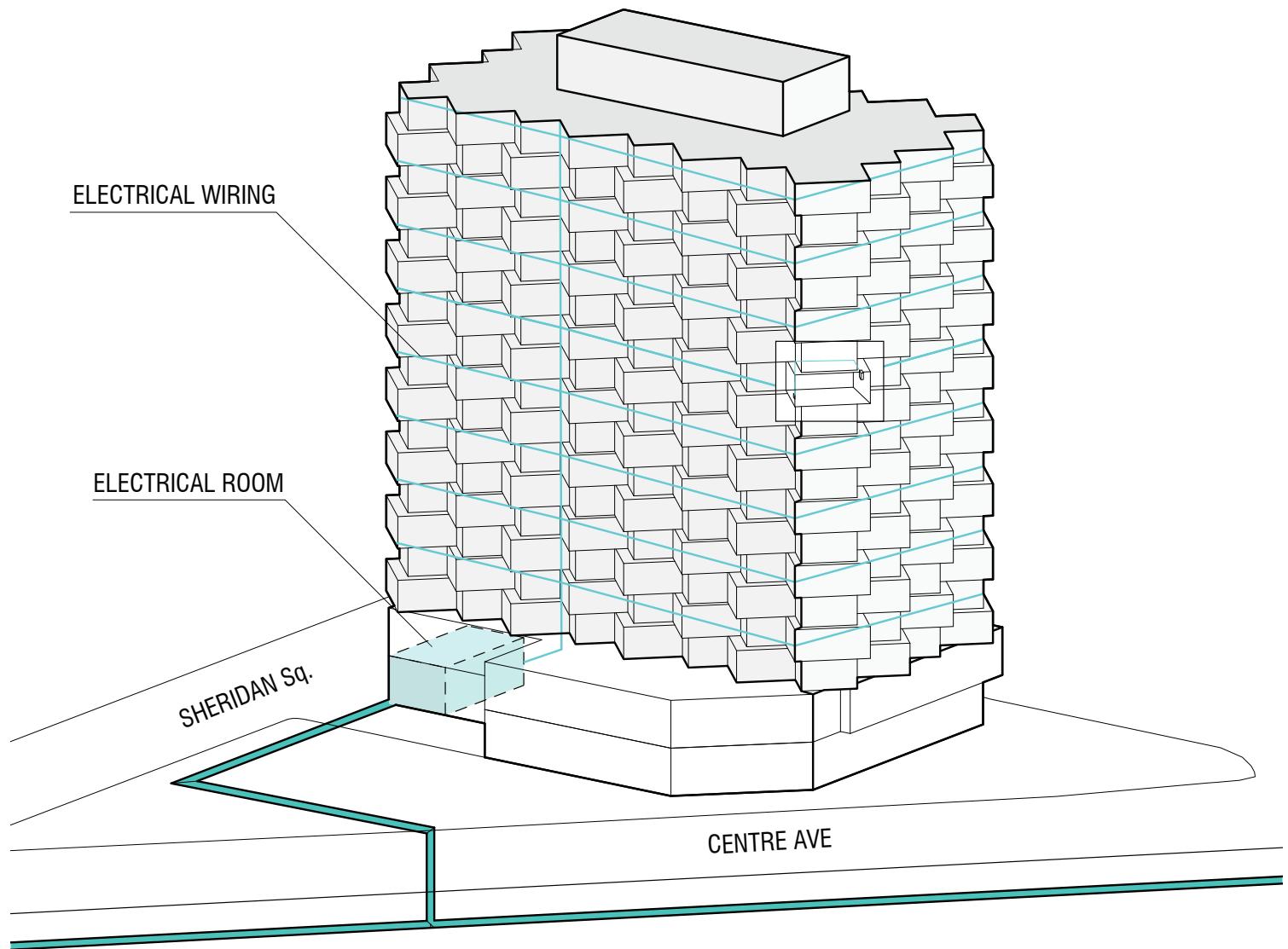


## WATER MANAGEMENT

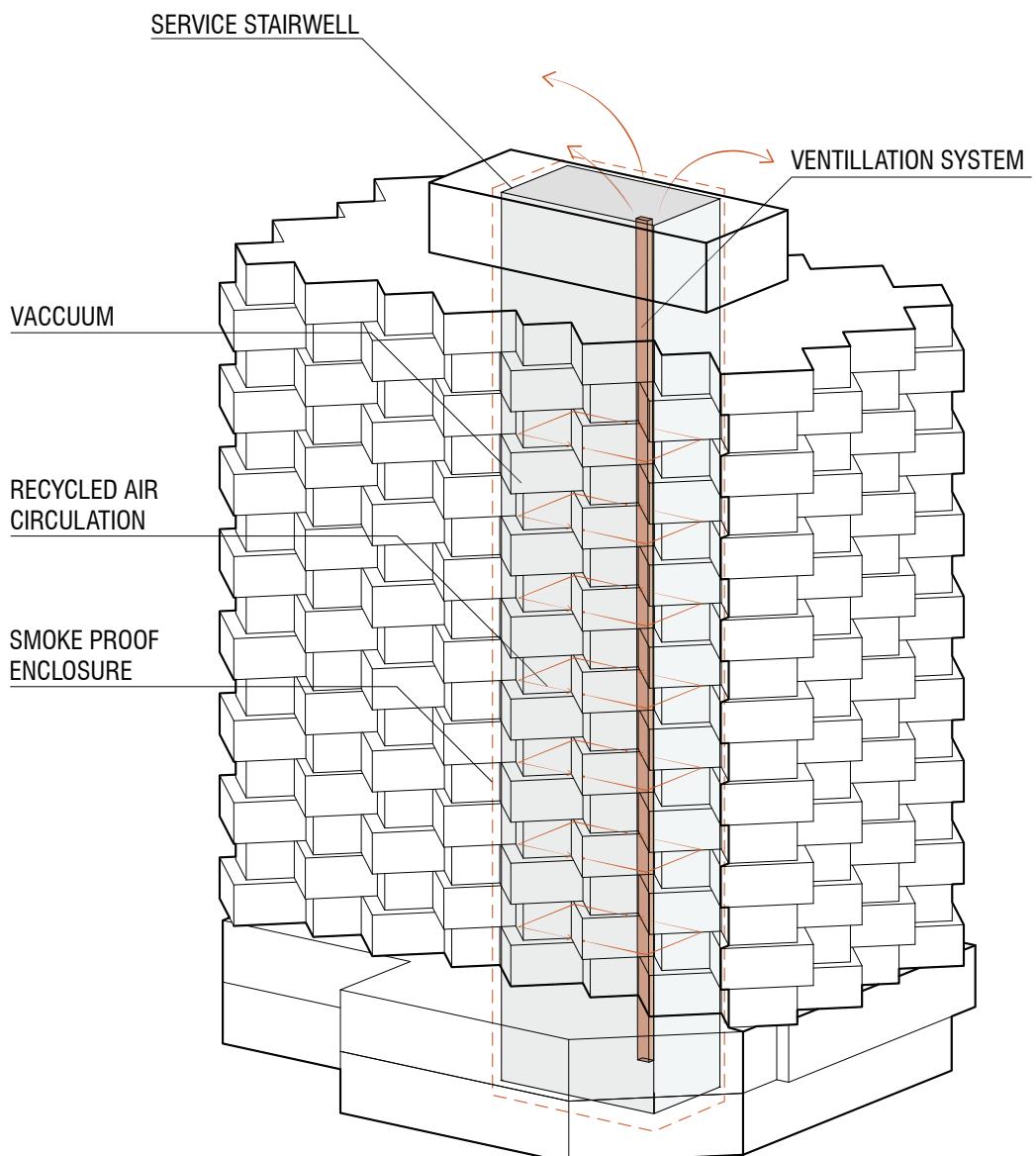


Sewershed: A-22  
Type (Combined/Separated): C

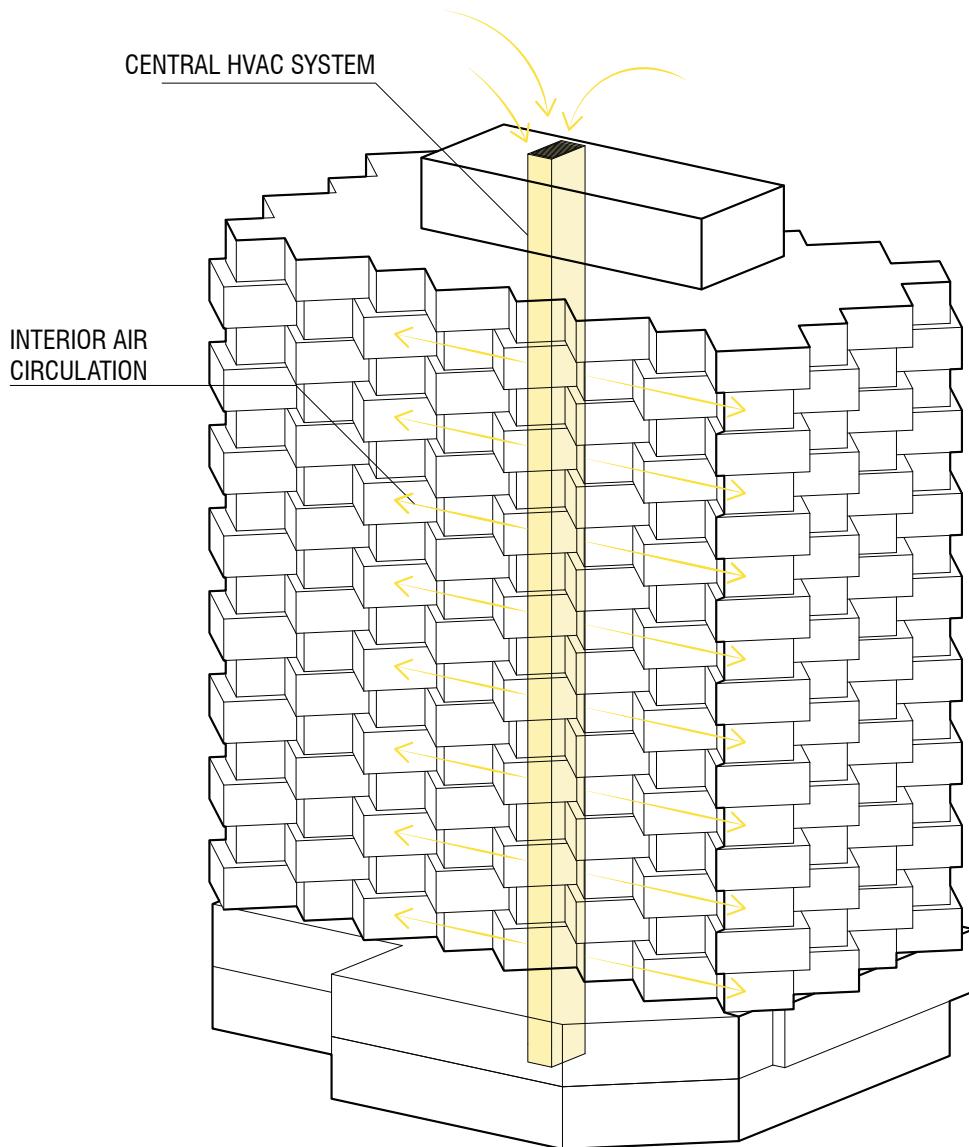
## ELECTRICAL



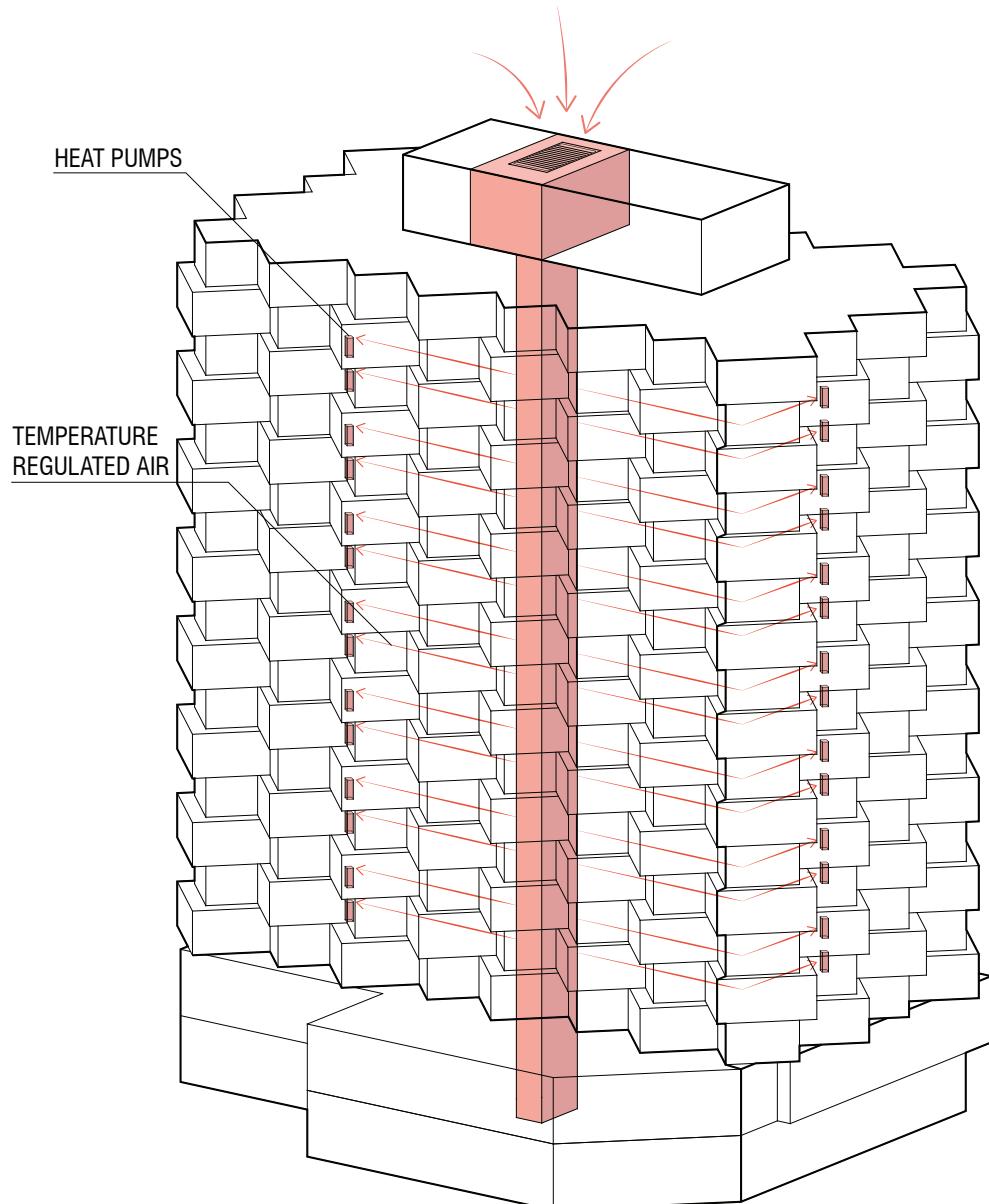
## FIRE PROTECTION

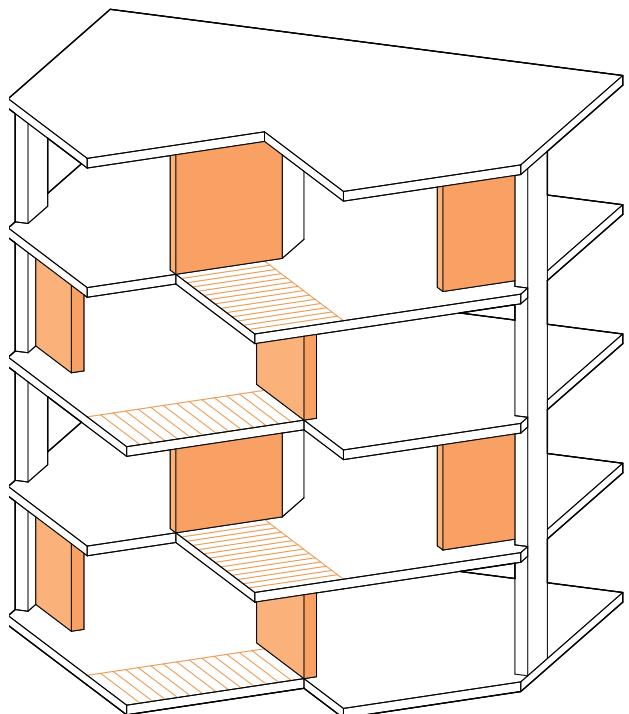


# HVAC

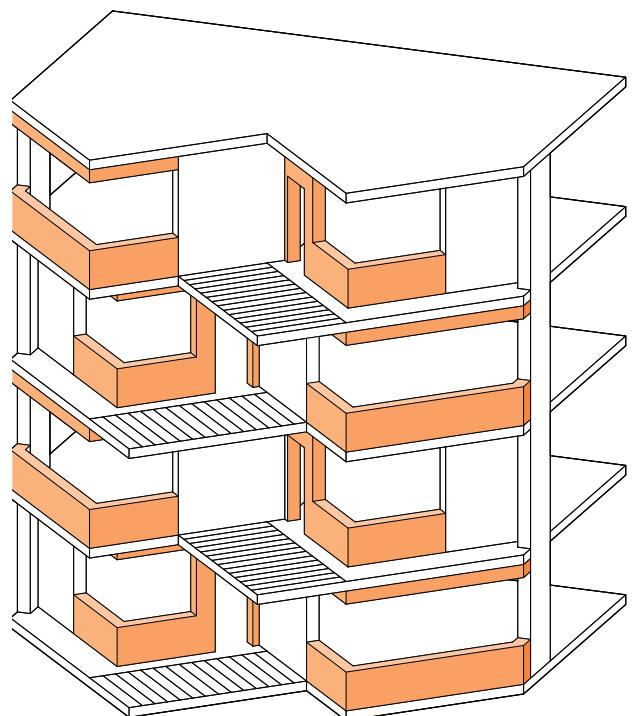


## HEAT PUMPS

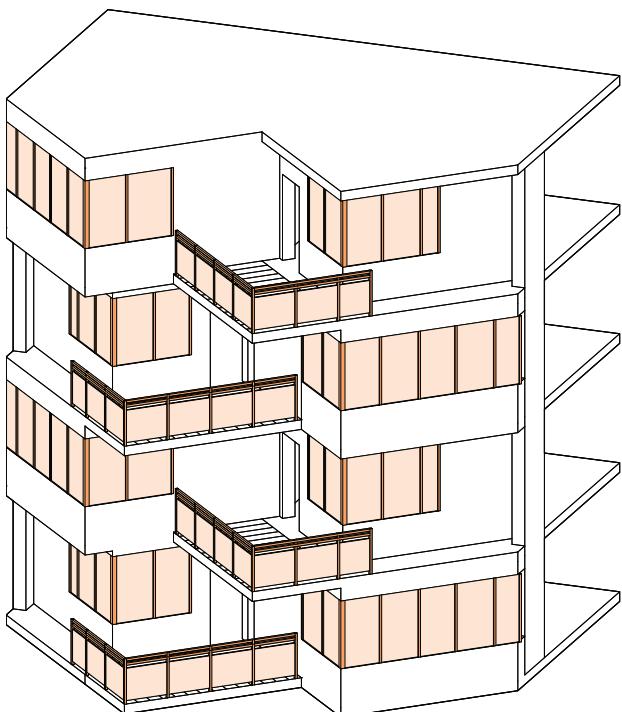




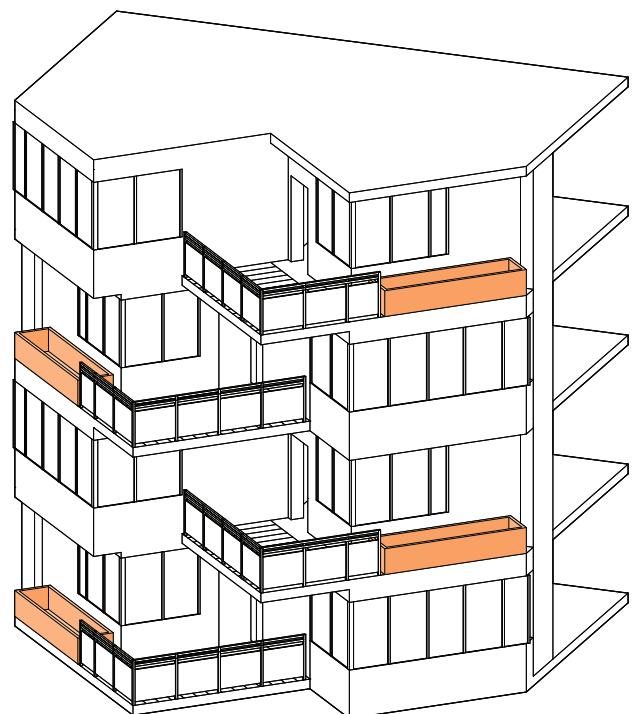
**STRUCTURAL (OPAQUE) WALLS**



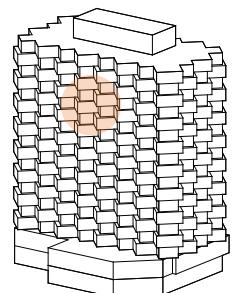
**NON STRUCTURAL WALLS**

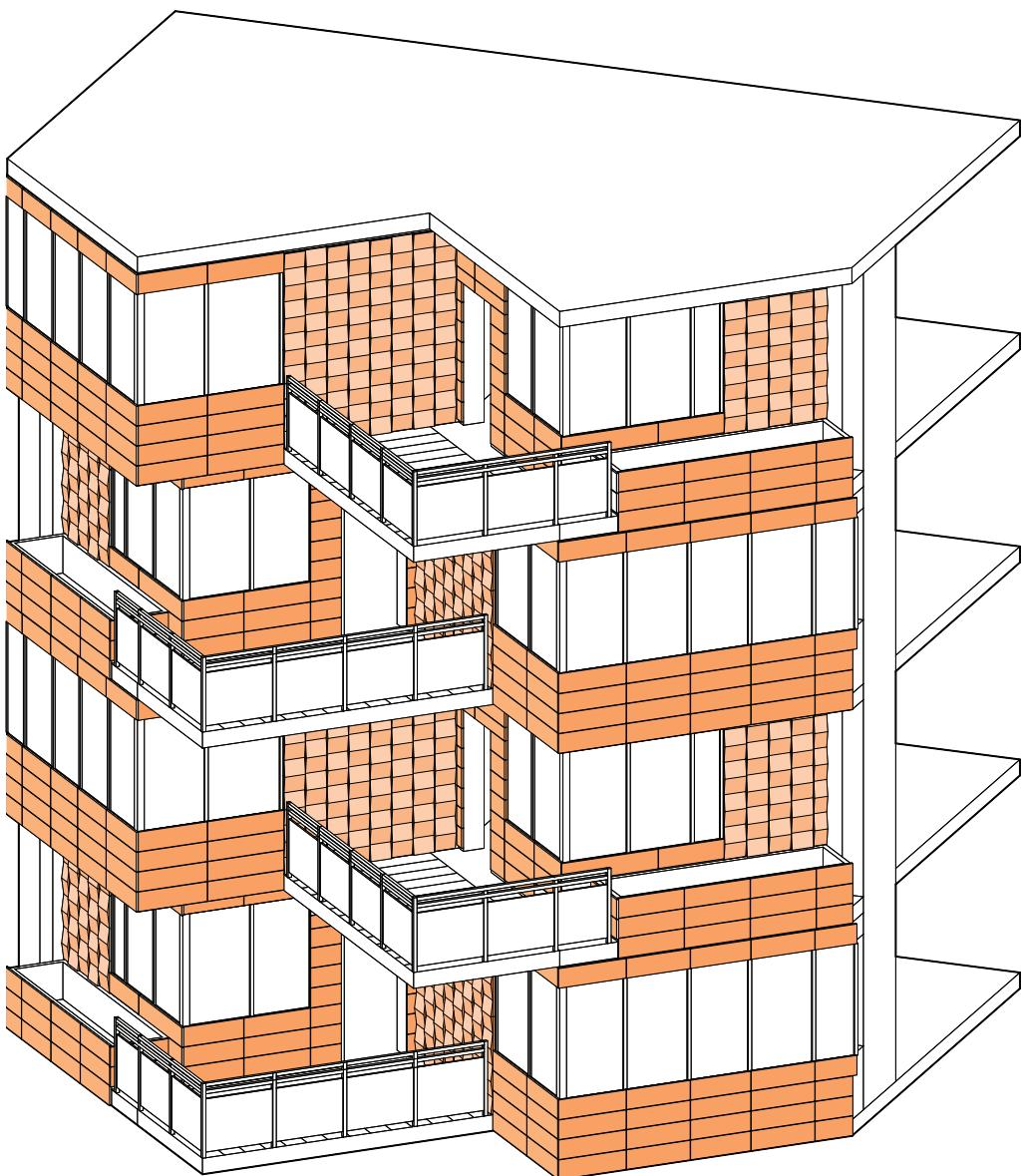


GLAZING AND RAILINGS



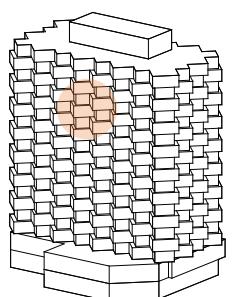
PLANTER BOXES



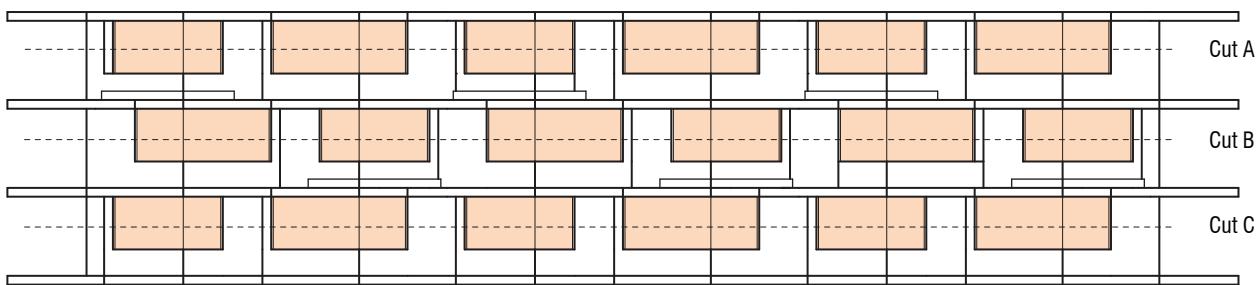


**TERRA COTTA FACADE**

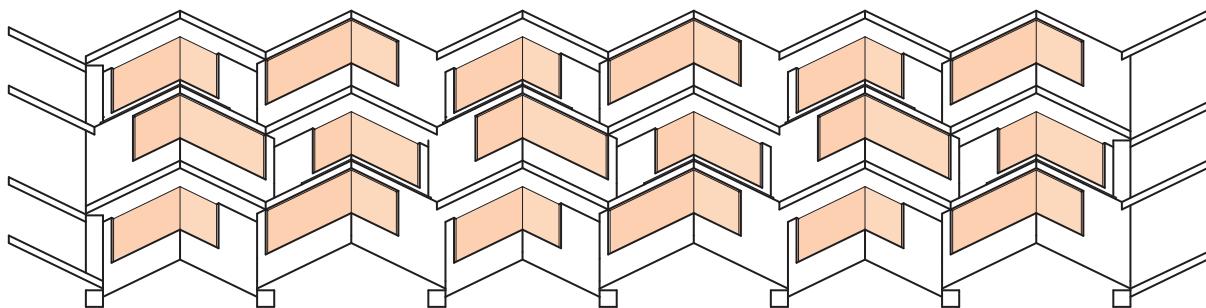
30% OPACITY



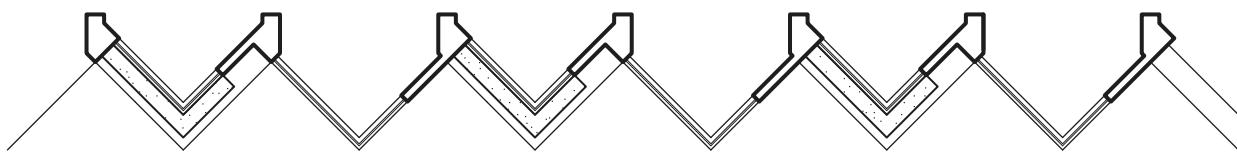
## STRUCTURE AND FACADE



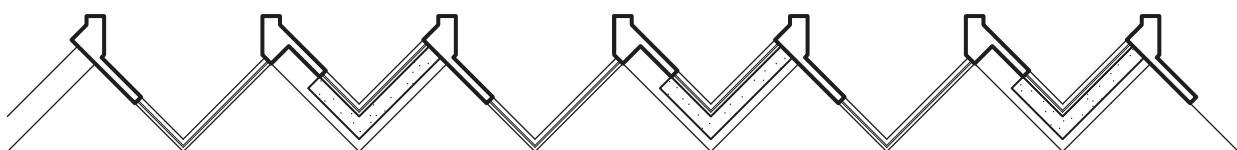
Facade Elevation



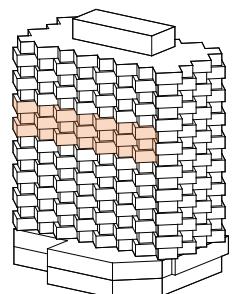
Looking Up



Cut A



Cut B



**STUDIO DENSE**