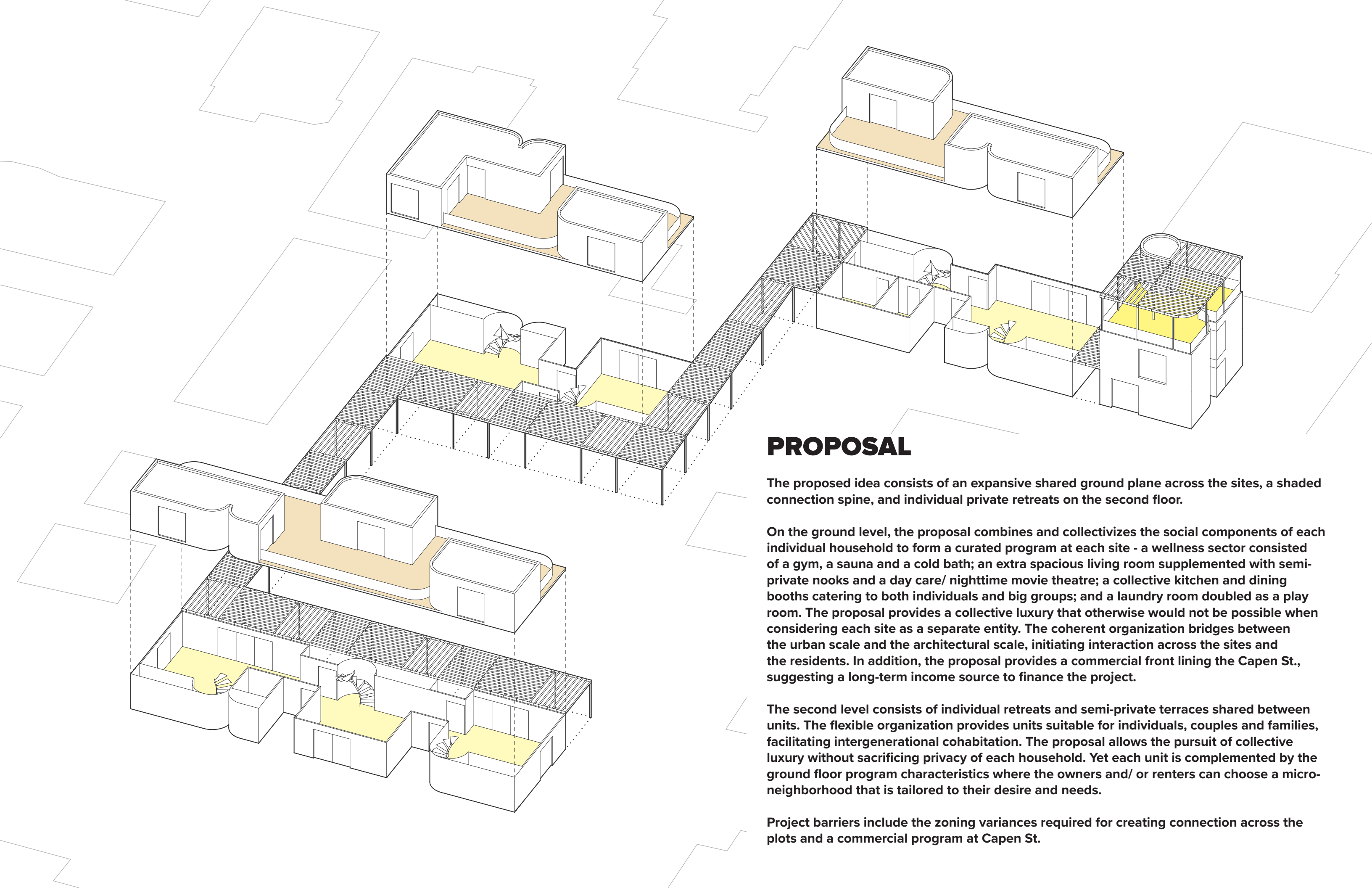


SITE

The proposal focuses on the Dyer Court site which is a cluster of 4 sites with a variety of qualities - one site faces the public street; the other three sites line a private driveway; and two of them are undersized for development on its own. Each site has its own unique qualities and yet deficiencies. However, when considered as a whole, the sites have the potential to complement each other and shine a light on their individual characteristics.





PROPOSAL

The proposed idea consists of an expansive shared ground plane across the sites, a shaded connection spine, and individual private retreats on the second floor.

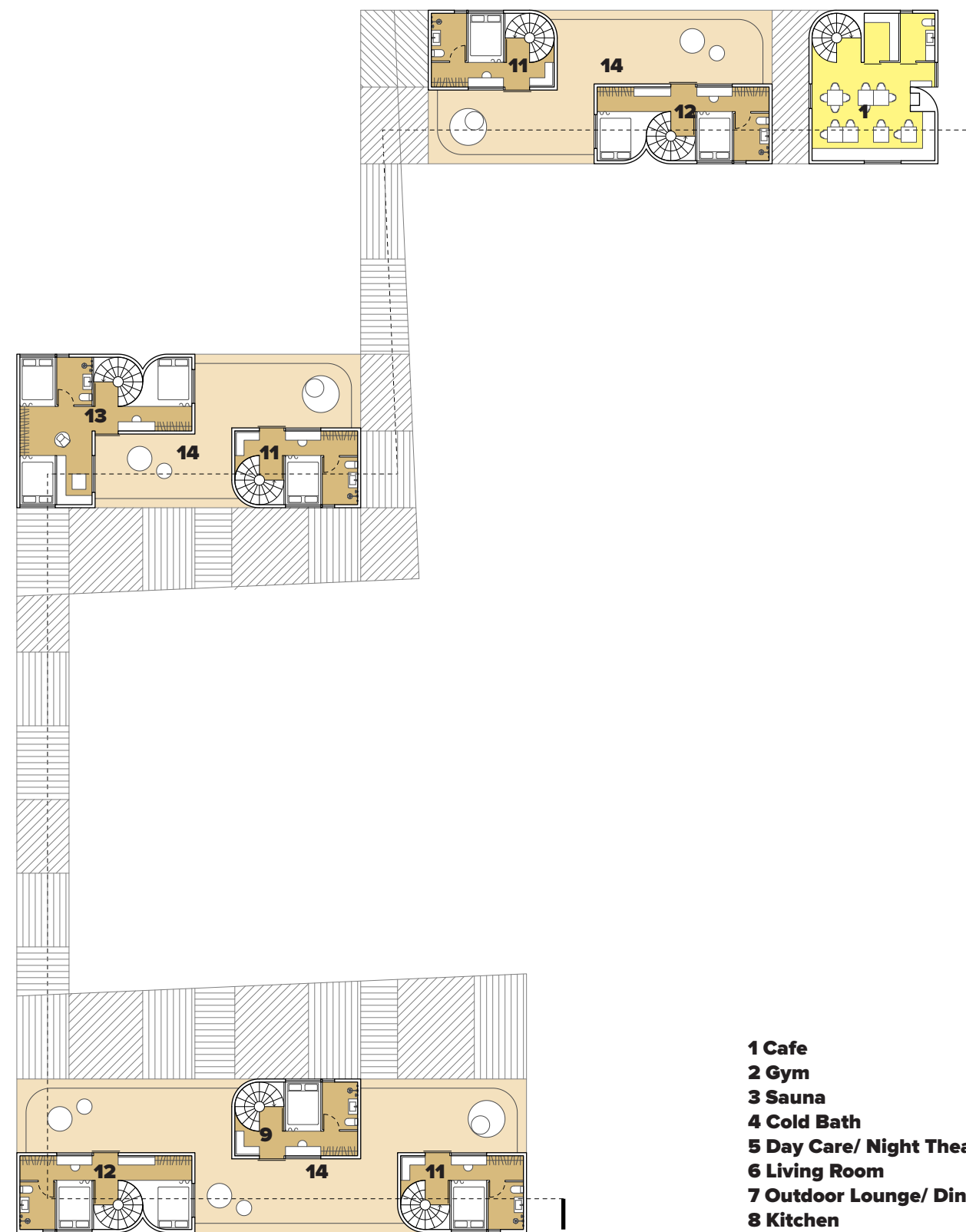
On the ground level, the proposal combines and collectivizes the social components of each individual household to form a curated program at each site - a wellness sector consisted of a gym, a sauna and a cold bath; an extra spacious living room supplemented with semi-private nooks and a day care/ nighttime movie theatre; a collective kitchen and dining booths catering to both individuals and big groups; and a laundry room doubled as a play room. The proposal provides a collective luxury that otherwise would not be possible when considering each site as a separate entity. The coherent organization bridges between the urban scale and the architectural scale, initiating interaction across the sites and the residents. In addition, the proposal provides a commercial front lining the Capen St., suggesting a long-term income source to finance the project.

The second level consists of individual retreats and semi-private terraces shared between units. The flexible organization provides units suitable for individuals, couples and families, facilitating intergenerational cohabitation. The proposal allows the pursuit of collective luxury without sacrificing privacy of each household. Yet each unit is complemented by the ground floor program characteristics where the owners and/ or renters can choose a micro-neighborhood that is tailored to their desire and needs.

Project barriers include the zoning variances required for creating connection across the plots and a commercial program at Capen St.

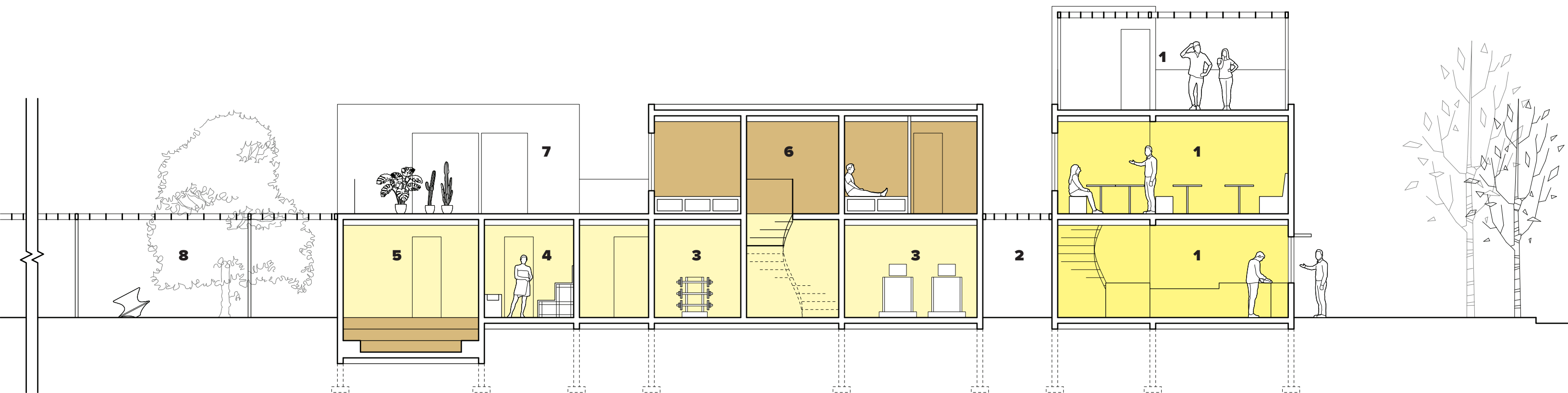


GF PLAN

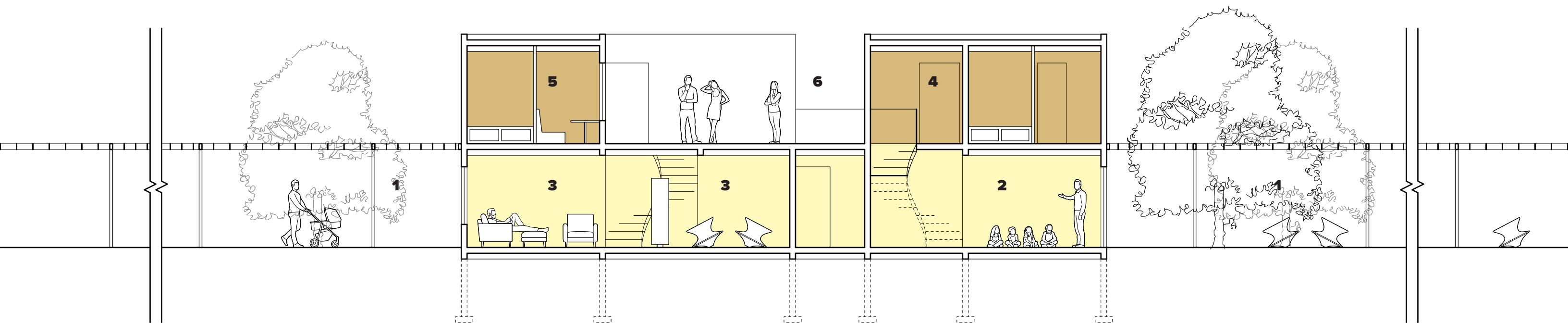


2F PLAN

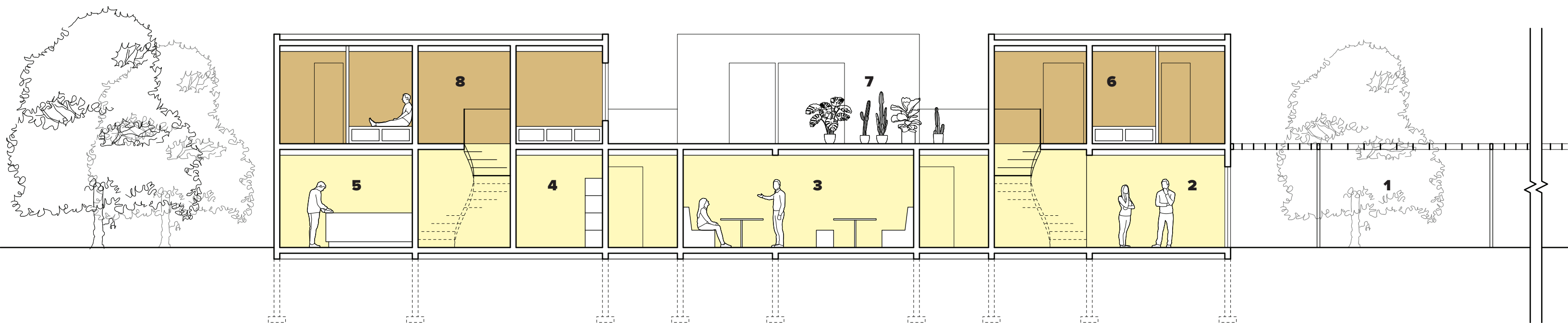
- 1 Cafe**
- 2 Gym**
- 3 Sauna**
- 4 Cold Bath**
- 5 Day Care/ Night Theatre**
- 6 Living Room**
- 7 Outdoor Lounge/ Dining**
- 8 Kitchen**
- 9 Dining Room**
- 10 Laundry/ Play Room**
- 11 One-Bedroom**
- 12 Two-Bedroom**
- 13 Three-Bedroom**
- 14 Private Terrace**



- 1 Cafe**
- 2 Breezeway**
- 3 Gym**
- 4 Sauna**
- 5 Cold Bath**
- 6 Two-Bedroom**
- 7 Private Terrace**
- 8 Shaded Corridor**



- 1 Shaded Corridor**
- 2 Day Care/ Night Theatre**
- 3 Living Room**
- 4 One-Bedroom**
- 5 Three-Bedroom**
- 6 Private Terrace**



- 1 Shaded Corridor**
- 2 Laundry/ Play Room**
- 3 Dining Room**
- 4 Pantry**
- 5 Kitchen**
- 6 One-Bedroom**
- 7 Private Terrace**
- 8 Two-Bedroom**

