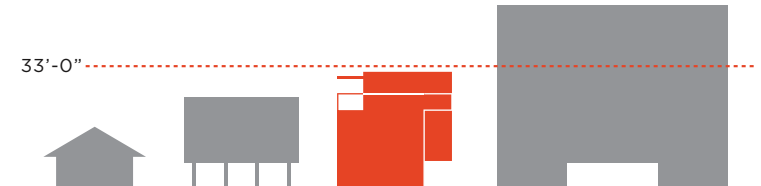


PARKING & TRASH
 Parking and trash services that were previously at the rear alleyway have been moved to the streetfront for the new greenway and community garden. Parking is now centered at grade in the garage, with spaces dedicated to car shares, electric vehicles, and bike parking. A trash enclosure at the front of the building moves trash collection to the streetfront.



ZONING & CONTEXT
 Working within the single lot size scale and the context of the surrounding neighborhood, our proposal keeps existing zoning laws in mind. Parking for each building was designed starting from existing regulations, and modified to meet the needs of each user group and to encourage the use of the vast transportation alternatives available near the site.

DINGBAT TERRARIUM

AS A REINVENTION OF THE DISTINCTIVELY REGIONAL DINGBAT TYPOLOGY, OUR PROPOSAL SEEKS TO MAXIMIZE THE QUALITY OF LIFE FOR RESIDENTS WITHIN THE INCREASINGLY DENSE FUTURE OF THE CITY. "DINGBAT TERRARIUM" IS A NEW VISION FOR MULTIFAMILY HOUSING IN LOS ANGELES THAT EMBRACES THE UTILITARIAN FEATURES OF CLASSIC DINGBATS, WHILE PROPOSING CREATIVE SOLUTIONS FOR A MORE LIVABLE MODEL OF RENTAL HOUSING IN THE CITY.

WITH THREE HOUSING MODELS SUITED FOR FAMILIES, WORKERS, AND STUDENTS, "DINGBAT TERRARIUM" SEEKS TO IMPROVE THE QUALITY OF LIFE FOR RESIDENTS AT BOTH THE URBAN AND RESIDENTIAL SCALE SPECIFICALLY AT THE PALMS SITE. A NEW GREENWAY AND COMMUNITY GARDEN IRRIGATED WITH RECYCLED GREYWATER REPLACES THE EXISTING ALLEYWAY, AND PARKING SYSTEMS HAVE BEEN DESIGNED TO ENCOURAGE THE USE OF TRANSPORTATION ALTERNATIVES. EACH UNIT HAS A "TERRARIUM" IN THE LIVING ROOM TO BRING LIGHT AND CURATED VIEWS INTO THE SPACE, AND WINDOWS AND DOORS ARE UTILIZED MORE FOR DIFFUSE LIGHT AND AIR RATHER THAN OUTWARD VIEWS. A WIRE MESH LATTICE AT THE FRONT AND REAR FACADES ALLOWS FOR THE APPLICATION OF VARIOUS MATERIALS AND DESIGNS, PROVIDING A NEW TAKE ON ONE OF THE MOST DISTINGUISHING FEATURES OF THE CLASSIC DINGBAT.



STREETFRONT AT KEYSTONE AVENUE

FAMILY HOUSING



- FOUR 3 BEDROOM UNITS
- FOUR 2 BEDROOM UNITS
- 14 PARKING SPACES
- BIKE PARKING
- ADDITIONAL STORAGE IN GARAGE
- WASHER & DRYER IN EACH UNIT
- PLANNED NEAR OTHER FAMILY UNITS
- TERRARIUM IN EACH UNIT

WORKFORCE HOUSING



- SIX 2 BEDROOM UNITS
- FOUR 1 BEDROOM UNITS
- 8 PARKING SPACES
- 1 SHARED CAR
- 1 ELECTRIC VEHICLE STATION
- BIKE PARKING
- LAUNDRY ROOM IN GARAGE
- TERRARIUM IN EACH UNIT

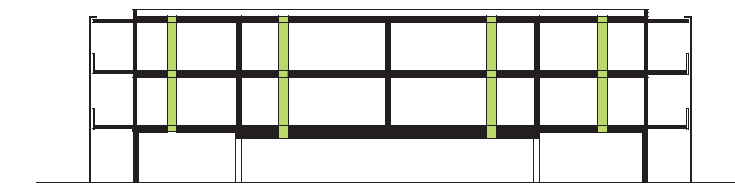
STUDENT HOUSING



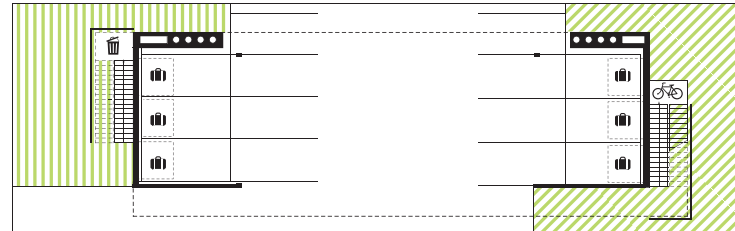
- FOUR 2 BEDROOM UNITS
- EIGHT 1 BEDROOM UNITS
- 4 PARKING SPACES
- 4 SHARED CARS
- ADDITIONAL STORAGE IN GARAGE
- LAUNDRY ROOM IN GARAGE
- BIKE PARKING
- TERRARIUM IN EACH UNIT



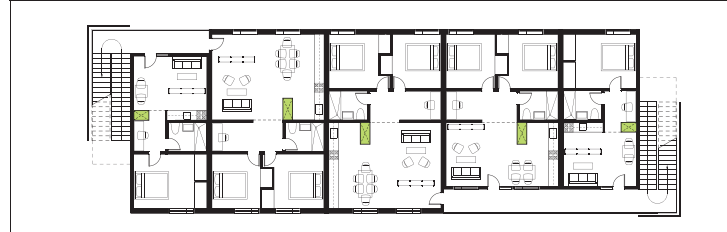
FIRST FLOOR PLAN



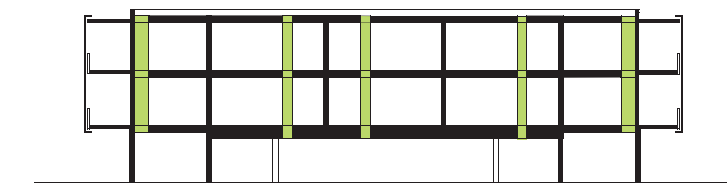
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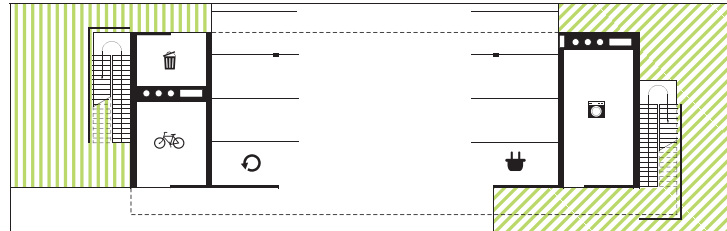
GARAGE PLAN



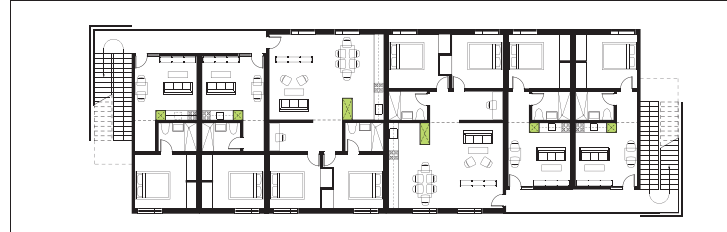
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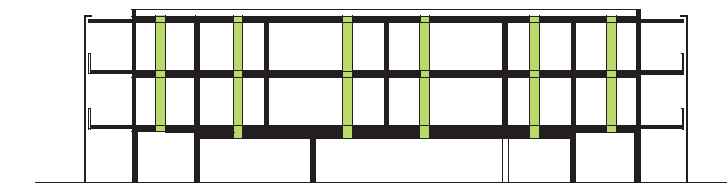
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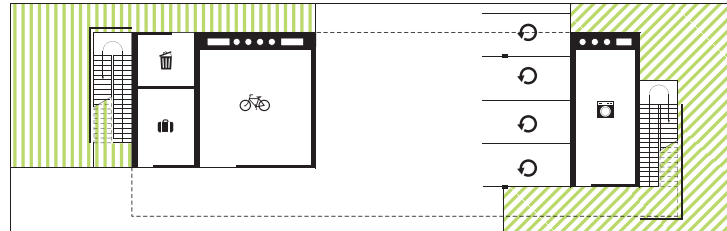
GARAGE PLAN



FIRST FLOOR PLAN



SECTION



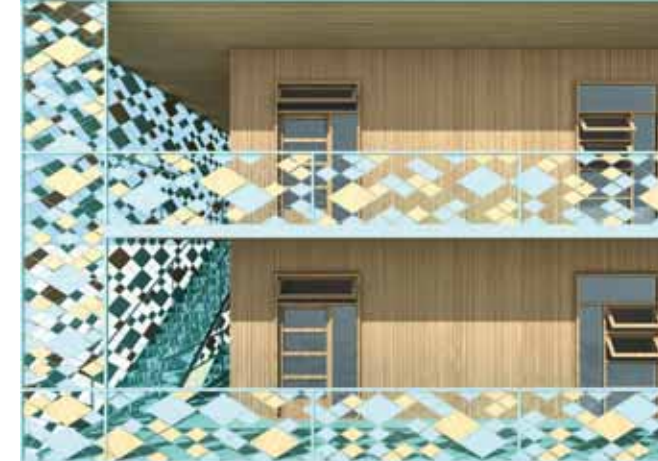
GARAGE PLAN



TERRARIUM IN LIVING ROOM



WINDOW UNIT IN BEDROOM



EXTERIOR PASSAGEWAY



GARAGE WITH CAR SHARES & BIKE PARKING



TERRARIUMS

Each unit has a "terrarium" in the living room, which is a vertical garden in a floor to ceiling glass enclosure. These terrariums are light wells that go through each floor of the building, bringing light through the units and into the garage. Terrariums allow curated garden views in the middle of each residence, and bring additional light into the space.

WINDOWS & DOORS

Wood framed window and door units have been designed to bring light and air into the space, rather than emphasizing outward views. Operable windows in the unit bring fresh air into the space, while textured fixed glass panels provide ambient light for the space.

MECHANICAL SYSTEM

Each building has a greywater recycling system where non-potable water is reused to irrigate the new greenway and streetfront landscaping. Solar water heating and photovoltaic panels provide an efficient and sustainable power solution for the building.

FACADE SYSTEM

Taking a cue from the unique facades of classic dingbats, our proposal introduces a highly customizable wire mesh lattice at the front and rear facades. Utilizing the mesh grid, various materials and designs make each building facade unique. The facade also helps contain the stairways at the front and rear of the building, without concealing them.