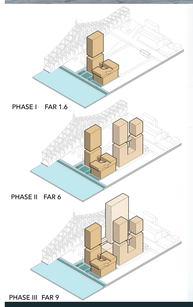
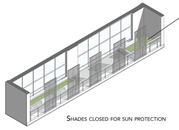
THE GREEN GAP

With a master plan of green spaces along the waterfront, the Green Gap development will contain gardens in gathering spaces. A landscaped walkway will connect southern sites to the existing park north of the Queensboro Bridge. The bridge will become a community asset. The Gap will introduce a visual language of an open community level at the elevation of the bridge.



Residential Balconies

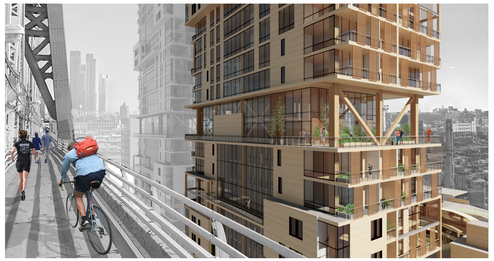
Shades open for maximum daylight

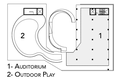


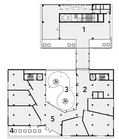
Shades closed for sun protection

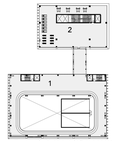
Planters

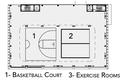
Individual access to urban farming on south and west facades



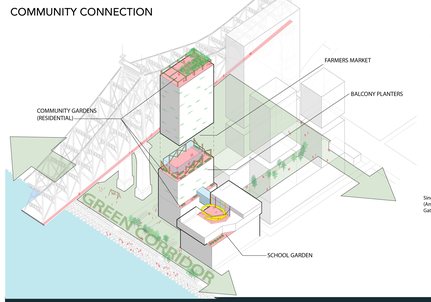


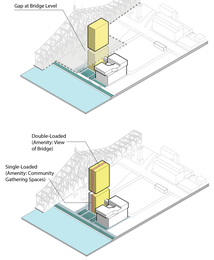




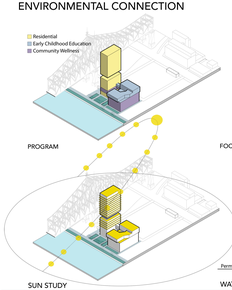


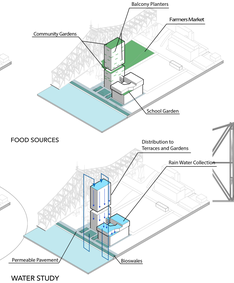
COMMUNITY CONNECTION

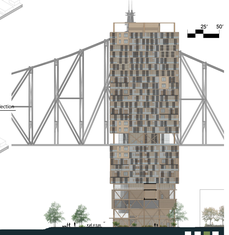




ENVIRONMENTAL CONNECTION







Micro units

1 bedrooms

2 bedrooms

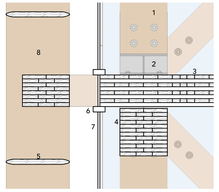
3 bedrooms 1 story

3 bedroom 2 story

Typical floor plan above Gap

Typical floor plan below Gap

CONNECTION DETAILS



1- 18" x 18" Glue-Laminated Column
2- Knife Plate Base Connection
3- CLT 9 Ply Floor
4- 18" x 18" Glue- Laminated Beam
5- Horizontal Cedar Light Shelf
6- Aluminum Mullion
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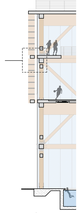
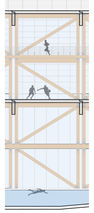
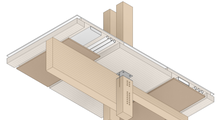
8- Shading Frame







Typical double column to floor detail in pool / track

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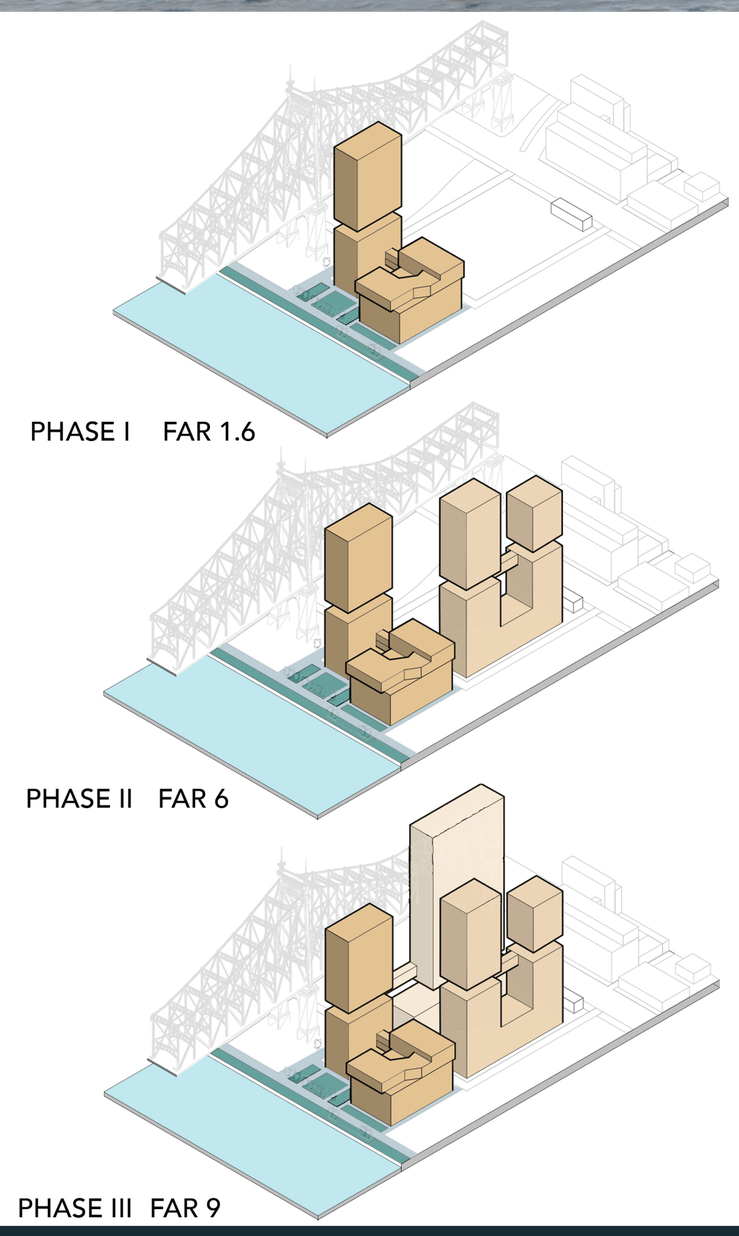
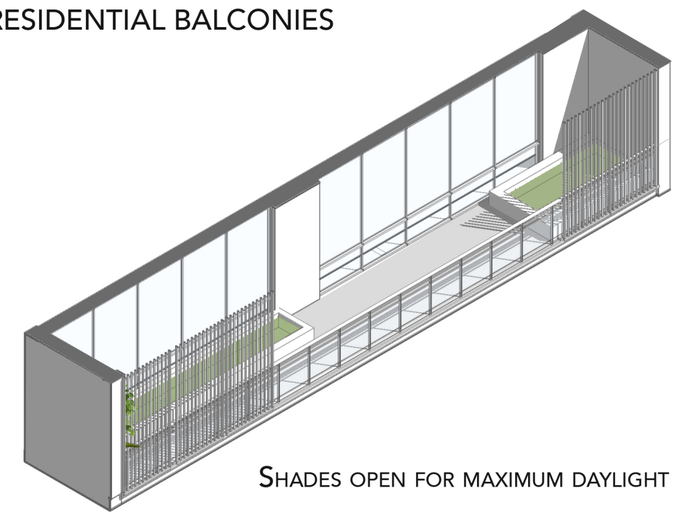
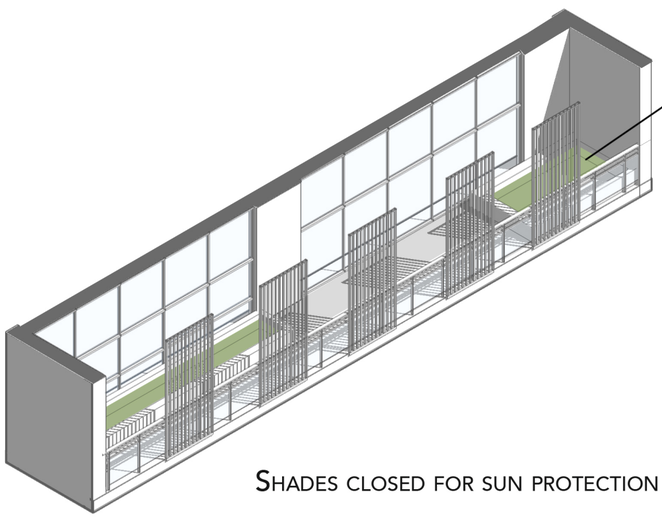


RESIDENTIAL BALCONIES



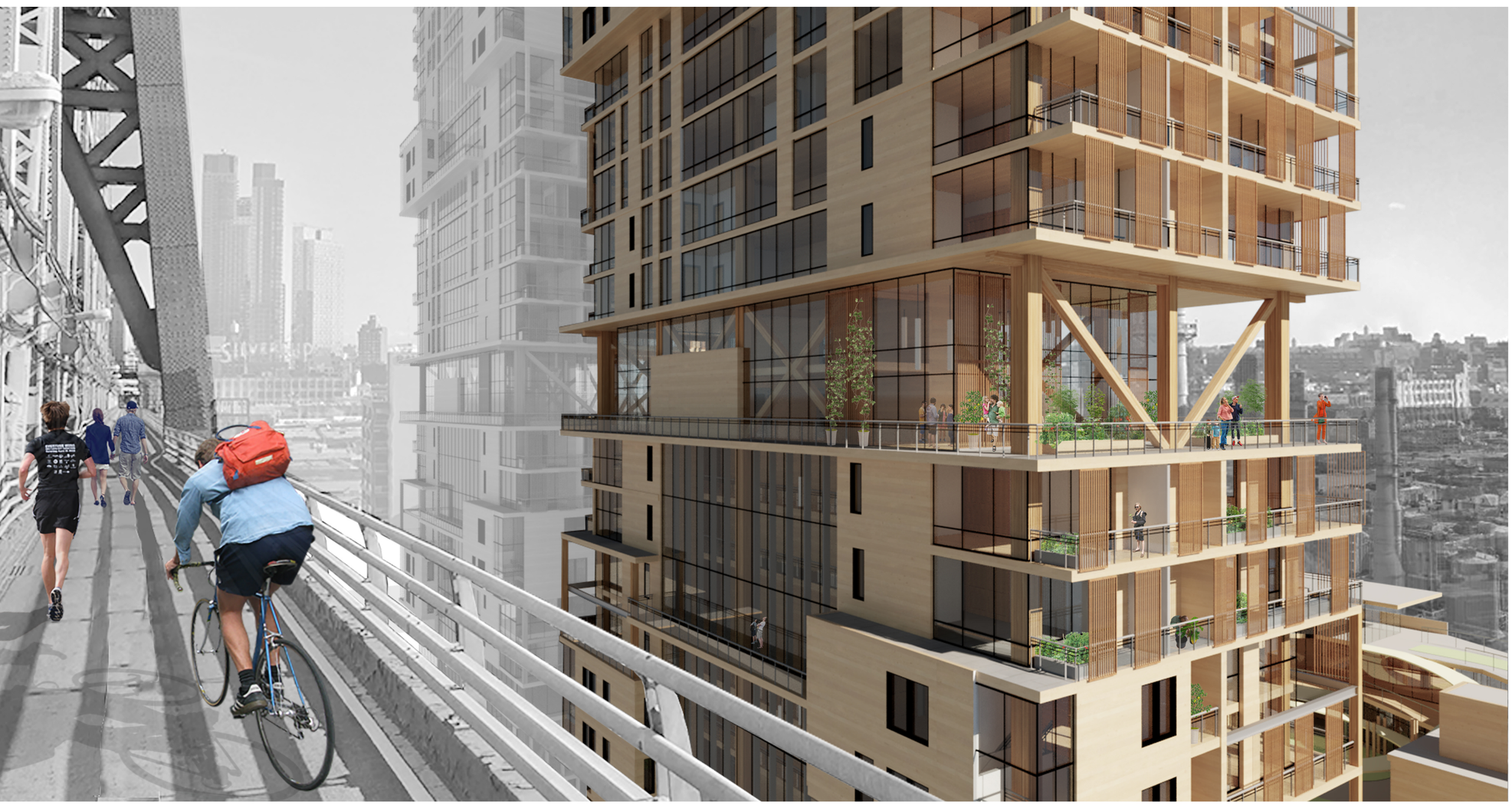
SHADES OPEN FOR MAXIMUM DAYLIGHT

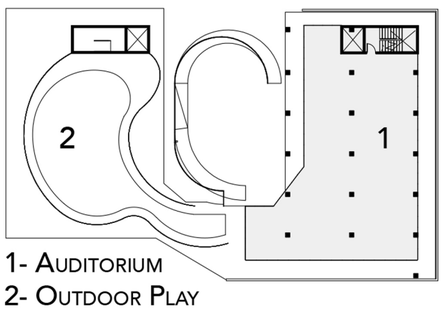


SHADES CLOSED FOR SUN PROTECTION

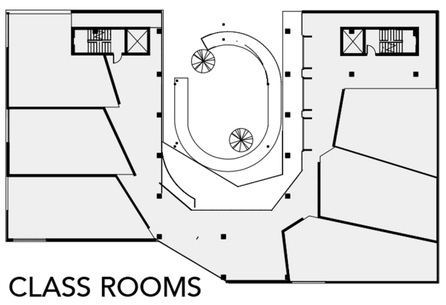
PLANTERS

INDIVIDUAL ACCESS TO URBAN FARMING ON SOUTH AND WEST FACADES

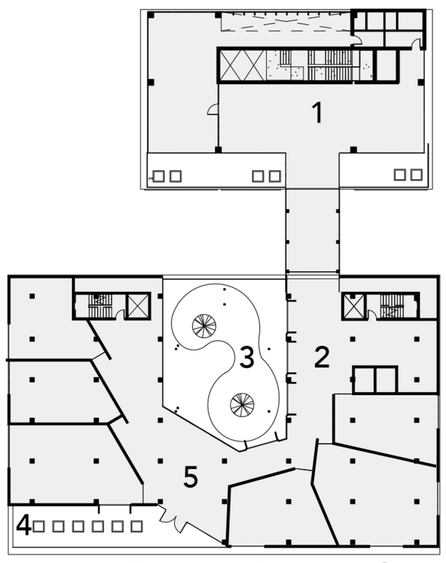




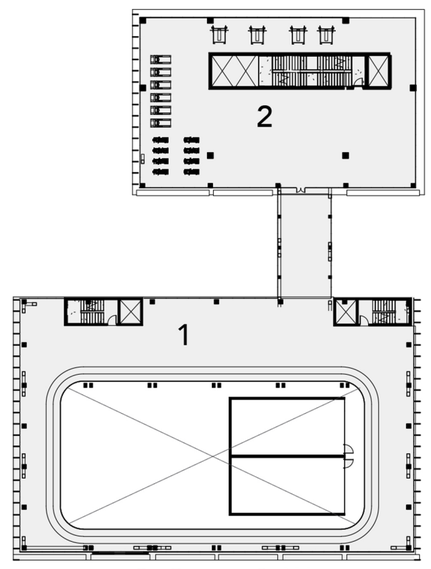
1- AUDITORIUM
2- OUTDOOR PLAY



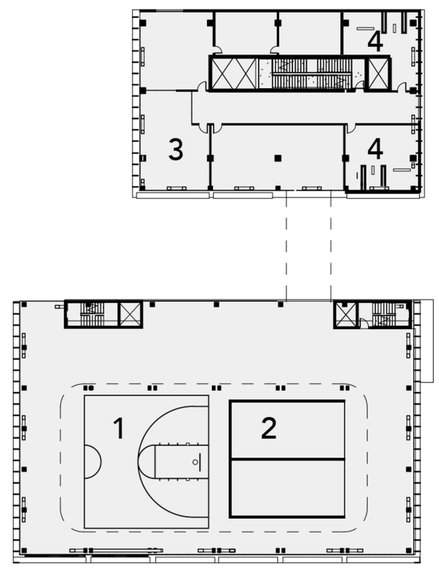
CLASS ROOMS



1- COMMUNITY ROOMS
2- EARLY CHILDHOOD CENTER
3- OUTDOOR COURTYARD
4- GARDENS
5- INDOOR PLAY AREA



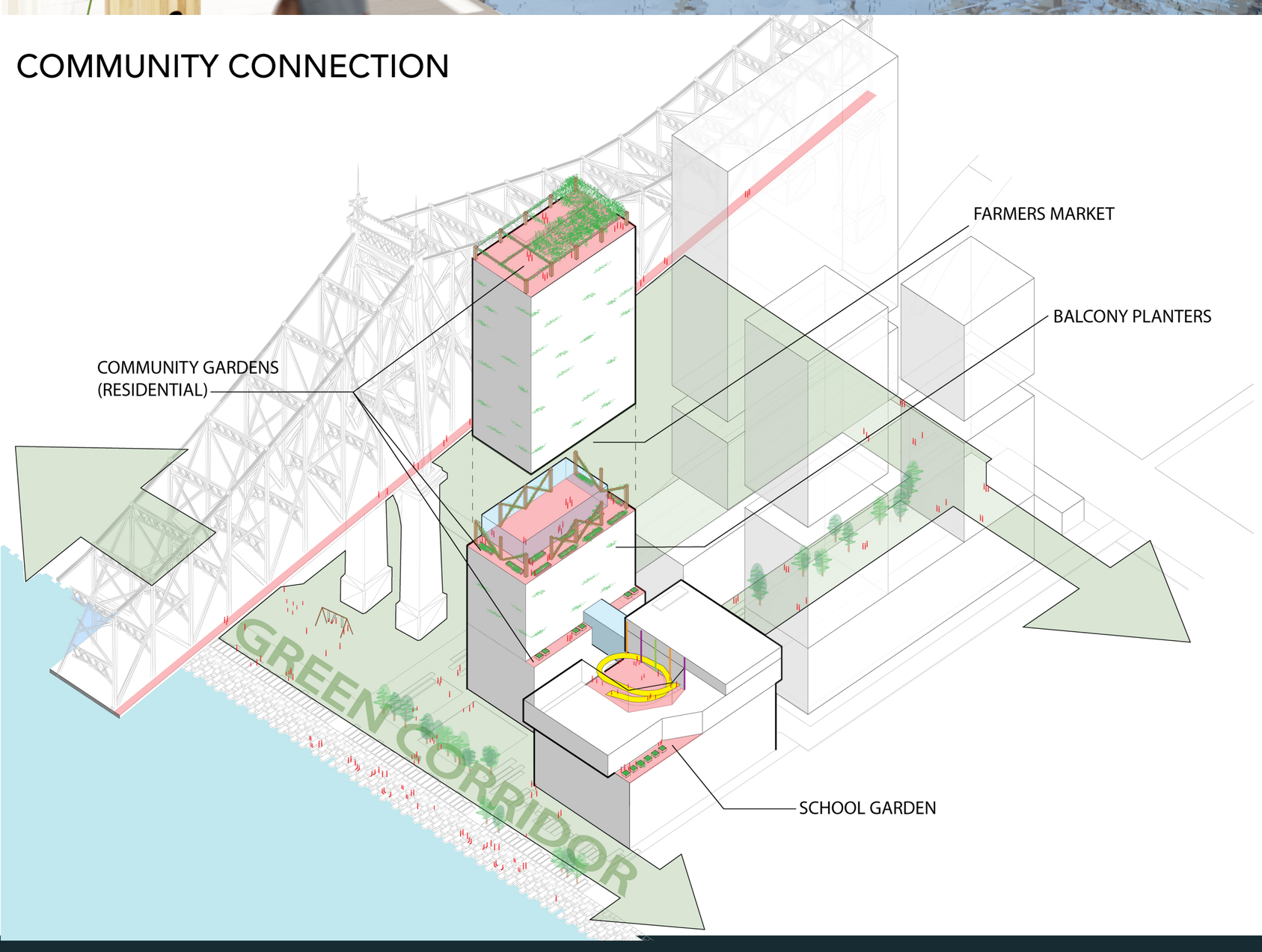
1- TRACK
2- CARDIO & WEIGHT ROOM

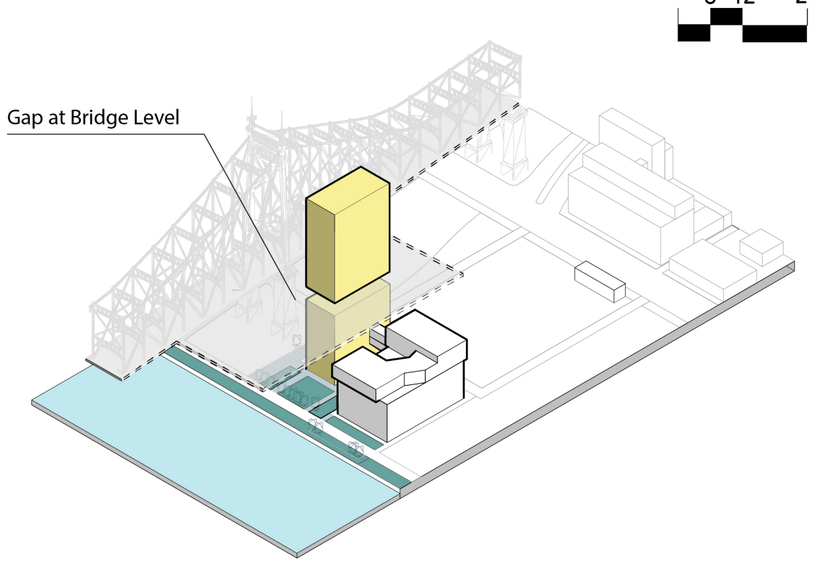


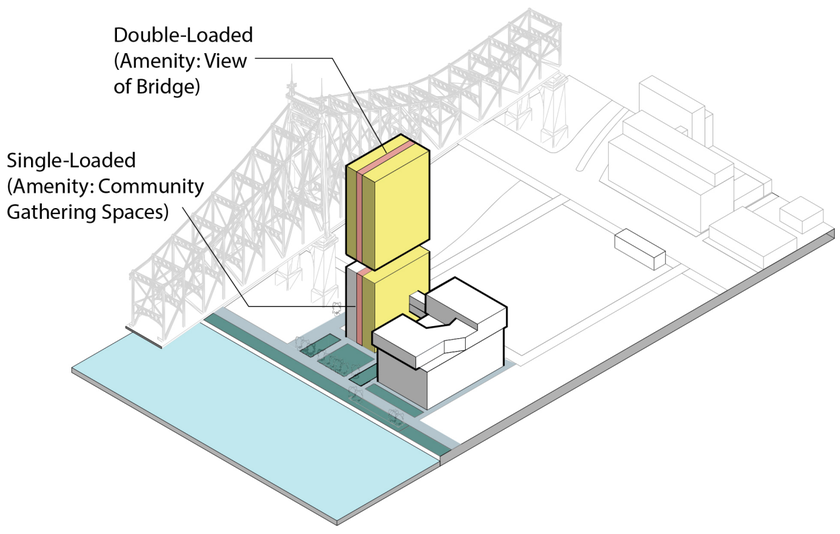
1- BASKETBALL COURT
2- SQUASH COURTS
3- EXERCISE ROOMS
4- LOCKERS

6' 12' 24'

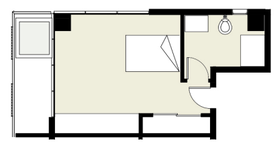
COMMUNITY CONNECTION

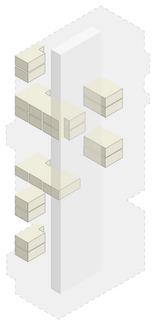




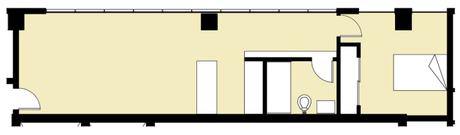


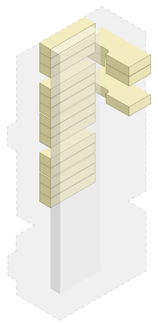
MICRO UNITS



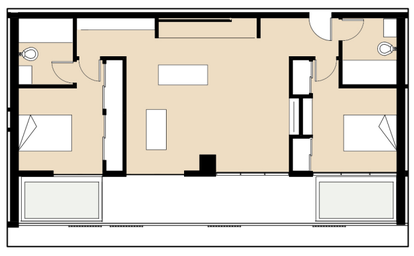


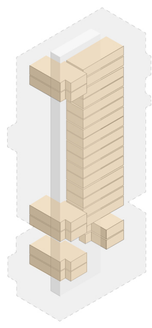
1 BEDROOMS



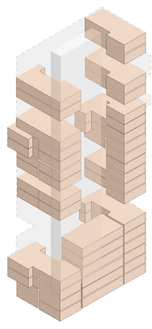


2 BEDROOMS

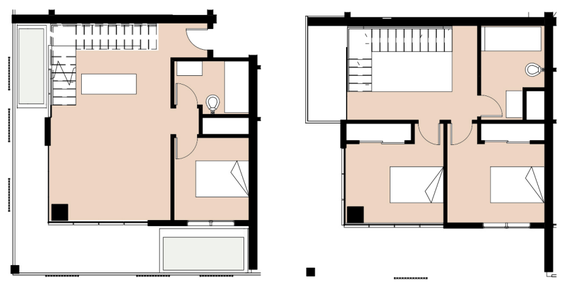




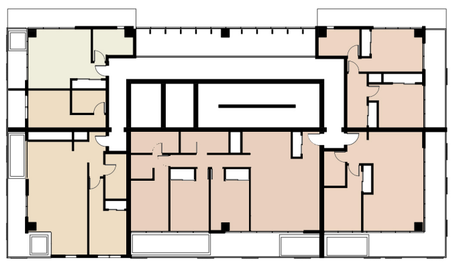
3 BEDROOMS 1 STORY



3 BEDROOM 2 STORY

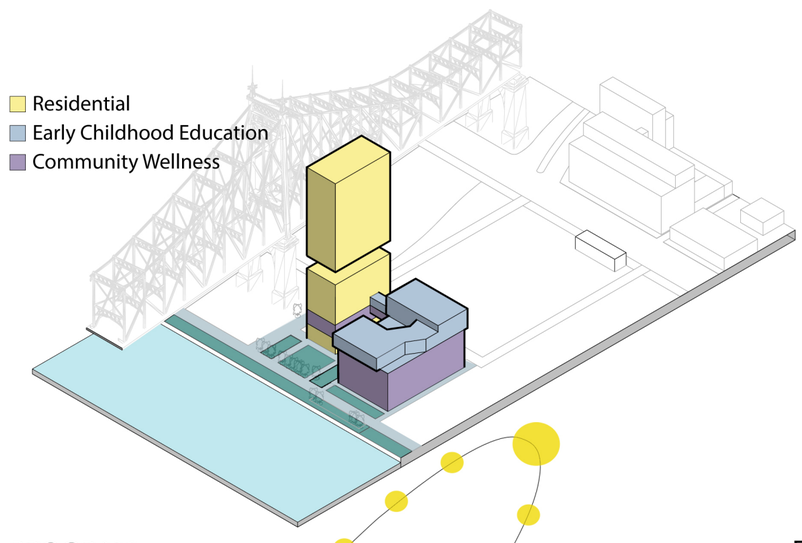


TYPICAL FLOOR PLAN ABOVE GAP

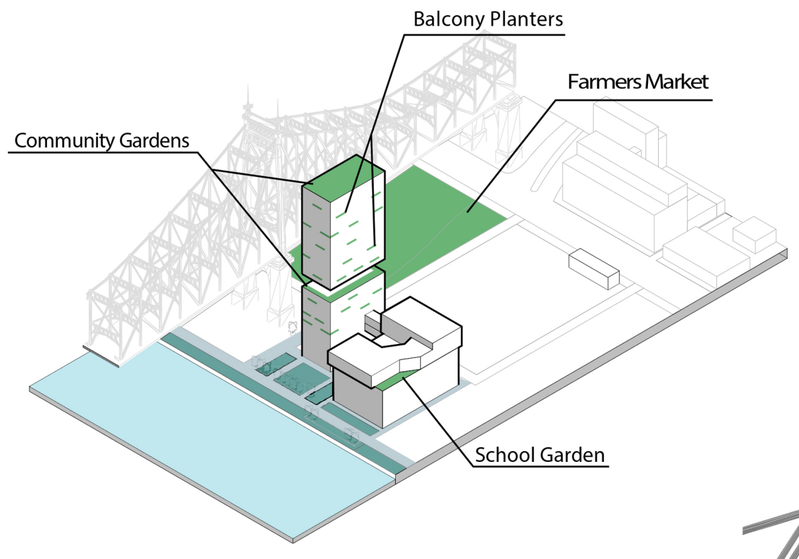


TYPICAL FLOOR PLAN BELOW GAP

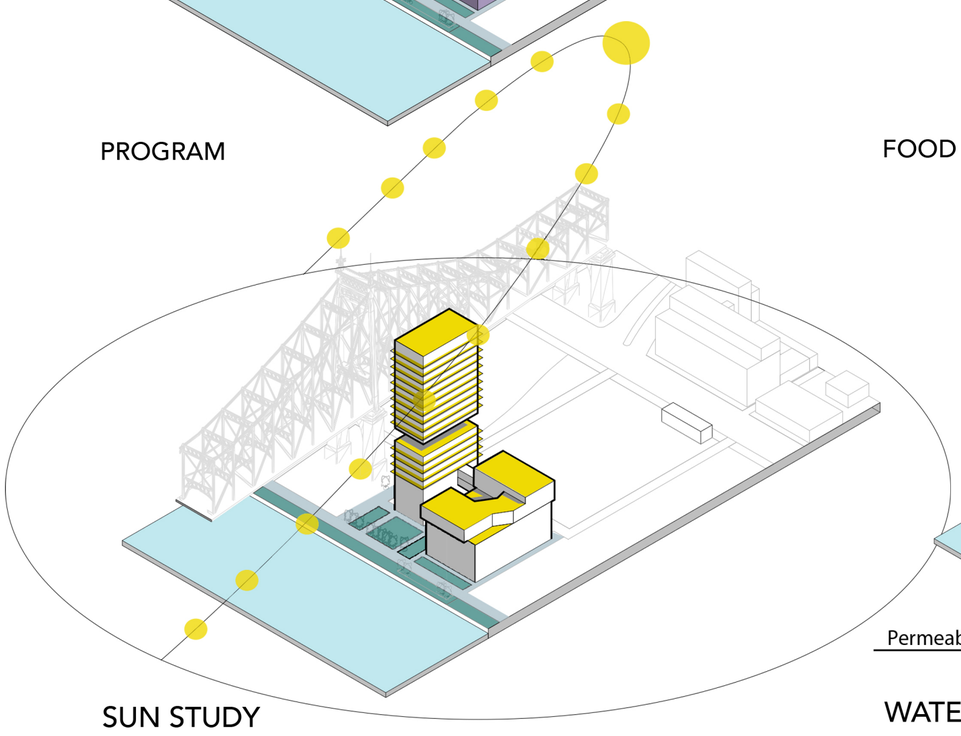
ENVIRONMENTAL CONNECTION



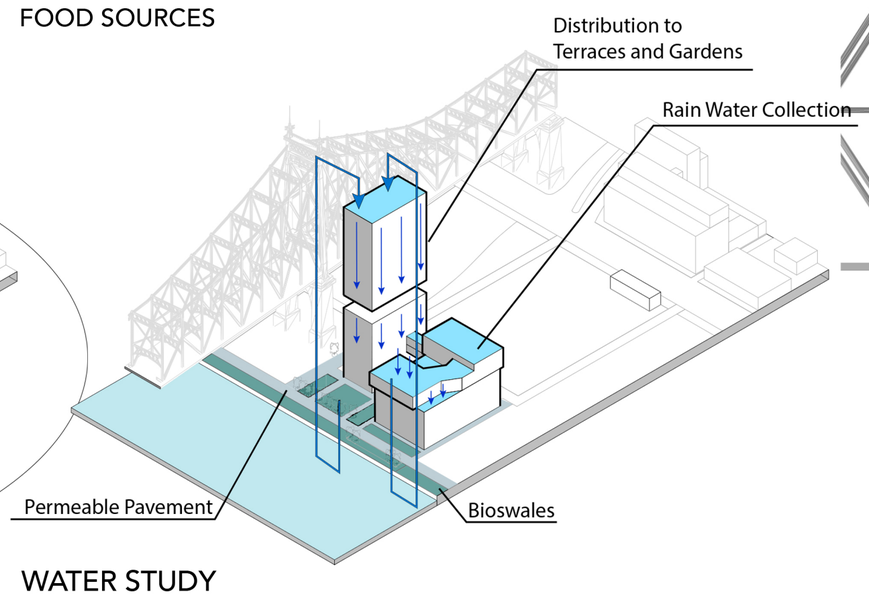
PROGRAM



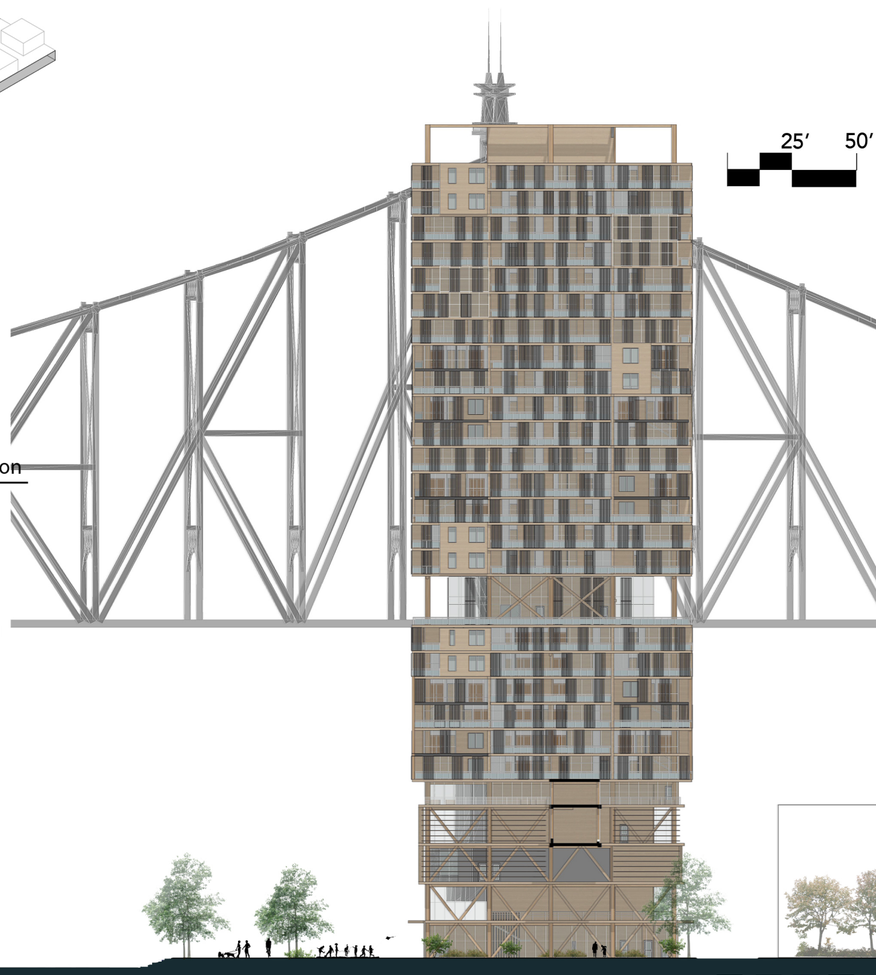
FOOD SOURCES



SUN STUDY



WATER STUDY



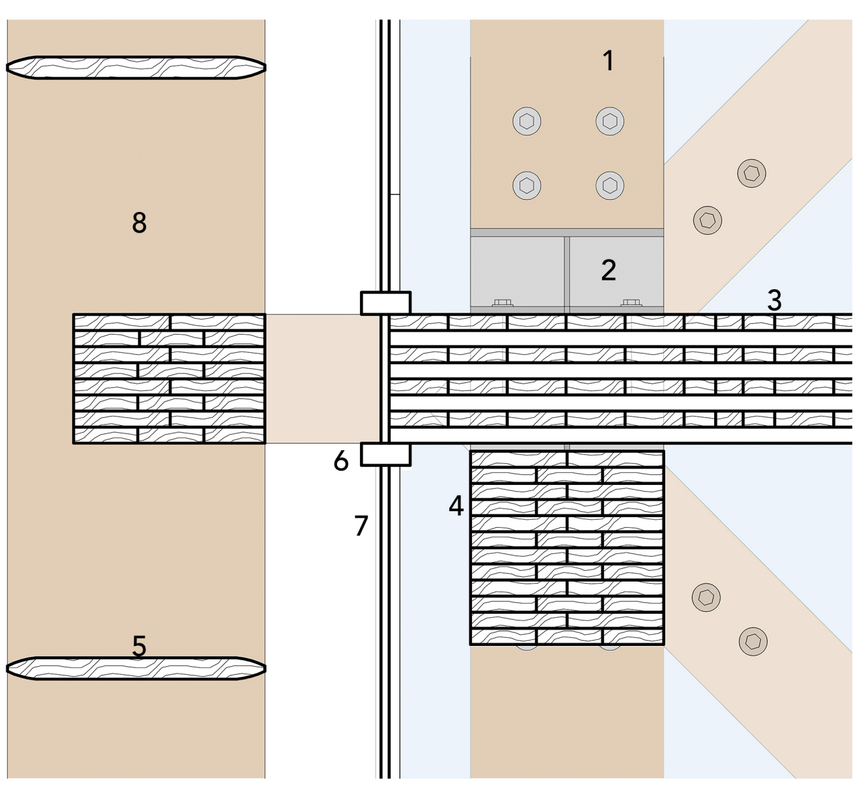
Cedar Wood Slat acoustic Panel
- POOL
- COURT
- TRACK

Cross Laminated Timber
- RESIDENTIAL STRUCTURE
- SCHOOL STRUCTURE
- FLOORS OF ALL BUILDINGS

Charred Wood Cladding
- EARLY CHILDHOOD CENTER FACADE

Slate Tile Flooring
- BALCONIES
- OUTDOOR COMMUNITY SPACES
- POOL

CONNECTION DETAILS



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3- CLT 9 Ply Floor
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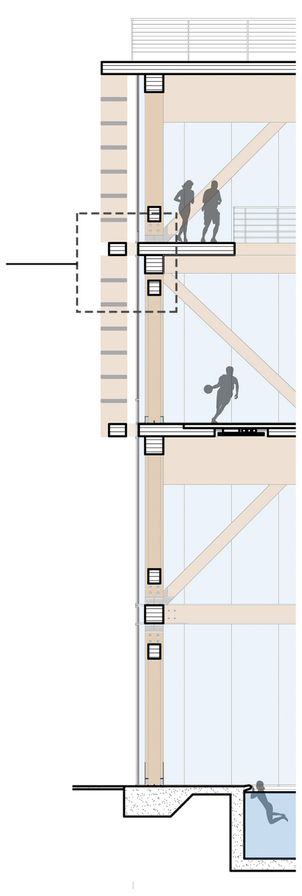
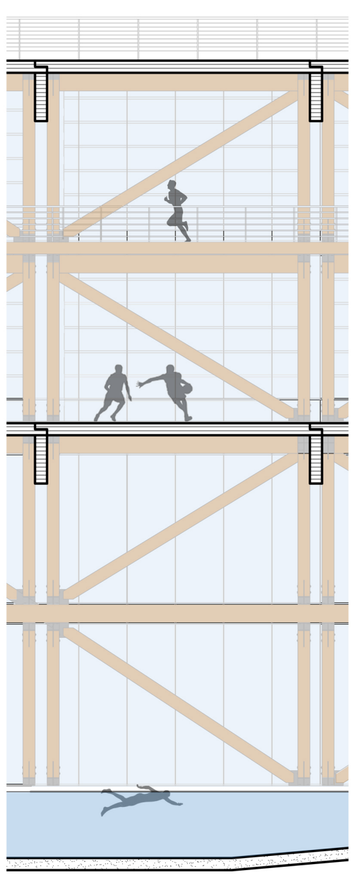
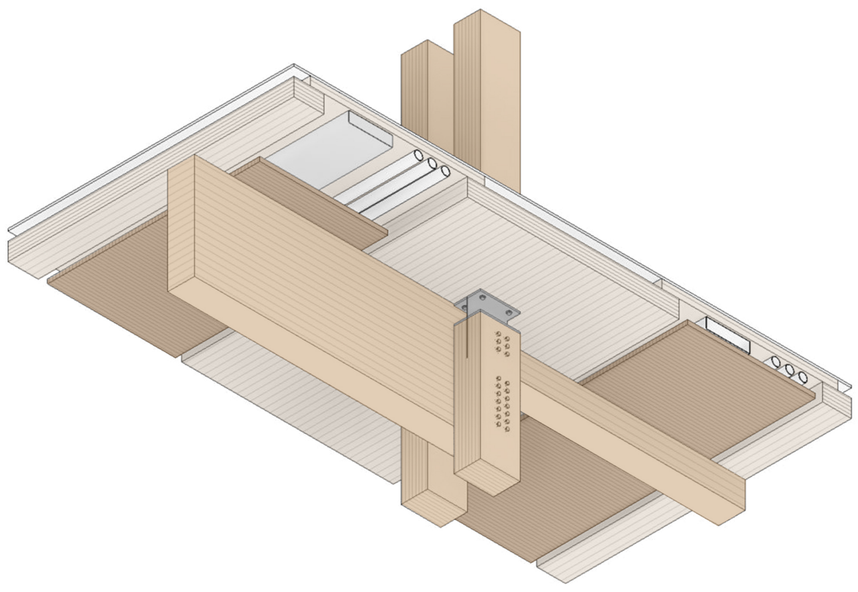
8- Shading Frame







TYPICAL DOUBLE COLUMN TO FLOOR DETAIL IN POOL / TRACK