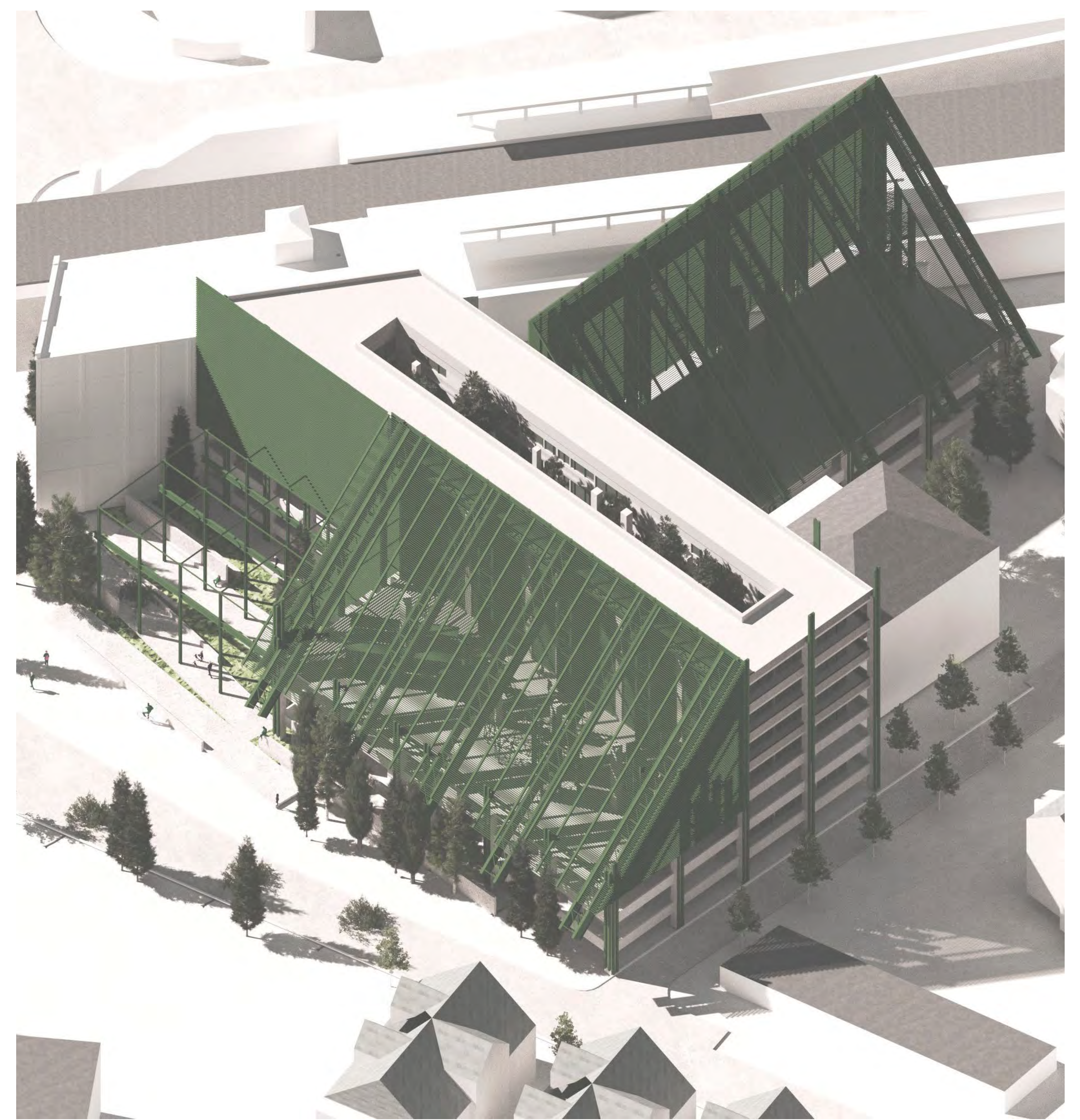
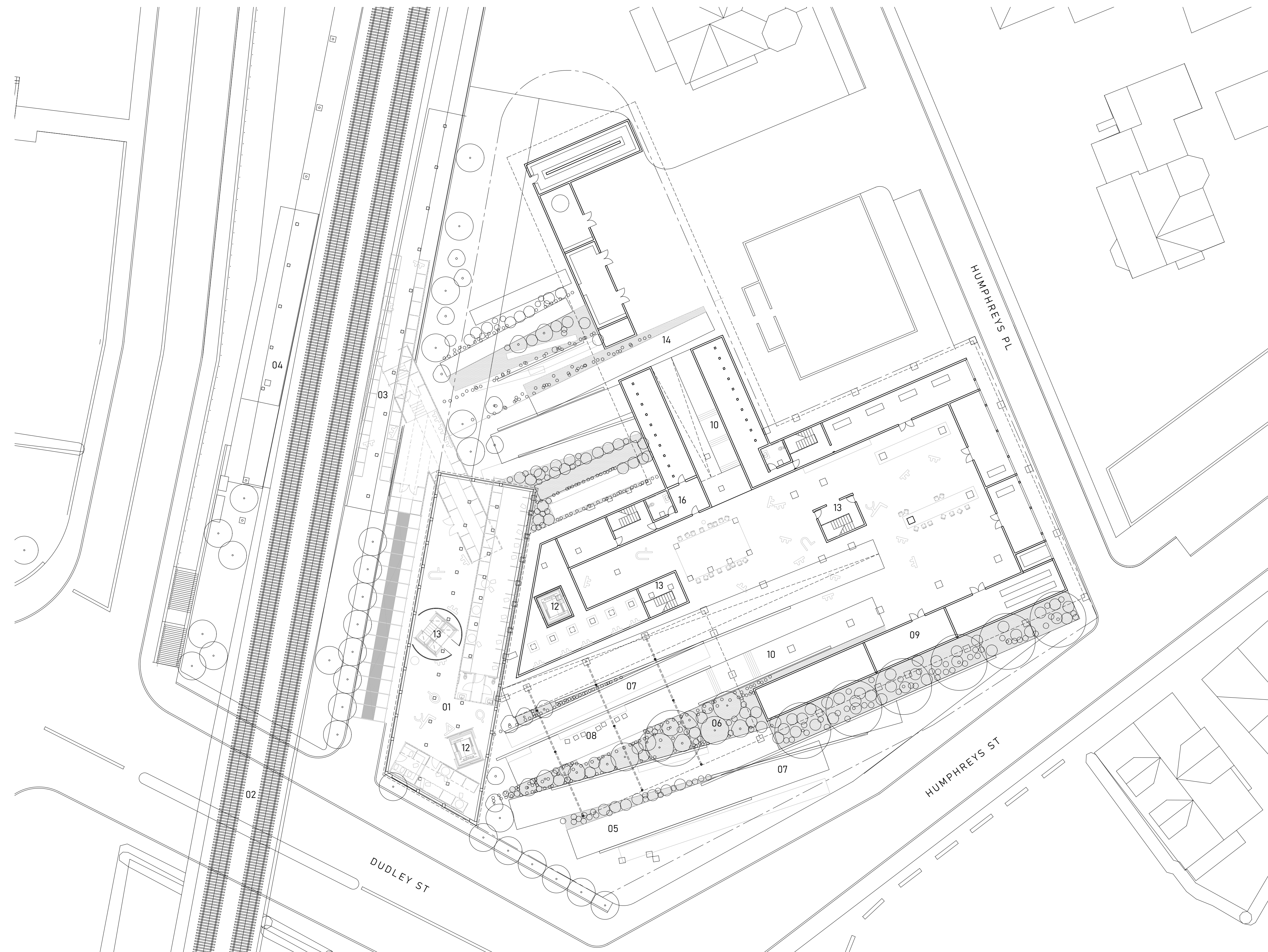


EXTERIOR RENDER



DETAIL AXONOMETRIC



PROJECT SUMMARY:

"...Perhaps the observation of things has remained my most important formal education; for observation later becomes transformed into memory. I see all the things I have observed arranged like a catalogue... (that) reappears in several objects and constitutes their deformation and, in some way, their evolution."

- Aldo Rossi, *A Scientific Autobiography*

In a building of memory and continuance, the observation and collection of found artifacts precedes the process of generating form. In order to minimize the project's embodied energy use, rather than constructing from scratch, found components are utilized to frame the building and its constituent parts.

Suburban and independent living has led us into an age of isolation where intergenerational knowledge and storytelling is traded in for short attention spans and doom scrolling. Additionally, throughout Boston, good, affordable housing is few and far between.

The consensus *co-living* model provides a lucrative investment model for developers... "Observe, Carve, Assemble" instead proposes a *co-housing* model where the individual apartment unit, much like the found building whole, is selectively deconstructed to re-establish the public realm within the domestic sphere.

The interstitial spaces between private and public establish the hierarchy of the housing offerings in the building. Units are arrayed along a thin ribbon, allowing for both a city-facing shared public terrace and an inward-facing shared amenity field or vertical courtyard. Components of the atypical apartment model are preserved in studio, one bed and two bed units, while maintaining semi public surfaces for serendipitous interactions, storytelling and listening.

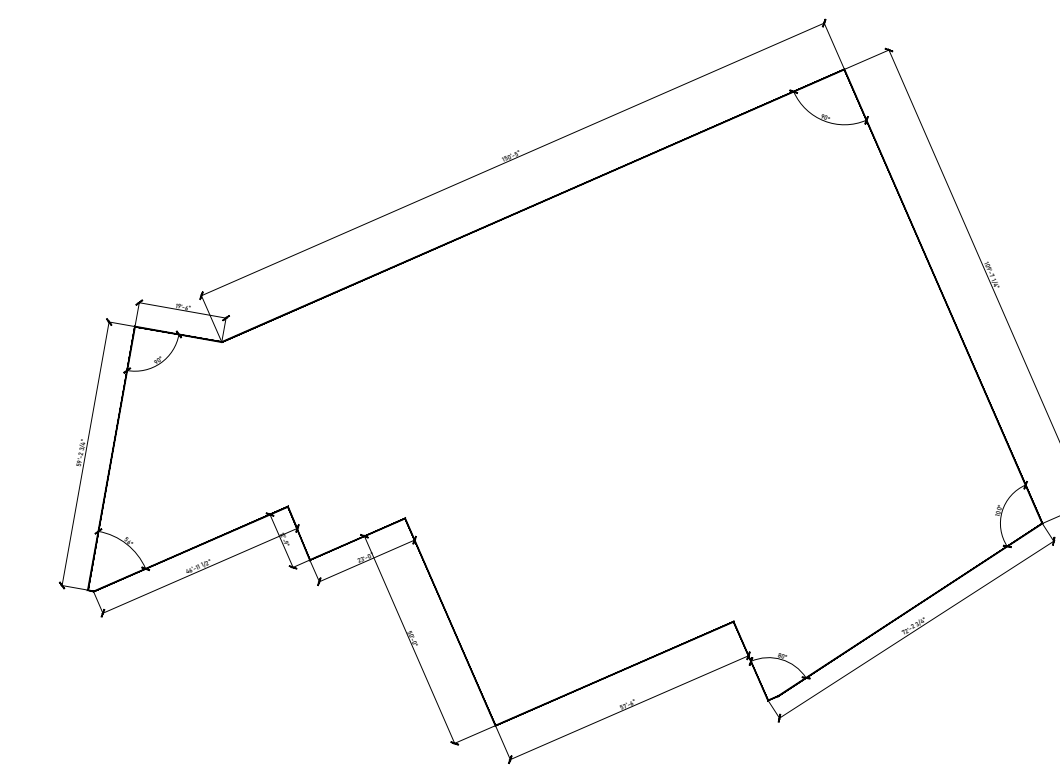
Rather than accreting energy-intensive novel building material, the proposal instead suggests carving and re-purposing. The footprint of the existing Leon Electric building remains largely intact — nearly all of its concrete is preserved as two-way slab or scattered among the site, creating functional communal plinths.

The existing building, in its monumentality and brutal elevation, is no longer appropriate in the Dorchester neighborhood. In carving into its mass, an ephemeral, light filled gable replaces a portion of the upper slab, its structure made of the stuff of the freeway underpasses and rail yards: reclaimed steel, c channels, t-bars, wrapped in glu-lam beams and 1x slats.

Constructed of the 'stuff' of remembrance, "Observe, Carve, Assemble" aims to help revitalize Uphams Corner through fusing the remembered and the familiar into a cohesive and unique co-housing experience.

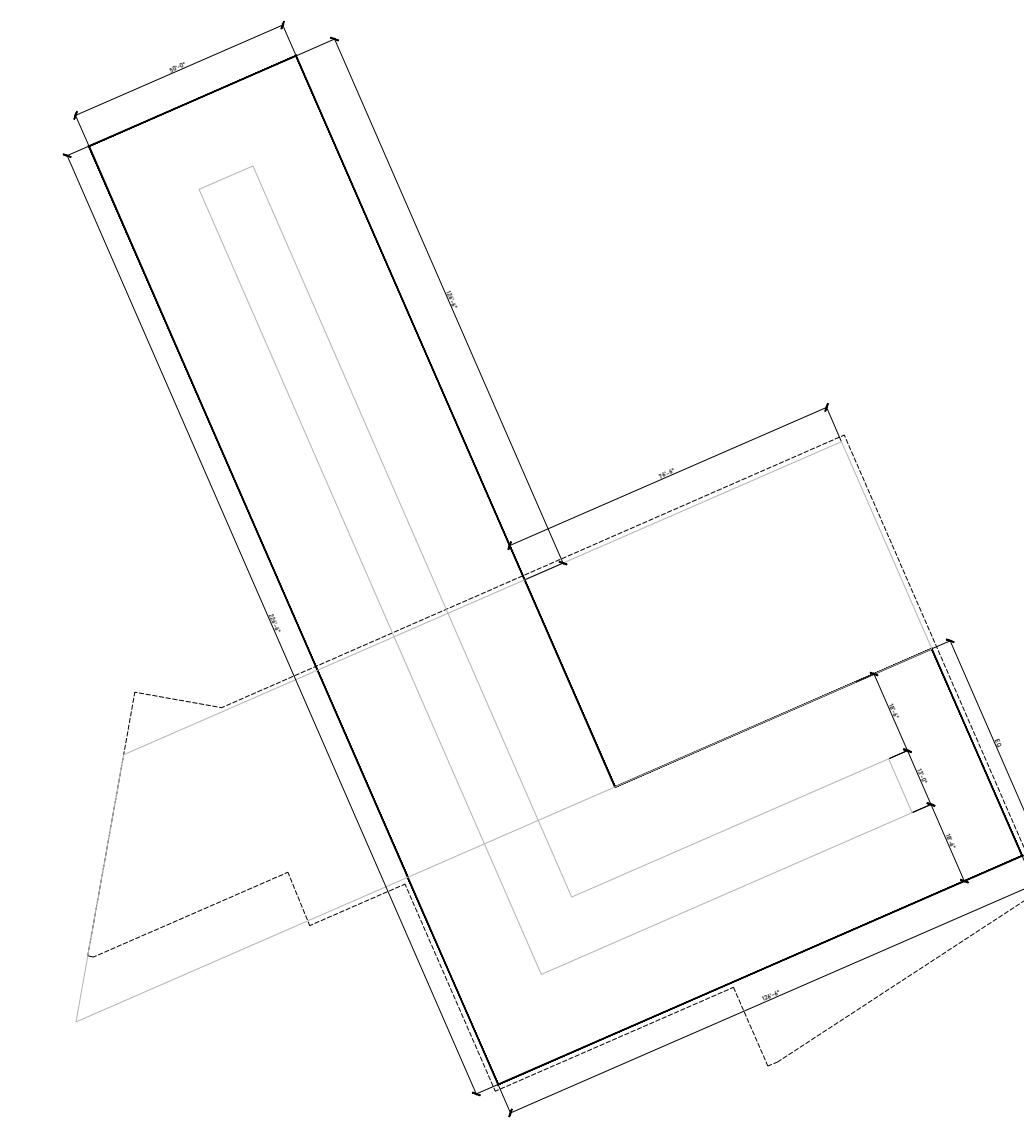
PLAN KEY:

- | | |
|---------------------------------------|---------------------------------|
| 01 LEON ELECTRIC COMMUNITY CENTER | 16 PUBLIC RESTROOM |
| 02 EXISTING UNDERPASS | 17 SHARED WORK SPACE |
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| 13 STAIR | 28 COMMUNITY PATIO |
| 14 CIRCULATION CORRIDOR | 29 INTERIOR BALCONY |
| 15 EXISTING COLUMN TO REMAIN, TYPICAL | |



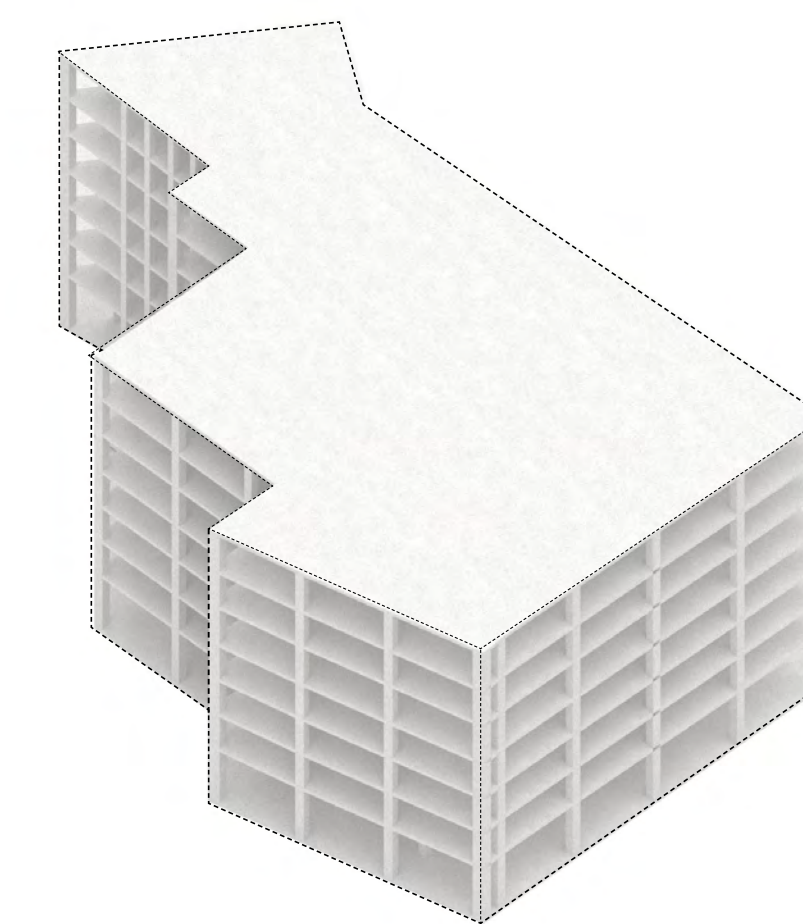
01 EXISTING SLAB

THE EXISTING 16,750SF TWO-WAY CONCRETE FLOOR SLAB OF THE LEON ELECTRIC BUILDING. THE SLAB MEASURES +/- 9' DEPTH THROUGHOUT THE BUILDING.



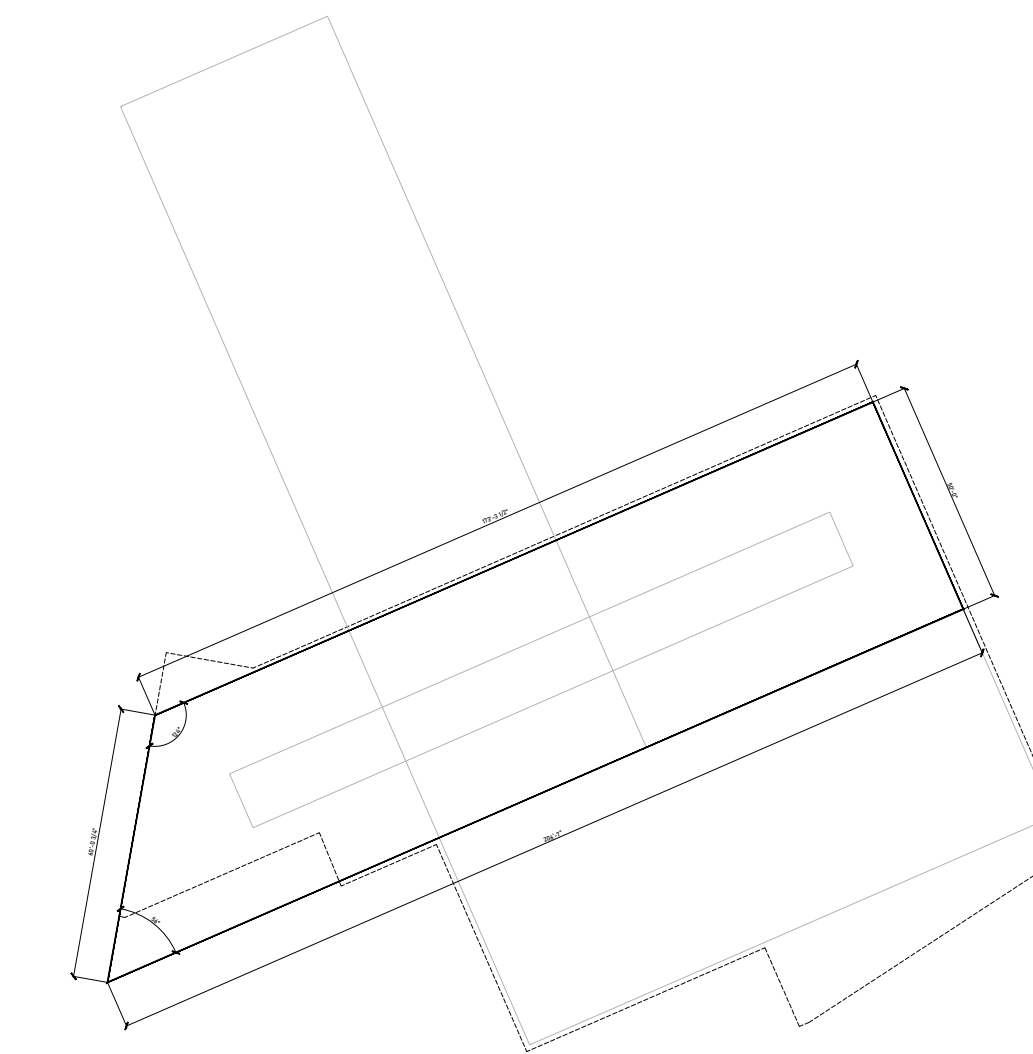
02 PROPOSED 'L-SLAB' MODIFICATION

THE 15,120SF 'L' SLAB IS A HYBRID MODEL OF EXISTING AND MODIFIED FLOOR PLATES. HOUSING AND PUBLIC PROGRAMS ARE ARRAYED ALONG THE EXTERIOR OF THE 'L' FORM.



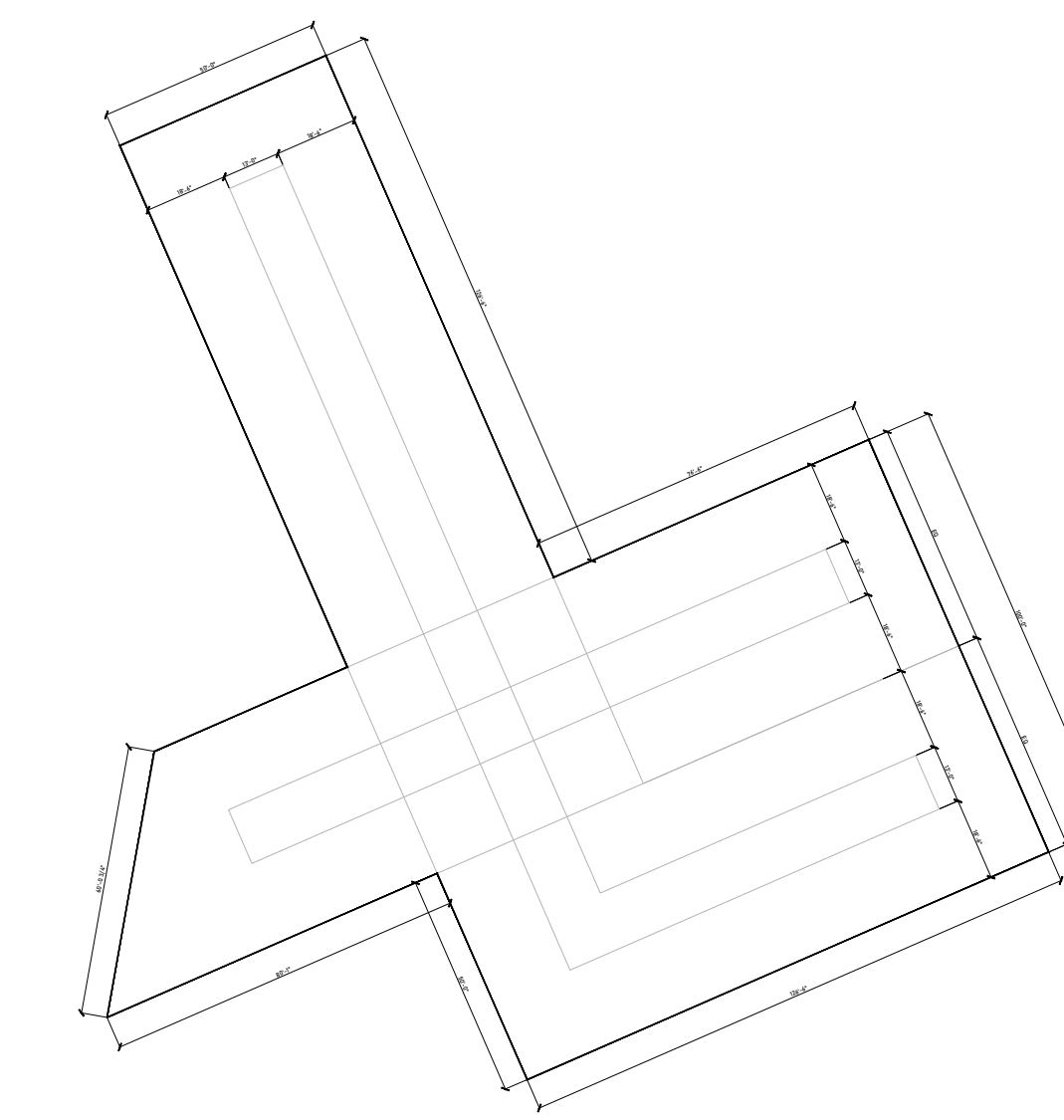
EXISTING LEON ELECTRIC AXONOMETRIC

THE EXISTING LEON ELECTRIC BUILDING MASSING, INCLUDING CONCRETE COLUMNS, PROVIDES AN ARMATURE FOR THE CO-HOUSING BUILDING.



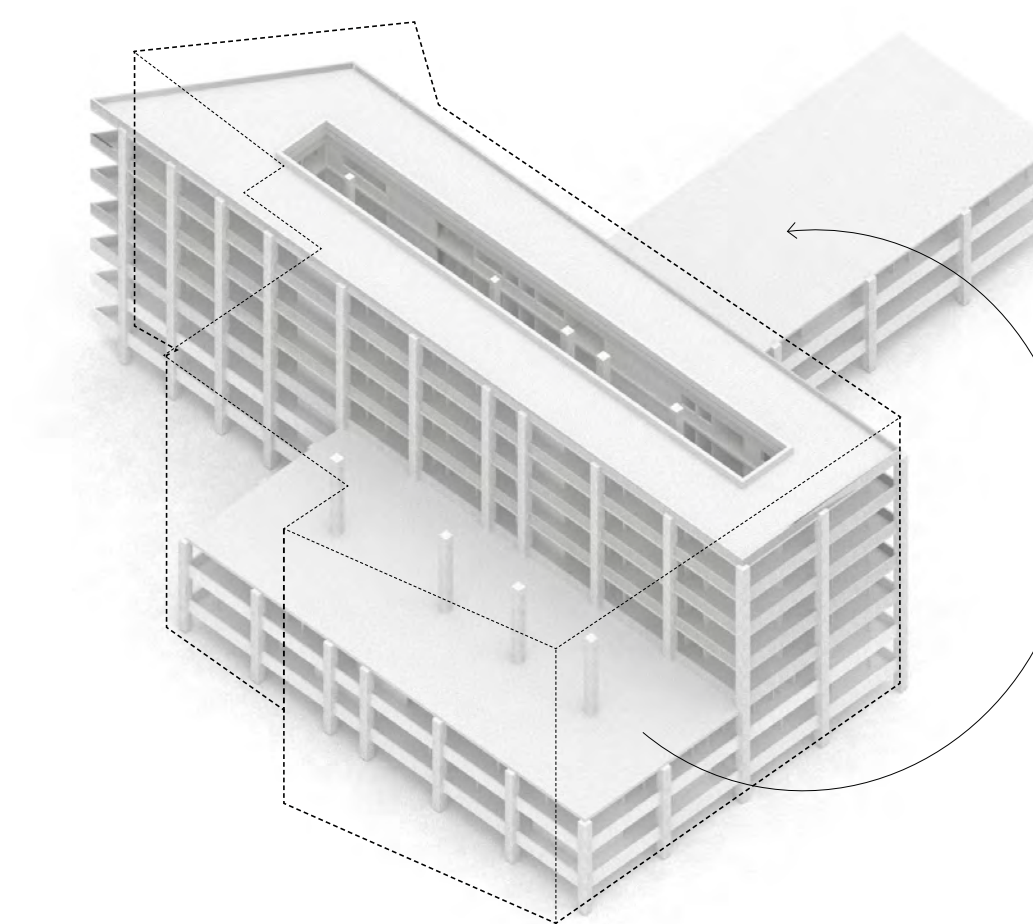
03 PROPOSED '1-SLAB' MODIFICATION

THE 9,500SF '1-SLAB' IS CONSTRUCTED SOLELY OF IN-SITU FLOOR PLATES. A 13'-0" INTERIOR COURTYARD IS CARVED FROM THE SLAB WHILE 5'-0" OF PERIMETER SPACE IS UTILIZED FOR A SHARED PUBLIC BALCONY.



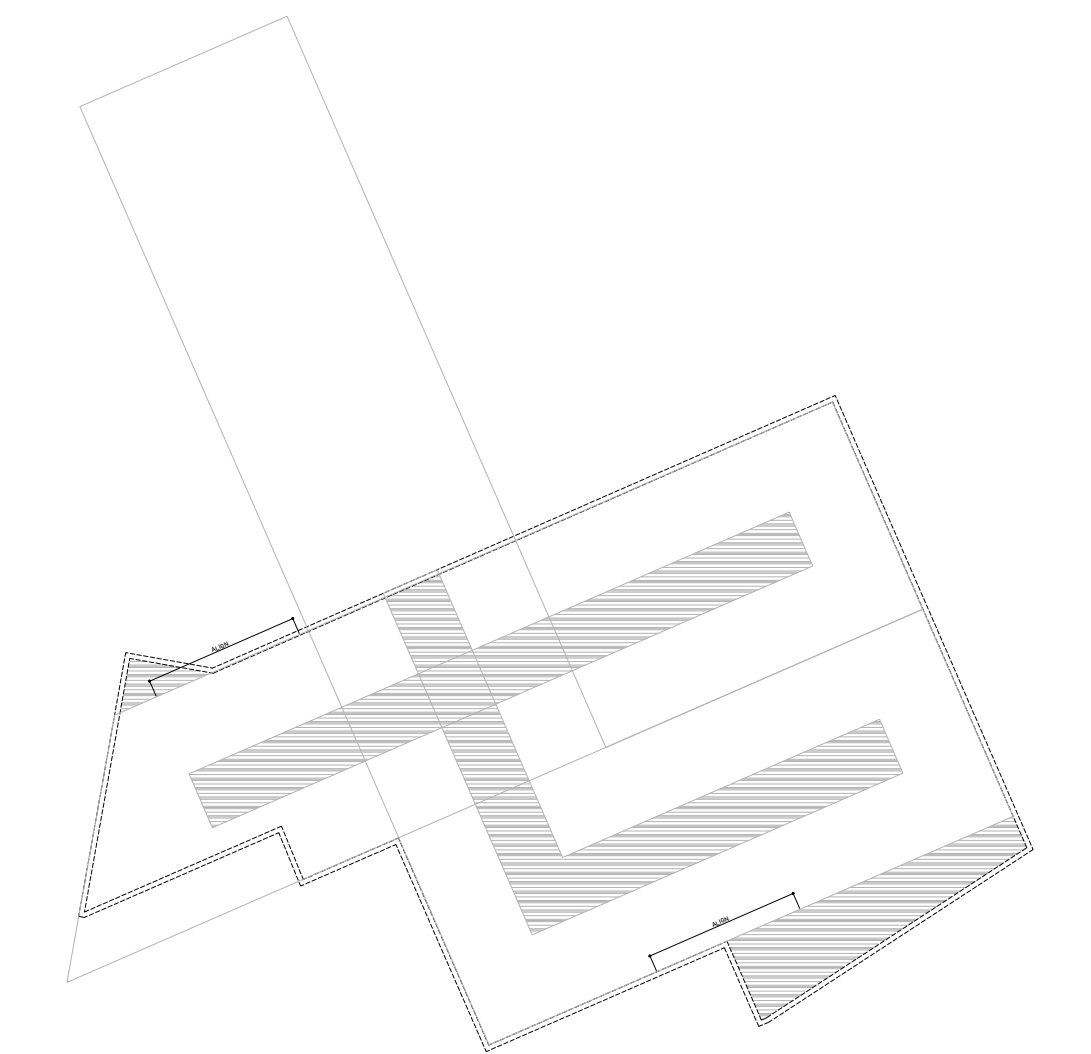
04 PROPOSED BUILDING ENVELOPE

THE BUILDING ENVELOPE FOR THE FIRST TWO STORIES OF THE BUILDING.



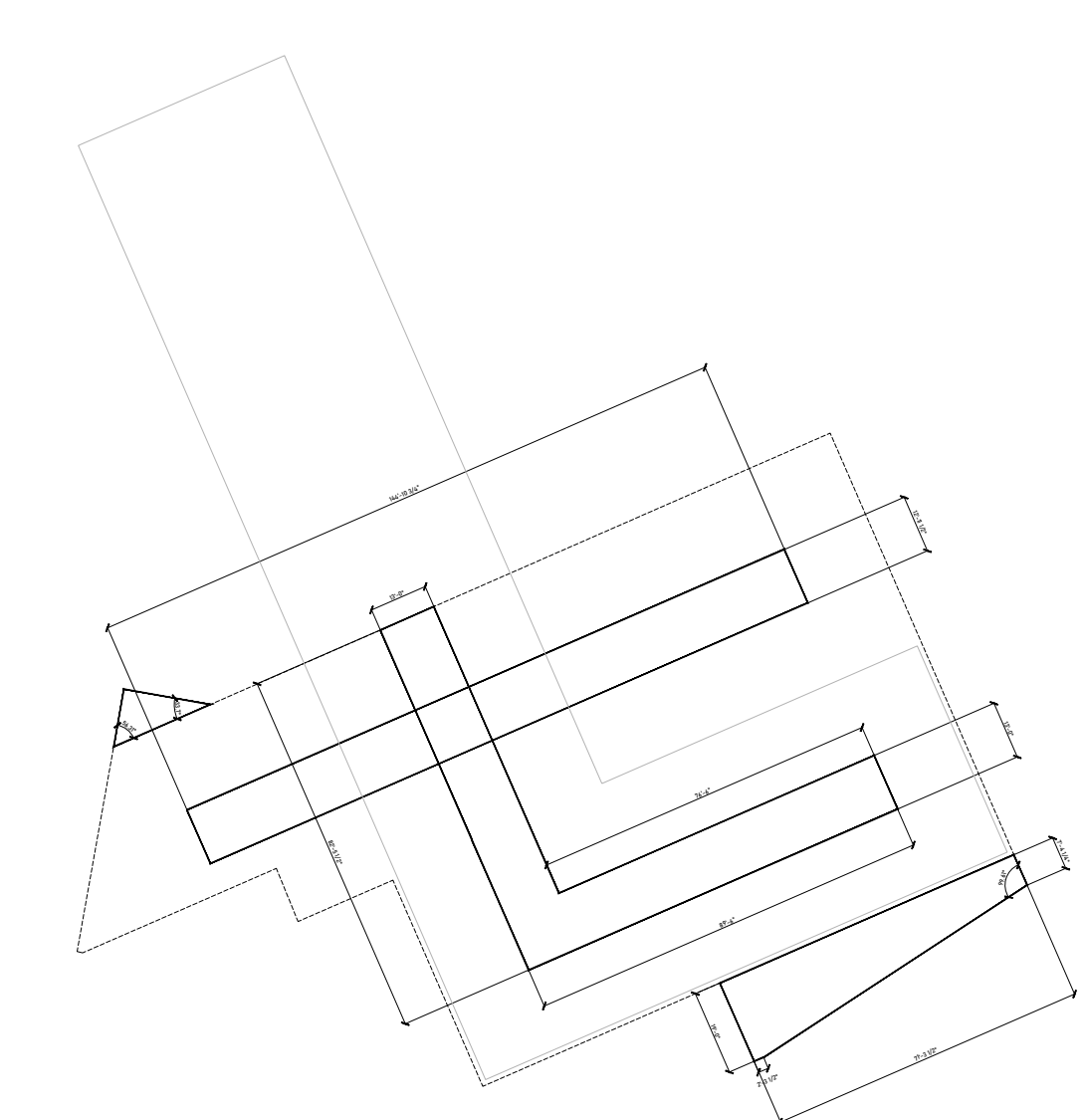
PROPOSED SLAB 'CARVING' AND RECONFIGURING

RATHER THAN ADDING OR CONSTRUCTING NOVEL BUILDING BLOCKS, THE PROPOSAL CARVES AWAY A SOUTHERN FACING CHUNK OF THE EXISTING BUILD. SLABS ARE RE-USED TO RECONFIGURE THE 'L-SLAB' TYPE.



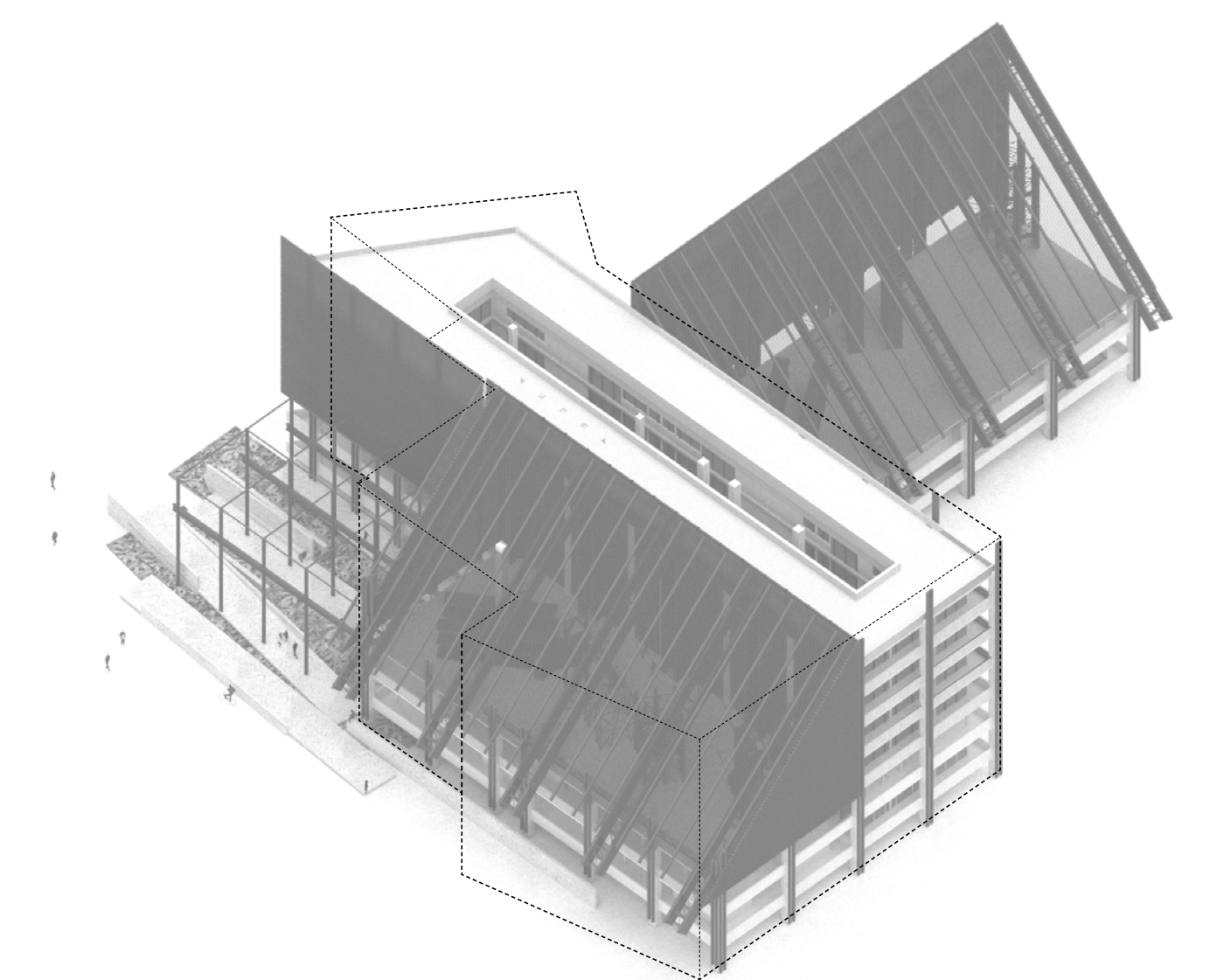
05 SELECTIVE DEMOLITION AND RE-USE

THE EXISTING FLOOR PLATE IS SELECTIVELY AND STRATEGICALLY CARVED TO ACCOMMODATE INTERIOR COURTYARDS AND SHARED COMMUNAL SPACES.



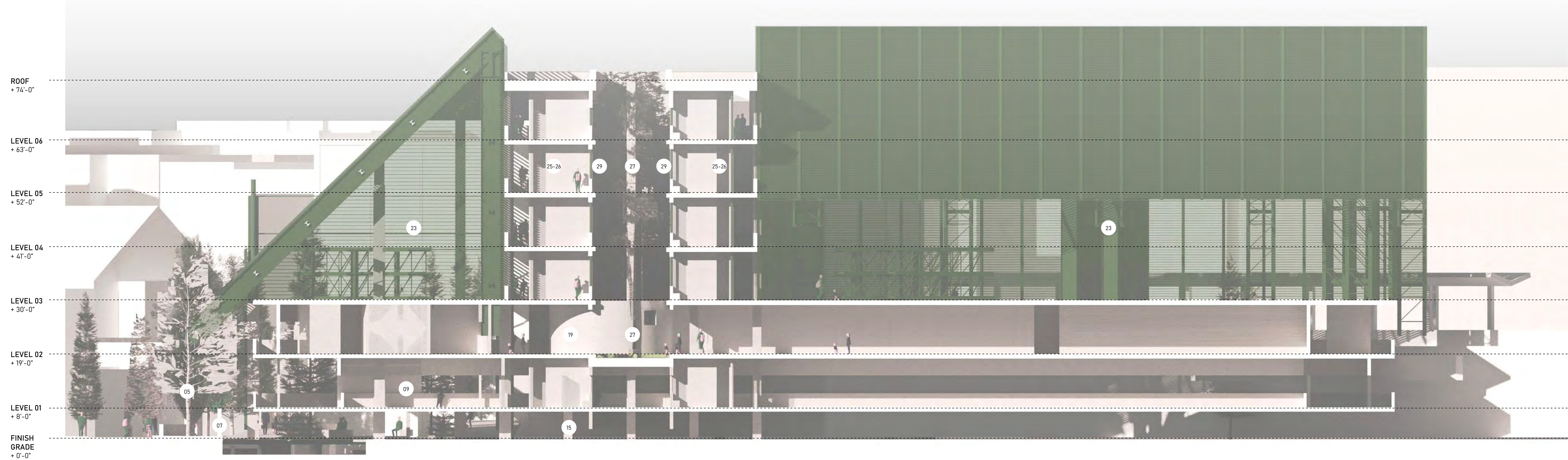
06 PROPOSED SLAB EXTRACTION

THE CAREFULLY EXTRACTED INCISIONS ARE RE-USED THROUGHOUT. AS LANDSCAPE PLINTHS AND WALLS, AND UPTURN RAILINGS FOR BALCONY SPACES.



PROPOSED GABLE TYPE

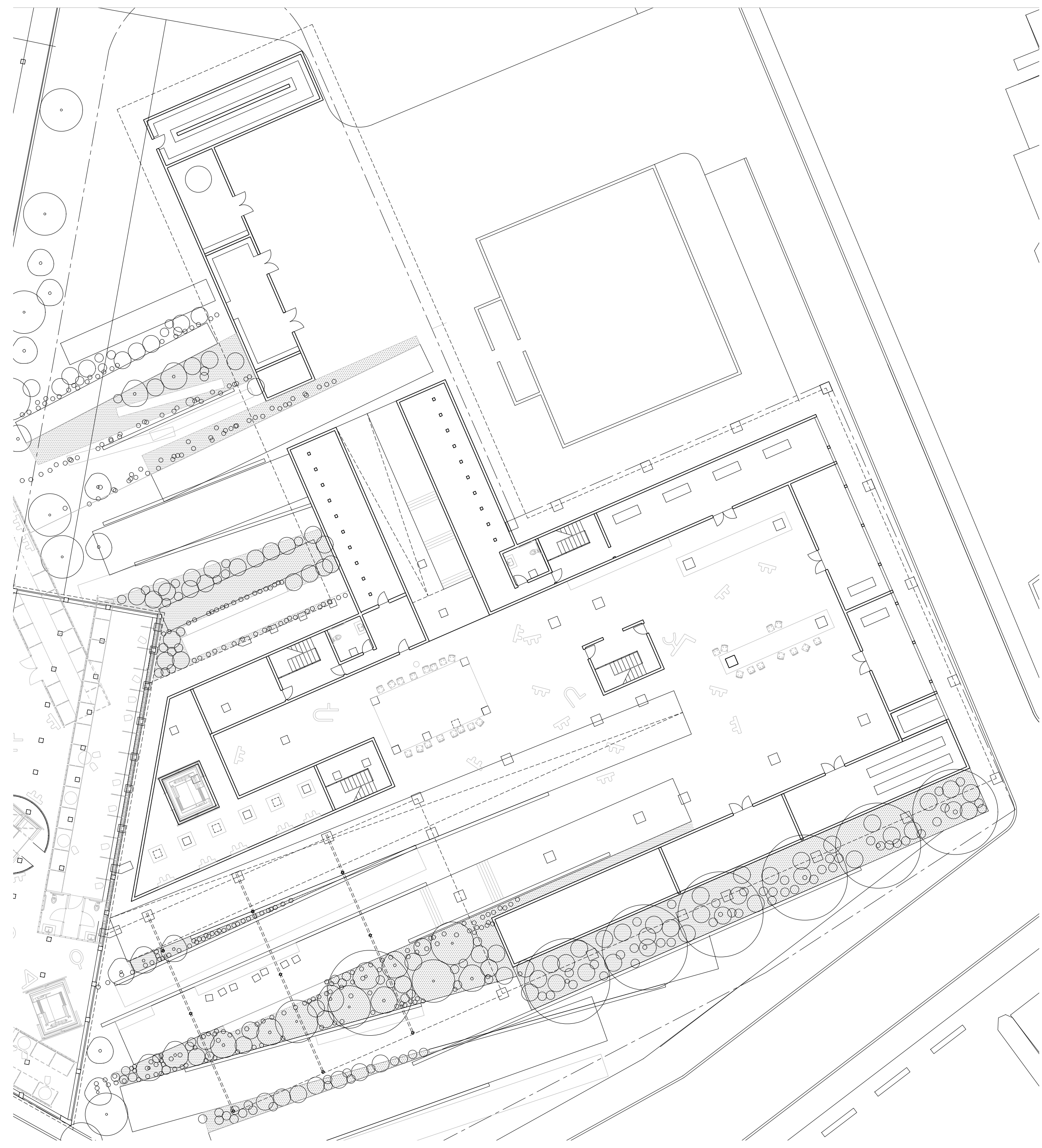
THE ADDITION OF A SIMPLE 45 DEGREE GABLE CREATES TWO PLAYFUL, LIGHT FILLED COMMUNAL SPACES WHILE REDUCING THE PROPORTION OF THE BUILDING TO ADDRESS THE GREATER DORCHESTER NEIGHBORHOOD.



SECTION KEY:

- | | |
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| 15 EXISTING COLUMN TO REMAIN, TYPICAL | |

BUILDING SECTION



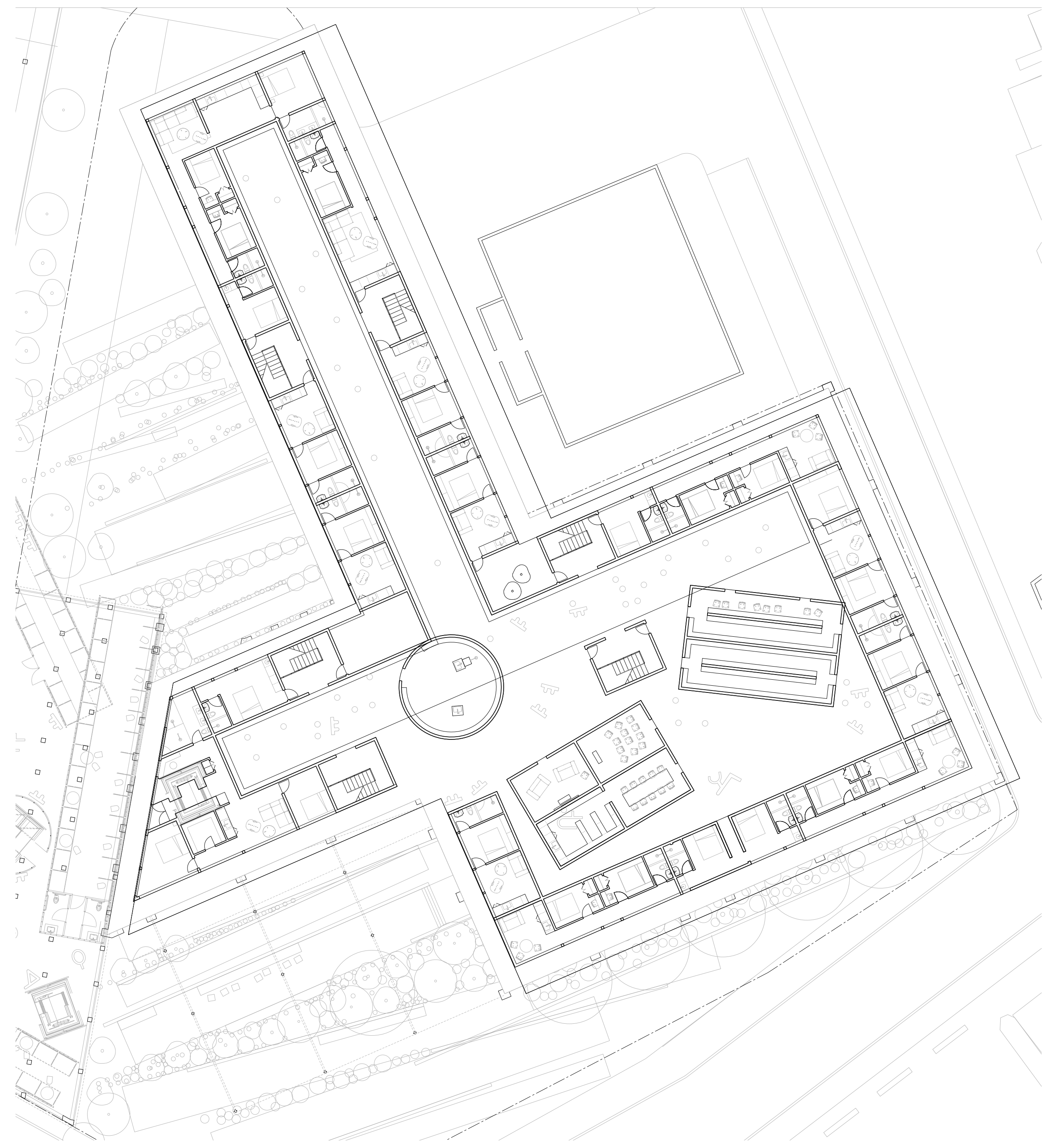
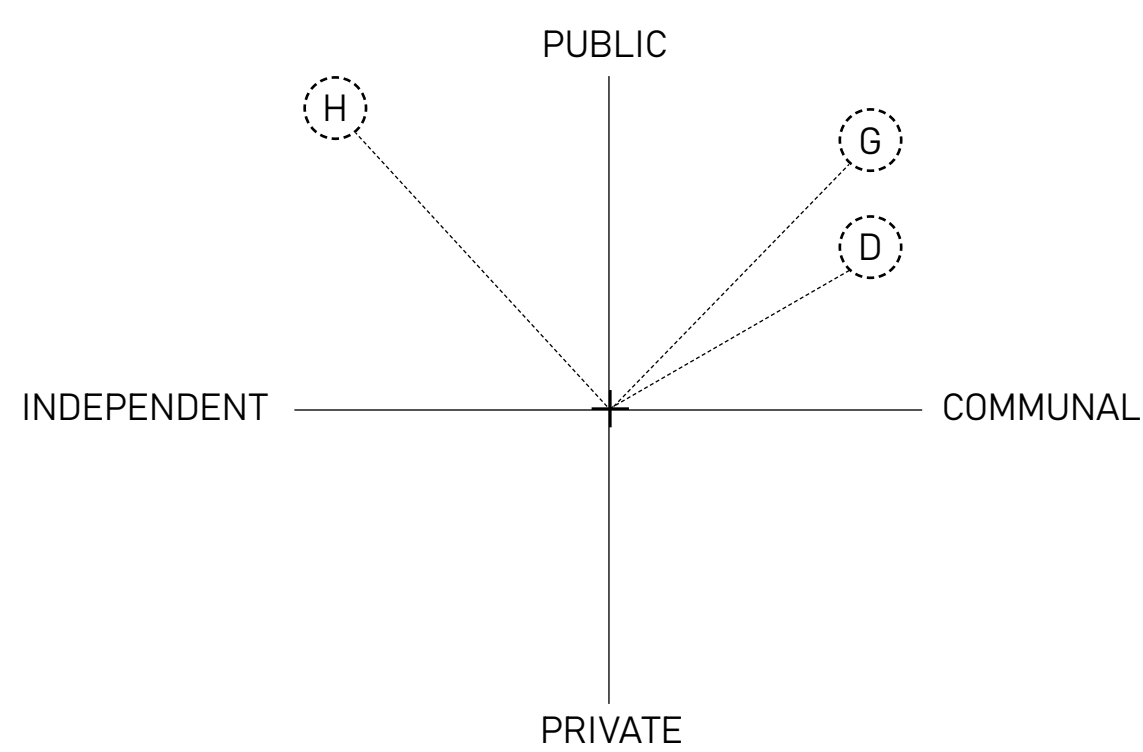
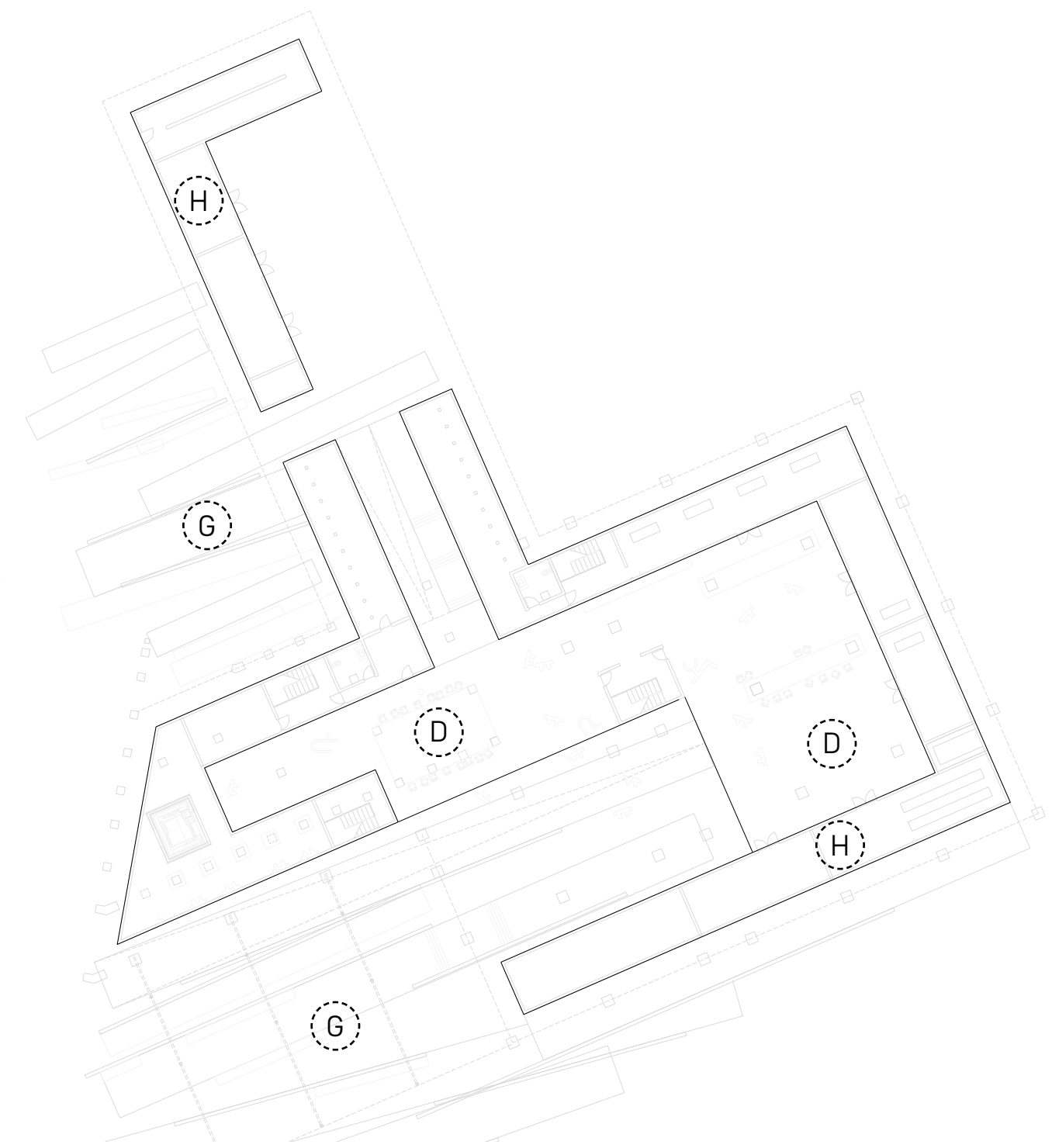
LEVEL 01 / SITE PLAN

0 5 10 20'

- A CO-HOUSING RESIDENCE TYPE A
- B CO-HOUSING RESIDENCE TYPE B
- C PUBLIC BALCONY / SHARED CORRIDOR
- D FLEXIBLE SHARED SPACE
- E INTERIOR COURTYARD
- F INTERIOR COMMUNAL AMENITIES
- G EXTERIOR COMMUNAL AMENITIES
- H RETAIL SPACE

L01 SUMMARY

THE MOST PUBLIC PLANE OF THE BUILDING, THE LANDSCAPE CARVES INTO THE MASS OF THE EXISTING LEON ELECTRIC STRUCTURE. THIS LEVEL INCLUDES SHARED EXTERIOR COMMUNAL SPACES, FREE PLAN COMMUNAL AMENITIES AND CONTAINED RETAIL SPACE.



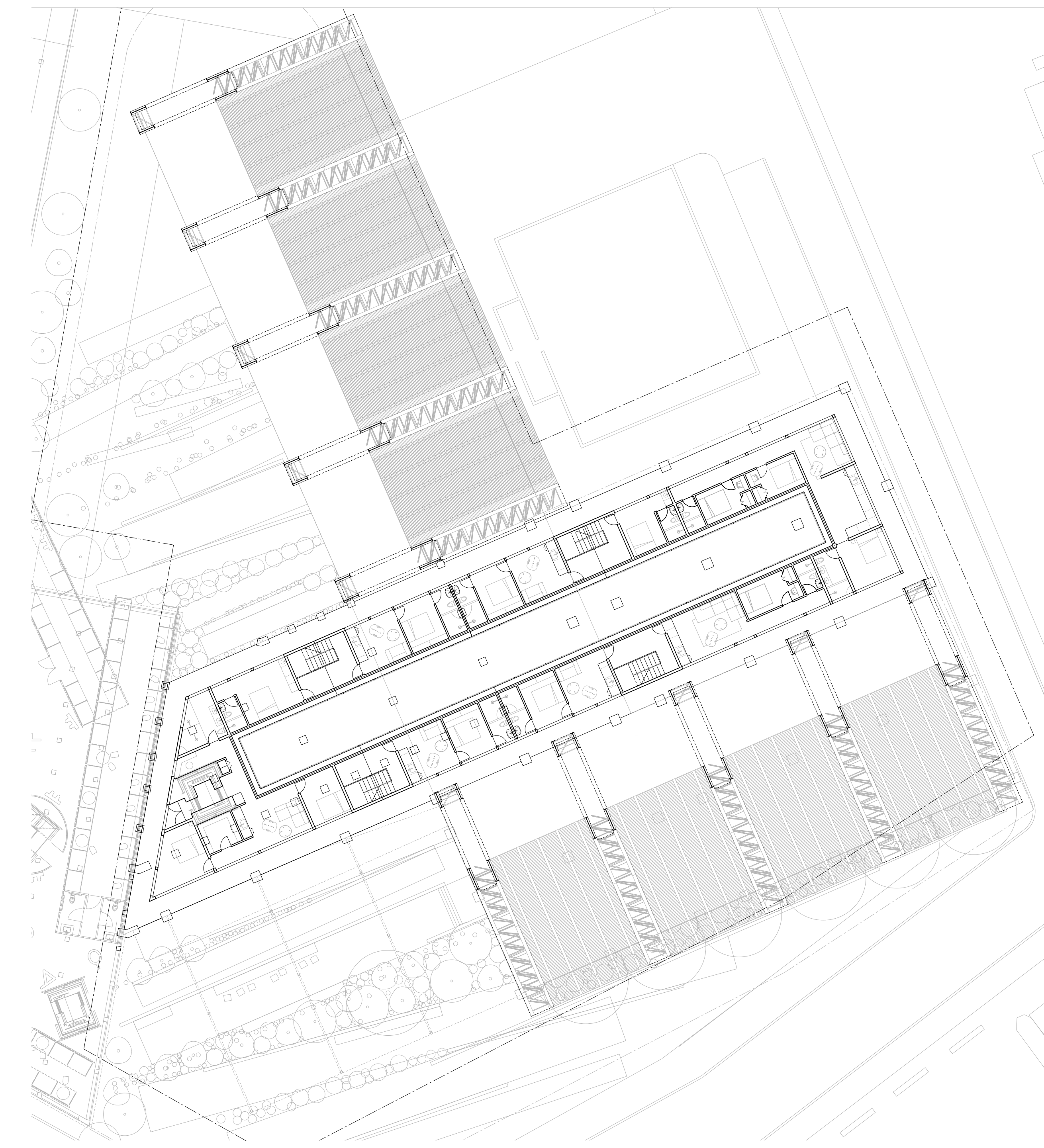
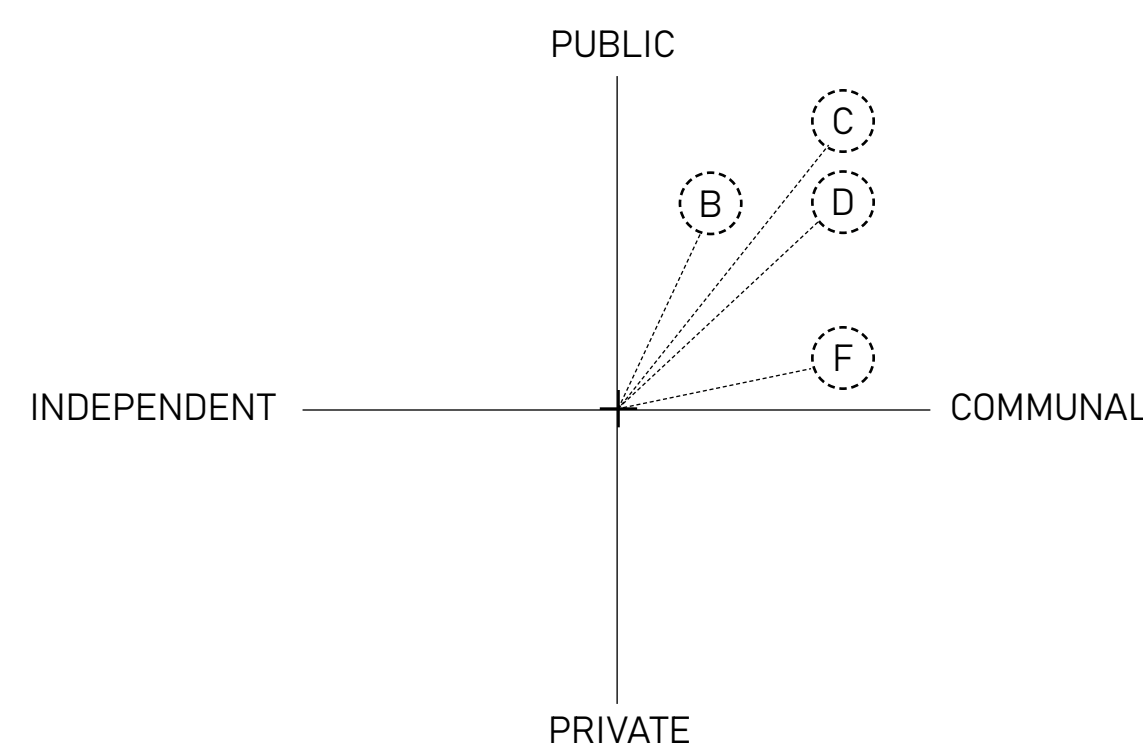
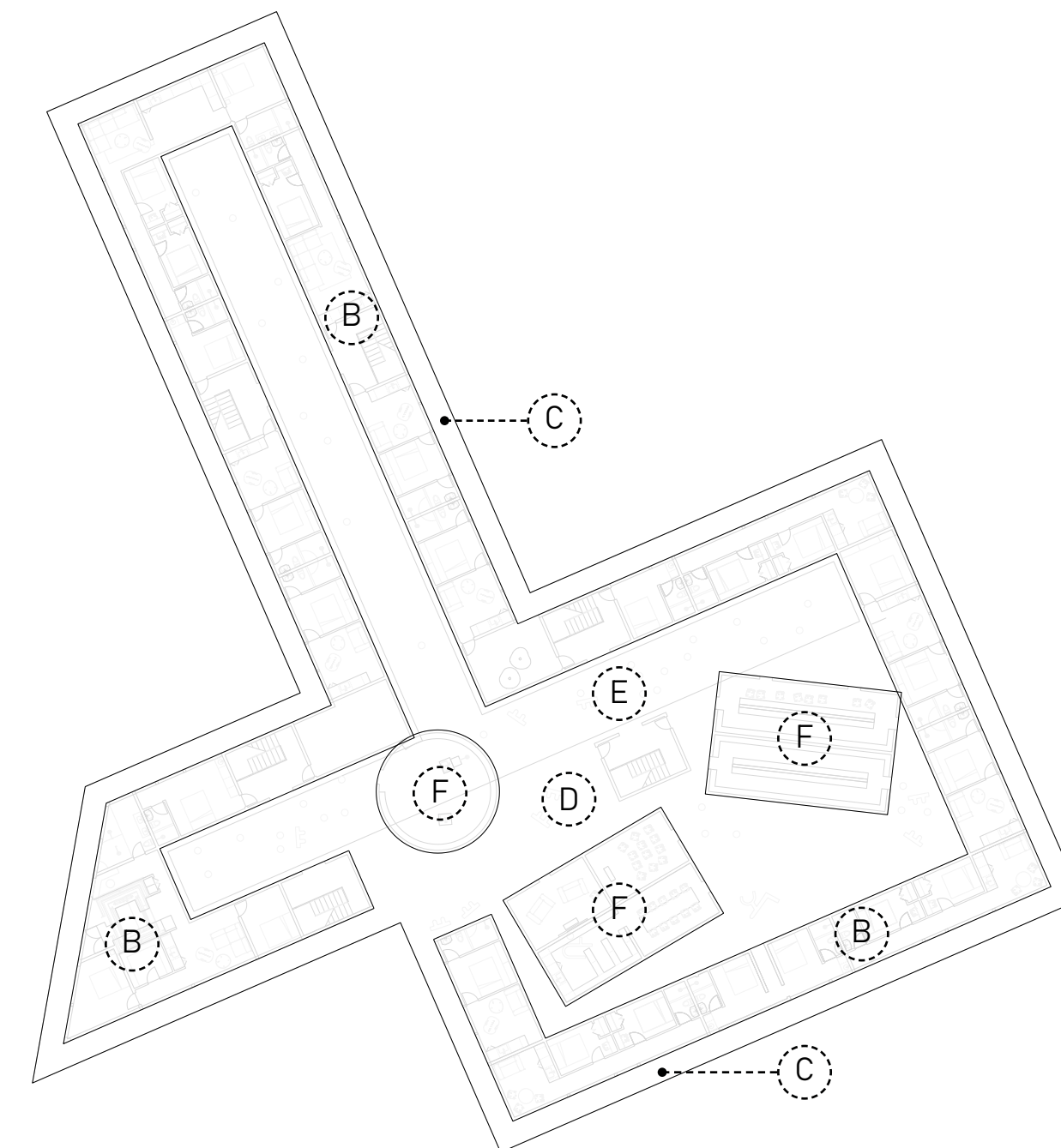
LEVEL 02 PLAN

0 5 10 20'

- A CO-HOUSING RESIDENCE TYPE A
- B CO-HOUSING RESIDENCE TYPE B
- C PUBLIC BALCONY / SHARED CORRIDOR
- D FLEXIBLE SHARED SPACE
- E INTERIOR COURTYARD
- F INTERIOR COMMUNAL AMENITIES
- G EXTERIOR COMMUNAL AMENITIES
- H RETAIL SPACE

L02 SUMMARY

THE HEART OF THE CO-HOUSING COMMUNITY LIES HERE. RATHER THAN OPTIMIZING THE QUANTITY OF APARTMENTS, A RIBBON OF MICRO UNITS ARE SURROUNDED BY A COMMUNAL EXTERIOR PATIO AND A SHARED COMMUNITY INTERIOR WITH SCATTERED SEM-PUBLIC AMENITY ROOMS.



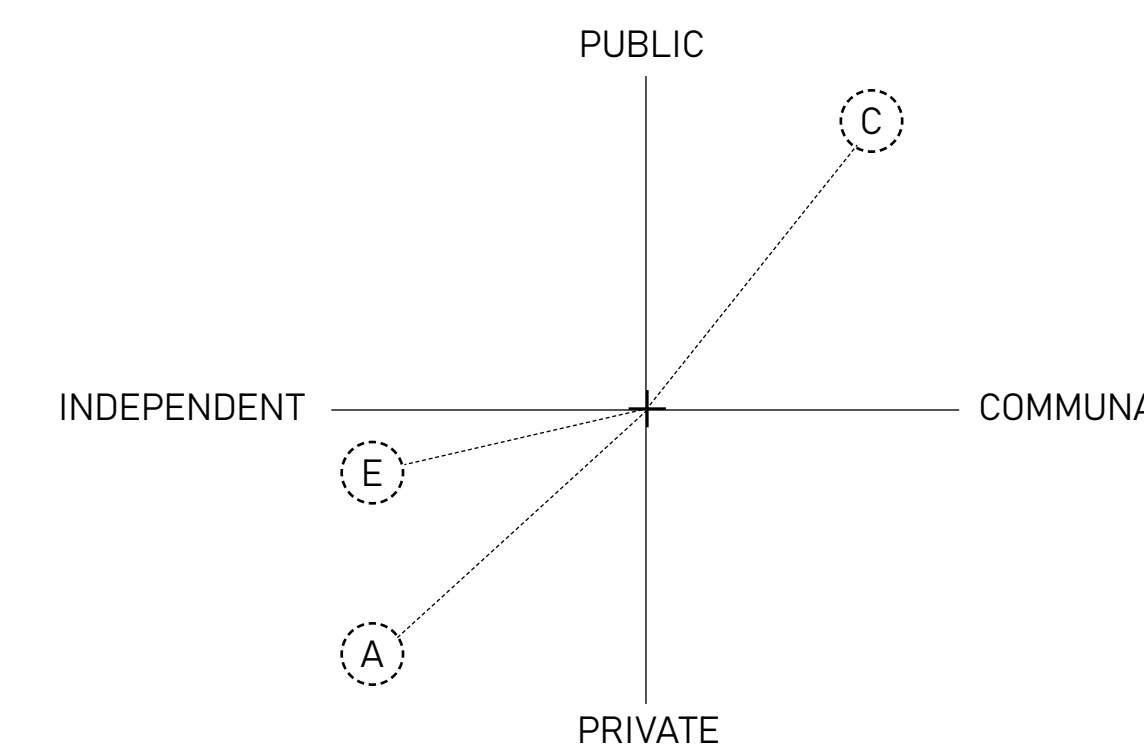
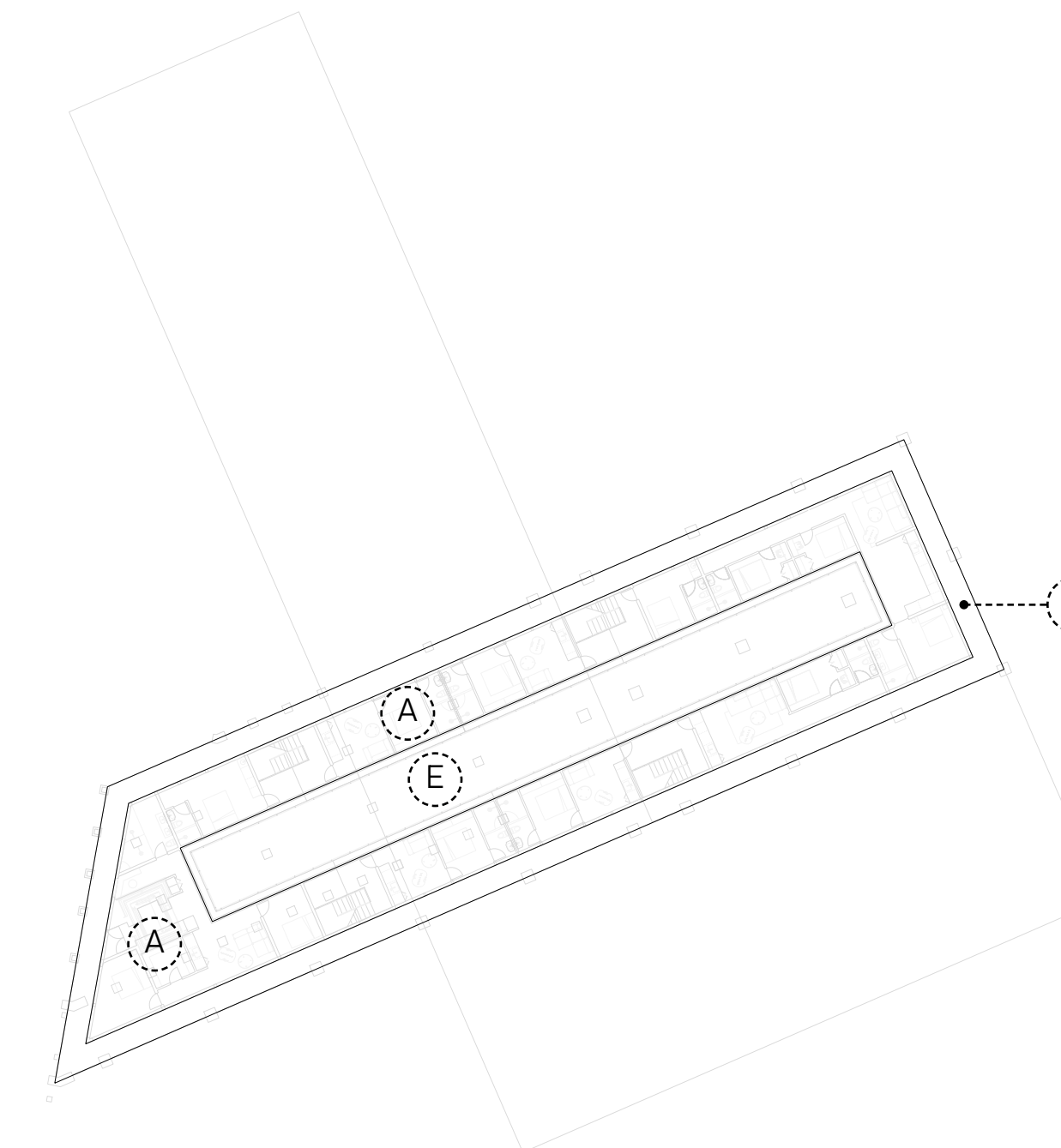
LEVEL 03-06 PLAN

0 5 10 20'

- A CO-HOUSING RESIDENCE TYPE A
- B CO-HOUSING RESIDENCE TYPE B
- C PUBLIC BALCONY / SHARED CORRIDOR
- D FLEXIBLE SHARED SPACE
- E INTERIOR COURTYARD
- F INTERIOR COMMUNAL AMENITIES
- G EXTERIOR COMMUNAL AMENITIES
- H RETAIL SPACE

L03-06 SUMMARY

THE MOST TRADITIONAL APARTMENT HOUSING PARTI. RATHER A RIBBON OF THIN BUT LONG UNITS ARE SURROUNDED BY A COMMUNAL EXTERIOR PATIO AND A SHARED COMMUNITY INTERIOR WITH A VERTICAL COURTYARD OF COLUMNAR CONIFEROUS TREES THAT SUBTLY OBFUSCATE VIEWS TO ADJACENT UNITS.



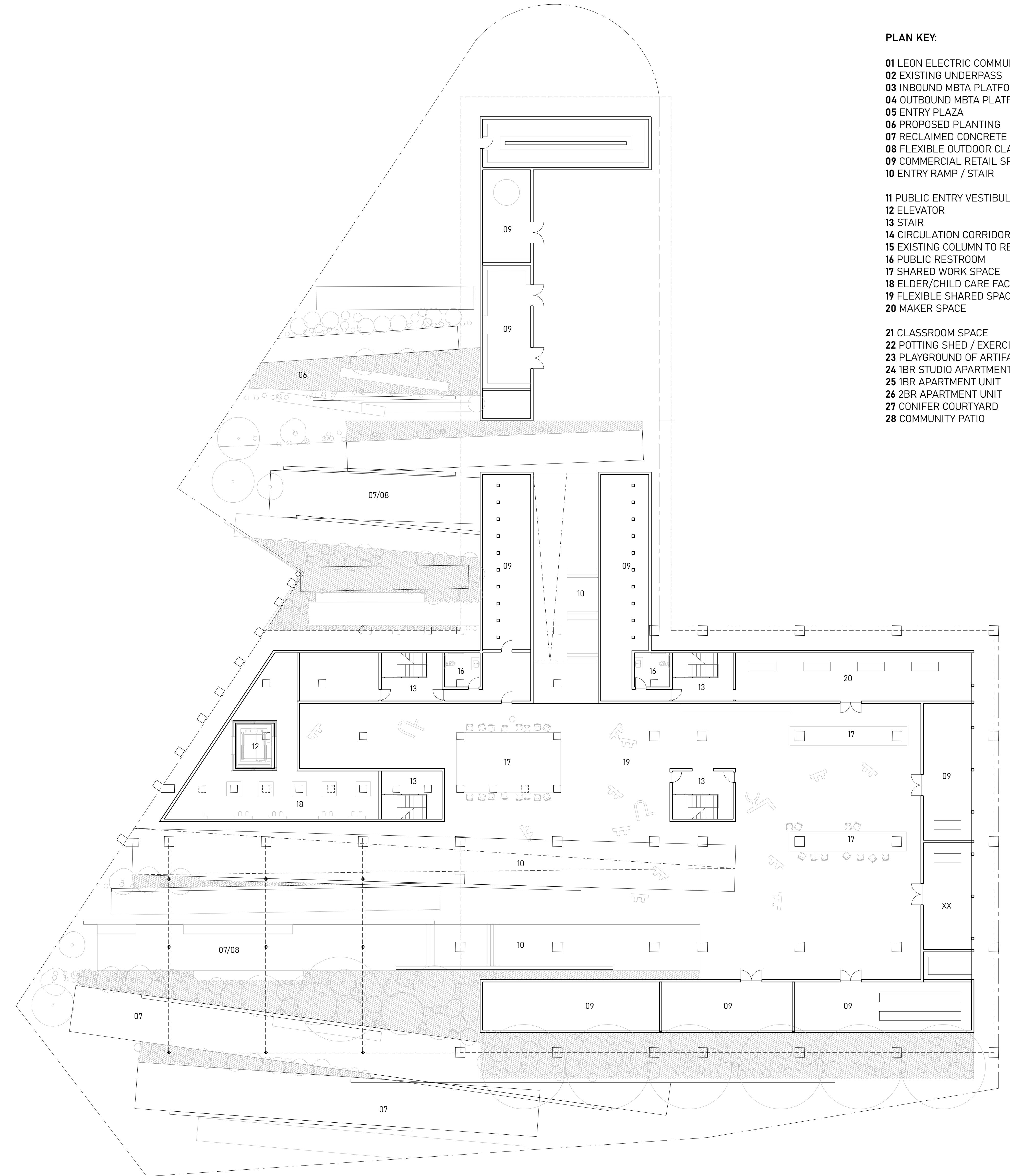


EXTERIOR VIEW FROM MBTA PLATFORM



ENTRY PLAZA

EXTERIOR RENDERS



- PLAN KEY:**
- 01 LEON ELECTRIC COMMUNITY CENTER
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 - 13 STAIR
 - 14 CIRCULATION CORRIDOR
 - 15 EXISTING COLUMN TO REMAIN, TYPICAL
 - 16 PUBLIC RESTROOM
 - 17 SHARED WORK SPACE
 - 18 ELDER/CHILD CARE FACILITY
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 - 25 1BR APARTMENT UNIT
 - 26 2BR APARTMENT UNIT
 - 27 CONIFER COURTYARD
 - 28 COMMUNITY PATIO

LEVEL 01 PLAN

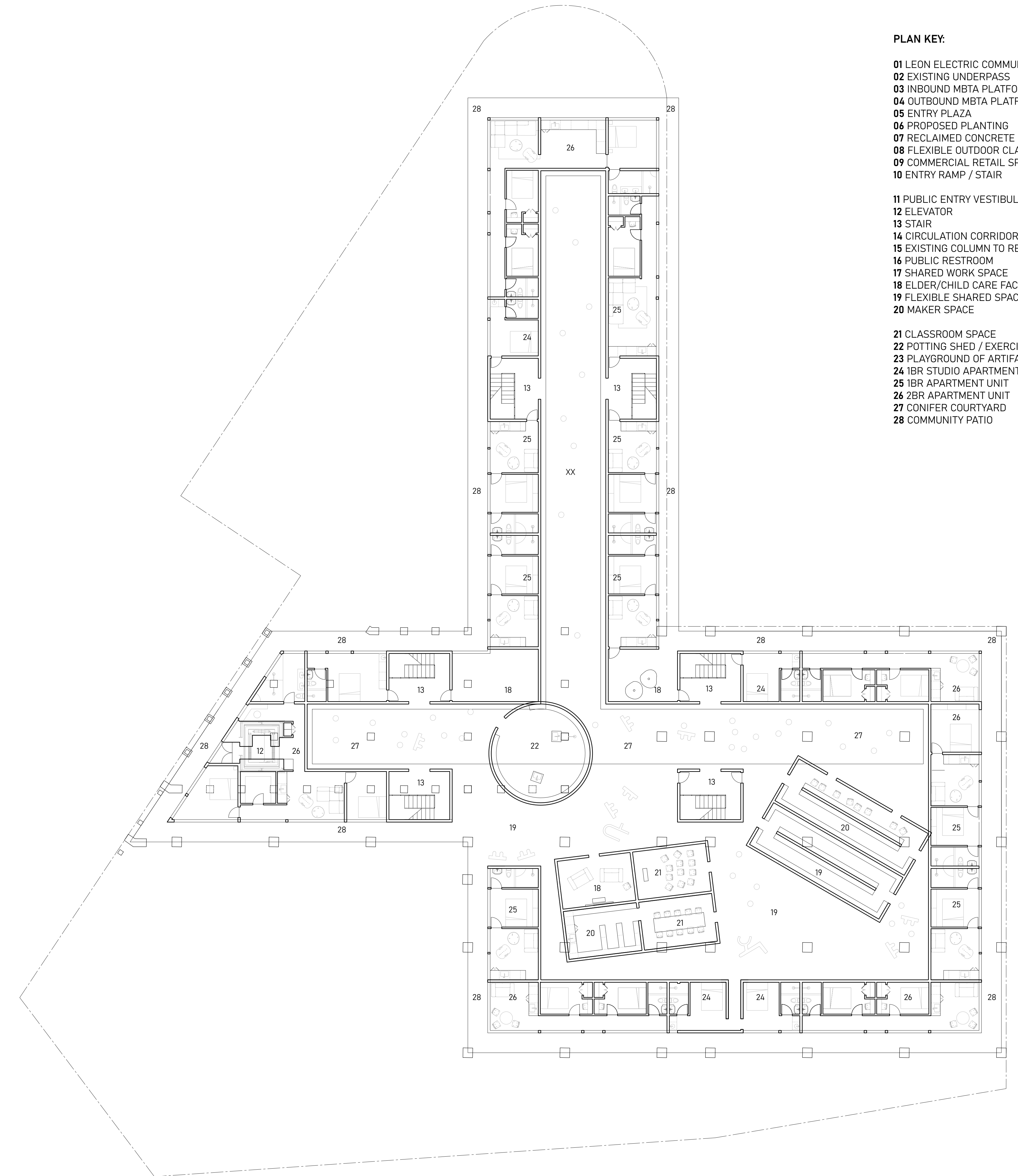


POTTING SHED / YOGA STUDIO



FLEXIBLE CORRIDOR FOR CHANCE ENCOUNTERS

LEVEL 02 RENDERS



PLAN KEY:

- 01 LEON ELECTRIC COMMUNITY CENTER
- 02 EXISTING UNDERPASS
- 03 INBOUND MBTA PLATFORM
- 04 OUTBOUND MBTA PLATFORM
- 05 ENTRY PLAZA
- 06 PROPOSED PLANTING
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LEVEL 02 PLAN

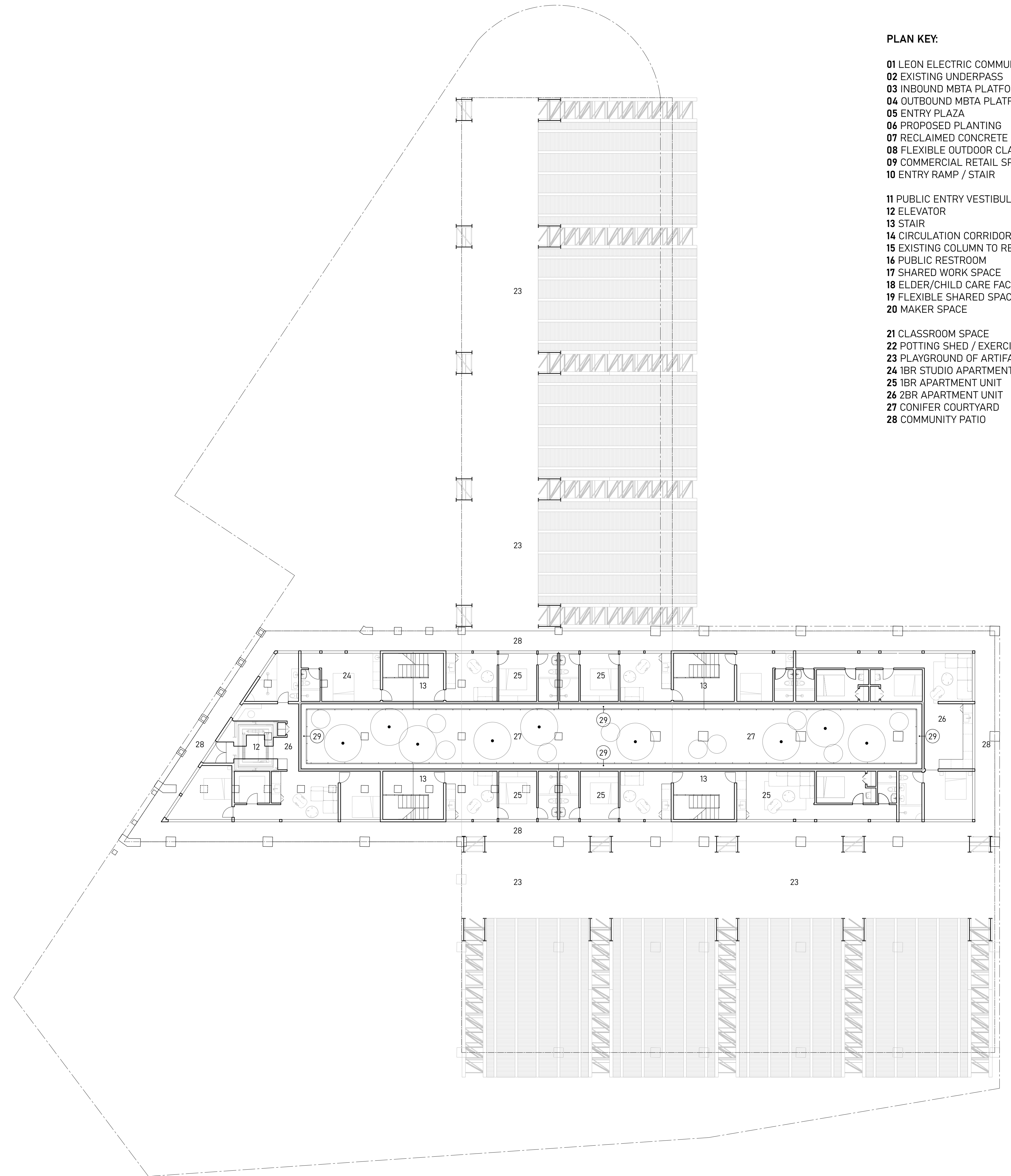


2BR APARTMENT WITH VIEW TO INTERIOR CONIFEROUS COURTYARD



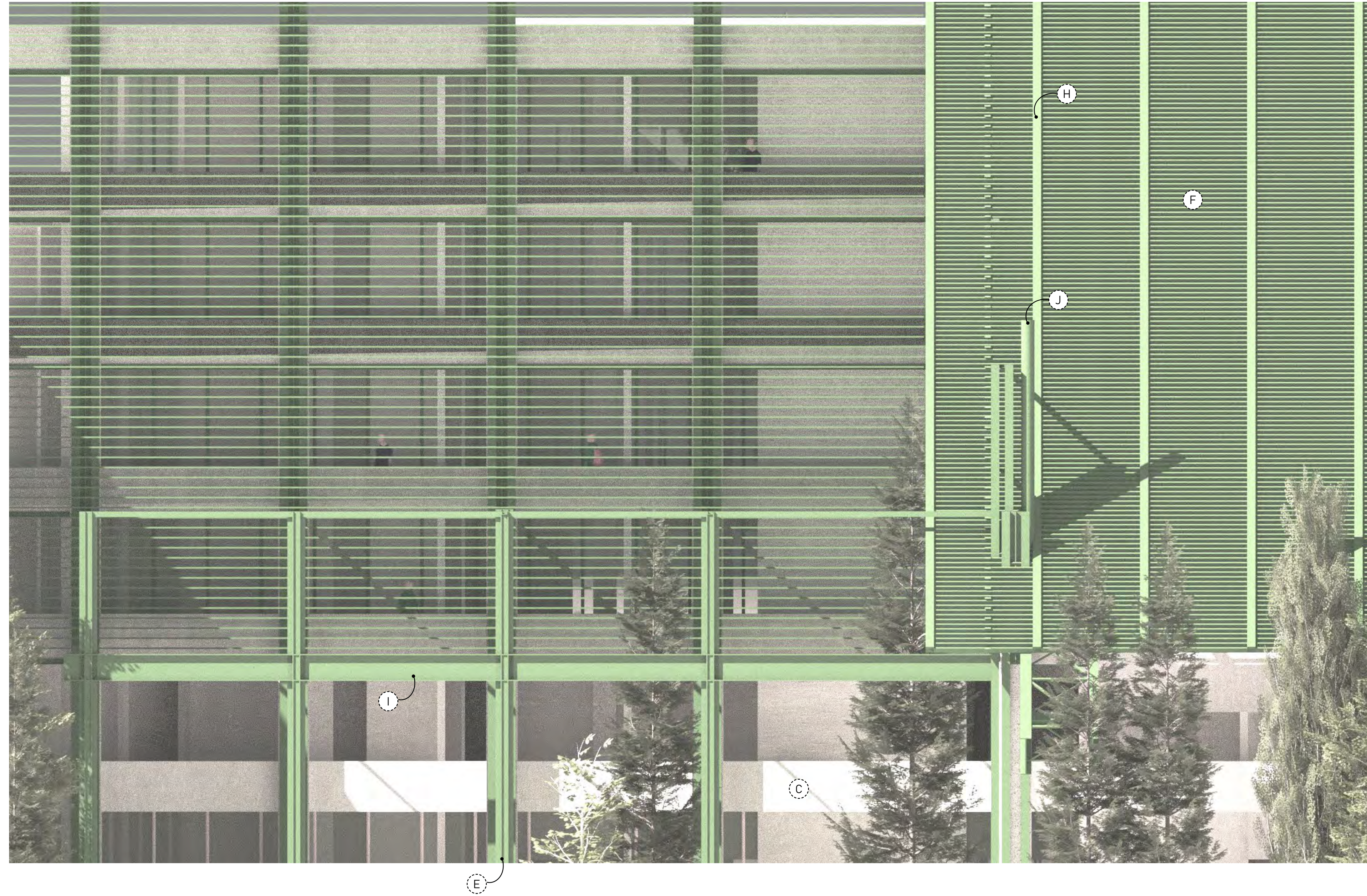
PLAYGROUND OF ARTIFACTS

LEVEL 03-06 RENDERS



- PLAN KEY:**
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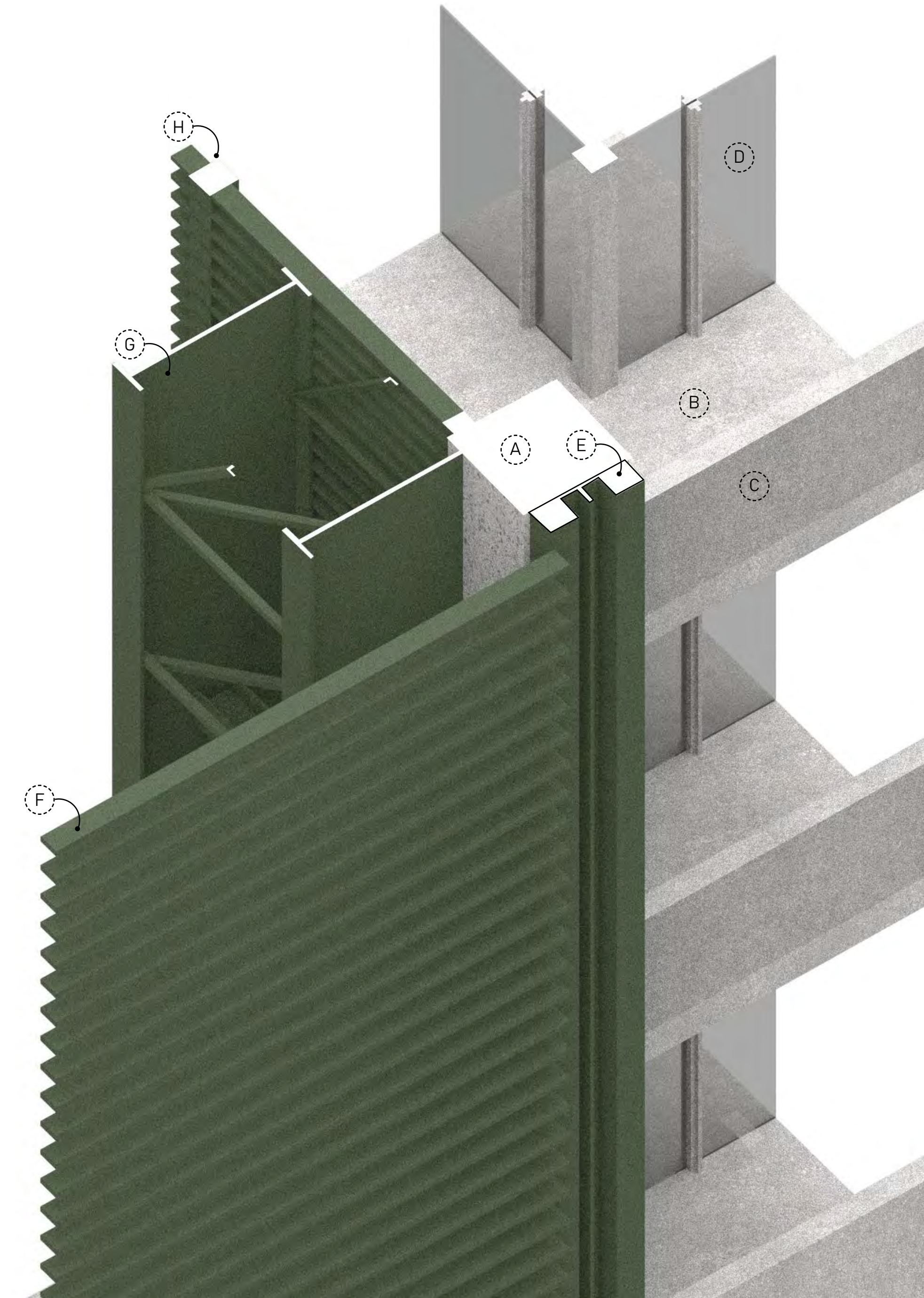
LEVEL 03-06 PLAN



ELEVATION DETAIL:
 HERE SHOWN THE BUILDING'S SOUTH ELEVATION FACING DUDLEY STREET. THE GABLE'S SCREEN EXTENDS ALONG THE SHARED EXTERIOR BALCONY. PROPOSED EXTENSIONS TO THE EXISTING OVERSIZED CONCRETE COLUMNS HELP BREAK DOWN THE MONUMENTAL SCALE OF THE BUILDING.

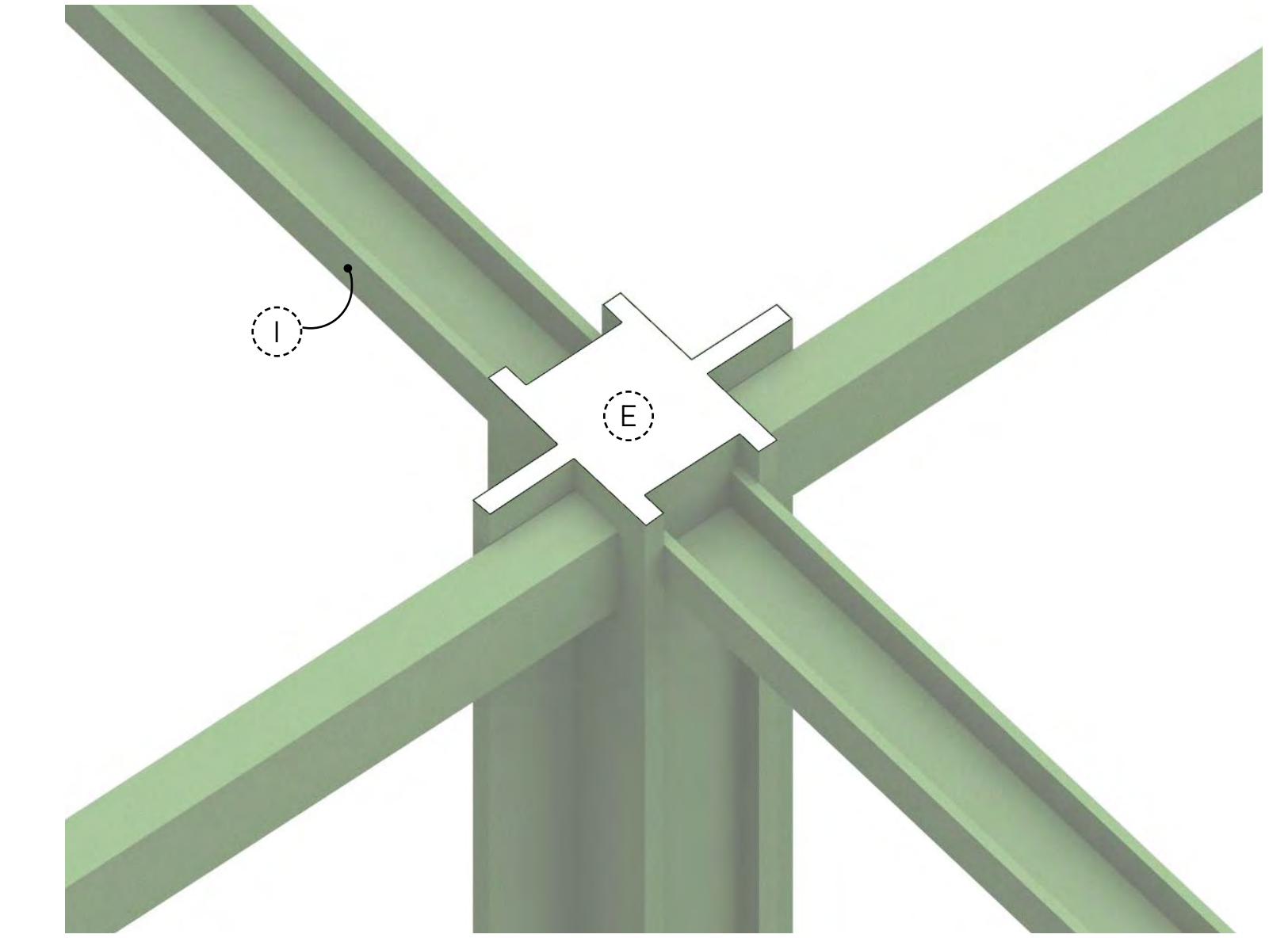
- A EXISTING CONCRETE COLUMN
- B EXISTING TWO-WAY SLAB
- C UPTURN SLAB AS RAILING
- D INTERIOR MULLION AND GLASS PARTITION SYSTEM
- E GLU-LAM BEAM / STEEL T-BAR COMPOSITE
- F FIX HORIZONTAL SLAT RAIN-SCREEN
- G 'GABLE' PRIMARY STRUCTURAL MEMBER
- H GLU-LAM POST
- I STEEL C-CHANNEL
- J MECHANICAL AIR INTAKE

ELEVATION DETAIL

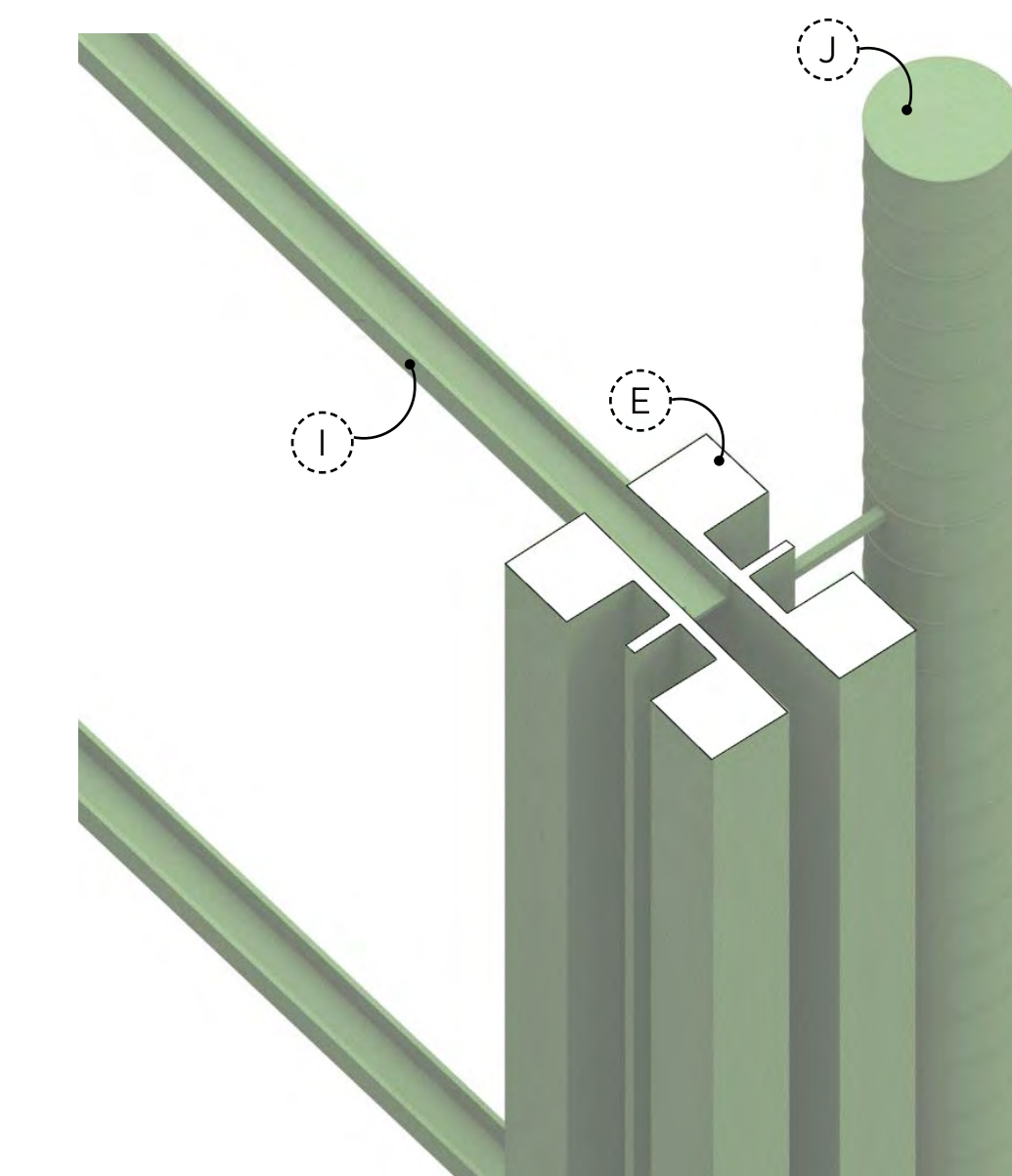


GABLE - SLAB CONNECTION DETAIL:
 NOVEL BUILDING COMPONENTS ARE TACTICALLY POSITIONED IN ORDER TO REDUCE THE OVERWHELMING SCALE OF THE EXISTING CONCRETE SKELETON

- A EXISTING CONCRETE COLUMN
- B EXISTING TWO-WAY SLAB
- C UPTURN SLAB AS RAILING
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- I STEEL C-CHANNEL
- J MECHANICAL AIR INTAKE



LANDSCAPE TRELLIS DETAIL:
 A STEEL T-BAR AND WOOD POST HYBRID SYSTEM SUPPORTS A LANDSCAPE TRELLIS THAT WEAVES THROUGH THE BUILDING'S COMMUNAL EXTERIOR SPACES.



MECHANICAL / UTILITY ARMATURE DETAIL:
 INTERMEDIATE STRUCTURAL 'CHIMNEYS' HOST MECHANICAL INFRASTRUCTURE WITHIN AN ORDERLY SYSTEM EXTENDING FROM THE BUILDING'S GABLES

STRUCTURAL DETAILS



LANDSCAPE DETAIL PLAN



EXTERIOR RENDER