

New Street Syringa

Located on a 100'x50' lot in the diverse 'Lettered Streets' neighborhood, this 3,640SF sixplex provides an affordable and sustainable living space for young working professionals and students alike.

With 2 one bedroom and 4 studio units to choose from, the design configures the same kitchen and bathroom layout for economic construction and maximum efficiency. The bottom three units are designed with accessibility in mind.

The chosen site is located to optimize access to major transportation avenues, including I-5, while accommodating bike storage and access to public transportation.

For sustainability:

- Materials for the project are recycled and locally sourced.
- Small individual units minimize heating and cooling requirements.
- The shed roofs are oriented to the south, to create the perfect surface for PVs while providing shade during the hot summer months, allowing the low winter sun to reach the main living spaces.
- A rainwater catchment system will be installed in the interior courtyard, capturing water from the largest roof surface, to be reused for flushing toilets and irrigation needs.
- All plant species to be native or adaptive.
- Units to have separate water meters for tracking water use.
- All appliances are 'Energy Star' rated, including the washer/dryer.
- Kitchen and bathroom faucets, as well as showers, are 'WaterSense' labeled.
- Building envelope design to comply with ANSI/ASHRAE/IESNA Standard 90.1-2016 per LEED BD+C: New Construction manual standards.