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**THE MARTIN ARCHITECTURAL GROUP**

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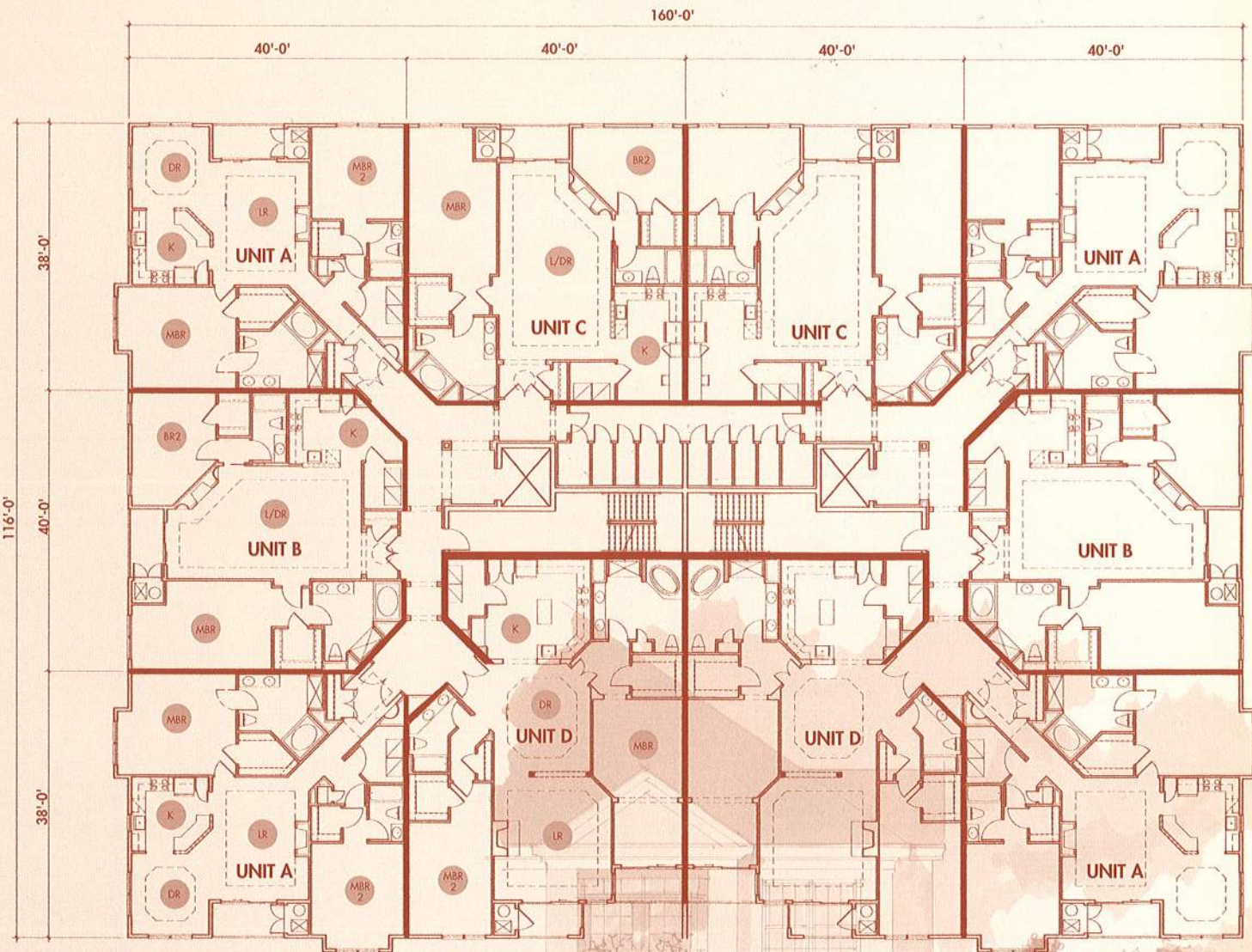
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BOCA RATON, FL 33432

forming new solutions,  
designing new environments



thinking *in the box* can yield  
**ELEGANCE AT OVER 30 DU/Ac**  
for a *Park Avenue* site and market

# Finding unexpected variety in construction-friendly forms



typical residential floor

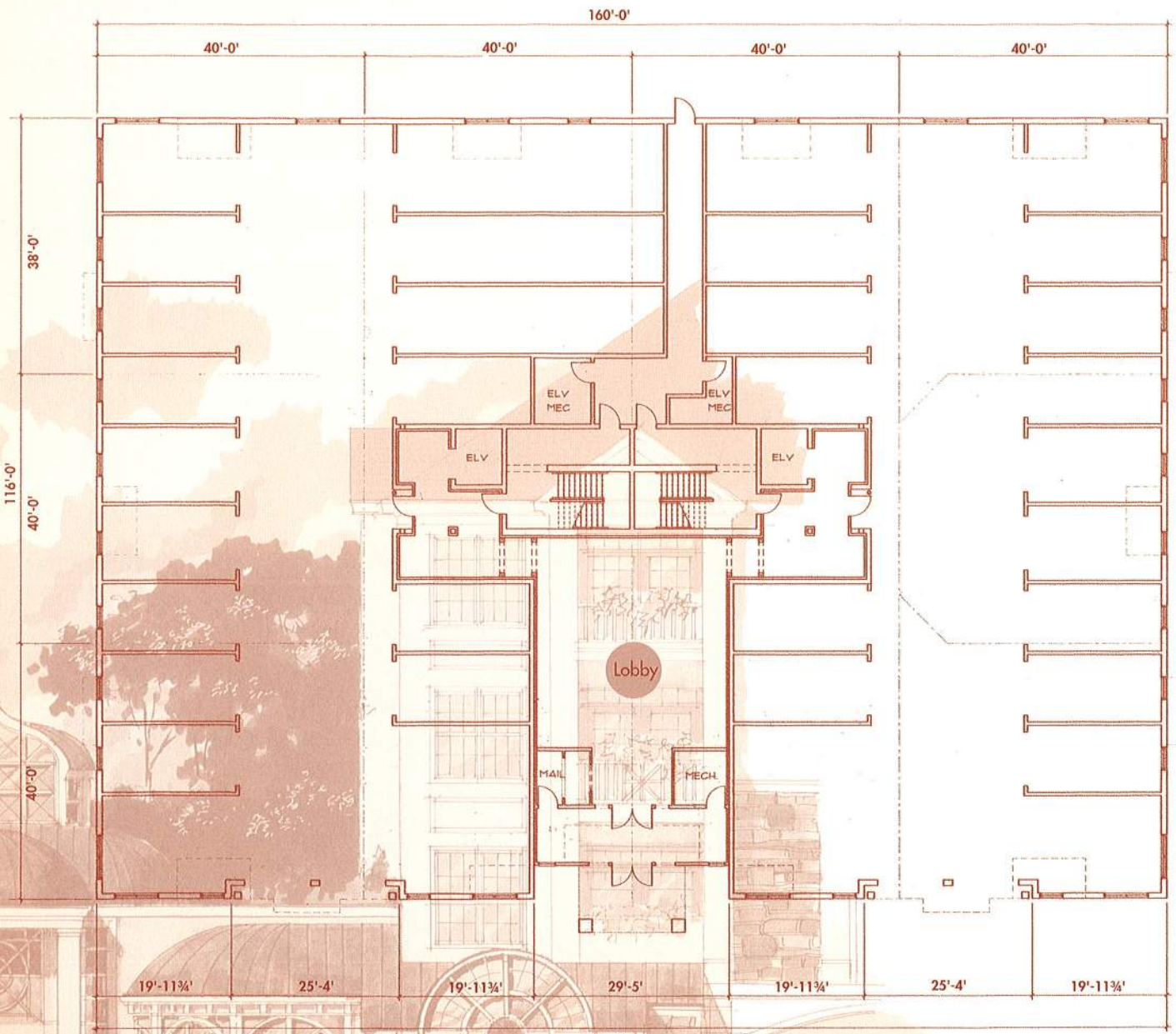
**Building:** 30-unit/10 per floor configuration; 18,560 GSF footprint  
 Three stories over on-grade, 39-space parking deck, fourth floor lofts  
 Easy-access resident storage provided on each floor

**Unit A  
Knightsbridge:**  
 Dual-Master  
 Corner; 1418 SF  
 (4th floor loft +  
 250 SF); 12/Bldg.

**Unit B Brighton:**  
 2BR/2BA; 1460 SF  
 (4th floor loft + 220  
 SF); 6/Bldg.

**Unit C Hartley:**  
 2BR/2BA; 1502 SF  
 (4th floor loft + 245  
 SF); 6/Bldg.

**Unit D Chelsea:**  
 Dual-Master  
 Interior; 1825 SF  
 (4th floor loft + 260  
 SF); 6/Bldg.



first floor

After designing a townhome product for a 637-unit redevelopment of a 42.5-acre in-fill parcel, our second and higher density idea for the site is a 30-unit three-story-over-parking building. Using the same simple-but-elegant mix of materials and clarity of elevation as the townhomes, we were able to develop a fairly regular floorplate yet with an adult-market-responsive mix of units. And same-floor resident storage closets. Another good idea: the illustration on this page shows the 4880 GSF community clubhouse designed to fit in between two of the buildings. No wasted space, no unnecessary gesture, just better ideas than expected.

For additional information on this and other pro-active designs for multi-family living, contact The Martin Architectural Group in Philadelphia at 215-665-1080 or in Boca Raton at 561-417-2870. Or see the whole story at [www.MartinAIA.com](http://www.MartinAIA.com).

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