

LUXURY MULTI-USE COMPLEX FRANKFORT - MICHIGAN

INITIAL PROGRAMMING:

The original plan involved constructing three separate buildings. However, this would result in blocked windows for certain units due to plain facades. Additionally, it would create variations in the quality of three blocks.

MODULAR FACADE:

Leveraging a modular facade emphasises the prefabricated construction process, providing a straightforward and honest concept for final form. This also empowers constructors to seamlessly integrate prefabrication methods for both units and facades.





View From Betsie Lake

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South-East Birdview perspective

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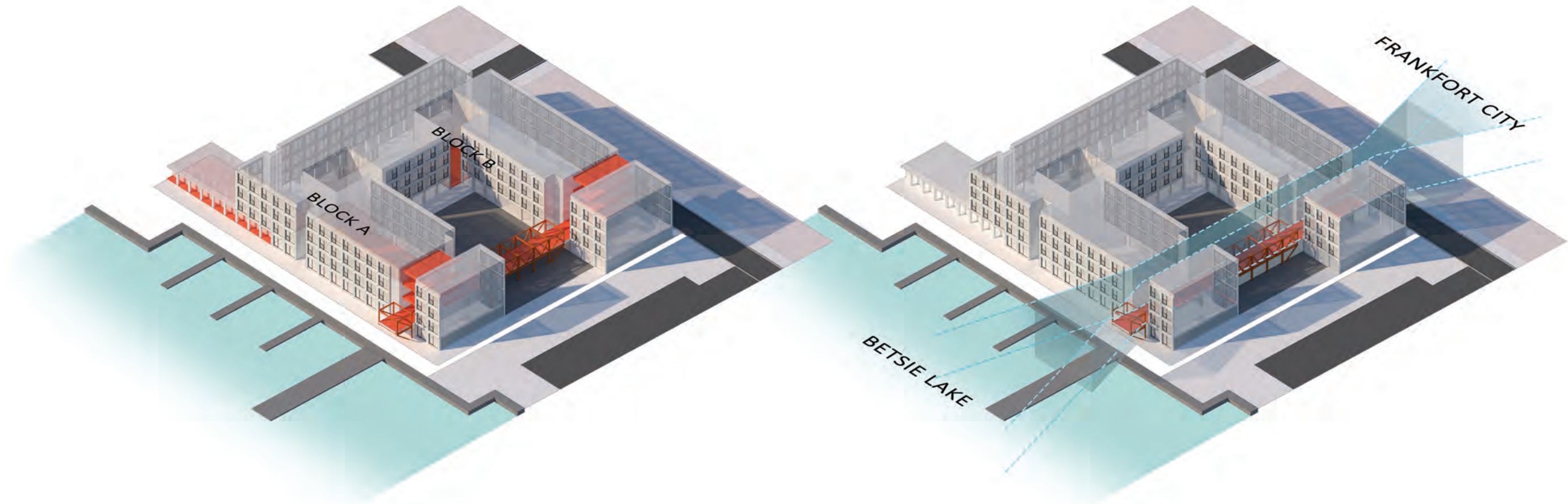




North-West Birdview perspective

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PUBLIC AREAS

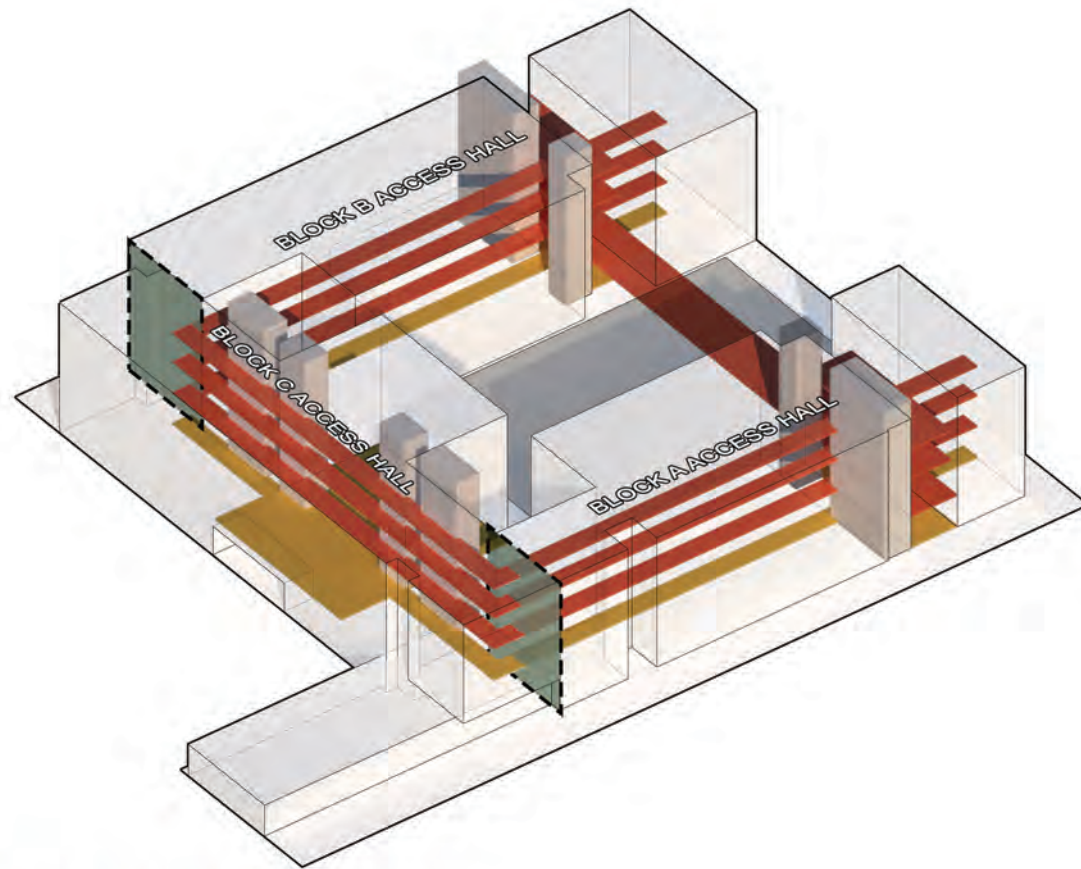
Adjacent to the parking areas, an array of open spaces serves as public areas on the ground floor. This includes a public restaurant a public restaurant with direct access to the street and marina, featuring both indoor and outdoor seating along with a fully equipped kitchen. Additionally, there is a cafe in collaboration with the city of Frankfort and the complex. Two small sunken-style open gardens provide direct access to residential floors and the lobby, catering to the condominiums. Furthermore, a bridge connecting blocks A and B functions as a secondary court adorned with greenery and an observatory deck overlooking the waterfront. The ground floor seamlessly links the city with the marina, fostering integration of the city within the project.

VIEW CORRIDOR

Due to the site of project's characteristics, the visual and physical connection between the city and Betsie Lake will be diminished. However, the strategic use of open terraces enhances a view corridor, preserving this connection and offering waterfront vistas from these roofed open terraces.

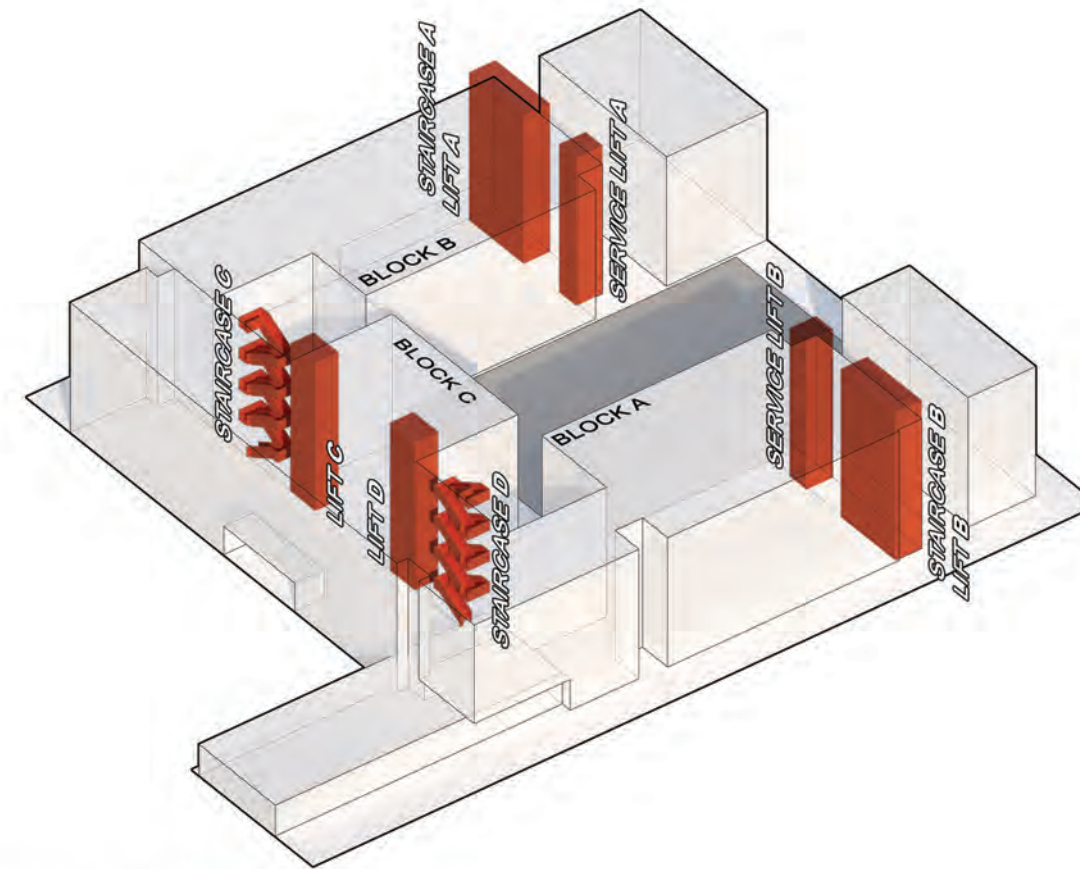
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BRIDGE DIAGRAM



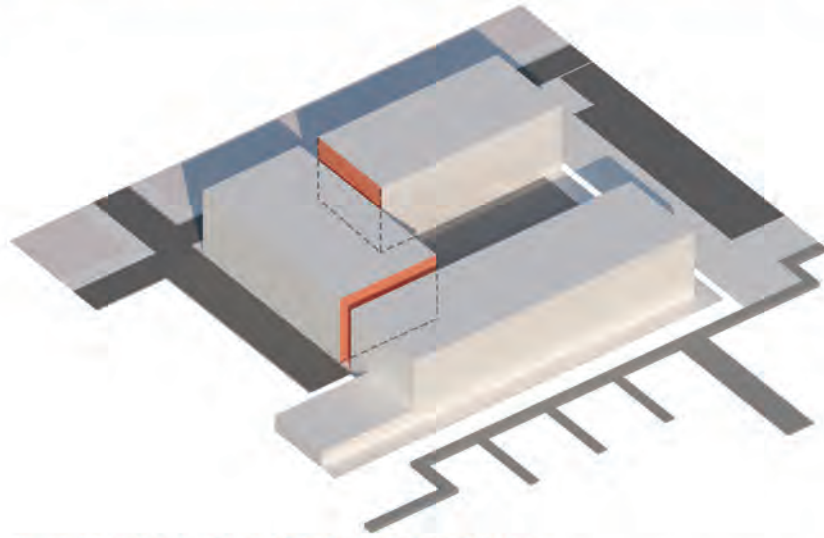
HORIZONTAL ACCESS

Each floor of every block features a horizontal access hall, running adjacent to both units and vertical access boxes. Additionally, each floor incorporates an open public space. Notably, Block B has connectivity to other blocks via an emergency door.



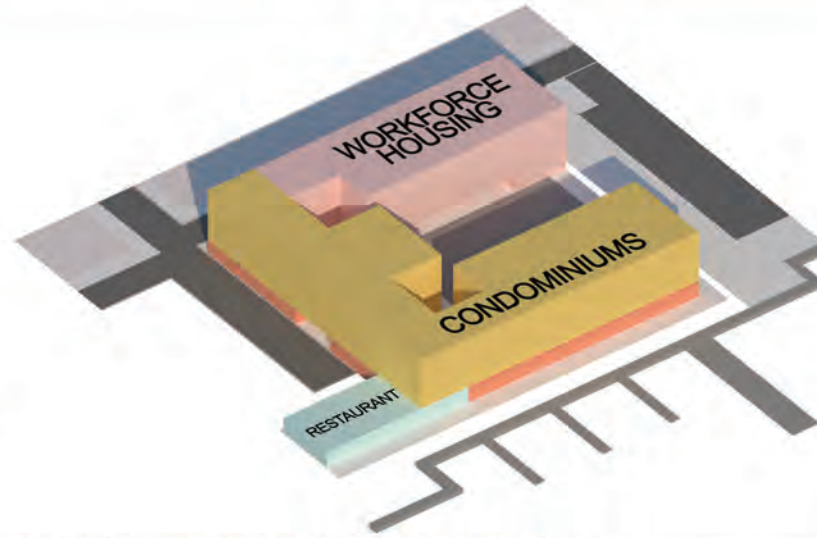
VERTICAL ACCESS

Block A and Block B each house one staircase and two lifts - one designated for service and the other as the main lift. Block C, linking the volumes of Block A and B, features two lifts and staircases. These outdoor elements serve as effective emergency routes for both Block A and Block B.



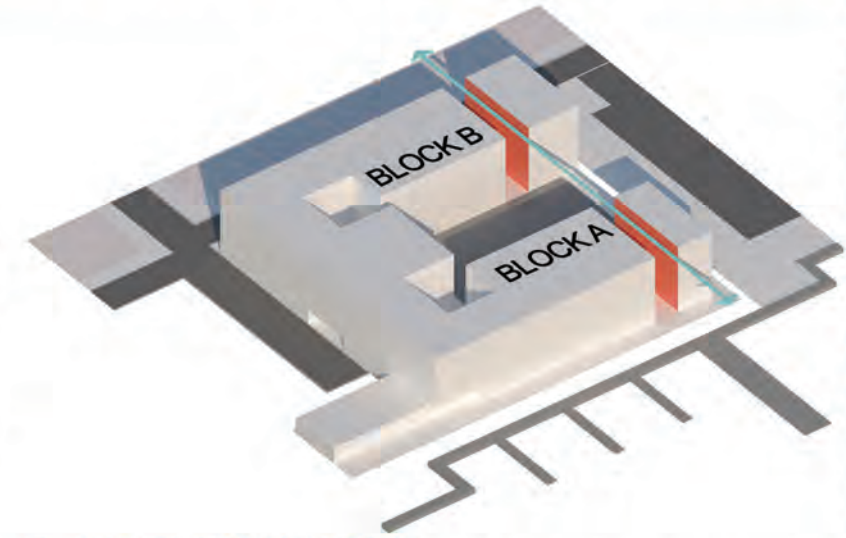
1. INITIAL PROGRAMMING:

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2. PROPOSED PROGRAMMING:

Through a revised layout, every unit will enjoy unobstructed views. Moreover, two luxury condominiums can share a ground-floor space, providing diverse amenities and facilities. Furthermore, this reconfiguration will give rise to two public smaller gardens within the central court of the project.



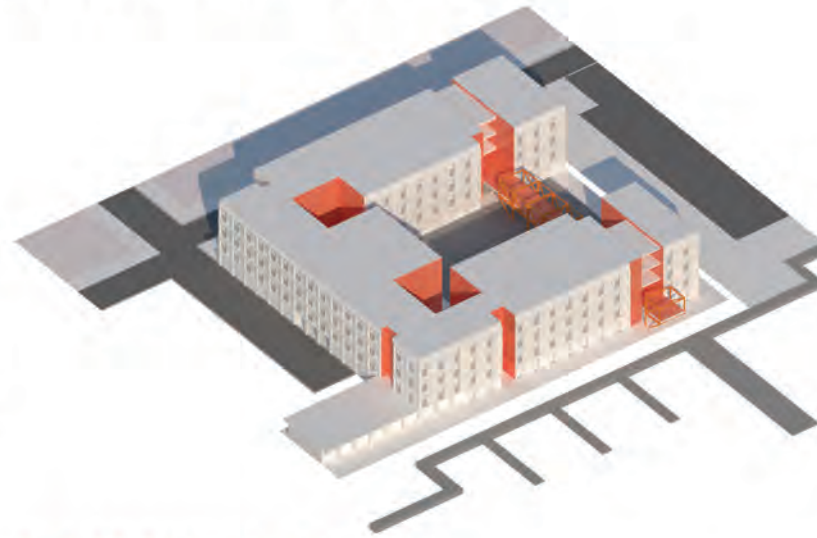
3. VIEW CORRIDOR:

As Block A positioned closest to the waterfront, would obstruct views of the central court and units in other blocks, a designated view corridor has been integrated alongside vertical accesses. This design not only provide the project with artistic and unique characteristics, but also ensures unobstructed water views in the Block B.



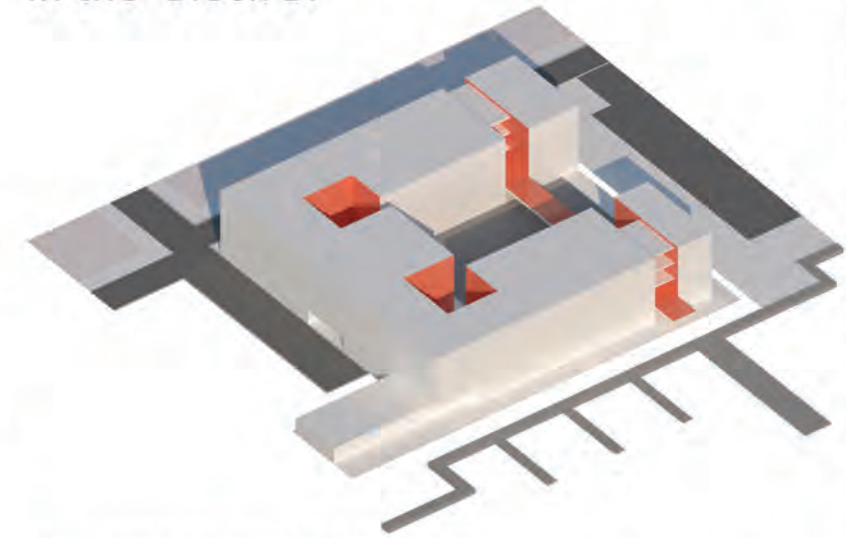
6. FINAL DETAILS:

Refined details in windows, facade, and landscaping contribute to the project's overall appearance, creating a harmonious yet distinctive form that exudes purity and uniqueness.



5. MODULAR FACADE:

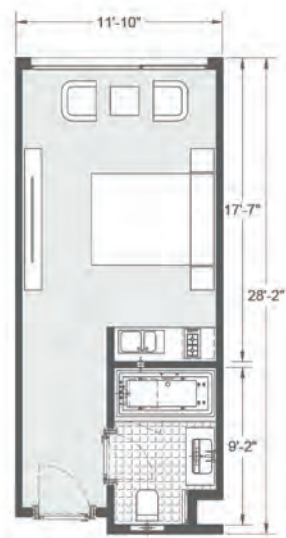
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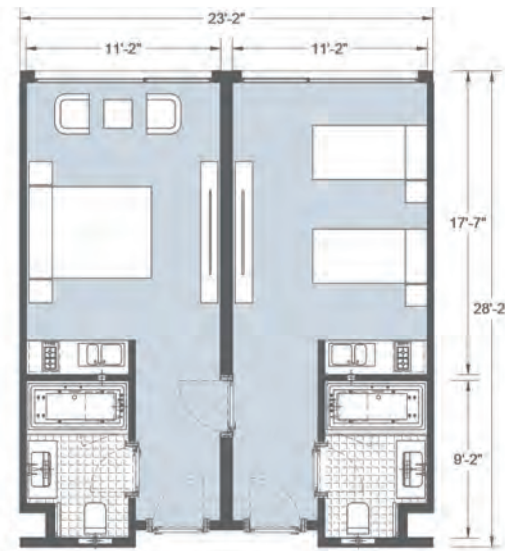
4. ACTIVE PLAZAS:

Due to the allocation of ground floor open spaces for parking, the project faces constraints in providing ample green public areas. To address this, a connecting bridge between the terraces in Block A and Block B has been incorporated, serving as a verdant public space along a corridor with panoramic waterfront views.

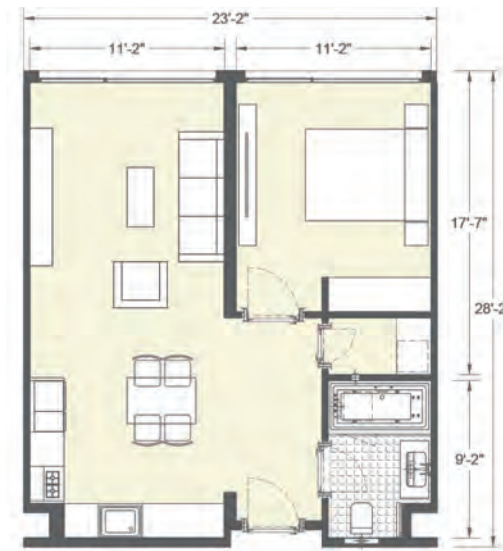




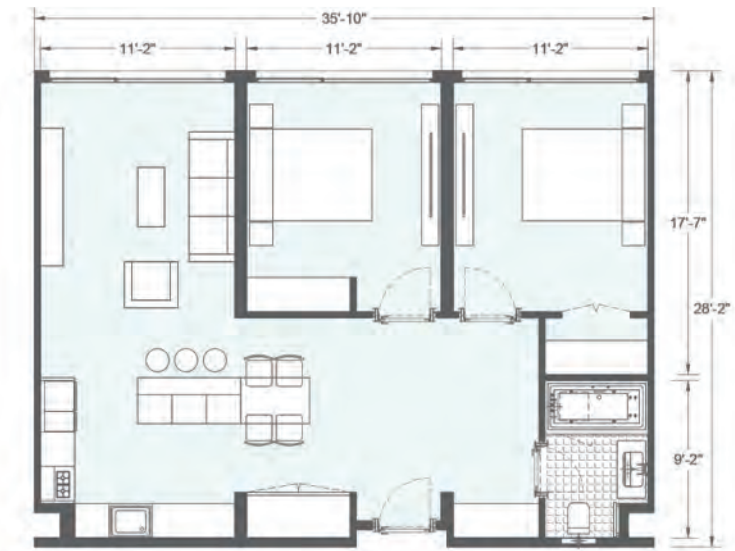
UNIT TYPE A
Studio



UNIT TYPE B
Lock-Off hotel room



UNIT TYPE C
1 Bedroom Suite



UNIT TYPE D
Penthouse Suite

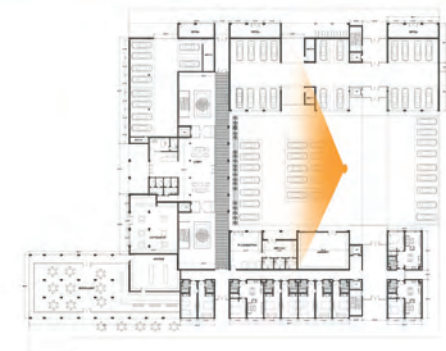
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Prefabricated Unit Types



Central court and Lobby

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Connection Bridge

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View From Betsie Lake

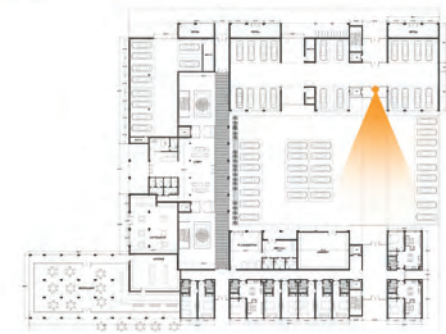
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Central court, Sunken-Style garden, and access stairs

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Elevated observatory deck, docks, and marina

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Restaurant and Marina

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