




71-73 Holworthy St. Roxbury, MA

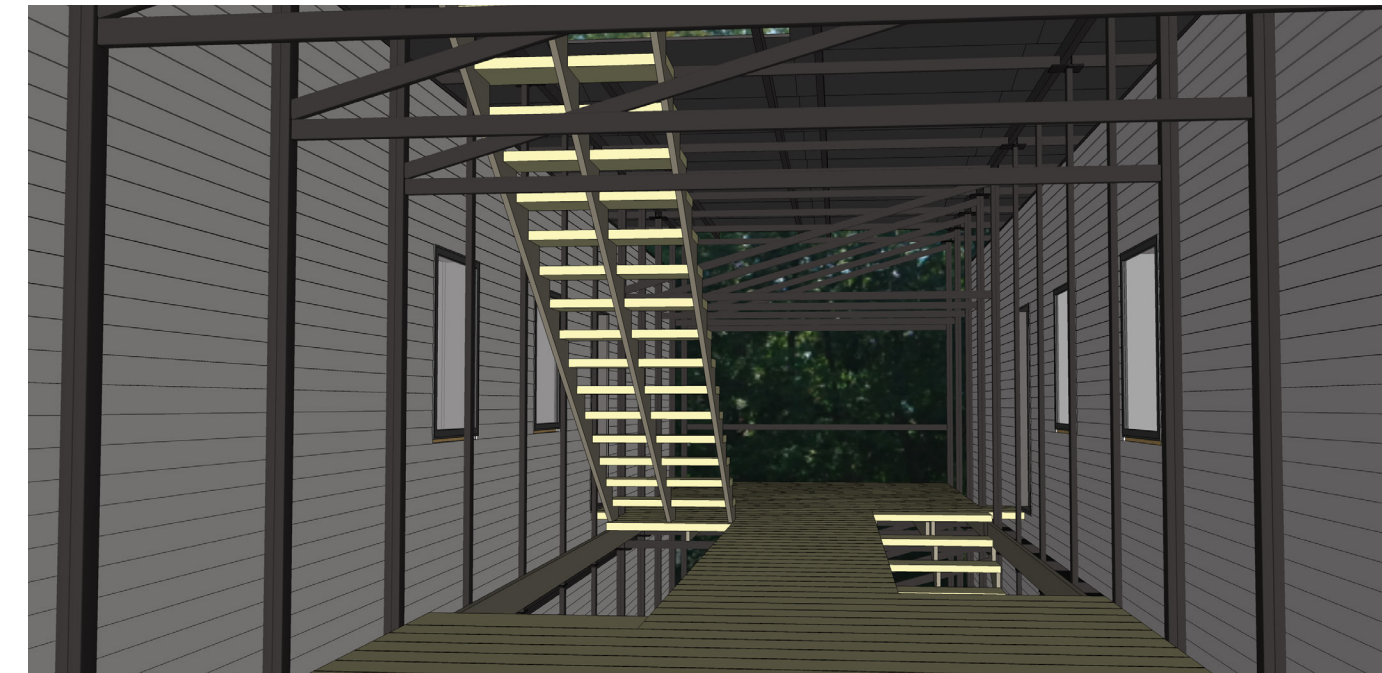




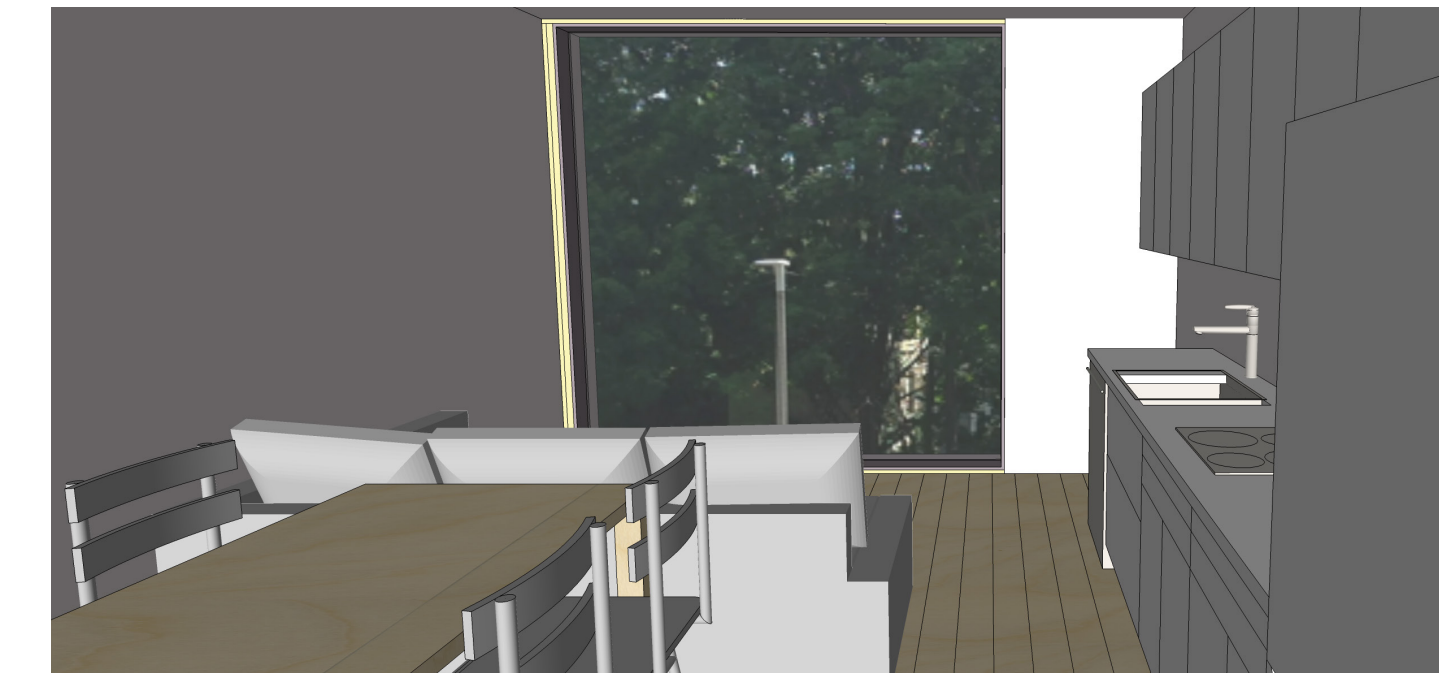
**Innovation:** With this project, we aim to pilot our innovative and cost-saving approach to construction, involving two pieces: an onsite “superstructure,” and prefabricated uhüs. The superstructure is a grid of slots large and strong enough to accommodate uhüs, and is pre-outfitted with access stairs, covered porches, utility runs, “living” walls, a roof, and possibly a PV array. The uhüs are fabricated in a factory setting, enabling higher construction quality and reduced waste, and then “plug and play” in the superstructure. If this method proves successful, it could serve as a paradigm-shifting model for Boston and for residential construction around the world.



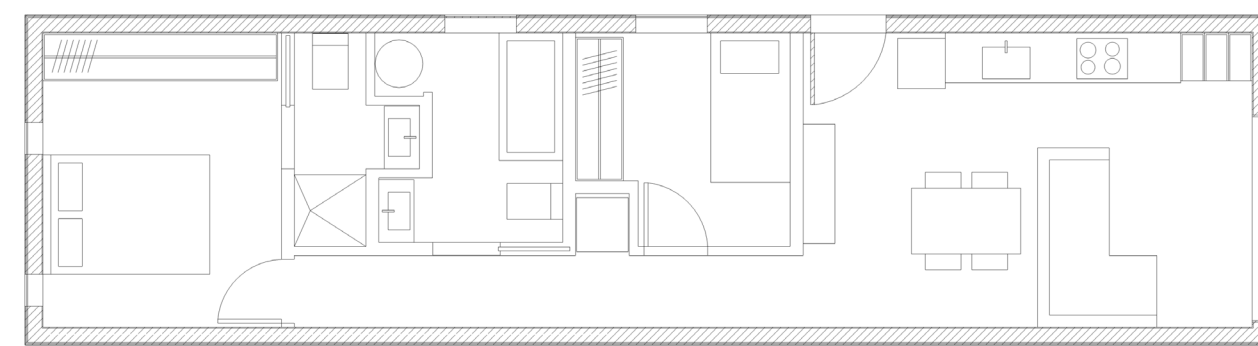
**40-word narrative:** three ground-floor studio units and four upper floor two-bedroom, two-bath “starter” family units are separated by inner “courtyards:” flexible, covered outdoor spaces that open to the front as well as to the back of the building. A shared storage unit on the ground floor provides more space for large items.



View from “courtyard” space, third floor

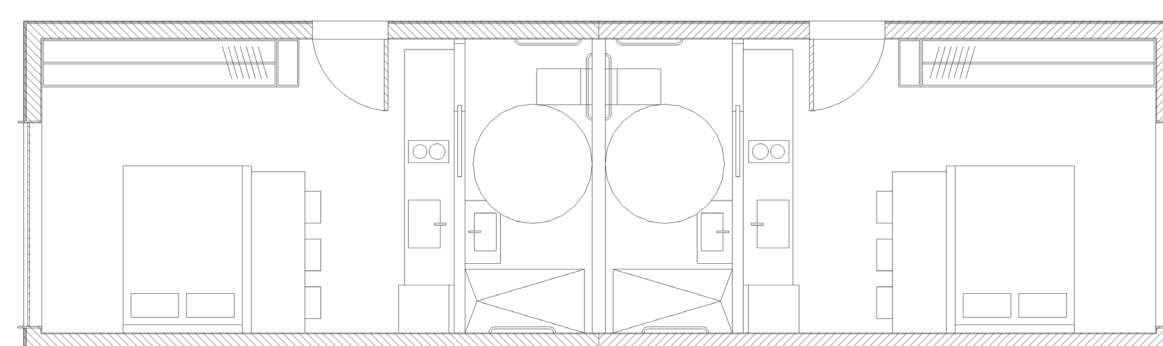


Interior of type 1 “starter family”



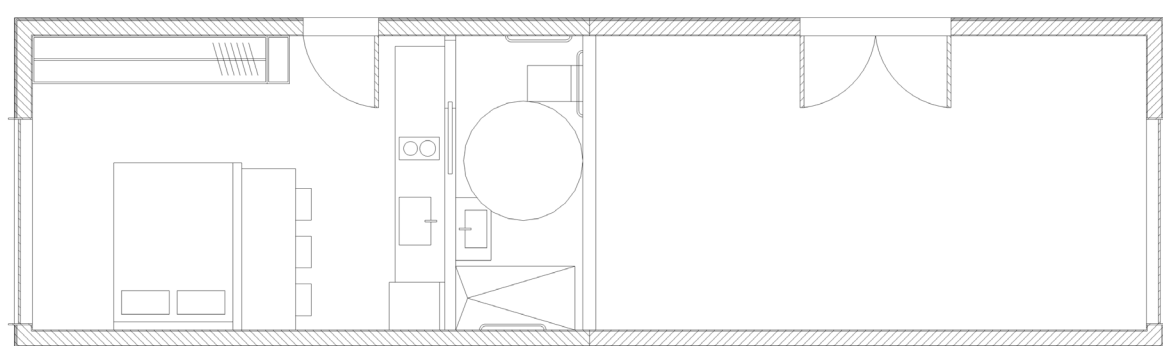
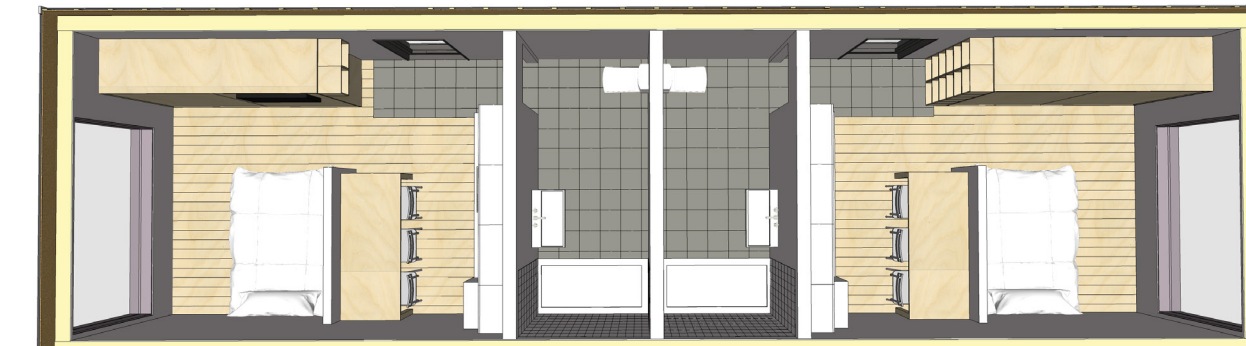
**type 1**  
“starter family”

1" = 8'-0"



**type 2**  
“double studio”

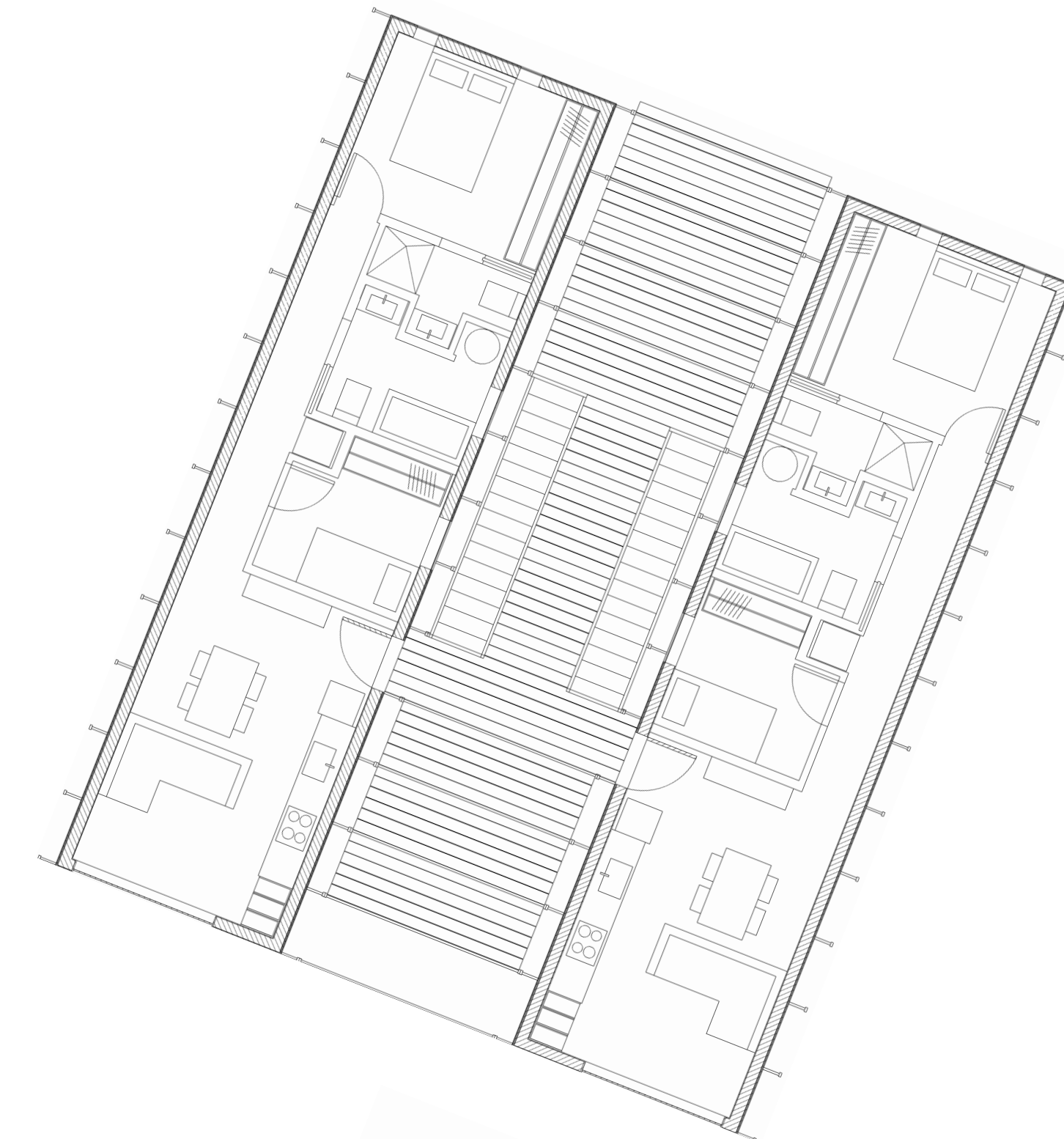
1" = 8'-0"



**type 3**  
“storage + studio”

1" = 8'-0"

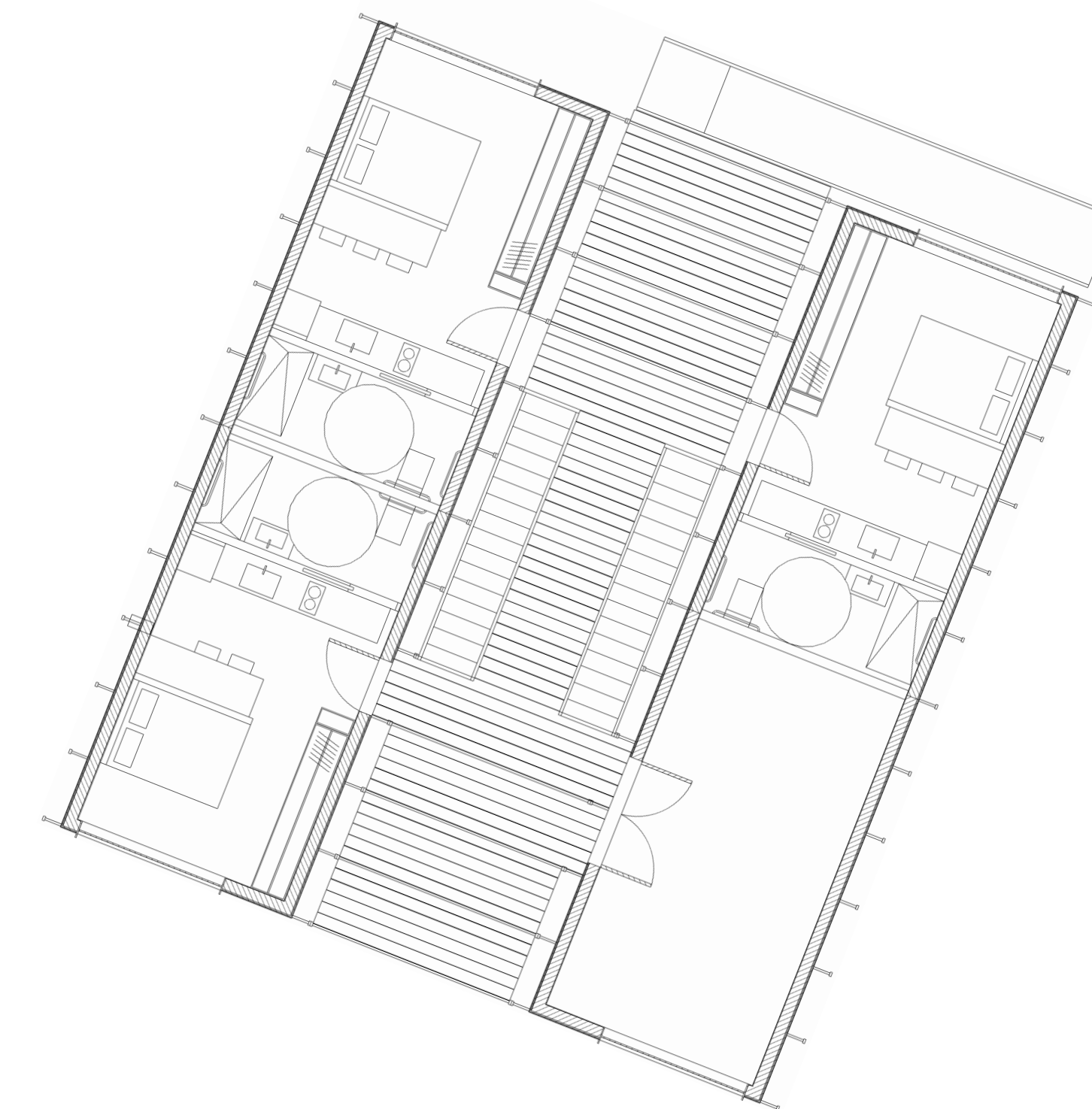
all units are highly insulated and equipped with their own heat-pump heating and coolings systems. Appliances are Energy Star and fixtures are low-flow. Smart-home technology allows mocontrol and monitoring by mobile device.



**floors 2+3**

4x two-bed, two-bath units @ 621 sf ea.  
covered deck “courtyard” shared space

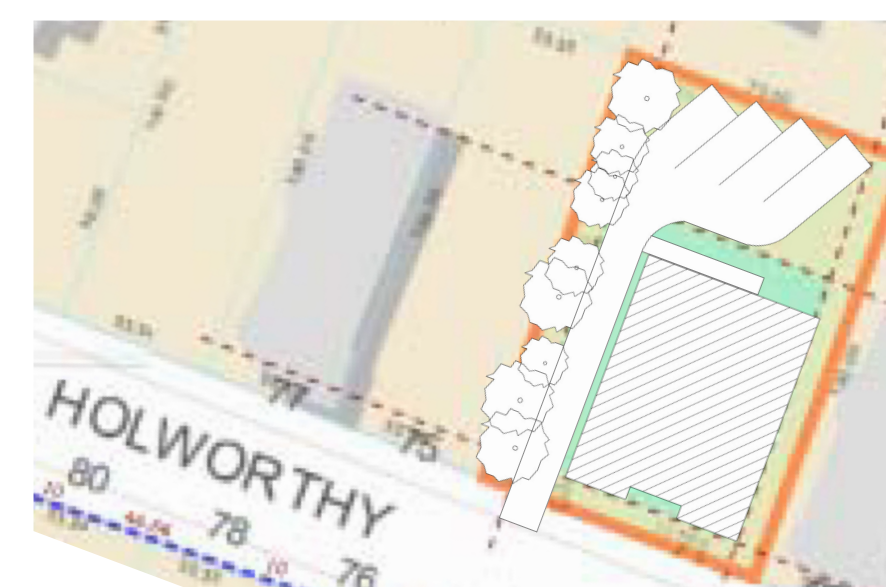
1" = 8'-0"



**floor 1**

3x studio units @ 290 sf ea.  
1x storage unit @ 290 sf  
covered deck “courtyard” shared space  
ramp access for wheelchairs  
studio units are accessible

1" = 8'-0"



Site Plan

1" = 40'-0"

