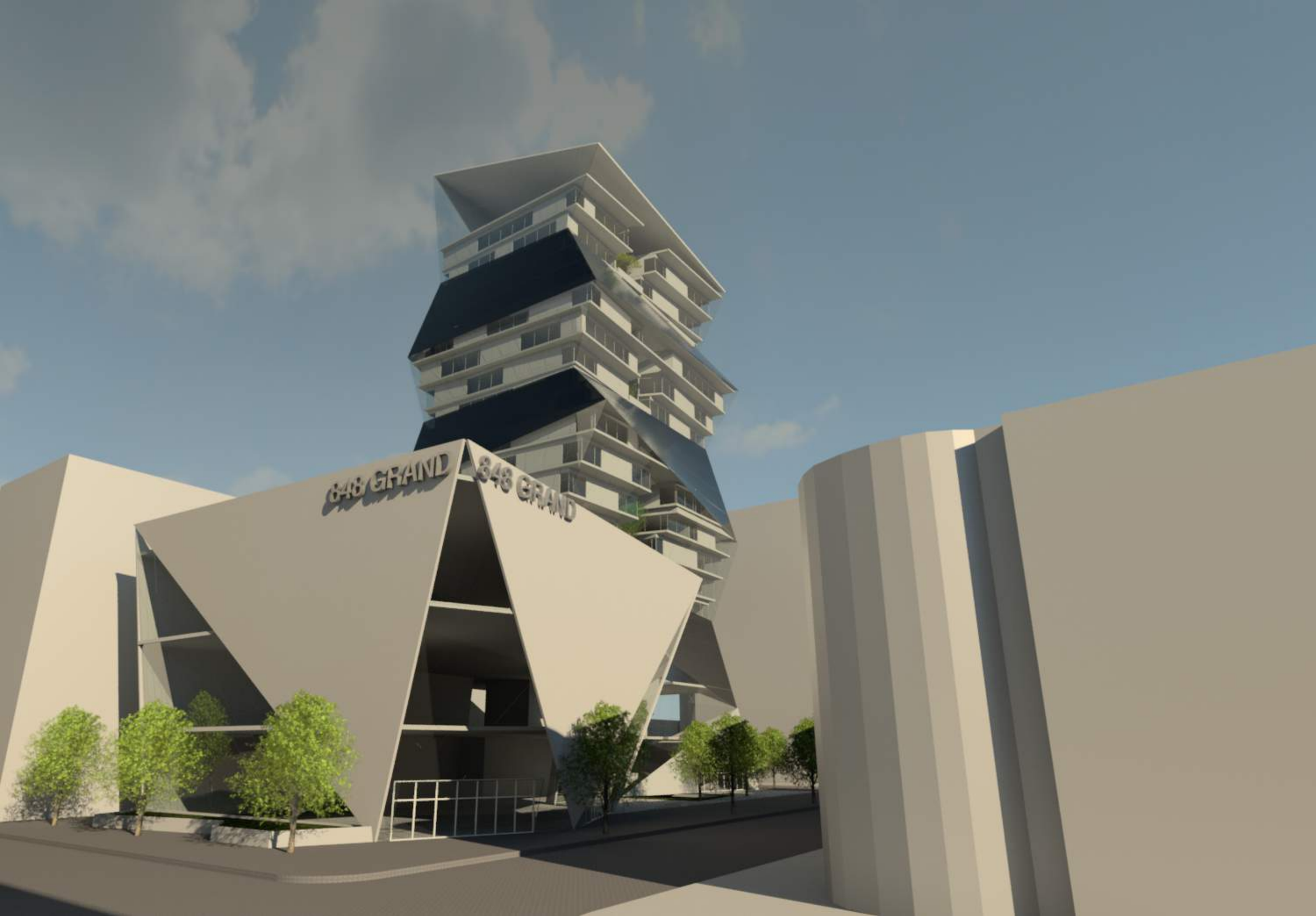
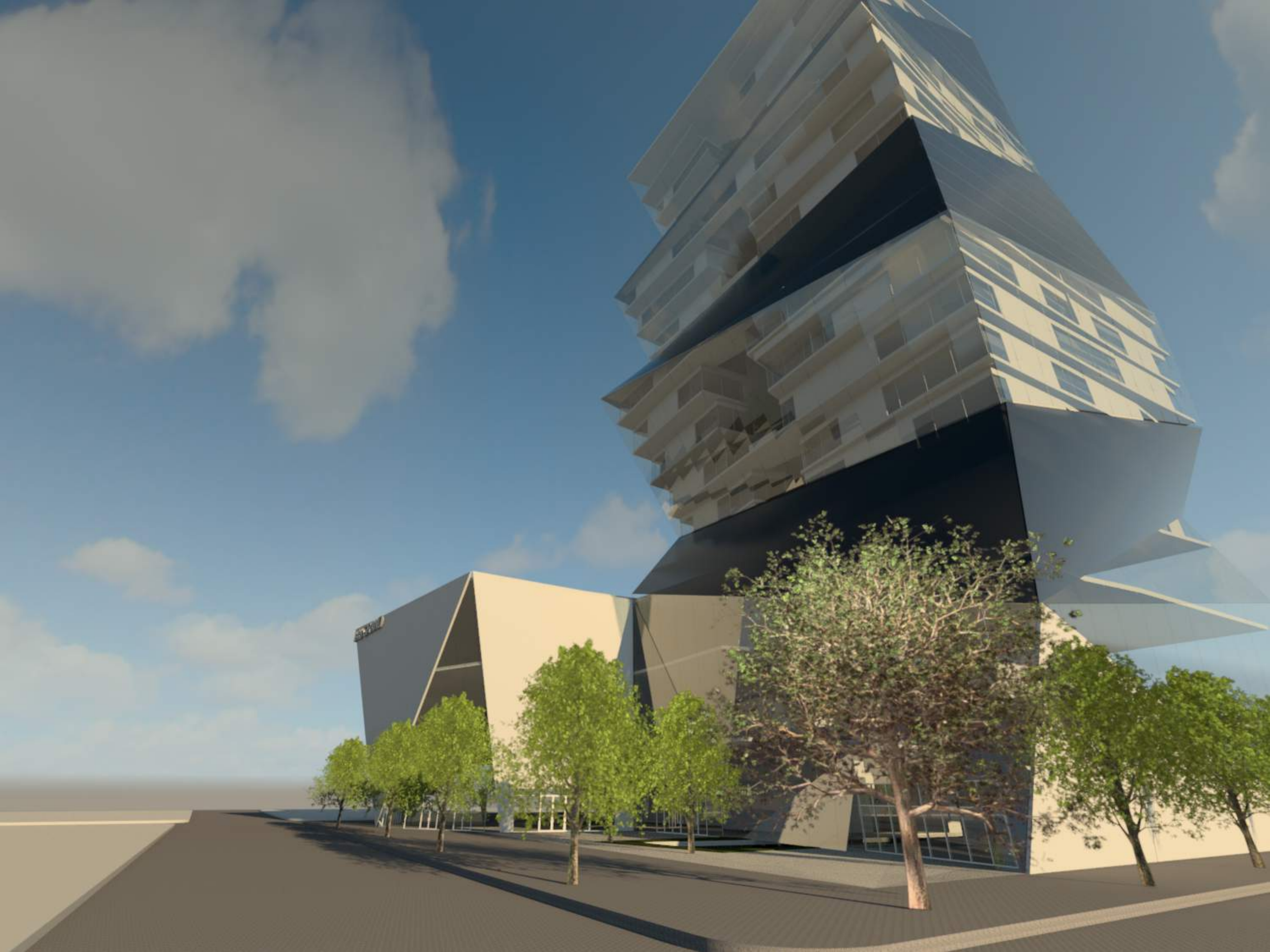
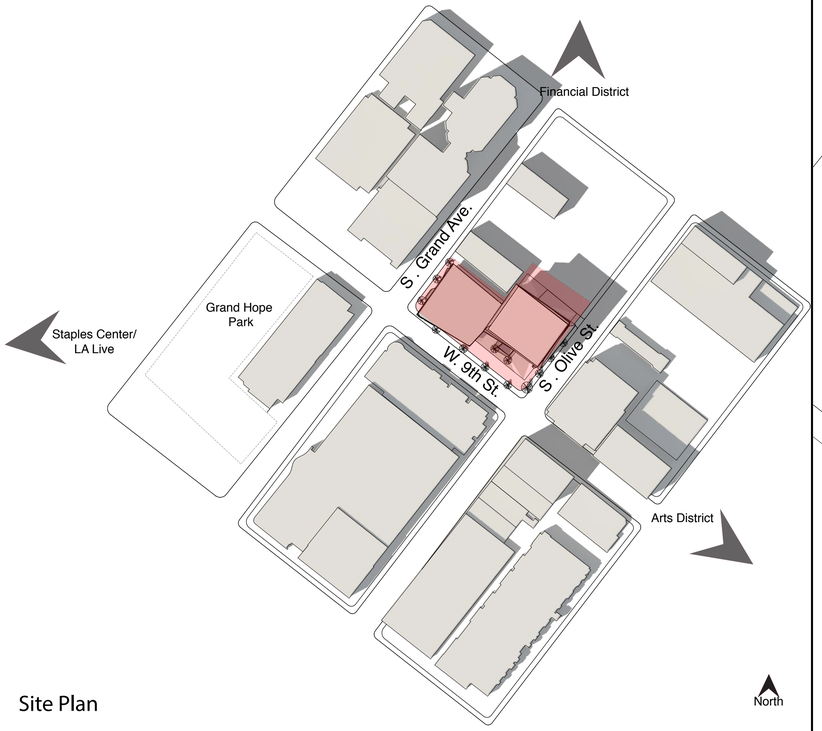
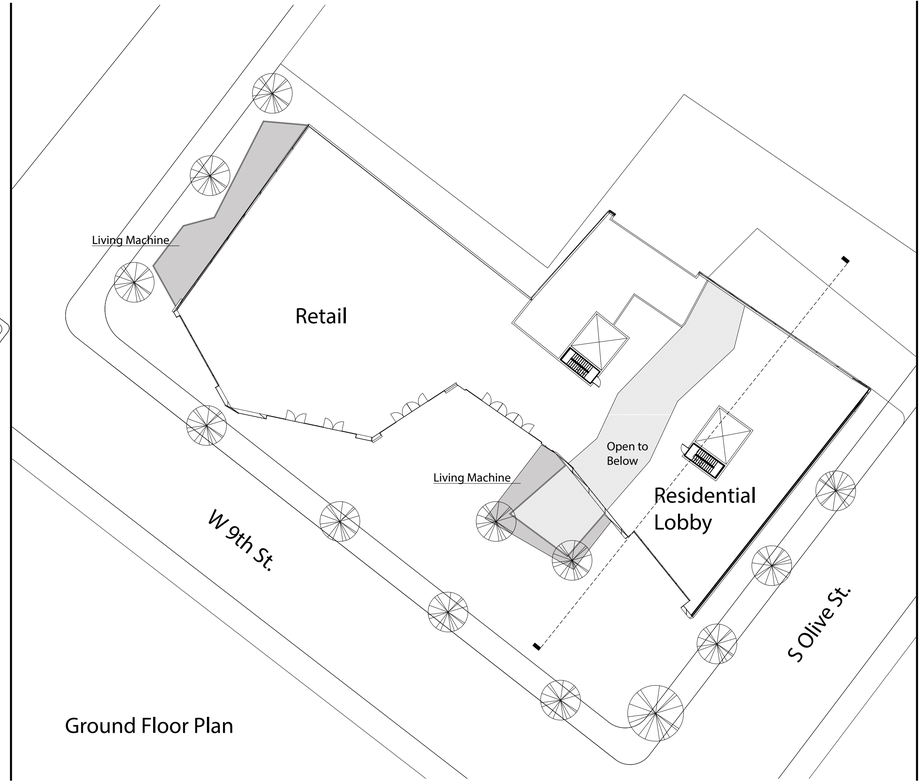

848 GRAND
848 GRAND

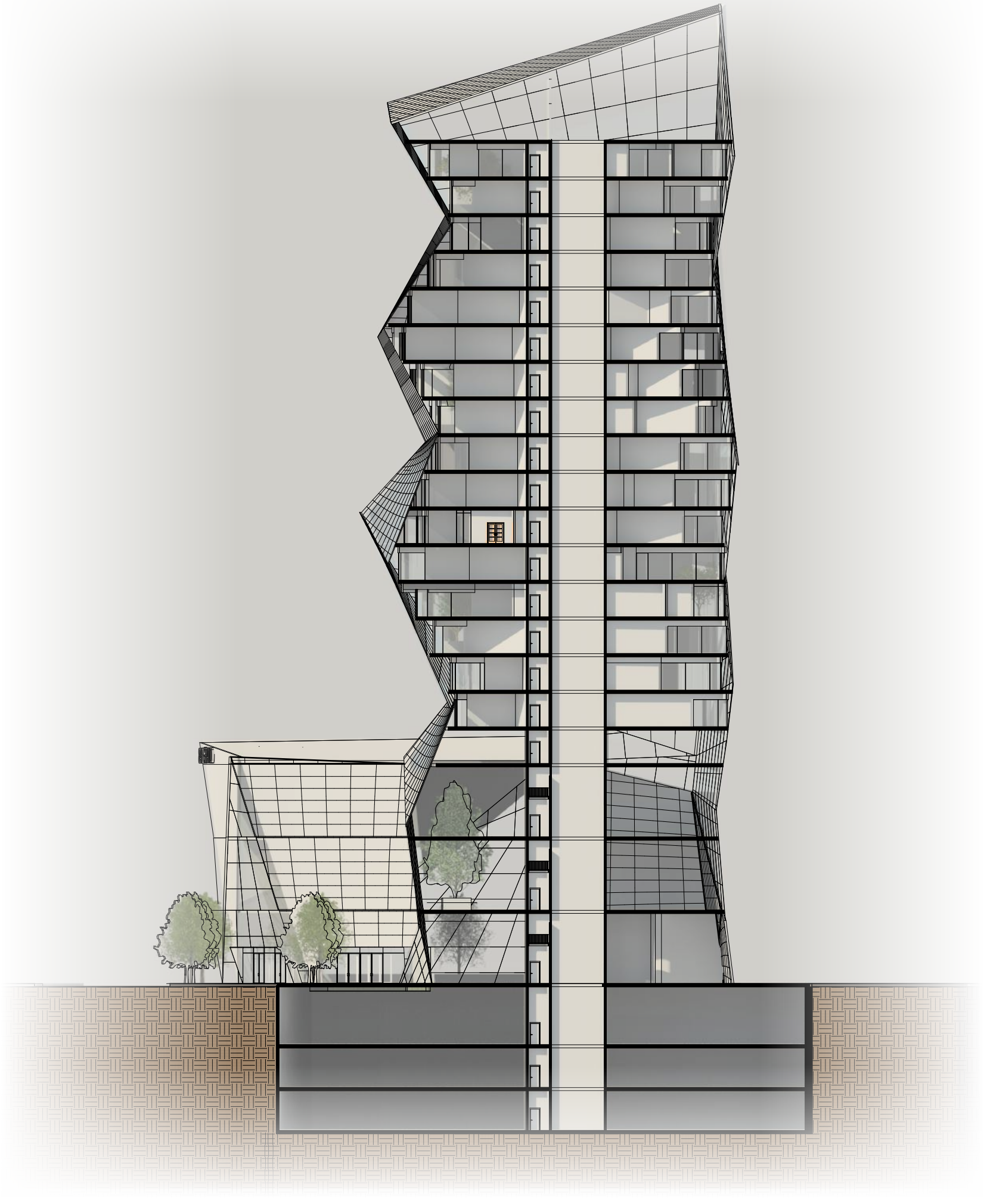


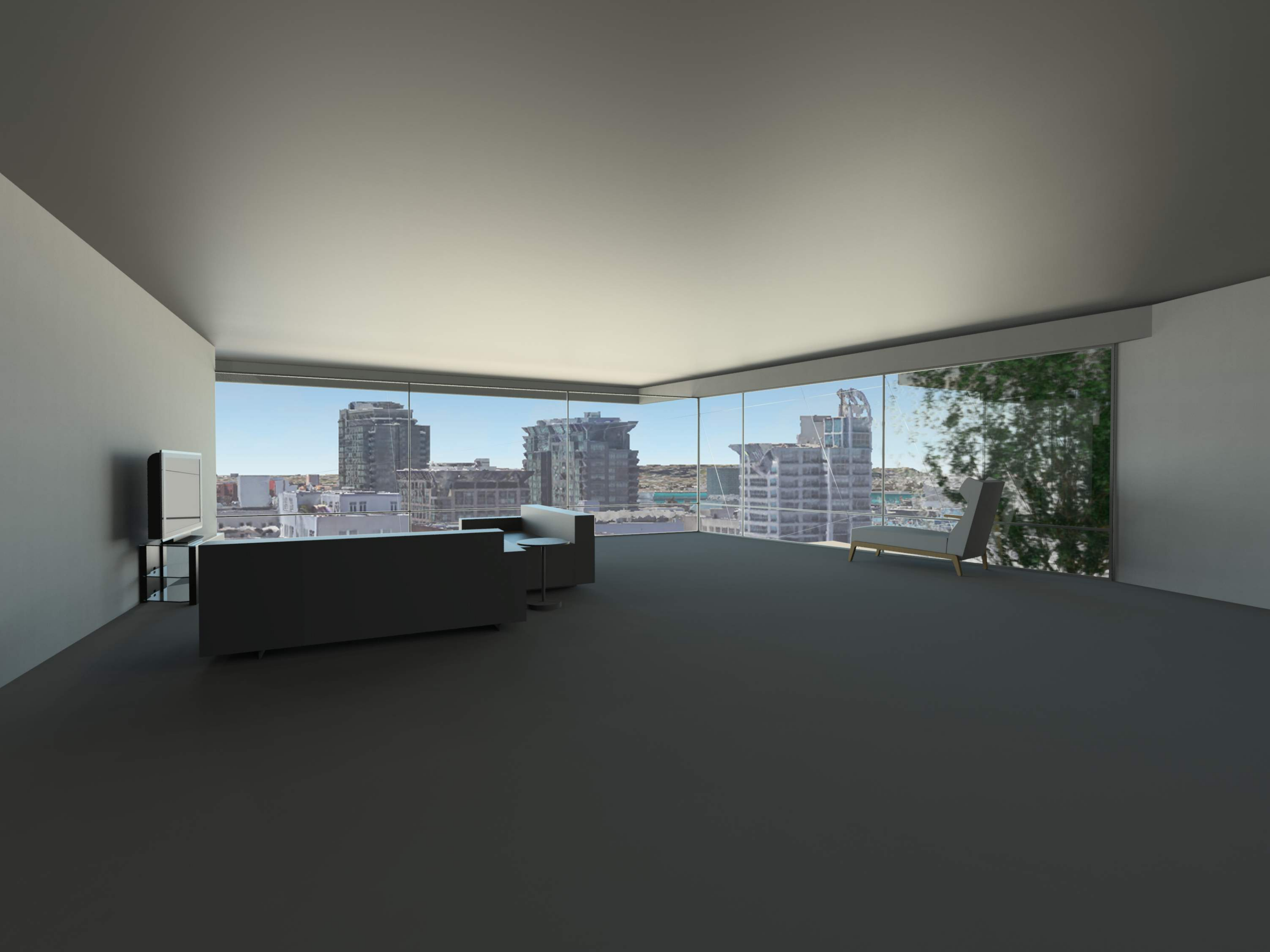


Site Plan



Ground Floor Plan





Optimumly Sloped
PV Facade system

Intergrated Gutters
Collect Rain Water

Winter Sun

Offset skin allows
Hot air to circulate
away from living space

Soffit allows for
Passive Cooling

Twin Face skin system allows winter sun to preheat the buiffer zone. The user then has the option to open operable windows to allow heated air to enter unit.

Winter Heating Condition

Summer Sun

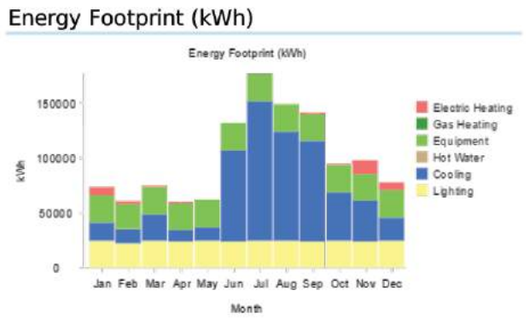
Winter Sun

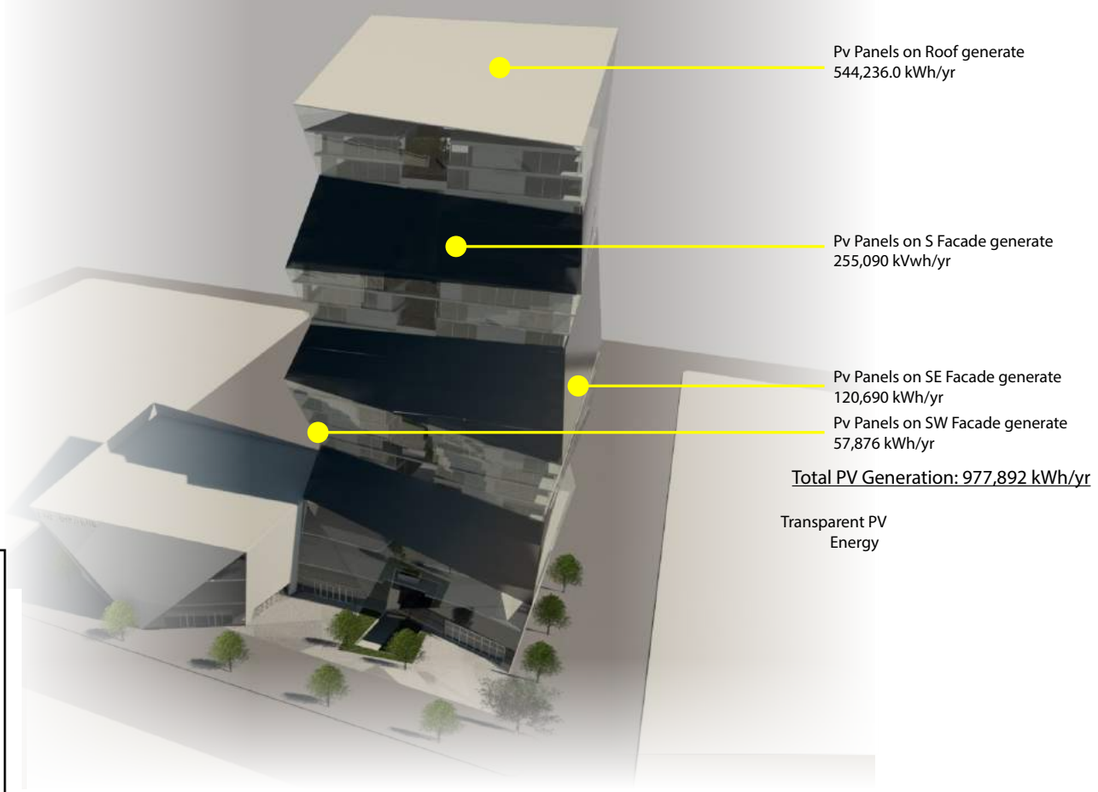
Due to the slope and staggering of the floor plates, in some instances, the slab above will provide shading during the hot summer sun and allow more of the winter sun to enter the space.

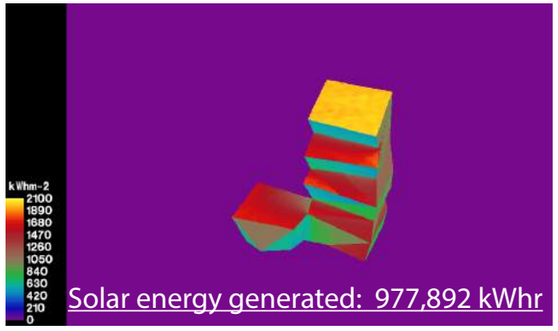
Summer Solstice: June 20, 1pm
Winter Solstice: Dec 21 1pm

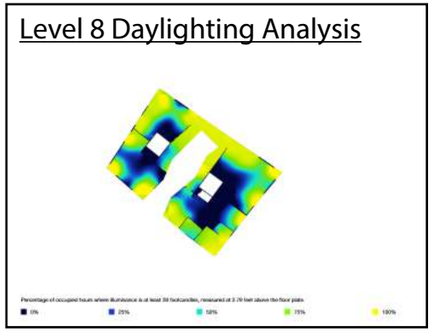
Building Energy Calculations

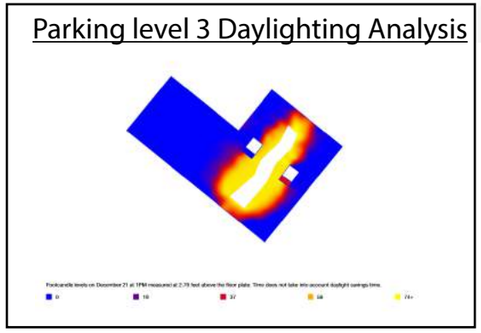
Total Building Area:	38,132 m^2
Operational Energy:	
Electricity	1,051,009 kWhr yr
EUI (before Renewable Energy)	28 kWhr/m^2 yr
	9 kBtus/ft^2 yr
EUI After Renewable Energy:	-2 kWhr/m^2 yr
	-1 kBtus/ft^2 yr
Carbon Use Intesity:	11 kgs CO2e/m2-yr
	2.3 lbs CO2e /sf yr











Total water used : 46,000 Gal