

Issues Addressed

1. Sustainability:

Heavy use of photovoltaics, adaptive reuse of an under utilized building/site, numerous occupiable green roofs, sensitivity to local scale and vernacular.

2. Connections:

Reactivation of a dead zone in the urban fabric, creation of a micro-level community on-site.

3. Open Space:

Multi-use, multi-level courtyard / parking court / garden space: weaves between living units.

4. Response to Context:

Former industrial site *is* the context. Architectural interventions are contemporary interpretations of historic existing housing types in the neighborhood.

5. Quality Homes:

Dynamic, multi-level spaces featuring high-level finishes, ample natural light and natural ventilation.

Project Facts

Address:

1338-52 Berks St.
Philadelphia, PA

Density Ratio:

Project Area: 25,000 Sq Ft
Site: 0.42 Acres
Units / Acre: 47

Unit Count:

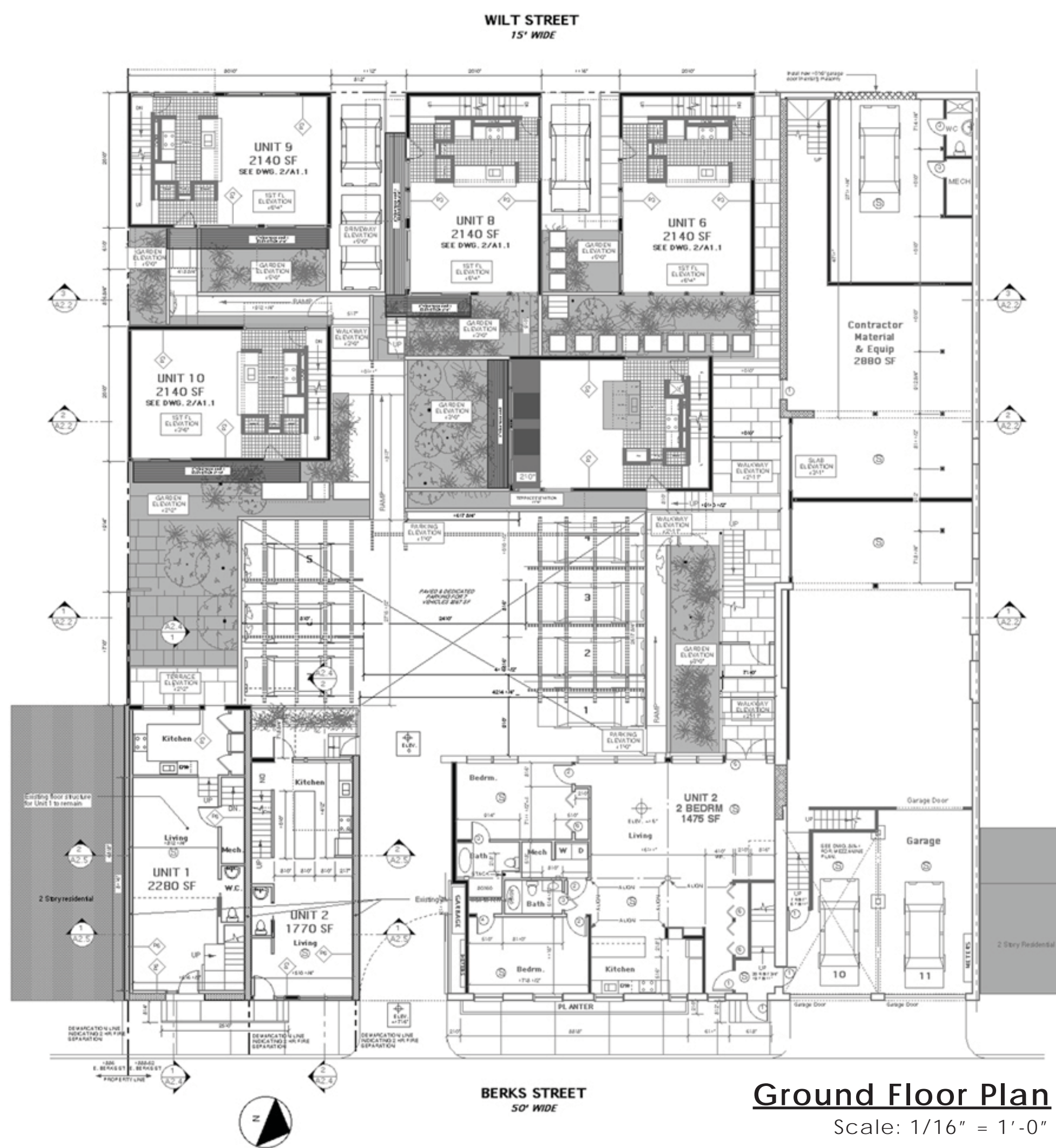
Trinity (3 Bedrooms)	4
Row House (3 Bedrooms)	2
Pavilion Apartments	11
Lofts	3
Total	20

"Rag Flats is an experiment in and a critique of sustainable forms of urban dwelling. The former industrial rag factory has been re-contextualized as a residential garden community created by prototypical forms of dwelling commonly found in Philadelphia: the Row House, the Trinity, the Loft and the Pavilion. Rag Flats intentionally explores the necessary relationships between density, intimacy and privacy in the urban community."

Rag Flats

Onion Flats

Philadelphia, PA - 2006
Market-Rate Housing



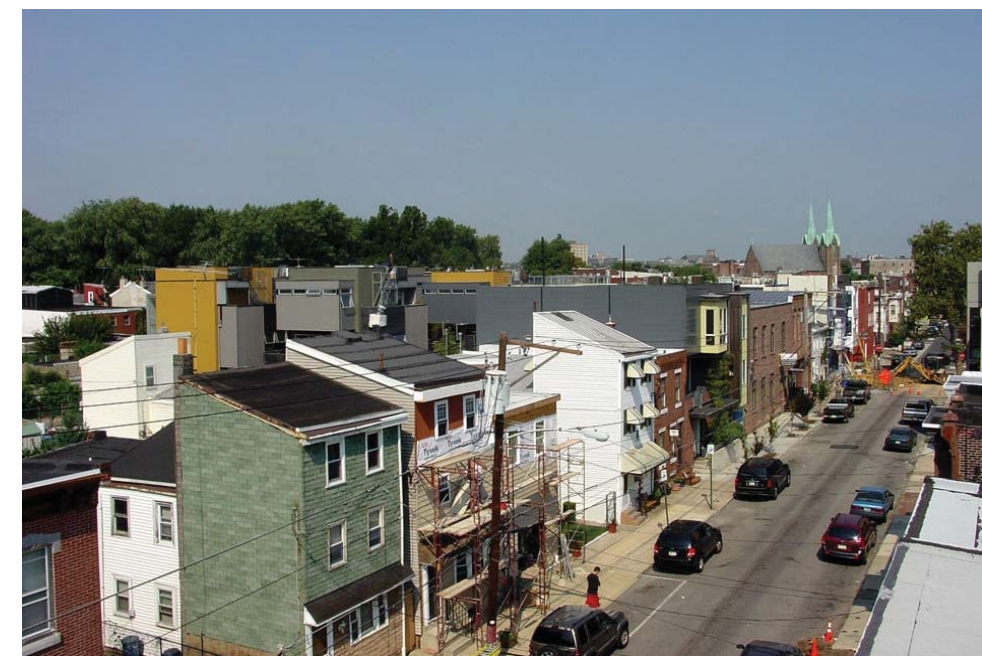
Ground Floor Plan

Scale: 1/16" = 1'-0"



Site Plan

Scale: 1" = 50'



Row House Plans

Scale: 1/16" = 1'-0"



Trinity Plans

Scale: 1/16" = 1'-0"