

**MORNINGBROOK APARTMENTS**

**ARCHITECT**

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**PLAN SIZE**

Width: Varies  
 Depth: 52 feet (double stacked)  
 Units: 832 sf to 1,300 sf

**T**hree key elements were considered to establish an appropriate design for this development. The first consideration was to make sure the buildings were designed Lean for affordable construction. The structure itself had to build inexpensively and be easily repeatable. Planning the units using Lean design and capturing all the current planning trends was the key to making the project financially viable. The second item was flexibility. The units had to be of the plug-and-play variety. Many different building types make up this development so we had to be able to marry all six of the designed units together in any given combination. Finally the location of the development is an established high-end residential area, so the exterior had to pick up historical clues from neighboring homes to ensure a compatibility of context. Clear, concise goals at the beginning of this project were the drivers used to create a successful design.

