

# RETAIL BUILDINGS: TYPES AND COMPONENTS

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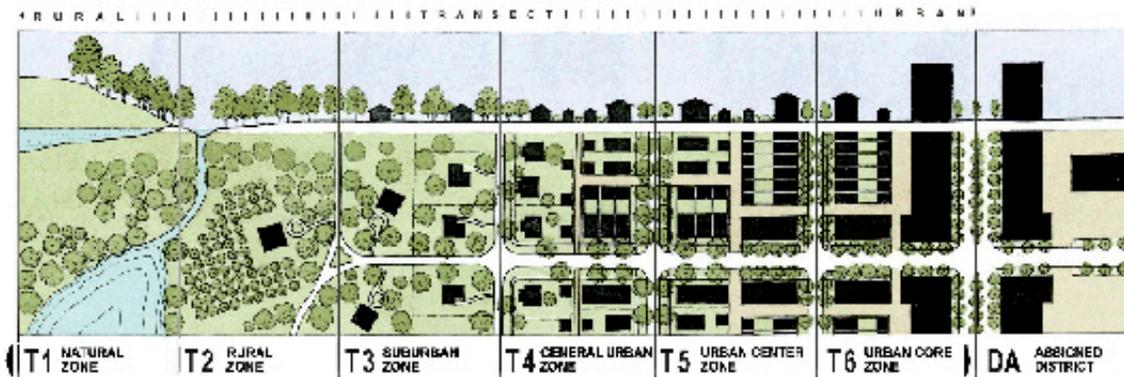
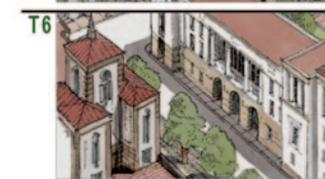
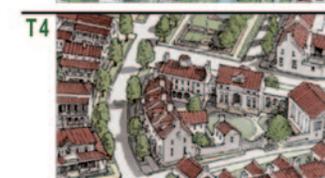
# MACRO CONCEPTS: DISTRICT/NEIGHBORHOOD/BLOCK

-UNDERSTAND CONTEXT OF BLOCK AND NEIGHBORHOOD/DISTRICT.

-DESIGN BUILDINGS IN AUTHENTIC MANNER TO THEIR CONTEXT.

-MUCH OF A LOCATION'S VALUE AND SUCCESS IS GENERATED AT THE NEIGHBORHOOD AND BLOCK LEVEL.

DRAWING BY JAMES WASSELL



“RURAL-URBAN TRANSECT” FROM DUANY PLATER-ZYBERK & COMPANY’S THE LEXICON OF THE NEW URBANISM.

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# BUILDING TYPES



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# BUILDING TYPES: ANCHOR AND BIG BOX

- TYPICALLY CHALLENGING PROJECT.  
NATIONALS MUCH MORE INTERESTED  
IN THIS TYPE OF PROJECT IN LAST  
FEW YEARS.
- CASE BY CASE BASIS ON APPROPRI-  
ATE DESIGN METHODS; LINERS, STAND  
ALONE, DUAL ENTRY, MULTI-STORY,  
ETC.
- BIG BOXES AND ANCHORS CAN HURT  
OVERALL MORE THAN THEY HELP IF  
YOU ARE NOT CAREFUL.



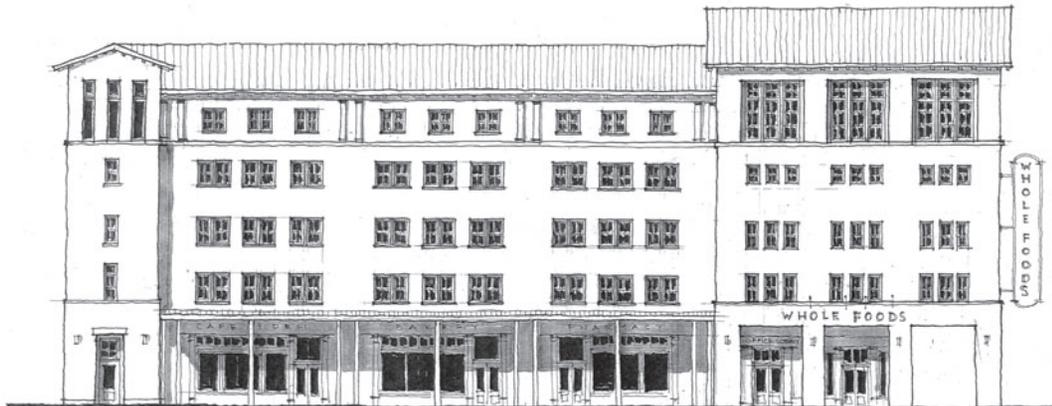
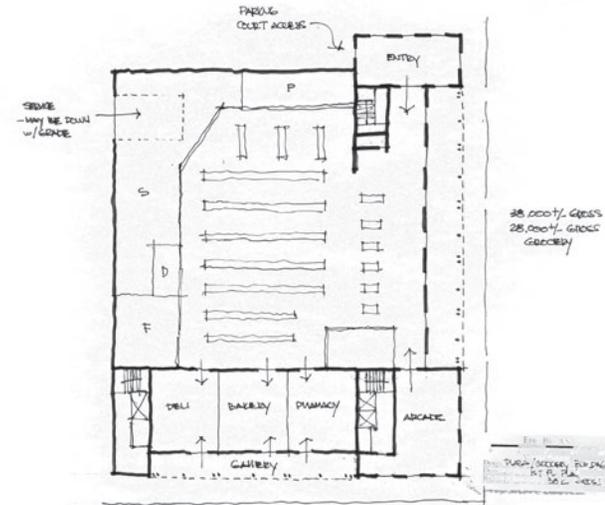
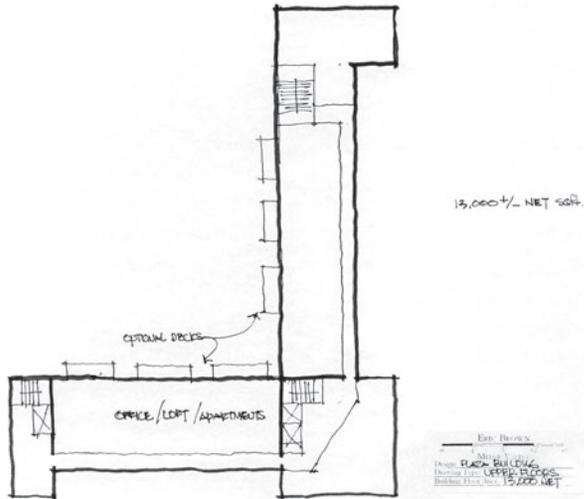
WAL-MART BEFORE



WAL-MART AFTER

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# BUILDING TYPES: ANCHOR AND BIG BOX



ERIC BROWN  
MELON VALLEY  
Design: \_\_\_\_\_  
Drawing Type: \_\_\_\_\_  
Building Name Area: \_\_\_\_\_

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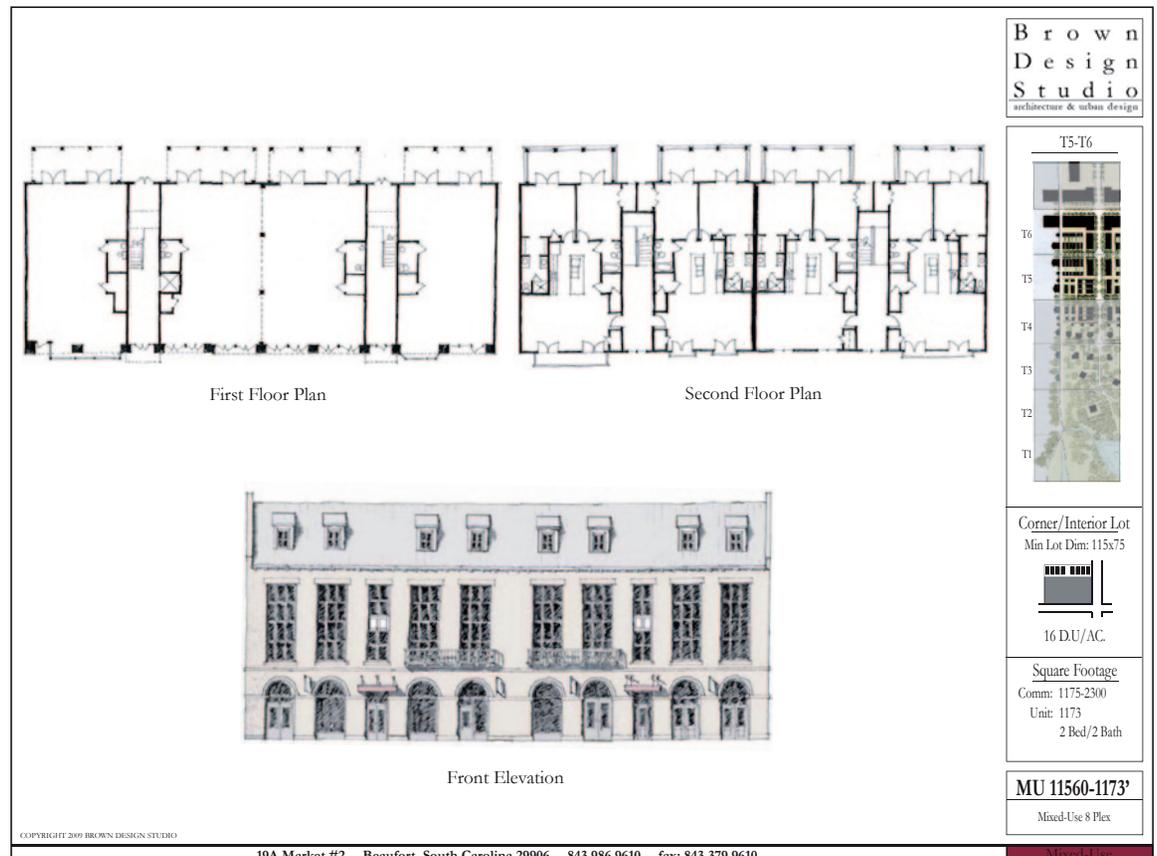
# BUILDING TYPES: ANCHOR AND BIG BOX



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# BUILDING TYPES: MAINSTREET & FLEX

- TYPICAL MAINSTREET & CORNER STORE TYPE WORKHORSE.
- OPEN FLEXIBLE 1ST FLOOR PLAN THAT MAY SUB-DIVIDE EASY OVER TIME. ALSO WORKS WITH TYPICAL TENANT DEPTH EXPECTATIONS.
- UPPER LEVELS OFFICE OR RESIDENTIAL CONDOS/ APARTMENTS.
- EFFICIENT CONSTRUCTION TECHNIQUES AND METHODS.
- MAY CONNECT DIRECTLY TO STRUCTURED PARKING.



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# BUILDING TYPES: MAINSTREET & FLEX



First Floor Plan

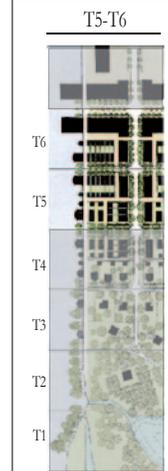


Second/Third Floor Plan



Front Elevation

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Corner/Interior Lot

Min Lot Dim: 100x85



16 D.U./AC.

Square Footage

Comm: 1060-2100

Unit: 1150

2 Bed/2 Bath

**MU 10075-1150'**

Mixed-Use 8 Plex

Mixed-Use

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# BUILDING TYPES: MAINSTREET & FLEX



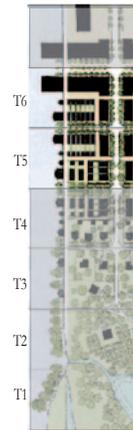
Front Elevation



Town Square Plan

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T5-T6



T6

T5

T4

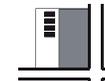
T3

T2

T1

Corner/Interior Lot

Min Lot Dim: XxX



\_ DU/AC.

Square Footage

Comm: xxx

Unit: xxx

x Bed/x Bath

**MU 44'**

44' Mixed-Use Bldg

Mixed-Use

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# BUILDING TYPES: MAINSTREET & FLEX



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# BUILDING TYPES: LIVE-WORK CONDOS/FEE SIMPLE/LARGE TRANSECT RANGE/FLEX

- VERY FLEXIBLE TYPE WITH SOME RESIDENTIAL & COMMERCIAL COMPONENT . CAN TYPICALLY EVOLVE OVER TIME TO WORK-WORK OR RESIDENTIAL-RESIDENTIAL.
- CAN BE SOLD FEE SIMPLE. SOME UNITS WITH QUALIFY FOR FHA LOANS.
- GOOD TRANSITIONAL UNIT INTO RESIDENTIAL NEIGHBORHOODS.
- MODEST INVESTMENT BUILDING.
- NOT VERY FLEXIBLE FOR COMMERCIAL GROWTH DUE TO PROPERTY LINES/ PARTY WALLS.
- COMMERCIAL SPACES TYPICALLY SMALLER AREAS.

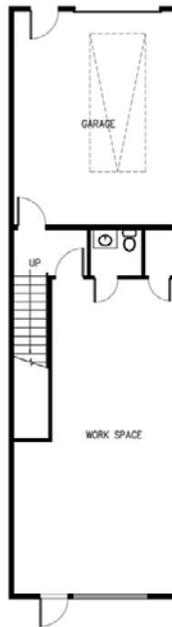


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# BUILDING TYPES: LIVE-WORK CONDOS/FEE SIMPLE/LARGE TRANSECT RANGE/FLEX



Precedent Photo



First Floor Plan

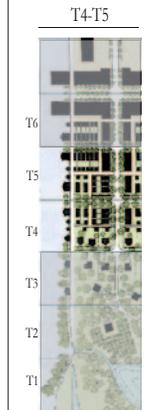


Second Floor Plan



Third Floor Plan

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Corner/Interior Lot  
Min Lot Dim: 18x88



16 DU/AC.

Square Footage

Live: 1378  
2 Bed/2.5 Bath  
Work: 1600

LW 1863-1978'

18' Livework

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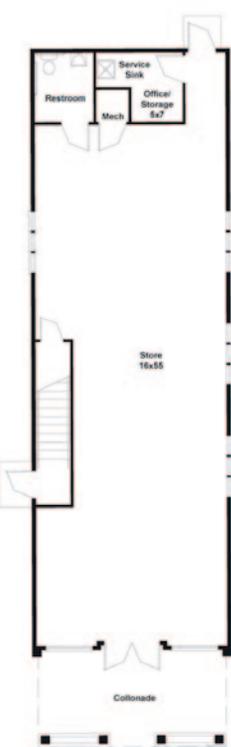
Mixed-Use

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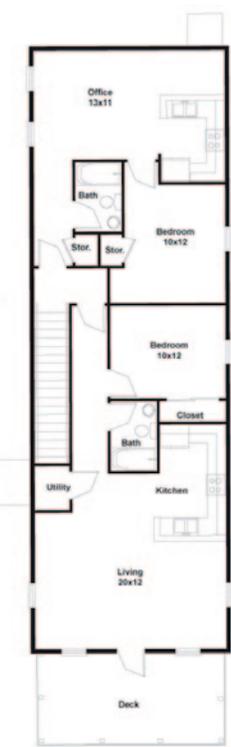
# BUILDING TYPES: LIVE-WORK CONDOS/FEE SIMPLE/LARGE TRANSECT RANGE/FLEX



Front Elevation

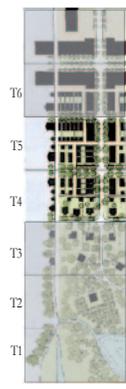


First Floor Plan



Second Floor Plan

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T4-T5

Corner/Interior Lot  
Min Lot Dim: 36x85



9 DU/AC.

Square Footage  
Live: 1314  
2 Bed/2 Bath  
Work: 1375

**LW 2165-2689'**

21' Livework

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# BUILDING TYPES: LIVE-WORK CONDOS/FEE SIMPLE/LARGE TRANSECT RANGE/FLEX



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# BUILDING TYPES: FLEX WORKS

- EMERGING FORMAL TYPE OF UNIT. CROSS OVER OF LIVEWORK AND RESIDENTIAL.
- ALLOWS SMALL AND HOME BUSINESS TO HAVE STRUCTURED SPACE WITHIN.
- SPACE IS OFTEN VERY SUITABLE FOR CONVERSION TO EXTRA APARTMENT OR SEMI-PRIVATE SUITE.
- GARAGE OR LOWER LEVEL OFTEN GREAT CRAFT/WORKSHOP FOR SMALL SCALE BUSINESS.
- CAN OFTEN BE CONSTRUCTED TO RESIDENTIAL CODE.

Front Elevation      First Floor Plan      Second Floor Plan      Third Floor Plan

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T4-T5

Corner/Interior Lot  
Min Lot Dim: 24x90

12 DU/AC.

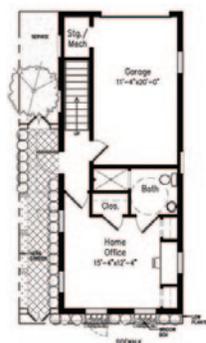
Square Footage  
Live: 1821  
2 Bed/2.5 Bath  
Work: 960

LW 2440-2781'  
24' Livework

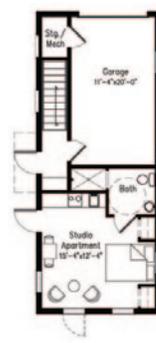
Mixed Use

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# BUILDING TYPES: FLEX WORKS



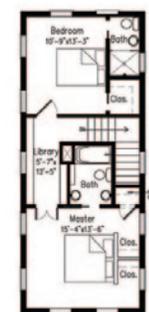
First Floor Plan  
Option 1



First Floor Plan  
Option 2



Second Floor Plan



Third Floor Plan

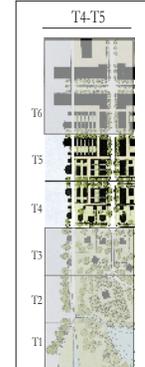


Front Elevation



Side Elevation

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Corner Lot  
Min Lot Dim: 21x60  
20 DU/AC.

Square Footage  
Live: 1675  
3 Bed/3.5 Bath  
Work/Studio: 320

**LW 1640-1675'**  
16' Livework

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Mixed-Use

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# BUILDING TYPES: LINER

- SPECIALTY TYPE USED FOR SCREENING PARKING AREAS, SPRAWL REPAIR AND TACTICAL INFILL.
- TYPICALLY FLEXIBLE USE; RETAIL, OFFICE, RESIDENTIAL OR A MIX.
- CAN ALSO WRAP BIG BOX OR PARKING DECKS.

First Floor Plan

Second Floor Plan

Front Elevation

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T5-T6

Corner/Interior Lot  
Min Lot Dim: 100x60

16 DU/AC.

Square Footage  
Comm: 550-1150  
Unit: 1150  
2 Bed/2 Bath

**MU 10040-1150\***  
Mixed-Use 4 Plex

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Mixed-Use

# BUILDING TYPES: LINER



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# BUILDING COMPONENTS

CHOOSE (DESIGN) BASED ON:

- CONTEXT (TRANSECT)
- CLIMATE
- SOLAR EXPOSURE
- LOCAL TRADITIONS AND TECHNIQUES

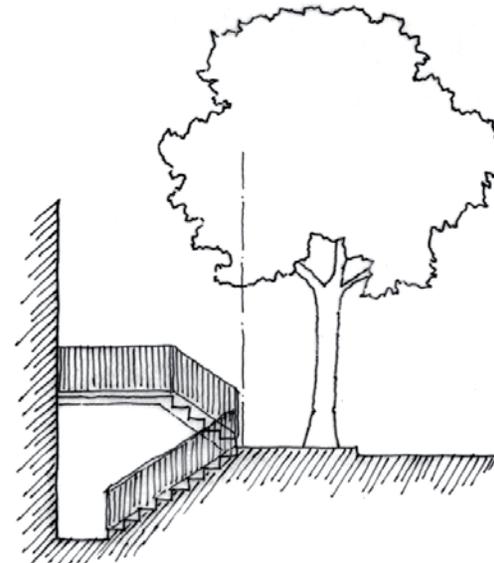
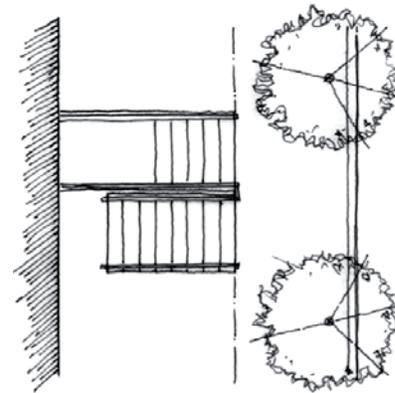


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# BUILDING COMPONENTS: PROJECTIONS

## TERRACE/LIGHTWELL

- DEFINITION: A FRONTAGE WHERE THE FAÇADE IS SET BACK FROM THE FRONTAGE LINE BY AN ELEVATED TERRACE AND/OR SUNKEN LIGHTWELL
- LEAST PUBLIC OF ALL T5 FRONTAGES
- TRANSITION SPACE THAT ACTS AS A VERTICAL BUFFER BETWEEN RESIDENTIAL SPACE AND URBAN SIDE WALKS
- SEPARATES PRIVATE YARD FROM PUBLIC ENCROACHMENT
- TWO POSSIBLE ENTRY POINTS ARE IDEAL FOR LIVE-WORK
- TERRACE/LIGHTWELL IS ABLE TO CONVERT TO PUBLIC USE
- SIZE AND DEPTH OF WELL/TERRACE VARIES WIDELY BUT SHOULD BE NO LESS THAN 4' WIDE
- TYPICALLY CONSTRUCTED OF MASONRY WITH IRON RAILINGS/METALWORK



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# BUILDING COMPONENTS: PROJECTIONS

## TERRACE/LIGHTWELL



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# BUILDING COMPONENTS: PROJECTIONS

## TERRACE/LIGHTWELL

### EXPERIENCE IN THE PUBLIC REALM

- VERTICAL BUFFER BETWEEN PEDESTRIAN AND PRIVATE SPACE
- PROVIDES FLEXIBLE OUTDOOR SPACE FOR VEGETATION AND GARDENS VISIBLE FROM THE STREET
- LEAST PUBLIC/INTERACTIVE OF T5 FRONTAGES

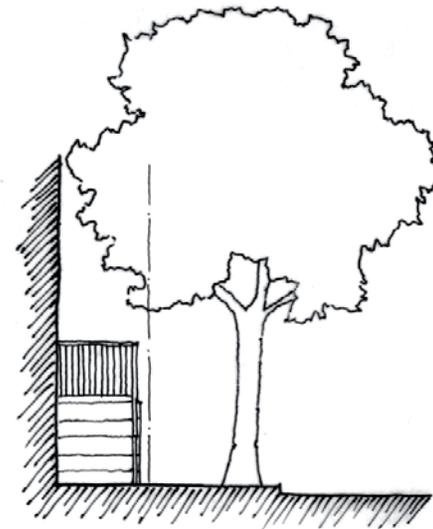
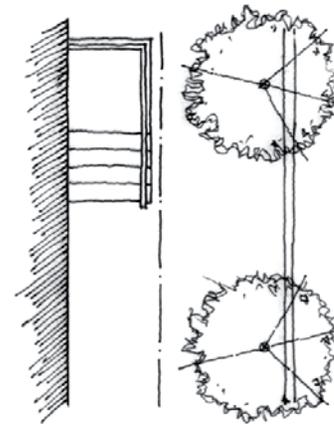


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# BUILDING COMPONENTS: PROJECTIONS

## STOOP

- DEFINITION: A FRONTAGE WHERE THE FAÇADE IS ALIGNED CLOSE TO THE FRONTAGE LINE WITH AN RAISED ENTRY ACCESSED BY AN EXTERIOR STAIR AND LANDING
- SEMI-PUBLIC SPACE
- FIRST STORY IS ELEVATED FROM THE SIDEWALK FOR PRIVACY
- LANDING MAY OR MAY NOT BE ROOFED
- TRANSITION SPACE THAT BUFFERS RESIDENTIAL FROM URBAN SIDE WALKS
- PRIMARILY RESIDENTIAL BUT MAY BE USED IN LIVE-WORK SETTING — IF FIRST STORY IS ELEVATED ENOUGH, STOOP MAY PROVIDE FOR AN ENTRY BELOW
- TYPICALLY CONSTRUCTED OF MASONRY PIERS WITH METAL OR WOOD RAILINGS AND COLUMNS



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# BUILDING COMPONENTS: PROJECTIONS

## STOOP



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# BUILDING COMPONENTS: PROJECTIONS

## STOOP

### EXPERIENCE IN THE PUBLIC REALM

- VERTICAL BUFFER BETWEEN PEDESTRIAN AND PRIVATE SPACE
- MAY PROVIDE SPACE FOR VEGETATION AND POTTED PLANTS VISIBLE FROM THE STREET
- CREATES A RHYTHM ALONG THE STREET

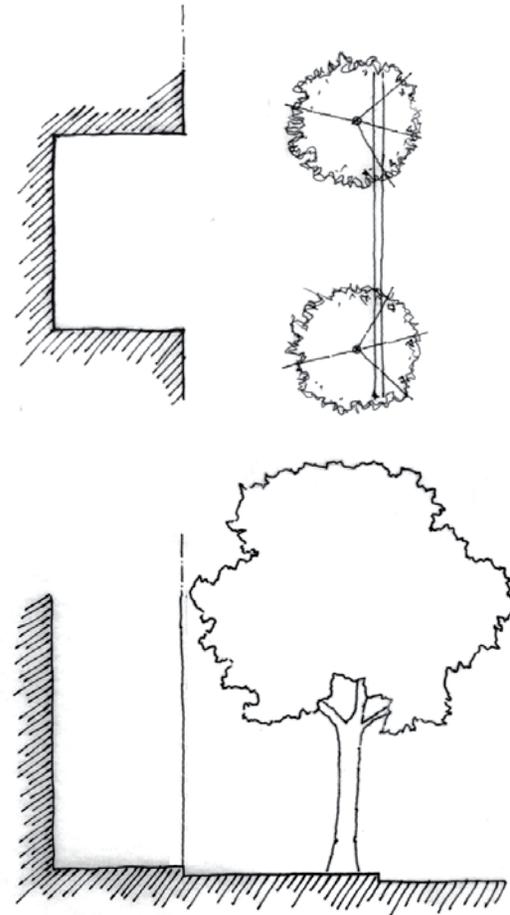


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# BUILDING COMPONENTS: PROJECTIONS

## FORECOURT

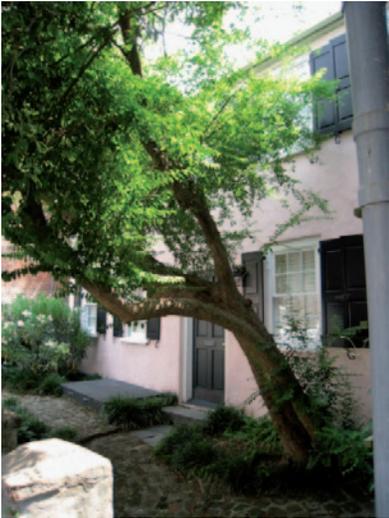
- DEFINITION: A FRONTAGE WHERE A PORTION OF A FAÇADE OR BUILDING LINE IS CLOSE TO THE FRONTAGE LINE AND THE CENTRAL PORTION IS SET BACK. THIS MAY OCCUR IN ONE BUILDING OR IN A COMPOSITION OF BUILDINGS.
- SEMI-PUBLIC SPACE
- TRANSITION BETWEEN PUBLIC AND PRIVATE REALM
- MAY BE USED FOR VEHICULAR CIRCULATION, BUILDING CIRCULATION, OR VEGETATION



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# BUILDING COMPONENTS: PROJECTIONS

## FORECOURT



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# BUILDING COMPONENTS: PROJECTIONS

## FORECOURT

### EXPERIENCE IN THE PUBLIC REALM

- SEPARATION FROM PUBLIC SPACE WITH A LOW HEDGE, WALL OR SLIGHT ELEVATION CHANGE DEFINES THE PEDESTRIAN PATH OF TRAVEL
- CREATES VISUAL INTEREST WITH THE UNDULATION OF A SINGLE BUILDING OR MULTIPLE BUILDINGS
- PROVIDES ENCLOSED SEMI-PUBLIC SPACE ADJACENT TO THE PUBLIC REALM

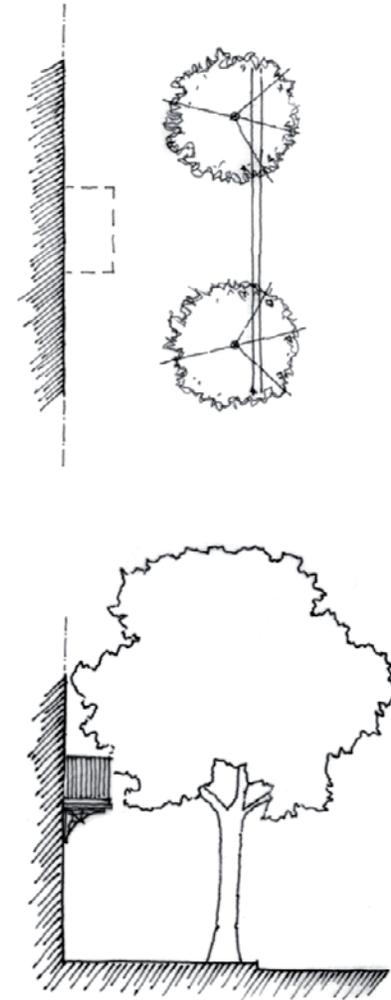


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# BUILDING COMPONENTS: PROJECTIONS

## BALCONY

- DEFINITION: A FRONTAGE PROJECTION THAT OVERHANGS THE SIDEWALK AND ALLOWS FOR USABLE SPACE ABOVE. BALCONIES MAY BE USED WITH ANY VARIETY OF FRONTAGE TYPES.
- SUGGESTED PROJECTION RANGE:
  - \*CANTILEVERED - 36" MAX
  - \*BRACKETED – 36"-72"
- PROVIDES PROTECTION FROM THE SUN AND WEATHER FOR BUILDING OPENINGS
- SUITABLE FOR HANGING SIGNS AND LIGHTING
- MAY BE MADE OF WOOD OR METAL, WITH METAL OR MASONRY BRACKETS; RAILINGS ARE TYPICALLY METAL IN T5



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# BUILDING COMPONENTS: PROJECTIONS

## BALCONY



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# BUILDING COMPONENTS: PROJECTIONS

## BALCONY

### EXPERIENCE IN THE PUBLIC REALM

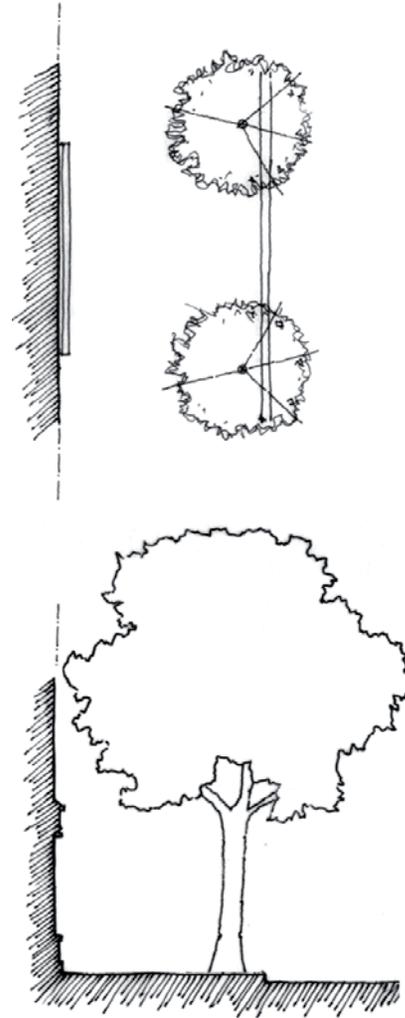
- PROVIDES INTERACTION BETWEEN THE STREET AND THE SECOND LEVEL
- PROMOTES UPPER LEVEL ACTIVITY
- PROVIDES PROTECTION FROM SUN AND WEATHER FOR PEDESTRIANS
- BEGINS TO ADD TO THE STREET ENCLOSURE



# BUILDING COMPONENTS: PROJECTIONS

## SHOPFRONT

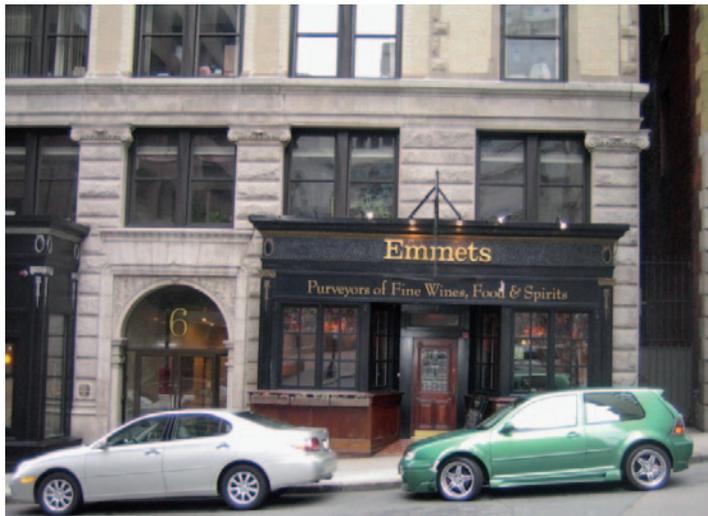
- DEFINITION: A FRONTAGE WHERE THE FAÇADE IS ALIGNED CLOSE TO THE FRONTAGE LINE WITH THE BUILDING ENTRANCE AT SIDEWALK GRADE. SHOPFRONTS ARE CHARACTERIZED BY HIGHLY DETAILED AND ARTICULATED ENTRY AND DISPLAY SPACES.
- TYPICAL FOR RETAIL USE BUT EASY TO CHANGE FUNCTION INTERNALLY (FLEXIBILITY)
- DEFINES THE FIRST FLOOR A BUILDING — TYPICALLY 14'-16' IN HEIGHT
- SHOULD EXPRESS THE BUILDING ORDER
- SHOULD CONSIST OF AT LEAST 70% GLAZING
- SHOULD INCLUDE LIGHTING AND SIGNAGE
- MAY BE BUILT OUT OF A WIDE RANGE OF MATERIALS
- OFTEN USED IN CONJUNCTION WITH OTHER FRONTAGES AND FRONTAGE ELEMENTS



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# BUILDING COMPONENTS: PROJECTIONS

## SHOPFRONT



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# BUILDING COMPONENTS: PROJECTIONS

## SHOPFRONT

### EXPERIENCE IN THE PUBLIC REALM

- HIGHLY DETAILED, VISUALLY INTERESTING PART OF THE BUILDING THAT PROVIDES VISUAL INTEREST, SPECIFICALLY FOR THE RETAIL EXPERIENCE
- ENCOURAGES SLOW PEDESTRIAN MOVEMENT (WINDOW SHOPPING)
- OFTEN USED IN CONJUNCTION WITH OTHER FRONTAGES AND FRONTAGE ELEMENTS



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# BUILDING COMPONENTS: PROJECTIONS

## RETAIL BAYS

- LESS COMMON VERSION OF A TRADITIONAL SHOPFRONT
- EASILY RETROFITTED
- TYPICAL FOR SMALLER SCALE BUILDINGS



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# BUILDING COMPONENTS: PROJECTIONS

## RETAIL BAYS

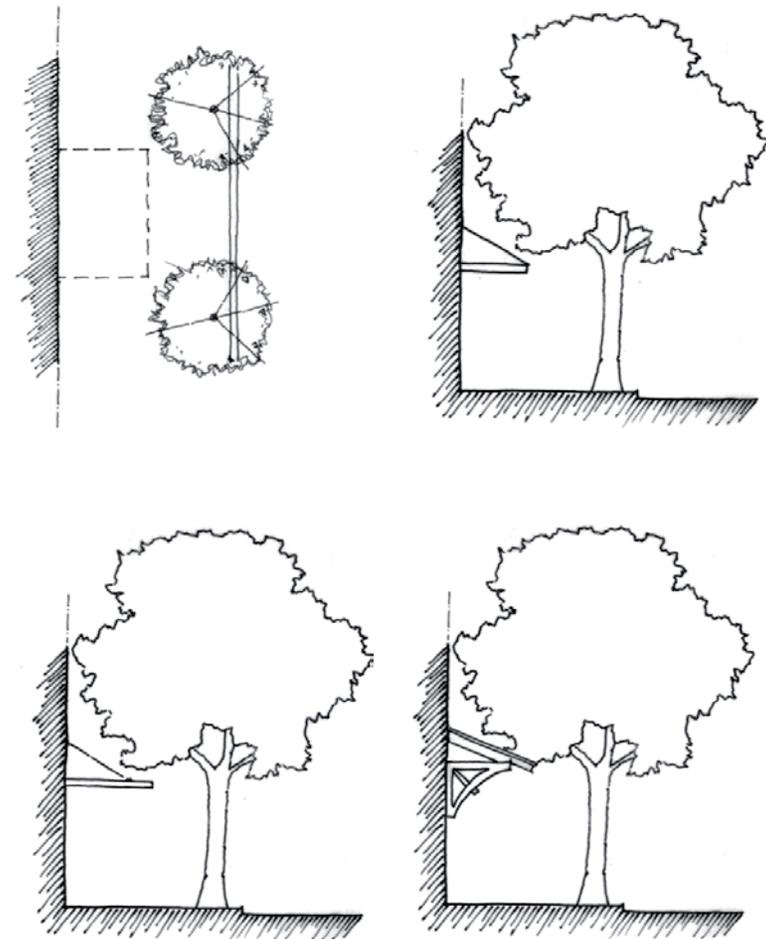


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# BUILDING COMPONENTS: PROJECTIONS

## AWNING

- DEFINITION: A FRONTAGE PROJECTION THAT OVERHANGS THE SIDEWALK BUT DOES NOT PROVIDE USABLE OUTDOOR SPACE ABOVE.
- OFTEN USED IN RETAIL APPLICATIONS
- PROVIDES PROTECTION FROM SUN AND WEATHER FOR THE BUILDING OPENINGS
- THREE COMMON TYPES: FABRIC, BRACKETED AND SUSPENDED/  
CANTILEVERED
  - FABRIC AND BRACKETED ARE MOST RESTRICTED IN DEPTH
  - FABRIC AWNINGS MAY BE RETRACTABLE TO ADAPT TO WEATHER CONDITIONS
  - SUSPENDED AWNINGS MAY PROJECT



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# BUILDING COMPONENTS: PROJECTIONS

## AWNING

### FABRIC



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# BUILDING COMPONENTS: PROJECTIONS

## AWNING

BRACKETED:



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# BUILDING COMPONENTS: PROJECTIONS

## AWNING

SUSPENDED/  
CANTILEVERED



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# BUILDING COMPONENTS: PROJECTIONS

## AWNING

### EXPERIENCE IN THE PUBLIC REALM

- PROVIDES PEDESTRIAN WITH PROTECTION FROM SUN AND WEATHER
- ADD VISUAL INTEREST TO BUILDING
- DEEP AWNINGS PROVIDE A SENSE OF ENCLOSURE FOR THE PEDESTRIAN

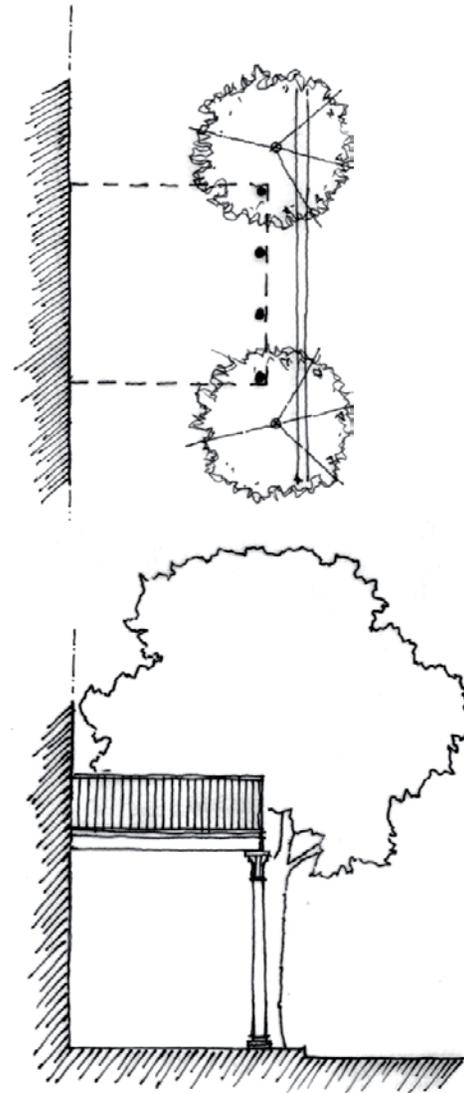


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# BUILDING COMPONENTS: PROJECTIONS

## GALLERY

- DEFINITION: A FRONTAGE WHERE THE FAÇADE IS ALIGNED CLOSE TO THE FRONTAGE LINE WITH AN ATTACHED LIGHTWEIGHT COLONNADE OVERLAPPING THE SIDEWALK.
- COLONNADE IS AN ADDITION, AND IS NOT INTEGRAL TO THE STRUCTURE OF THE BUILDING
- OFTEN USED IN RETAIL APPLICATIONS
- OFTEN HAS USABLE OUTDOOR SPACE ABOVE WHICH PROMOTES SECOND LEVEL ACTIVITY
- SUGGESTED RANGE OF DEPTH - 10'-14'
- SUGGESTED HEIGHT - 12' MINIMUM
- SUCCESSFULLY NECKS DOWN STREET PROPORTIONS
- MAY ACCOMMODATE SIGNAGE AND LIGHTING
- TYPICALLY MADE OF WOOD OR METAL
- SLENDER COLUMNS SUGGESTED FOR RETAIL APPLICATIONS



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# BUILDING COMPONENTS: PROJECTIONS

## GALLERY



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# BUILDING COMPONENTS: PROJECTIONS

## GALLERY

### EXPERIENCE IN THE PUBLIC REALM

- PROVIDES PEDESTRIAN WITH PROTECTION FROM SUN AND WEATHER
- ADD VISUAL INTEREST TO BUILDING — PROVIDES AMPLE OPPORTUNITY FOR INTRICATE IRON WORK AND DETAILING
- EXCELLENT PROTECTION FROM SUN AND WEATHER
- PROVIDES PEDESTRIAN WITH A SENSE OF ENCLOSURE WHILE ALLOWING THEM TO EASILY SEE INTO THE BUILDING

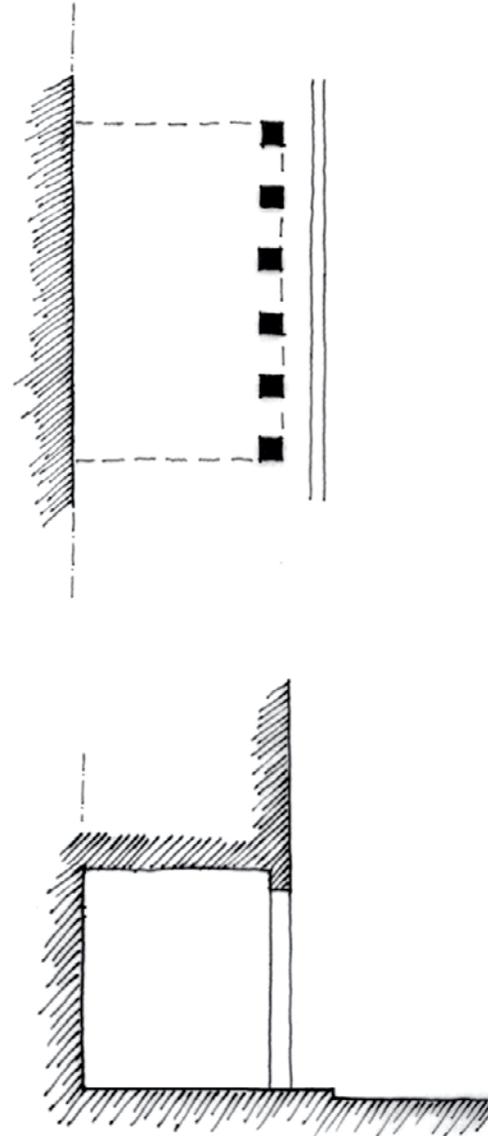


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# BUILDING COMPONENTS: PROJECTIONS

## ARCADE

- DEFINITION: A COLONNADE SUPPORTING HABITABLE SPACE THAT OVERLAPS THE SIDEWALK. THE FAÇADE AT SIDEWALK LEVEL REMAINS AT OR BEHIND THE FRONTAGE LINE.
- VISUALLY, PROPORTIONS MUST CARRY THE WEIGHT OF THE BUILDING
- OFTEN USED IN RETAIL APPLICATIONS
- SUGGESTED MINIMUM DEPTH OF 12'
- THE BEST MEANS OF STREET ENCLOSURE
- MAY ACCOMMODATE SIGNAGE AND LIGHTING
- TYPICALLY MADE OF MASONRY



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# BUILDING COMPONENTS: PROJECTIONS

## ARCADE



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# BUILDING COMPONENTS: PROJECTIONS

## ARCADE

### EXPERIENCE IN THE PUBLIC REALM

- PROVIDE PEDESTRIAN WITH EXCELLENT PROTECTION FROM SUN AND WEATHER
- PROVIDES A SENSE OF ENCLOSURE AND SEPARATION FROM THE STREET OR ADJACENT SPACE
- EXCELLENT PROTECTION FROM SUN AND WEATHER AS IT ALLOWS PEDESTRIAN TO PASS COMPLETELY UNDER COVER
- CREATES A RHYTHM ALONG THE STREET



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