

01. White Cube

The area where the site is located is a high density multi-family housing area covered with small-sized lots, and here the distance between buildings are very narrow. Regarding this specific site condition, the design focuses on solving living environment issues such as privacy and natural lighting problems. The sky balcony system is created to draw reflected light into the inside and, at the same time, to enable to make a large window. The floorplan is composed with aptly divided public and private areas. In this project, the one thing that has left much to be desired is the lack of space for carpark and green area. If the extent of development can be expanded, and so if it was possible to combine individual lots, on the ground level, a pedestrian access, playground and green area could be constructed instead of the carpark. If we can use the ground area more actively, it will end up turning into a social space, and then we will be able to create a healthier pedestrian environment.

02. Alley House

When we see construction from only an angle of development and profit, floor area ratio appears as an absolute measure, the most valuable element throughout the whole process of construction. However, a detailed 'design strategy' is not a tool to secure a profitable floor area ratio but a tool to realize a scheme of architect that enables us to respond different urban situations. In Alley House, floor area ratio has only a neutral value. Emancipated from the game of increasing a floor area ratio, the basement blurs the boundary between the architecture and the alley, and the office on the 1st basement floor benefits from a comfortable emptied space shared by the alley. And finally it becomes natural within and without the office and alley to see people going out to the alley through the office window and standing up to greet with neighbors passing by. Here, the distance between objects, posed by the architecture, creates a psychological interval nurturing an intimate and interesting relationship.

03 Yoap White House

'Laws and institutions' and 'building site' are inherited conditions and the starting point of design, and so are the requirements of client. These restrictive conditions sometimes help to draw the line at client's requests which can be relatively unclear. Floor area ratio is sitting on a front line where the desire of client and its restraints collide with each other. There, architects come as a mediator for this battle. But their role is not only to find a legitimate common ground between the both parties but also to suggests a third element which is called aesthetics. In this project, the architect satisfies the desire of client by securing a maximum number of units, and also he attempts to transform the scenery of town by adding the third element. During this

process, floor area ratio doesn't encourage standardization in our city but contributes to producing a quality outcome while controlling desire.

04 White Cone

In cities, a land value, purpose of investment, and program and type of building can be changed according to a given floor area ratio. Considering the land value of the area which demands to secure a floor area ratio of 200%, the most feasible building type was a mixed one of multi-family housing and neighbourhood living facility. If a settled floor area ratio determines outer relations of a site, that means there it will automatically pose some restrictive conditions within the site as well. So even a shape of building can be determined instantly when considering a given status defined by building regulation lines, building coverage and maximum floor area ratio. These building types can be used as a universal measure that is applicable to any residential areas. In this pure residential area, if the proposed small urban mixed-use building become flourish, the present functional pedestrian paths will start to transform itself into a good urban walkway, and mutual interactions between living and commercial spaces will enrich the whole area.

05. Cheongseok Church

Symbolism is an important medium in religious architecture. In this project, rather than from a random formative principle, the architect tried to find potential from a form determined by restrictive conditions of regulations and the site. According to a regional regulation, assembly facilities can be positioned only on basement floors. Created by combining this spatial program specified by the regulation, the name of church, 'Blue Stone', and the will of the church wanting to become a cornerstone of the region altogether, a conceptual narrative, "dig up and raise up the blue stone that has been buried underground, and then build a church on the excavated underground area, and finally make the raised stone as a symbol of the region" is translated into the design. This attempt and process will suggest a new direction for small-scale church construction projects which can easily forget their identity and become lost while wandering through restrictive regulations and demands on maximizing floor area.

06 Gable Pack

New town areas are often controlled by various regulations that prevent a rushed overcrowding. And buildings end up having similar looks while trying to follow those regulations and win the game of maximizing floor area ratio. However, in this house, the roof slope specified by regulation is used as a balcony or an internal void which doesn't affect the floor

area ratio calculation in order to give a unique character to the house. The mezzanine units enable securing a feasible floor area ratio, and the public space with an open ceiling works as a communal space encouraging communication among neighbors. These architectural elements are outcomes of an attempt to propose a new design while accepting the typical structure of mixed-use housing that tries to meet only economic and legal requirements. Created through this process, Gablepak may look like a mutant, but it suggests a new architectural solution that is applicable in the present new town living environment.

07 Rabbit House

At the early stage of the project, a profound strategy is founded first so that the house can merge into the socio-cultural context of town. Originally, this area was a detached residential area. However, after the change of law, the area density has been increased by three times, and as a result, alleys have been engulfed by shadow, and also courtyards of individual lots have been downsized and turned into gaps between buildings.

During the design process, the clearance which does count towards floor area ratio has been restored again as an alley or a courtyard. Applied to the mezzanine unit, the daylight regulation line is not just a regulatory reference line but also a guideline as it is intended to help to secure a legitimate daylight condition in high-density areas. Residential density is an important measure not because it provides a numeric data, but because it defines the quality of a living environment. when one says density of city and density of life are different subjects, architecture will say differently.

08. Chinese Boxes

A three dimensional buildable area can be defined with the daylight and building regulation lines. Yet, if we raise part of ceiling of a unit almost by double to enable a flexible use of space in the future following the market trend, and if we draw a sectional design by cumulating those units, we can have a higher building and a clearer three dimensional building area. This kind of height expansion strategy helps to cultivate flexibility for future space use therefore enhance business feasibility of rental housings. The architectural value of this two storied house which is practically extended to 4 stories high can be found from its three-dimensional appearance distinguishing from other multi-family units. And this process itself shows clearly the desire and trend of real estate market.

09. 어쩌다집

Serendipity

The concept was to build a house functioning as a cluster of Individual units and, at the same time, as a single house by means of an effective use of outdoor space. And the brief was to introduce, on a land of 20m², a building with a maximized gross area, having 10 residential units with a maximized service area and outdoor area. And the goal was to suggest a universal multi-family housing type for single households.

The project assigned a mission impossible; creating a practical house replicable by builders, which displays all those social and cultural values. And by completing this mission, the architect wanted to prove that a building designed by architects is not a waste of space but a well-functioning property appreciated by the market. If the residents of this house can find out those values and live by them, the architect will be just satisfied with that.

10. Silver Shack

In Seoul where large-scale constructions or demolitions are regarded as just ordinary scenes, people used to enjoy discovering new heritages. The architect found a beauty of coincidence and heterogeneity when the sceneries of neighboring houses, Danganlee Power Station and the streets of the Hongik University area overlap each other. And that sense of heterogeneity became the starting point of the design.

In its body, the building with a simple shape is embracing a number of houses having different floorplans. Due to site conditions, regulations and economic reasons, it has been shaped as a lump of mass which shows no drama. The exterior skin is finished with clear embopolycarbonate corrugated panels, so the entire exterior appears as a silver wall due to the exposed aluminum foil surface of insulation. The emptied space of staircase is wrapped by polycarbonate planes which make the space look translucent, thus it's hard to feel its depth. The curvy stairs and rails as well as the rice paper and birch wood finishing of the interior dilute the image of industrial building covering the exterior. When the smoke of power station casts a shadow inside the house, the boundaries between human and nature become blur once but then become clear again.

11 Beyond the Screen

In an attempt to maximize floor area ratio, the volume of building is drawn along the building regulation line. By reducing an unnecessary corridor space area and opening a direct access to the unit at the landing of the stairs, the public area is kept at a minimum whereas the exclusive use area is expanded to a maximum. But ironically, this caused expansion of a small courtyard between two masses and so enriched the spatial impression of building. Instead of a dark corridor space, a courtyard which exhibits different faces changing by the light and wind of the seasons is given as an access to each unit, and also this courtyard enables the all units to

actively take advantage of natural ventilation. While securing profitability, a proactive plan is prepared to prevent building equipment facilities from being exposed indiscreetly or becoming out of control in the future in order to raise the local people's interest in beautiful architectures.

12 역삼동 근린생활시설

Yeoksam retail space project

Located in an alley of Gangnam where economic sense comes before everything else, this small-sized commercial building had to look bigger and outstanding. Also as the site is in a prestigious area creating high rental incomes, the shortening of construction time was indispensable. Relatively expensive steel framework construction cost is compensated with the bank interest and rental come created by the shortening.

As an external cladding, insulating glass is used to minimize the wall thickness and so to increase the usable floor area. The building looks larger thanks to a projected balcony and a thin mass built up on the roof within the daylight regulation line. This rooftop mass will help to extent the building and make the roof area into an internal space in the future. Though it was impossible to do so due to the carpark for the lower floors, for the upper floors, the stairs are moved to the outside to gain more of rental floor area as much as they are moved. The discussed subjects such as securing feasible rental floor area, expandability of floor area, exterior cladding and circulation system are devised as solutions that guarantee the survival of building in this particular area, and upon such solutions, cities will keep evolving.

13. Marble-ing

For Marble-ing, while strictly following Korean real estate capitalism developed from the bank real estate appraisal system which cherishes quantitative values such as the numbers of units and floor area, the architect tried to extract a minimal architectural meaning out of the site context. A feasible rental floor area is secured with a maximized building coverage and floor area ratio, and at the same time, Yeoksam Cathedral located in the east is used as a clue for design development. The façade facing multi-family housings is closed whereas the one facing the cathedral is opened to imply the building's relationship with the cathedral. On the other hand, the name Marble-ing means the building is built with marble and also the marble pattern of meat. And as marble is a byproduct of time, the accumulated layers of marble counteract the timeless image of cathedral on a semantic dimension.

14 Gap House

The site is just one of those daily spaces that can be found all around Seoul. The architect looked into not only the density of the site (floor area ratio) but also the density of the area, and he tried to achieve a better living environment with an efficient use of space under a same level of density.

Defined following the building coverage regulation, an open space is concentrated in the center as a public resting place, and retail facilities are positioned near to this gathering space in order to raise the rental income of the building. As a result, two different values such as maximum efficiency and pleasant living environment are achieved at the same time. If individual buildings like this keep making small differences, then the landscape of city will be changed, and so the lives of the people who lives in there will be changed too.

15 Y House

Accustomed to a three-dimensional perspective, architects are able to suggest a most economic volume which can increase the profit of client to a maximum. The term 'economic volume' means a spacious space where people can live a more comfortable life, and also it means that an appropriate building can be realized at a cost measured by the market. Four housing units are constructed in the south according to the market standard of builders whereas, on the north irregular site, a duplex studio is introduced. This studio appears as an attractive space having a high ceiling and expanding its interior space by opening a view to alleys through the seemingly stuffy walls of neighboring apartments. The north site should have been abandoned if we followed the builders market rules, however, thanks to the architect's three-dimensional design strategy, this space has developed a beloved place.

16. 3P House

Despite of restrictive conditions posed by the site-determining floor area ratio and other regulations, the architect attempted to secure a public space and enhance freedom in the use of space as much as possible. A public pass is opened by merging lots and arranging masses in a vertical direction. The client's unit in the south is designed as a duplex to place a roof garden in the north so that the rental units can have an easy access. The ground floor and the rooftops are transformed into public spaces, and as shared spaces, these public spaces are arranged to look readable and accessible through its permeability. if combining two lots allowed to find a small public space, then a block development will deliver a more spacious community or open space. The project itself is an experiment based on the select and concentration strategy, looking into the potential of multi-family housing as a low-rise apartment for high density urban area.

17 송파 Micro Housing

A volume of space personally owned as an asset doesn't always proportionally determine a quality of the owner's living environment. For Mirco Housing, though individual units are planned as small as the regulation allows, the spaces between boxes, so unowned spaces, are made available to use, and a sense of space and the extent of private area are expanded beyond the boundaries of tenant's (owned) premise. Today's life style, concept of family and housing and social values are changing rapidly, and the size of family who lives under the same roof are repeatedly expanding and contracting. And because people are chasing a space under pressure of these changes, the stability and sustainability of housing are getting vulnerable. However, if housing spaces can do expand and contract along with those changes, a sustainable housing will become possible.

18. Nters Properties Building

The design is determined by several factors including the correlation of floor area ratio and building coverage ratio, rental business strategy and design scheme. An analysis on the existing rental business market guided that the floor area of each floor doesn't need to be unnecessarily large, therefore a smaller ratio than the legal building coverage ratio is applied. Instead, the number of floors is increased according to a given floor area ratio, and the building height is raised so that the building can manifest a stronger statement. The building is composed of a commercial section of lower floors, office section of middle floors and housing section of upper floors. Thanks to the reduced building coverage ratio, a relatively spacious outdoor area can be created, and this is assigned as a courtyard for the commercial sector on the 1st floor. The detached house on the top is rather compact but has a stunning view. And also it can take advantage of natural lighting and ventilation as well as of a courtyard. The façade is also comprised with three sections. The function of building and interior space are exposed to the outside, and they well explain the characteristics of this rental building. This mixed-use architecture, a rainbow cake-like building, will bring new energy to the street and suggest a new type of urban architecture for the future.

19 사당동 SH Housing

Design is about building a system. Started from an intact mass, after having absorbed Information from varying layers, and through a non-linear process bound to the cause and effect relationship, an architecture emerges. During this detailed mapping and adjusting process, architects look for a contingent chance to intervene. And they draw a diagram as a

responsive system enabling to detect a peculiarity in a logical process and then to apply the found to the process again. City is a place where personal and public interest are fiercely conflicting with each other. And as mediators who control and manage those two forces, architects work to find a balance between the agendas representing personal interest such as the number of units, floor area and economic value, and the agendas representing public interest such as setback regulation, building coverage ratio and floor area ratio.

20 ArchiFiore

ArchiFiore suggests an alternative model to such situations in which design has lost its direction after securing a required floor area ratio. The site is an odd pieces of space with an irregular triangle shape. But the site had to be used as it was in order to meet the legal floor area ratio. Despite of its primitiveness and inefficiency, the shape is used as an Interesting and unusual feature to give a distinguishing character to this commercial building, and so that the building can stir the curiosity and interest of users. The building is a small vertical city looks like a giant flower of Pop Art, and at the same time, a new landmark. The outdoor stairs are connected to the city as a freeway, and the vertical elevator runs through different programs including a café, restaurant, office and housing. The building is designed to exhibit a sculptural language which is unique in the urban environment of Korea in order to give a distinctive identity to cities in Korea.

21 Sugar lump house

When a careful approach for numeric measures is added to an architect's concept, property value as asset increases as much as client satisfies while tenant can get a cultural asset, 'a home with a courtyard'. Corresponding with the span of cantilever and the number of them, and the units satisfy a demanded floor area ratio as much as they can. The layout of cantilevered units comes up with a courtyard which doesn't count toward the floor area ratio calculation of each unit, and thanks to this, the exterior volume looks larger within the setback regulation line. The courtyard gives energy to the street, and encourages communication among locals. And also the building produces a higher income for the client compared to other multi-housing units in the area. As a result, the building has become an attractive product for both the client and tenants, and also a public resource for the city, which contributes to the local community.

22. Gilmosery

Modernism caused a shift from masonry construction to frame construction. In the west, inside and outside are still regarded as different subjects while the walls of frame construction have

been changed as non-load bearing walls. However, in our traditional architecture, wall is a subject which can choose to open and close, and surplus space finds its position in a boundary area. Considering the functional relation of floor area ratio and building coverage ratio, this attitude of surplus space is acceptable even now. If we reduce down a building coverage area as much as a given floor area ratio allows, we can find an extra space while meeting the building coverage regulation. And this space can be used to make a surplus space as it doesn't count toward the floor area ratio calculation. Surplus space creates physical boundaries and can make various forms which doesn't interfere with an interior space.

Until now, contemporary architecture has been inclined to a closed architecture whereas modern technology and materials are encouraging us to create an open space. The open space will lead isolated people into social communication, and this phenomenon will become a new cultural identity of architecture.

23 능동하늘집

Sky House

As floor area ratio controls the sum of floor areas, not of volumes, buildings can be taller as long as we can have their floor area under control. However, most rental buildings are being planned to have a minimal number of floors for economic reasons. So when they come to build a carpark, they use pilotis because that's the cheapest solution. As a mixed-use building of housing and office, the project building is raised as high as the height limit allows. The housing levels are positioned above the office levels so that they can have a stunning view over surrounding buildings. For the carpark, instead of pilotis, a semi-basement space is constructed, and above it, small-sized street commercial facilities are introduced to create an extra rental income and make the street flourish during the night. Small-scale rental buildings are vulnerable to economic sense and being produced repeatedly at lower cost, but they are the ones dominating the cityscape. We are in need of a new typology which doesn't stand against economic flows to improve living environment and urban landscape. And this project will provide a good example for us.

24 Tetris House

As it's hard to meet floor area ratio, the lands of downtown area are often found difficult to use or disappear into large-scale development projects. If architects, through experiments, can discover new values to encourage development in these areas, it will be possible to create a healthy city which well adapts to changes while maintaining city fabric embracing traces of time. In this project, the architect found an architectural possibility in volumes when he had to build micro-houses as many as possible on a narrow and deep site. By means of dividing volumes, he

tried to find hidden spaces which are invisible in a two-dimensional plane. During that process, he could design one-bed units which were small but had all what they needed, and also he could create a valid living environment. Architects have to keep a balance always between the will to meet a required floor area ratio and the will to create a quality space which is the very basic element of architecture.

25 구름정원

Cloud Garden

The proposed building is a 8-unit cooperative housing. Regarding scale, view and lighting, equity among all units was considered as an important value, but above all, the view equity to Bukhansan Mountain was the absolute value to be achieved. And securing a maximum floor area as well as a public space supporting the cooperative housing community were equally important tasks. Due to the set regulation line for daylight, the building couldn't have enough height, so as a result, the building has turned into a pentagonal cube with a hipped roof. The public space for the residents is made by cutting out part of the cube. By having determined the scale and shape of building according to the attained maximum floor area and building coverage area, and by having achieved equity among the units, the individual units could have the same condition, but also they could have different spaces and layouts which gave distinguishing characters to them.

26 논현 마트료시카

Matryoshka Nonhyeon

Rental buildings, besides a floor area specified by floor area ratio, require a solution to find hidden areas. By using sloped topography of the site, the underground area is exposed, and a sunken garden is constructed there so that the area can be used as a rental space.

For the upper floors from the ground level, a terrace garden is placed on each floor along the pyramid shape determined by the setback regulation line so that the floor area of terrace can be recognized as part of rental space. Following the screen installation regulation, the parapet is expanded, and a cantilever structure is applied. And these solutions make the building display a boundary-in-boundary, space-in-space narrative like a Matryoshka doll. Processed without a profound reflection on architectural methodologies affected by laws and institutions, unlimited reproductions end up causing social and cultural stagnation. Hence, while trying to flow with laws and institutions, challenges to overcome them with new ideas should be continued.

27. o.d.Building

Meeting a given floor area ratio is an obvious task. And during this process, the architect wanted to find an 'Intangible area' which is larger than the floor area defined by floor area ratio. Being free from the setback regulation line, the commercial facilities on the lower floors are arranged to face directly Garosu-gil Road regarding the nature of business. And, to have a maximized floor area within the limit of daylight lines, the offices on the upper floors are positioned in parallel with the north boundary line of the site. As a result, the building ends up having two masses which are twisted by 15 degrees. On the other hand, verandas are constructed in a space which keeps shrinking going up to the top, and a void is introduced to connect two floors. These are tools to nurture a good sense of space in the inside, and of volume in the outside.

The void which have no veranda or floor becomes an 'intangible area', and this imaginary area accounts for 13% of the whole area (33% of the site area).

28 Interrobang

The architect wanted to promote local communities in our society in which economic sense, here rental income, comes before everything else. And for the site surrounded by neighboring buildings and having a limited access to the main road, he attempted to attract people and actively draw the flow of city to enhance communication with the streets. The three-dimensional promenade is expanded in a vertical direction to make the building more recognizable, to enliven the streets, and to enable a flexible use following changes in program. Also this promenade works as a venue for social exchanges and leads locals to enjoy various encounters. While communicating with city, this small community building in which its internal potential and external form together make a good harmony will create a new type of space and culture.

29 Place J

Good urban design introduces a continuous relationship between architecture and city. shaped along the setback regulation line and the due north daylight line, the pentagonal pyramid-shaped building is composed with varied architectural elements communicating with the city. Architectural elements like balconies, podiums and eaves altogether create a distinctive space by combining forms and programs. On the other hand, the pentagonal shape will define an unusual space in the city and attract attention to architectural forms and languages. After this process, the defined space will be remembered as a unique space of the city. Covered with lime stone vertical louvers, the exterior wall makes the architecture appear as a group of lines rather

than a chunk of mass. The lightness of segmented straight lines and the heaviness of 'stone come together and produce an irony but authentic materiality.

30 Oceanus Group Office

As the site was bound to a height limit regulation, the proposed building has achieved a floor area ratio of 97% though the legally allowed ratio is of 200%. However, by using level differences in the site, three basement floors are constructed based on the same floor plan of the upper floors to make extra spaces that doesn't count toward the floor area ratio calculation. Made of straight and curvilinear lines, the structural frame encasing the entire building creates semi-outdoor spaces. Though these spaces are exempt from floor area ratio, they are the essential design solution which is devised to enliven people's activities. Reading and analyzing a site and suggesting a design are very complicated and strategical works of architects. About spaces and programs, architects have to through innovative questions based on his own experiments and perspectives rather than giving general textbook answers. And only by those questions, architecture can be transformed into a medium providing opportunities to participate in solving socio-cultural issues.

31 Stocky Bundle Matrix

6 different setback regulation lines are applied to this site. If one tries to meet a maximum floor area ratio, he will end up having a pyramid-shaped building. The architect suggested a cluster of flat-type mass to enhance the lighting condition for the proposed small-sized housing unit. Woven together along setback regulation lines, the two inclined masses and one vertical mass come up with various in-between spaces on every floor. This solution helps the building have a spacious public space instead of a passage-like one, but in fact, it has been applied to other past projects too. This project proves that this solution, Matrix Studies method, which has been used to develop residential areas having different density can work as a universal strategy and so can be adopted in varying situations.

32 KHVatec Headquarter

The current legal floor area ratio for this area is 250%, but this will be raised up to 400%. So the building is designed to accept this change in the future. Its structural frame is expanded first as much as it can accommodate a floor area ratio of 400%, but only the area equivalent to 250% is used as an actual interior space. the beams exposed in between the framework and the space become part of an outdoor balcony and create a new landscape between the framework and the main body.

A design solution to increase floor area ratio can be the most objective(quantitative) measure to convince clients. If an architect has to justify his scheme before his client, he better relates it with floor area ratio rather than with elaborated details or design languages. If an architect wants to realize his own desired values, he must know how to use this card of maximum floor area that will be treasured by clients, to lead a smooth trade with them.

33 Sang Gye 341-5

When we regard building coverage ratio and floor area ratio as only numeric measures, such values like quality and diversity of life will be disappeared into numbers. This project focuses on the improvement of urban living environment and suggests some 'different' designs. Having lower rental values despite its proximity to the metro, the upper floors were defined as a living area, and there added compact outdoor spaces to propose a new type of relationship between small-sized housings and urban space. Within the restrictive floor area ratio regulation, the architect tried to create an unprecedented architectural volume. During that process, along with a construction cost issue, some issues which were associated with discord between unusual designs and given programs emerged, and they proved creating 'different' things is not an easy task. however, if we don't give up on attempting such small experiments, we will end up seeing a different urban architectural environment.

34 Dagong

Considering the client's standard which regards profit as the greatest value, the focus was put on securing a maximized floor area ratio and on a specialization work for the lower floors which create a relatively higher rental income. For the 1st floor which directly meets the street, the mechanical parking system and handicapped parking area are positioned at the back of the site despite of a narrow and poor traffic route in order to maximize the floor area, and in its front area, two rental spaces are organized around the main entrance. To increase the building height as much as possible while keeping the maximum number of floors allowed by a given floor area ratio, the middle part of the mass is cut out and placed above the upper floors, and an outdoor area is inserted in the middle of the mass at the level of the 2nd floor. As a result, an area equivalent to the total area of three floors is transformed into a vertical volume. And for this transformed mass, openings connecting two floors with a zigzag form are installed to produce varied interior and outdoor spaces.

35. 한유사옥

Hanyu Office Building

Gas stations in Seoul give a unique characteristic to the city. Due to the nature of business, they have to find their place on roadsides. And as they don't need to be taller than two stories high, they have been blamed for breaking the rhythm of streetscape and making it like a saw blade. Recently, due to the stagnation of gas station industry, there are more projects that replace an abandoned gas station with a new building. Under the circumstances, some people have created a new type of architecture by means of organizing a new lot above an existing gas station and constructing a building on the lot. The current fire services act is strictly restricting transforming a gas station into a mixed-use building, therefore it is not allowed to host a housing, care center, school, hospital or clinic except an office, retail or neighborhood living facility. This new type of mixed-use building combined with a gas station enables to increase floor area ratio up to 240% which is usually 40%~80% in a general gas station building. Consequently, it will become, again, a cause for disconnection in the flow of cityscape.

36 Residence L-Ga

In the housing market, dreams of unspecified individuals are the forces that shift the design of buildings from supplier-oriented to user-oriented and so end up changing city. Architect is not a maker of this flow but a discoverer. Considering building coverage ratio, 17 floors were just enough to meet a given floor area ratio, but as there was no height limit, the building has been raised up by 24 floors under the same floor area ratio condition in order to fulfill the dream of residents, "a home with a courtyard". The system used here allows to extend a building up to 20 floors or even up to 30 floors. And individual courtyards can be adorned differently according to the taste of user, and they display different colors by season and by species of their trees. Their scenes affect the appearance of the building. The design of the building gives a humble answer to a small question to how human will survive through such development projects which are often led by extreme capitalism.