



# Project 1402 Packed House

A B Abruzzo Bodziak  
A Architects

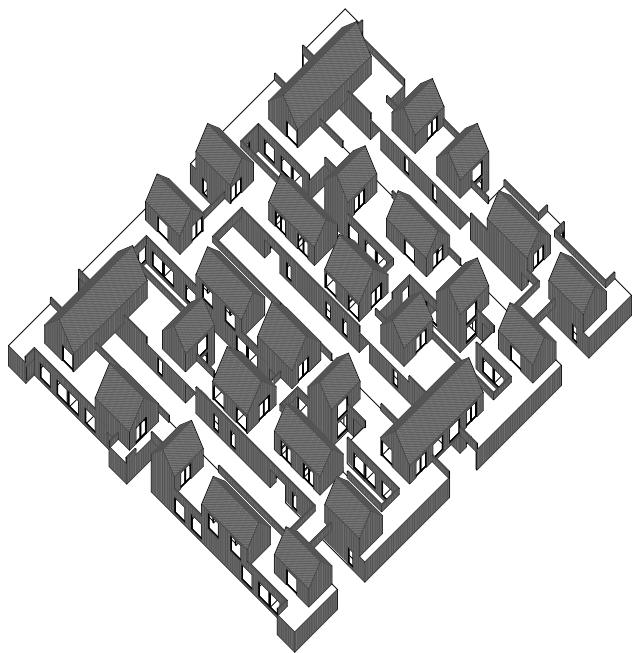


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# Project Details



4

Packed House

Project 1402  
Packed House

Client: Habitat For Humanity

Program: Multi-Family Residence

Location: Charlottesville, VA, USA

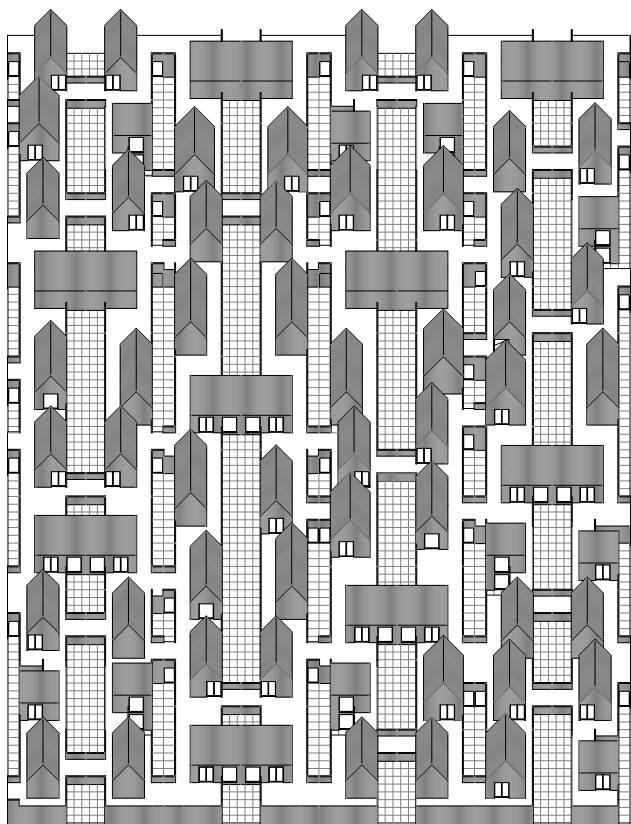
Dimensions: Variable field; Units vary  
between 753 SF and 1,806 SF

Status: Proposal, 2014





# Project Description



## Project 1402 Packed House

A high density, sustainable, low cost housing development designed for a sloping site in Charlottesville, Virginia, is a testing ground for radically rethinking strategies of suburban residential planning, while concealing this reorganization through the careful application of traditional, lower density architectural forms.

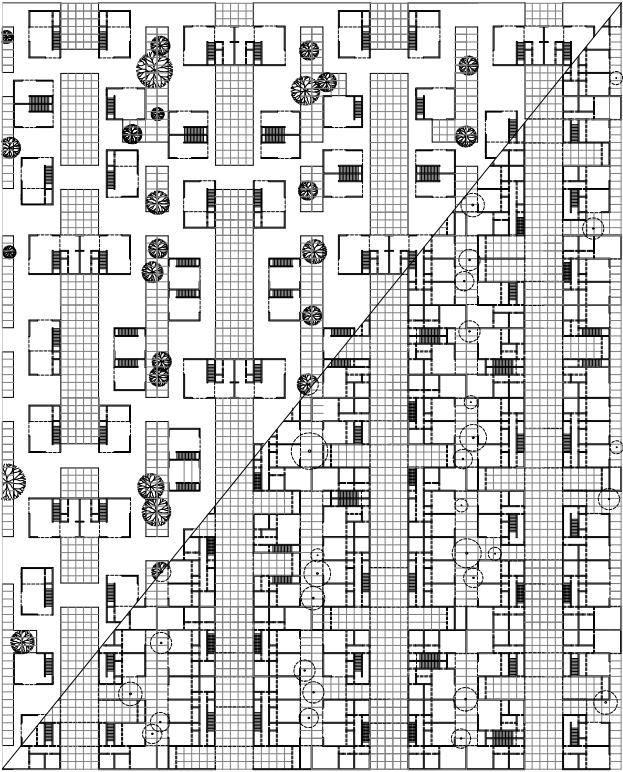
Meant to foster community but allow for privacy, the design is built on the concept of individual units that amass to create a communal whole. Each of seven house types are repeated and arrayed to create a seamless community where each resident has equal access to the outdoors and plenty of natural light.

The houses, which host private

activities (sleeping, bathing) on the lower level and open living and dining spaces on the upper level, respond to the site, which meets the city's public sidewalk at its highest point. A network of green-roof paths and gardens, which sit atop the houses' lower level, extend from the public sidewalk.

The aggregated houses act as one large entity, but the community is experienced in discreet moments; green lawns and views replace the long impersonal corridors typical of high-density residential construction. The icon of the detached single-family dwelling (pitched roof volumes that contain living and dining spaces) break up the vastness of the large agglomerate building. Using familiar materials, forms and common construction techniques, the design integrates architecture and landscape





Split Plan Array, Showing Relationship  
of Upper and Lower Levels

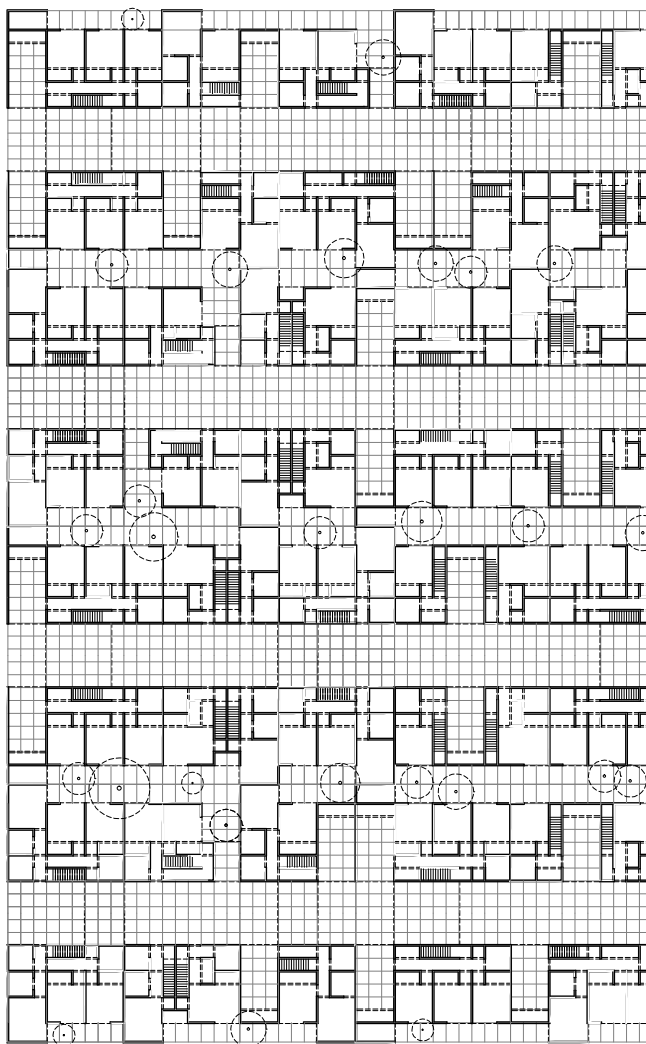
to blur the experience of where private property begins and ends.

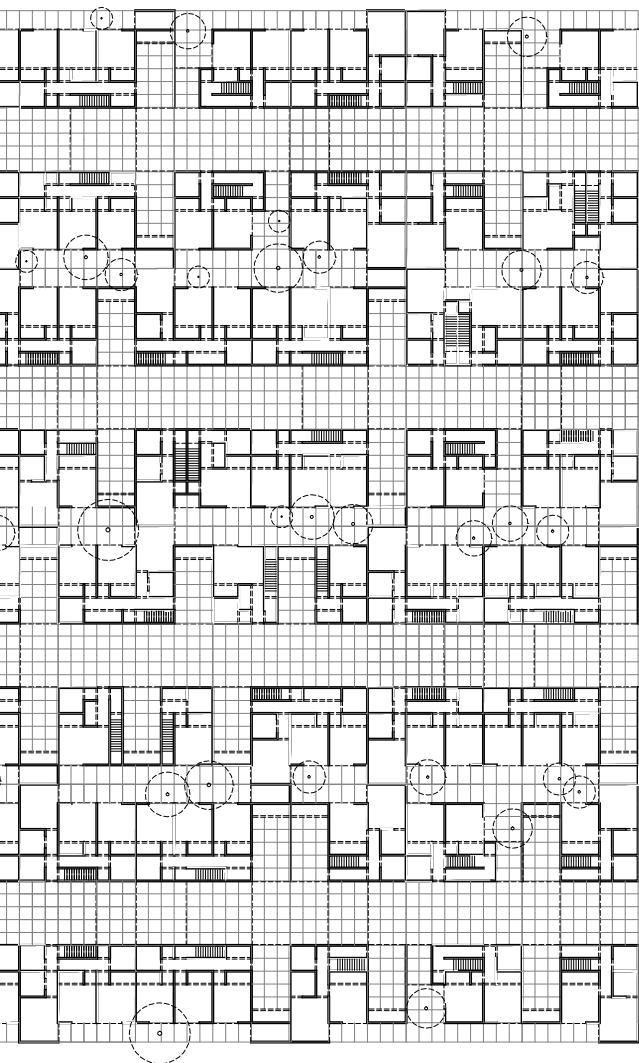
Though the various house units are configured differently, their composition lends towards an egalitarian balance: the largest house (three bedrooms) also provides the most community green space above. The site is arranged so that roads and bike path corridors alternate; each sleeping space on the lower level looks directly onto a garden courtyard.

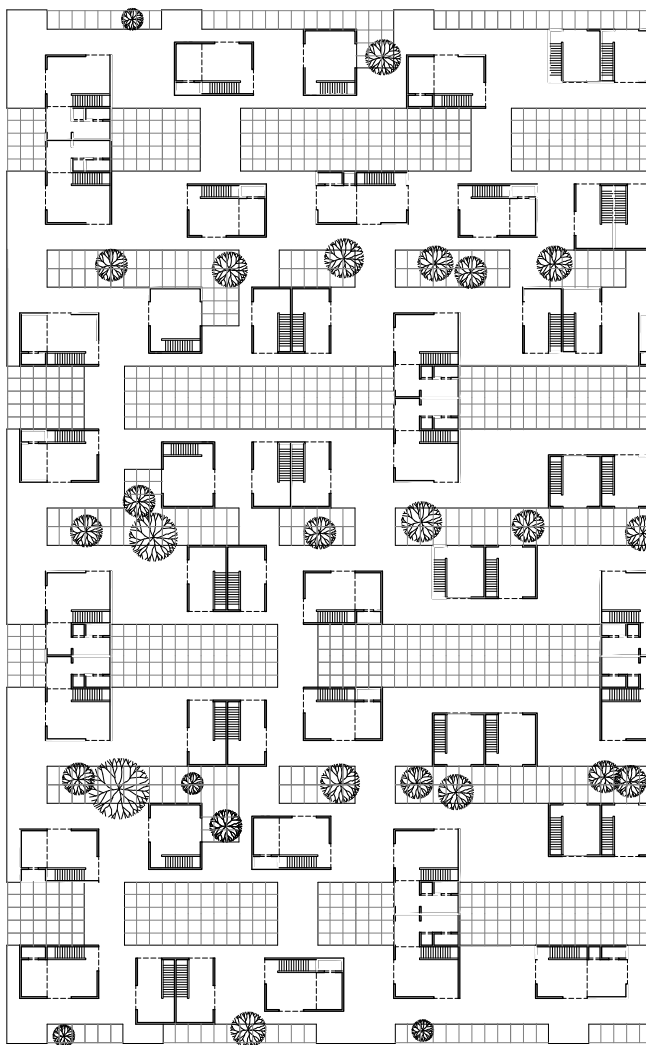


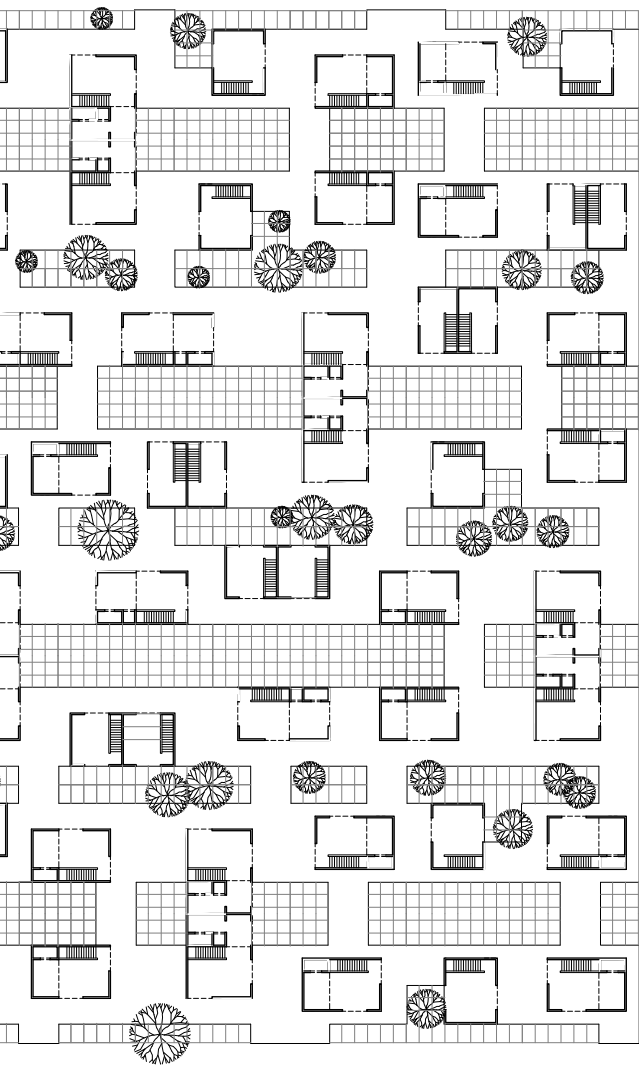


# Project Documentation







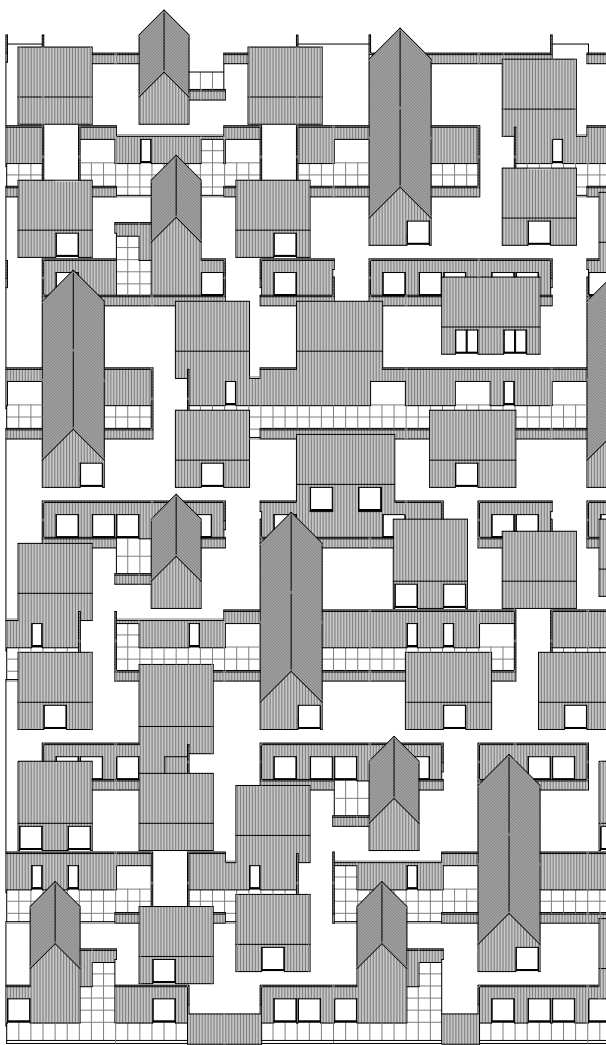


(Pages 18-19)  
First Floor Plan Array, 95 Houses

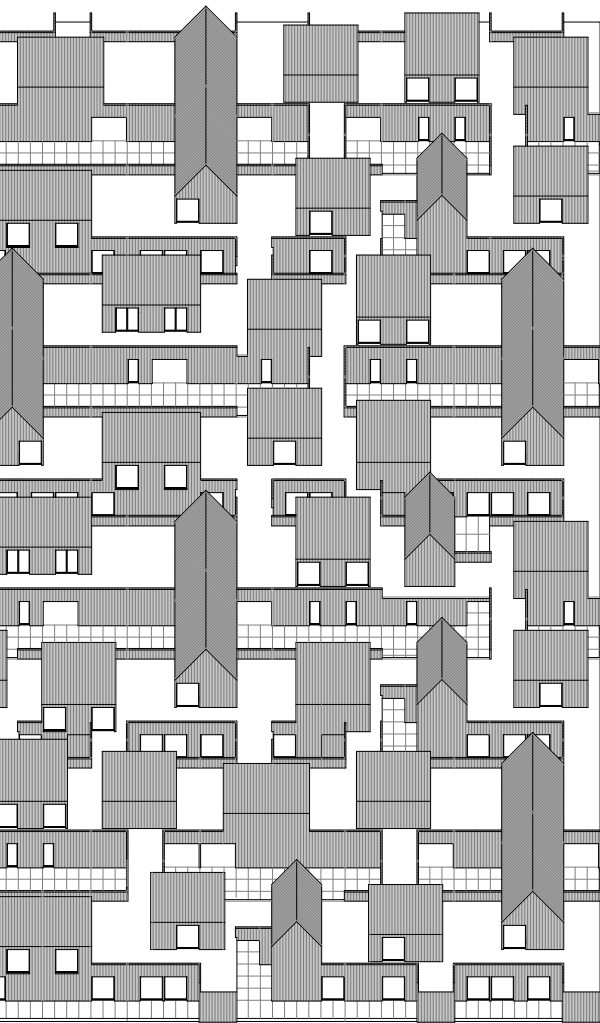
(Pages 20-21)  
Second Floor Plan Array, 95 Houses

(Pages 23)  
Aerial Site Photo



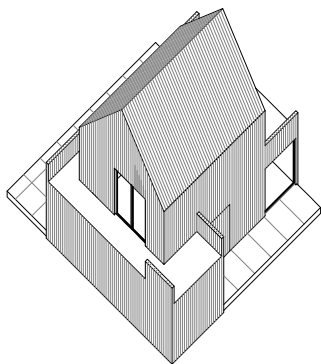




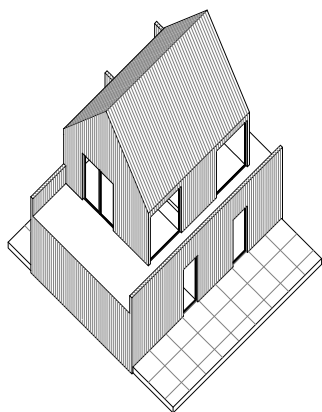


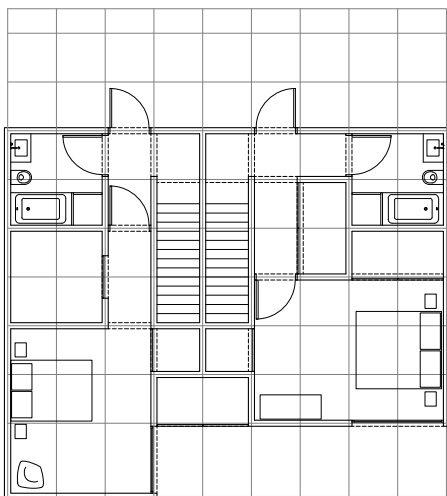




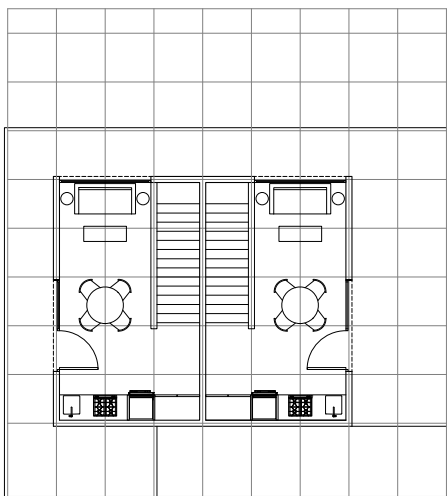


House A  
1 Bedroom, 753 SF  
Axonometric Views






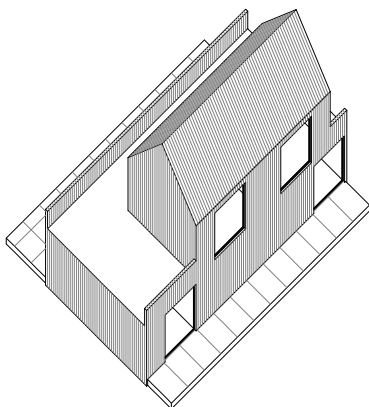
House A  
First Floor Plan



16'      8'    4'    0'

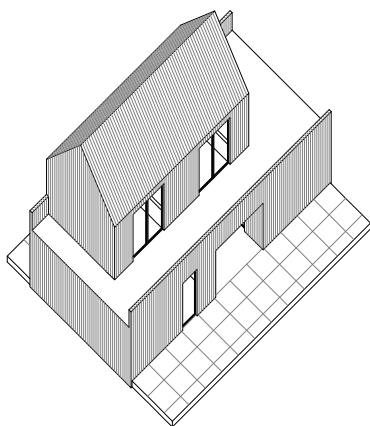


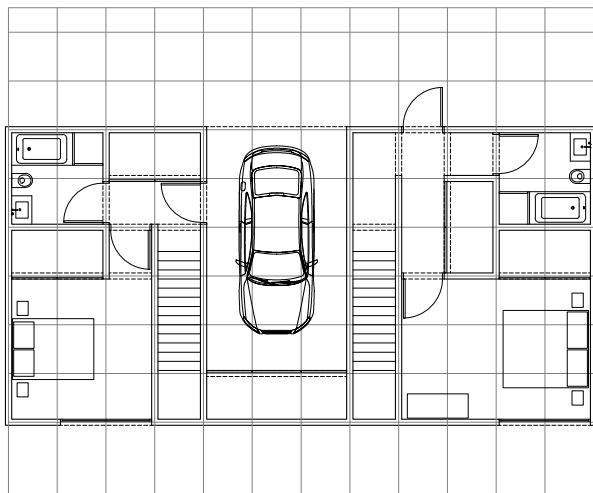
## House A Second Floor Plan



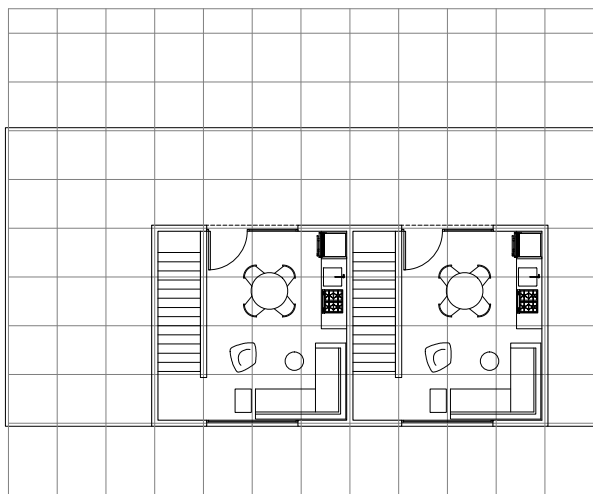
House B  
1 Bedroom + Garage, 1,724 SF  
Axonometric Views





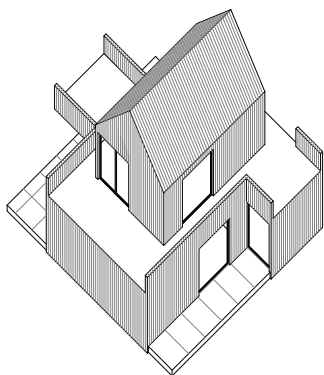


House B  
First Floor Plan

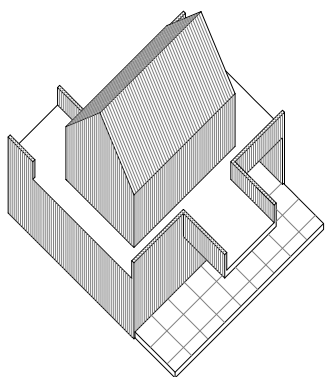


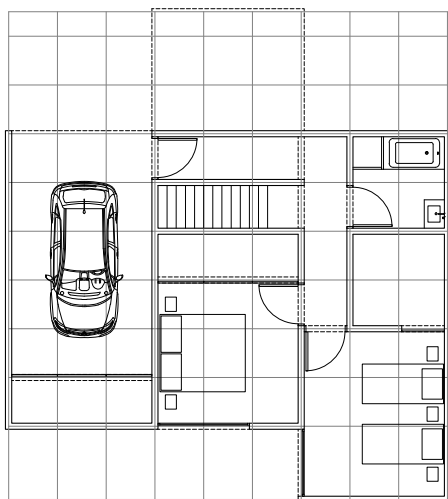
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## House B Second Floor Plan

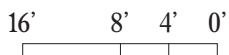
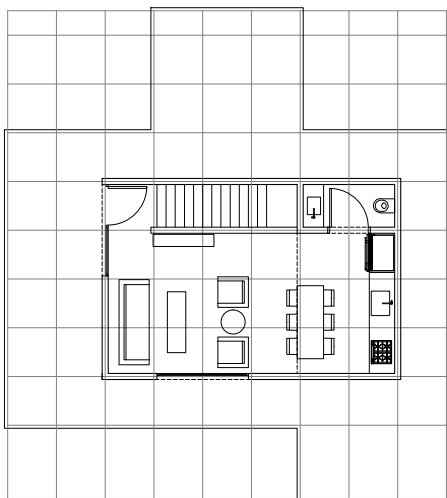


House C  
2 Bedroom, 988 SF  
Axonometric Views

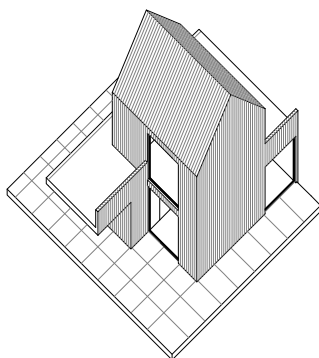




House C  
First Floor Plan

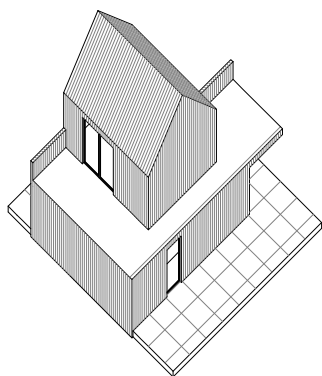


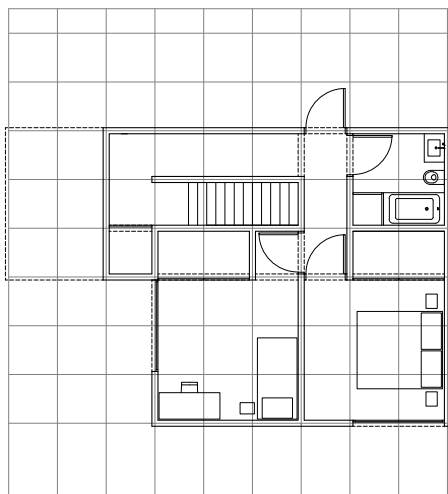
House C  
Second Floor Plan



House D  
2 Bedroom + Garage, 1,373 SF  
Axonometric Views



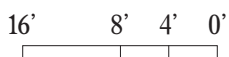
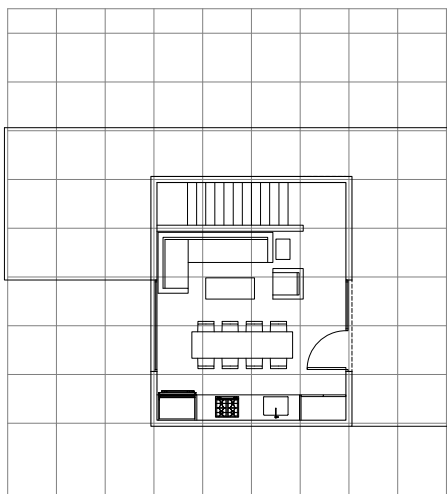




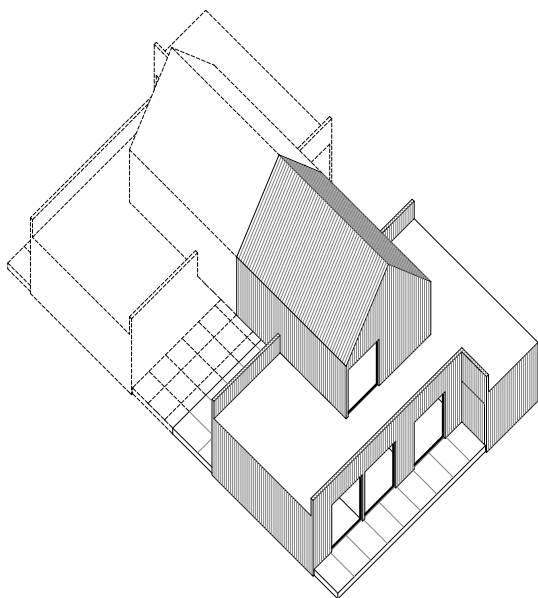
House D  
First Floor Plan

40

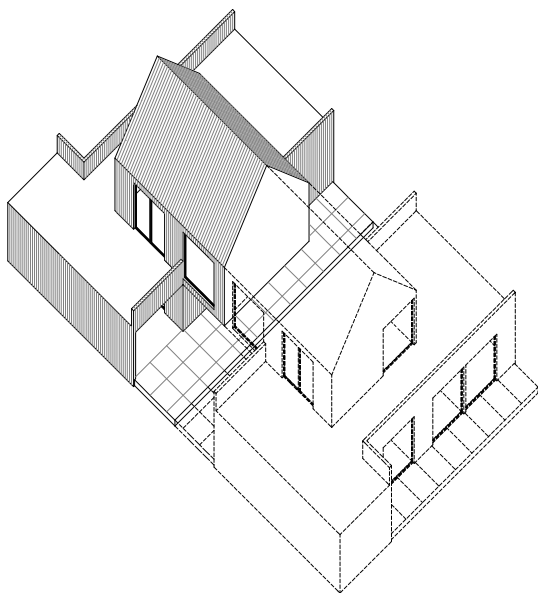
Packed House

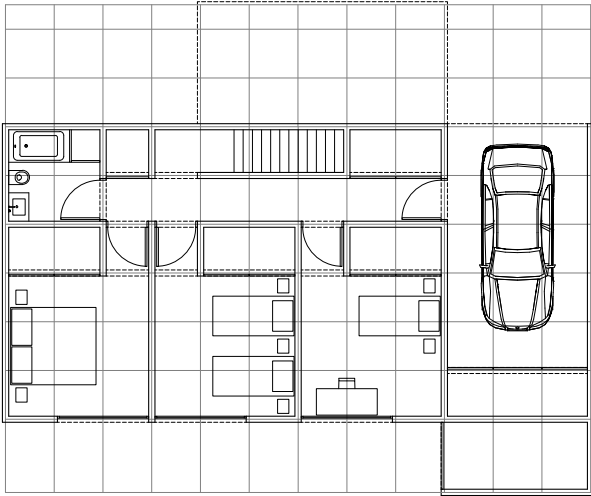


House D  
Second Floor Plan

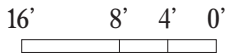
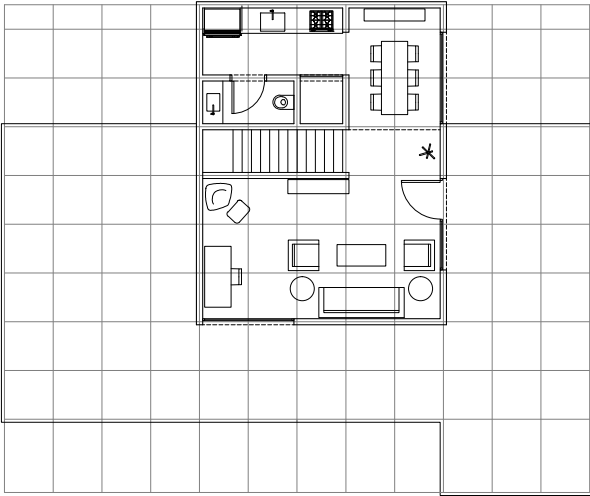


House E  
3 Bedroom, 1,373 SF  
Axonometric Views

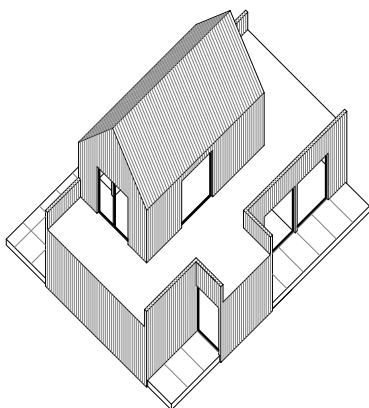




House E  
First Floor Plan

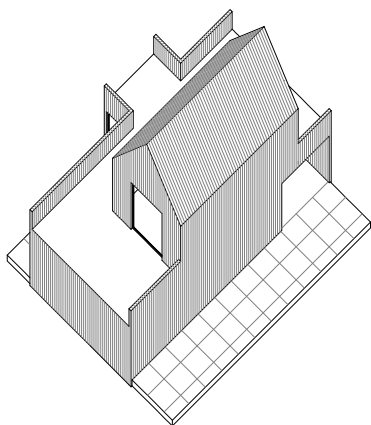


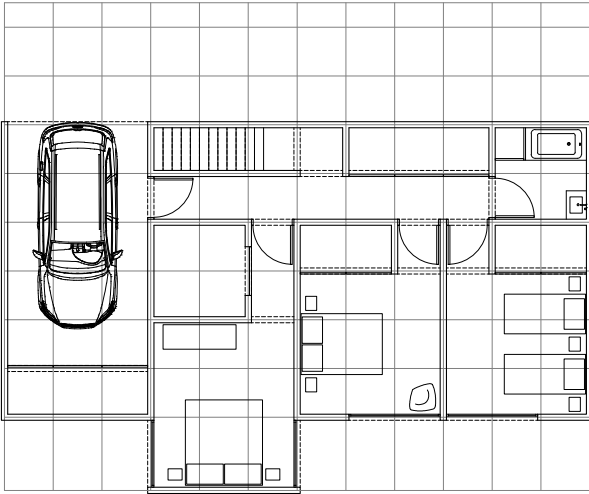
House E  
Second Floor Plan



House F  
3 Bedroom + Garage, 1,733 SF  
Axonometric Views



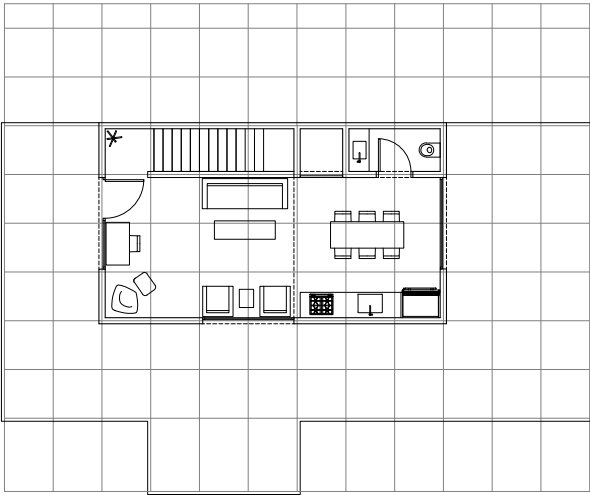




House F  
First Floor Plan

48

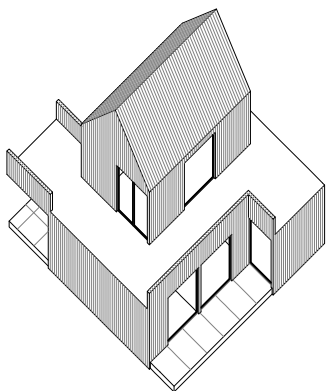
Packed House



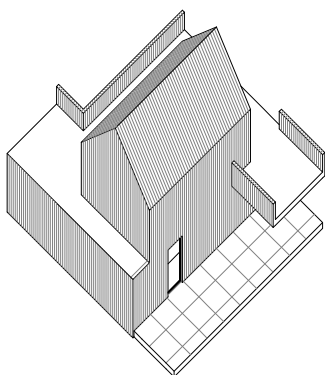
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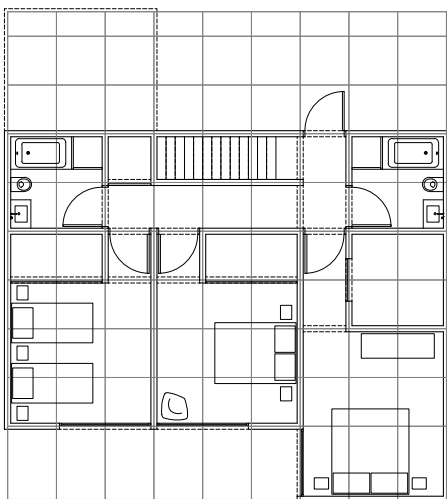
# House F

## Second Floor Plan



**House G**  
**3 Bedroom + Garage, 1,806 SF**  
**Axonometric Views**

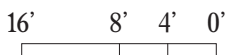
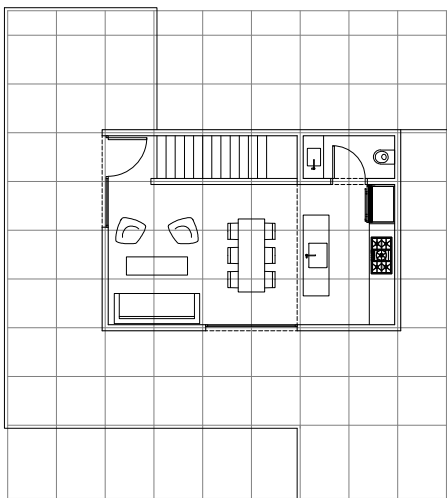




House G  
First Floor Plan

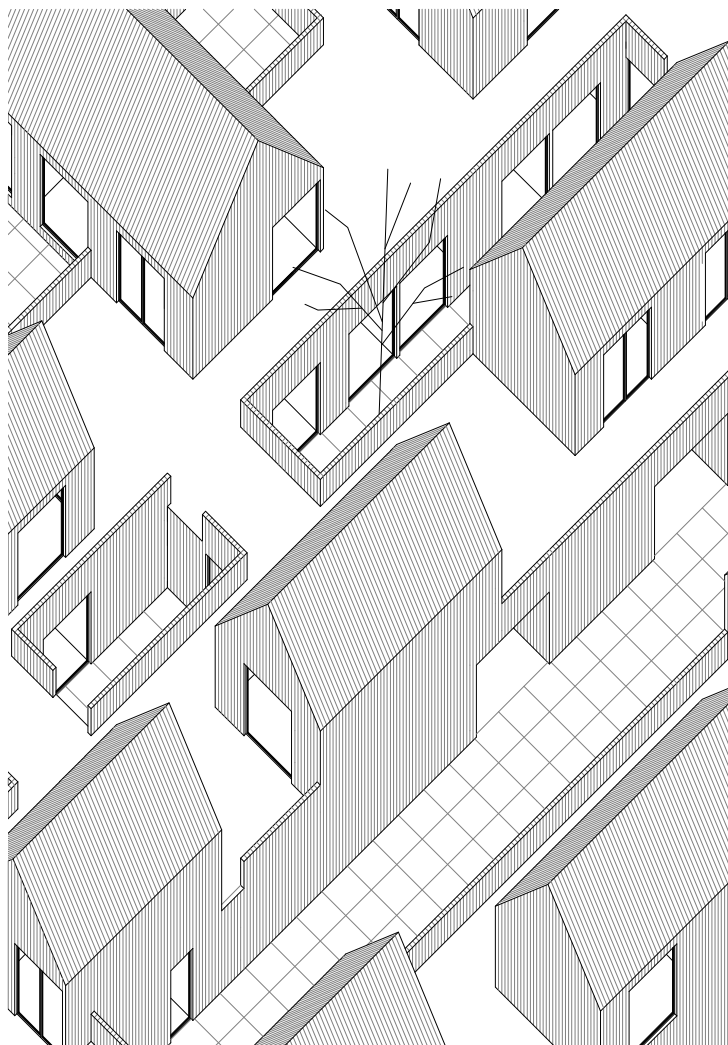
52

Packed House

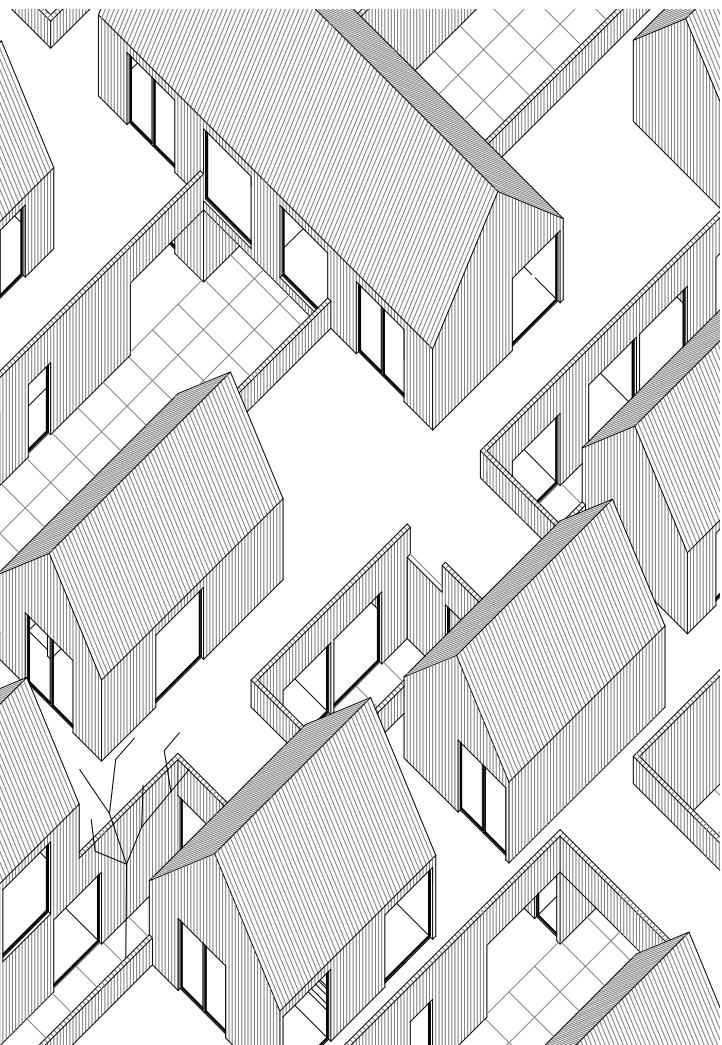


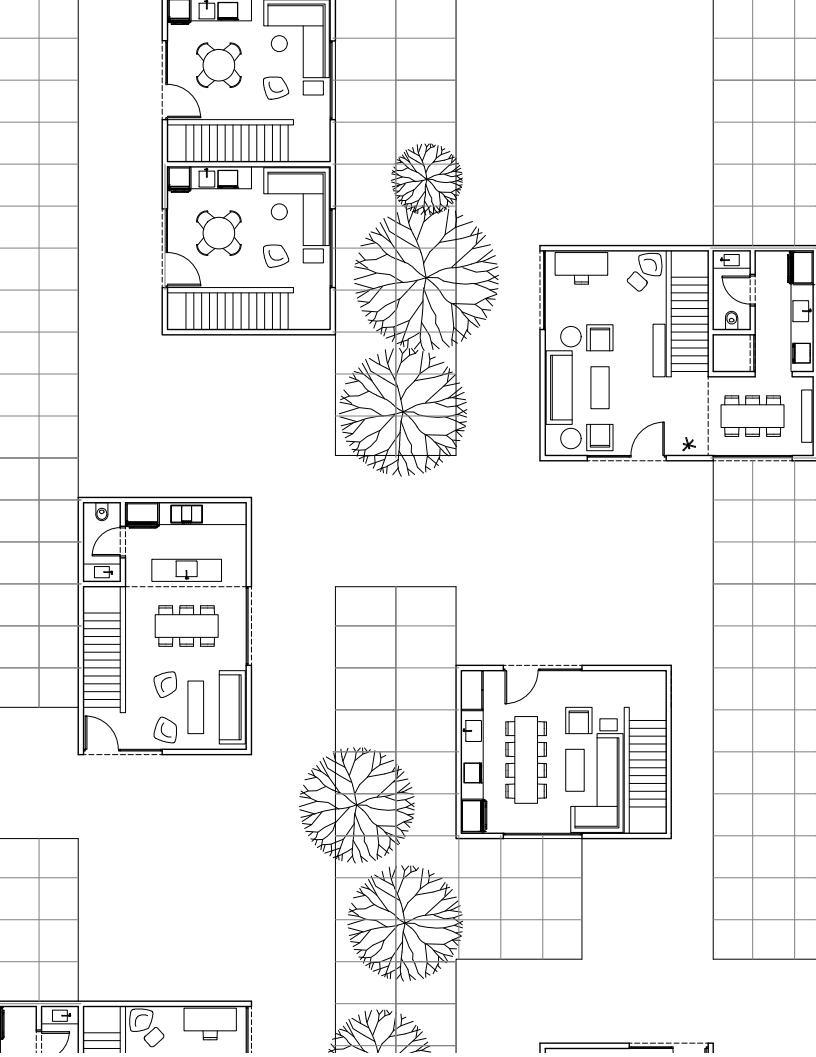
# House G

## Second Floor Plan

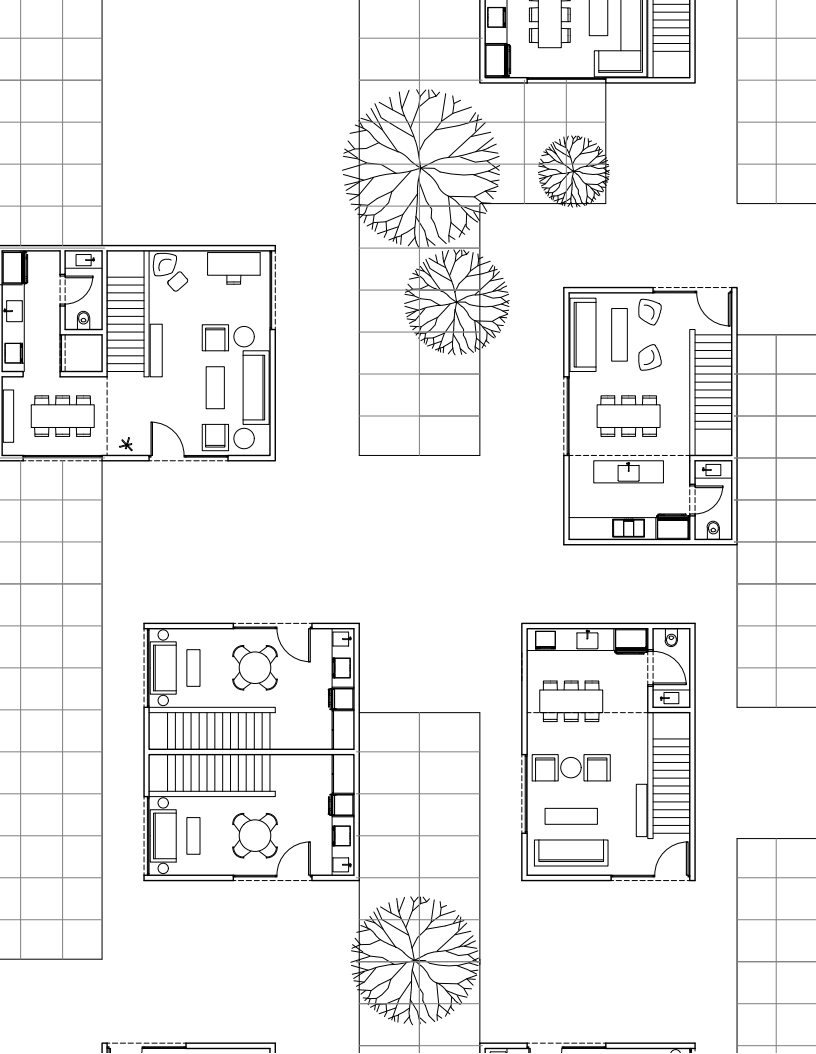


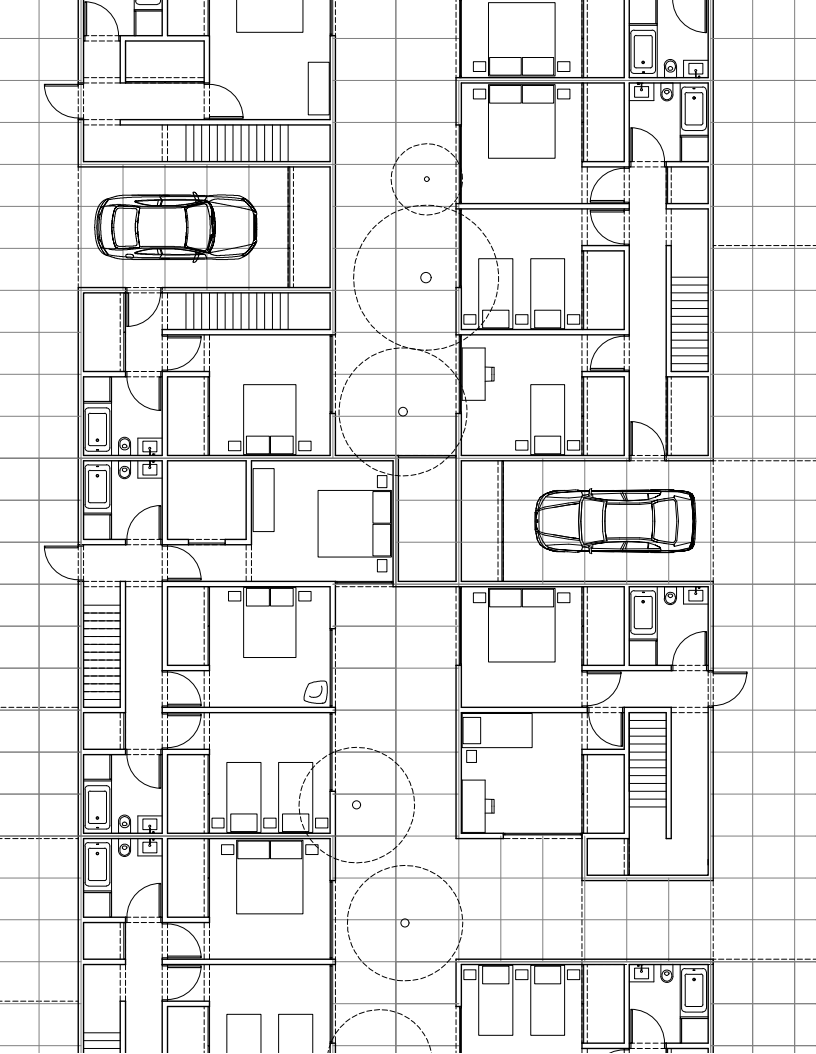




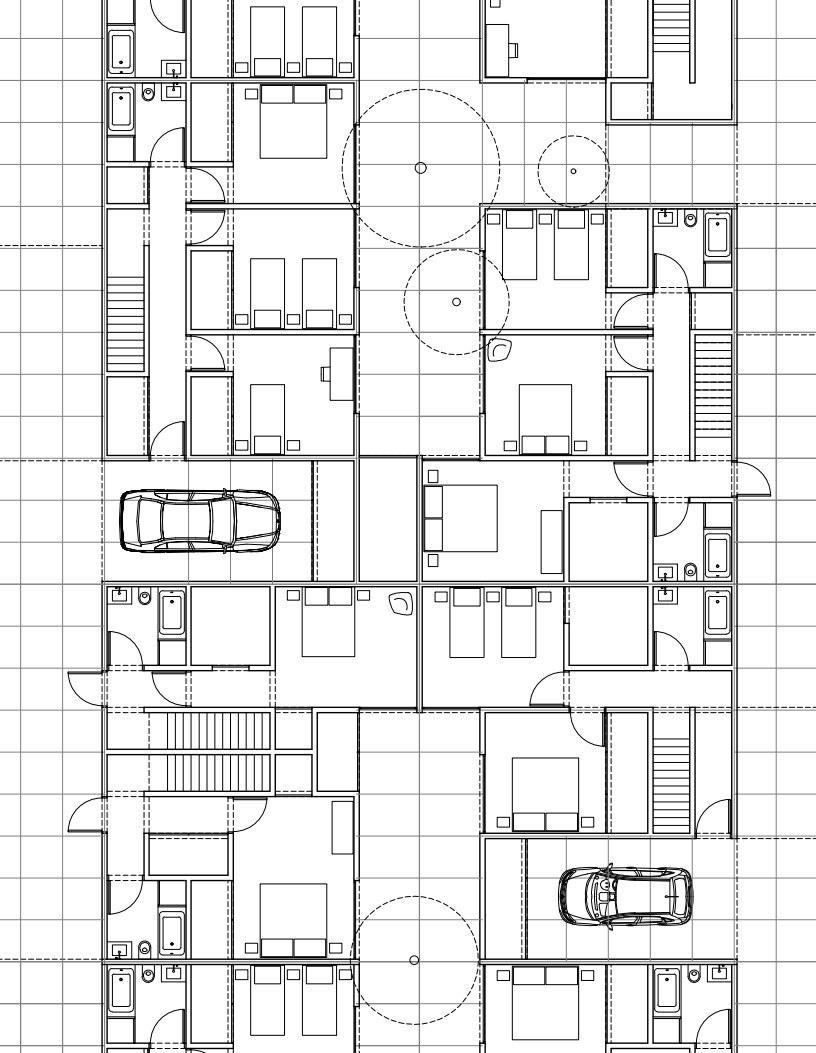


## Second Floor Detail Plan





## First Floor Detail Plan





# Information





## Abruzzo Bodziak

Abruzzo Bodziak Architects is an award-winning New York-based practice with experience ranging from civic and cultural projects to homes, exhibitions, and research-based initiatives. A thought leader in the field, the firm's work is rooted in experience and is defined by an innovative approach to contextuality, relentless focus on detail, and aesthetic achievement with a strong conceptual viewpoint.

Established by Emily Abruzzo and Gerald Bodziak, ABA has been recognized by the Architectural League of New York (the 2010 Architectural League Prize for Young Architects and Designers), the AIA (New Practices New York 2012 and a 2013 AIA New York Design Award), *Wallpaper Magazine* (Architects Directory 2013: "The world's



KORB

Journals of Landscape Architecture

2013

UNCHARTED TERRITORIES

21

GROWING URBAN HABITATS

GROWING

Growing Urban Habitats documents and expands on Urban Habitats, an international design

3.11/After

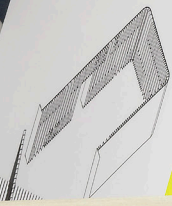
記憶と再生へのプロセス

五十嵐太郎 (著)

MAGIC

Young Architects 12: Resources

編者  
責任者



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2  
1  
2



best young practices”), *Architectural Record* (2016 Design Vanguard), and the New York City DDC (Design + Construction Excellence Program).

The office’s work has been featured in international publications such as *Architectural Record*, *Wired*, *Fast Company*, *FRAME*, *Domus*, *PIN-UP*, *Baumeister*, and *Cultured*, and has been exhibited by institutions such as Exit Art, Japan Foundation, Storefront for Art and Architecture, The Boston Society of Architects, and as part of The New Museum Festival of Ideas, with the Audi Urban Future Initiative.

Emily Abruzzo, AIA, LEED AP, NCARB is a Founding Partner of ABA. She received her Bachelor of Arts from Columbia College and her Master of Architecture from Princeton University, where she also received a Certificate in Media and Modernity and was named a Fellow at The Center for Arts and Cultural Policy Studies. Currently a Critic at the Yale School of Architecture, Emily is a founding editor and publisher of 306090 Books, and a 2014 MacDowell Fellow. She is a citizen of both the United States and Italy.

Gerald Bodziak, AIA, LEED AP, NCARB is a Founding Partner of ABA. He received his Bachelor of Science from the University of Michigan Taubman College of Architecture and Urban Planning and his Master of Architecture from Princeton University. Gerald is a Fellow of The Forum



and Institute for Urban Design, and has taught design and construction courses at numerous institutions including Columbia's Graduate School of Architecture, Planning, and Preservation. He is a citizen of the United States.



# Imprint





Project 1402  
Packed House

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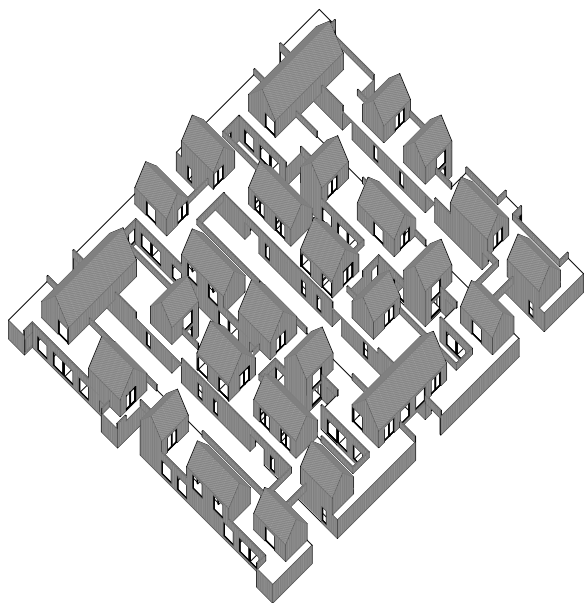
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## ABA Project Booklets

1701	“Reflected Ceiling”
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1213	“Irish Hills House”
1212	“FitNation”
1204	“Landscape (Triptych)”
1106	“Space Frame”
1018	“Grow A Lot “
0905	“Arts Union Beacon”





A B  
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