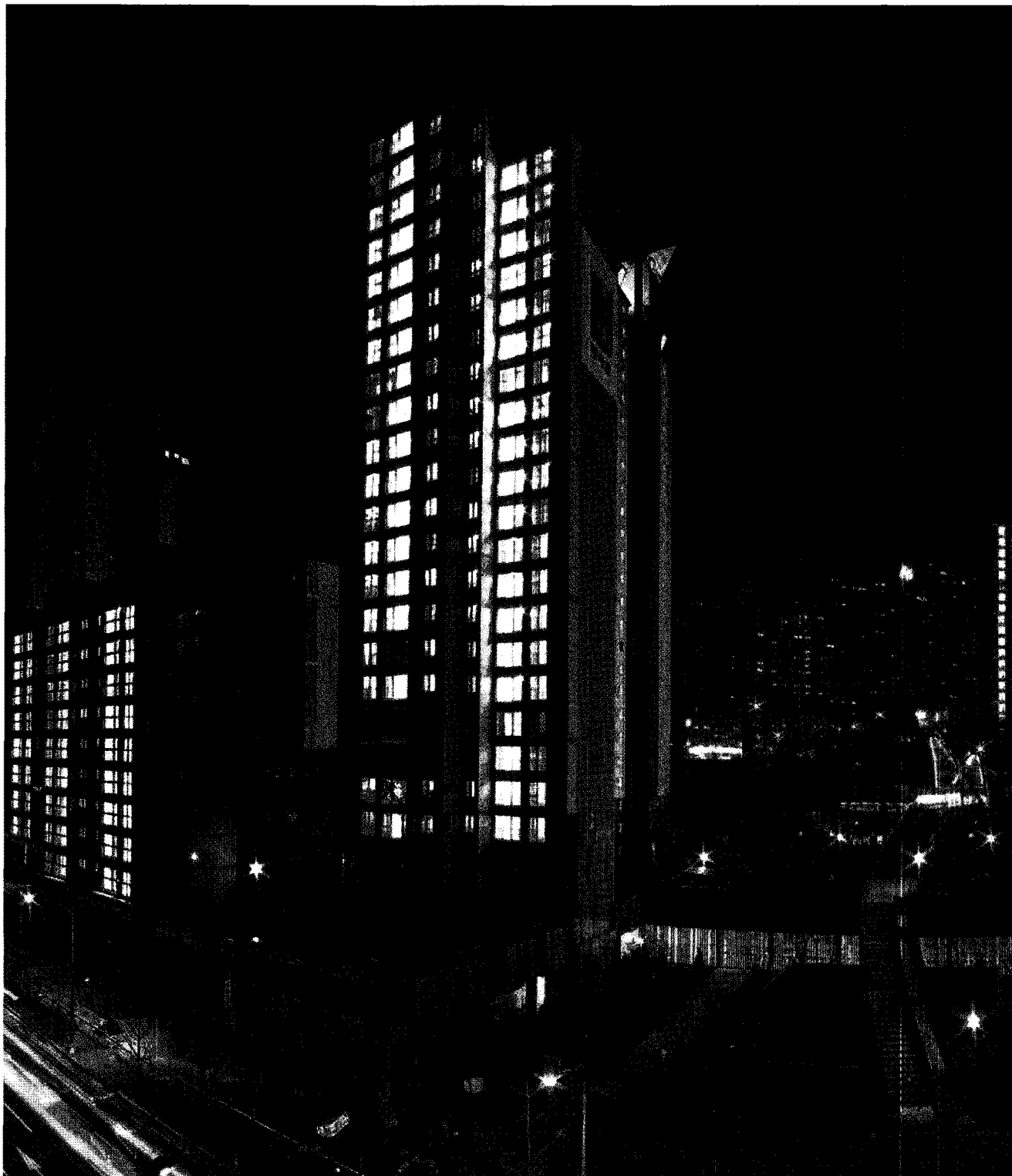
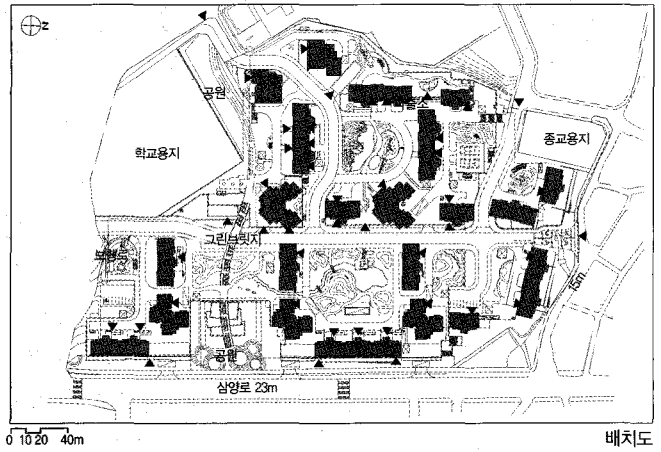
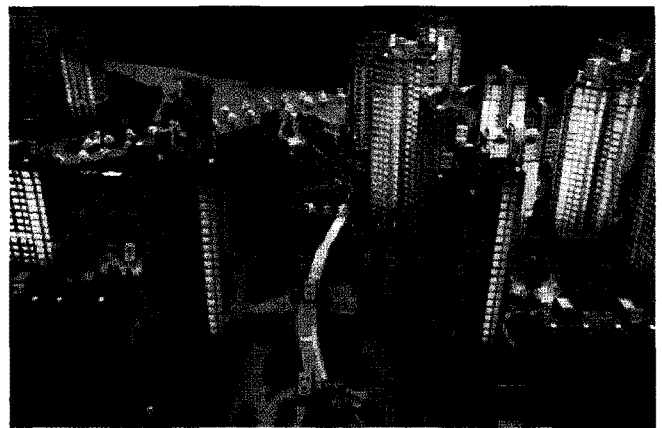
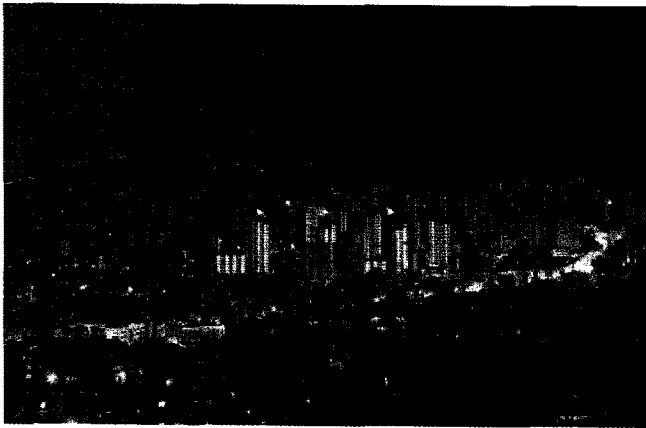


Mia12, Newtown district Residential Renewal Project  
**미아12 재정비촉진구역 주택재개발정비사업 아파트**

Project team | Lee, Won-myung/Moon, Suk-hoon, Jang, Ji-yoon/L'EAU  
 Client | Mia12, Newtown district Residential Renewal association  
 Location | Seoul Gangbuk-gu Mia-dong 812  
 Site Area | 54,047.70m<sup>2</sup> Building Area | 9,533.16m<sup>2</sup>  
 Gross Floor Area | 193,337.20m<sup>2</sup>  
 Building to Land Ratio | 17.64%  
 Floor Area Ratio | 239.13% Structure | R.C  
 Structural Engineer | MAC Engineering Co., Ltd  
 HVAC Engineer | CHUNGWOO ENG Co., Ltd  
 General Contractor | SAMSUNG C&T CORPORATION  
 ENGINEERING & Construction Group  
 Building Scope | B3-25F  
 Finishing Materials | Water-based paint / Granite  
 Photographer | Woo, Kyung-sun Cost | not disclosed



서영철 · 박래훈 — 정영현 (주)에이비라인건축사사무소  
 Architects — Seo, Young-cheol · Park, Rae-hoon, KIRA



미아12 재정비촉진구역 주택재개발정비사업은 서울 강북지역의 열악한 도시기반시설과 노후주택의 주거환경 개선을 목표로 하는 뉴타운사업을 통해서 쾌적한 도시환경을 조성하고자 계획되었다. 기존의 노후된 주택을 허물고 새롭고 다양한 주거유형을 도입하여 도심 한가운데에서 자연을 누리며 도시와 단지, 자연과 사람이 어우러지는 그런 공간을 만들고자 하였다.

**주동 배치**

- 타워형과 판상형의 혼합과 층수의 다양화로 획일적인 주동 배치 지양 및 리듬감 있는 단지 배치
- 삼양로변은 저층의 주동과 연도형 상가를 배치하여 생활가로 활성화를 통해 생동감 넘치는 거리 조성

**지형 순응형 계획**

- 단지 중앙의 준공용도로 주변에 데크를 활용한 지하층 계획으로 주차장 및 주민공동시설을 배치하여 경사지형을 적극적으로 활용

**녹지 계획**

- 북한산 광역녹지축과 연계된 자연친화형 생활녹지 조성
- 공원과 공원을 연결하는 쾌적한 입체 보행공간 구축(그린 브릿지) 및 도시주거 공간의 공원화 계획
- 녹지공간을 최대한 확보하여 주민들이 소통할 수 있는 다양한 생활공간구성 - 자연형 수변 미당 등

Mia12 Newtown District Residential Renewal Project is planned to create a pleasant environment by Newtown Business that is aimed to regenerate residential environment of decrepit houses and poor urban infrastructure in Gangbuk area of Seoul. By pulling down existing old houses while adopting new and various housing types, we intend to make a space where people can enjoy green inside of downtown, where a city is harmonized with housing complex, so is nature with humans.

**Block Plan**

- Diversifying the number of floors/ Mixing the tower-type with flat-type to avoid uniformed arrangement of blocks but make a rhythmical complex.
- Placing the low-rise block and the street-side commercial facility on the side of Samyang-ro to revitalize a lively neighborhood.

**Typography-adaptation Plan**

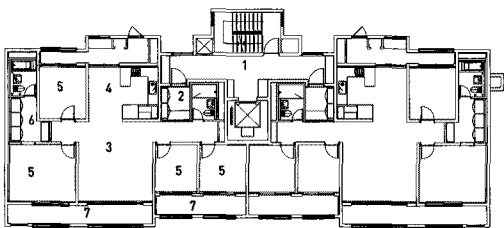
- To take advantage of a slopping land, putting underground parking space and a community center under the deck which is around the semi-public road in the center of the site.

**Green plan**

- Creating Eco-friendly neighborhood green space connected with wide green axis of Bukhan mountain
- Making pleasant pedestrian space named Green-Bridge that connects between parks / Establishing park-like city residential area
- Establishing a variety of community space by fully securing green space to make its residents can communicate each other (ex: Eco-Waterside open space). ■



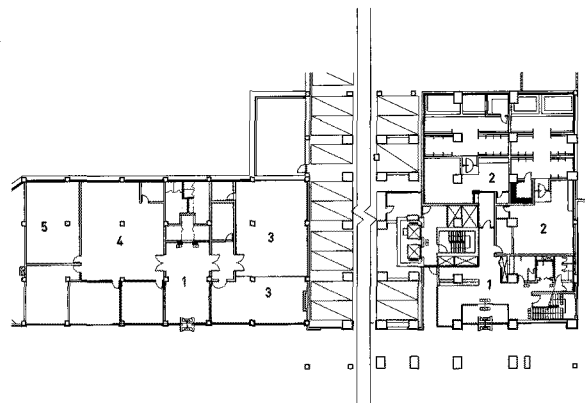
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|----------|-----------|------------|-----------|
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| 02_ 사우나  | 05_ 방재센터  | 08_ 주민공동시설 | 11_ 골프연습장 |
| 03_ 다목적실 | 06_ 문고    | 09_ 헬스장    | 12_ 옥외데크  |



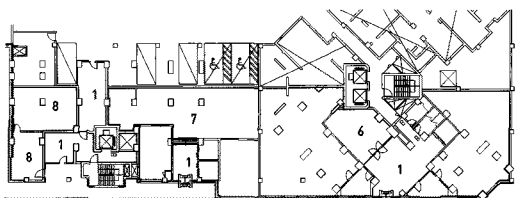
0 1.2 5m

113형 주동평면도

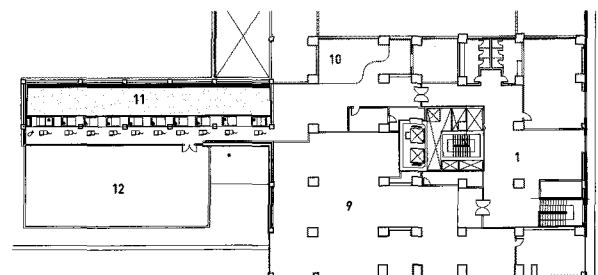
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|------------|-----------|---------|
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| 02_ 현관     | 05_ 방     |         |
| 03_ 거실     | 06_ 드레스룸  |         |



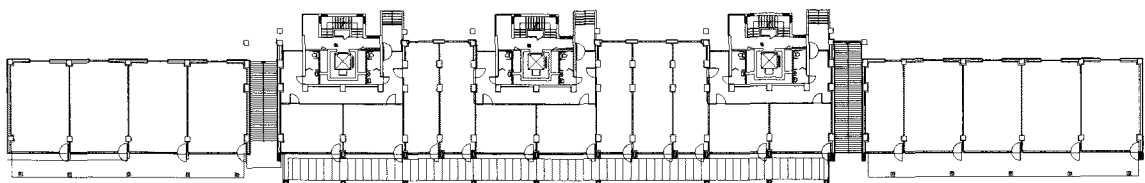
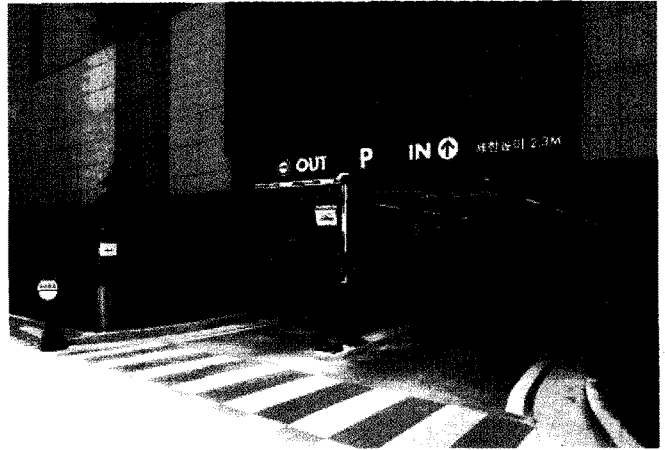
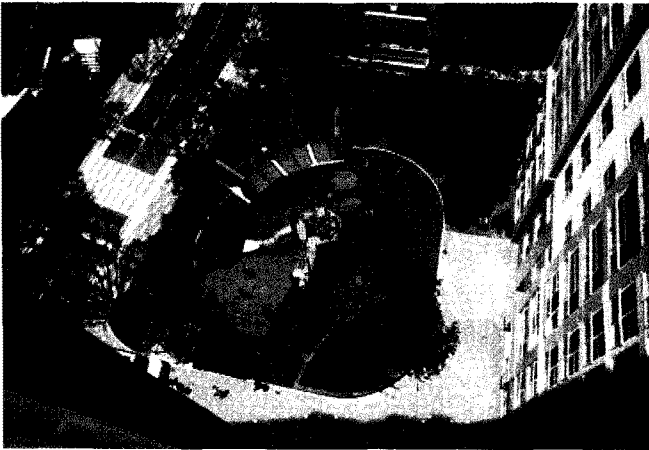
사우나/관리사무소 평면도



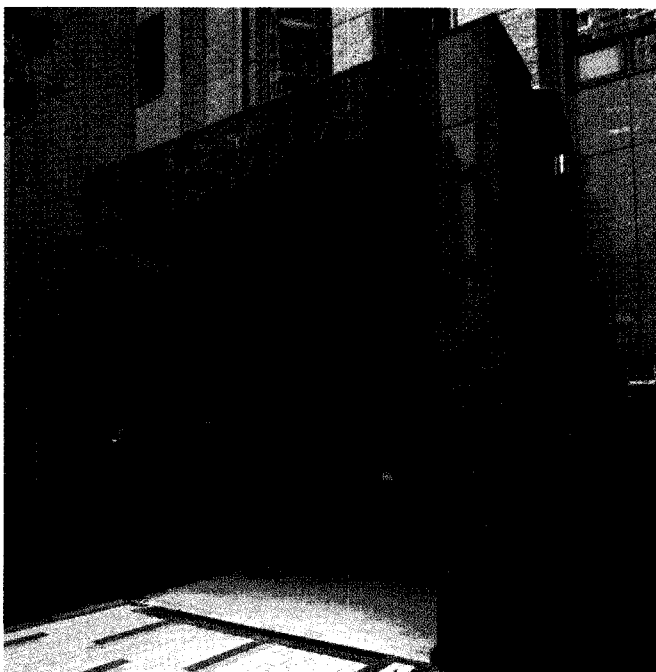
경로당/독서실 평면도

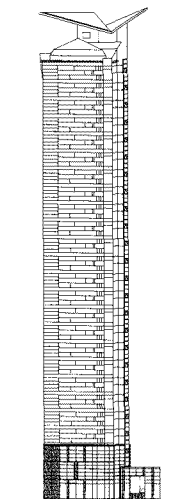
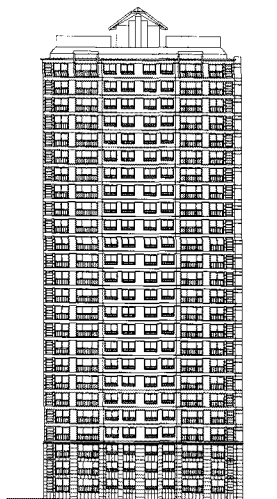
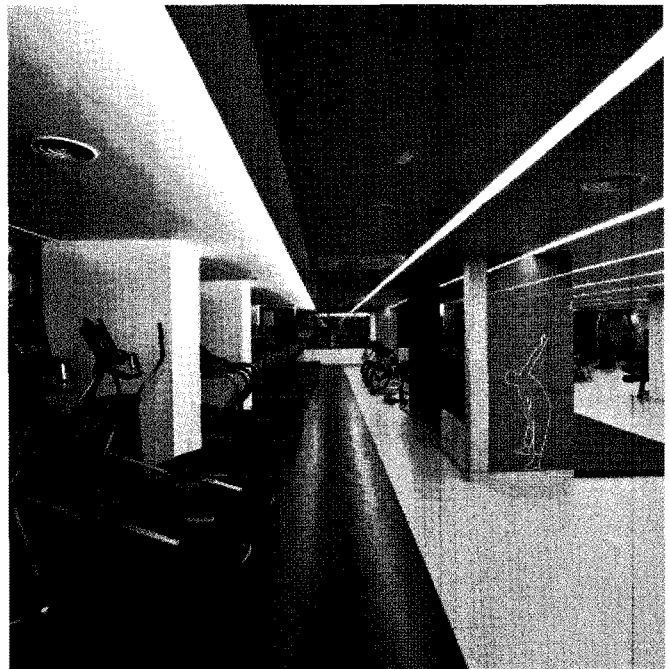
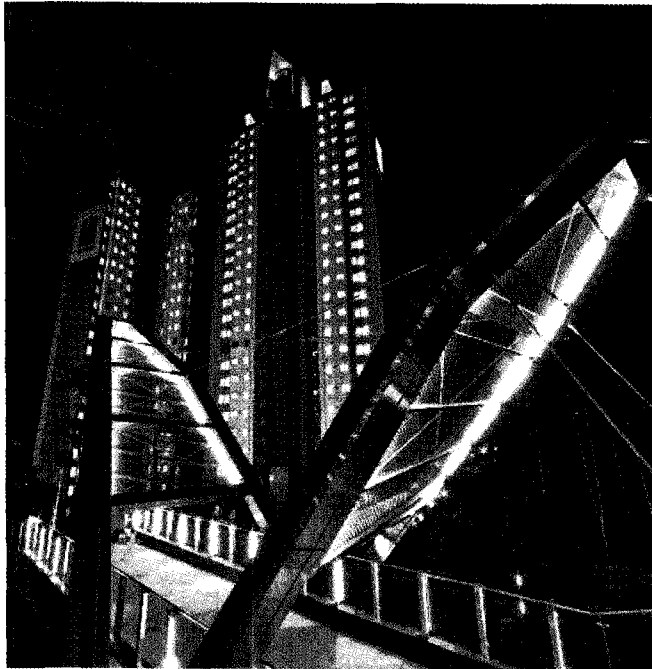
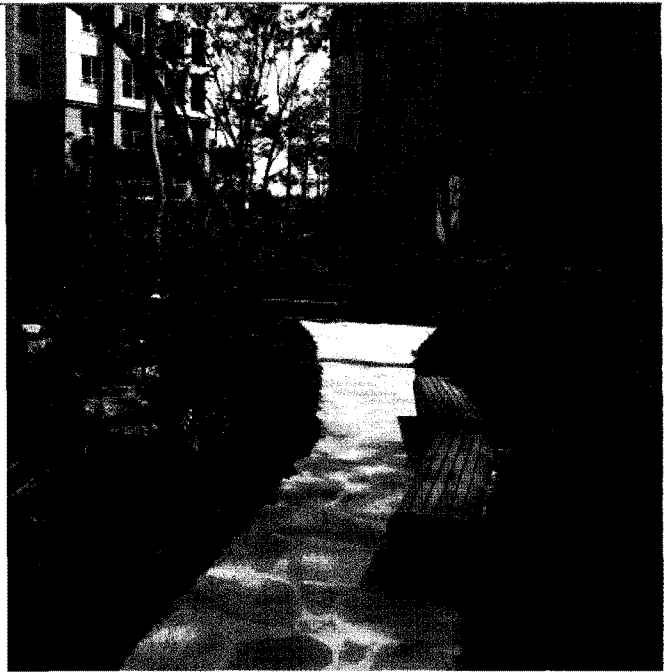


골프장/헬스장 평면도



상기B 평면도





0 10 20m 정면도

우측면도

