

BEARDEN PLACE STORY HOUSE

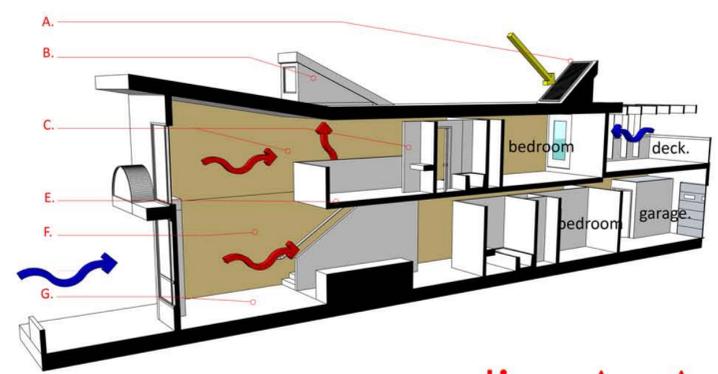
“EVERY BUILDING TELLS A STORY”™ IT TELLS A STORY ABOUT ITS SITE AND THE VISION OF THE CLIENT.

ALL NEW CONSTRUCTION MUST RESPOND TO THE GREEN INITIATIVES, ORIENTATION TO THE SUN AND TO ITS NEIGHBORHOOD.

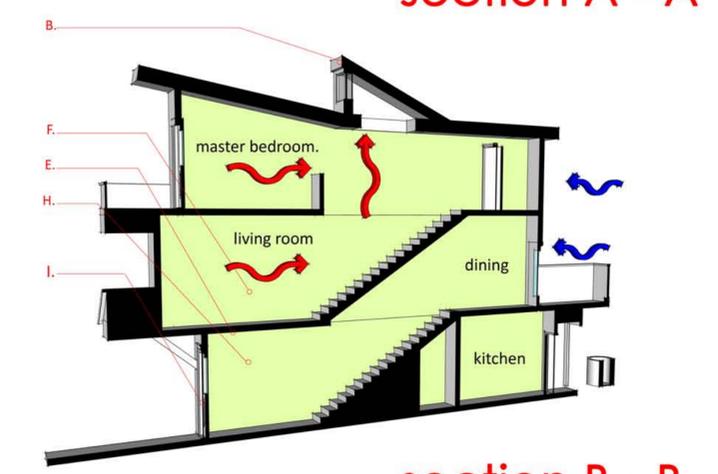
PRINCIPLE - ALL NEW CONSTRUCTION MUST ORIENT TO THE SUN TO MAXIMIZE ENERGY EFFICIENCY AND DAYLIGHTING. THIS NEW STYLE OF ARCHITECTURE WILL BE THE STANDARD FOR ANY NEW RESIDENTIAL PROJECTS.

- MAJOR GLASS TO THE SOUTH
- HORIZONTAL SUN SHADES TO THE SOUTH
- VERTICAL SHADES TO THE EAST AND WEST
- ALL UNITS MUST HAVE THERMAL MASS TO STORE THE HEAT ENERGY AND CREATE A FLYWHEEL EFFECT
- EACH BUILDING SHOULD BE SUPER INSULATED
- EACH BUILDING SHOULD HAVE SOLAR CHIMNEY TO MOVE AIR THROUGH THE BUILDING
- EACH BUILDING SHOULD BRING LIGHT TO THE INSIDE WITH AN INTERNAL LIGHT SHAFT
- EACH BUILDING SHOULD HAVE SOLAR HOT WATER

- A. Solar hot water. Thermal chimney
 - B. Daylighting shaft to hall and bathroom
 - C. Wood frame structure above second floor
 - D. Glass garage door
 - E. Precast second floor
 - F. Masonry bearing wall
 - G. Concrete floor
 - H. Precast bearing wall
 - I. Entry
 - J. Thermal shade
- ARROW COLOR KEY**
- Blue arrow: Cool air circulation
 - Red arrow: Hot air circulation
 - Yellow arrow: solar energy



section A - A



section B - B



section C - C



east elevation - 1/16" = 1'-0"



north elevation - 1/16" = 1'-0"

PRINCIPLE – EACH LIFE IS A SERIES OF LAYERS AS IS EACH BUILDING. EACH SHOULD BE DIFFERENT YET BASICALLY BE SIMILAR.

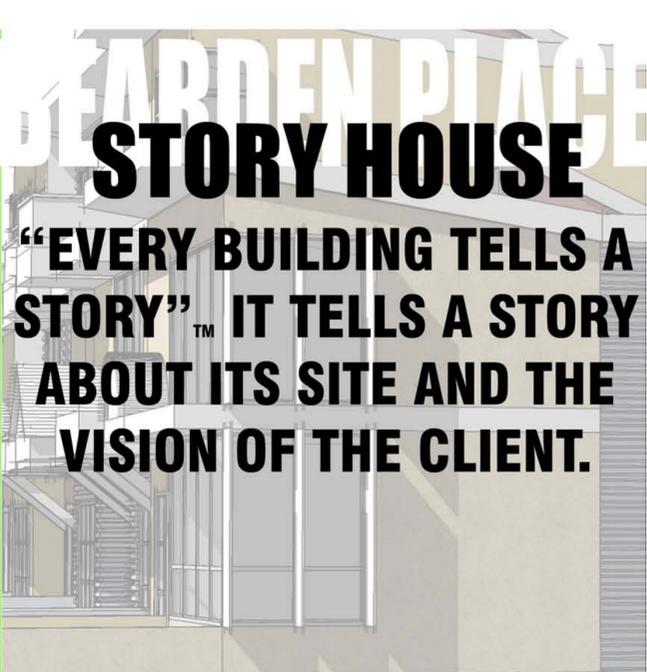
- THERE ARE TWO TYPES OF UNITS:
 - A TWO-STORY L/D/K/BED ON FIRST FLOOR FOR ELDERLY OR WORK AND ARTIST AND BED ON THE SECOND FLOOR
 - A THREE-STORY UNIT WITH ARTIST ON THE FIRST FLOOR WITH A GLASS GARAGE DOOR TO A SOUTH PATIO AND L/D/K ON THE SECOND FLOOR OF THE UNIT
- EACH UNIT HAS A PATIO TO THE SOUTH
- EACH UNIT HAS A GARDEN AND THE TWO-STORY UNITS HAVE AN OPTIONAL SMALL GARDEN OVER THE GARAGE
- EACH ENTRY AND ENTRY DOOR SHOULD BE DISTINCTIVE
- BUILDINGS OF 2010 MUST LOOK DIFFERENT

PRINCIPLE – THE BUILDING APPEARANCE SHOULD REFLECT A LAYERING OF MATERIALS LIKE THE ARTISTIC WORK OF ROMARE HOWARD BEARDEN.

- THE BUILDING FAÇADE REFLECTS LAYERS OF MATERIALS LIKE A COLLAGE OF THE NEIGHBORHOOD MATERIALS
- THE BUILDING SHOULD BE A PALLET TO “CONTRIBUTE TO THE VITALITY, SELF-IMAGE AND COHERENCE OF THE COMMUNITY”



perspective



GARDEN PLACE STORY HOUSE

“EVERY BUILDING TELLS A STORY”™ IT TELLS A STORY ABOUT ITS SITE AND THE VISION OF THE CLIENT.

UNIT DESCRIPTION

THE BASIC UNIT IS 40' X 16'. THE BASIC UNIT IS 16' WIDE BY 40' AND FACES SOUTH. THE MIDDLE FOUR UNITS ARE FOR YOUNG FAMILIES WITH ARTIST SPACE ON THE FIRST FLOOR. THE TWO OUTSIDE UNITS ARE MOST LIKELY TO ACCOMMODATE OLDER COUPLES WHO WOULD LIKE THE LIVING, DINING, KITCHEN AND BEDROOM ON ONE LEVEL.

3-STORY OPTION	2-STORY OPTION
640 SF (3RD)	640 SF (2ND)
640SF (2ND)	960 SF (1ST)
292 SF (1ST)	1600 SF X \$95/SF =
1572 SF X \$95 = \$149,340	\$152,000
GARAGE AND UNFINISHED	GARAGE 300 SF
400 SF X \$50/SF = \$20,000	X\$50/SF = \$15,000
TOTAL \$169,340	TOTAL \$167,200

SETBACKS

FRONT YARD 15' PLYMOUTH AVENUE
SIDE YARD WEST 7' SHERIDAN AVENUE
SIDE YARD EAST 10'

BUILDING CONSTRUCTION

- THERMAL MASS WITH BURNISH BLOCK MASONRY BEARING WALL INSULATED ONE SIDE BETWEEN EACH UNIT. CONCRETE PLANK FLOORS ON THE FIRST AND SECOND FLOOR. SUPER INSULATED WALLS AND CEILING. TRIPLE GLAZING TO THE NORTH. WOOD FRAME THIRD FLOOR AND ALL NEW NON-BEARING WALLS. CEILING SLOPED TO ALLOW RAIN WATER TO RUN OFF THE WHITE MEMBRANE ROOF.

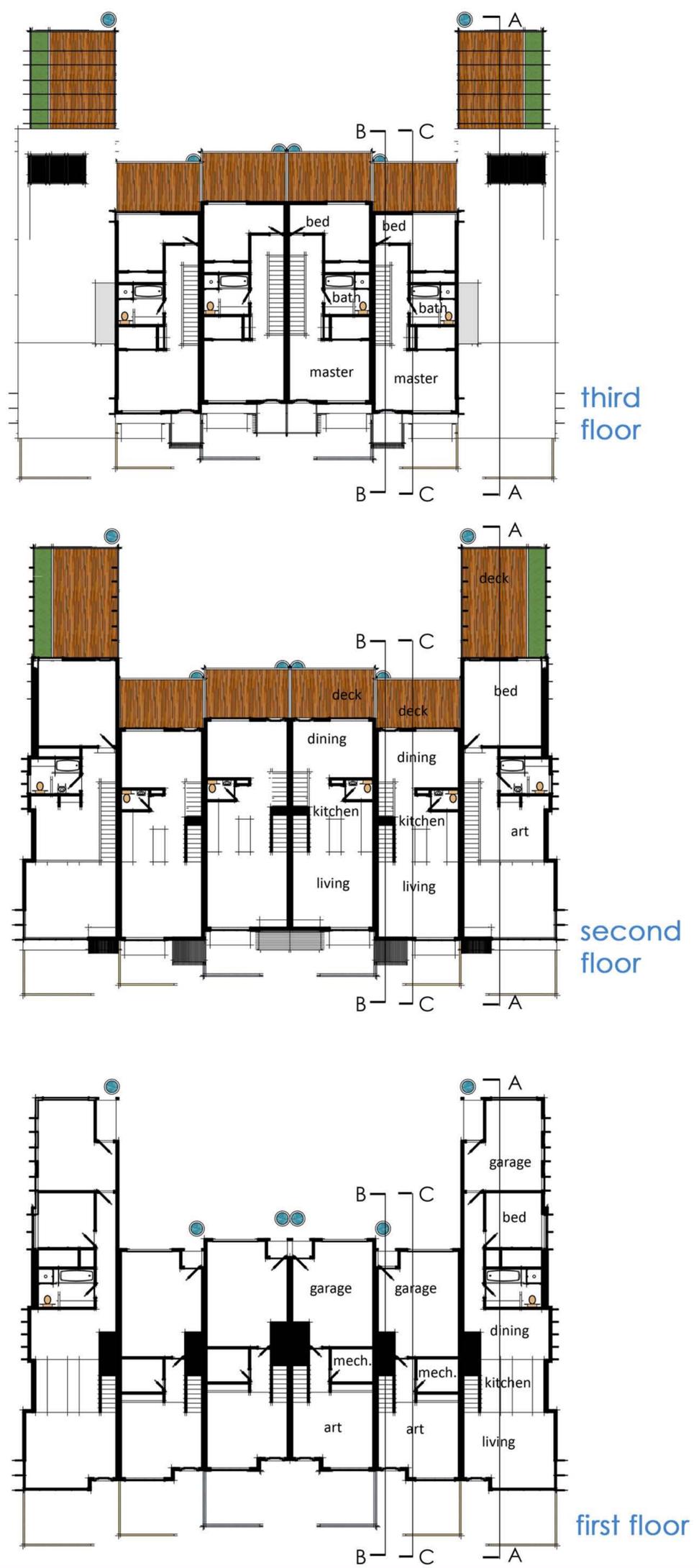
LANDSCAPE ECOLOGY

- RAIN GARDEN
- INDIGENOUS DROUGHT RESISTANT PLANTING
- SHADE TREES
- GARDENS WITH VEGETABLES
- RECYCLE WASTE CONTAINERS
- COMPOSTING HOLDING TANK
- WATER STORAGE

SITE PLAN NOTES

- (A) Art display space
- (B) Rain garden
- (C) Garden
- (D) Indegenous planting
- (E) Rainwater collection

site plan - 1/16" = 1'-0"



floor plans - scale 1/16" = 1'-0"