

Bearden Place

A Housing Competition in the "Artists Core"

Six two-story townhouses, with basements, developed around a common courtyard.

Design Principles

Community and Individual...

- Street Corner – a neighborhood gathering ground
- Courtyard – a community place
- Garden – a shared endeavor
- Townhouse – an evocative home

Building and Nature...

- Add to a mature urban setting
- Shape a pastoral landscape
- Access sun and daylight
- Take advantage of rainwater
- Nurture and share sustenance

Life-long Dwelling Place...

- Adapt to evolving stages of life
- Support changing capabilities
- Build high performance, integrated systems
- Embrace enduring qualities and durable materials
- Make possible a multi-generational community

Nature

 Site - Clustering housing around common, shared spaces is a traditional form with social benefits for today

 Water - A mixture of planting beds and rain gardens will provide water management for the site

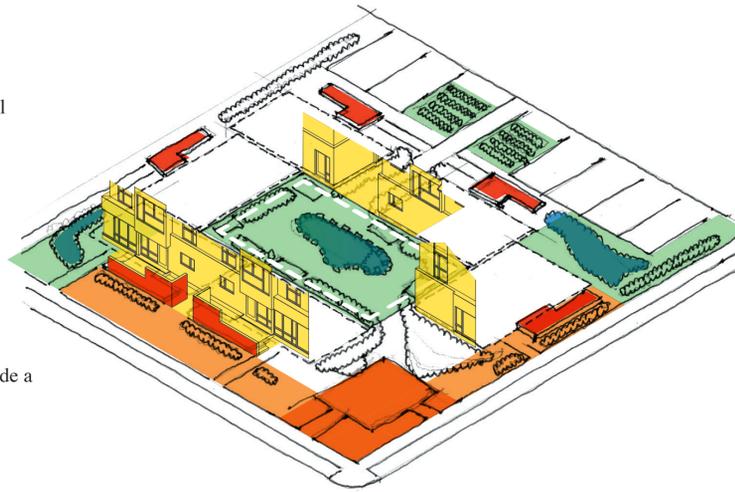
 Energy - A predominantly southern exposure will provide all of the housing with excellent daylight

Community

 Public - Houses that face the street and provide a residential texture for the block

 Public Gesture - Public art that engages the neighborhood and provides a story for today.

 Semi-public - The corner lot small park offers neighborhood opportunity for socializing



Individual

 Shared spaces - The central courtyard and garden spaces will be the primary socializing areas

 Semi-private - Outdoor porches provide for occasional socializing

 Private - Individual houses offer opportunities for re-configuration and self-expression

Adaptability

Simple structure - Provides for cost efficient construction and maximum adaptability

Flexible layout - Multiple configurations are easily accomplished

Energy efficient - Compact design and high performance envelop



Ground Level Floor Plan

Plymouth Avenue North

Sheridan Avenue North

Upper Floor Plan 

Building section view north

Building section view west

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The design envisions courtyard-oriented townhouses bringing together a multi-generational community and adaptable to the evolving, life-long needs.

Livable Features:

- Flexible and adaptable floor plans
- Attention to daylighting and solar access
- Economical, energy efficient building technologies
- Durable, low maintenance materials
- Natural ventilation for comfort and indoor air quality
- Universal design features

Each townhouse floor is 18 x 32 feet with cantilevered spaces for a total dwelling area of 1192 square feet with basement expansion space. While the townhouse is smaller than requested in the competition parameters, its plan is adaptable for up to three bedrooms. Its compact size allows for higher quality components and improved building performance in response to the project budget. Plumbing and mechanical systems are "clustered" and distribution is coordinated with the floor truss system. A private deck and exterior storage for bicycles and other equipment is planned.

materials and construction methods/systems etc.

Exterior

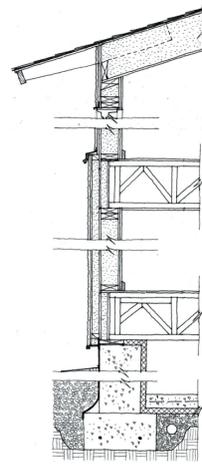
- 40 year shingle
- Breathable deck protection
- Structural insulated panel — R-50
- Vapor barrier
- Gypsum board

Walls

- Stucco
- House wrap
- Structural insulated panel — R-50
- Vapor barrier
- Gypsum board

Foundation

- Waterproofing - exterior
- Cast-in-place concrete
- Rigid insulation - interior — R-10



Interior

- Fiberglass/wood windows — U-0.25
- Translucent nanogel panels — U-0.05
- Ventilating windows
- Fiberglass/wood doors — U-0.27

Floors

- Tile / Carpet
- Plywood Sub-floor
- Wood truss
- Gypsum board

Basement Floor

- Concrete
- Rigid Insulation — R-10
- Granular base

Bearden Cost Estimate.xls

Existing conditions	\$1.19 /sf	Fire Suppression	\$2.39 /sf
Concrete	\$8.36 /sf	Plumbing	\$9.55 /sf
Metals	\$2.39 /sf	HVAC	\$14.33 /sf
Wood & Composites	\$7.16 /sf	Electrical	\$8.36 /sf
Thermal & Moisture Protection	\$14.33 /sf	Electronic Security	\$1.19 /sf
Doors & Windows	\$10.75 /sf	Earthwork	\$3.58 /sf
Exterior Finishes	\$7.16 /sf	Utilities	\$4.78 /sf
Interior Finishes	\$11.94 /sf	Paving	\$2.39 /sf
Residential Equipment	\$3.58 /sf	Landscaping	\$5.97 /sf
Subtotal			\$119.40 /sf
Overhead & Profit			\$9.55 /sf
Total			\$128.95 /sf
Probable Project Construction Cost			\$922,265
5% Contingency			\$46,113
Probable Project Construction Cost with Contingency			\$968,378
Probable Construction Cost per Townhouse (includes contingency)			\$161,396



View to northwest



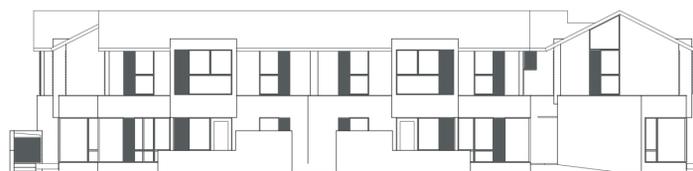
Courtyard view



Interior kitchen view



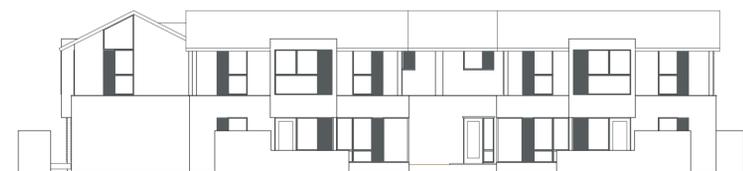
Other interior view



South elevation



East elevation



North elevation