Beardon Place - Up and Dirty - Down and Clean

This project takes into consideration the importance of marketabilty of flexiable dwellings designed for Artist/Designers and impacting the community as it continues to rebound from the current housing crisis.

There are 2 Up and Dirty units on the western side-designed for full family living on the main level and open Artist space on the upper floor.

There are 4 Down and Clean units designed more as storefronts for a live work lifestyle. With most of the family living occuring in the back portion and the upper level of the units. The eastern most unit is slightly varied to allow for more entertaining with a galley kitchen and a more open lower level with the family/media area located in the upper level. This unit also responds to Sheridan Ave with more window to allow significant natural daylight into the unit.

The saw tooth of the South facades open the building to the street corner and give the units real front yards for ornimental gardening using natives plants.

The siting of the garages and building preserve 2 of the 3 large trees on the site.

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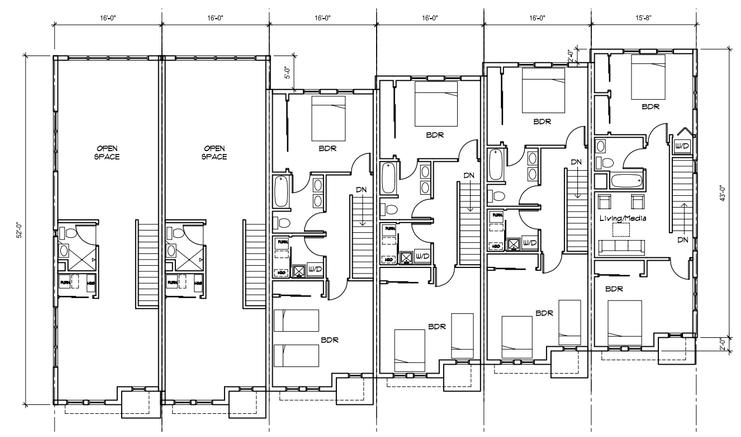
This site for the project is located at an intersection that in the past has been a concern for the neighborhood. The addition of a six unit RowHouse will add to the fabric neighborhood and speak to the importance of building to stay.

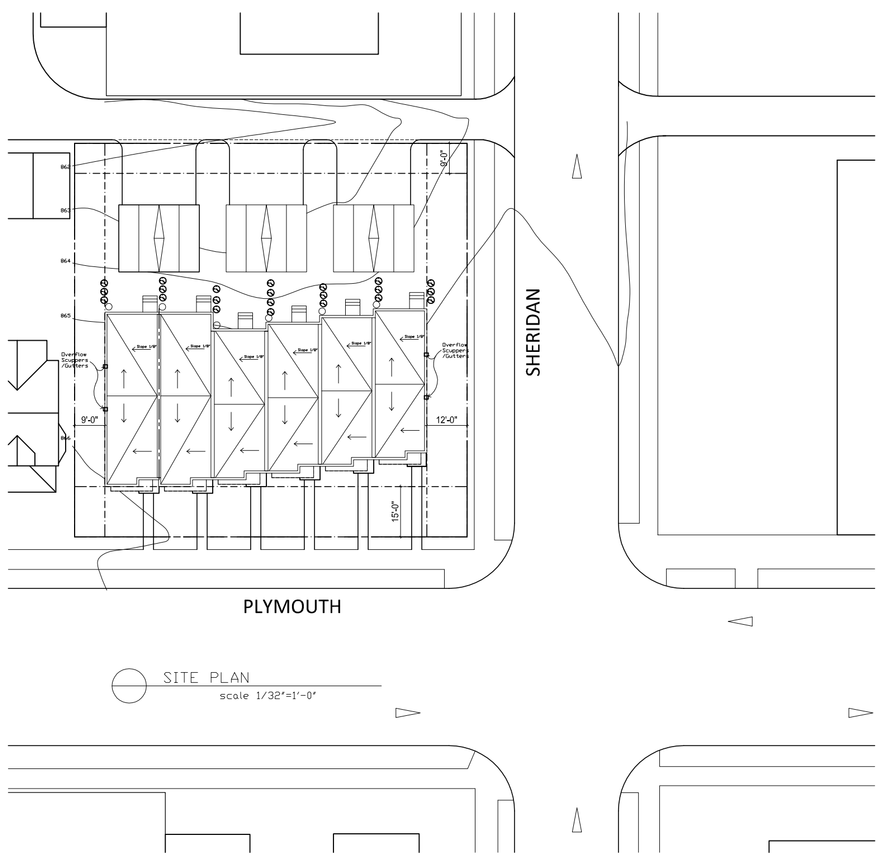
Flat roofs will drain into 2 rain barrels for eash unit supplying roughly 600 gallons of water storage for site irrigation. In addition the East and West parapets have open overflow gutters to accomodate large rain falls. This water flows into 2 Rain Gardens that clean the water before it enters the City's storm sewer system.

Building coverage = 5,916 SF < 70%
Pervious Surface = 5,600 SF > 15%
Up and Dirty = 1,625 SF
Down and Clean = 1385 SF
Preliminary Cost estimates come in at
1.07 million dollars w/a 10% contingent.

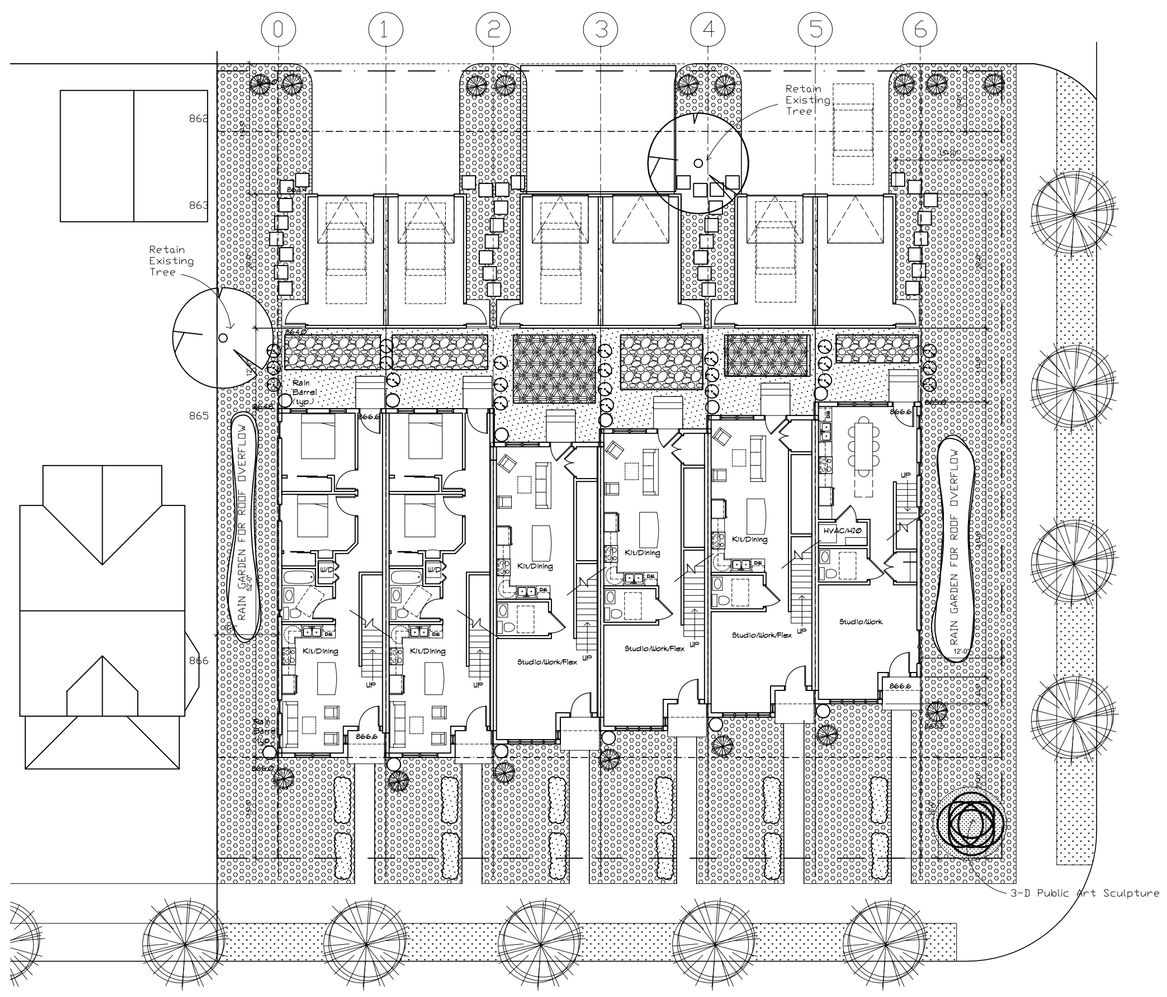
BUILDING RENDERINGS



UPPER LEVEL PLAN
scale 1/16"=1'-0"



SITE PLAN
scale 1/32"=1'-0"



GROUND LEVEL PLAN
scale 1/16"=1'-0"

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This primary exterior material for the project is cement board lap siding. The South and West Facades patterns are a varied reveal that alternates between 2, 3, 4, 5 & 6". Each unit entry has a distict pattern that is either Squared, Vertical battened or A continuation of alternating lap siding from the unit to the East. The North, West facades and the Garages will have an alternating lap of approx. 2" and 5". The South facade of the Rowhomes will have a varied color palatte that will demarcate each dwelling unit.

The 2 Up and Dirty Units to the West have a more traditional window at the street level, with large expansive windows in the upper Artist (dirty) Space on the West and South facades.
The 4 Down and Clean Units have a more open street facade that would invite the unit to a home business with clients being able to enter the "Office" space without entering the living unit.

The building in itself is not but rather considers what collage could look like in a "traditional" neighborhood environment. The play of color in the facade will be juxtaposed with a Mural on the West facade that will be a part of the public art piece of this project. Juxtaposition would be the prefered artist group to pull off the mural that would not only be of the neighborhood and for the neighborhood. It would be the right thing to do.

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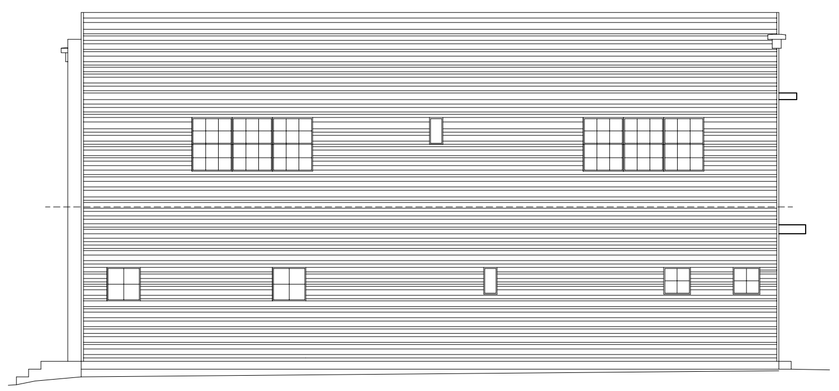
Energy, the Environment and other sustainabilty are addressed in several ways. A centrally located heating system will shorten the distance for radient tubing (located in the finished concrete floors. In addition all bathrooms and kitchens are located within close poximity of a "on demand water heater". Energy efficent fiberglass windows are used and the actuall u-value should be considered at construction to maximize any energy rebates that may be available at the time of construction.

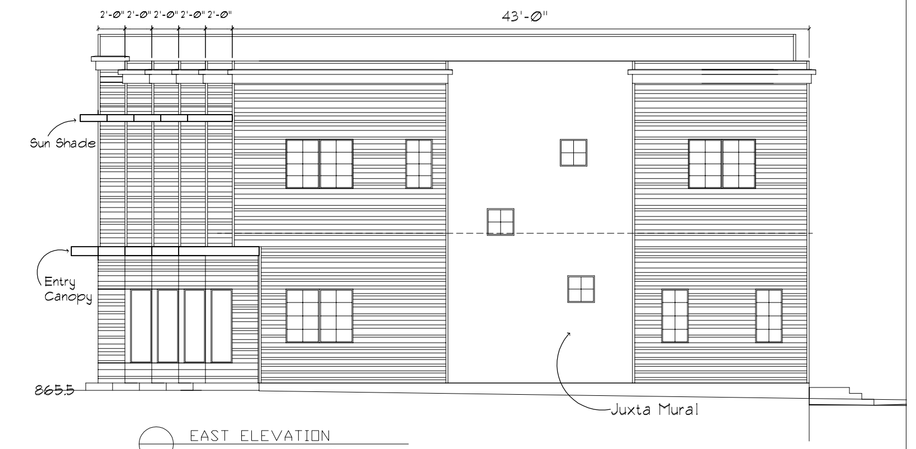
Low VOC paints along with locally sourced furnishings will reduce the amount of carbon produced in transport and use of FSC wood will be used when it is cost effective. Reuse of doors should also be considered.
Traditionl construction methods are used to minimize cost associated with a project of this size.



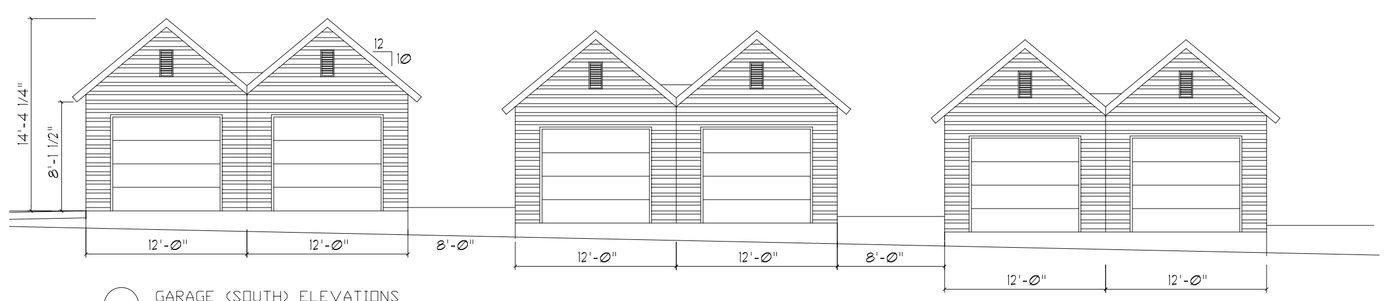
WEST ELEVATION
scale 1/8"=1'-0"

SOUTH ELEVATION
scale 1/8"=1'-0"

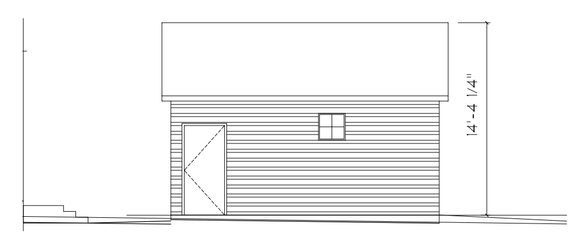
NORTH ELEVATION
scale 1/8"=1'-0"



EAST ELEVATION
scale 1/8"=1'-0"



GARAGE (SOUTH) ELEVATIONS
scale 1/8"=1'-0"



GARAGE (EAST) ELEVATION
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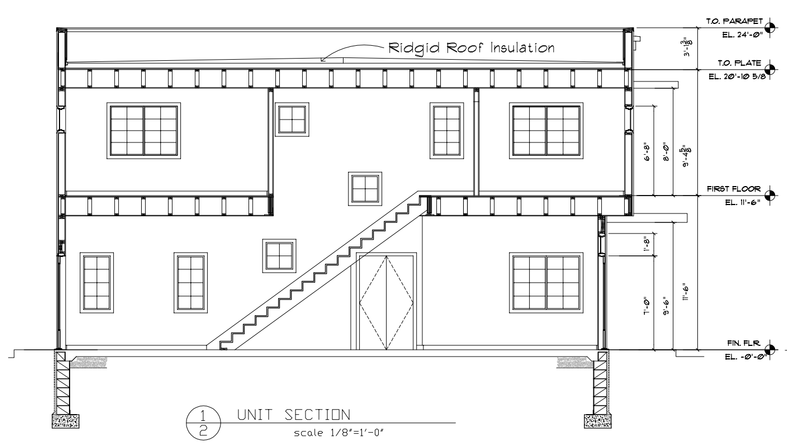
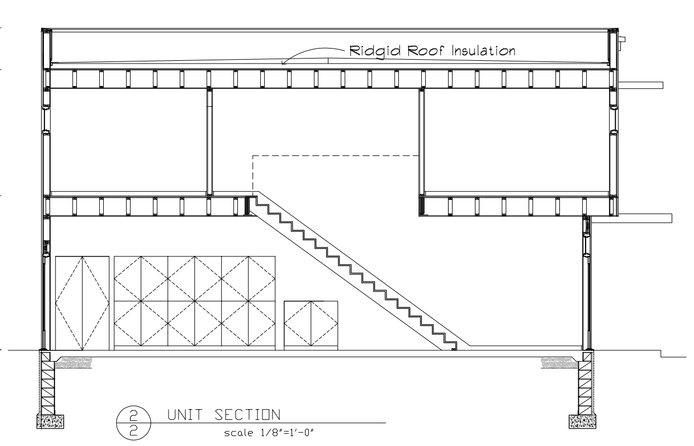


1/2 UNIT SECTION
scale 1/8"=1'-0"



2/2 UNIT SECTION
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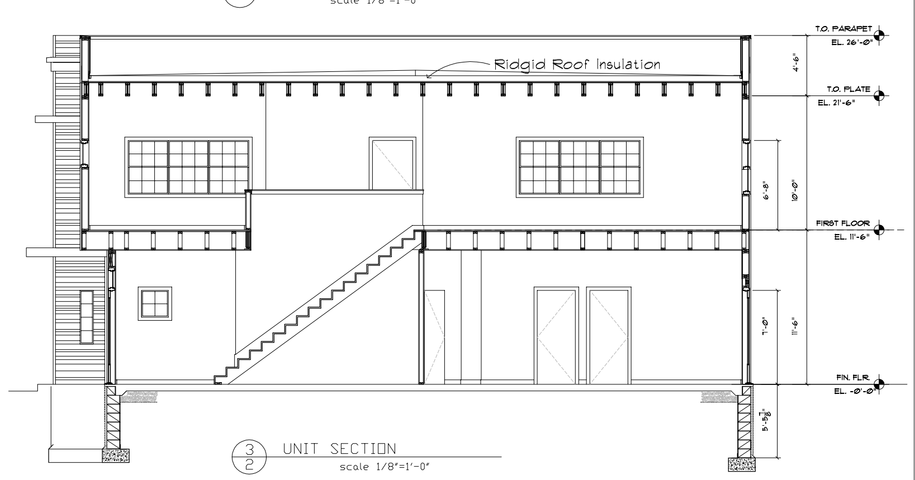

3/2 UNIT SECTION
scale 1/8"=1'-0"