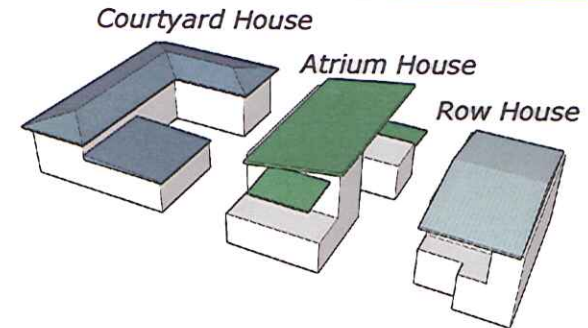
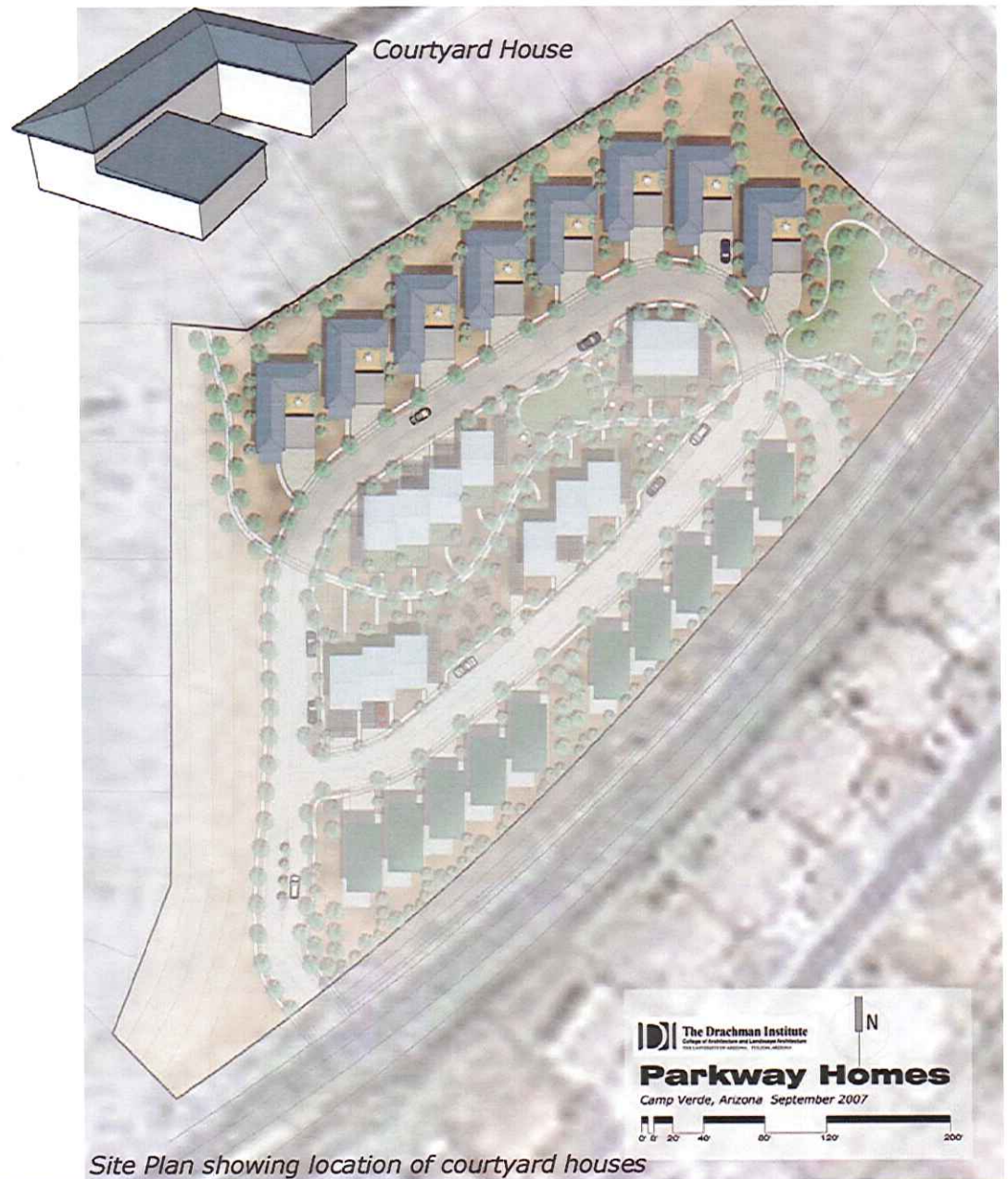


Final Recommendations



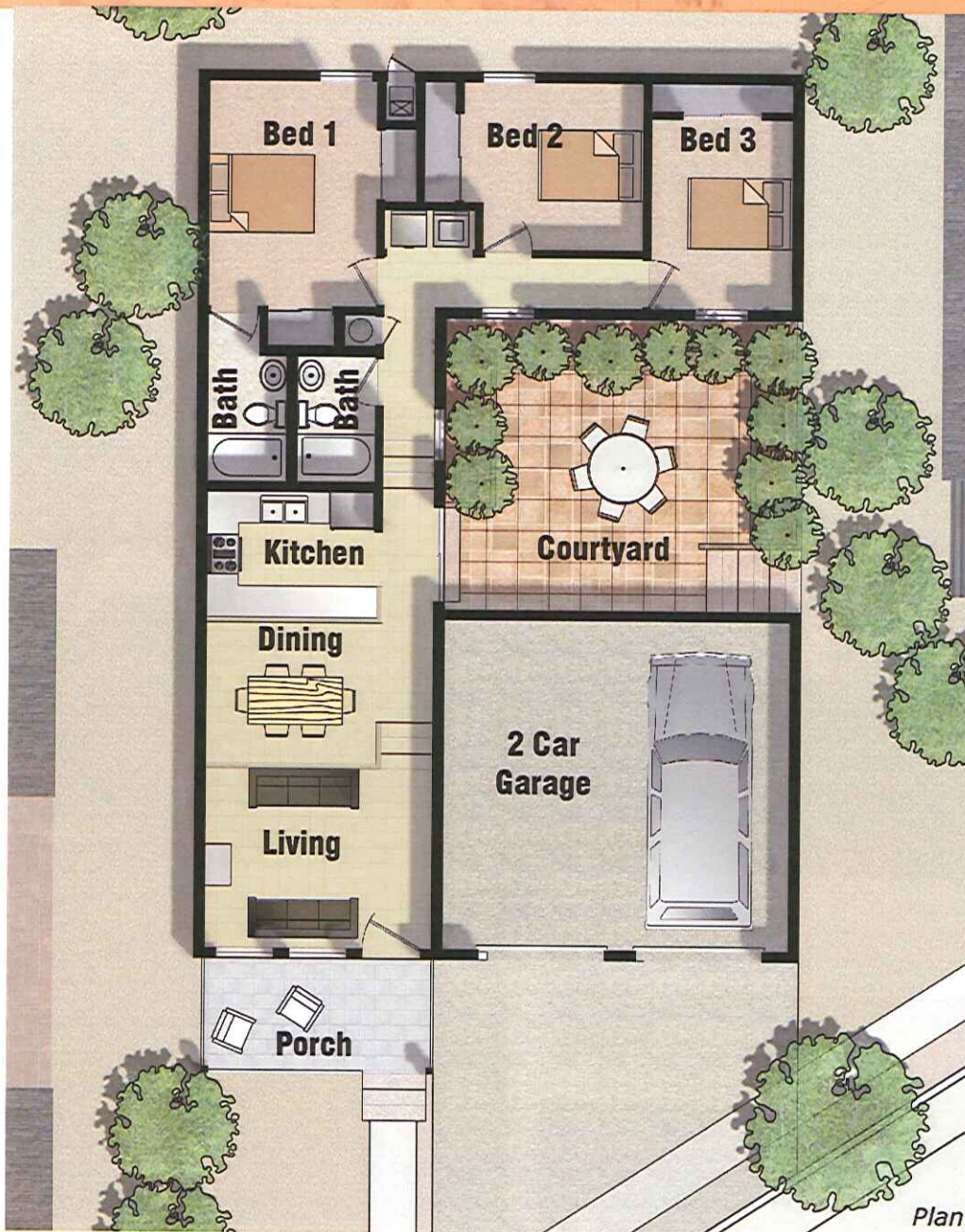
Based on the public design process, and informed by representative committee, the recommendations of this project are as follows:

- 30 units of attached and detached dwellings
- 20% - 25% affordable units, which is equal to 6-7 units distributed throughout the development
- Visually unobtrusive and detached units directly adjacent to the existing subdivision
- AC units strategically placed off of main roof, to minimize visual impact
- Energy-efficient and passively heated and cooled homes
- Water conserving homes which include water harvesting technology
- A dog park
- Additional guest parking distributed throughout development
- A loop road, with an additional access point for emergency vehicles
- A looped pathway that connects with existing neighborhood and with Cliffs Parkway, accommodating pedestrians and cyclists
- Mix of unit types for visual diversity
- Minimized grading of site by using unit designs that vary the finish floor elevations to accommodate a sloping site



Site Plan showing location of courtyard houses

Schematic Housing Designs



Front Elevation

Courtyard House

Features	Livable Area	
3 Bedrooms	Interior (conditioned space)	1756 s.f.
2 Bathrooms	Exterior (patios and balconys)	529 s.f.
2-Car Garage	Total	2285 s.f.

Goals

- This house keeps a particularly low profile near the existing property line to avoid obstructing the neighbors' views.
- A central courtyard provides a private outdoor space and maximizes the use of side yards.
- The rooms are accessed by a main hallway that is adjacent to the courtyard, reinforcing its centrality at the heart of the home.
- The courtyard is accessed through the hallway, but directly adjacent to the kitchen.
- A porch acts as welcoming element, it provides outdoor living space adjacent to the living room, and promotes interaction amongst neighbors that builds a sense of community because of its semi-public nature.
- As the site slopes away from the Verde Cliffs subdivision, the house steps down it. Because the ceiling elevation remains constant, while the floor elevation changes, the volume of the spaces in the home vary and relate to the use appropriately. The bedrooms and bathrooms have the shortest, yet standard, volume. The kitchen and dining room have a medium volume. And the living room has the tallest volume because it is the most public of these spaces.



Section



Back Elevation

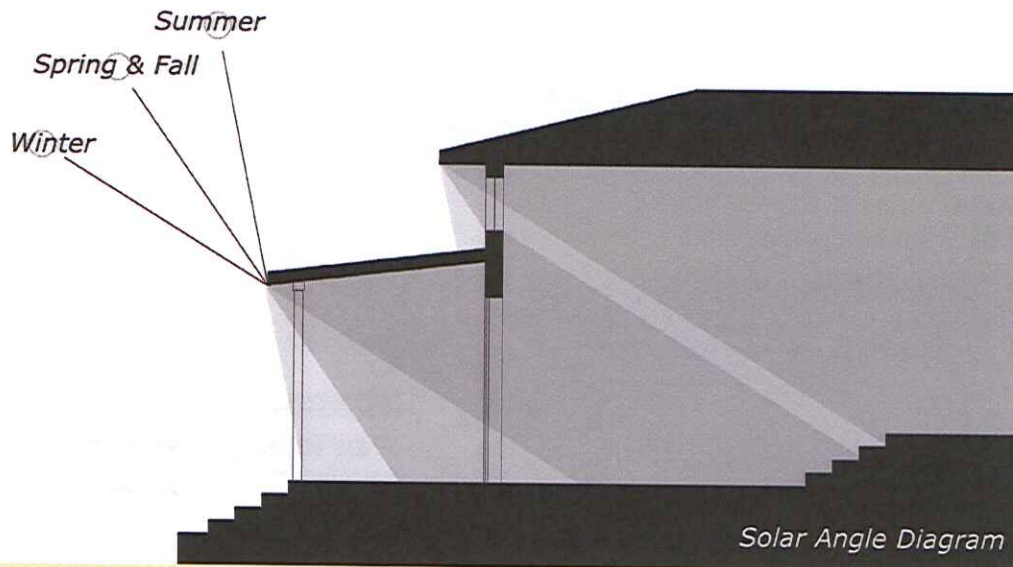
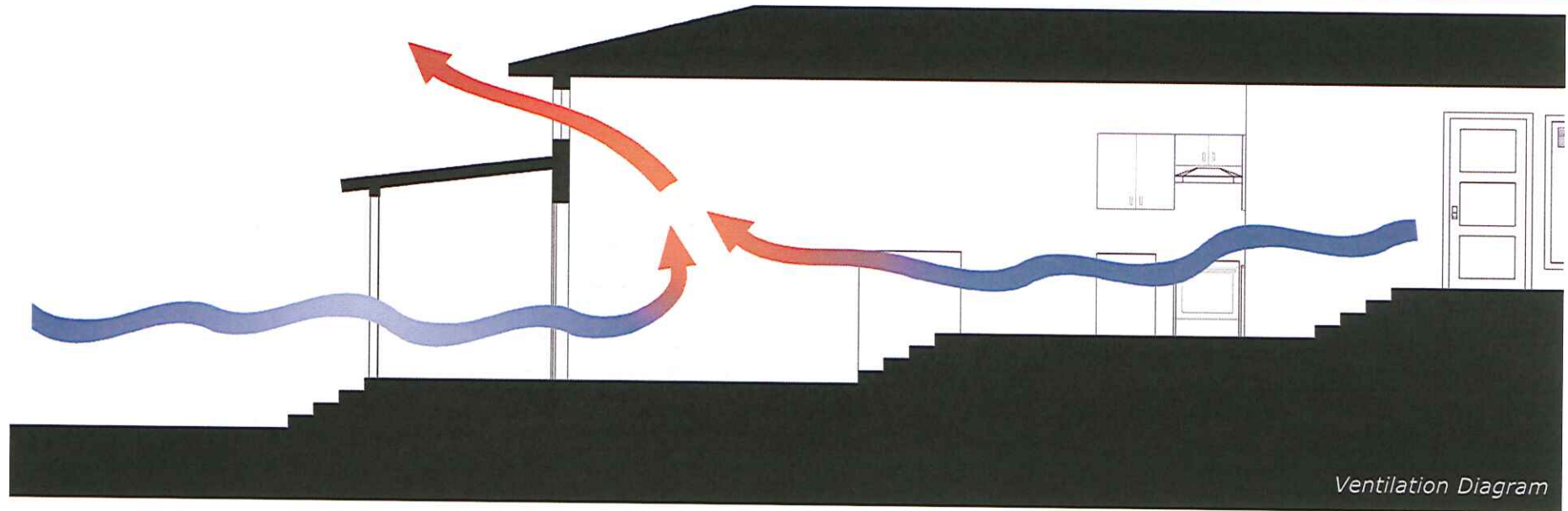


East Facing Elevation



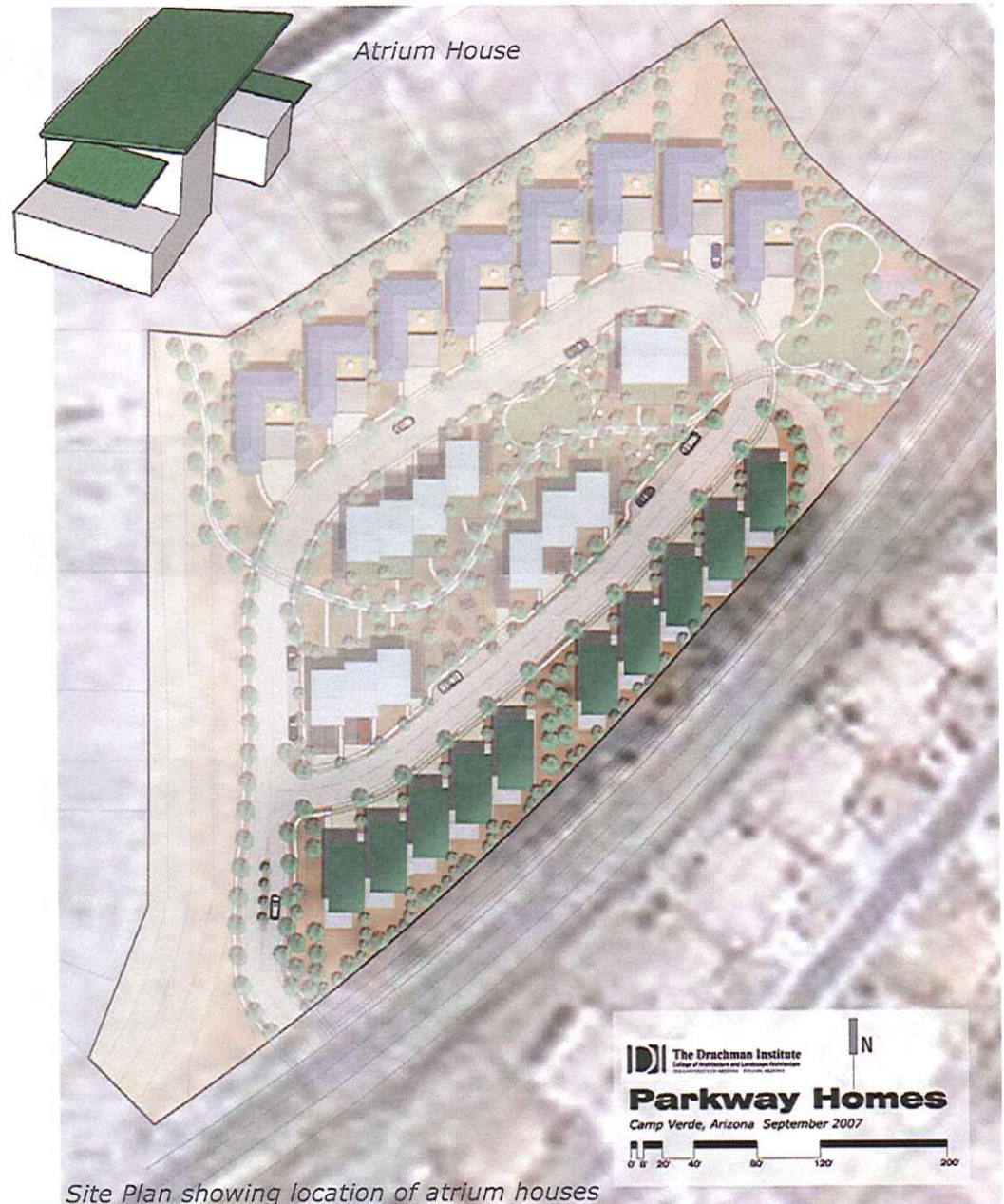
Courtyard Perspective

Schematic Housing Designs



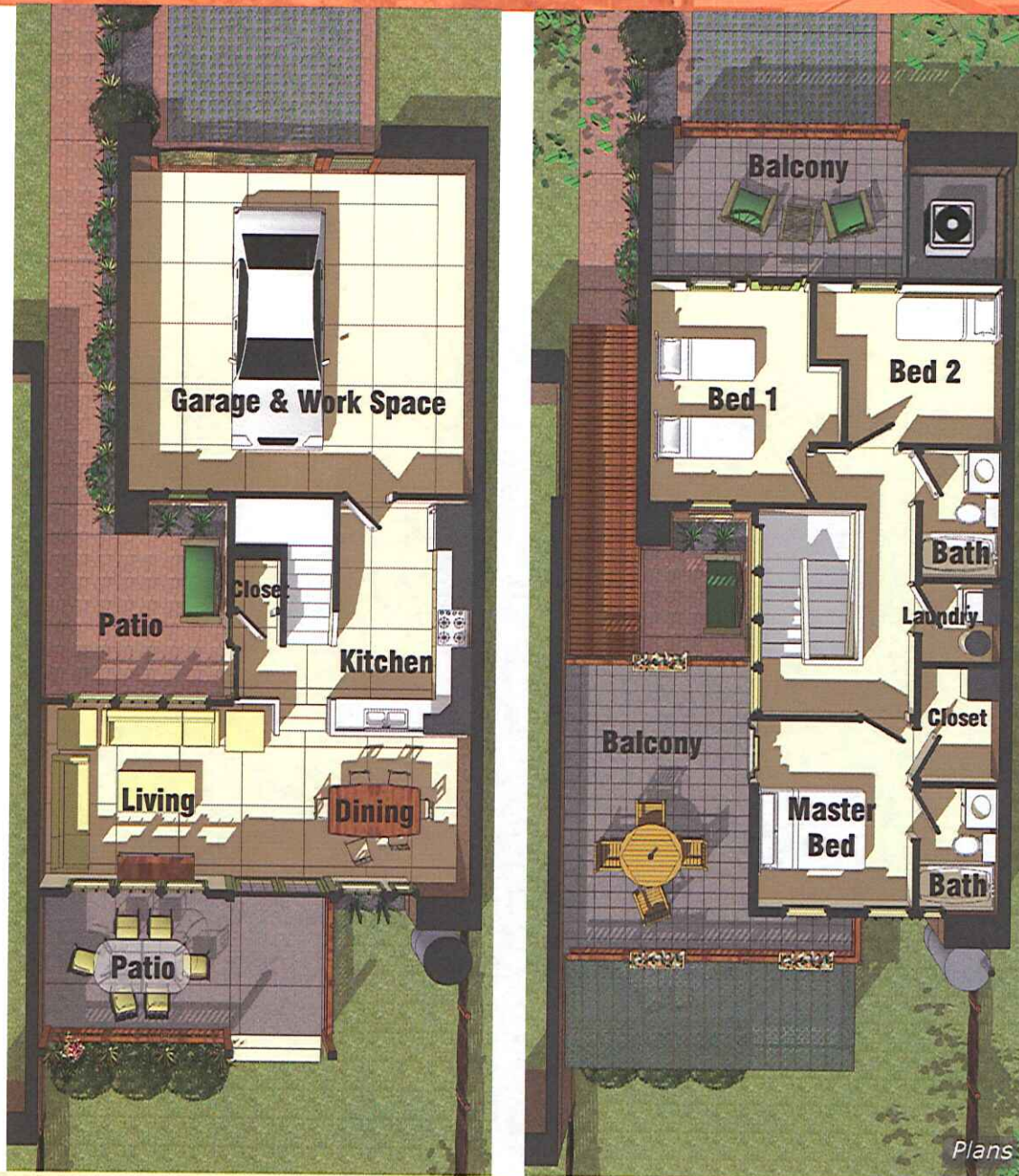
Strategies for a sustainable design:

- The house's pad is stepped to follow the fall of the site in order to minimize costly and environmentally harmful earth removal.
- Higher ceilings and operable clerestories in major rooms of the house enable passive cooling through stack ventilation.
- The orientation and design of the house takes advantage of passive solar strategies, minimizing heat gain during the summer and admitting desirable heat and light during the winter.
- Sheltered courtyard spaces adjacent to main living areas extend livable space without burdening environmental control systems.



Site Plan showing location of atrium houses

Schematic Housing Designs



Atrium House

Features	Livable Area	
3 Bedrooms	Interior (conditioned space)	1168 s.f.
2 Bathrooms	Exterior (patios and balconys)	632 s.f.
1-Car Garage	Total	1800 s.f.
Additional Storage		

Goals

- This house is designed around the idea of a centralized atrium space. This provides a protected area for windows, an outdoor living space, and a welcoming entry space. It also promotes ventilation and it acts as a light well.
- The house slightly steps down the slope of the site to increase the height of the living room and dining room.
- A balcony on the second level takes advantage of the site's distant views.
- The condensing unit that is part of the air conditioning system is placed above the garage in a screened area next to the north balcony. This minimizes the visual impact that effects neighbors and imposes on the owner's outdoor space. It is also easily accessible for maintenance.
- This unit can be built repetitively and directly adjacent to each other without compromising the privacy of each unit. In fact, multiple units compliment each other because it uses the site efficiently and provides an important edge that defines a number of spaces. The residences would only physically connect at the living room. Because most of the spaces that are defined by the adjacent unit are outdoor spaces, it appears as a void between the buildings and this helps them collectively read as detached units from the street. The adjacent two-story wall also shades the atrium windows from the harsh western light.
- The garage is sized for two cars but only has a garage door for one car. Half of the garage is meant to be used as a storage space or a work space with a standard, but disguised, utility door adjacent to the garage door. This seems to be desired feature for this project's client base.



Front Elevation

Schematic Housing Designs



Back Elevation

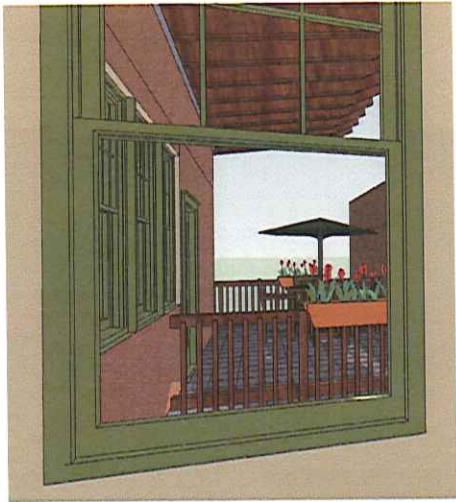


Longitudinal Section / Elevation

Schematic Housing Designs



Longitudinal Section

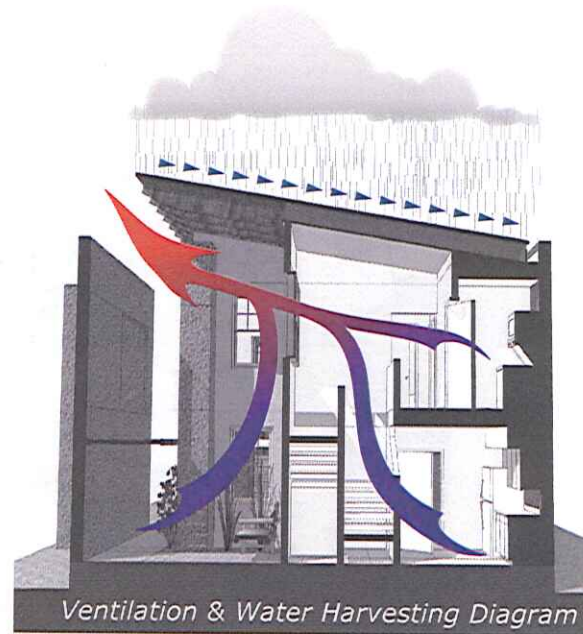
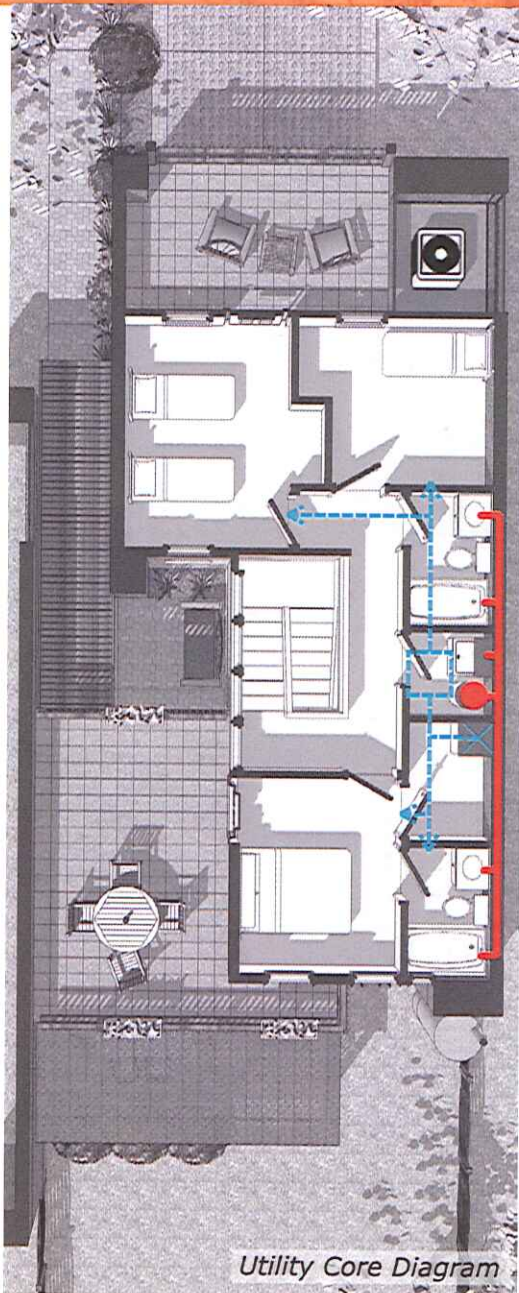


View from Bed 2 window into atrium space



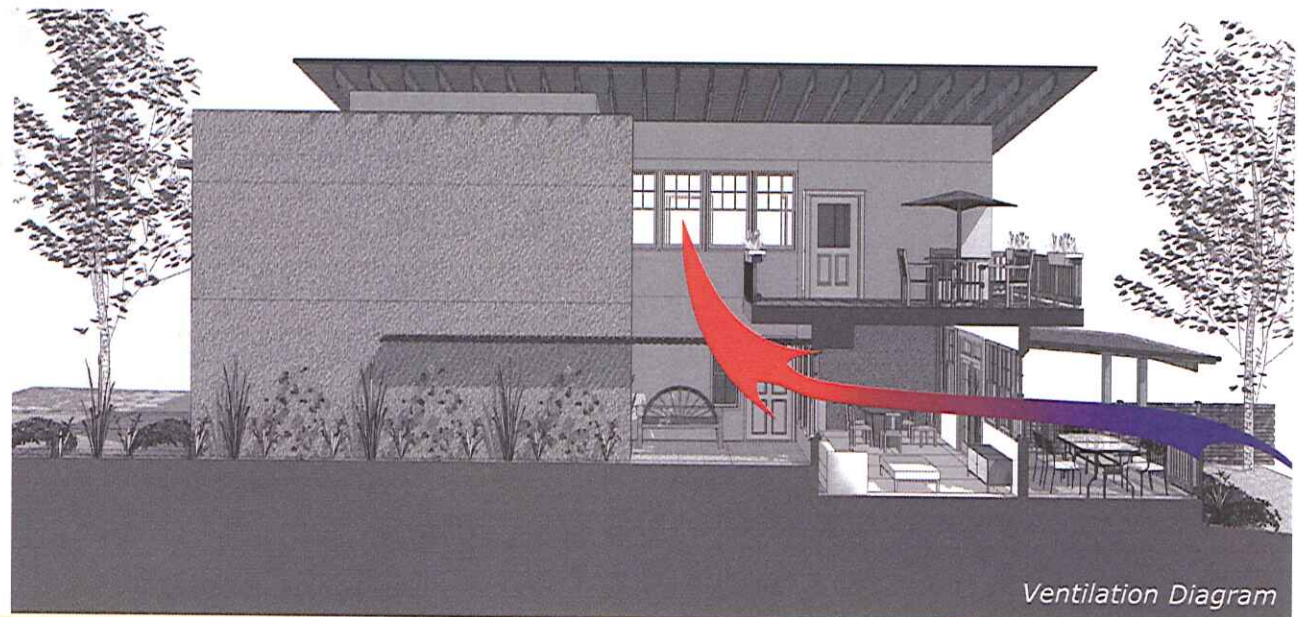
Transverse Section

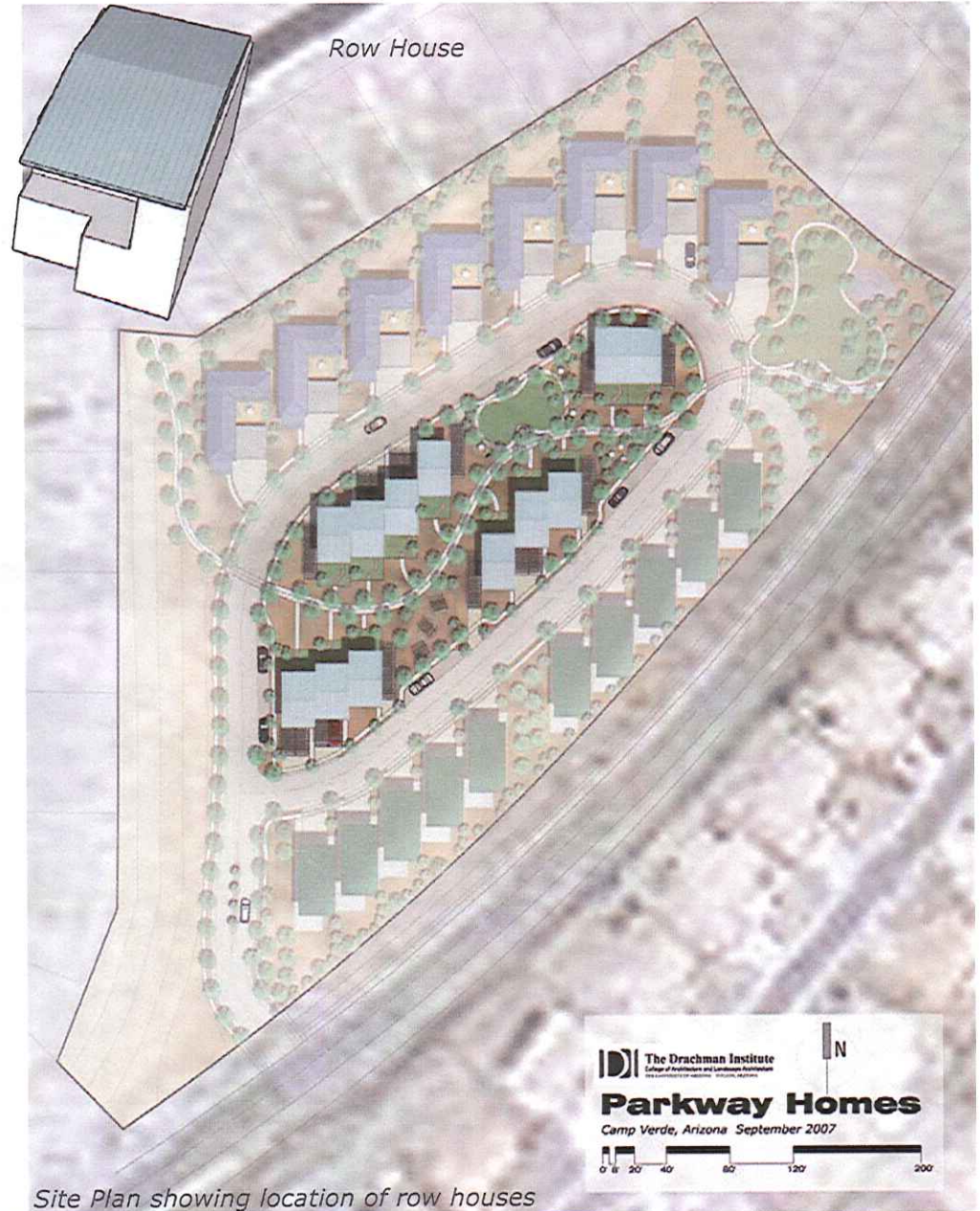
Schematic Housing Designs



Strategies for a sustainable design:

- This is a compact house that maximizes opportunities for outdoor living, significantly increasing the usable square footage without burdening environmental control systems or increasing energy demands.
- All the utilitarian spaces are clustered and adjacent to the east-most edge of the house. This provides an opportunity for short plumbing lines and short air ducts that maximizes the energy efficiency of the house and conserves water. Also, it reduces the amount of material needed to provide service.
- The roof is sloped in one direction to harvest water along the east wall and drains into a cistern in the backyard. This water can then be used to irrigate vegetation around the residence.





Site Plan showing location of row houses