Adjacent Land Use

Planning + Design Phase

- Institutional
- Commercial
- Residential
- Mixed Use
- Vacant Lot
- Vacant Land
- Green Space
- Parking Lot
Architectural Forms

Planning + Design Phase

- Architectural Forms
  - non-contributing
  - modern
  - colonial
  - post-modern
  - romantic
  - eclectic
  - victorian

SITE
Project location can be easily recognized from far away as a result of the topological characteristic of the site.

Upper fractions in larger scales in order to communicate with the city.

Lower fractions in smaller scales in order to communicate in the city in scale of its peripheral architecture.
Transit Access

Planning + Design Phase

- Existing bus routes
- Best new routes
- Existing subway
- Existing trolley routes
- Constraint
- Possible new routes
Circulation + Accessibility

- Traffic / parking
- Service / staff
- Pedestrian
- Public access
- Fire / emergency
Water Management

Planning + Design Phase

- Stormwater collection from low-level green roofs that are in visual site and physical access.
- 12 kw solar collector system for pool, hot water and energy production.

Storm water is collected from the high roof surfaces and decks, sent to the green roofs, then into the stormwater collection system where it is allowed to naturally percolate back into the ground.
Safety + Durability

Planning + Design Phase

- Safety
- Durability

Loads and Forces:
- Rain load
- Snow load
- Wind load
- Structure weight (dead loads)
- Ground pressure
- Seismic forces
- Use and occupancy (live loads)
- Moisture control
- Thermal stress
**Ventilation + Air Quality**

- **Single room deep plan layout** allows for maximum light, views, and ventilation.
- **Light colored roof materials with sarking and insulation**
- **Exterior courtyards combined with opposite side high and low windows** provides good cross ventilation, air-flow, and natural light.
- **Blown-in recycled cellulose insulation at all perimeter walls** reduces infiltration and thermal bridging in combination with the vent skin cement board siding system.
- **Narrow floor plates increase natural daylight while cross ventilation reduces cooling loads and energy usage.**
- **Louvered vents**
- **Large roof overhangs provide maximum shade, reducing heat gain and increasing thermal comfort.**
Maximizing Daylight to lower operational costs

- Solar collection on high roof
- Panels also provide roof shade to reduce heat gain and increase cool roof life.
- High ceiling creates chimney effect for cooling in summer months; winter sun enters at 34°

summer sun 65°
17 October - 26 February

winter sun 34°
19 July - 26 May
Systems Integration
vertical plane
Construction Phase
Permitting

Construction Phase
Interviewing Contractors
Coordinating Inspections
Managing Change Orders
Post-Construction Phase
Final Construction Documents

reconciling differences between the design and actual construction
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1735 New York Avenue, NW
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