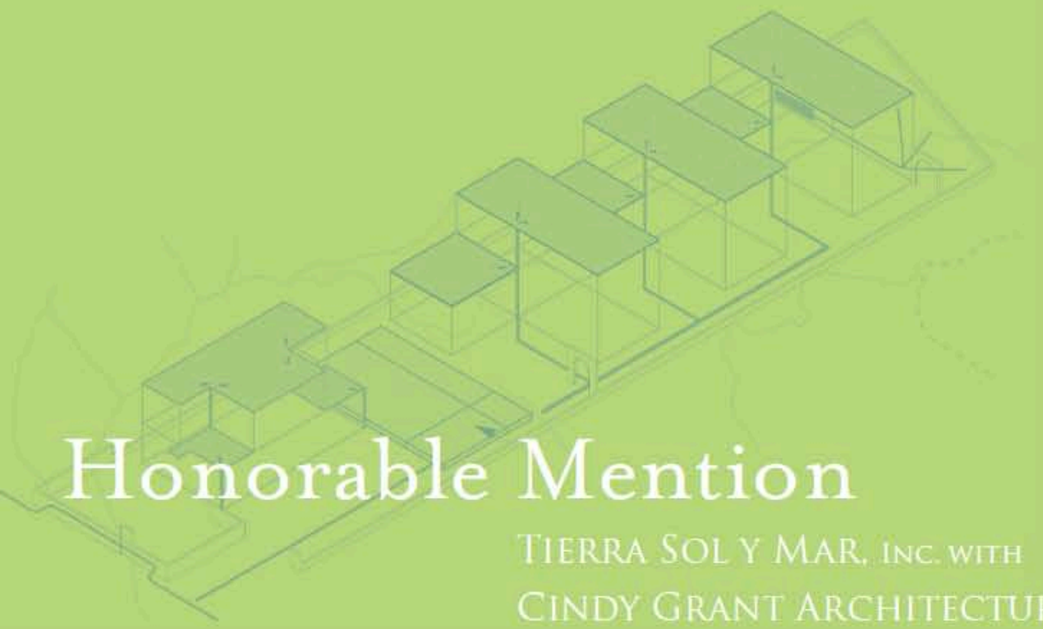

Honorable Mention

Tierra Sol y Mar, Inc. with Cindy Grant Architecture, Inc. & Campion Walker Garden Design

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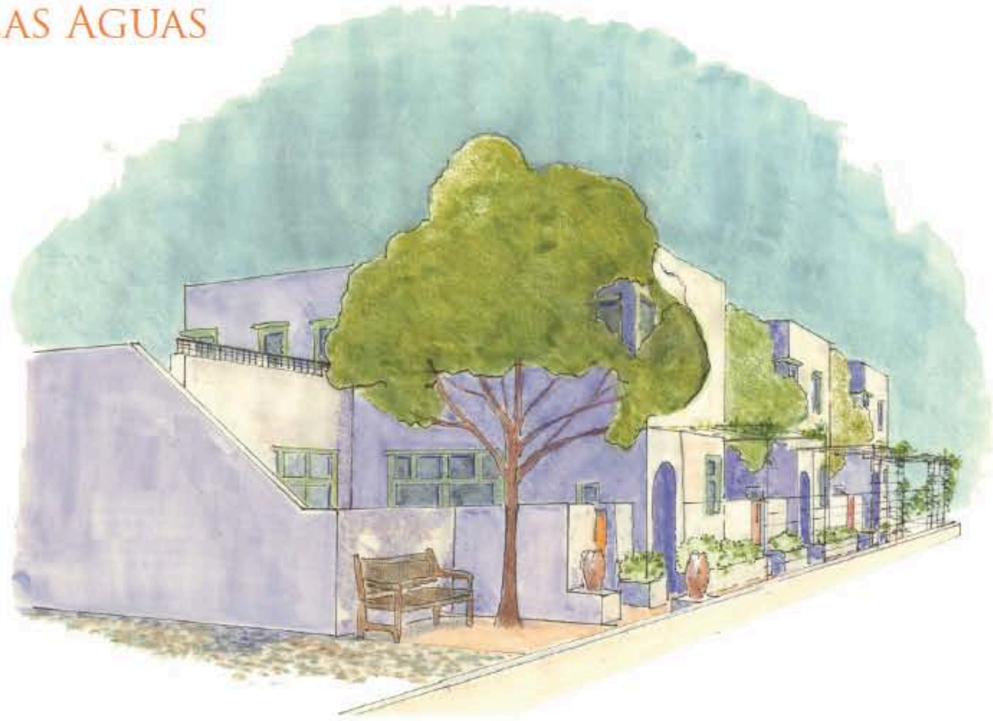
Las Aguas



"We should build our house simple, plain and substantial as a boulder, then leave the ornamentation of it to Nature, who will tone it with lichens, chisel it with storms, make it gracious and friendly with vines and flower shadows as she does the stone in the meadow..." – Irving Gill (1870 – 1936)

Our design intention for Las Aguas is to provide private spaces for both indoor and outdoor living by placing them in a communal landscape that provides both a rich and varied planting scheme as well as spaces for play and food production. We opted to provide three, full three bedroom units for families and a smaller fourth unit located over the garage for a single person or an elderly couple. By giving up a small amount of density*, we were able to gain in quality for the units. Each of the larger units has its own courtyard which acts as an extension of the living space; it also provides better flow throughout the living space from upstairs patio to downstairs inner courtyard and finally out to the arcade. (*Note: We are only providing seven parking spaces as our priority was to have outdoor space used by people and not cars. Our hope would be that Habitat for Humanity could get a variance from the requirements and encourage use of public transportation and car sharing.)

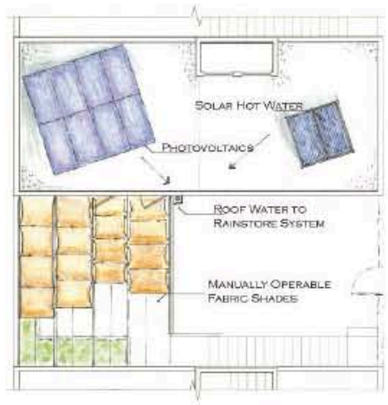
The massing respects the two-story apartment buildings prevalent in the neighborhood, yet opens up the traditional solid box apartment rectangle to allow air and light to become integrated into the project.

A shared arcade provides entry to the units, starting with the sound of water, and proceeding past raised planters, vine covered trellises for scent and shade, and benches for sitting. The experience allows for a peaceful transition from city life to private courtyards and light filled interiors.

Under the umbrella of sustainability, we have incorporated food production, water harvesting, and passive solar design with shading. We have also incorporated recycled concrete ("urbanite") set in DG for permeable paving in the courtyards, and permeable D.G. in most of the paths. Both passive and active solar design are used in the architecture, maximizing daylight, natural ventilation with transoms and high clerestories for night cooling, concrete floors for thermal mass, FSC certified wood throughout, zero VOC finishes, solar hot water on the roof, and an optional photovoltaic system. We are also proposing an alternate construction method to be used instead of conventional wood framing: SCIPs – structural concrete insulated panels – ideal for speed of construction, acoustical isolation, and creating finished walls in just two steps: putting panels into place and spraying them with integral colored concrete on both sides.

Site & Floor Plans

Plans & Gardens



ROOF PLAN

2ND FLOOR PLAN

1ST FLOOR PLAN

The landscaped area at the front of the property provides a communal park like setting which includes a small lawn area for play surrounded by trees for shade and acts as a buffer from the street. We have provided a pedestrian entrance from the sidewalk that passes through this area.

Families step through an arch into a protected vestibule where they can catch a glimpse of their private courtyard through a small opening in the wall. Once inside, the 10' ceiling height on the ground floor makes the public rooms feel particularly spacious and airy. The living room, dining room, and kitchen all open to the courtyard, and all the public rooms benefit from the balanced light provided by windows on two sides.

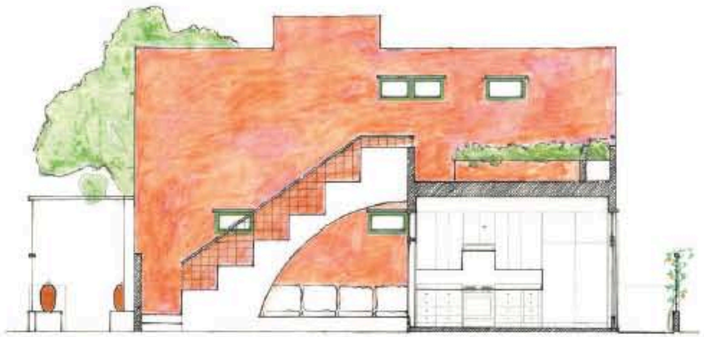
The family room at the top of the second floor landing provides another place for the family to be together. It opens directly onto the second floor patio with planters for either screen planting, or herbs, tomatoes, citrus. Children can run up and down the exterior stairs to join activities in the courtyard or deliver fresh edibles to the kitchen, encouraging an active living pattern of weaving in and out of doors.

The back portion of the project is devoted to communal activities. These include two large raised vegetable planters, fruit trees as well as espaliered citrus and berry vines. A compost system could also be incorporated. Adjacent, is the communal laundry room with a clothesline area for drying laundry.

BACK GARDEN

FRONT GARDEN

Unit 3 Section-Elevations

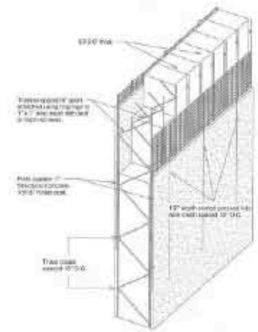


UNIT 3 SECTION - ELEVATION LOOKING SOUTH

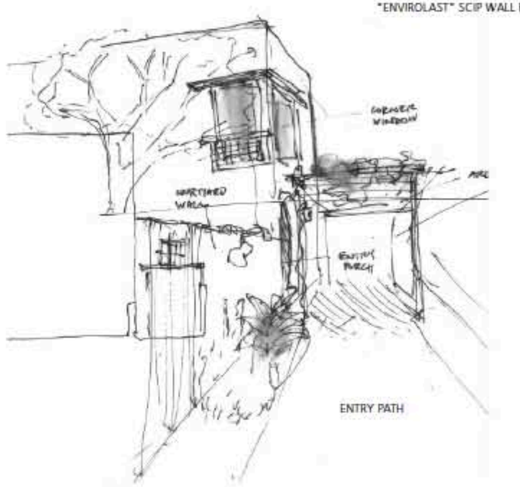
UNIT 3 EAST ELEVATION

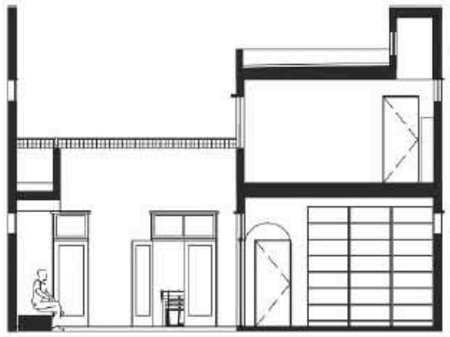
UNIT 3 SECTION - ELEVATION LOOKING NORTH

Unit 3 Section-Elevations

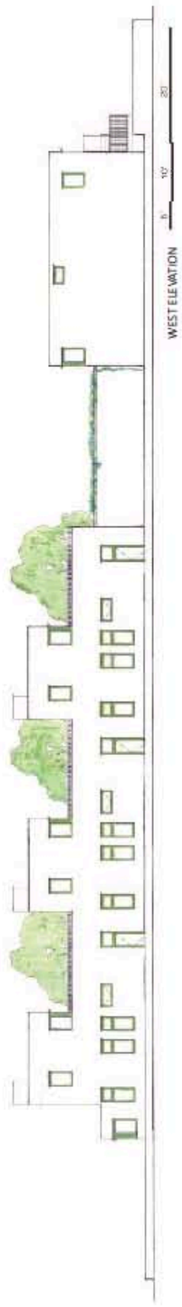


"ENVIROLAST" SCIP WALL DETAIL





UNIT 3 SECTION - ELEVATION LOOKING WEST



Site Perspectives

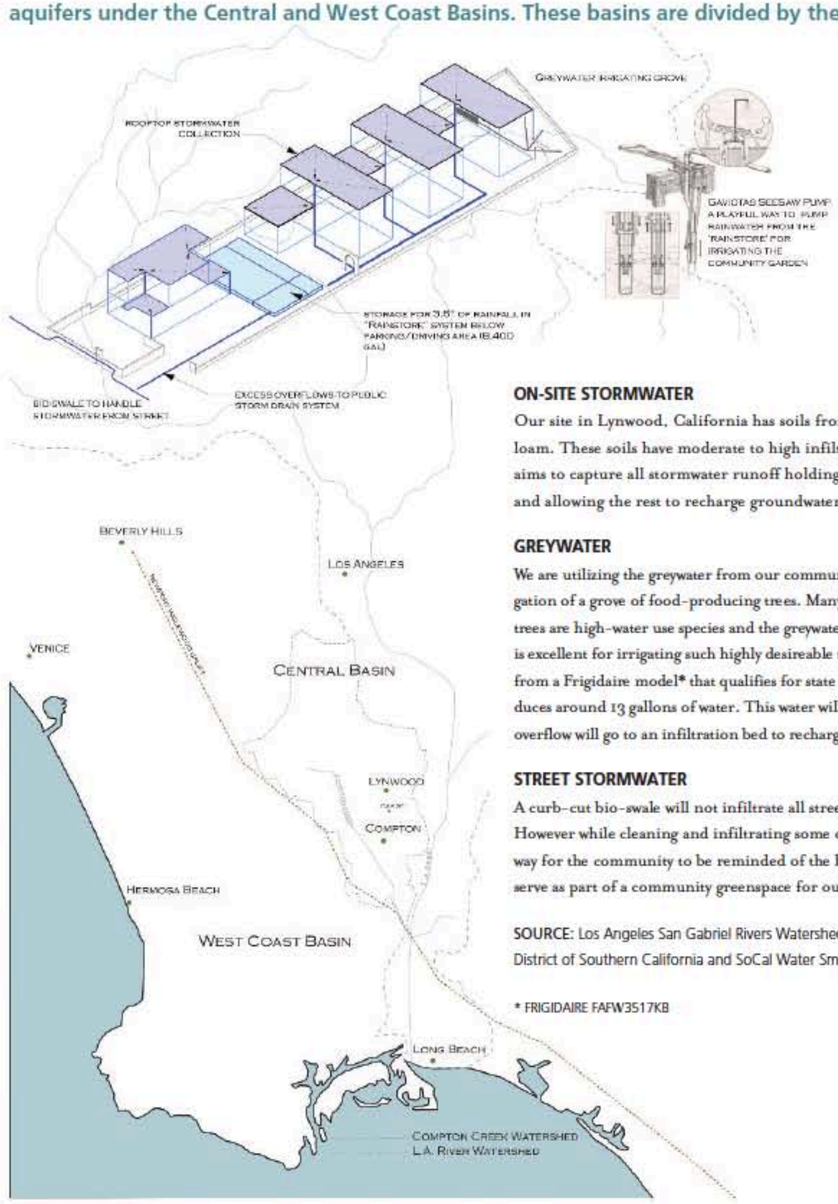
COURTYARD AT NIGHT

VIEW FROM LIVING ROOM TO COURTYARD

COMMUNAL VEGETABLE GARDEN & LAUNDRY

Las Aguas

Infiltration is one of the key components to improving water quality in the Compton Creek watershed, one of Los Angeles' most urbanized and polluted watersheds. Groundwater recharge is not only important to manage saltwater intrusion but replenishes a major drinking water resource. Almost half of Los Angeles County residents, that's 10% of the California's residents, get their drinking water from aquifers under the Central and West Coast Basins. These basins are divided by the Newport Uplift.



ON-SITE STORMWATER

Our site in Lynwood, California has soils from a fine sandy loam to silt loam. These soils have moderate to high infiltration rates. Our project aims to capture all stormwater runoff holding some for irrigation purposes and allowing the rest to recharge groundwater.

GREYWATER

We are utilizing the greywater from our community laundry center for the irrigation of a grove of food-producing trees. Many citrus and other popular fruit trees are high-water use species and the greywater is a free source of water that is excellent for irrigating such highly desireable trees. One full load of laundry from a Frigidaire model* that qualifies for state and SoCal water rebates produces around 13 gallons of water. This water will be used for irrigation and overflow will go to an infiltration bed to recharge groundwater.

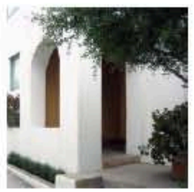
STREET STORMWATER

A curb-cut bio-swale will not infiltrate all street stormwater going by the site. However while cleaning and infiltrating some of the water it will serve as a way for the community to be reminded of the larger watershed. It will also serve as part of a community greenspace for our multi-family development.

SOURCE: Los Angeles San Gabriel Rivers Watershed Council, Water Replenishment District of Southern California and SoCal Water Smart.

* FRIGIDAIRE FAFW3517KB

Notes & Details



INSPIRATIONS: Our orientation started with the Mission style which grounds and influences so much of our California architecture. We were inspired by the work of Irving Gill who synthesized so well this older style with groundbreaking ideas about unadorned design and construction, resulting in buildings that are both simple and elegant. We were also inspired by Mediterranean influences which show up with our use of color, material selection, and our emphasis on outdoor living spaces.

BUILDING MATERIALS:

Materials and systems for this four unit courtyard housing scheme were selected for their ease of construction, local availability, ease of personalization, (i.e. paint or stucco colors, tile stair risers, courtyard planting, patio planting), low maintenance or operating costs, long life, and all with the goal of making Las Aguas as sustainable as possible.

- SCIPs with integral color concrete and stucco (create finished walls), or
- Conventional wood framing with FSC certified lumber, denim insulation, integral color stucco, dry wall and paint
- "Quiet Rock" dry wall is recommended for soundproofing party walls
- All zero VOC or low VOC finishes by Mythic Paints and BioShield oils
- All FSC certified wood for millwork and cabinetry
- Fly ash, a coal combustion by product, can replace much of the Portland Cement in concrete, making the concrete stronger and also reducing the greenhouse gas signature of the concrete
- Locally made FSC certified wood windows and doors with dual glazing to reduce heat gain and loss and provide acoustical insulation
- Cork or FSC certified wood flooring on the second floor
- Manually operable fabric shades over the second floor patios provide shade during the summer
- Simple solar hot water systems are proposed on the rooftop of each unit
- Dual flush toilets by Toto or Caroma use even less water than conventional "low-flush" toilets
- Design for future photovoltaic system on each roof for clean electricity (collaborate with Edward Norton's "Solar Neighbors" program?)