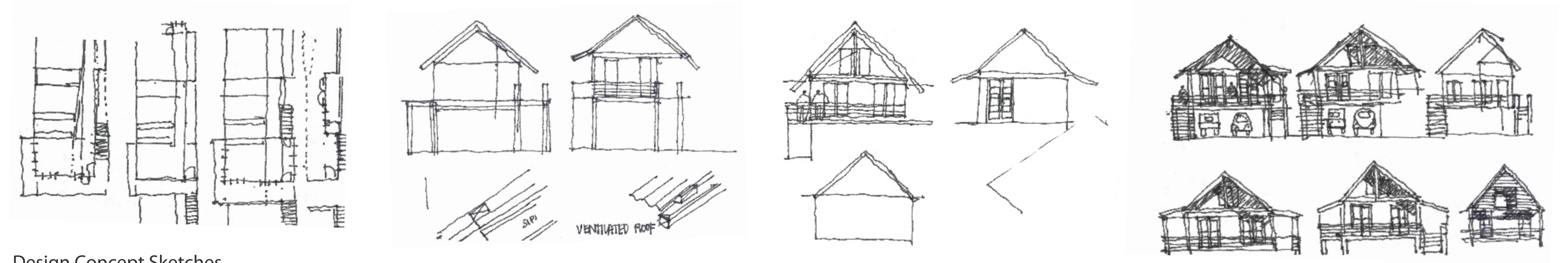
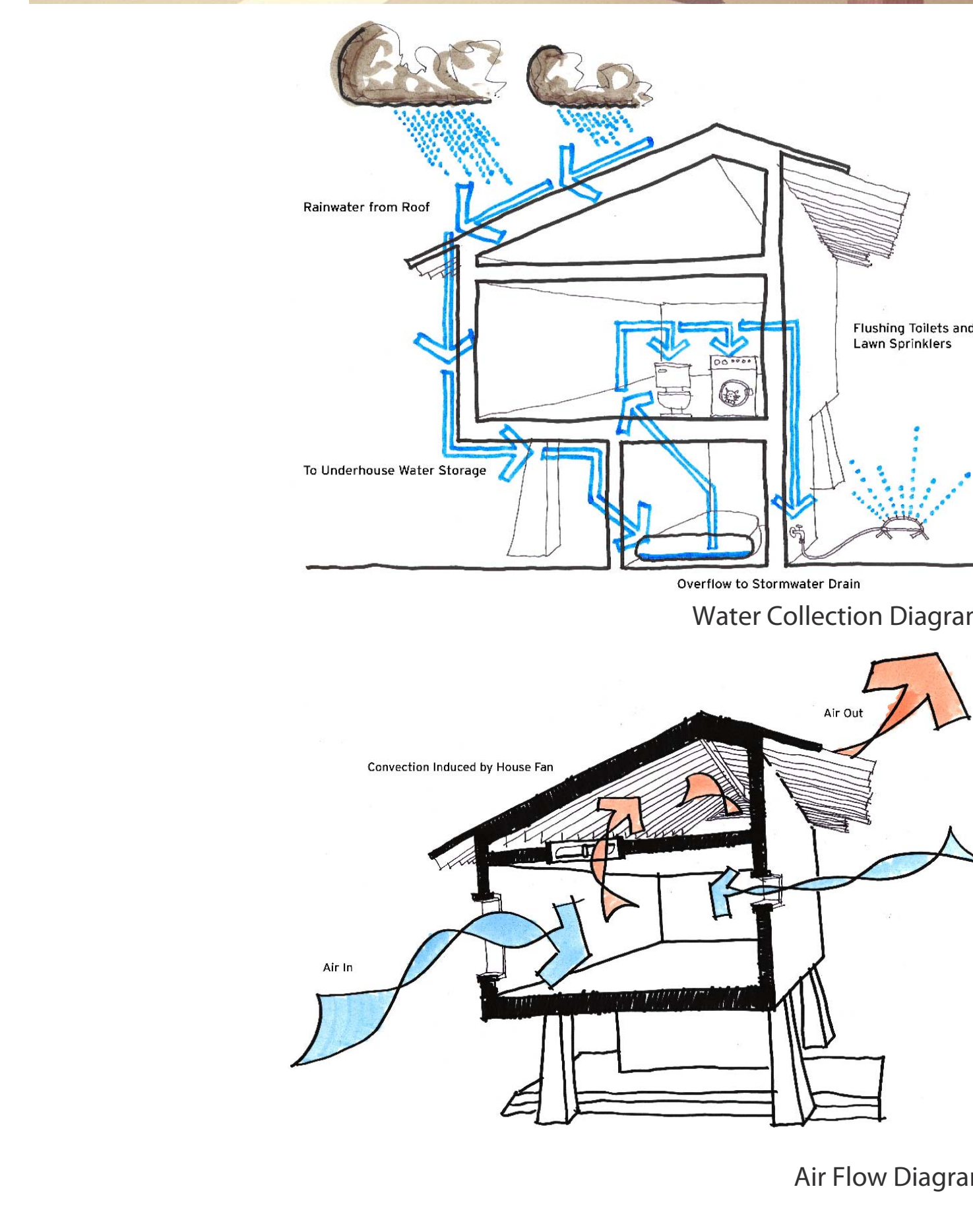
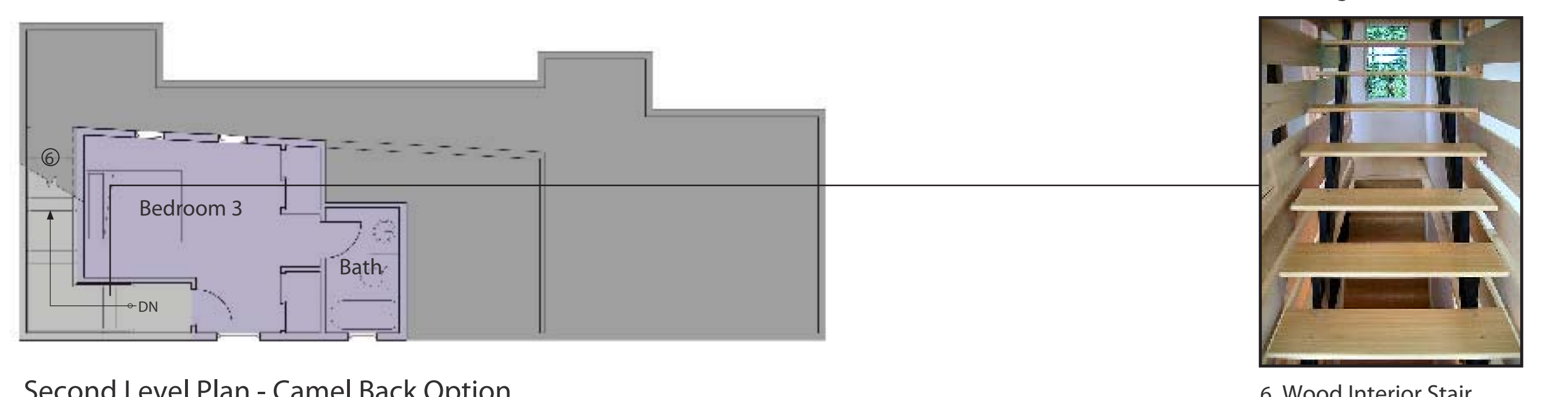
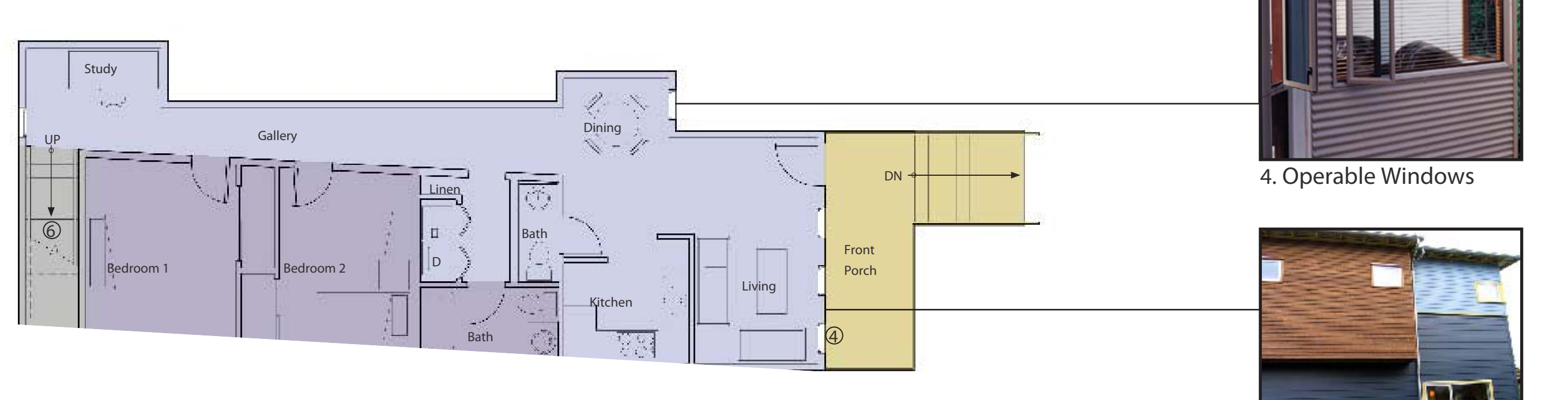
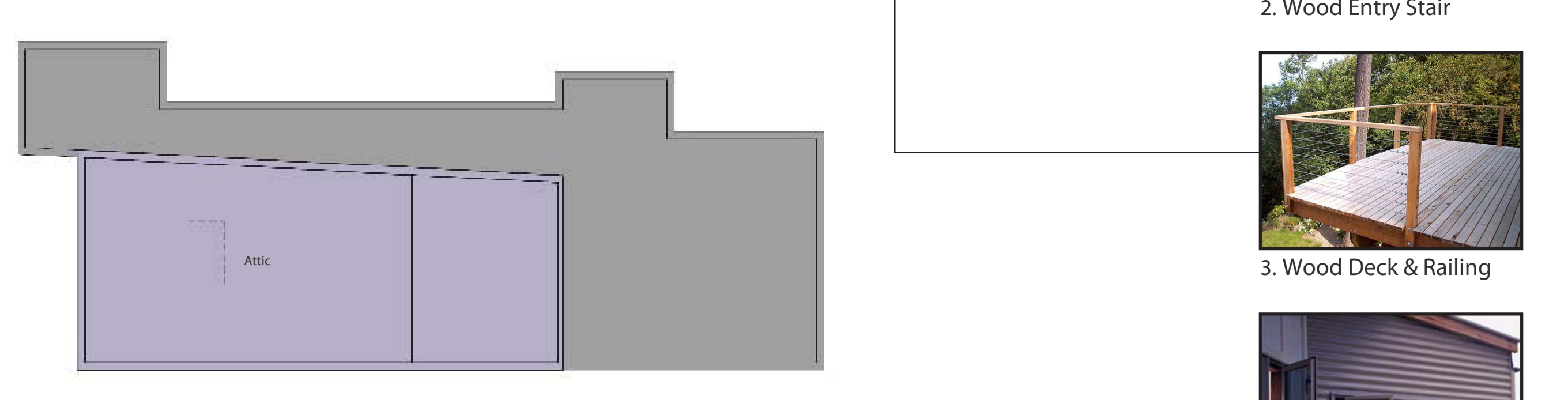
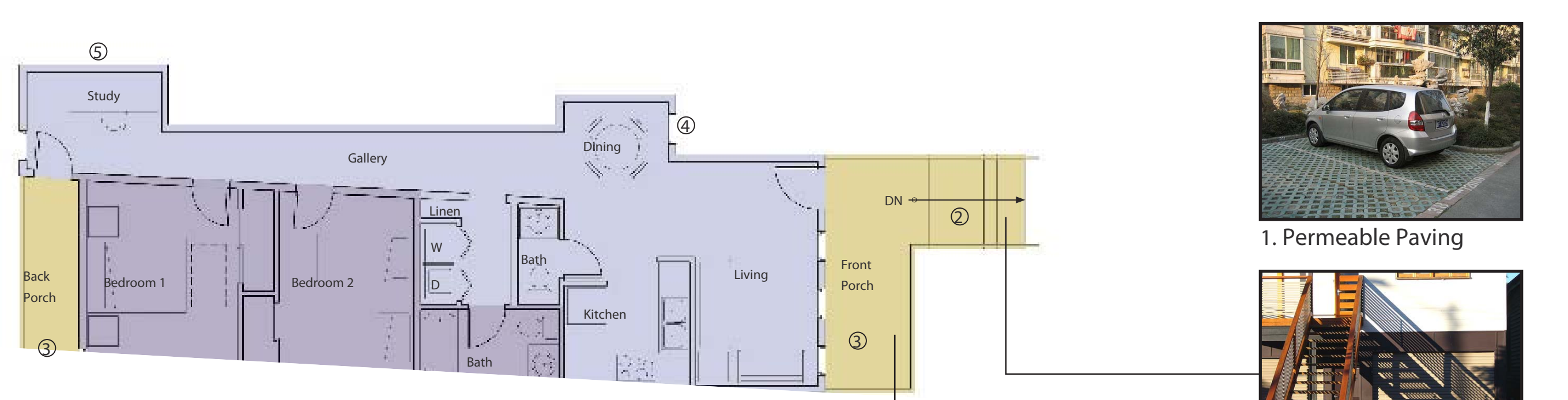
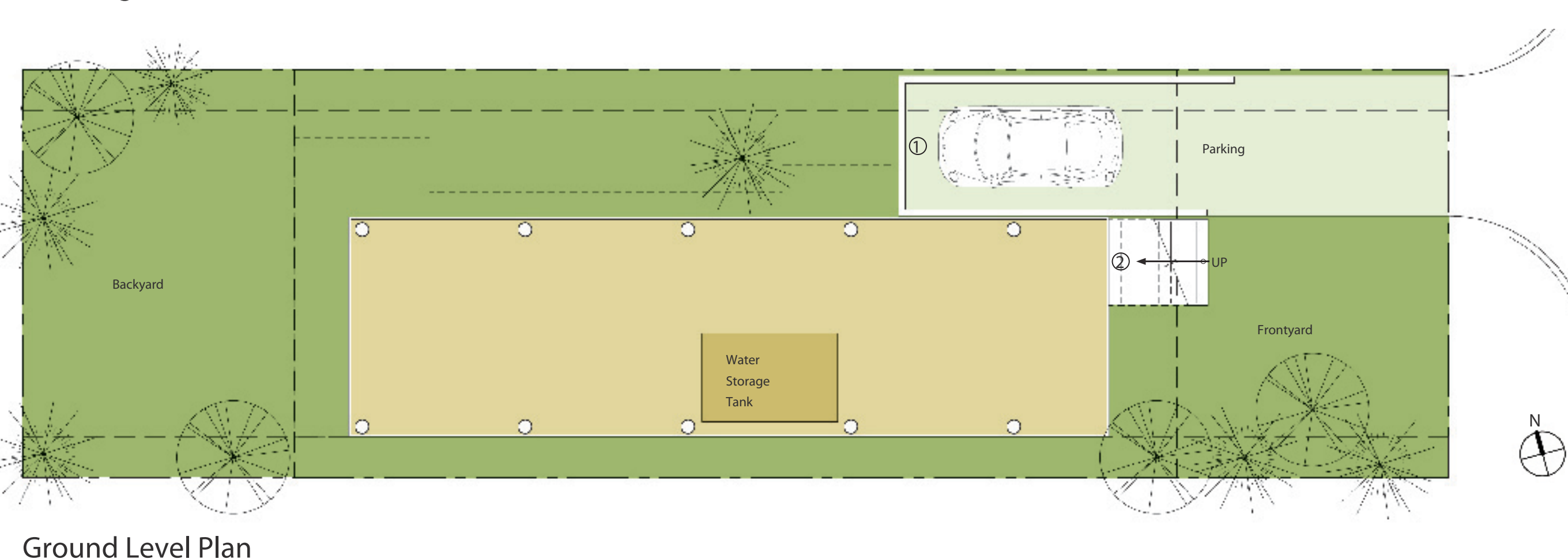


MAKE IT SIMPLY RIGHT

The design team has developed a single family dwelling prototype that takes the vernacular shotgun layout new level. The house (940 sf) has been designed to engage the life of the neighborhood (the front porch life) and to ensure a comfortable environment. The simplicity of the shotgun interior layout has been revisited according to the following criteria:

- Elevated structure to ensure an adequate protection from typical flooding events.
 - Hierarchy of spaces, private, semiprivate, and public both indoor and outdoor
 - Hierarchy of circulation, both indoor outdoor
 - Off-street parking area for 1 vehicle
 - Minimizing east and west facades to reduce summer heat gain on the building envelope
 - Incorporate native, drought tolerant landscaping as "soft" edge along property and along street, with the purpose of reducing the height scale of the elevated structure
 - Maximizing energy and water efficiency through:
 - Optimized building envelope (insulation and glazing)
 - Optimal orientation to minimize heat gain and maximize cross ventilation (indoor outdoor)
 - Increased natural ventilation opportunities by use of screened (high and low) transoms in windows
 - Strategic use of landscape
 - Use of generous overhangs on east, west and south facades for sun mitigation
 - Energy star appliances
 - Ceiling fans (entry porch, living room, bedrooms)
 - Compact fluorescent lighting
 - Solar hot water heating panels (or instant hot water heaters)
 - roof "ready" for photovoltaic panels (520 SF- south facing)
 - Geothermal energy system (a district system for more than one house would be the preferred solution)
 - rain harvesting system to be reused for toilet(s) irrigation and other gray water needs.
 - Rain tank/bladder to be located under the house, dual flush toilets)
 - Attic refuge above house core, accessible by attic folding stair from bedroom 2
 - Maximizing the use of salvaged materials as needed (reclaimed brick, reclaimed wood planks, reclaimed interior doors)
- The project will be developed according to the Cradle to Cradle guiding principles. However, the final level will be a balance among local market forces and owner driven inputs. Finally it is the intent of the design team to allow a certain degree of customization by each owner so that for example, front porches, balconies and screens start to bring an individual characterization that will ensure a diverse urban fabric.



BNIM HOUSE

BNIM ARCHITECTS

For BNIM Architects, sustainability is a way of life; design is an act of optimism and hope for the future. With these philosophies in mind, BNIM continues to build on 37 years of history, design innovation, and environmental stewardship. BNIM is a pioneer in the design of healthy buildings and communities, having helped to develop the USGBC LEED® rating system and Living Building standards for restorative design. We are committed to an inclusive design process, one which values close collaboration with all stakeholders, from end users, to local agencies to neighborhood groups.

We excel at bringing all "voices" together, harnessing the energy and ideas of many with an integrated approach that empowers the design process and results in a solution that exceeds client and community expectations. Our design solutions are inspirational, functional, and healthy for users and for the environment. With a holistic approach to issues of place, function, context and community, BNIM Architects strives to create architecture that not only performs technologically but also stirs the imagination of its users, while reconnecting them experientially to the living world.