

ANCHORMAN



QUESTIONS.

HOW MUCH TIME DO YOU AND/OR FAMILY SPEND AT HOME ?
WHAT KIND OF SPACES DO YOU WANT, THAT YOU CURRENTLY DON'T ?
IS ANYONE IN THE FAMILY DISABLED OR HAS MOBILITY PROBLEMS?
HOW IMPORTANT IS SUSTAINABILITY AND ENERGY EFFICIENCY FOR YOU ?
WHAT ARCHITECTURAL STYLE AND MATERIALS DO YOU FIND INTERESTING?
WHAT IS YOUR FAVORITE BUILDING OR HOUSE ?
DO YOU HAVE ANY PETS OR PLAN TO HAVE ANY PETS IN THE FUTURE ?
WILL YOU BE DOING ANY WORK FROM HOME ?
CAN YOU PLACE IN ORDER THE SPACES IN A HOUSE ACCORDING TO THE LEVEL OF IMPORTANCE, ? AS A FAMILY.
WHAT IS THE MAX BUDGET ?

ANSWERS

OVERALL WE SPEND A LOT OF TIME AT HOME, SOMETIMES BUSINESS TRIPS AND OUR JOBS DON'T ALLOW IT BUT WE ALWAYS TRY TO SPEND OUR TIME AS A FAMILY.
THE GYM, POOL, DRESS ROOMS, THE ENDLESS POOL , WINE STORAGE AND THE LARGE KITCHEN.
HAVE SOME SENSE OF A.D.A REGULARITIES IN YOUR DESIGN AS LONG AS IT DOESN'T INTERFERE WITH YOUR STYLE.
ONCE AGAIN I BELIEVE IT IS IMPORTANT AS LONG AS IT GETS DONE PASSIVELY.
I REALLY LIKE MODERN BUT SIMPLE ARCHITECTURE, I DON'T REALLY LIKE TOO MUCH DECORATION, I'M MORE ON THE MINIMALISTIC SIDE.

MEDIA ROOM/office, LIBRARY, DRESS ROOM, TENNIS COURT, POOL, INTERVIEW ROOM.
MORE ON PERSONALITY..
LIKES TO HOST REUNIONS, LIKES TO COOK, SOMMELIER.



PRYOR RESIDENCE, BATES MASI

NO PETS. NOT THINKING ABOUT IT IN THE NEAR FUTURE.
YES, I'M ALWAYS WORKING, NEWS COME AND GO, THAT IS THE REASON WHY I NEED AN OFFICE AND AN INTERVIEW AREA.
LIVING ROOM, KITCHEN, GYM, POOL, WET BAR
IT'S NOT A PROBLEM, WE ARE WILLING TO PAY FOR OUR ACCOMMODATIONS.

ACTRESS



11 YEAR OLD



9 YEAR OLD

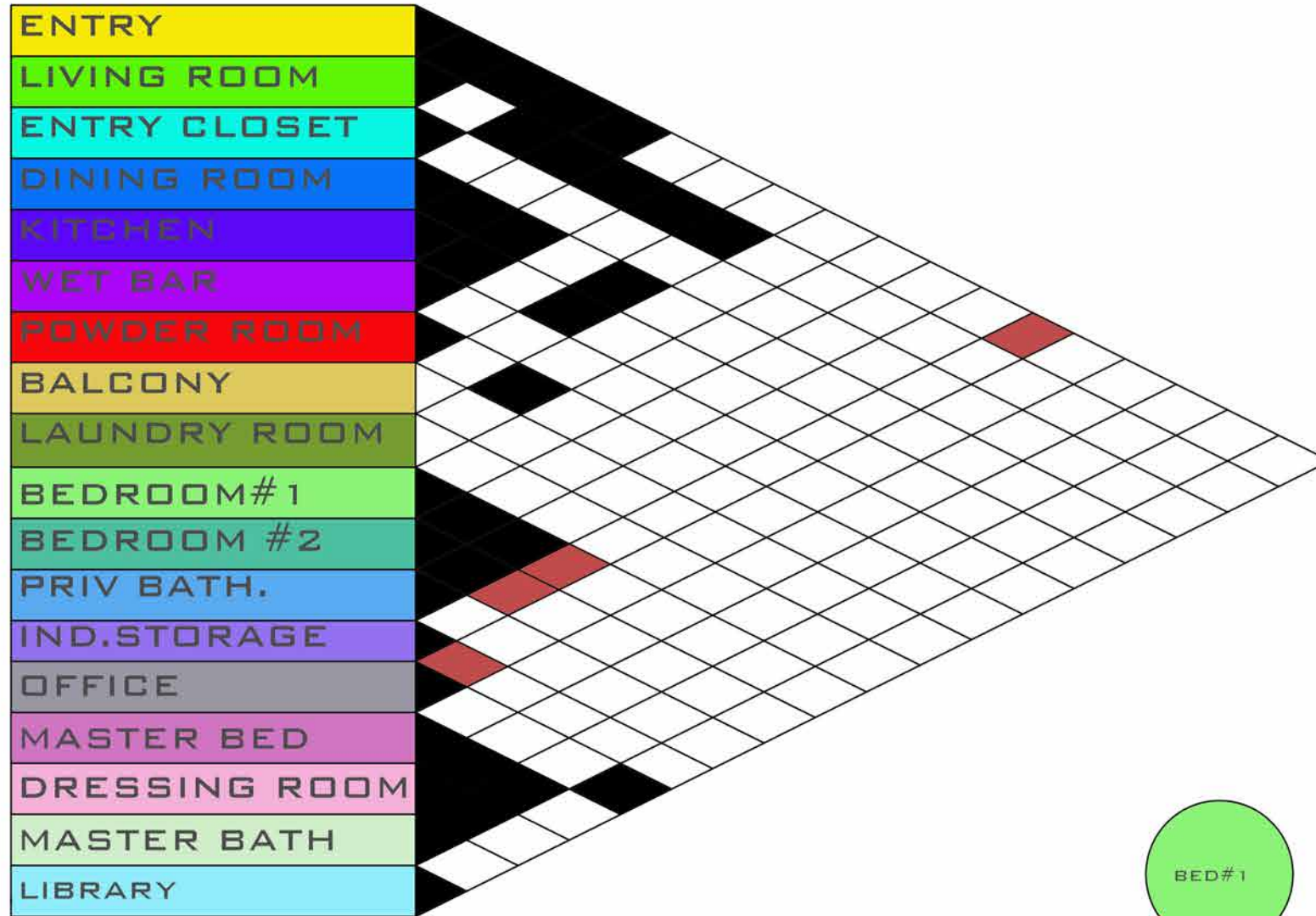


7 YEAR OLD

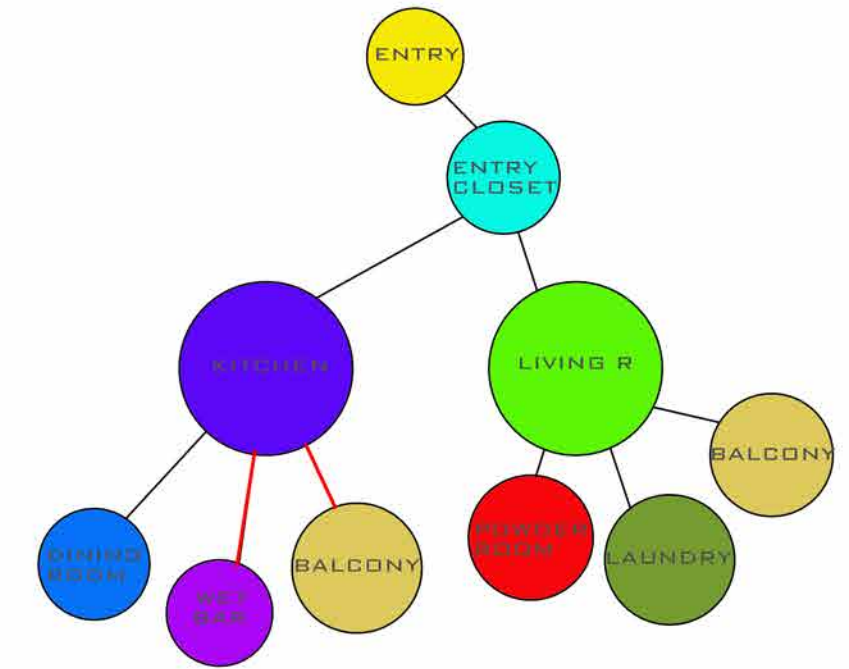


GYM, DRESS ROOM, MASSAGE ROOM, THEATER, LARGE KITCHEN, .

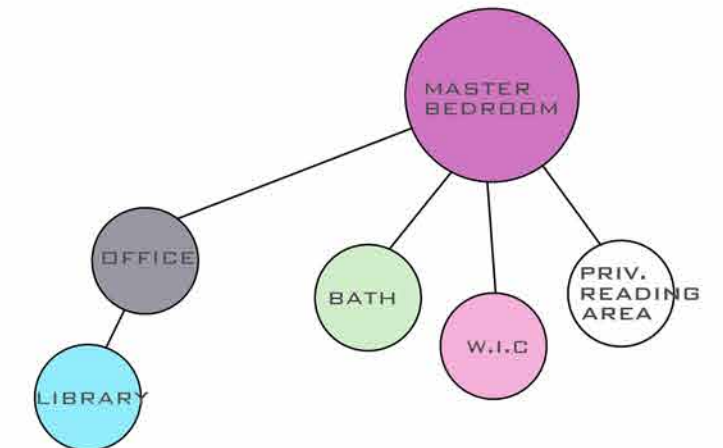
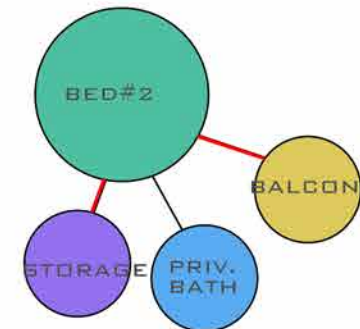
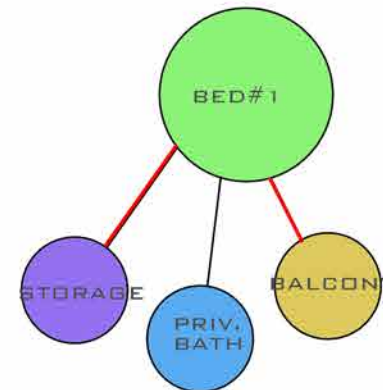
MATRIX OF ADJACENCIES



— WOULD BE NICE
— MUST



PUBLIC DIAGRAM
TRAFFIC FLOW



PRIVATE BUBBLE
DIAGRAM

EUROPE

AFFORDABLE MULTIFAMILY HOUSING. FRANCE

ARCHITECT: ATELIER DU PONT
 LOCATION: PARIS, FRANCE
 PROJECT YEAR: 2010

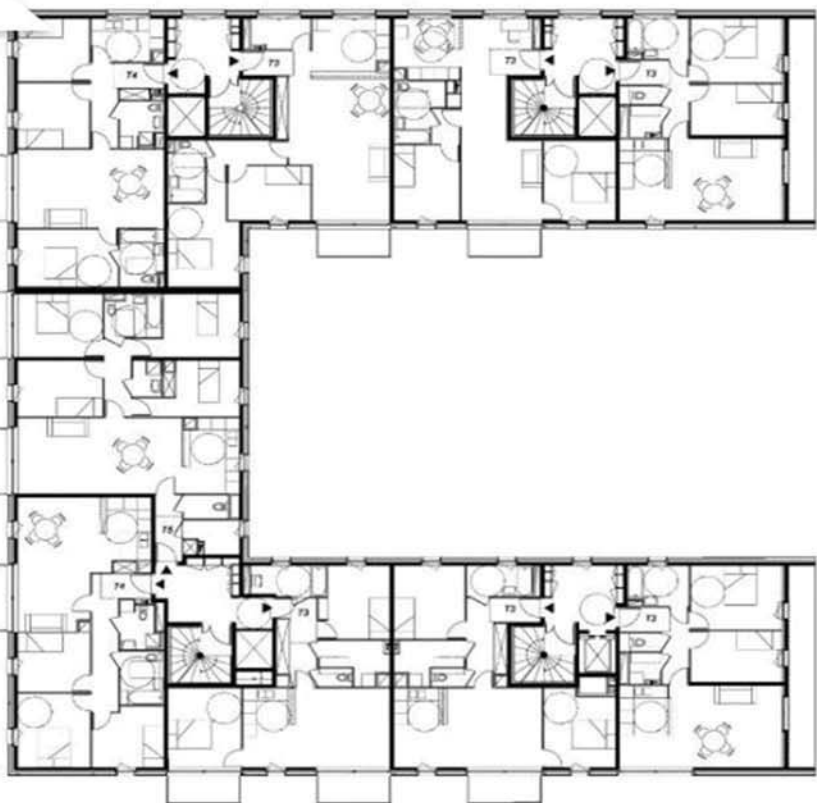
THIS NEW ENVIROMENTALLY SENSITIVE MULTIFAMILY HOUSING PROJECT IN BONDY FRANCE CONTAINS 34 APARTMENTS.

- THE DESIGN IS SIMPLY A U SHAPE RESIDENTIAL BUILDING.
- EACH ROOM HAS NATURAL DAYLIGHT AND PLENTY AIR CIRCULATION.
- ENRGY EFFICIENT APARTMENTS FOR LOEW INCOME FAMILIES.
- EACH APARTMENT HAS THEIR OWN PRIVATE BALCONY TO CREATE MORE LIVING SPACES.
- A PROTECTED COURTYARD WITH SOME REALLY INTERESTING TREES CALLED PLANE TREES SOME OF THE 7 HUNDRED YEARS OLD THAT MAKE THE YARD AN INVITING PLACE TO BE , AND GATHERING POINT .

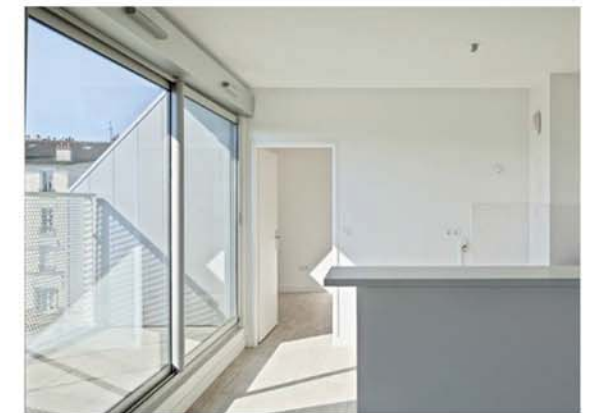
THIS PROJECT HAS MANY AMENITIES THAT MAKE IT VERY SUCSESFUL ALLOWING ITS TENANTS TO HAVE EVERITHING AT THEIR REACH, IT'S BORDERED BY A GYM AND A SCHOOL

- *ENVIRONMENTALLY SENSITIVE
- *EACH ROOM HAS NATURAL DAYLIGHT AND AIR CIRCULATION
- *ENERGY EFFICIENT APT'S
- *BALCONIES CREATING DIFFERENT LIVING AREAS
- *PROTECTED COURTYARD, THE BEATIFUL TREES
- *GATHERING PLACES
- *CLOSE TO TRANSPORTATION, GYM , SHOPS AND SCHOOLS

OVERVIEW.
 I FIND THAT THE PROJECT IS VERY SUCCESSFUL, BECAUSE IT HAS MANY COMMODITIES THAT ARE VERY ATTRACTING, LIKE THE COURTYARD BEING PROTECTED BY THE SAME STRUCTURE, THE STRUCTURE ITSELF IS VERY APPEALING, SHOWING THE AFFORDABLE HOUSING DOESN'T HAVE TO LACK AESTHETICS. IT ALSO PROVIDES THE TENANTS WITH THE COURTYARD WHICH ALLOWS THEM TO INTERACT WITH OTHER PEOPLE.



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SAN FRANCISCO

AFFORDABLE MULTIFAMILY HOUSING. U.S

LOCATION ; 1345 TURK STREET, SAN FRANCISCO , CALIFORNIA, US
 TYPE: RESIDENTIAL MULTI UNIT HOUSING
 YEAR: BUILT IN 2012
 SIZE: 25,000SQFX 100,000 SQFT
 ARCHITECT: DAVID BAKER ARCHITECTS.

PROJECT

32 AFFORDABLE NEW UNITS, OUTDOOR PATIOS RING A PRIVATE COURTYARD , WHICH CREATES A QUIET COMMUNITY, WITHING WALKING DISTANCE TO SHOPPING ENTERTAINMENT AND TRANSPORTATION. THE UNITS RANGE FROM ONE TO THREE BEDROOMS AND IS A FOUR STORY COMPLEX. THE GARDEN COURT FEATURES A PLANTER IN THE FORM OF A GUITAR FILLED WITH DROUGHT-TOLERANT ALOES. PARKING SPACES FOR 24 CARS ARE LOCATED UNDERGROUND

- * DECENT HOME SUITABLE LIVING
- *NEAR PUBLIC TRANSPORTATION
- *PRIVATE COURTYARD
- *PRIVATE SECURE FEELING, IN AN AFFORDABLE UNIT BUT WITH NICE ARCHITECTURAL DECISIONS THAT MAKE THE PROJECT LOOK APPEALING..
- *MADE FOR WORKING FAMILIES OF LOW INCOME.
- *THE MATERIALS USED WERE DURABLE RECYCLED CONTENT AND LOW COST MATERIALS.
- *STRUCTURE WAS PUSHED BACK FROM STREET TO INCREASE THE PRIVACY TO THE RESIDENTS.
- *UNITS WERE PLACED IN A WAY THAT RECREATES A SENSE OF COMMUNITY.
- *GUITAR SHAPE WAS INSPIRED BY ONE OF NIRVANA'S FRONT MAN.
- *THE VEGETATION IS BASED ON ECOLOGICAL BANDING.THE REAR GARDEN FEEDS BUTTERFLIES,THE MEWS CREATE SEEDS FOR SONGBIRDS, THE CENTRAL COURT MAKES NECTAR FOR HUMMINGBIRDS.



FLOOR PLANS



INTERIOR RENDERINGS



ASIA

AFFORDABLE MULTIFAMILY HOUSING. TULOU, CHINA

LOCATION : NANHAI, GUANDONG , CHINA (ASIA)
 ARCHITECT: URBANUS ARCHITECTURE AND DESIGN
 COMPLETED : 2008
 SITE SIZE": 13,711 MTSQ

TULOU; "EARTHING BUILDING" TRADITIONAL COMMUNAL RESIDENCE FOPUND IN THE SOUTH OF CHINA USUALLY OF A CIRCULAR CONFIGURATION SURROUNDING A CENTRAL SHRINE



INTERIOR OF A TULOU

THIS 245 APARTMENT STRUCTURE IS CURRENTLT BEING BUILT IN GUANZHOU, CHINA, IT FEATURES BESIDES ALL THE NIRMAL RESIDENTIAL PROGRAM, IT HAS DORMITORIES, A HOTEL, LIBRARY, GYM AND A LARGE VARIETY OF COMMUNAL AND PUBLIC SPACES. THIS STRUCTURE WAS DESIGNED BY URBANUS ARCHITECTURE & DESIGN.

IT CONSISTS OF AN OUTER CIRCULAR BLOCK WITH A RECTANGULAR BLOCK WITHIN THAT IS CONNECTED TO THE OUTER RING BY BRIDGES THE CIRCULAR ABD THE RECTANGLE CONTAIN SMALL APARTMENT UNITS, ALL THE SPACES IN BETWEEN ARE USED FOR CIRCULATION AND COMMUNITY USE

THE LOWER FLOORS CONTAIN SHOPS AND COMMUNITY FACILITIES. RENTS ARE VERY CHEAP AND NOT AVAILABLE TO CAR OWNERS, SINCE MANY OF ITS TENANTS ARE MIGRANT WORKERS.

- THE ENTIRE STRUCTURE IS WRAPPED IN A CONCRETE SCREEN WITH WOODEN INSERTS THAT PROVIDE SHADE TO THE BALCONIES, WHICH GIVE ALL THE UNITS A SECONDARY LIVING SPACE.
- THE POSITION OF THE APARTMENTS ALSO ALLOWS FOR GOOD LIGHT AND VENTILATION.
- THE TULOU COLLECTIVE HOUSINGIS A UNIQUE EXPERIMENT IN LOW INCOME HOUSING AND THE TRANSFORMATION OF ANCIENT HERITAGE TO SUIT CONTEMPORARY LIVING ENVIRONMENTS.

PEOPLE ARE GIVEN THE OPPORTUNITY TO LIVE IN A CLEAN AND SAFE ATMOSPHERE, WITH PUBLIC TRANSPORTATION AVAILABLE , SCHOOLS AND SHOPING WITHIN THEIR REACH.

THE ARCHITECT NOT ONLY CREATED A PLACE FOR LIVING BUT ALSO WAS ABLE TO KEEP THE HERITAGE OF THE REGION.

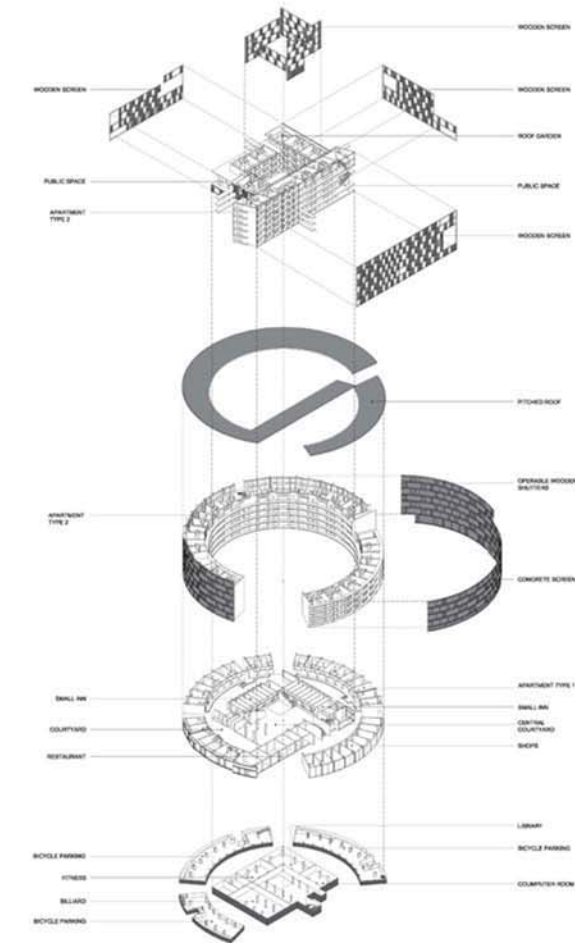
EXTERIOR VIEWS



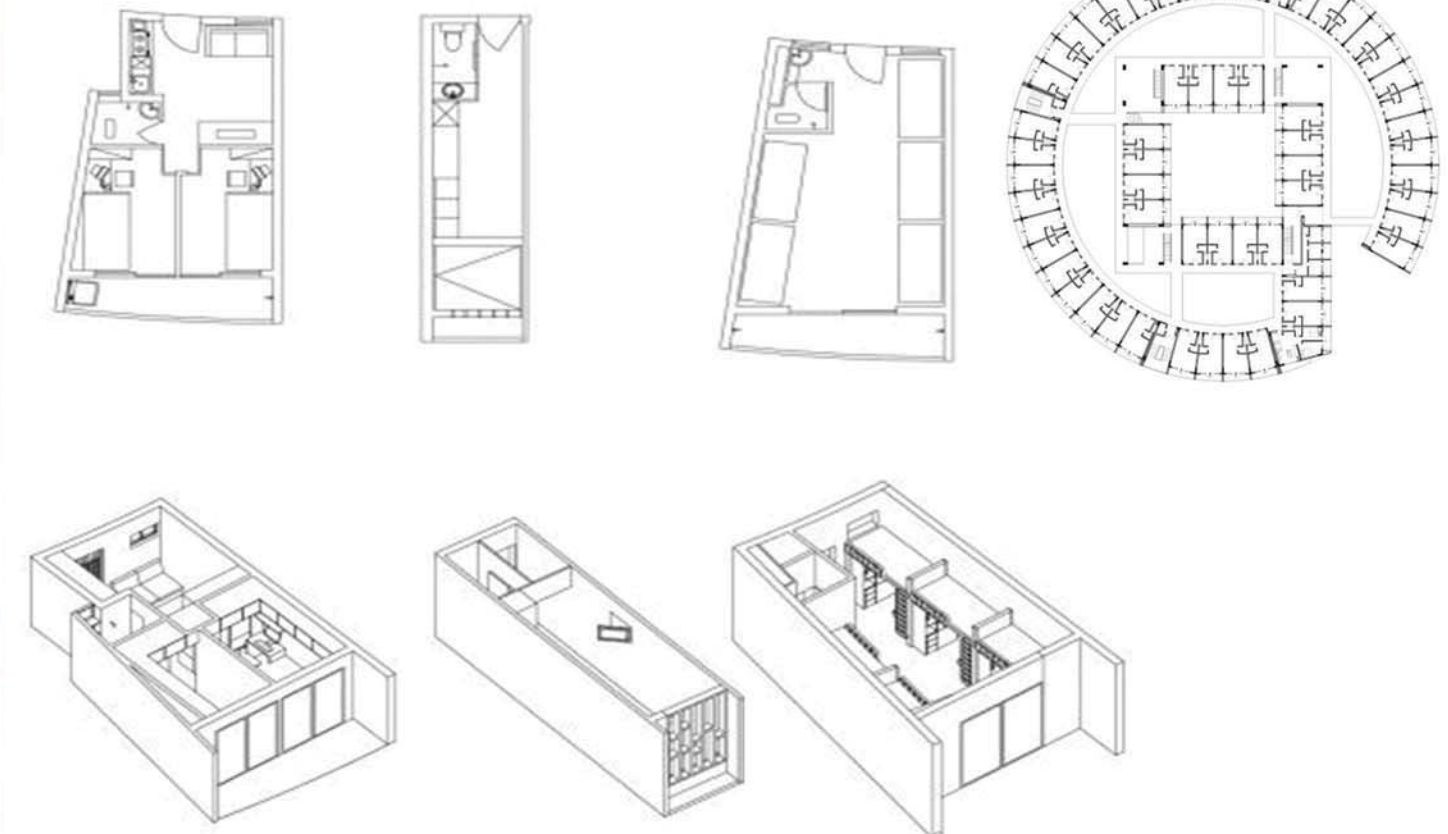
BALCONIES AND CIRCULATION



UNITS INTERIOR



DIFFERENT TYPES OF UNITS



BROOKLYN BRIDGE PARK

SITE ANALYSIS

ACTIVITIES AND ATTRACTIONS



THE PARK OFFERS A RANGE OF ACTIVITIES AND ATTRACTIONS THE INCLUDE SOCCER, BASKETBALL, HANDBALL, KAYAK, FISHING SWIMMING ETC.



AREA CONTEXT



THE AREA'S CONTEXT IS MAINLY FILLED WITH TOWN-HOUSES & FACTORI LIKE STRUCTURES REMODELED TO ACCOMODATE PEOPLE. THE AREA HAS AN INCREDIBLE VIEW OF LOWER MANHATTAN'S SKYLINE.



BROOKLYN BRIDGE PARK SITE ANALYSIS

- MAIN ROADS
- IMMEDIATE ATTRACTIONS
- AREA RECOGNITION



DOG RUN



ONE BROOKLYN BRIDGE PARK RESIDENCES

RESIDENTIAL AREA
TOWNHOUSES



WATER PLAY GROUND



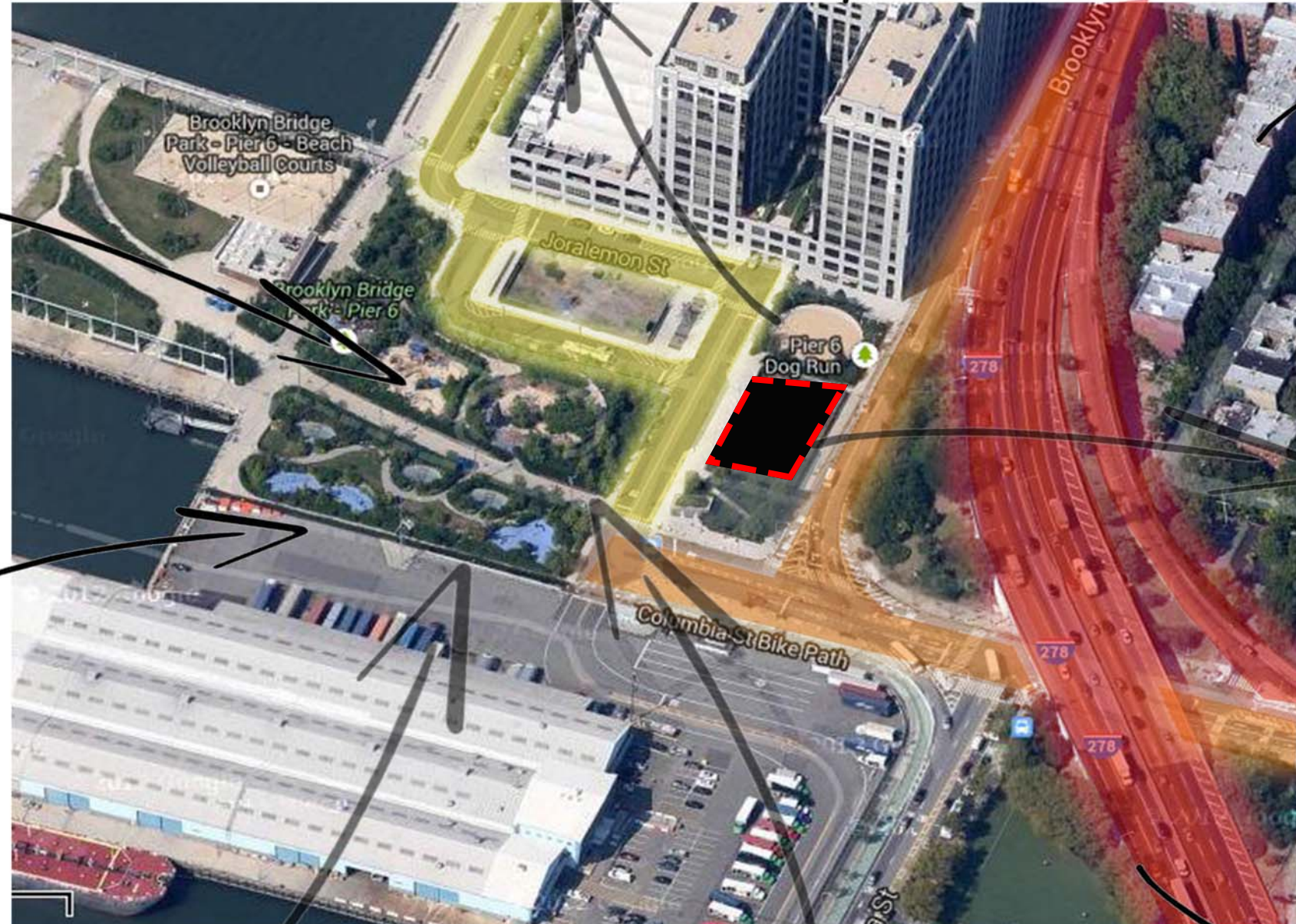
PLAYGROUND -3



PLAYGROUND -2



PLAYGROUND -1



LOW TRAFFIC VOLUME

FURMAN ST. MEDIUM TRAFFIC VOLUME

BQE- HIGH TRAFFIC VOLUME



SITE 75'X90



BROOKLYN BRIDGE PARK

SITE ANALYSIS

-FIGURE GROUND-SHADED AREA ARE BUILDING BLOCKS
THE REST IS OPEN SPACE-INCLUDES STREETS

-FRESH PROGRAM MAP

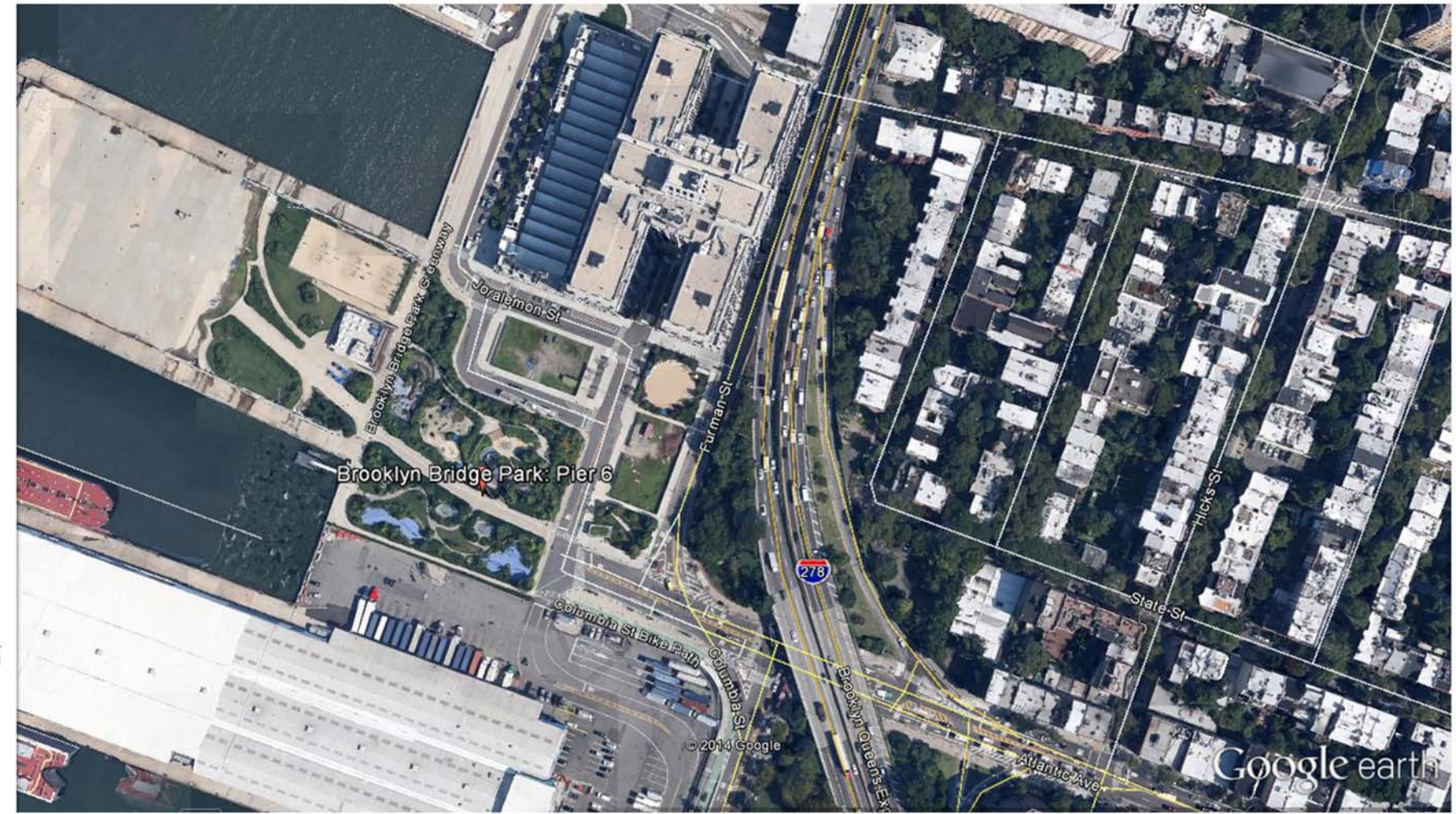
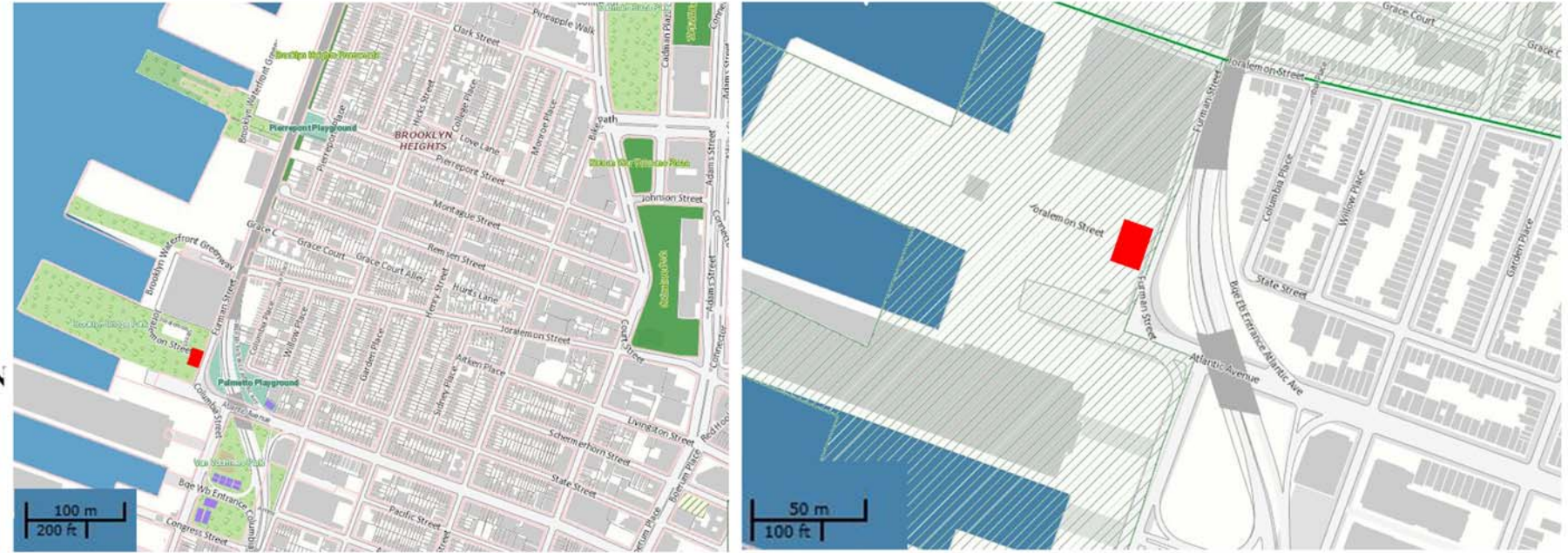
-GREEN SPACES

-AERIAL MAP



The FRESH Food Store Area Program

Food Retail Expansion to Support Health:
Promoting Grocery Stores in Underserved Areas of New York City



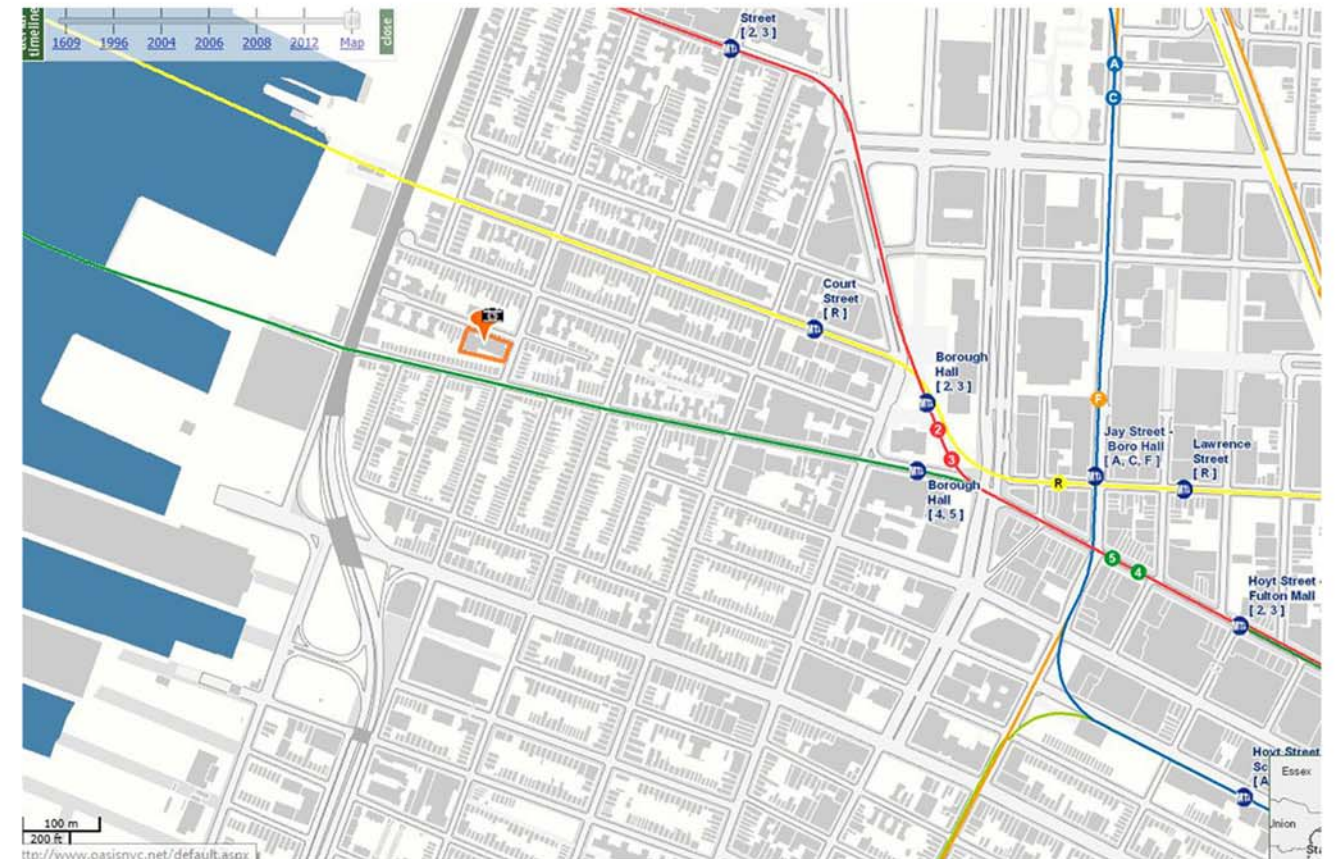
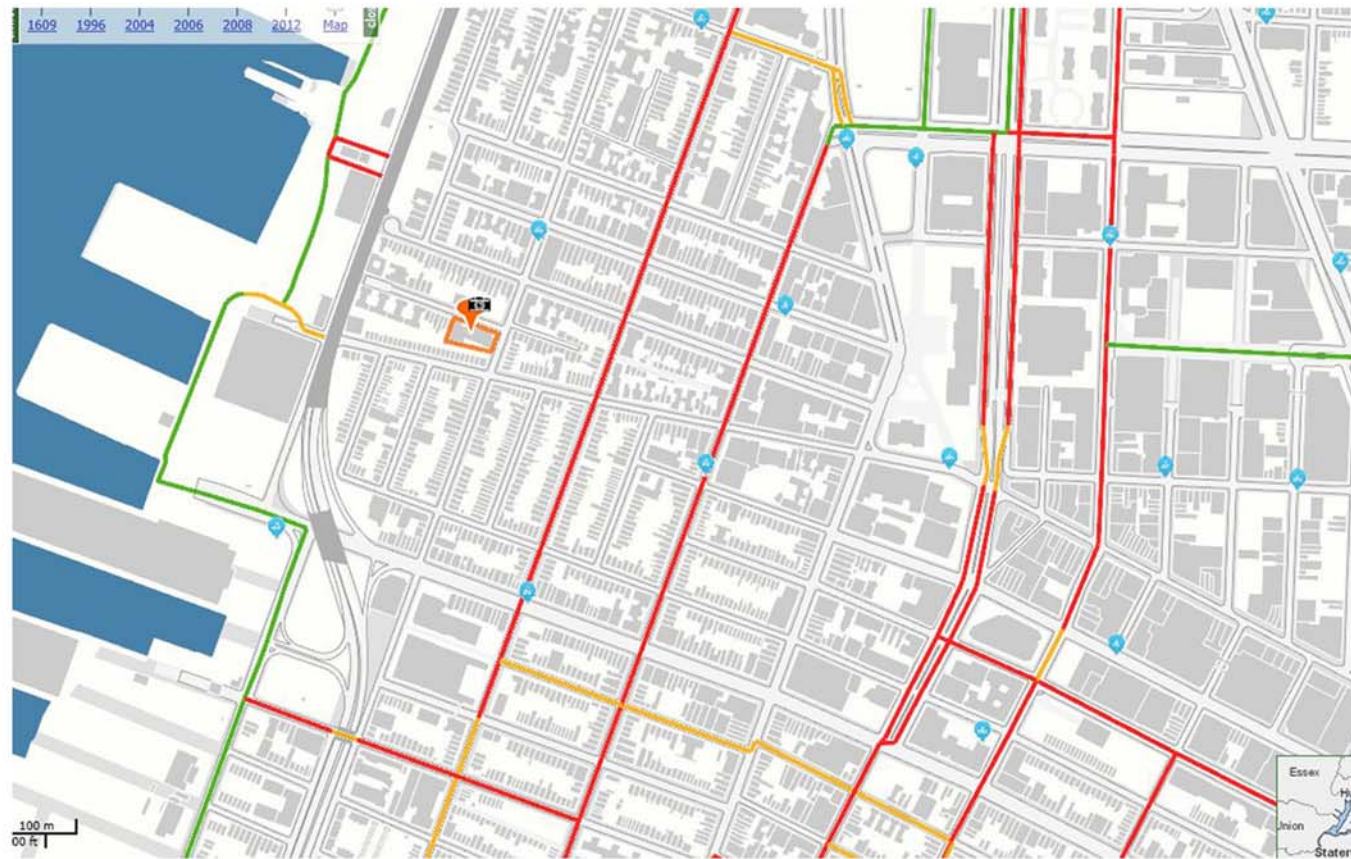
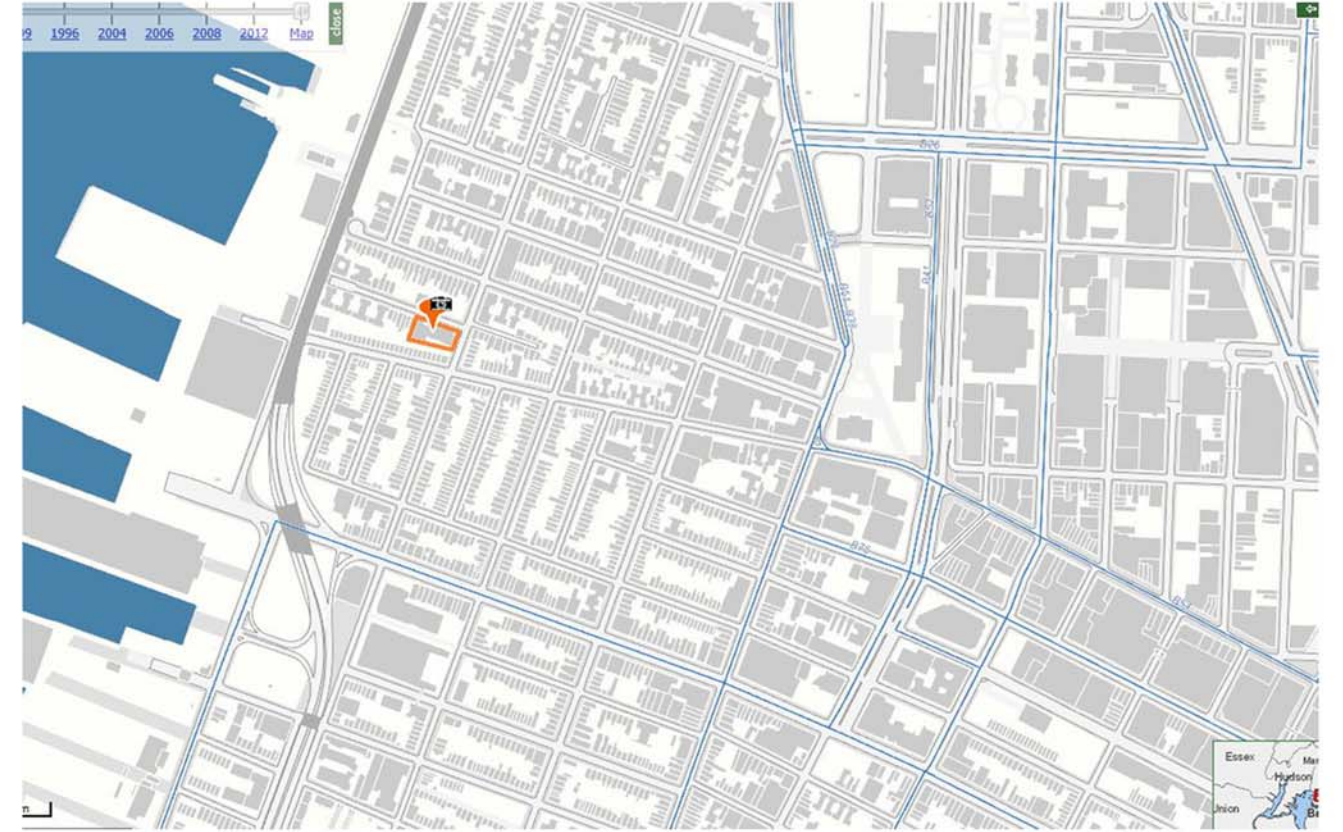
BROOKLYN BRIDGE PARK

SITE ANALYSIS

- EDUCATION, SCHOOLS IN THE AREA
- BIKE ROUTES
- BUS MAP
- SUBWAY MAP

NYC bike routes

- Greenway / Multi-use
- On-street striped lane
- On-street signed route
- Striped & Signed
- Striped w/ Auto Free Hours
- Link
- CitiBike kiosk



BROOKLYN BRIDGE PARK SITE ANALYSIS

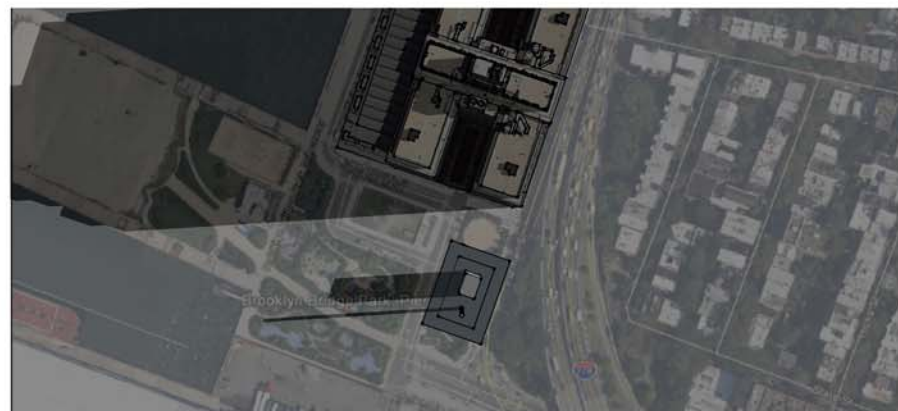


-sun study

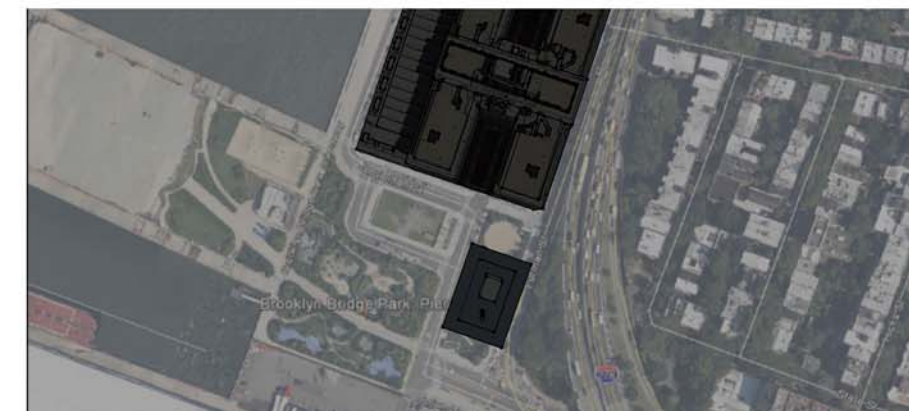
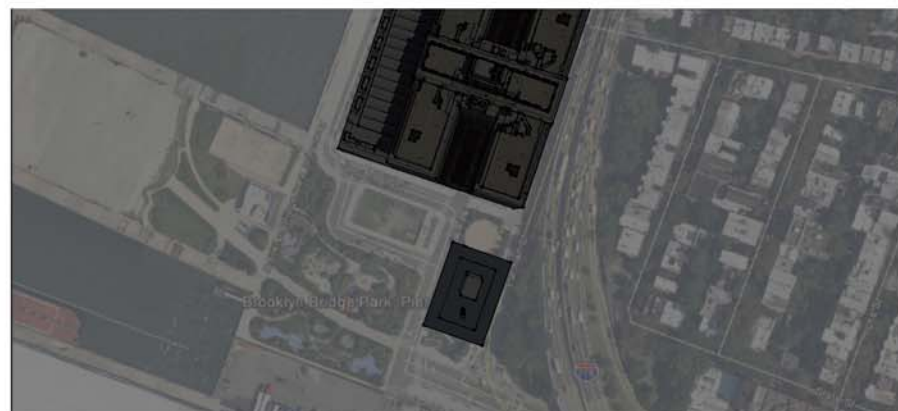
SUMMER
7 A.M-12-6P.M



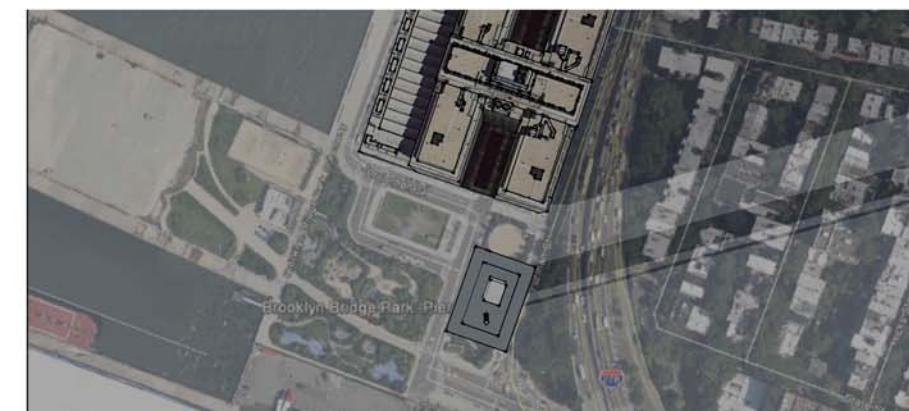
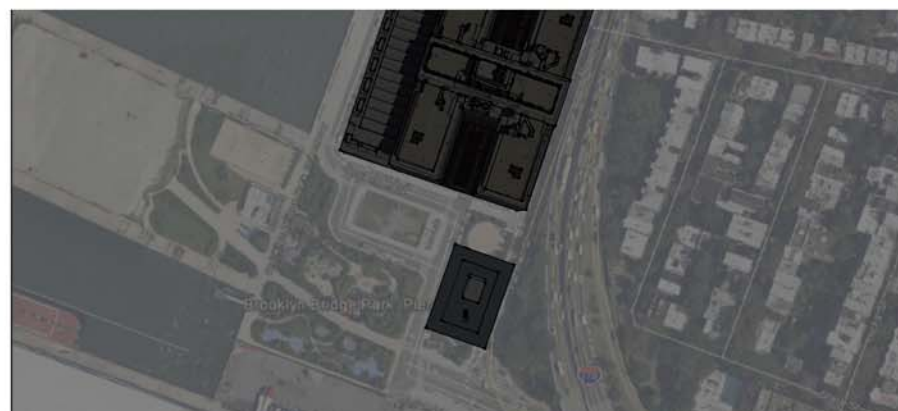
FALL
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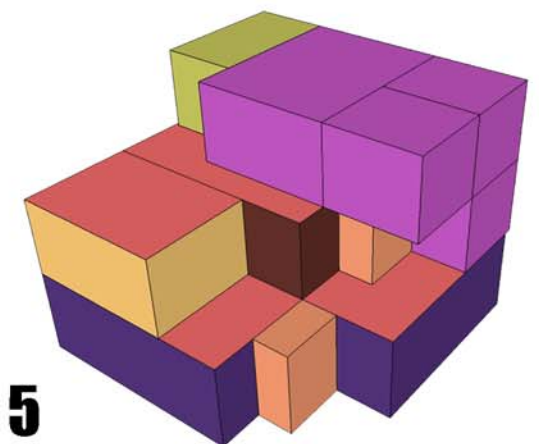
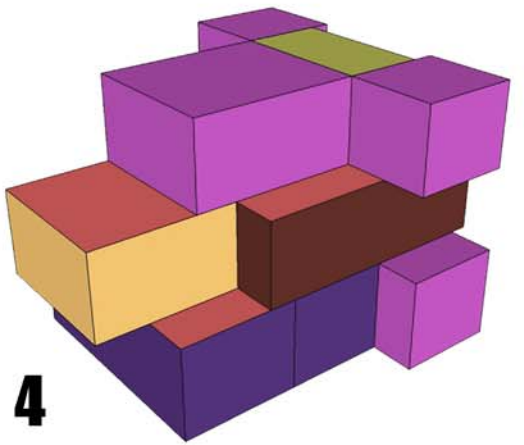
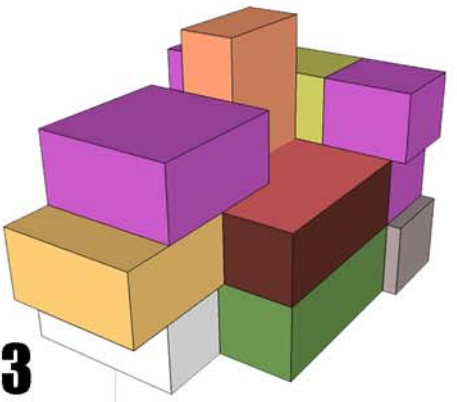
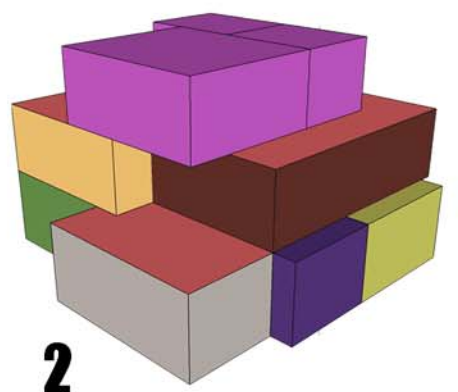
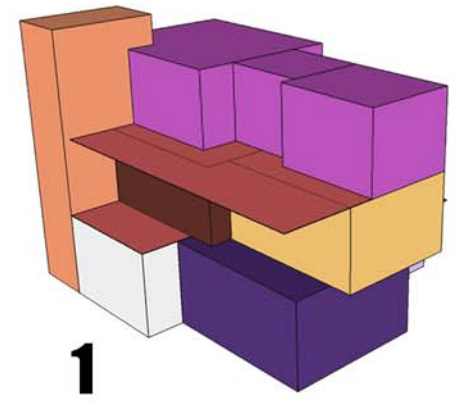
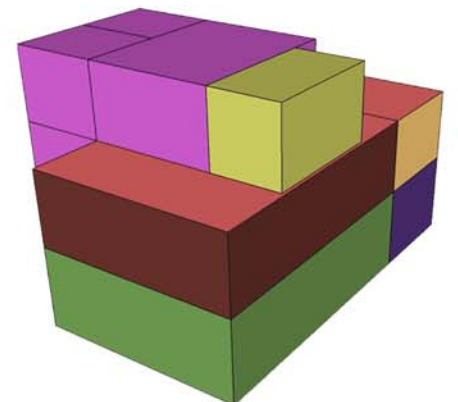
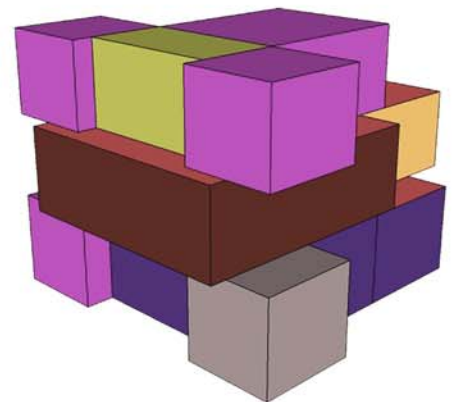
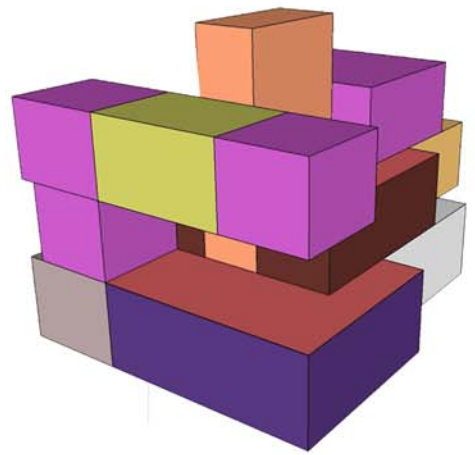
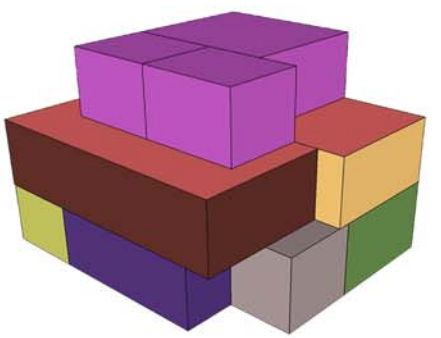
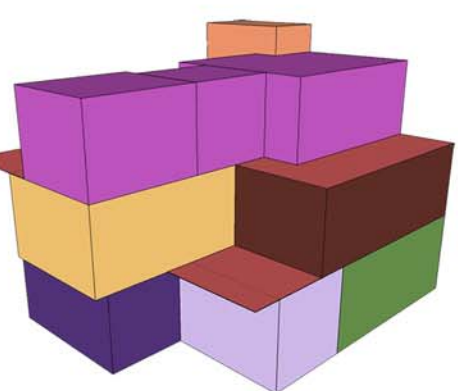
WINTER
7 A.M-12-6P.M



SPRING
7 A.M-12-6P.M



MICRO MASSING DIAGRAMS



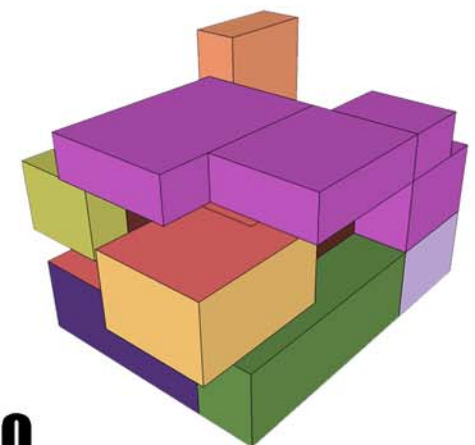
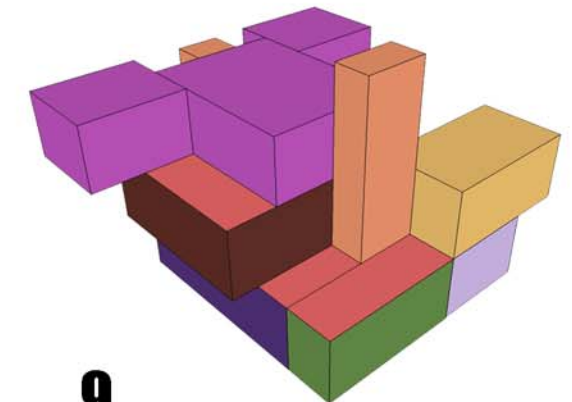
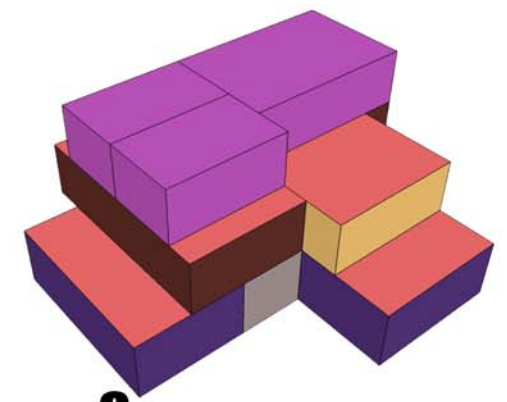
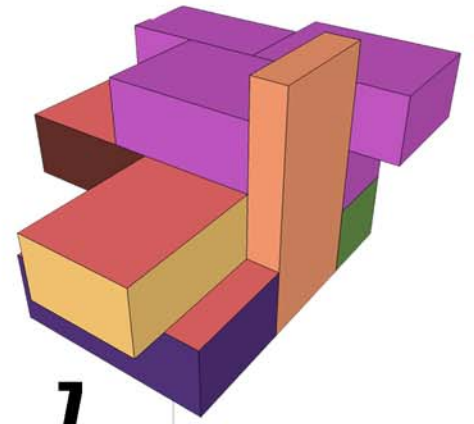
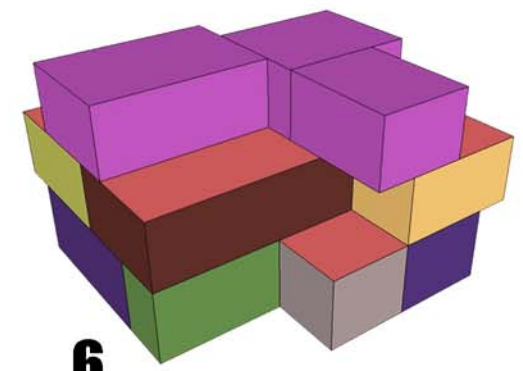
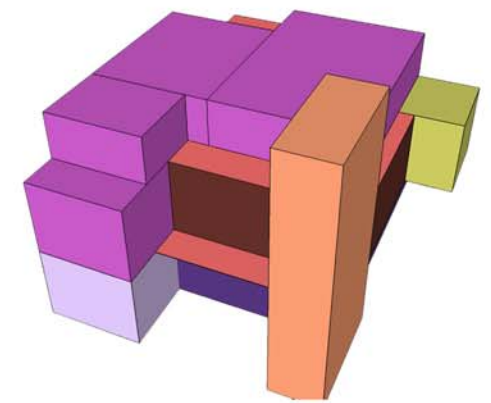
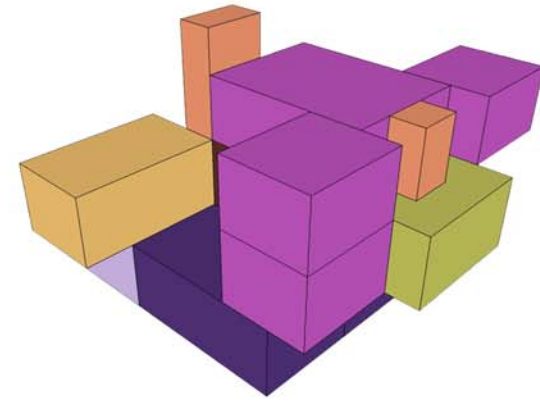
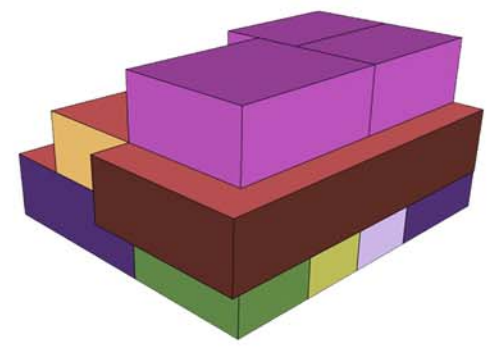
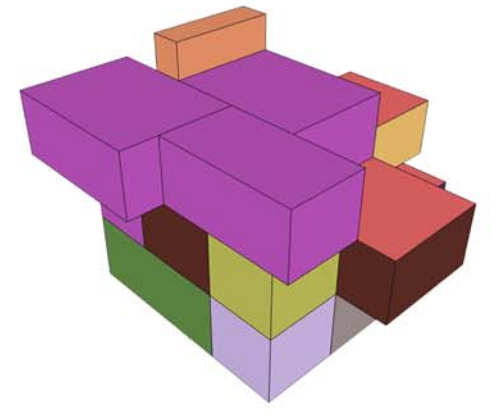
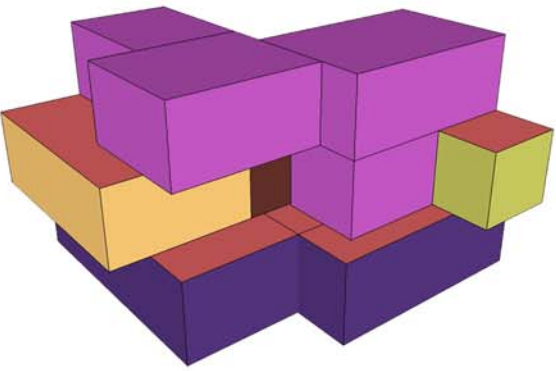
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LEGEND



SLEEP



EAT



LIVING



FIT/ENTERT



STORA/LAUN

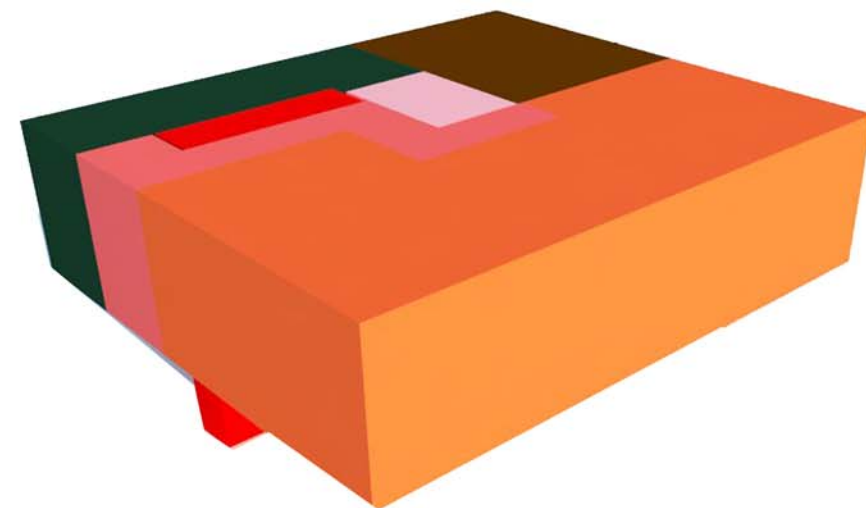
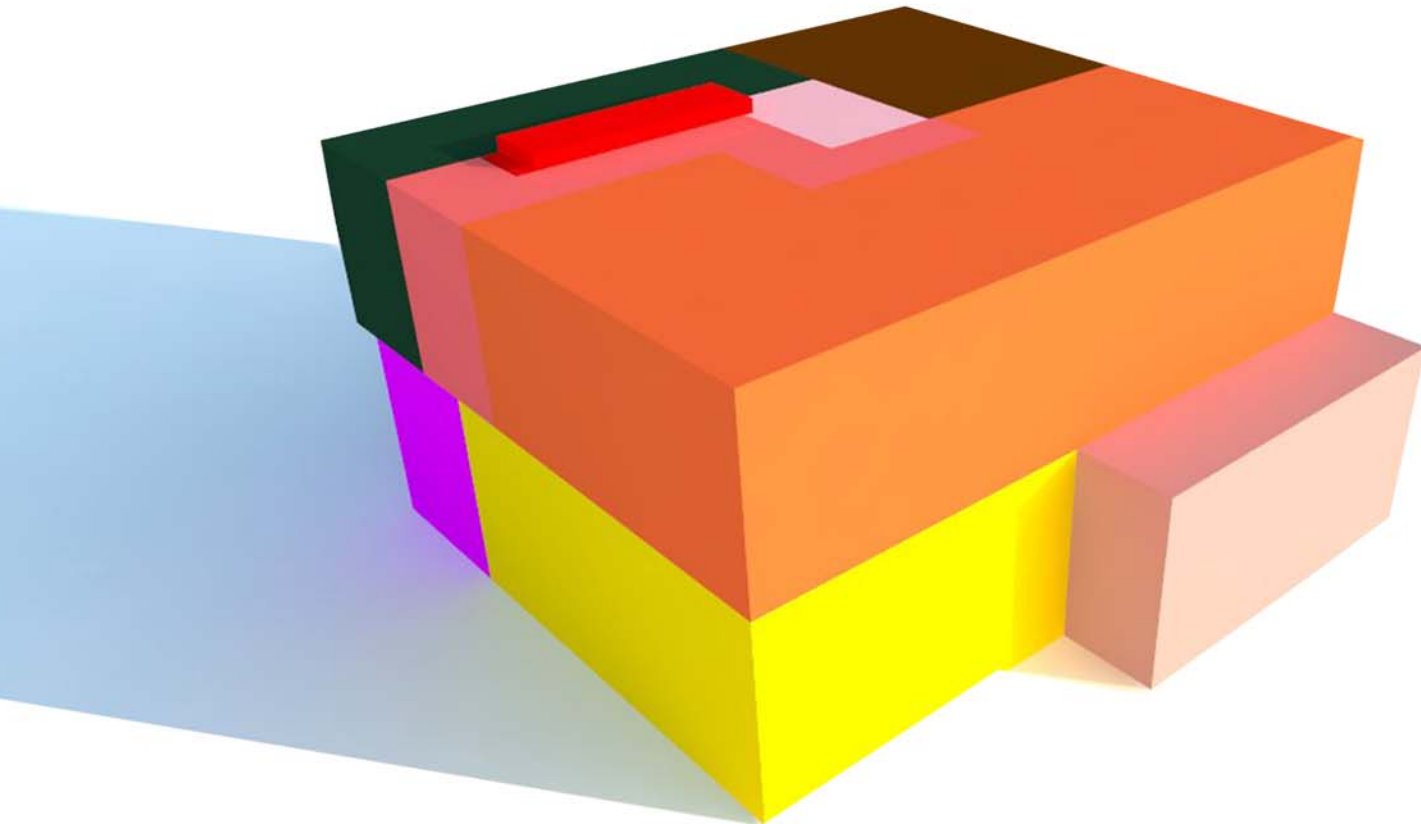


DECK

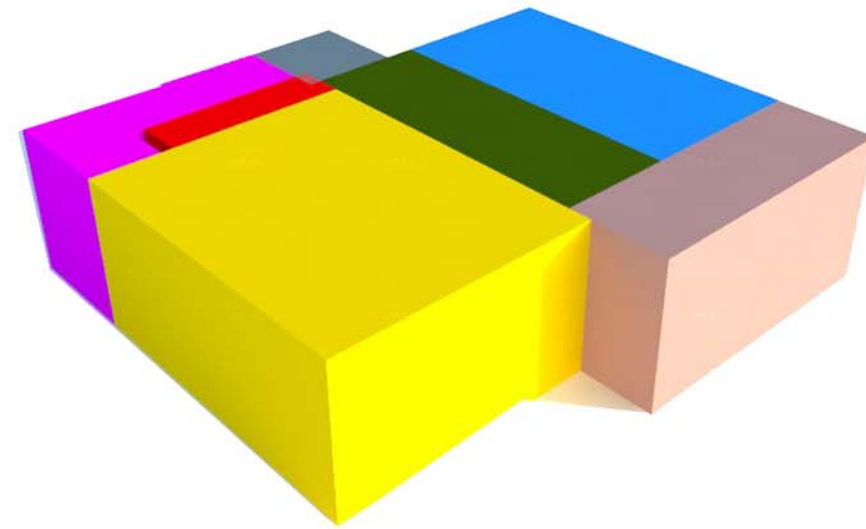


PARKING

PROGRAM DIAGRAM



SECOND FLOOR



FIRST FLOOR

PROGRAM LEGEND

SLEEPING	
MST BATH	
PRIV BATH	
OFF/LIBRA	
CIRCULAT	
VER.CIRCU	
COOKING	
EATING	
DECK	
LIVING	
FOYER	
POWDER	
LAUNDRY	

FLOOR PLANS



FIRST FLOOR









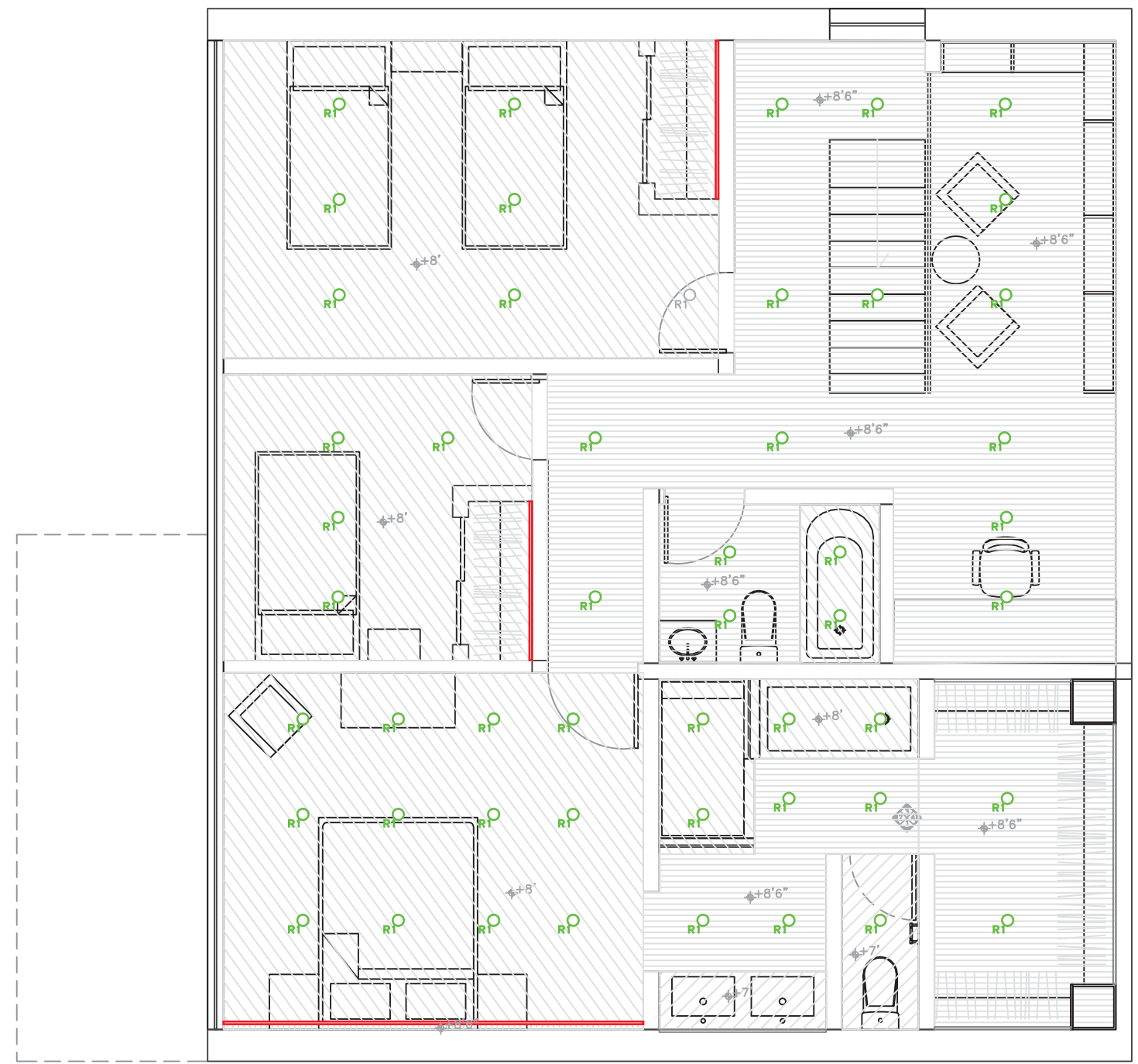
SECOND FLOOR



REFLECTED CEILING PLAN



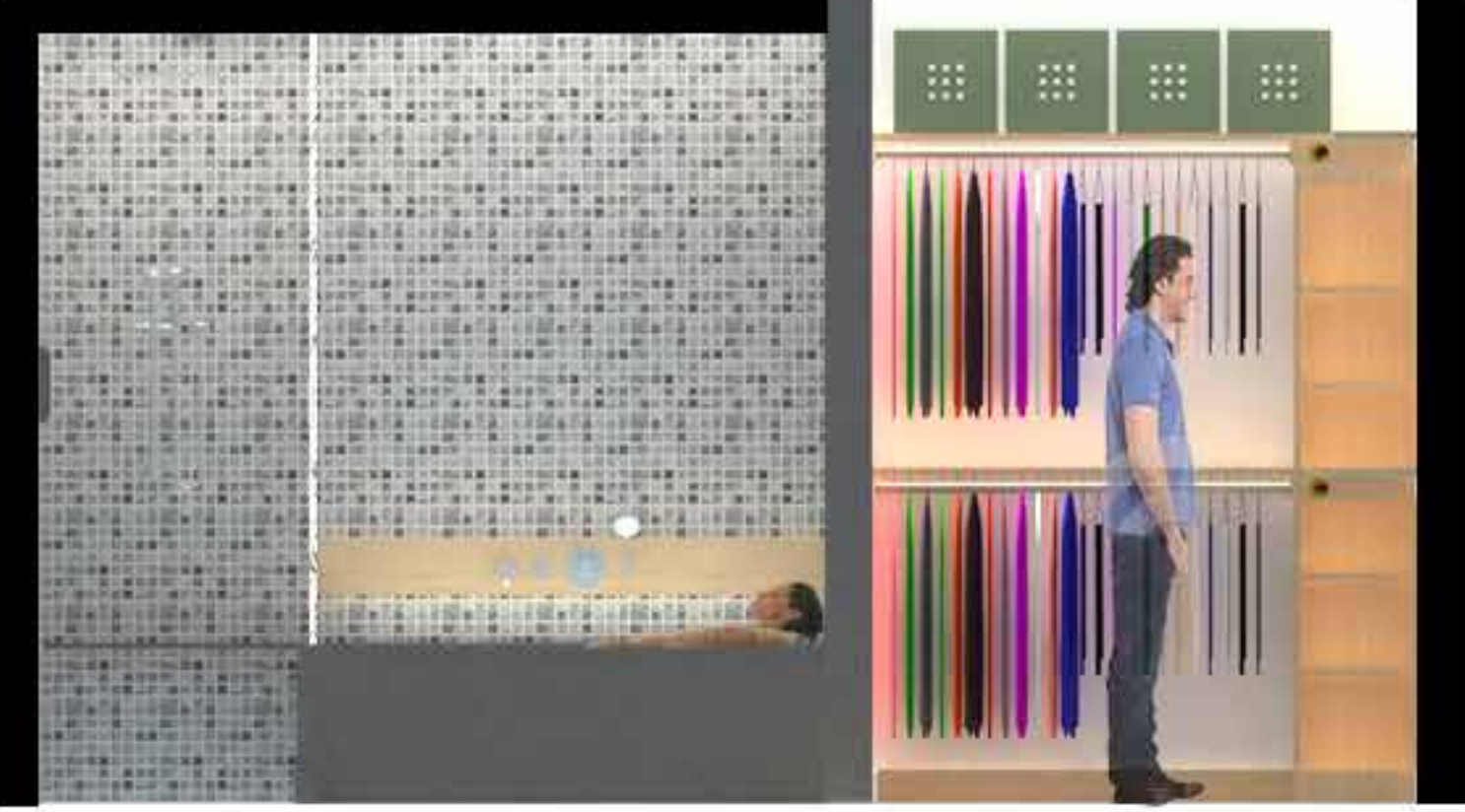
KEY	
RECESSED DOWNLIGHT	 
LED STRIP LIGHT	
WALL SCONCE	 1, 2
PENDANT	 P1, P2, P3
WALL SCONCE	



MATERIALS



MASTER BATH FLOOR PLAN



ELEVATION A



ELEVATION B



KITCHEN FLOOR PLAN

MATERIALS



APPLIANCES



ELEVATION B



ELEVATION A



KITCHEN ISLAND

FURNITURE



BAXTON STUDIO BOTICELLI



56" SMART T.V



EMILIA FAB.CHAIRS



BAXTON STUDIO MOIRAN TABLE



FLOOR LAMP



STEVE SILVER COFFE TABLE



LONDON SOFA



FIRST FLOOR PLAN

FLOORING



BEECHWOOD FLOORING



PLASTIC WOOD EXT.FLOORING



FIRST FLOOR AXO.

INTERIOR PERSPECTIVES



LIVING ROOM



KITCHEN , WET BAR

FURNITURE



BAXTON STUDIO



EAMES LOUNGE



BUSH ENVOY



HOME ELEGANCE



GRASS ROOTS

FLOORING



BEECHWOOD FLOORING



DARK BROWN CARPET



ADRESO SNAPSHOT



EILEEN GRAY



SECOND FLOOR PLAN

SECOND FLOOR AXO



SECOND FLOOR AXO

FURNITURE



FIREPIT



BBQ GRILL



PATIO WICKER FURN.



8'X14' ENDLESS POOL



TERRACE FLOOR PLAN



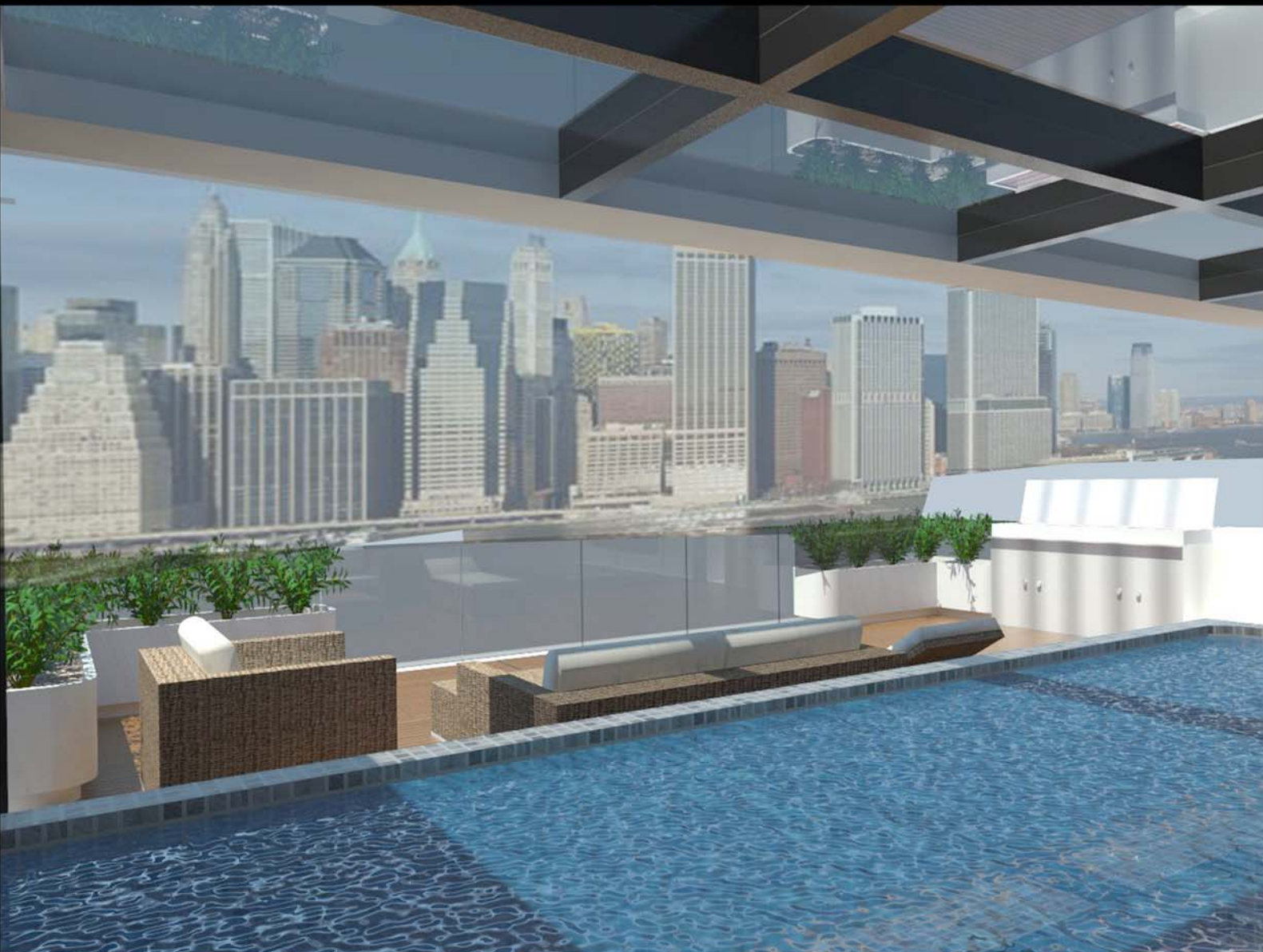
COMPOSITE DECKING

TERRACE AXO VIEW

TERRACE PERSPECTIVES



VIEW 1



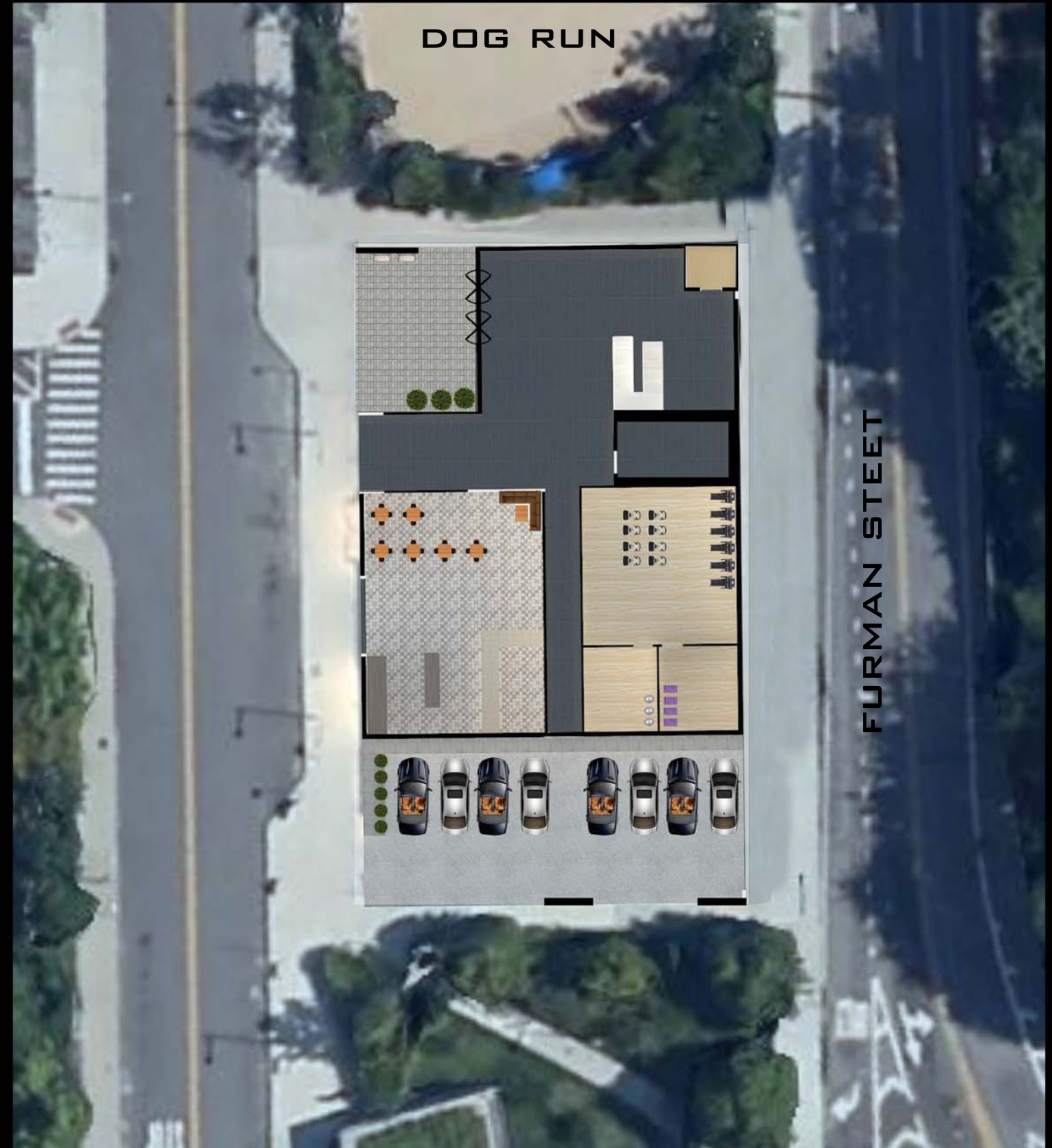
VIEW 2

SITE PLAN



COMMON SPACE

- GYM
- CAFETERIA
- MAIL ROOM
- LOBBY
- ELEV
- EGRESS
- PLAZA
- PARKING



UNIT SECTION & 2POINT PERSPECTIVE



SECTION



2 POINT SECTION

MACRO SECTION



EAST ELEVATION



GLASS FIBER REINF.CONCRETE



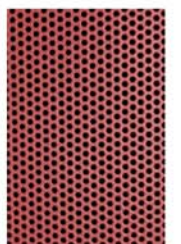
AWNING WINDOWS



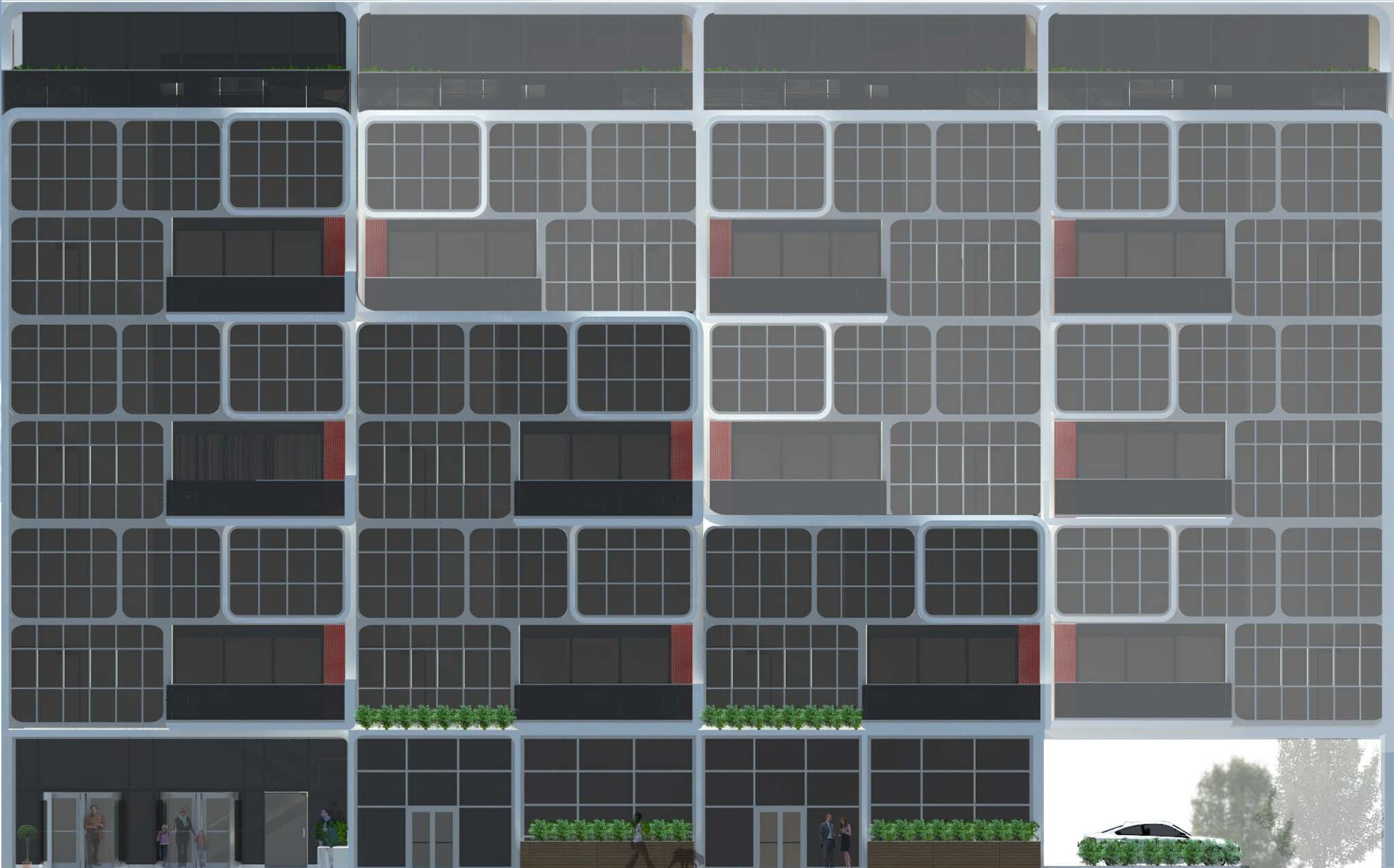
TINTED GLASS.



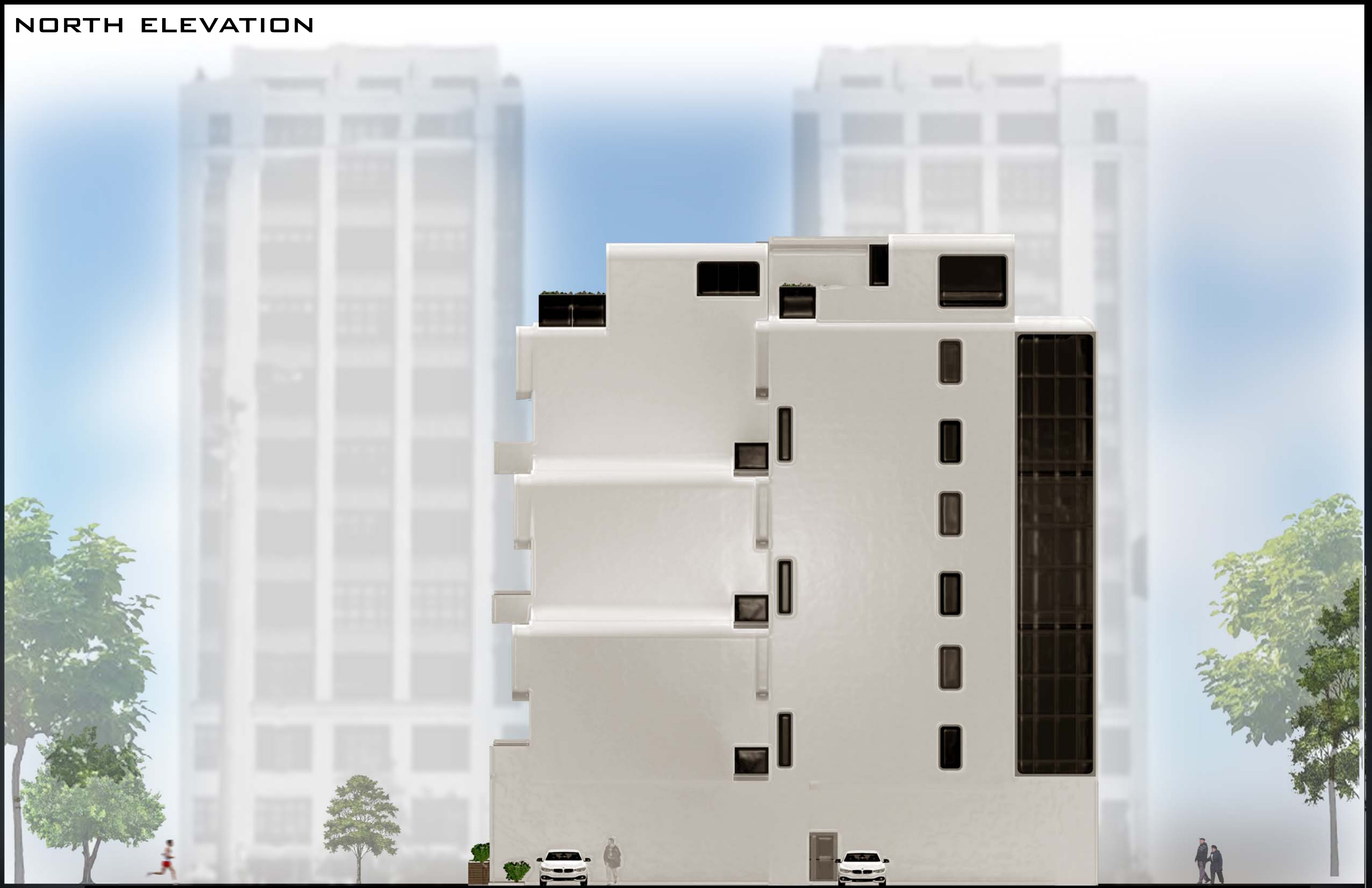
HANDRAIL



PERFORATED METAL PANEL



NORTH ELEVATION



EXTERIOR PERSPECTIVES



EXTERIOR PERSPECTIVE



STREET LEVEL PERSPECTIVES



NIGHT VIEWS



BIRDS EYE VIEW



STREET LEVEL