

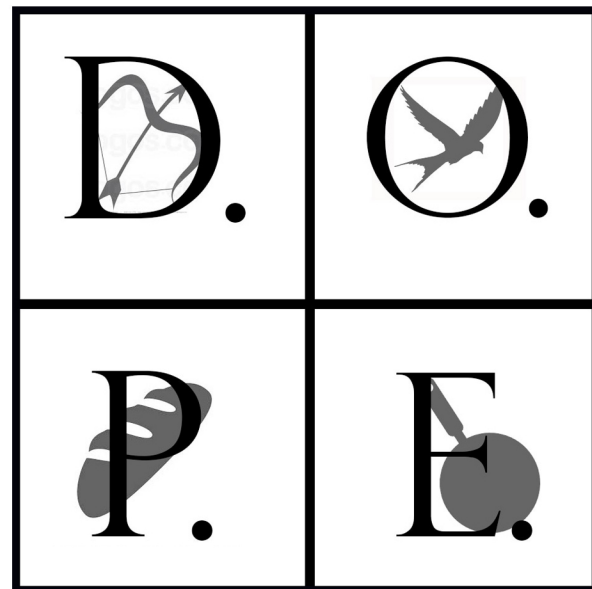
Bazaar on Beaver

Harry Baker

Casey Bird

Jessica Padilla

Hunter Mowry

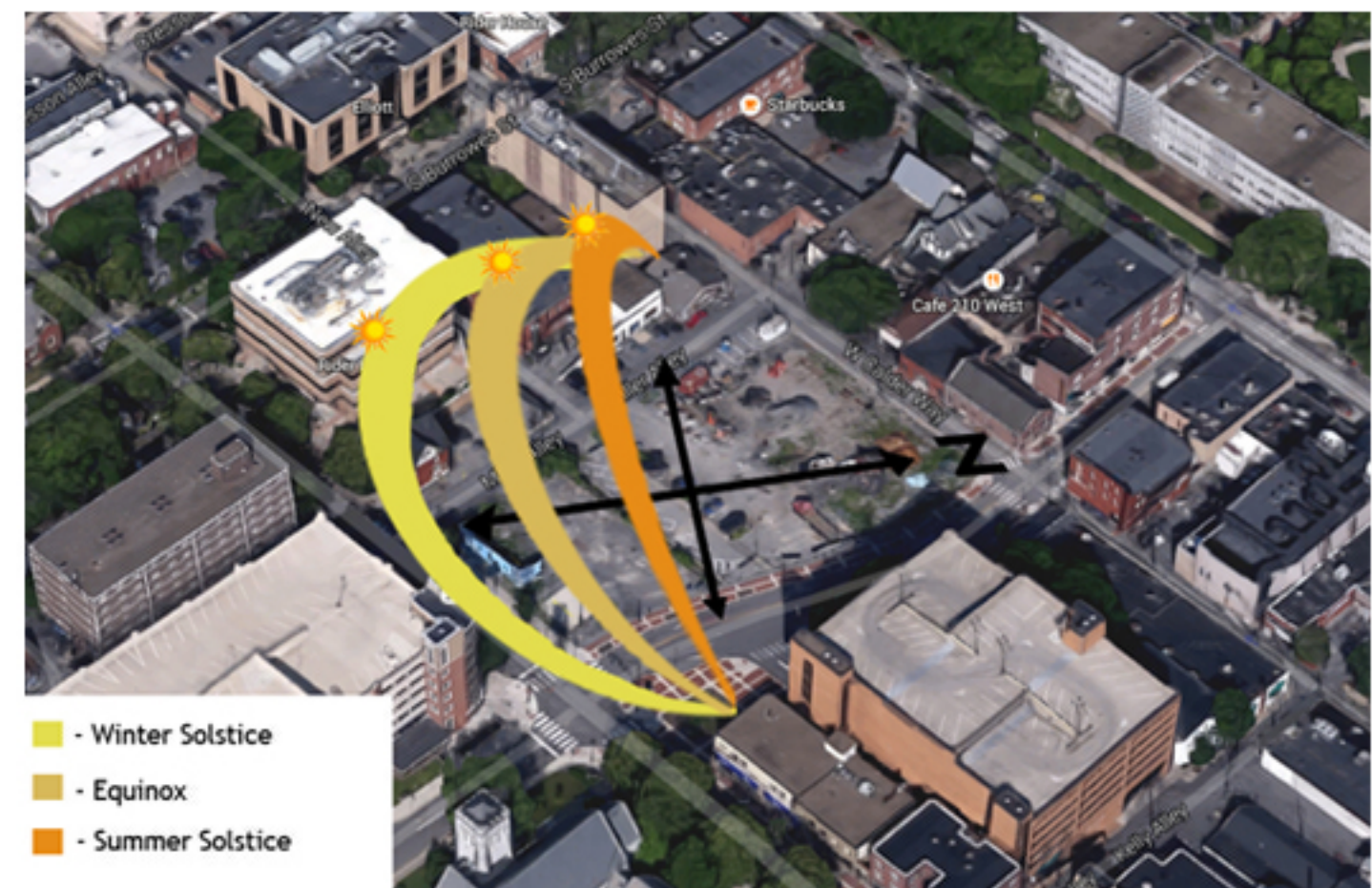


Site Analysis



The difference in height from Beaver to Calder is drastic and could either be avoided or used as a part of the building design.

Sun angles were a key factor in creating the design of our building in order to maximize the solar gain throughout the day.



Notable Zoning and Code Requirements

Commercial Incentive District

- No residential uses permitted on the ground floor.
- Over half of exterior space bordering streets must be windows.
- Minimum of 5% of the lot must be open space.
- Setback of 15 feet on Beaver Ave and Fraser St. and 10 feet on Calder and Miller alleys.
- Absolute max. height of 95ft w/ incentives.
- At least 20 ft. of depth facing street must be a use other than parking or residential.

Parking:

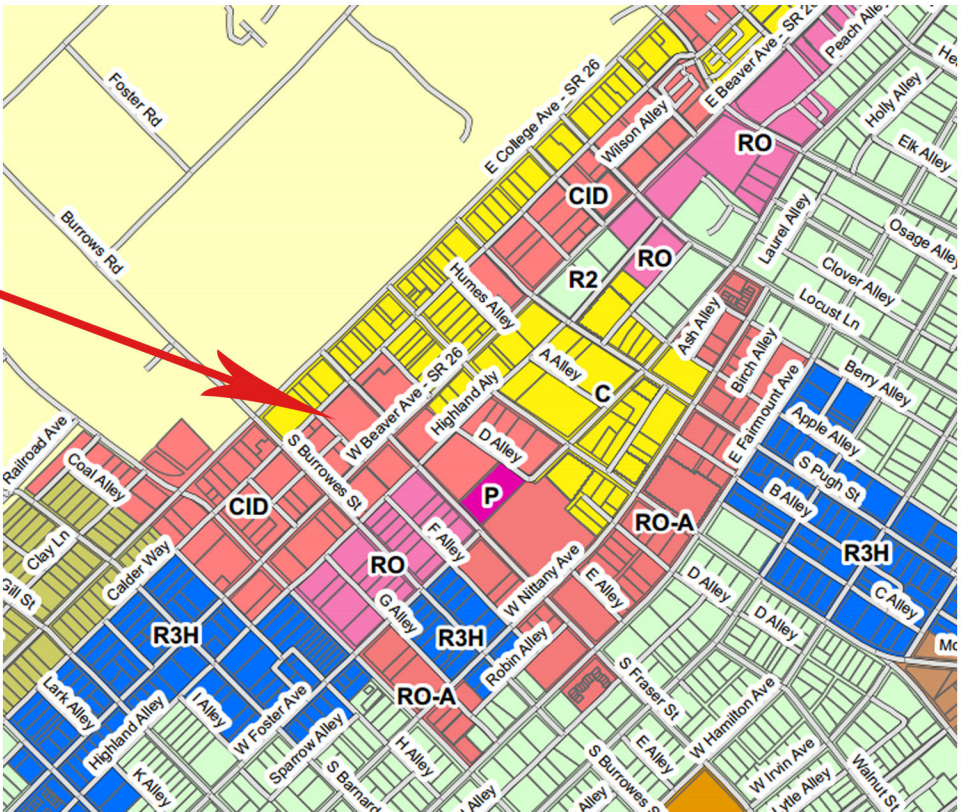
- 90% of parking must be located on the lot.
- 1 space per 800 sq. ft. of gross floor area.
- 30,000 sq. ft. area that is not residential may not have parking.

Building/Fire Codes

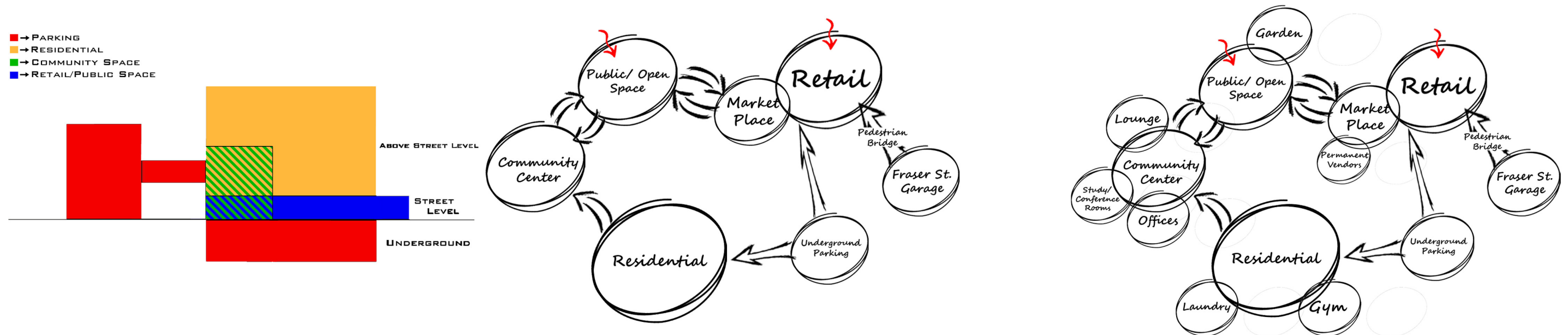
- Exit access travel distance must not exceed 250 ft.
- Fire stairways must be a minimum width of 3'9" and must have direct exit to exterior.
- Must be at least two exits from any space and three in spaces with over 500 occupants.
- Sprinklers required throughout residential area and in an atrium below 55ft.

Incentives/Bonus Schedule (Each Incentive shall be eligible to Earn One or More Bonuses)			
Incentives (Building)	Bonus-Increase in Building Height	Bonus-Increase in Floor Area Ratio (FAR) for Residential Use	Bonus-Reduction in Required Parking
Front Building Setback = 25 feet or more	1 story (not to exceed 10 additional feet)		20%
Green Certified	1 story (not to exceed 10 additional feet)		10%-20%
Underground Parking	1 story (not to exceed 10 additional feet)		Each underground parking space = 1.5 spaces in a surface lot or above grade structure
Incentives (Uses)			
Owner Occupied	Up to 2 stories (not to exceed 20 additional feet)	1.0	30%
Street Level Commercial where not required	1 story (not to exceed 10 additional feet)		20%
Retail/office (mixed use)	Up to 3 stores (not to exceed 10 additional feet per story)		

Located in Commercial Incentive District



Building Use Concepts



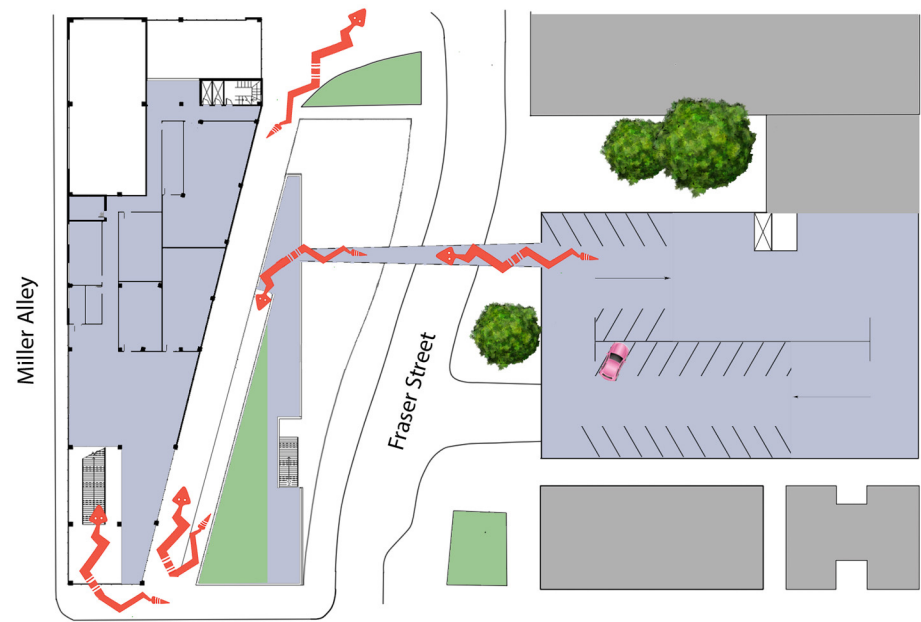
The original building use model was centered around connecting all aspects of the building through the community center.



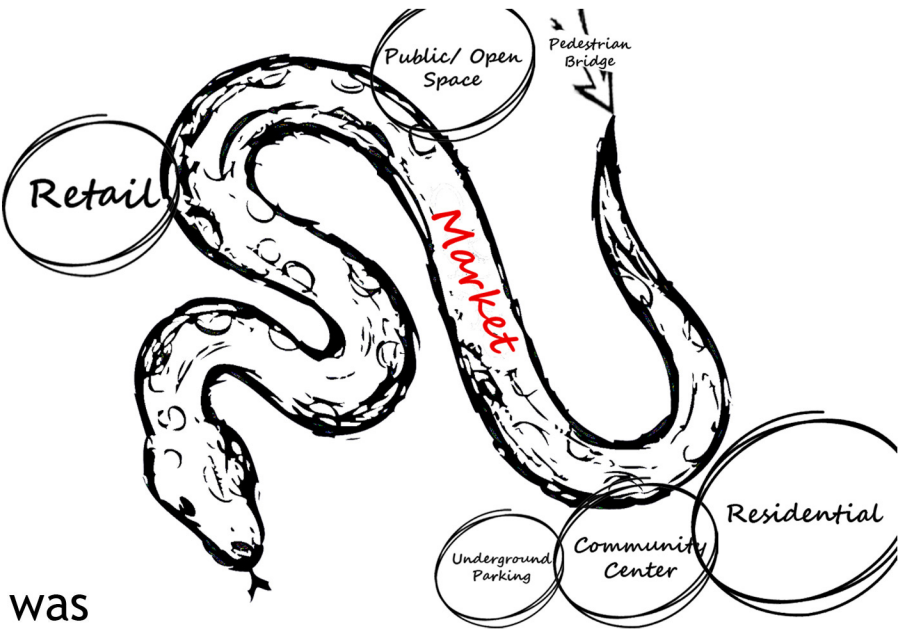
The initial bubble diagram took on a very linear aesthetic which isolated certain aspects of the building.



After adding details to the diagram the isolation issue was clear. Something was needed to tie each space together as planned by the building use model.



This snake model was integrated through the bridge and market promenade which bi-sects the building.



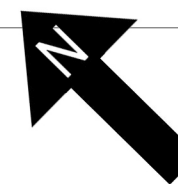
A snaking marketplace was used to connect all aspects of the building. This model maintained the linear aesthetic and brought the market to the forefront of the project.

Beaver Avenue



The Beaver Ave. floor, as its name suggests, is level with Beaver Ave. Patrons entering from Beaver avenue have many options; they could walk down the market or up the ramp to green space above the restaurant, enter the community center, or walk around the corner to the restaurant and patio.

- The community center's first floor features a 2 story multi-purpose auditorium, an art studio/-gallery, and multiple seating areas including a set of oversized stairs leading to the next floor.
- Along the market, patrons can enter another small indoor market area which is intended for more temporary vendors.
- On Fraser are both a restaurant featuring a large patio and a store on the corner of Beaver and Fraser Street.



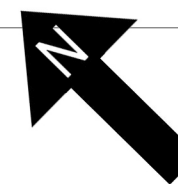
Below Site



- The lowest level of parking consists of a total of 50 parking spaces.

- The residents parking in the area have access to three stairwells. Two of these stairs go up to both the community center and residential sections of the building while the third stair (plan north) leads to Fraser St. and the restaurant area.

- Two car ramps lead to Calder way and to the second level of parking.



Calder Way Level



- This level is taken from the lowest level of the site. The Calder side for this floor sits on the ground and the beaver side is below ground.

- There is a parklet on the corner of Fraser and Calder which leads to the entrance to the residential, the market ramp, and the indoor market.

- The residential entrance is a three story atrium that leads to the building offices, mail room and bike room.

- The 2nd story of parking is located below grade on the beaver side.

- Between the parking and market is the loading area for both the indoor market and market ramp shops.



Residential Entrance



Parking



Indoor Market



Market Loading

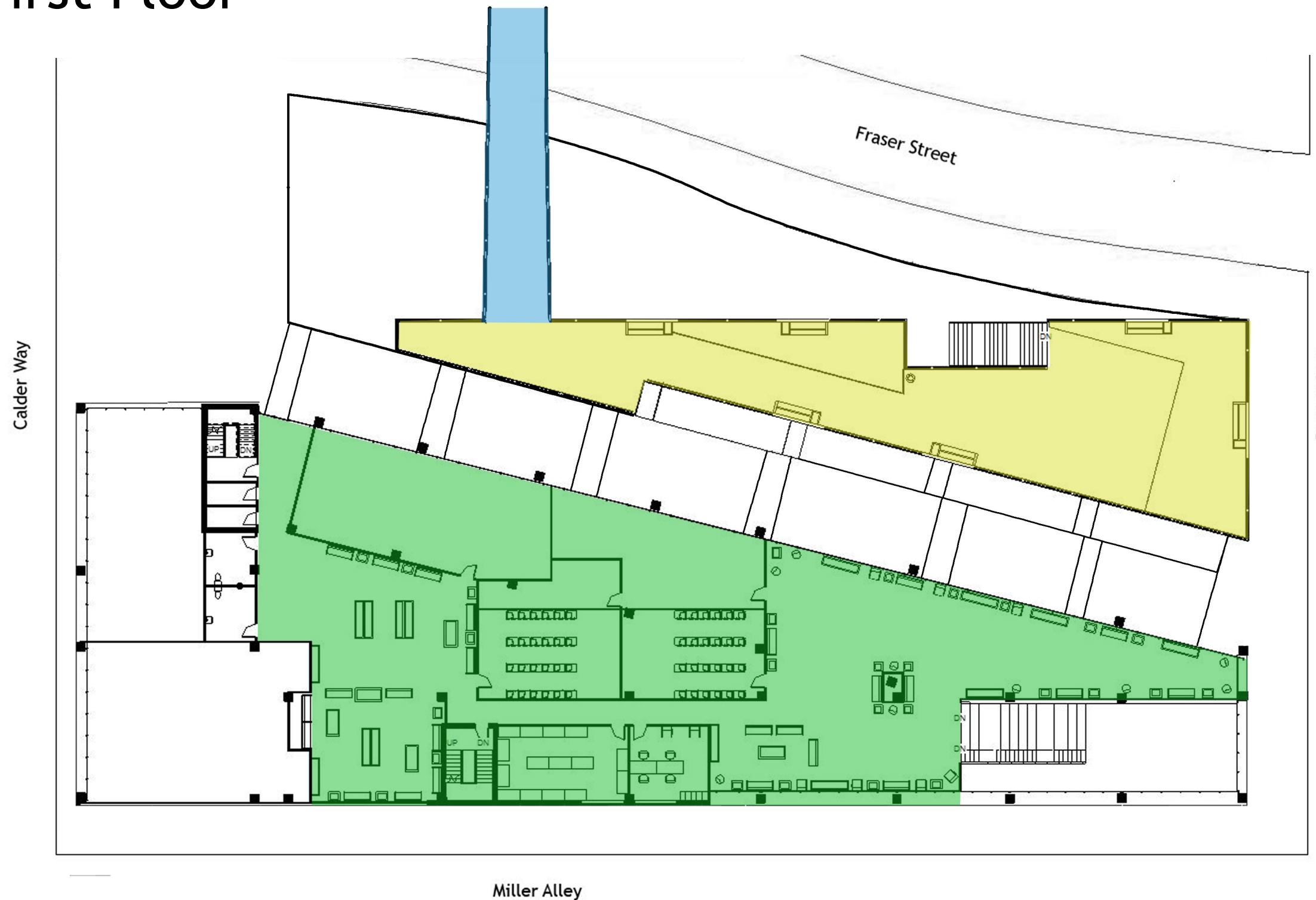


Ramp Market Shops



50 ft

First Floor

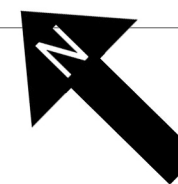
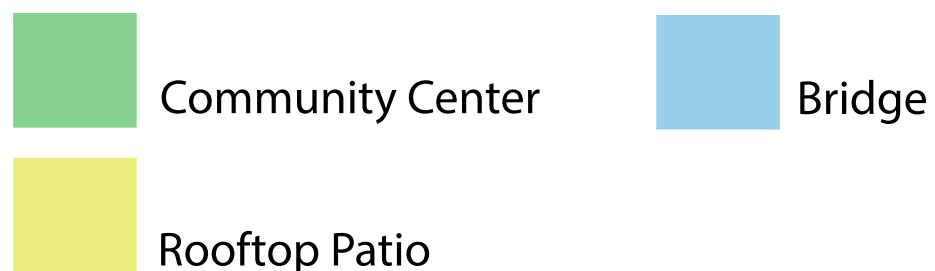


This floor is where the building really begins to take its form.

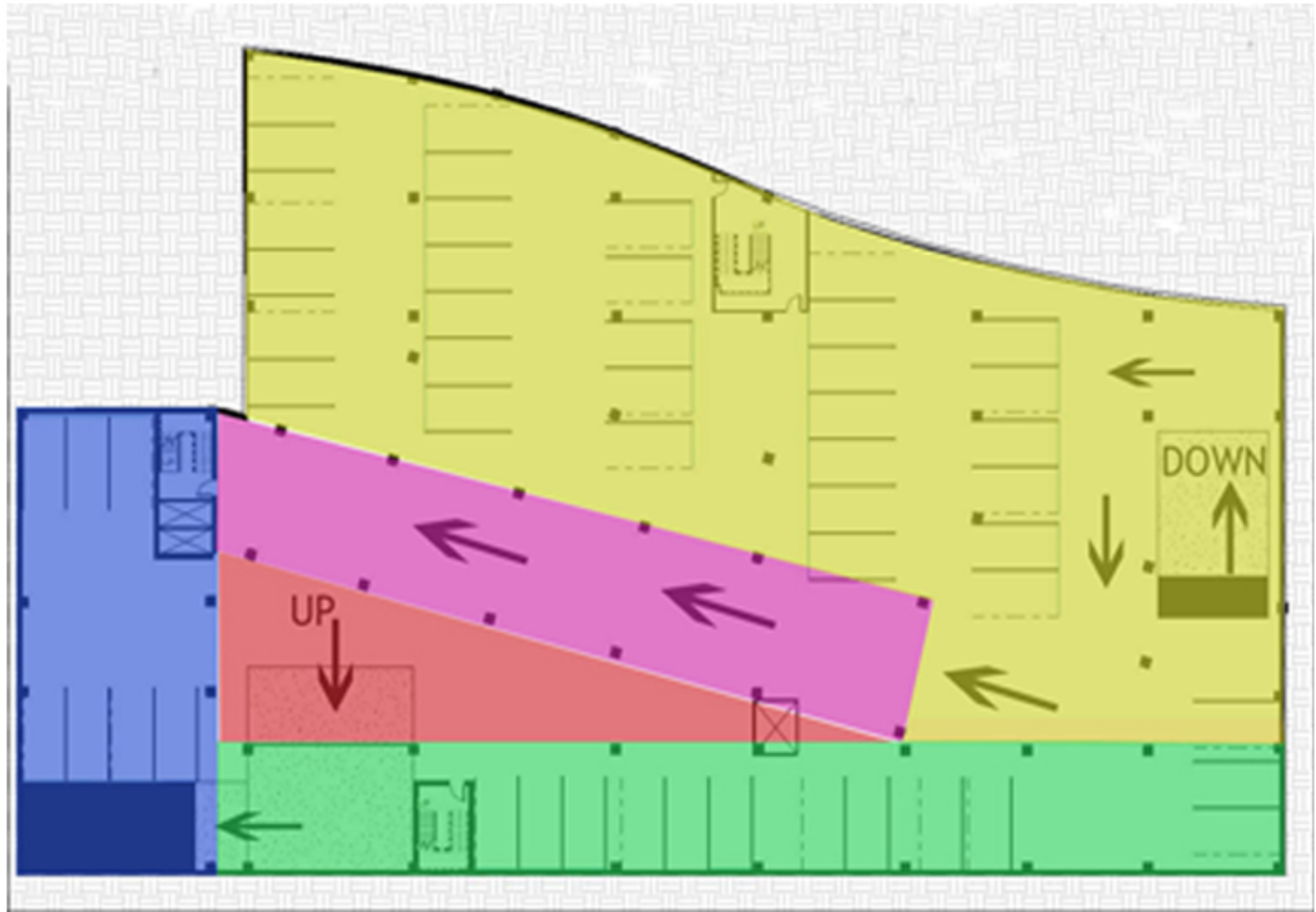
- The restaurant building features a rooftop patio/green-space which is for everyone to enjoy, and could be used as a possible location for market activities if it is crowded.

- The community center's 2nd floor features: a large lounge area; two classrooms; a computer room; two studios for dance, workout or music classes; and a small office for administrators.

- This is also the level which the pedestrian bridge meets the rooftop patio, its wide entrance provides ample space for overlooking the surrounding areas and a great starting point for the patrons to snake down through the market area and the building.



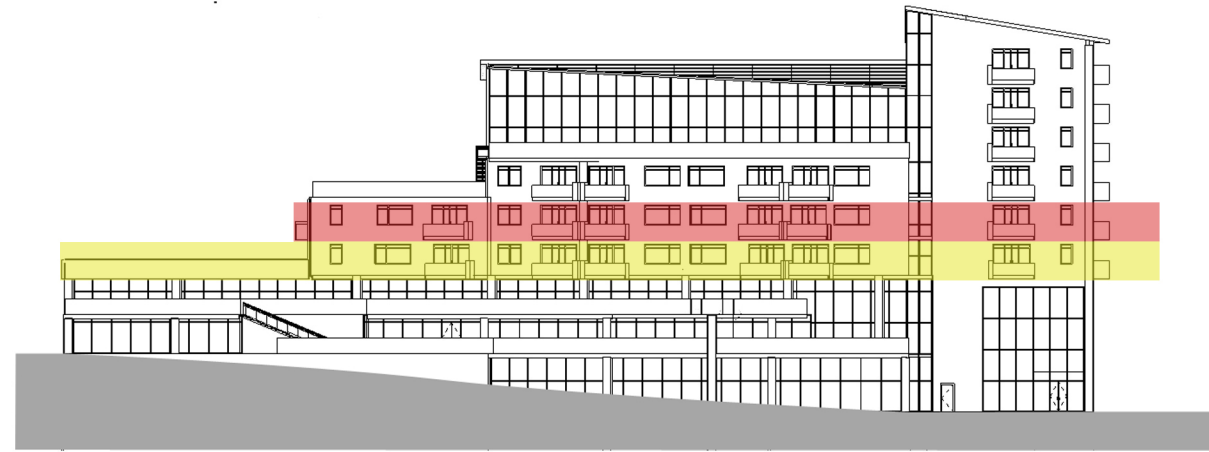
Parking and Structure Design



The parking design is fairly simplistic as it attempts to keep traffic moving one way throughout the parking area. This excludes a few areas where parking spaces occur on two sides. The parking comes down from the Miller Alley and exits on the south wall at grade level. There is a turn down to get to the first level of parking where a select few, either market or building staff, will park. The residents will continue down to the bottom floor of the garage to the left where they will park. To leave the lower parking deck the drivers will proceed up the ramp to Calder Alley, level at the corner of the building.

The structure of the building is separated into three main systems with two filler systems to deal with the rest of the building. Each system acts independently to avoid uneven settling. However, the systems as a whole have to support the entire building. One system alone would have been impossible so the multiple systems are a necessity regardless of our building above. However, in this case, the building's complexities meant that the systems must support the residential portions separately. The atrium is meant to support itself in the middle of our building. The other filler system supports the other portions of the building and may have to be split in some places to reduce the amount of building it supports.

Plan Views



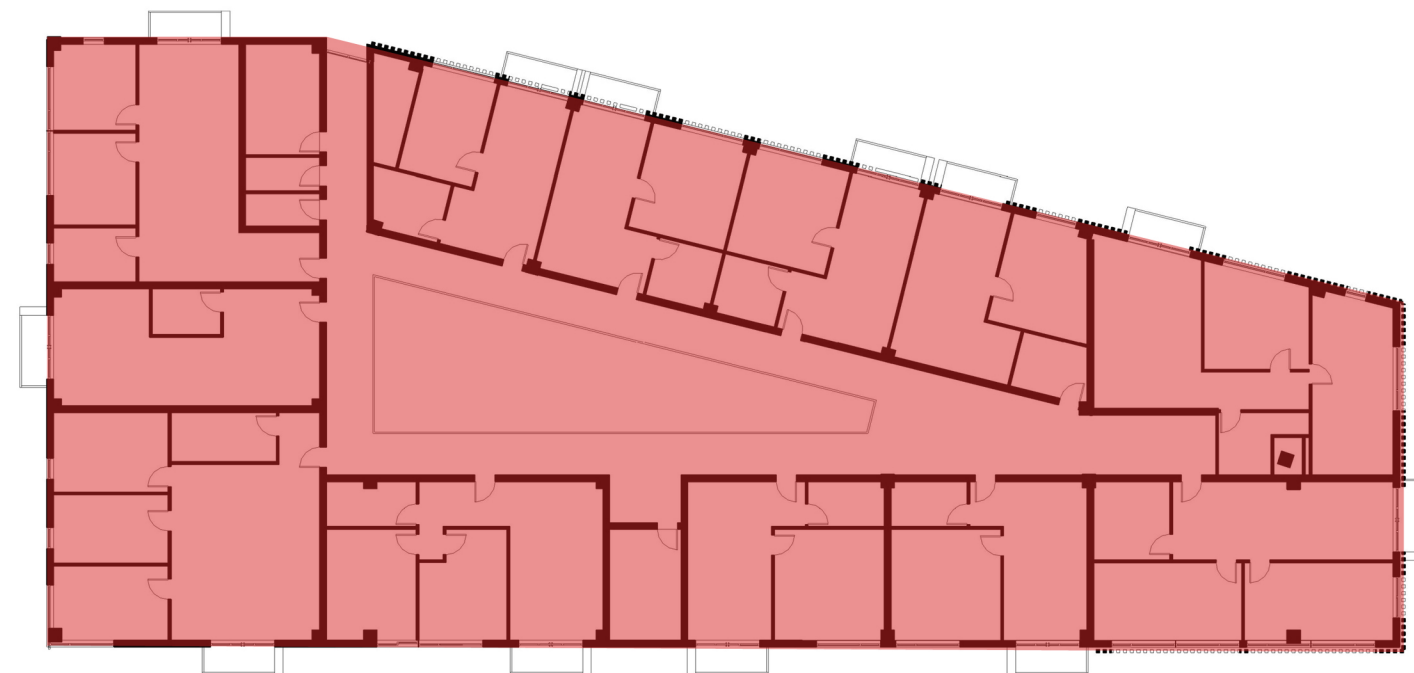
1st Floor of Residential

Access to bottom of atrium and laundry room.
Houses up to 20 residents.



2nd Floor of Residential

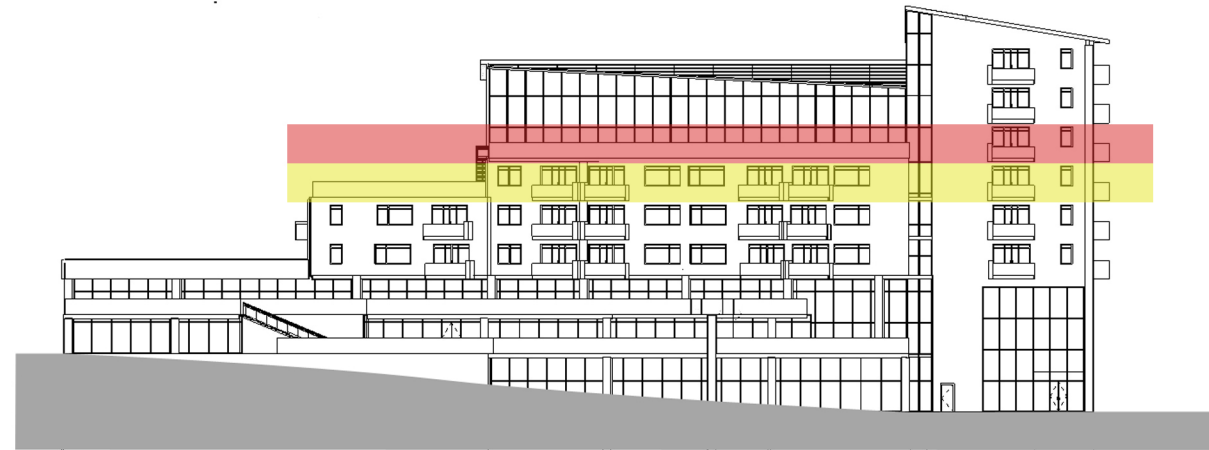
The laundry room is replaced by a studio apartment.
The middle is open to the atrium below. Houses up to 21 residents.



50 ft



Plan Views

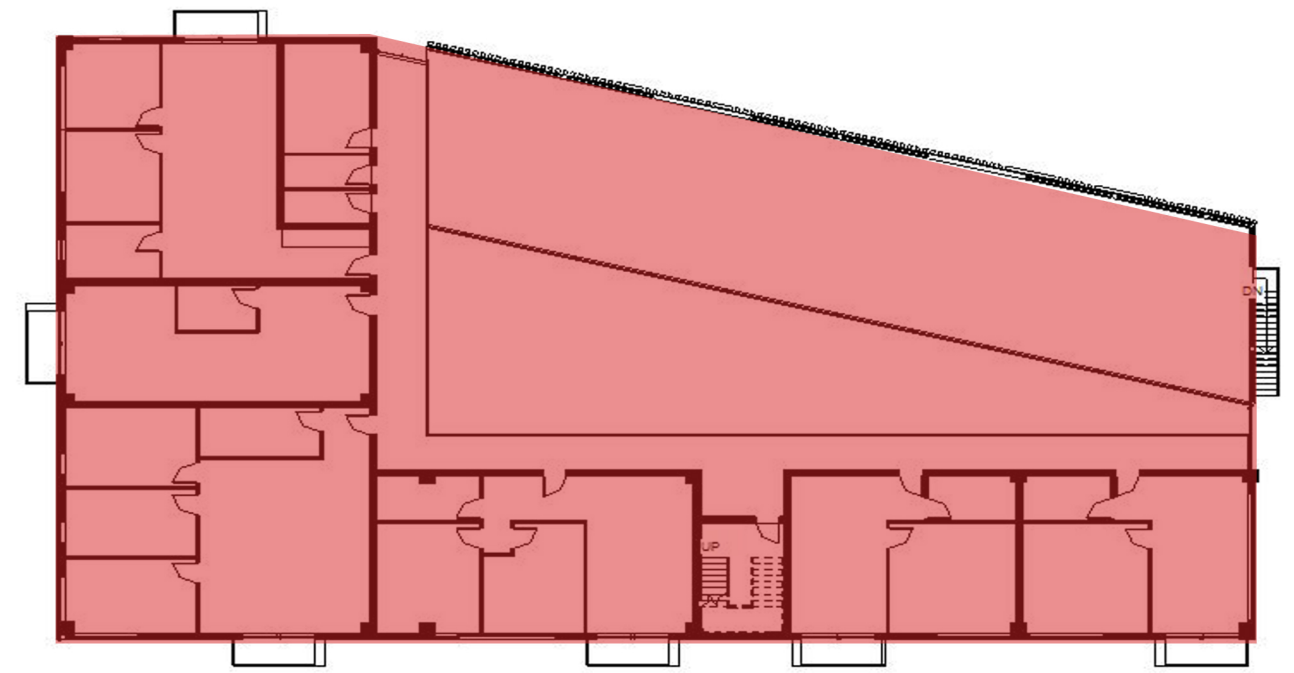
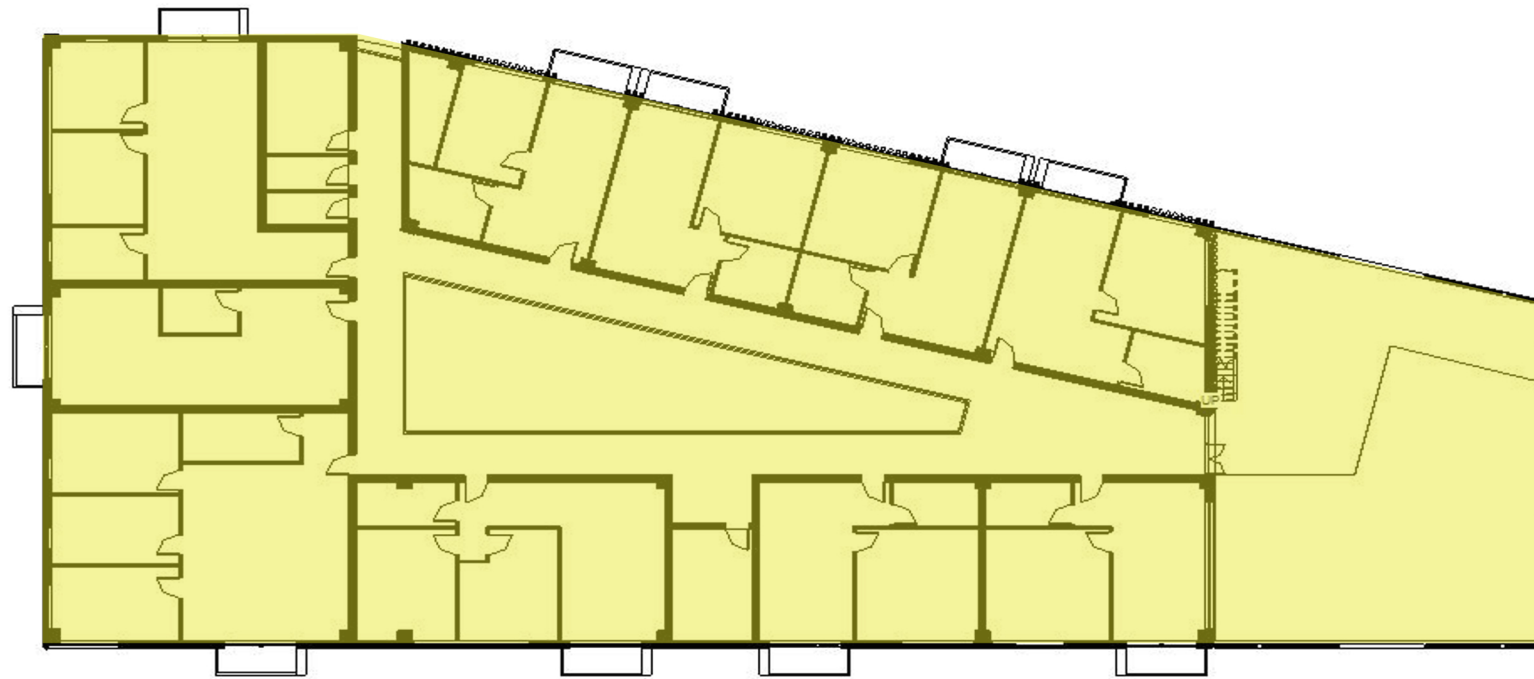


3rd Floor of Residential

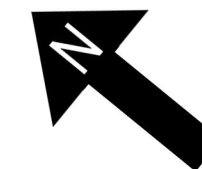
Access to terrace on south-east. Interior open to atrium. Ten apartments housing 16 to 23 residents.

4th Floor of Residential

Includes access to patio adjacent to atrium. Six apartments housing 11 to 17 residents.



50 ft



Plan Views

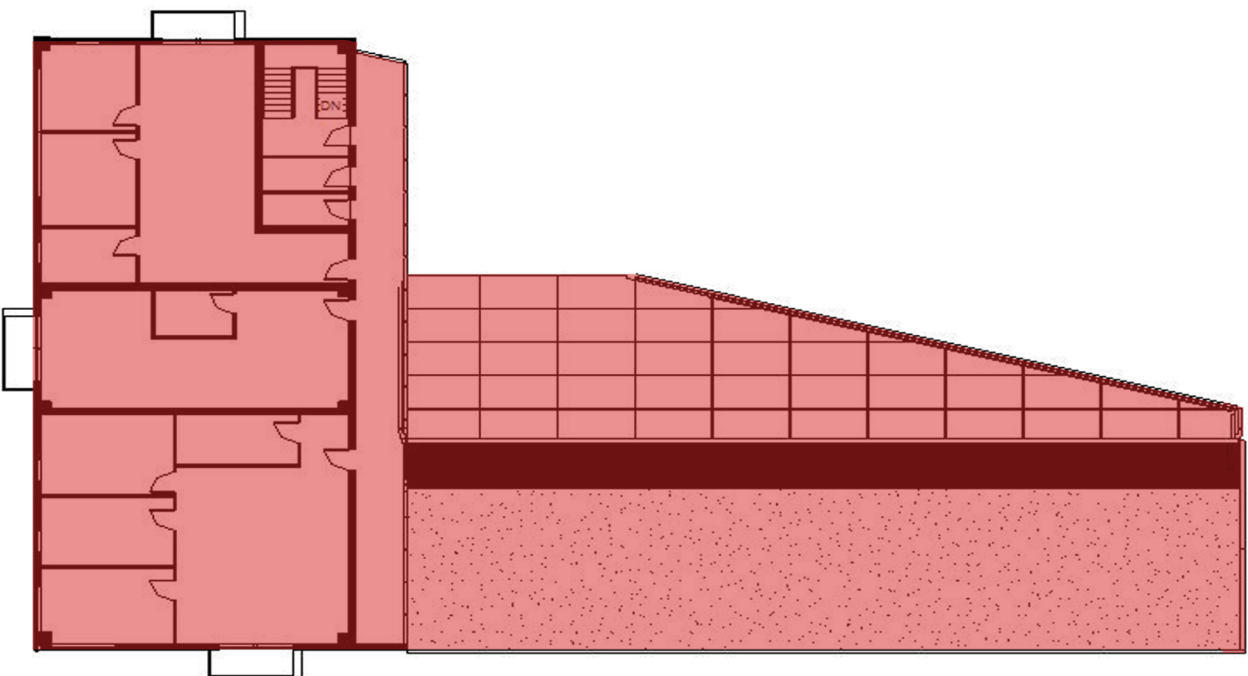
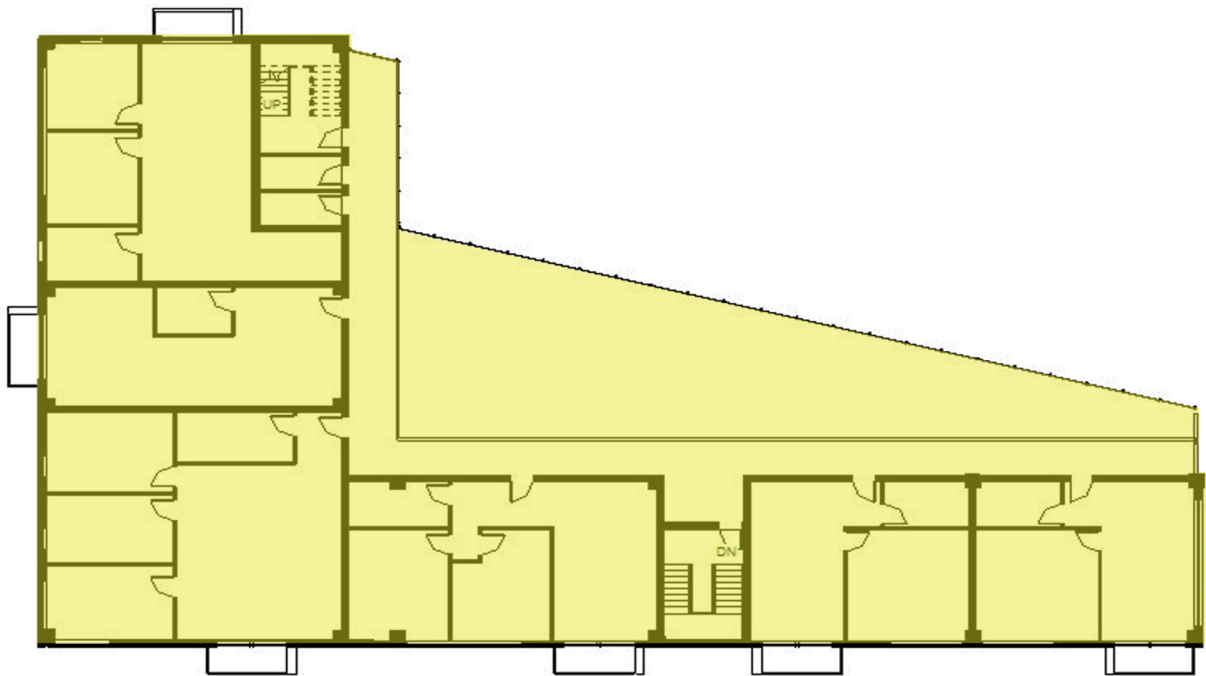


5th Floor of Residential

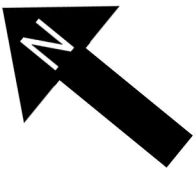
Top floor of atrium.
6 apartments housing
11 to 17 residents.

6th Floor of Residential

3 apartments located
above atrium roof.
Unobstructed views in
all directions.

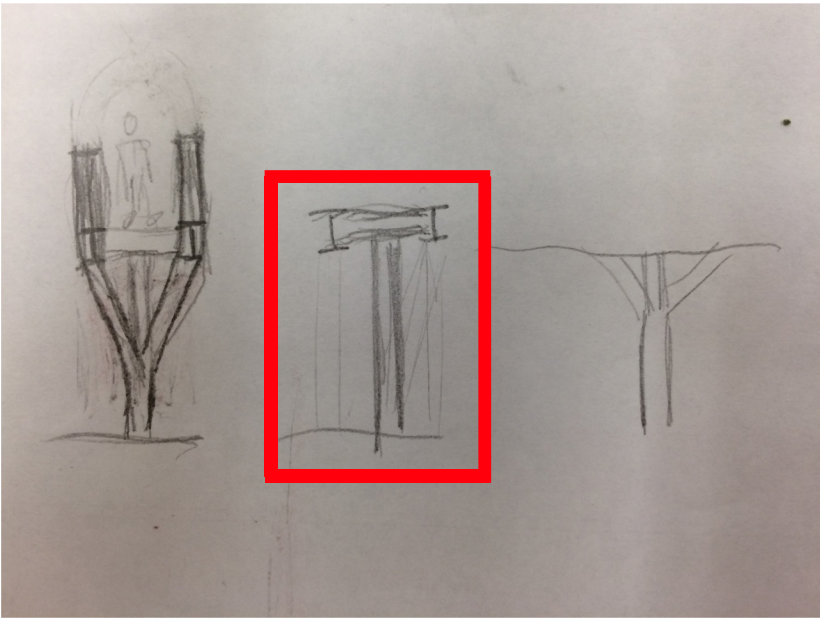


50 ft



Bridge

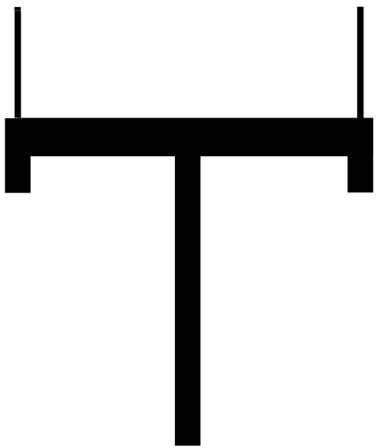
The bridge is a simple design to flow into the design of the building. It has a slight tapering of the pathway to match the tapering of the market. A few different designs of the support columns were considered.



Structure



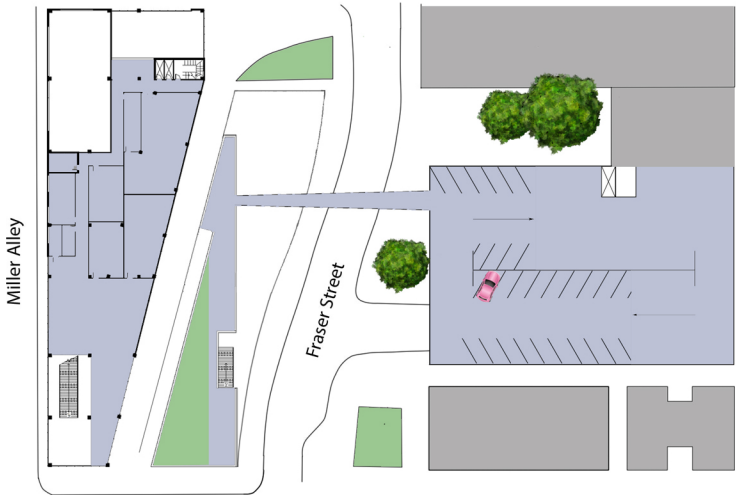
The structure is a simple post and lintel system.



Inspirations



Plan



Community Center

Beaver Level



- Auditorium
- Lobby
- Flea Market
- Art Studio/Gallery



2nd Level

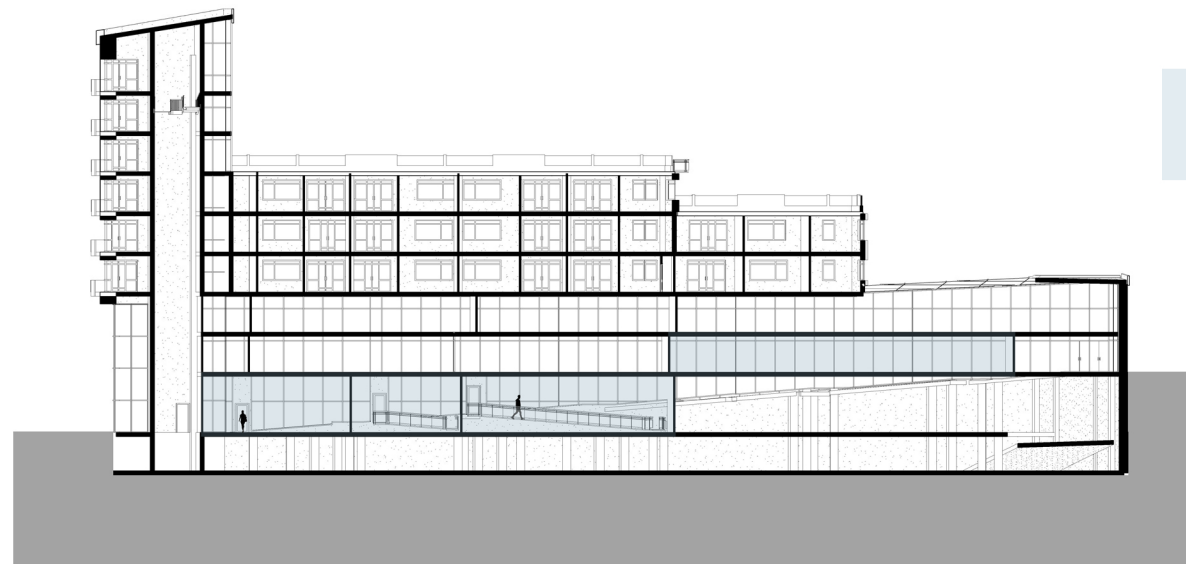


- Lobby
- Multipurpose Rooms
- Office
- Computer Lab
- Classrooms
- Auditorium (open to below)

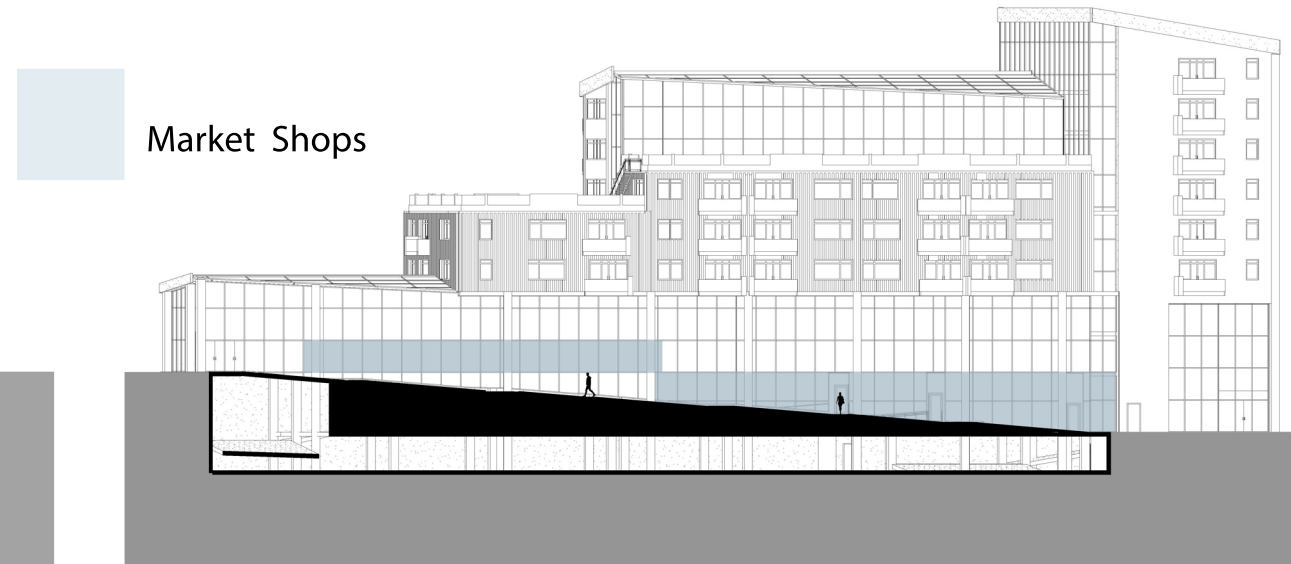


Market

Outdoor Ramp



Section Ramp Shops

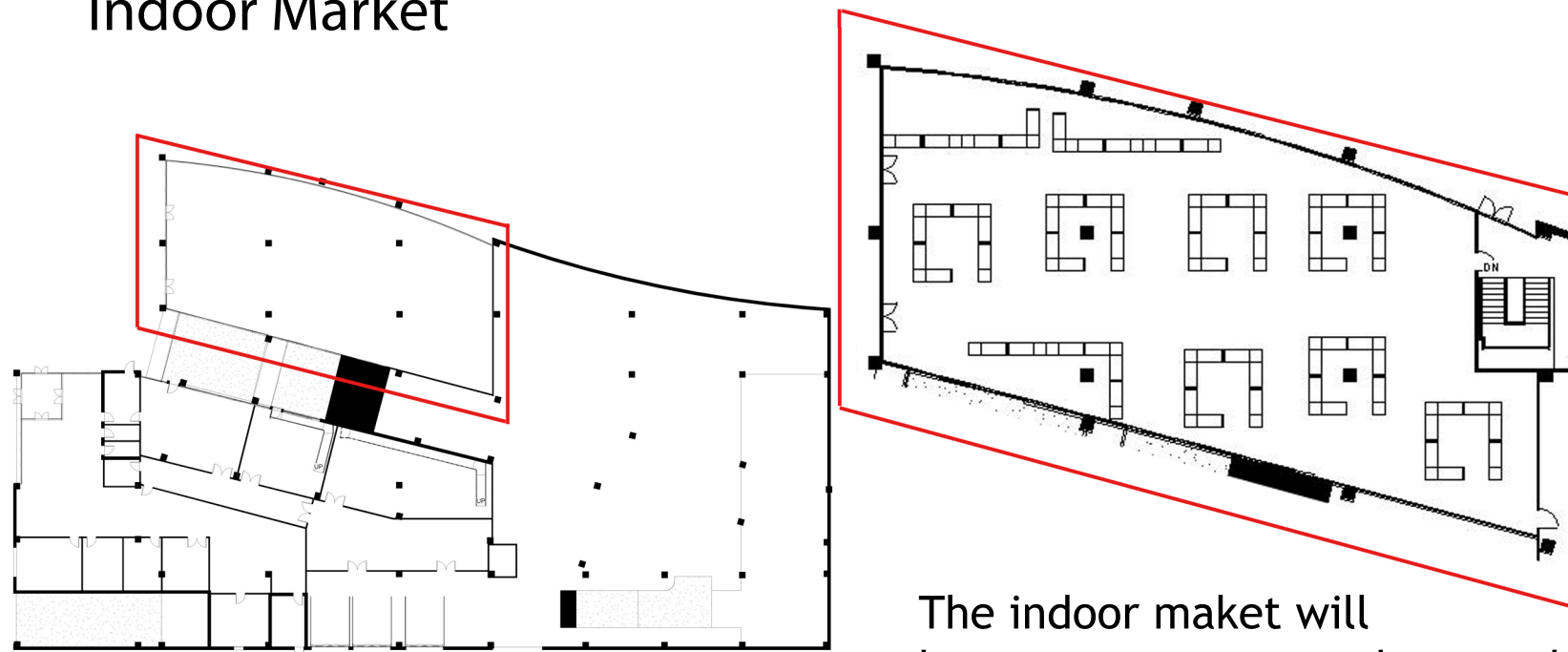


Market Shops

Section of Ramp

The market ramp is the main passageway through the public portion of the building.

Indoor Market

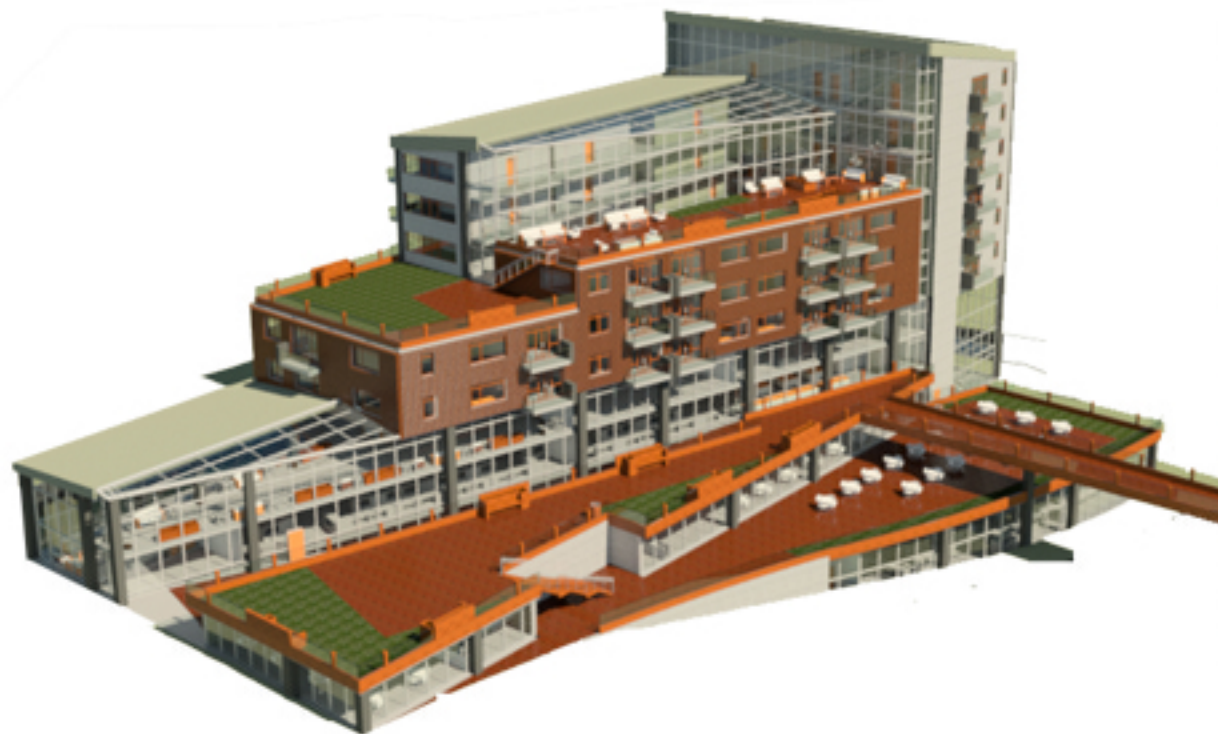
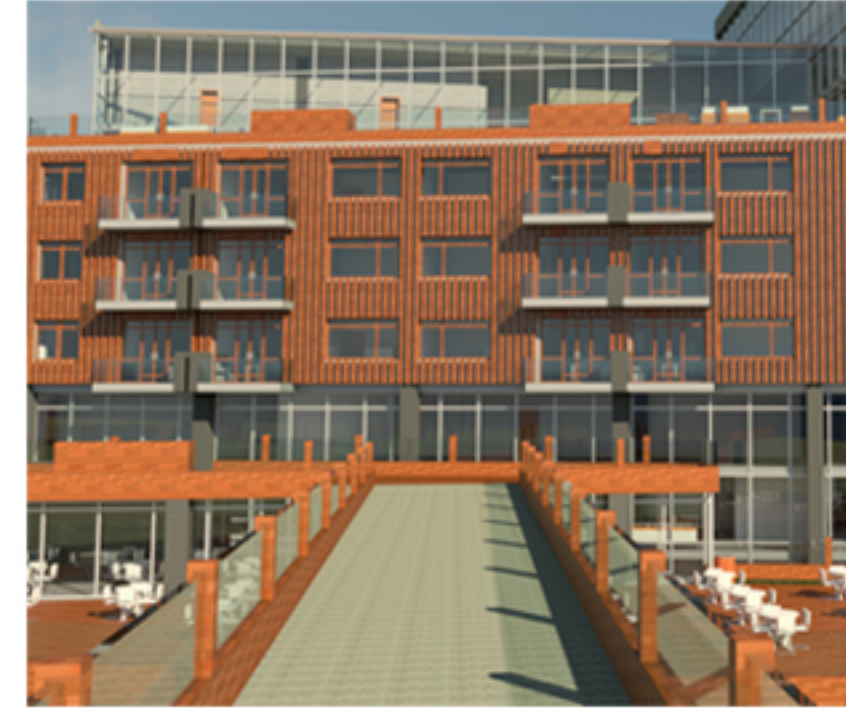
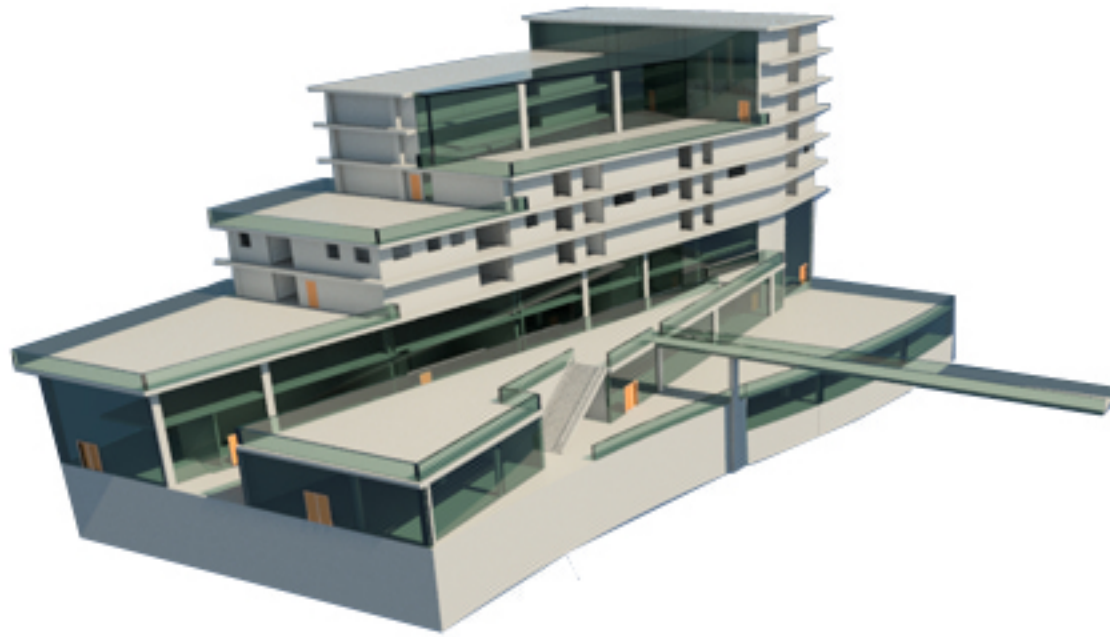


The indoor market will house permanent vendors, each with their own counter.

Inspiration for the Indoor Market



Material Selection



The thought behind our buildings facade material was to create a rural atmosphere throughout the building. It was meant to reflect the feel of a farmer's market. Looking a possible materials the thought process varied. The materials that were originally thought of were more modern ideas and did not create the desired effect. Thus, the early renderings were very simplistic and undefined. Eventually the materials selected were simple but the way they were utilized was heavily influenced by the images to the left to create a more modern yet rural exterior of the building.

Atrium Design

In the early design process, it was soon realized that the building was too wide to support apartments in the normal sense. An idea that drastically changed the look of the building was the atrium in the middle of the apartments. This addition allowed the entrance of more light and to cut the apartments in a way that was actually feasible to work with. However, the early design of the atrium took a variety of shapes and sizes before finalizing its current design with pitched roofs.

