

EAST COAST HOME+DESIGN

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Issue





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A small compact lot, in an otherwise large over scaled 1980's neighborhood, is the setting for this site at the end of dead end street that overlooks an overgrown abandoned railway track.

The existing 400 square foot stone structure is the last remaining cabin built as a retreat for the employees of General Electric in the 1930's.

The program was an acknowledgment of simplicity, low site impact and a "green" focus.

The existing lot was not large enough for a septic design for a 3-bedroom house. There was a sliver of land, 500 square feet, which was donated to the Archdiocese of Bridgeport. The Archdiocese was approached and they agreed to sell the 500 square feet. There is also a "paper" road along that continues from the street owned by the Town. It became a permanent 35" vegetation screen along that side of the site. Given the non-conforming site, after the setbacks were placed there was an area of 25' that could be built on. (see existing site plan) The site had a large area that was ledge. The parti was to create an inner courtyard, shielded from the neighboring structure. The site is a rolling terrain of rock outcroppings. The new structure with the existing created a "U" shape space that was focused towards the cliff over the former railway.

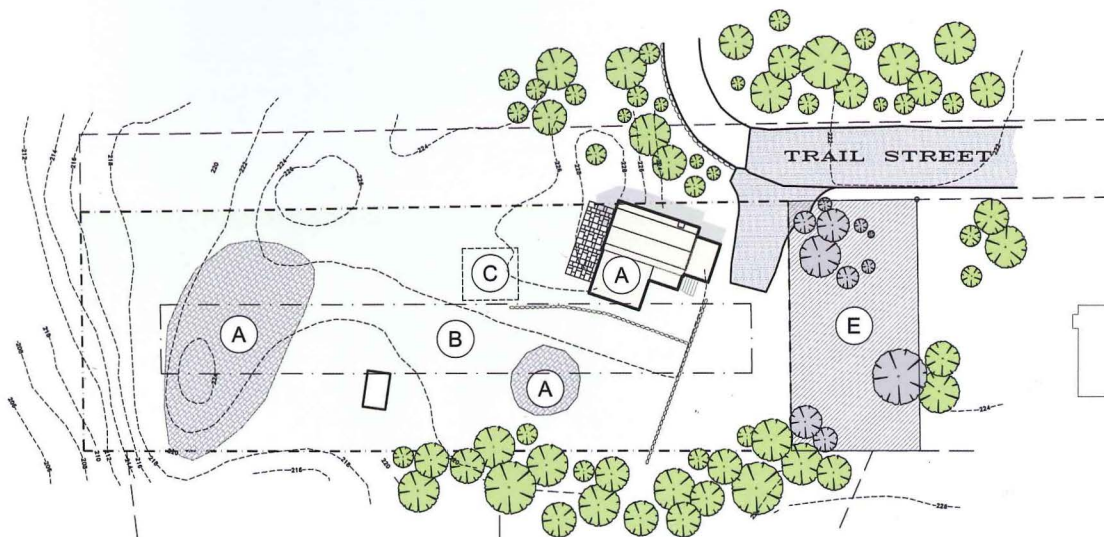
The center structure was lifted up off the ledge outcropping to avoid blasting and therefore creating a "bridge" from the existing structure to the sleeping quarters. This also created the "wall" separating the pedestrians from the automobiles.

The interior has a scored concrete floor with radiant heating. The floor also provides a thermal mass for collecting the sunlight heat. Bio-based plywood was specified for the walls and ceilings.

An important goal was to minimize any impact on the site and use products that were local. The horizontal siding is milled from salvaged beams. The slats provide the rain screen for the structure as well as shielding in front of some windows for privacy from the neighbors but allowed natural light through.

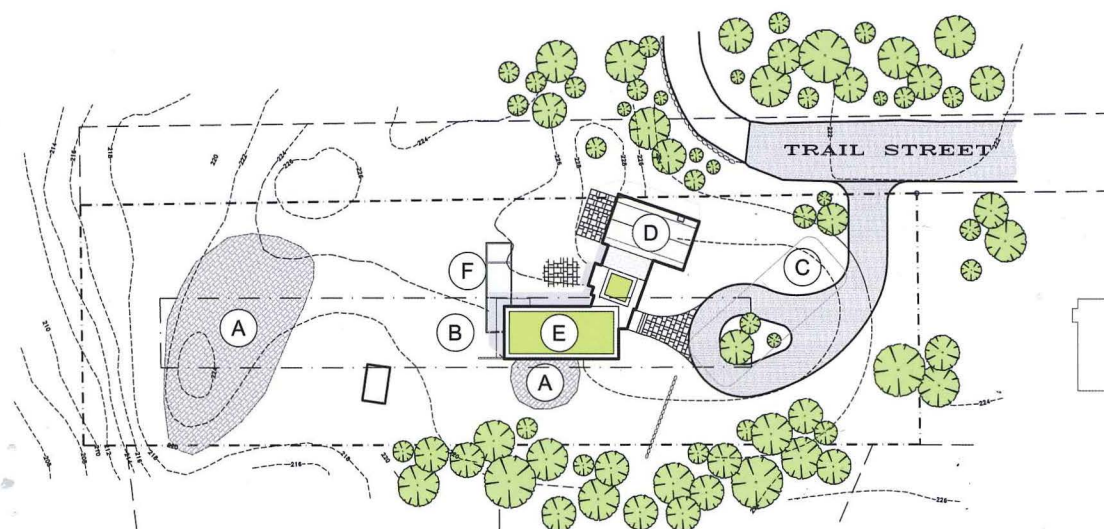
There are retractable doors on the first floor to allow the outdoor "rooms" to be combined with the interior rooms. The live roof will be partially watered using the grey water from the residence





EXISTING SITE

- | | | |
|----------------------------|--------------------------|---|
| (A) EXISTING LEDGE | (C) EXISTING SEPTIC AREA | (E) ADJACENT UNUSED PROPERTY OWNED BY DIOCESE OF BRIDGEPORT |
| (B) ALLOWED BUILDABLE AREA | (D) EXISTING RESIDENCE | |



PROPOSED SITE

- | | | |
|----------------------------|--------------------------|-----------------------|
| (A) EXISTING LEDGE | (C) PROPOSED SEPTIC AREA | (E) PROPOSED ADDITION |
| (B) ALLOWED BUILDABLE AREA | (D) EXISTING RESIDENCE | (F) PROPOSED POOL/SPA |

SITE PLAN COMPARISON

