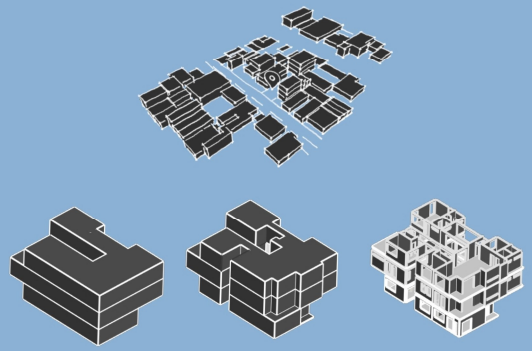
THE COURTYARD HOUSE

Matimtiman Street, Teachers Village, QC



Location + Massing Diagram

SITE ANALYSIS

The site is along Matimtiman Street in Teachers Village East, Quezon City near the southern borders of the UP-Diliman campus. Its neighborhood is a residential area which integrates mostly single-family detached houses and semi-detached townhouses. The street runs parallel to Maginhawa St., locally famous for its mixed-use structures as homeowners converted part of their residence into a commercial area. It is also close to several colleges, universities and medical institutions

The 400 sq.m. vacant, interior lot is on a relatively flat terrain, gently sloping down toward the street lot and is oriented East to West with its street side facing West. It falls under District 4 which is an R-2 Medium Density Residential Zone as per the Quezon City Zoning Ordinance. It is also is home to an avocado tree at its rear. The neighborhood itself also contains several scattered trees along the streets. There are no major water or land features in the village.

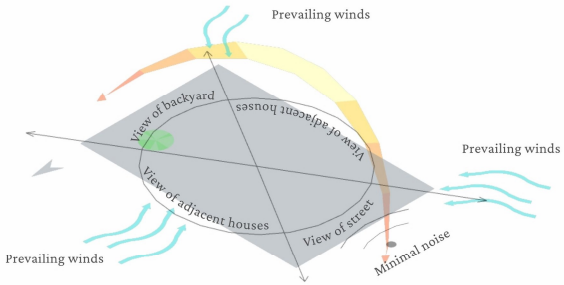
The neighborhood is a typical Filipino one, although considered to be rather upscale. Small to medium-sized nuclear families are typically the users of the single-family detached houses and semi-detached townhouses predominantly present in the area. The streets are organized in a somewhat neat grid with sidewalks on either side of the roads, providing clear and accessible circulation paths for its users.

Views from around the site do not offer much aside from views of one to three-storeys high neighboring houses. A higher level, nonetheless, would offer a good view of the sunrise and sunset. Noise is minimal from vehicles; neighboring establishments, however, can add undesirable noise.

MICROCLIMATIC CONDITIONS

There is minimum solar protection between adjacent structures as the lot is oriented to East-West. The prevailing wind, however, comes from the North, Southeast, and Southwest sides.

SENSORY DIAGRAM



SWOT ANALYSIS

STRENGTHS

- good street layout
- lot is a flat terrain
- lot is fairly big proximal to several commercial and institutional establishments
- community is considered to be of the upper middle-class type making population density normal, if not low
- neighboring streets offer a vast choice of food and retail options

WEAKNESSES

- lot is oriented to East-West
- poor choices of and access to public transportation
- neighboring houses do not exhibit unique architectural character
- no accessible, open park nearby
- lot is surrounded by existing houses

OPPORTUNITIES

- good street layout provides clear and accessible circulation paths for its users
- the design of the multi-family housing can spark a fad among other upcoming projects in the neighborhood; project can be unique
- lot can accommodate a fairly large development with ample open spaces
- more end-users will be enticed to purchase a unit if they are majorly considered in the design process

THREATS

- solar protection between adjacent structures is minimum
- privacy can be a bit tricky
- design may be of the typical type with no striking factor
- location does not offer very good views and wind is mostly blocked by adjacent houses
- views to the tower and other undesirable spots shall be to a minimum

DESIGN TRANSLATIONS

01 The multi-family housing will be a variant of a townhouse as it is predominant in the area which will also appeal to the said area's typical potential end-users.

02 Tropical climate considerations primarily calls for proper space arrangement, orientation, and openings. Specifically, due to the lot's orientation, the design warrants additional solar protection through the use of sun shades and overhangs. Placement of openings should also be in line where the wind direction prevails while still considering privacy and security.

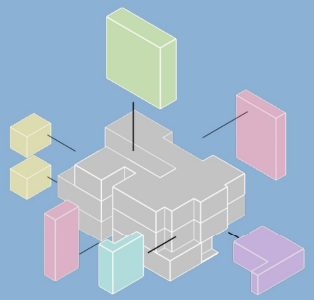
03 Sustainability goals can be achieved through efficient building systems and designs solutions based on microclimatic considerations.

04 The design should strike a balance between fitting within the context and offering a distinct architectural character while anticipating future directions in residential and urban design, including advances and pandemic design.

DESIGN CONCEPT AND APPROACH

The multifamily housing's concept focuses on its users and the necessary design considerations based on the site analysis. It is comprised of three units separated into three storeys, each one suitable for a small to mid-sized family.

Since the goal is to design an energy-efficient house amidst hot and humid climactic conditions, natural phenomena such as cross ventilation, passive cooling and natural lighting is prioritized. The design solution arose from the utilization of a large central courtyard to facilitate such, as well as good spatial organization and visually-pleasing lines of sight.



- Courtyard
- Open Terrace
- Lanai
- Balcony
- Carports
- Air and Lightwell

FLORDELIZ, A.K.

PLANS AND ELEVATIONS

FRONT ELEVATION

LEFT ELEVATION

DESIGN CONCEPT AND APPROACH

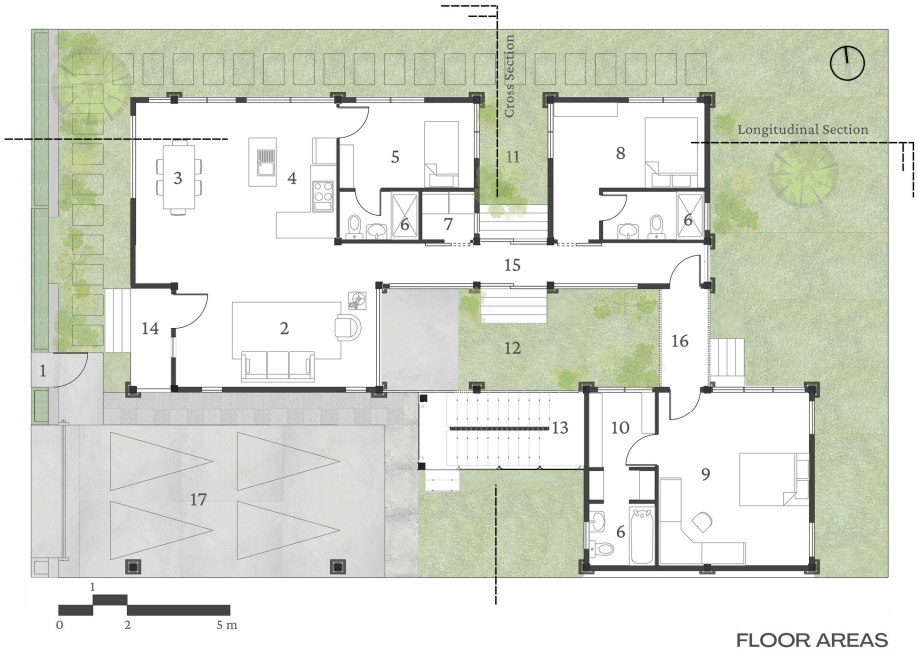
The units are separated horizontally to provide maximum floor areas for both enclosed, private spaces and open, communal areas. Each unit has at least one living, dining, and kitchen area, one master's bedroom, one bedroom, one service area, one helper's quarters, and one open space such as a terrace, balcony, or courtyard. All bedrooms are also equipped with its own toilet and bath.

The carport in the SW corner can accommodate at most four vehicles while the area beside the stairwell can house bicycles and motorcycles.

CIRCULATION

A user can enter the premises through the main entrance connected from the street on the West.

Occupants of the first unit on the 1F can enter through the patio which directly leads to the living room that is in an open plan with the dining area and kitchen. These spaces have good views of the front lawn and courtyard. Occupants of the upper units, however, can enter by first going up the stairs beside the courtyard. A small vestibule separates their living quarters from the stairwell. All hallways and paths are of standard widths to provide efficient circulation. Users can also go about the lot and to the backyard through the path on the N side.



Generally, communal spaces such as the living, kitchen, and dining areas are located on the W side, near entrances. Service areas and helper's quarters are also proximal to such. A single-loaded hallway then connects those to more private areas such as bedrooms. These bedrooms are ideally located for optimal privacy, security, ventilation, and lighting. All units have some sort of open area; the 1F has a courtyard while both 2F and 3F house open terraces, properly roofed or shaded for practicality.

FLOOR AREAS

1F — 147 sqm.
2F — 200 sqm.
3F — 200 sqm.

LEGEND

1 Main Entrance
2 Living Room
3 Dining Area
4 Kitchen
5 Helper's Quarter
6 Toilet and Bath
7 Service Area
8 Bedroom
9 Master's Bedroom
10 WIC
11 Lanai
12 Courtyard
13 Stairwell
14 Patio
15 Hallway
16 Bridge
17 Carport
18 Balcony
19 Open Terrace
20 Vestibule