

The "Gems" of Urban San Diego

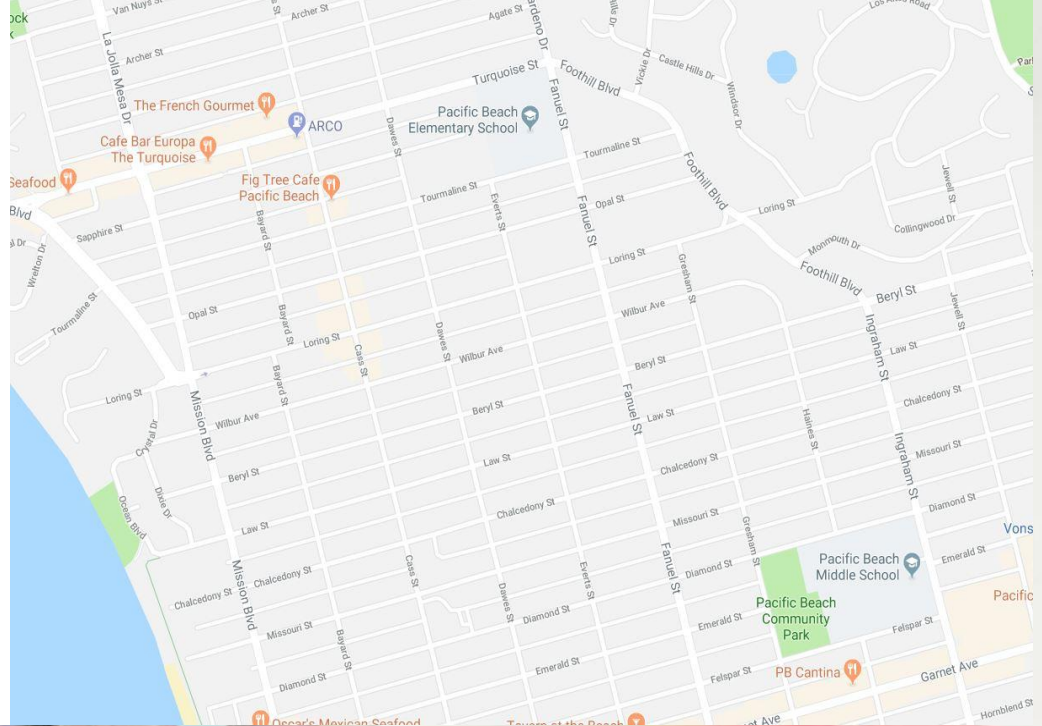
STONES

Presented by
Dale Dowell,
Holly Cogan,
& Cameron Johnson



CONCEPT

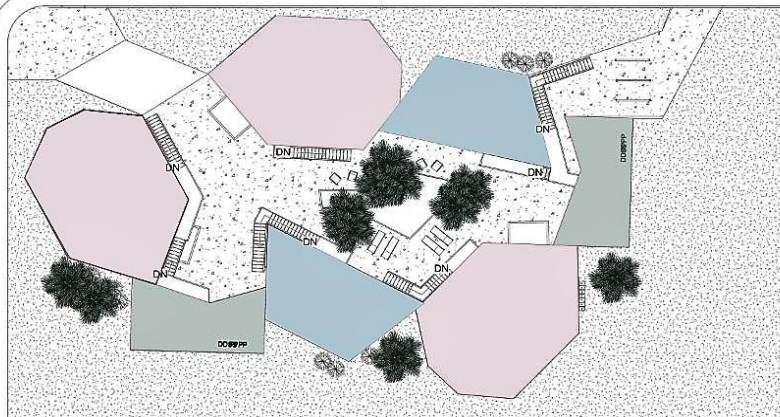
Stones multi-unit housing complex, was inspired by the original “Gem of San Diego” located in Pacific Beach. There, the street names are based off of all different types of precious gems and stones. The idea of this housing complex is to bring the beach to urban San Diego, by incorporating the shape and appearance of these stones to the interior and exterior of the building’s structure.



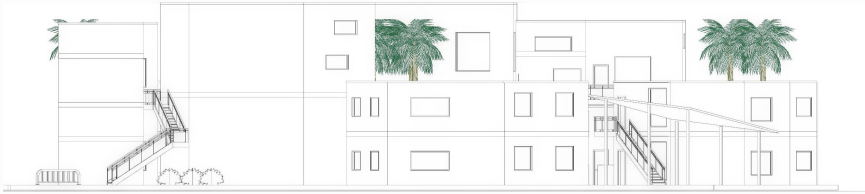
Site Plan

Albert Street

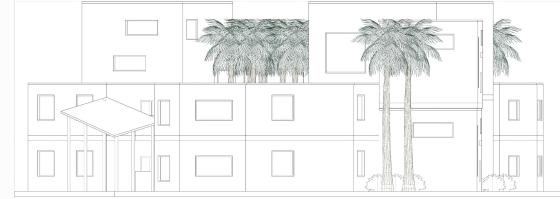
Cypress Avenue



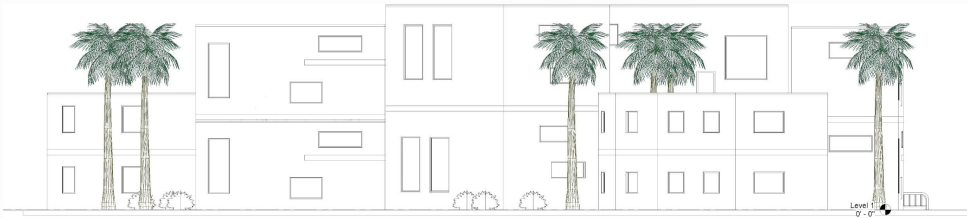
Elevations



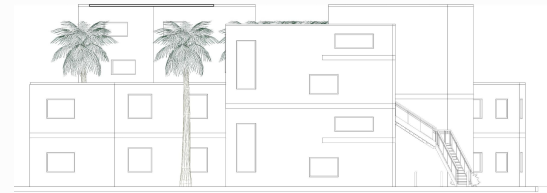
North Elevation



East Elevation



South Elevation



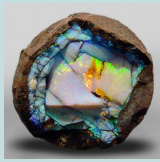
West Elevation



COMMUNAL AREA

- 1 Large Salt Water Pool
- Community Lounge Areas
- Palm Tree Landscaping
- Drought Resistant Planting
- Desintagrated Granite
- Aggregate Concrete





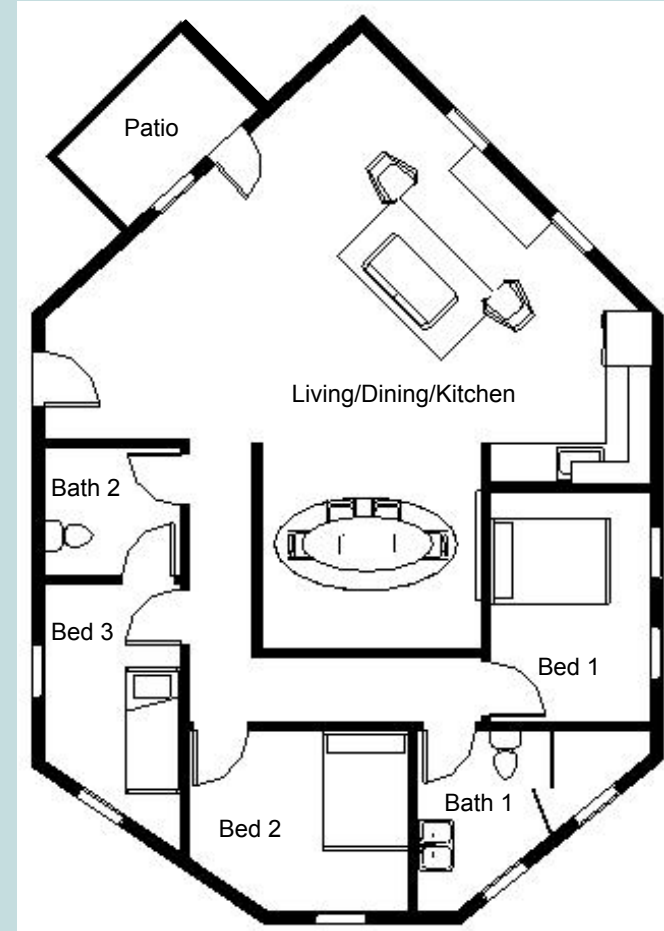
OPAL

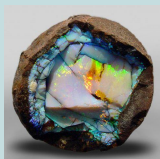
- **3 Bed, 2 Bath**
- **Single Story**
- **1200 Square Feet**
- **Opal Characteristics:**

-**Color:** Black, Pink, White, Blue, Purple, Green, Grey, Yellow, Red, Orange, Brown

-**Luster:** Vitreous, Waxy, Pearly

-The internal structure of opal causes it to diffract light, resulting in play-of-color. Depending on its forming conditions, opal may be transparent, translucent or opaque and its colors varying from white, black or nearly any color of the visual spectrum. In addition, opal may exhibit adularescence, a form of iridescence.





OPAL

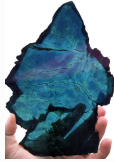
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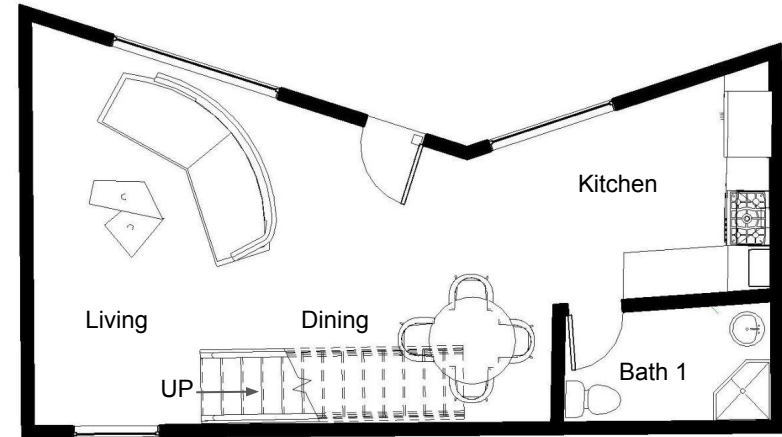
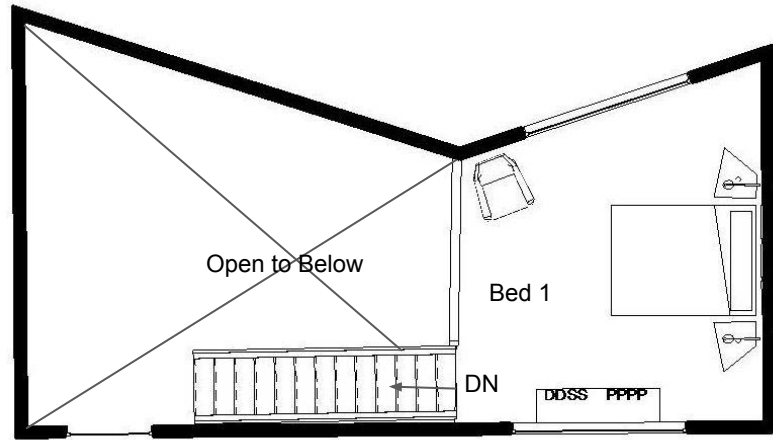
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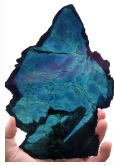




TOURMALINE

- 1 Bed, 1 Bath
- Single Story with Mezzanine
- 800 Square Feet
- Tourmaline Characteristics:
 - **Color:** green, black, and gray
 - A stone of purification, cleansing the emotional body of negative thoughts, anxieties and anger. Helps one become grounded and encourages a feeling of security

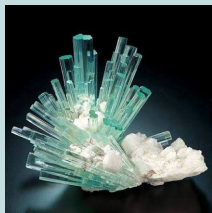




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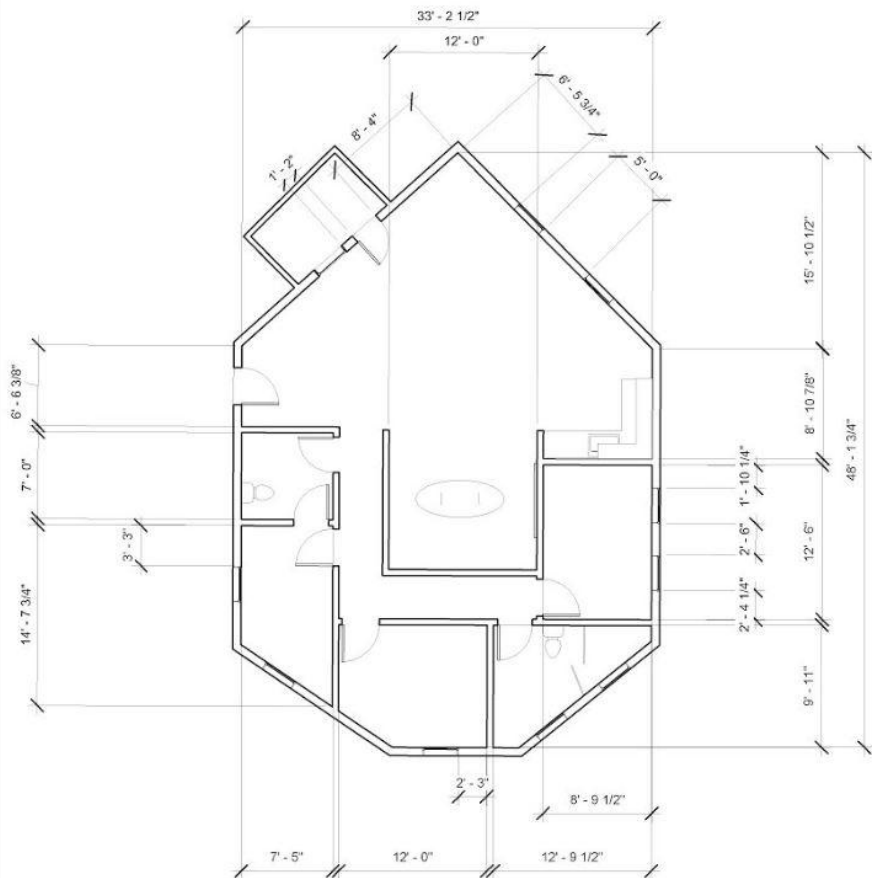
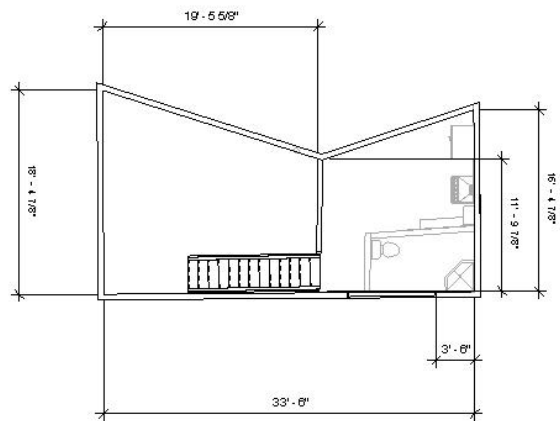
BERYL

- 2 Bed, 2 Bath
- Two Story
- 1000 Square Feet
- **Beryl Characteristics:**
 - Color:** Yellow, Green, White, Blue, Red, Purple, Pink, Brown, Orange
 - Luster:** Vitreous
 - Well-known varieties of beryl include emerald and aquamarine. Naturally occurring, hexagonal crystals of beryl can be up to several meters in size, but terminated crystals are relatively rare.

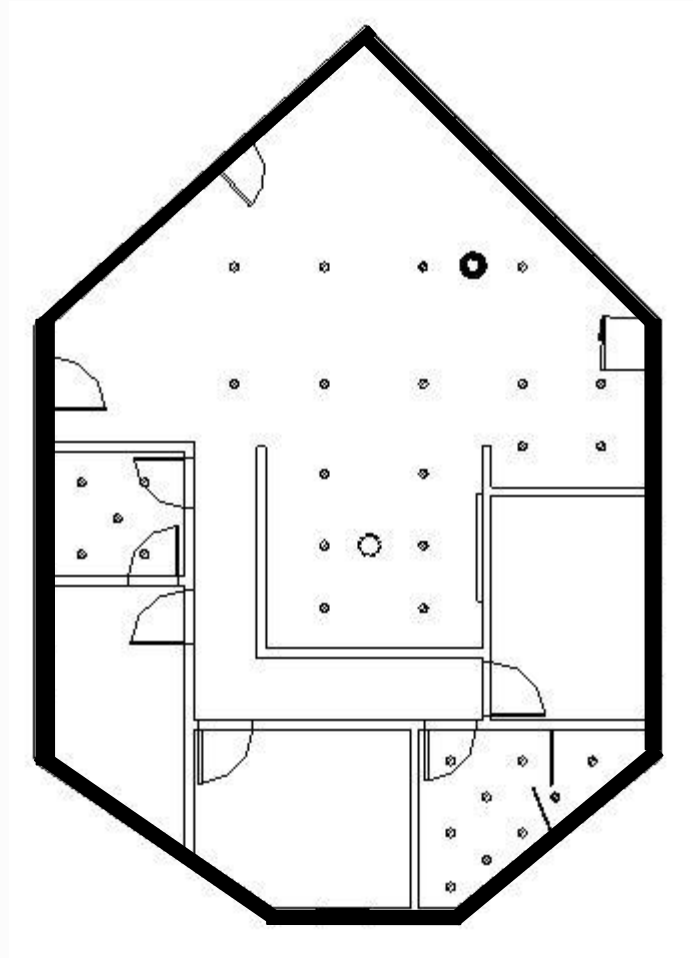
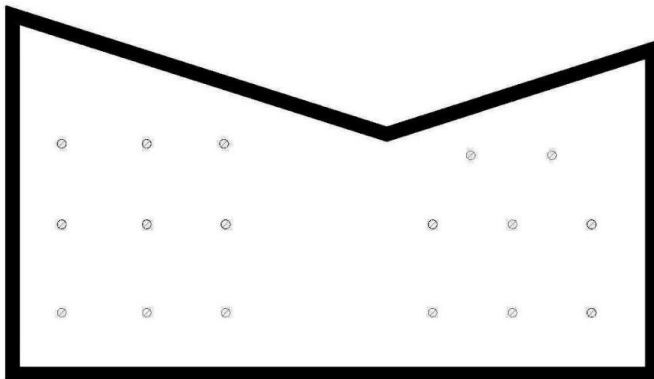
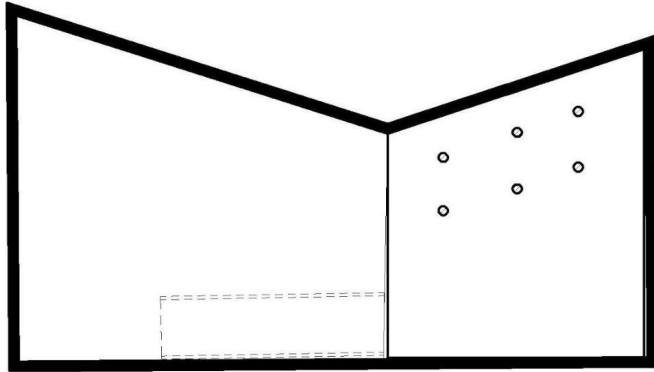


Architectural floor plan of a house with the following dimensions:

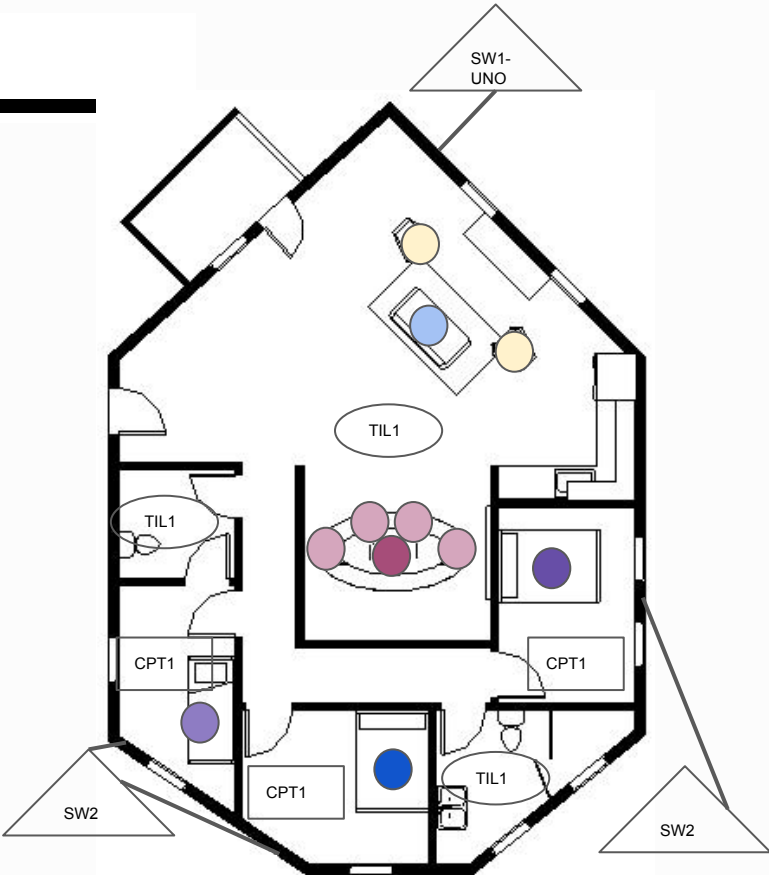
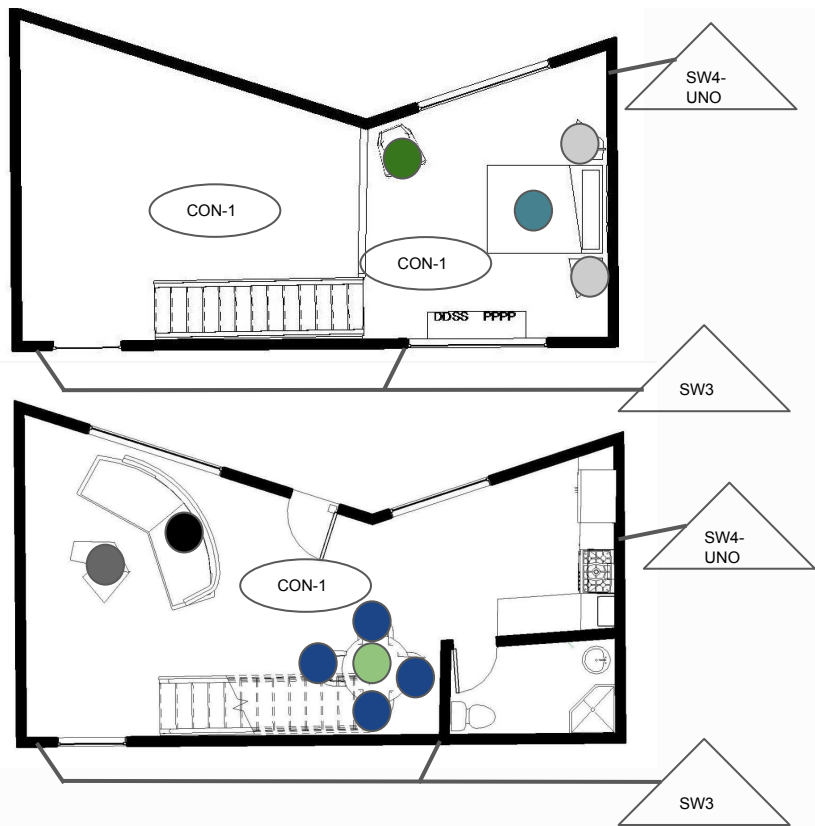
- Overall width: 13' - 8 1/2"
- Overall depth: 16' - 5 3/8"
- Front porch width: 11' - 0"
- Front porch depth: 1' - 9"
- Living room width: 9' - 4 1/2"
- Living room depth: 5' - 5 7/8"
- Bedroom width: 6' - 11 1/8"
- Bedroom depth: 5' - 5 7/8"
- Hallway width: 1' - 7"
- Staircase width: 6' - 3 1/8"
- Staircase depth: 1' - 7"



REFLECTED CEILING PLANS



CONSTRUCTION DOCUMENTS



CONSTRUCTION DOCUMENTS: OPAL SCHEDULES

Paint Finishes

COLOR	FINISH	MFG	SKU	PAINT BASE	KEY
WHITE FLOUR	EGGSHELL	SHERWIN WILLIAMS	SW-7102	ECO SELECT	SW-1
GREY CLOUDS	EGGSHELL	SHERWIN WILLIAMS	SW-7658	ECO SELECT	SW-2

Floor Finishes

TYPE	MATERIAL	COLOR	MANUFACTURER	ROOM/AREA	LEVEL	KEY
TILE	PORCELAIN	BRIXTON	DAL-TILE	LIVING/DINING/KITCHEN BATH	1	TIL-1
CARPET	ACRYLIC	BEIGE	ATLAS	BEDROOM 1, 2, & 3	1	CPT-1

Furniture Schedule

QTY		TYPE	STYLE	COLOR	MATERIAL	MANUFACTURER	SIZE	LOCATION
2		CHAIR	CLUB	SADDLE	LEATHER	HIGHTOWER	36X37X28	LIVING ROOM
1		SOFA	ARLO LOWBACK	IVORY	LINEN	HIGHTOWER		LIVING ROOM
1		TABLE	OBLONG	BEECH	GLASS/WOOD	HERMAN MILLER	63X76X28	DINING ROOM
4		CHAIR	STACKABLE SIDE	BEECH	BEECH WOOD			DINING ROOM
1		BED	FRAMED				TWIN 38 X 75	BEDROOM 3
1		BED	FRAMED				QUEEN 60 X 80	BEDROOM 2
1		BED	PLATFORM				QUEEN 60X 80	BEDROOM 1

CONSTRUCTION DOCUMENTS: TOURMALINE SCHEDULES

Paint Finishes

COLOR	FINISH	MFG	SKU	PAINT BASE	KEY
HUNT CLUB	EGGSHELL	SHERWIN WILLIAMS	SW-6468	ECO SELECT	SW-3
GOSSAMER VEIL	EGGSHELL	SHERWIN WILLIAMS	SW-9165	ECO SELECT	SW-4

Floor Finishes

TYPE	MATERIAL	COLOR	MANUFACTURER	ROOM/AREA	LEVEL	KEY
CONCRETE	CONCRETE	HEATHER GREY	LOCAL CONTRACT	ALL AREAS	1 & 1.5	CON-1

Furniture Schedule

QTY	TYPE	STYLE	COLOR	MATERIAL	MANUFACTURER	SIZE	LOCATION	LEVEL
1	 SOFA	CONTEMPORARY	BLACK	LEATHER	ROCHE BOBOIS	29 x 92 x 30	LIVING ROOM	1
1	 TABLE	CONTEMPORARY	GLOSS GREY	MDF	COALESE	25 X 14 X 18	LIVING ROOM	1
1	 TABLE	MODERN	WHITE	STEEL/BEECH	HERMAN MILLER	29 X 47	DINING ROOM	1
4	 CHAIR	MODERN	HUNTER	FIBERGLASS/STEEL	HIGHTOWER	31.75 X 18 X 22 X 18.75	DINING ROOM	1
1	 BED	PLATFORM				QUEEN 60 X 80	BEDROOM	2
2	 TABLE	CONTEMPORARY	GLOSS GREY	MDF	COALESE	25 X 14 X 18	BEDROOM	2
1	 CHAIR	CONTEMPORARY	BLACK	LEATHER	HIGHTOWER	33 x 24 x 25	BEDROOM	2

LEED



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name:
Date:

Y	T	N			
			1	Integrative Process	1
7	0	0	16	Location and Transportation	16
1	0	0	10	LEED for Neighborhood Development Location	10
1	0	0	1	Setback Land Provision	1
1	0	0	2	High-Priority Site	2
1	0	0	5	Surrounding Density and Diverse Uses	5
1	0	0	5	Access to Quality Transit	5
1	0	0	1	Bicycle Facilities	1
1	0	0	1	Reduced Parking Footprint	1
1	0	0	1	Green Vehicles	1
0	0	0	10	Sustainable Sites	10
Y			Required	Construction Activity Pollution Prevention	Required
1	0	0	1	Site Assessment	1
1	0	0	2	Site Development - Protect or Restore Habitat	2
1	0	0	1	Open Space	1
1	0	0	3	Rainwater Management	3
1	0	0	2	Heat Island Reduction	2
1	0	0	1	Light Pollution Reduction	1
2	0	0	11	Water Efficiency	11
Y			Required	Outdoor Water Use Reduction	Required
Y			Required	Indoor Water Use Reduction	Required
Y			Required	Building-Level Water Metering	Required
1	0	0	2	Outdoor Water Use Reduction	2
1	0	0	5	Indoor Water Use Reduction	5
1	0	0	2	Cooling Tower Water Use	2
1	0	0	1	Water Metering	1
12	0	0	33	Energy and Atmosphere	33
Y			Required	Fundamental Commissioning and Verification	Required
Y			Required	Minimum Energy Performance	Required
Y			Required	Building-Level Energy Metering	Required
Y			Required	Fundamental Refrigerant Management	Required
1	0	0	6	Enhanced Commissioning	6
1	0	0	18	Optimize Energy Performance	18
1	0	0	1	Advanced Energy Metering	1
1	0	0	2	Demand Response	2
1	0	0	3	Renewable Energy Production	3
1	0	0	1	Enhanced Refrigerant Management	1
1	0	0	2	Green Power and Carbon Offsets	2
2	0	0	13	Materials and Resources	13
Y			Required	Storage and Collection of Recyclables	Required
Y			Required	Construction and Demolition Waste Management Planning	Required
1	0	0	5	Building Life-Cycle Impact Reduction	5
1	0	0	2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	0	0	2	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	0	0	2	Building Product Disclosure and Optimization - Material Ingredients	2
1	0	0	2	Construction and Demolition Waste Management	2
6	0	0	16	Indoor Environmental Quality	16
Y			Required	Minimum Indoor Air Quality Performance	Required
Y			Required	Environmental Tobacco Smoke Control	Required
1	0	0	2	Enhanced Indoor Air Quality Strategies	2
1	0	0	3	Low-Emitting Materials	3
1	0	0	1	Construction Indoor Air Quality Management Plan	1
1	0	0	2	Indoor Air Quality Assessment	2
1	0	0	1	Thermal Comfort	1
1	0	0	2	Interior Lighting	2
1	0	0	3	Daylight	3
1	0	0	1	Quality Views	1
1	0	0	1	Acoustic Performance	1
1	0	0	6	Innovation	6
1	0	0	5	Innovation	5
1	0	0	1	LEED Accredited Professional	1
2	0	0	4	Regional Priority	4
1	0	0	1	Regional Priority: 1 Access to Quality Transit	1
1	0	0	1	Regional Priority: 1 Cooling Tower Water Use	1
1	0	0	1	Regional Priority: 1 Outdoor Water Use Reduction	1
1	0	0	1	Regional Priority: 1 Indoor Water Use Reduction	1
32	0	0	110	TOTALS	Possible Points: 110
					Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
					For 453 Grading: Certified 2, Silver 3, Gold 4, Platinum 5

58 POINTS TOTAL: LEED SILVER



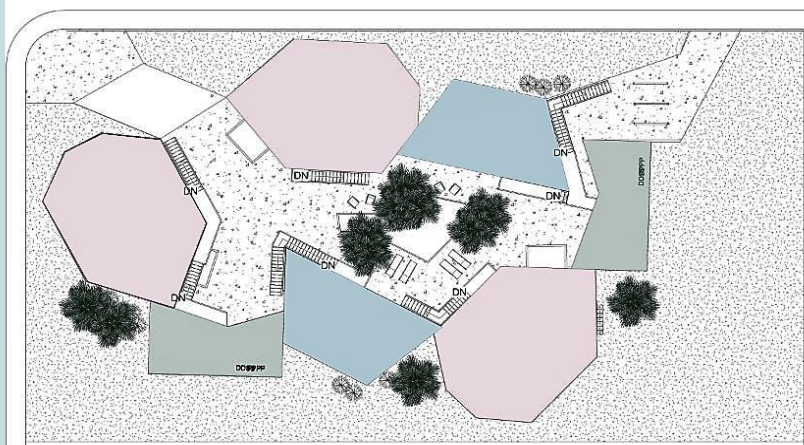
LEED: TRANSPORTATION

Bicycle storage for 20 bikes, allows residents an easy, clean alternative to cars which emit fossil fuels burning into the air. Also, this will promote good health and traffic reduction.



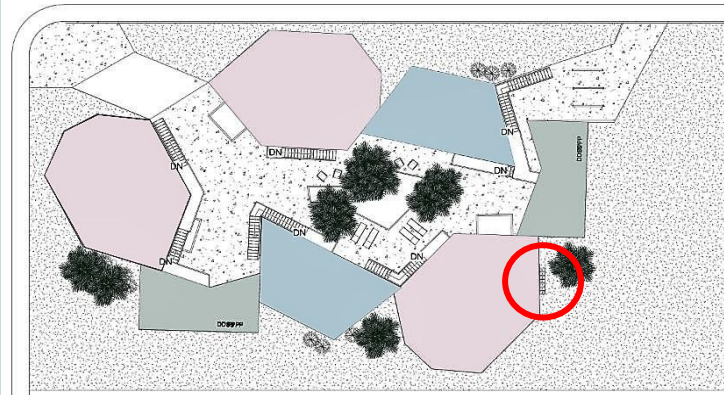
LEED: OPEN SPACE

The buildings are arranged on the lot in a manner that appears to take up the space but the footprint actually only covers 45% leaving the remaining 55% open for park, play, and relaxation.



LEED: RAIN-WATER MANAGEMENT

Two 1800 gallon grey and rain-water cisterns will collect runoff to water for irrigation of our drought tolerant landscaping. The cisterns sit 3 feet underground next to the water meters.



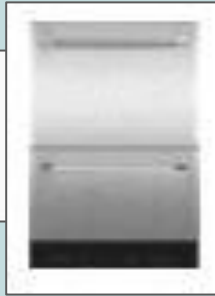
LEED: HEAT ISLAND REDUCTION

EcoFoil is adhered to the substrate insulating the roof from absorbing excessive heat while bouncing light back up into the atmosphere preventing heat island effect. Our aggregate concrete provides the same effect at the ground level with its reflective finish.



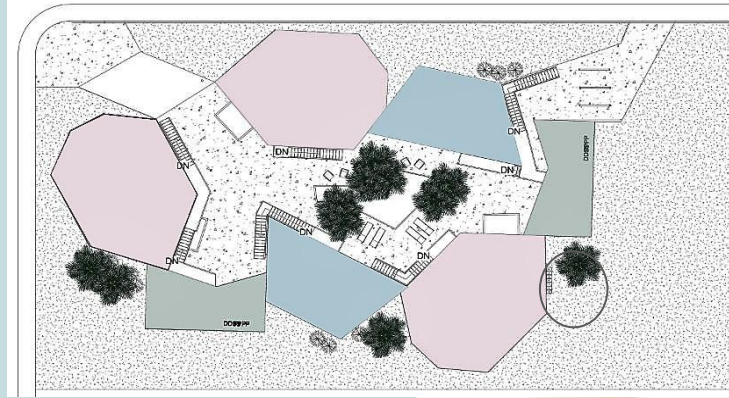
LEED: INDOOR WATER USE REDUCTION

Fixtures that regulate the flow of water as well as the pressure, provide a more efficient use of water as a precious resource for residents of the building as well as San Diego as a whole. The fixtures not only meet, but exceed the standards as seen on the LEED fixture schedule.



LEED: WATER METERING

Each unit is outfit with an individual water meter that calculates the amount of water each apartment uses, forcing residents to be conscious of how much water they are using each month.



LEED: RENEWABLE ENERGY PRODUCTION

Photovoltaic arrays on each roof space will provide energy for the communal spaces of the complex and given San Diego's ratio of sunny to cloudy days, the panels should provide enough energy for the complex and generate power back to the grid, reducing overall cost.



LEED: LOW EMITTING MATERIALS

Our units employ no VOC paint which has a minimum curing time and emits low to no odor to create a healthier environment, and our adhesive for carpets and tiles emit low VOC's to meet and exceed LEED standards.



LEED: QUALITY VIEWS

Located off of Balboa Park, next to the scenic Cabrillo canyon, residents will have interior resort-like views to the communal area and will have the exterior views of the canyons and access to trails of the famous Balboa Park.



LEED: INNOVATION

Clerestory windows allow for breezy westerly winds to enter the units, and because cool air falls, as the air warms and rises the air will exit the clerestory windows , less AC, less energy use of art



LEED

QUANTITY	ITEM	DESCRIPTION	SKU	KEY
3	BICYCLE STORAGE	RACK TO SECURE AND LOCK BICYCLES	N/A	B-1
2	CISTERN	GREY & RAIN WATER RUN OFF 3' U/G 1800 GALLONS EACH UNIT	N/A	C-1
18	TOILET	TOTO- VESPIN II CST474CUFG 2 PC ELONGATED 1 GPF	N/A	T-1
18	FAUCET	KOHLER- LOURE TALL SINGLE HANDLE - 1.2 GPM 60 PSI	K-14660-CP	F-1
18	SHOWERHEAD	KOHLER-AWAKE 1.75 GPM 70 PSI	K-99242	S-1
14	FAUCET	KOHLER TOURANT 1.5 GPM 60PSI	K-77515-CP	S-2
14	DISHWASHER	FISHER PAYKEL FULL CONSOLE DOUBLE 1.6 GPR/PER CYCLE	DD24DCTX9N	D-1
7	PHOTO VOLTAIC PANELS	1 ARRAY PER BUILDING UNIT		P-1
	ECO FOIL	APPLIED TO ENTIRE ROOF SUBSTRATE 96% REFLECTIVE 4% EMISSION		E-1
14	WATER METER	3/4" INCH MAX 150 PSI LEAD FREE		W-1

