CASE STUDY HOUSE NO. 24

THE NEW CASE STUDY PROJECT

This, and subsequent presentations for Arts & Architecture's current Case Study project, will consider the many problems of the residential community, including: 1. the total site plan, 2. the interrelation of contiguous lots, 3. the planning of the individual lot, 4. the house itself.

The property is in the San Fernando Valley and was formerly the Rolling Hills Ranch. The selection of the land, by Eichler Homes, Inc., was made because it can be developed in a manner to provide a truly ideal residential community. Within the heavily tree-covered acreage there will be land set aside to provide such community facilities as swimming, barbecuing, and horseback riding. The site planning has been considered in relation to the existing trees so that the green-belts will permit pedestrian access to the community areas from the homes.

The site plan shown is one of the early studies for the property. Site plans will be presented later in more detail and in final form. Later plans will show, and point out, the importance of the individual lots and the functional relationship with the community facilities, as well as its consideration for immediately adjacent lots.

The house presented is 1736 square feet of enclosed living area with every room related to its own garden. The plan includes four bedrooms, three baths, living and dining room, kitchen, pantry and multi-use room. The design concept is included consideration for visual and sound zoning between the sleeping area and living area, the visual expansion of all spaces into garden areas, the maximum insulation from winter cold and summer heat, the control of direct sunlight into the various rooms and the elimination of sky glare.

The basic intention is to excavate (two feet in depth) a 50-foot by 80-foot rectangular space and stockpile the earth around this space. After a retaining wall (7 feet high) is built, the earth from the first excavation will be backfilled against the wall. Within the 50 by 80-foot wall an 18-foot by 50-foot four-bedroom unit is built and separated from this structure by a space of 714 square feet which is built to house the family living and dining activities. The access from the living space to the bedroom structure is by two covered walks.

The construction within the walled space, will be a conventional post and beam system except that three or four inches of water will always remain on the roof. This water will be supplied through a fine spray lawn-type sprinkler system to augment evaporation and thereby increase the cooling effect of the water on the roof. The combined effect of the cool (earth backfilled) perimeter walls, cool floors and cool water-covered roof will maintain a comfortable living temperature in the hottest of weather. This system of cooling for hot weather will work in reverse during the winter months when heating is required and acts as an insulator, which reduces the usual amount of heat required to maintain a comfortable heating experience. Incidentally, the excess and overflow roof water will be used for irrigation.

The earth banks will not only provide an interesting landscape scheme, but will divert sound so that external noises are minimized and internal sounds are retained and absorbed.

The house is designed so that it can be adapted to a hillside lot with a grade difference (in the length of the house) up to ten feet, or it can be built where no grade difference occurs. The consideration for adaptability to various slope conditions becomes quite important when thinking of the development of a residential community. Yet this concept permits many plan variations within the walled area. It also becomes apparent that the device of integrating land contours with house design will provide a pleasant total community effect. Nature will do much of the work of providing the visual unity from one house to the next.

To provide the best possible uses of currently available building materials and appliances, the house is being done with the cooperation of the Southern California Chapter of the Producers' Council.

The house will have concrete footings and retaining walls, post beam and 2" T and G structural frame, metal sliding exterior doors, glass, plywood exterior siding and interior paneling, and electric appliances. The heating will be a system of radiant floor panels.

The enclosed living area (25' x 25') will have three full walls of floor to ceiling glass, which extends the actual living area to the retaining walls. The space for living will then become 50' by 50', and with the use of two fire pits this additional outdoor space will be usable almost year round. The center of the living room will have a space 10 feet by 12 feet, 14 inches below the surrounding floor, providing a conversational center for small groups.

The multi-purpose room is designed with a dressing alcove and bath so that it may be used as a guest room in addition to the usual functions such as games, TV, library, music, hobbies, etc. A sliding door at each end of the room provides access to the gardens as well as a method of ingress and egress without disturbing other occupants of the house.

The later presentations of this project will show in detail the function of the various parts of the house and its relation to the community plan.

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DEVELOPER: EICHLER HOMES, INC.
CO-SPONSOR: THE PRODUCERS' COUNCIL, INC.
THE FOLLOWING PRODUCTS ARE ALREADY MENTIONED
SPECIFIED BY THE ARCHITECT FOR CASE STUDY
HOUSE NO. 8A:
SLIDING GLASS DOORS: ARCADIA METAL PRODUCTS
TILE: POMONA TILE MANUFACTURING COMPANY
RADIANT HEATING: RUBINEHEAT.
This, the second presentation for Case Study House No. 24, is a study covering food preparation, dining, and related functions of the house. A careful analysis of these functions is important in any well designed house.

Since the kitchen is the heart of most family activities it presents a need for multiple experiences. In the plan as presented there is the usual sit down dining at a conventional table height, two separate gardens on either side of the living space for two outdoor dining experiences, and buffet dining inside, outside or both. The varied experiences are available, for everyday use as well as when the family might be entertaining.

With the eighteen-inch lower level conversation space in the living area the counter top separating this area from the exposed kitchen provides two levels, the top which permits the center section of the counter to be used as a bar-height buffet and the end section as a normal dining table at a thirty-inch height. This end section can seat six people but would normally be furnished with four chairs in the everyday position.

It is important to note that the kitchen is divided into separate parts that function together. On the plan, one is called "kitchen" and the other "scullery." The scullery can be closed off from the living area. Since this house is designed and intended to be as a servantless home, this separation becomes very important to successfully provide for the many and varied functions that are a part of most all family living patterns. In the first place, the separation eliminates the necessity of seeing into an untidy area, will provide for elimination of kitchen odors, and the separation from the living area of the after dinner clean up operations.

Each kitchen area is designed to include range, oven and sink units. The dishwasher is in the scullery and the built-in refrigerator is readily accessible to the many open area uses. A complete meal may be prepared in either area.

This arrangement provides many varied uses and functional conveniences for the occupants. It is possible if there are overnight guests for the guest as well as the family to have access to separate food preparation facilities, a provision not often found in the most luxurious home. Of course, the most important design consideration was two-fold, one that a meal could be prepared (out of sight) while the open kitchen is in use as a bar, and second, after a meal the table can be cleared and cleaned up out of sight of the living area.

Even discounting the convenience of the second kitchen for overnight guests, this kitchen provides excellent service for children in the multi-purpose room without disrupting the adult activities in the living area. Also, the multi-purpose room can serve as the dining room for the whole family.

The barbecue unit in the kitchen is portable and may be used in the shade garden to the side of the living room where sink facilities are provided as a permanent installation.

Additional "use relationship" of the kitchen with other areas of the house will be shown in later presentations of the house.

DEVELOPER: EICHNER HOMES, INC.
CO-SPONSORS: THE PRODUCERS' COUNCIL, INC.

SEE PAGE 28 FOR MERIT SPECIFIED PRODUCTS
Sound travels in a straight line path much the same as does light. By blocking the direct path of sound or absorbing it with plant material, its intensity is greatly reduced.