

THE CAMBRIDGE COMMUNITY TOWNHOMES

KYLE MARTIN | DESIGN IV

CAMBRIDGE + DESIGN GOALS

- Located in Dorchester County, Maryland.
- Has a working waterfront, scenic views, historic sites and boutique downtown shopping.
- One of the oldest colonial cities in Maryland.
 - Settled by English colonists in 1684.

DESIGN GOALS:

- MAINTAIN WOOD/BRICK MATERIALITY.
- PROVIDE COMMUNITY AMENITIES AND WATERSIDE PROMENADE:
 - Public Engagement + Water Access + Outdoor Space + Parking + Greenery.
- PROMOTE MORE CHILD ACTIVITY:
 - Day Care + Playground
- PROVIDE JOBS:
 - Community Plaza
- MODERN HOUSING OPTIONS
- REVITALIZATION
- FAMILY FRIENDLY EXPERIENCE



A close-up photograph of an architectural drawing on a white surface. A green pen with a silver clip is positioned diagonally across the drawing. To the left, a white ruler with black markings is visible. The drawing itself consists of various geometric shapes, lines, and hatching, representing a technical or conceptual design. The word "CONCEPT" is overlaid in white, bold, sans-serif font on the left side of the image.

CONCEPT

SITE ANALYSIS

VIEWS



TARTAN + WATER TAXI ROUTE



TARTAN LINES

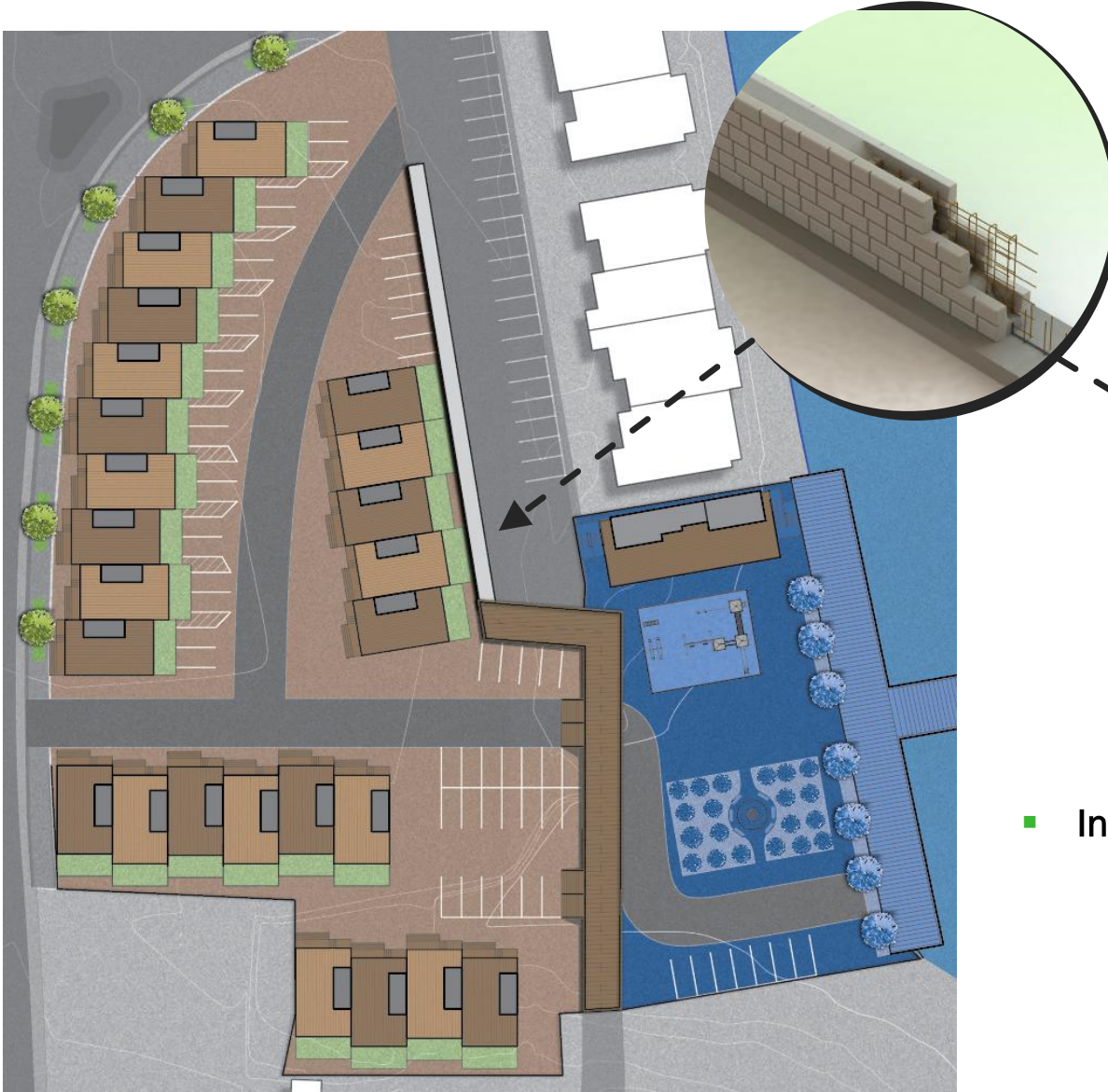


SITE



WATER TAXI

RESILIENT STRATEGY: FLOOD WALL + BUILDING SITING



- In response to the inevitable sea level rise:
 - The homes were placed as far from the creek as possible on the site.
 - In the year **2070** a flood wall will be erected.
 - A boardwalk will be built on top of the flood wall in the year **2100**.



SITE PLAN

RACE STREET

GAY STREET

MUSE STREET

ACADEMY STREET

MARKET STREET

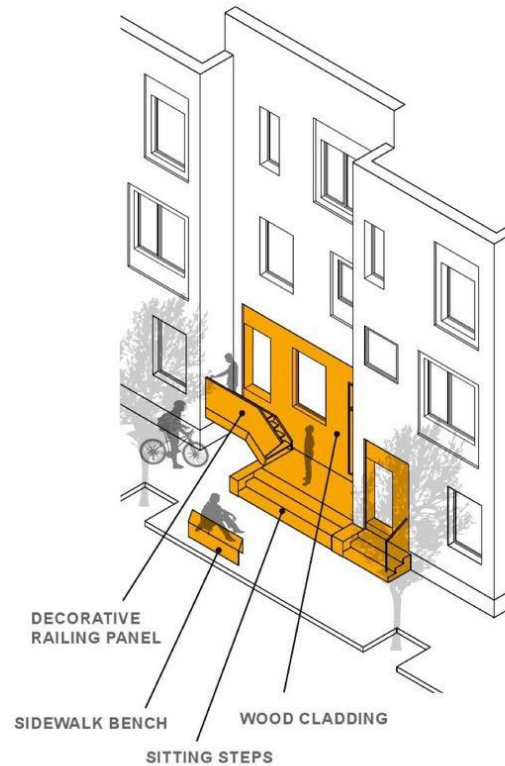
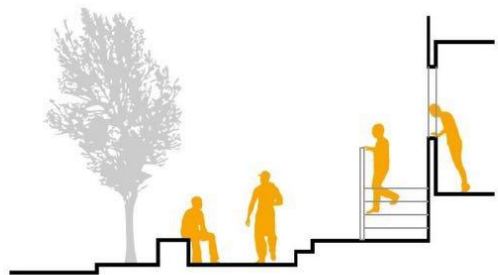


0' 25' 75' 150'

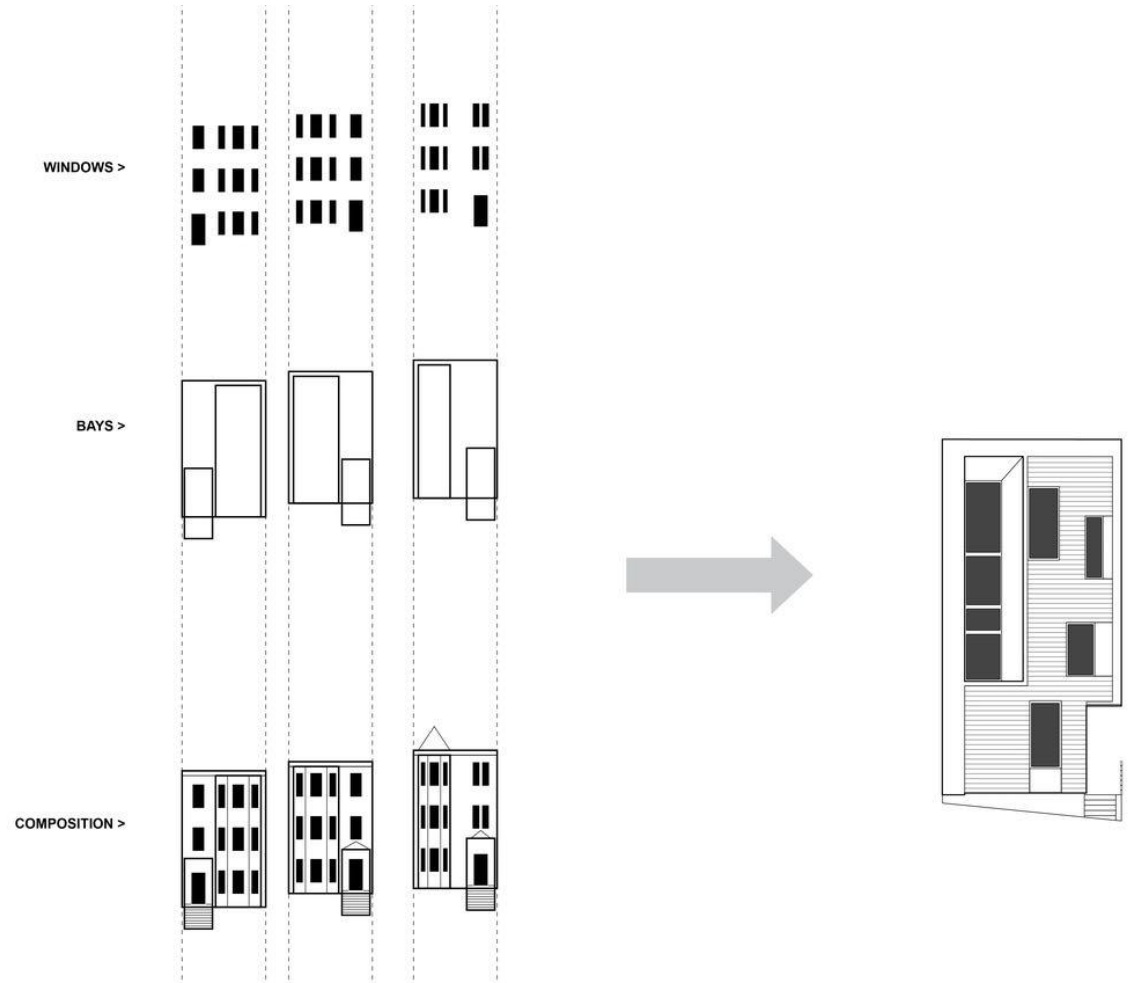
An architectural rendering of a modern, multi-story building at dusk. The building features a facade of large windows and balconies, with interior lights glowing. A green semi-transparent overlay is positioned on the left side of the image, containing the text 'PRECEDENTS + FAÇADE STUDY'. The sky is a deep blue, and the foreground shows a paved walkway and a grassy area.

**PRECEDENTS +
FAÇADE STUDY**

POWERHOUSE, ISA ARCHITECTS



ROXBURY E+, ISA ARCHITECTS



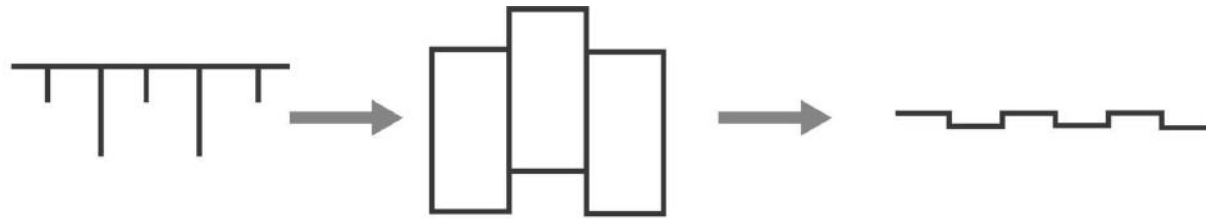
SOUTHSIDE TOWNHOMES, i2 DEVELOPMENTS



2216, 11TH STREET, TEASS/WARREN ARCHITECTS

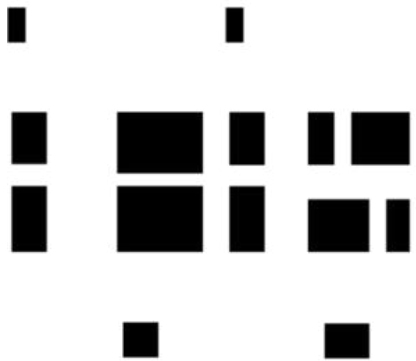


FAÇADE STUDY

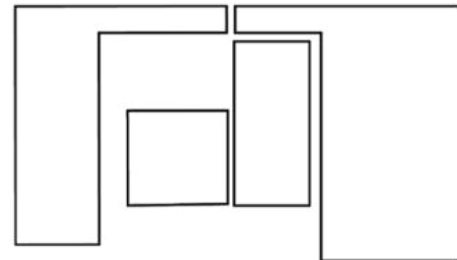


THE PARTI IS INSPIRED FROM THE PATTERN OF THE TARTAN DIAGRAM. IT TRANSLATED INTO STAGGERED BLOCKS, REPRESENTING THE DISRUPTION AND THE DISCONNECT OF THE RESIDENTS OF THE COMMUNITY.

PATTERN COINCIDES IN THE LAYOUT OF THE TOWNHOUSES ON THE SITE. STAGGERED PROJECTIONS CREATES A UNIQUE EXPERIENCE FOR EACH TOWNHOME RATHER THAN A STRAIGHT ROW.



WINDOWS



BAYS



COMPOSITION



MATERIALITY + STRUCTURE

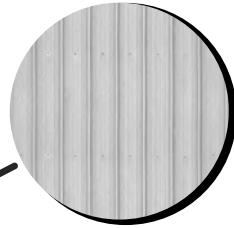
Both Wood & Brick are materials commonly used in Cambridge



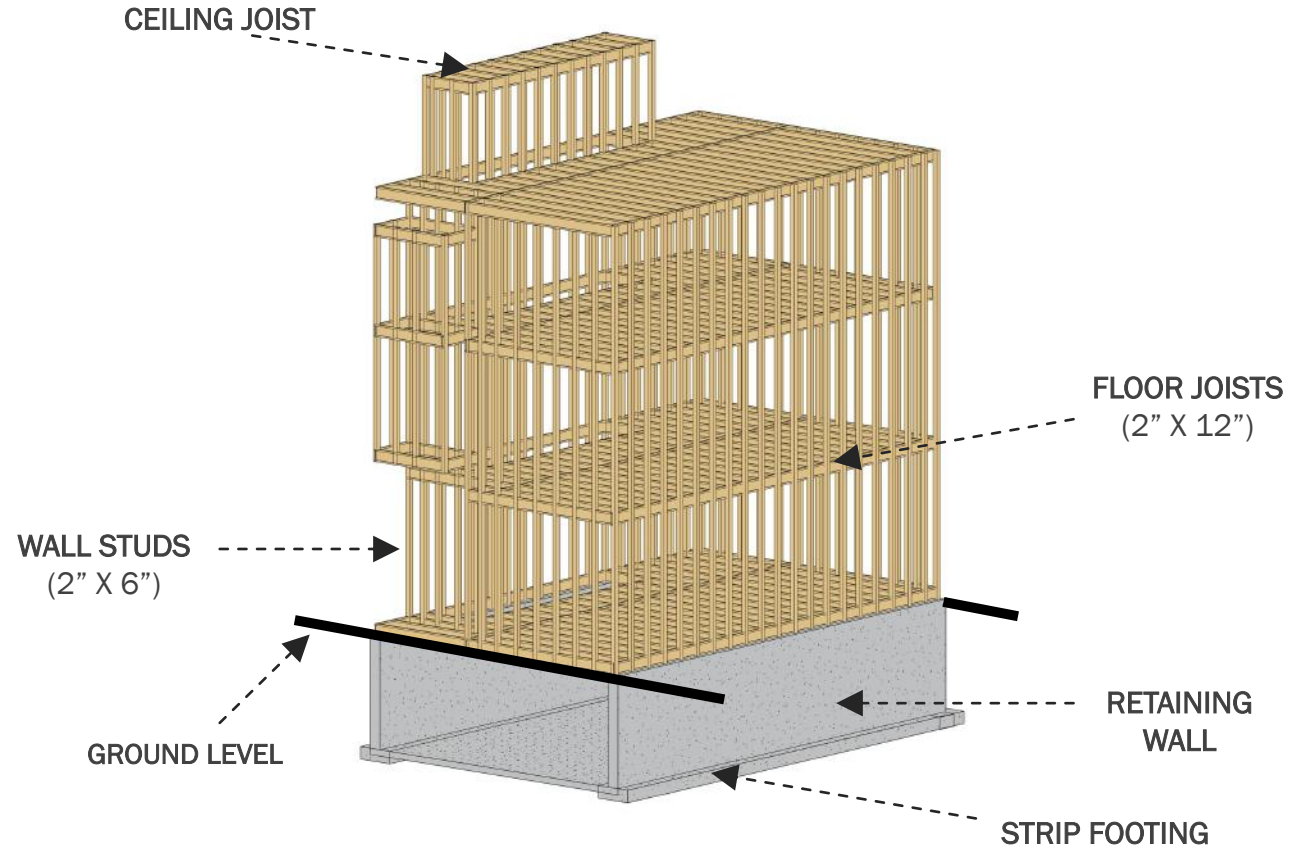
BRICK VENEER



WOOD



ZINC PANELS



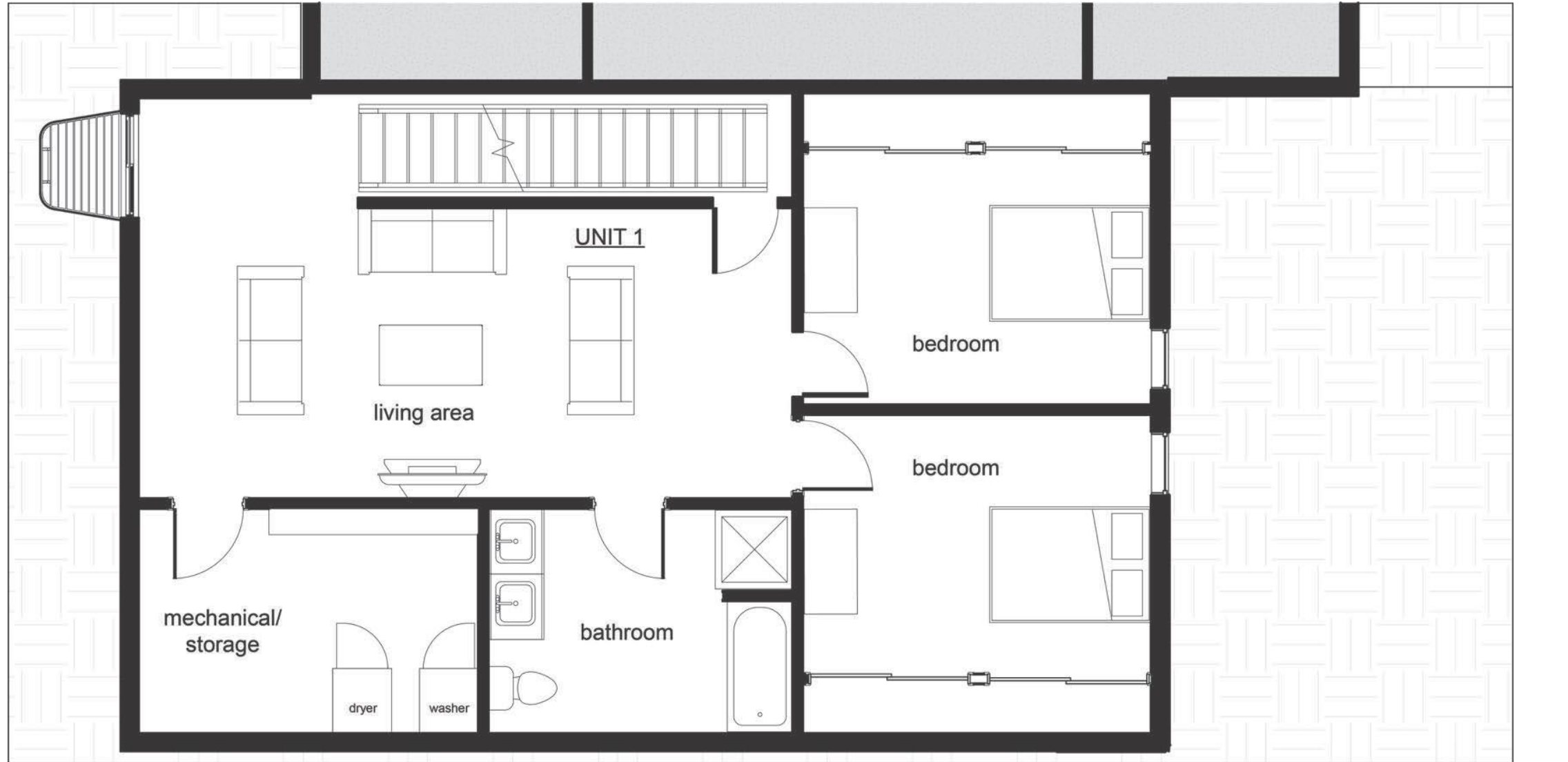
LIGHTWEIGHT WOOD FRAMING

- Very economical and flexible.
- Commonly used in residential construction.
- Easily incorporates mechanical systems and other building services in its framing cavities.
- 2-hour fire rating.

The image shows a close-up of a spiral-bound notebook with architectural drawings. On the left, a green semi-transparent rectangle contains the text 'FLOOR PLANS + SECTIONS'. The notebook pages show a floor plan with dimensions like '7', '580', and '350', and a section drawing of a staircase with a '350' dimension. A dark grey pen is positioned diagonally across the top right of the notebook. The background is a light, neutral color.

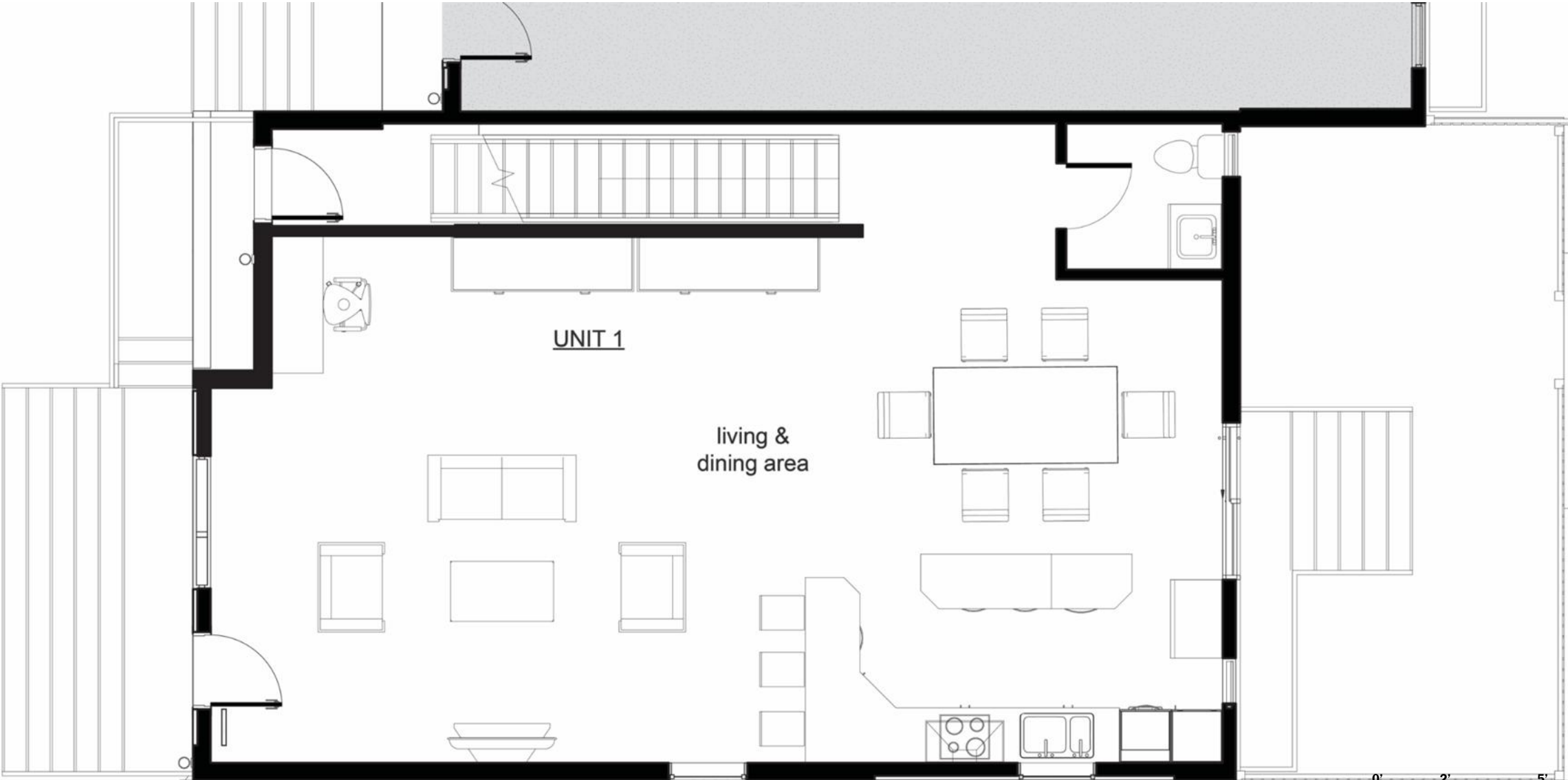
**FLOOR PLANS +
SECTIONS**

BASEMENT



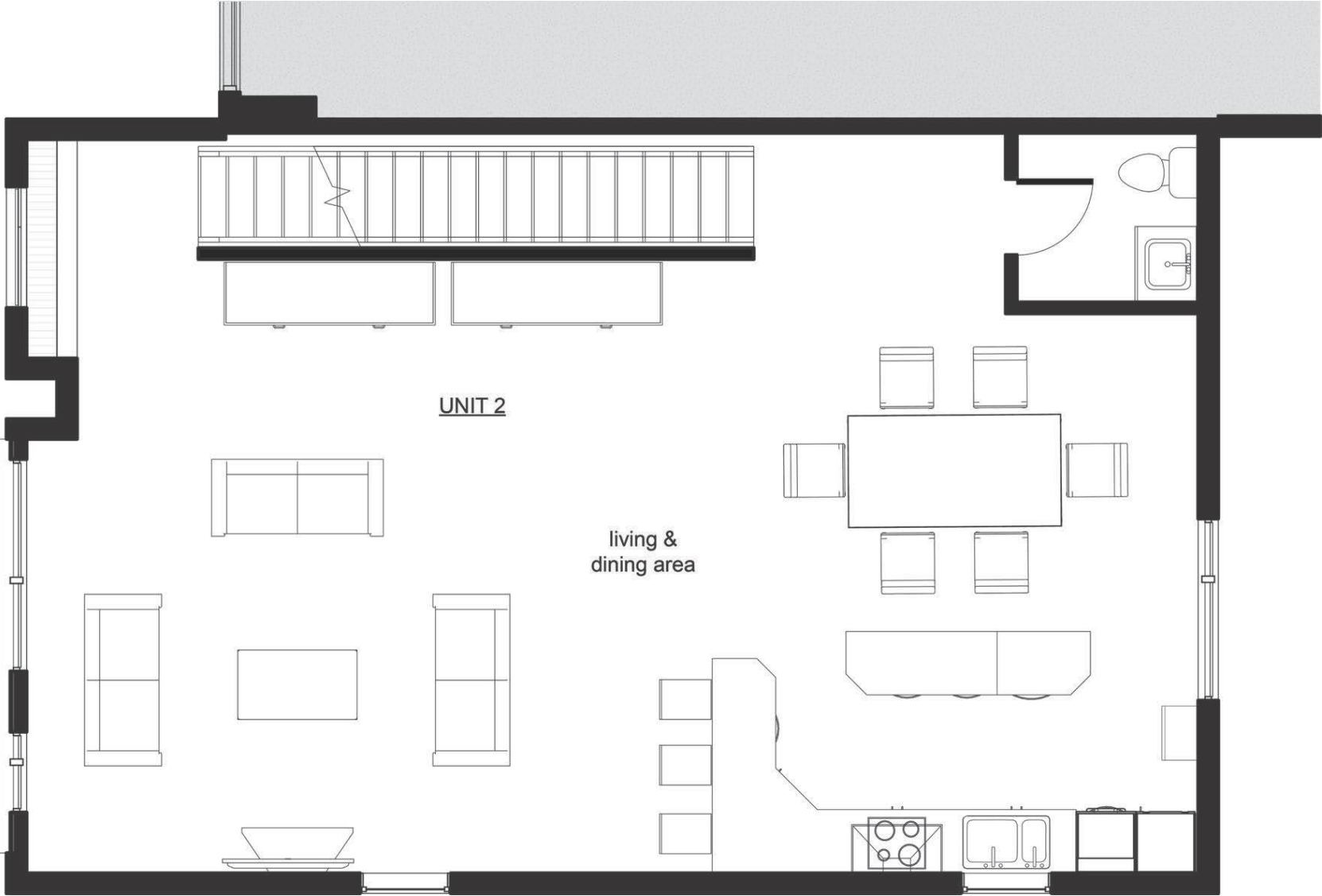
0' 2' 5' 10'

1ST FLOOR



0' 2' 5' 10'

2ND FLOOR

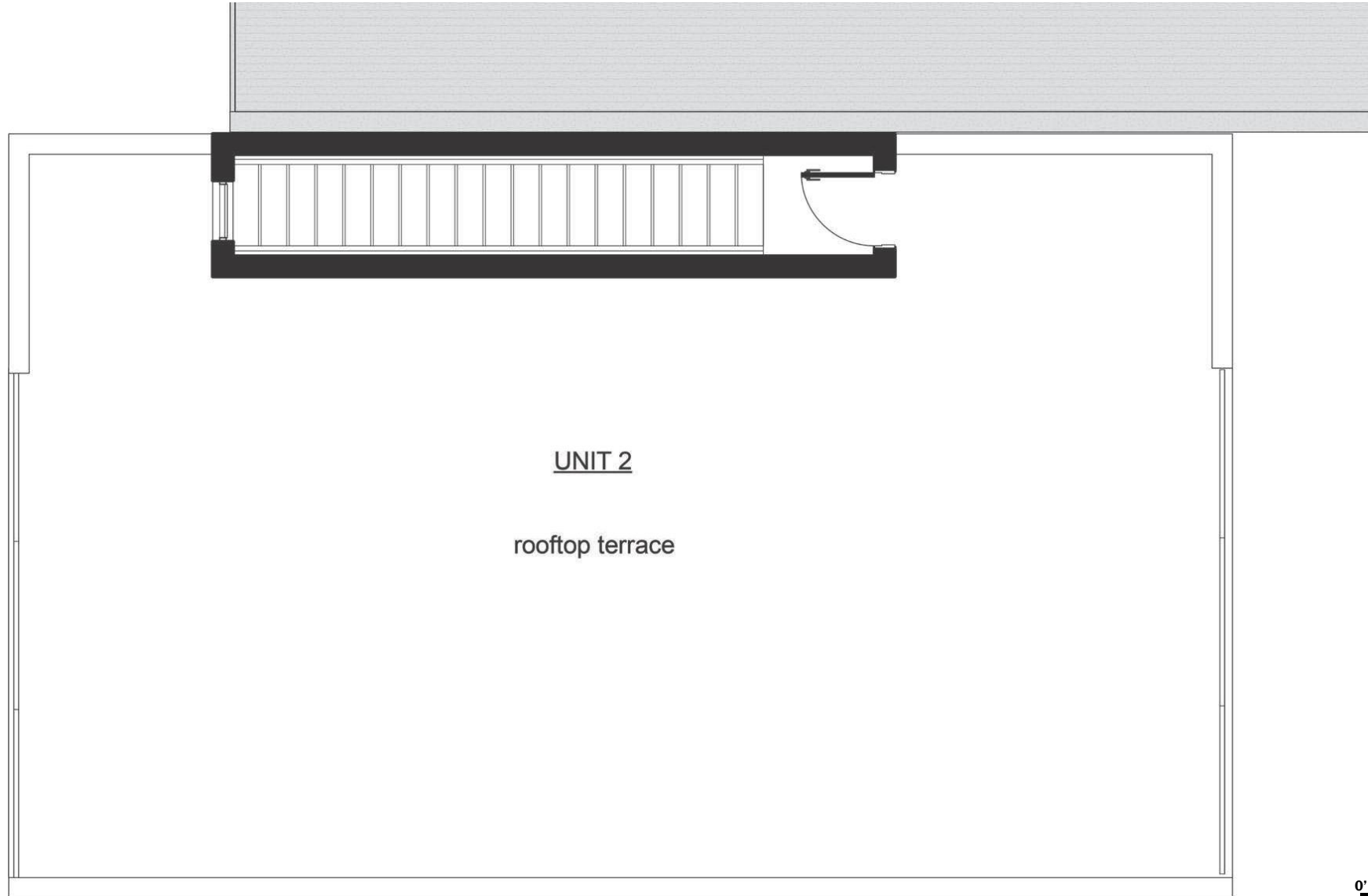


3RD FLOOR



0' 2' 5' 10'

ROOFTOP TERRACE

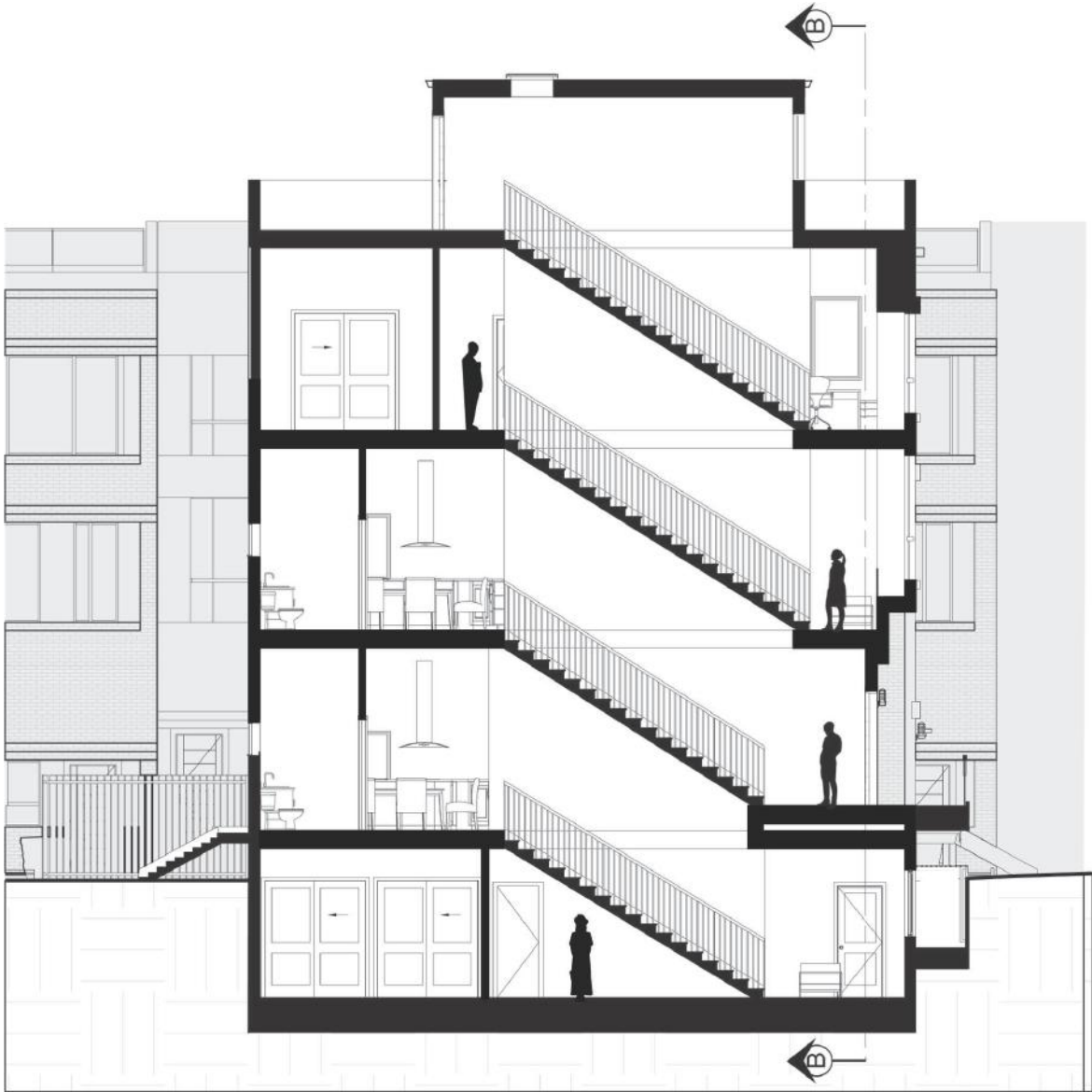


UNIT 2

rooftop terrace

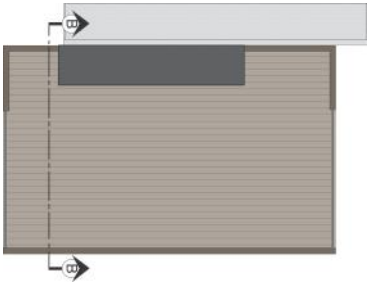
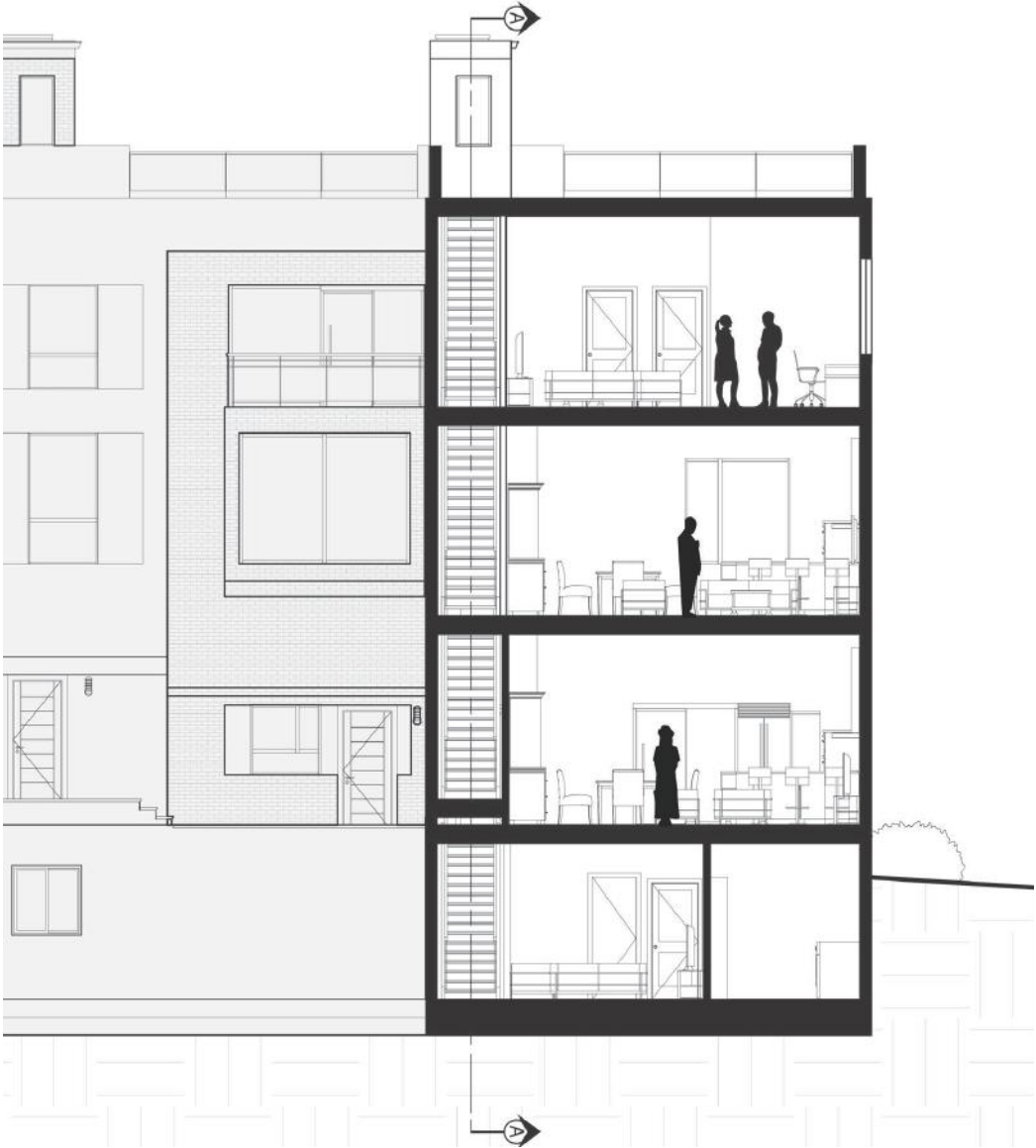
0' 2' 5' 10'

LONGITUDINAL SECTION - A



0' 3' 9' 18'

CROSS SECTION - B

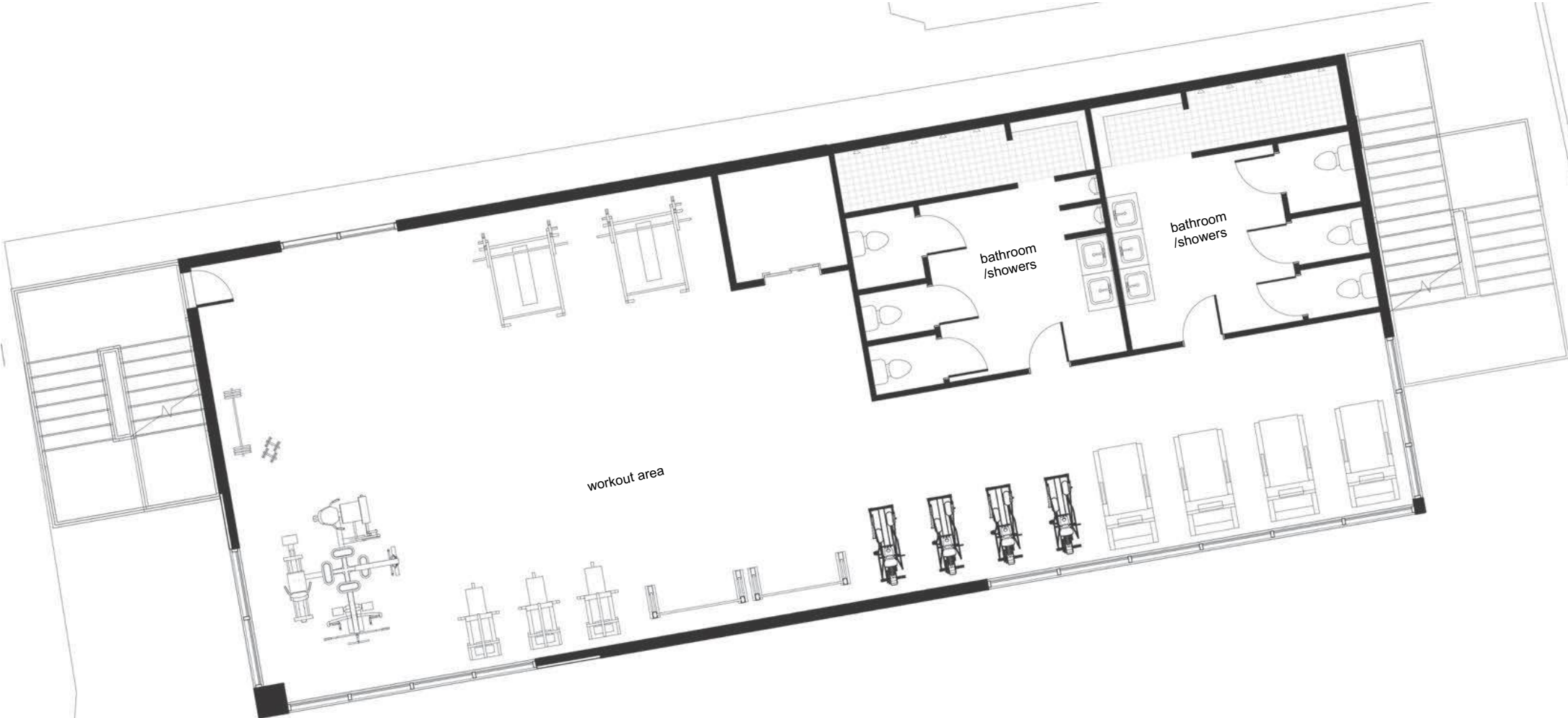


0' 3' 9' 18'

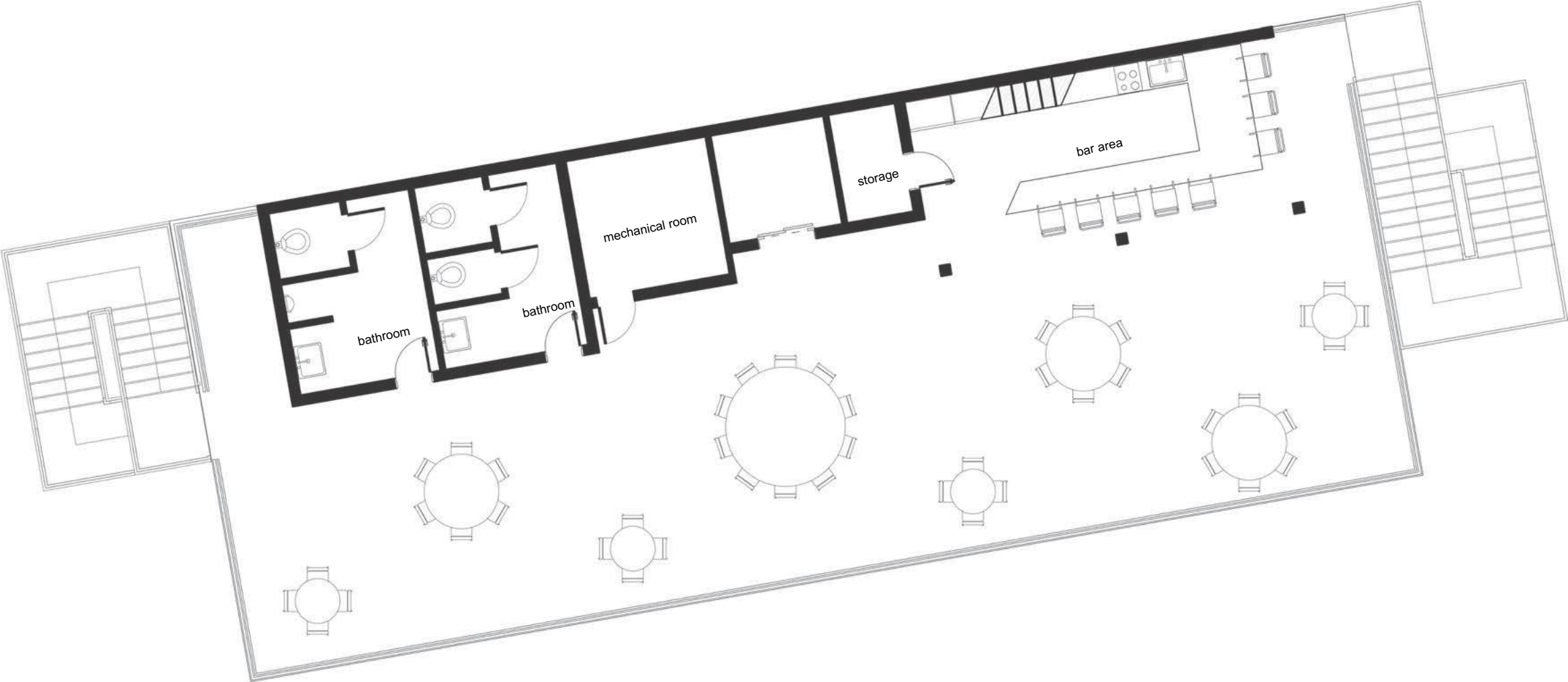
COMMUNITY BLDG. 1ST FLOOR



COMMUNITY BLDG. 2ND FLOOR



COMMUNITY BLDG. 3RD FLOOR



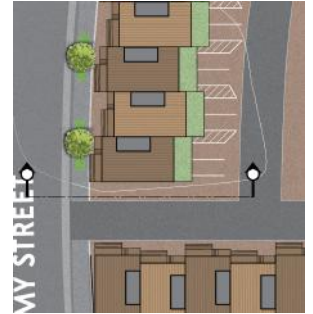


**RENDERED VIEWS +
ELEVATIONS**

ACADEMY STREET ELEVATION



MUIR STREET ELEVATION



BACKYARD ELEVATION



Roof
48'-0"

Rooftop Terrace
36'-0"

3rd Floor
24'-0"

2nd Floor
12'-0"

1st Floor
2'-0"

Basement
-10'-0"

0' 5' 15' 30'

SITE LONGITUDINAL SECTION - A



SITE CROSS SECTION - B



ACADEMY STREET



FRONT DOOR



2ND FLOOR LIVING SPACE



BACKYARD VIEW



BOARDWALK VIEW



COMMUNITY SPACE



COM. BLDG. ROOFTOP BAR





THE END

