

Toxic to Tremendous

Name: RIVERSIDE
Location: CROWNSVILLE, MD
Category: RESIDENTIAL

The client wanted a waterfront retreat but bought a fishing shack that polluted the river. What evolved is a 20' wide home that fully embraces the eastern view and treats water through lush outdoor rooms as it rolls from one rain garden to another before percolating into the river, clean and beautiful.

KEY DESIGN ASPECTS:

**** CHALLENGING SITE**** 30' WIDE x 98' LOT (2940 sq.ft.) * 9 VARIANCES GRANTED * LIMITED TO 1020 sq.ft. FINISHED SPACE BY AACo HEALTH DEPT. DUE TO SEPTIC CAPACITY * STEEP SLOPE WITH SANDY SOILS

**** EFFICIENCY**** SITE, LIVING SPACE, AND RESOURCES INCLUDING MATERIALS, ENERGY AND WATER

**** TECHNICAL ASPECTS**** NEW 22" CONCRETE REINFORCED RETAINING WALL due to sandy soils * 'SMART SLOPE' RETAINING WALLS, FOUR RAINGARDENS, GREEN ROOF, RAIN BARREL for storm water management * ZIP-R WALL SUBSTRATE WITH 1" RIGID INSULATION ELIMINATING THERMAL BRIDGING OF 2x4 FRAMING * ALL FOAM INSULATION for maximum energy efficiency * 16 SEER VAV SYSTEM with continuous ERV and WHOLE HOUSE DEHUMIDIFICATION system * EXTENSIVE LED LIGHTING supplements ample DAYLIGHTING * WATERSENSE PLUMBING FIXTURES * BAMBOO FLOORS from renewable resource



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EASTERN OASIS ON THE SEVERN
Photos by Kevin Wilson Photography

ORIGINAL 'TOXIC SHACK'

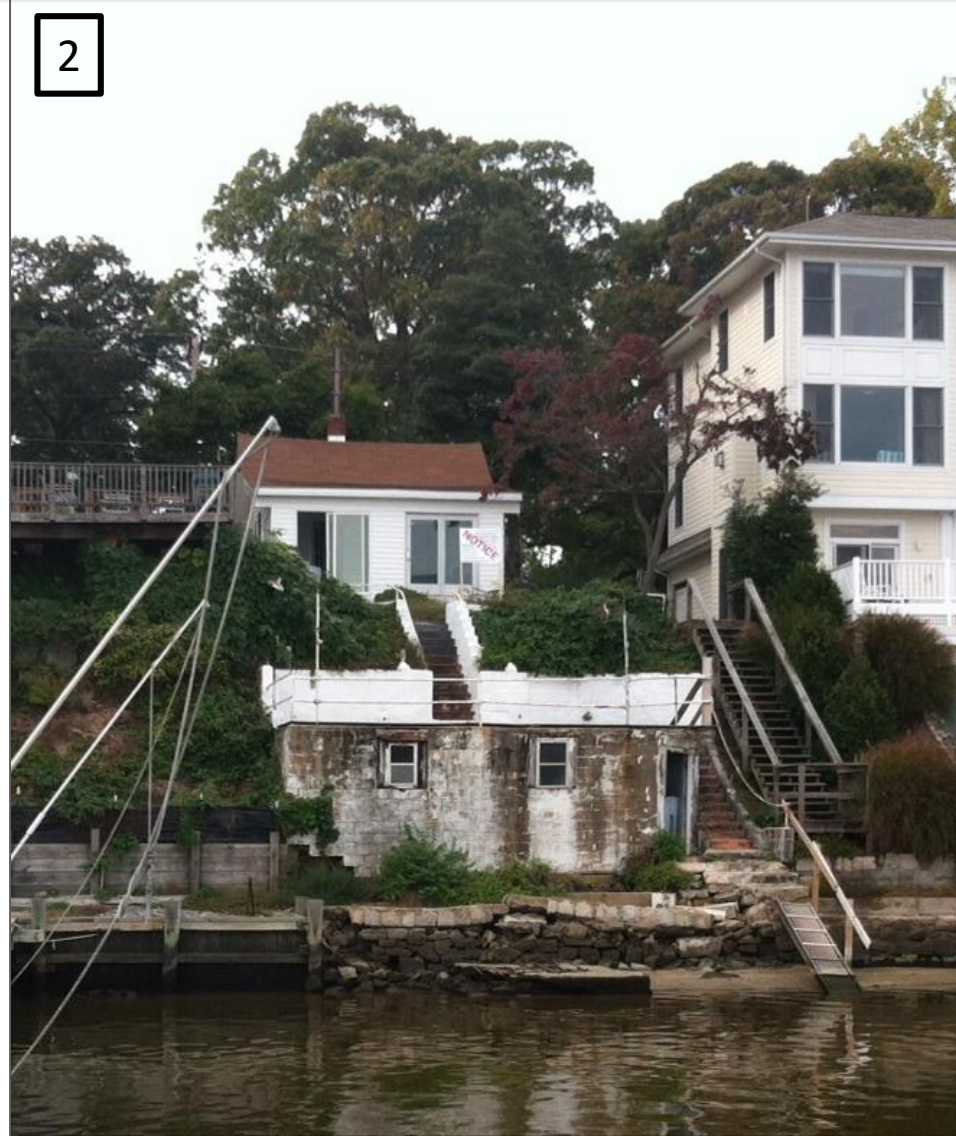


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1. ORIGINAL 1930'S FISHING SHACK.
2. WATERFRONT VIEW OF EAST FACADES INCLUDING ABANDONED CONCRETE STRUCTURE.
3. HAZARDOUS AND TOXIC WATERFRONT CONDITIONS



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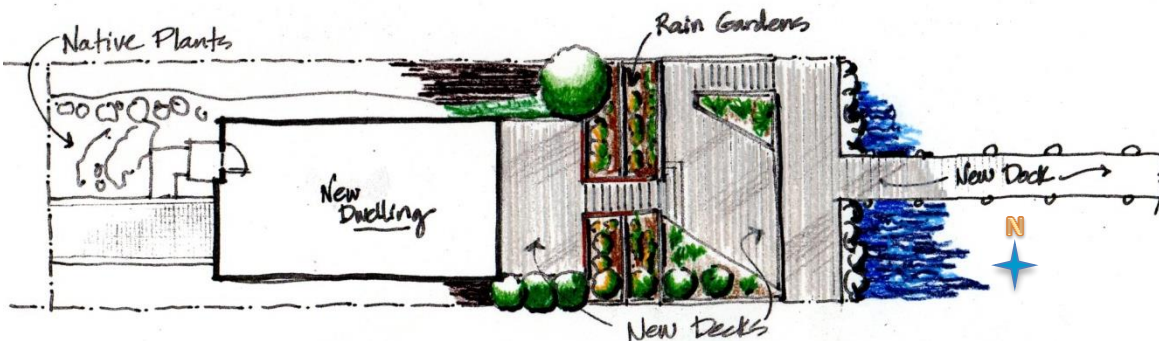
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TRANSFORMATION THROUGH FUNCTIONAL MANAGEMENT

A PATH FOR WATER:

- * FROM THE STREET TO THE RIVER, EVERY OPPORTUNITY IS TAKEN TO CAPTURE AND TREAT WATER
- * NATIVE PLANTS EVAPOTRANSPIRE THIS WATER AND SOFTEN THE ENTRY SEQUENCE
- * REFURBISHED WINE BARREL INSTALLED AS A RAIN BARREL
- * RAIN GARDENS MANAGE ALL THE REMAINING WATER FROM THE HOUSE



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STREETFRONT COVERED ENTRY WITH NATIVE
LANDSCAPING

Photos by Kevin Wilson Photography

TRANSFORMATION IN EFFICIENCY AND INTEGRITY

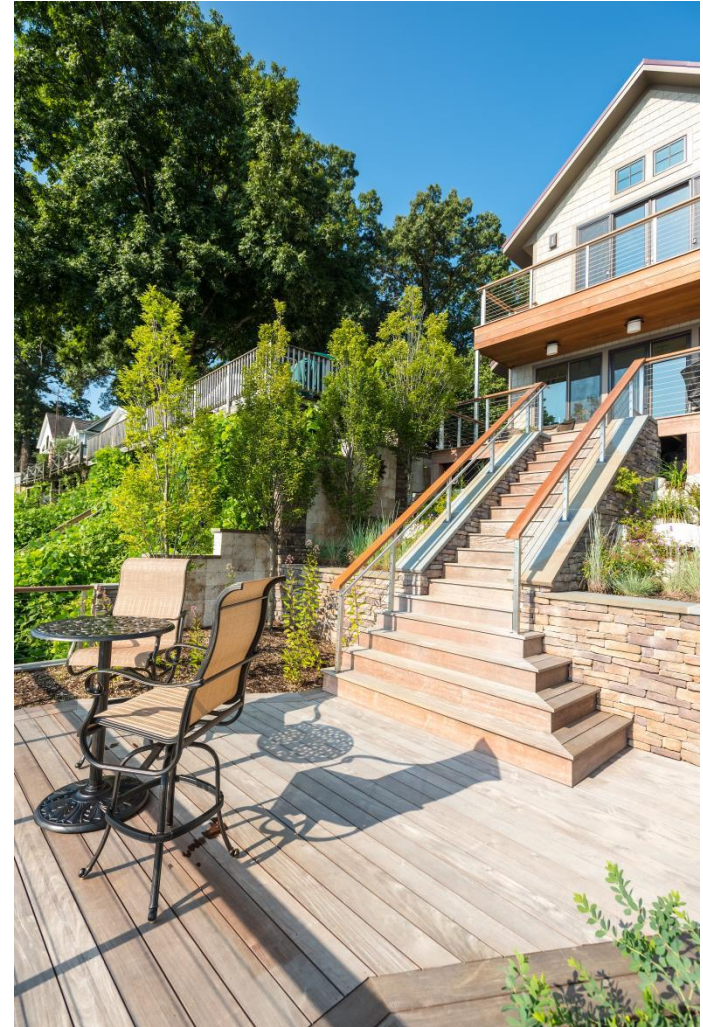


IPE DECK, STAIRS, ROOF DECK (SURROUNDED BY ROOF GARDENS) and TRANSPARENT CABLE RAIL THAT LEADS TO NEW PIER AND DOCK

TINY SITE – EXPANSIVE VIEWS:

- * BALCONY OFF THE OWNER'S SUITE PROVIDES AMAZING SEVERN RIVER VISTA
- * DECK EXTENDS KITCHEN / LIVING ROOM FUNCTIONALITY
- * ROOF DECK ON TOP OF WATERFRONT 'MAN CAVE' CREATES USABLE BACKYARD SPACE

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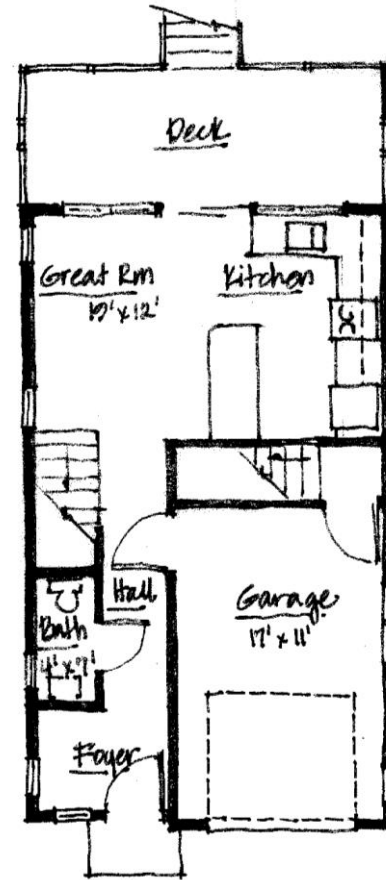
CASCADING IPE STAIRS, STONE WALLS AND CABLE RAIL ON THE EASTERN SITE

Photos by Kevin Wilson Photography

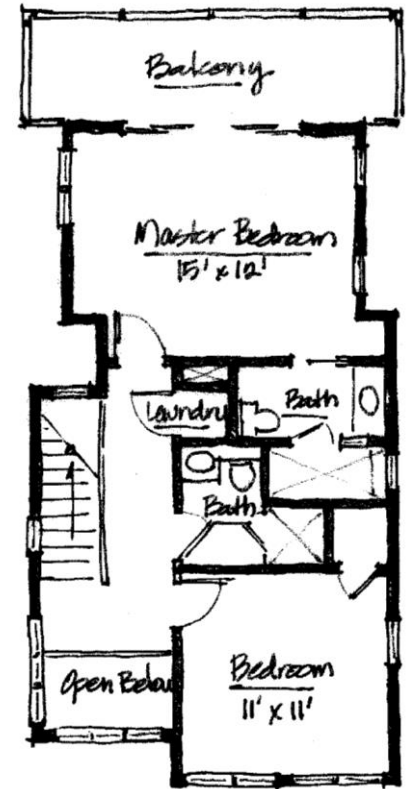
A PLACE FOR EVERYTHING, AND EVERYTHING IN ITS PLACE



CUSTOM STAIR STORAGE CONCEALS WHOLE HOUSE DEHUMIDIFIER AS WELL AS ADDING FUNCTIONALITY.



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

TRANSFORMING SMALL TO SPACIOUS AND COMFORTABLE



PURPOSEFUL AND REFINED LIVING / KITCHEN SPACE PROVIDES ALL THE AMENITIES OF HOME. BAMBOO FLOORS AND CAMBRIA COUNTERTOPS ARE DURABLE AND MINIMAL MAINTNANCE.

KITCHEN PENINSULA SERVES AS DINING IN ADDITION TO HOUSING THE RECYCLE/TRASH BINS AND PANTRY STORAGE. INDUCTION COOKTOP COMPLEMENTS THE EFFICIENCY OF THE LED LIGHTING.



QUALITY OVER QUANTITY



WESTERN FRONT DOOR
ALIGNS WITH THE
EASTERN RIVER VIEW. A
POWDER ROOM AND
STORAGE LINE THE
PATHWAY ON ONE SIDE
WITH A GARAGE ON THE
OTHER. SUBTLE HUES OF
GREENS CONTRAST THE
RICHNESS OF THE
BAMBOO FLOORING THAT
UNIFIES THE SPACE.



LANDING OVERLOOKS
MODEST TWO LEVEL
ENTRY FOYER THAT
RESULTED FROM THE
HEALTH DEPT.
RESTRICTIONS REQUIRING
REDUCED FINISHED Sq.Ft.
WHILE STREET VIEW IS
PROVIDED TO THE WEST
AND NORTH.



OWNER'S RETREAT

OWNER'S SUITE OPENS TO THE SEVERN RIVER VIEW and FEELS SPACIOUS DISPIE THE 15'x12' SIZE. BUILT-IN STORAGE MINIMIZES THE NEED FOR DRESSERS AND OTHER FURNITURE THAT WOULD CLUTTER THE SPACE.



ADDITIONAL WINDOWS BALANCE THE EASTERN VIEW AND ENERGY EFFICIENT LIGHT FIXTURES AND CEILING FAN COMPLEMENT THE SPACE.

AMENITIES OF HOME

- RECYCLED GLASS TILES, WATERSENSE FIXTURES, LED LIGHTING
- WINDOW IN SHOWER PROVIDES A HINT OF THE OUTSIDE AND DAYLIGHTING



(above) OWNER'S SUITE BATHROOM BLENDS COOL WATERY BLUE RECYCLED GLASS TILES WITH EARTH-GROUNDING STONE FLOOR AND WALLS.

(left) UPSTAIRS HALL BATH SERVES THE 2ND BEDROOM AS WELL AS OVERNIGHT FAMILY OR GUESTS.

(right) POWDER RM ON THE MAIN LEVEL ENSURES AN OPPORTUNITY TO SEPARATE PUBLIC / PRIVATE AS THE HOMEOWNER'S HOST A NUMBER OF FAMILY AND GUESTS THROUGHOUT THE YEAR.

- HEATED TILE FLOORS FOR ADDED CUSTOMIZED COMFORT
- BATH FANS SPECIFIED FOR MONITORED DEHUMIDIFICATION TO MAINTAIN HEALTHY INDOOR AIR QUALITY IN MOISTURE PRONE AREAS.



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WATERFRONT 'MAN CAVE'



(above) IPE DECKING CONTINUES FROM NEW PIER AND DOCK INTO THE NEW RETREAT THAT HOLDS BACK THE SANDY SOILS & PROVIDES ADDITIONAL WATERFRONT STORAGE. ALL MATERIALS BELOW MEAN WATER HIGH TIDE ARE SUBMERSIBLE SO TEAK CABINERY CONCEALS SUPPLIES FOR HOSTING.

(below) NO MAN CAVE IS COMPLETE W/O A TV, EVEN ON THE WATERFRONT. A REFURBISHED BARN DOOR SLIDES FOR STORAGE OF LARGER FLOATS AND WATER ACCESSORIES. 'FLOATING' CEILING PANELS SOFTEN THE PAINTED MASS LEFT VISIBLE AS A REMINDER OF THE STRUCTURAL CONCRETE HOLDING THE SURROUNDING SITE IN PLACE.

