

BUZZ COURT



Located in the highly desirable Ivanhoe school district of Silver Lake, these six LEED certified homes set a new precedent in sustainable living. Each fee-simple home is structurally independent and situated on its own lot. The unique site plan and large roof decks provide ample natural light and fresh air as well as views of the Griffith Park Observatory.

Heyday™

Architectural Concept

Why do the buildings look the way they do?

The answer to this question begins with the location of the site. This is a wonderful location for numerous reasons: the Silver Lake community, Ivanhoe school, proximity to the reservoir, views to the observatory, and walking distance to restaurants and shops. Yet like any infill site woven into the urban fabric, there are issues that need to be addressed as well. At Buzz Court the apparent one is the busy street.

Fortunately, there are architectural methods capable of addressing the interface between a private home adjacent and a public street. The easy answer is to build a solid wall (Figure 1, a building near Buzz Court) to block out the street and protect the interior. Create a rigid, simple box. A stucco box to be exact. Much like an egg. Their simplicity is the reason this typology dominates the Los Angeles landscape. It isn't pretty but it functions on certain levels while failing miserably on others. Urban theorist Mike Davis commonly refers to these shelled structures as 'ding-bats': "half parking structure, half dumb box (Figure 2)."

These structures, with their limited envelop of only a solid wall or transparent window, are a stark contrast to something as complex as Mies van der Rohe's revolutionary plans from the early 1900s (Figure 3). Mies' unprecedented extension of architecture into the landscape utilizes architectural elements to blur the boundary between inside and outside. Rather than simply being a rigid box, the house now serves as a filter with numerous degrees of 'in' or 'out'.

However, infill projects are constrained by setbacks on every side so, while desirable, formally extending the structure into the landscape is not an option. Thus, Buzz Court's need to satisfy the physical function of a solid wall while maintaining the experience of a more ephemeral screen or filter had to be addressed in the skin of the building, within a foot of physical space.

Early facade studies for Buzz Court involved a veil or screen with penetrating windows (Figure 7) similar to Eames' philosophy that the exterior of a building should indicate the function of the interior. With their Case Study House (Figure 6) the solid panels cover private areas with each color representing a different function. Early attempts at veiling the Buzz Court homes created privacy but were overly singular in their function.



Figure 1



Figure 2

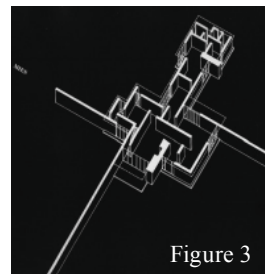


Figure 3



Figure 4

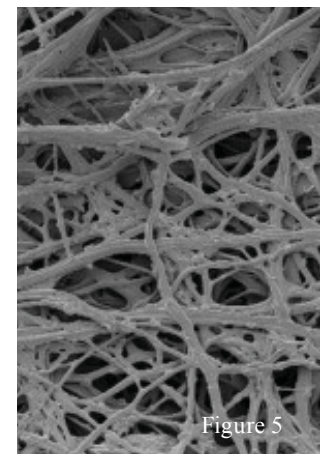


Figure 5



Figure 6

BUZZ COURT

Six LEED Certified Homes in the Heart of Silver Lake

The final solution was discovered after a closer inspection of the egg shell. While it appears smooth and simple it, is actually a complex membrane (Figure 5). Much like today's highly technical fabrics such as Gore Tex, the egg shell is simultaneously capable of providing protection from harsh environmental elements while allowing the protected interior yolk to breath. The calcium carbonate shell is structurally capable of withstanding an average force of just under ten pounds from the exterior before breaking yet can easily be broken from the interior by the chick's beak. Perhaps most impressively, it performs this multitude of functions with a thickness of .012".

Trying to incorporate this multi functionality into the building skin at Buzz Court led to a series of vertical fins due to their ability like the egg shell to provide numerous functions in a very narrow space. Capable of providing varying levels of filtration in the envelop rather than simply a solid wall or a window so now there is:

1. Solid Wall (0% transmittance between in and out)
2. Finned Translucent Window (0-50%, day/electric light only)
3. Finned Transparent Window (0-100% dependant on viewing angle)
4. Transparent Window (100% transfer)

Thus with four levels of transmission between interior and exterior, two of which are variable based on time of day or location of occupant, the facade becomes an adaptable filter, rather than a simple barrier, capable of the following:

Privacy: The fins cover the entire street facade to block the views from the public. At 45 mph there is less than one second when a driver can see inside. However, from the interior, when the pace is slower, more intentional, and direct, there is a full view to outside.

Engaging Facade: Unlike a typical box exterior (Figure 1) that has no dialogue with the exterior world, this facade system creates a constantly shifting pattern as the sun moves across it. From the inside out various programmatic functions constantly shift the appearance (Figure 8a and 8b). So that private space such as the bedrooms are nearly invisible when unoccupied and only have a soft glow when lit from inside.

Controlled Perspective: When walking along the driveway the view is constantly shifting. When a wall is viewed directly perpendicular it reveals its structural channels and window locations. When viewed from an angle it conceals these elements unless intentional open (Figure 7a). Since the driveway is predominantly more parallel to the building, much like Rowena Ave to the first house, each portion of the buildings only reveal themselves momentarily to provide internal privacy within the project as well.

Energy Efficiency: The fins shade the building envelope to contribute to the buildings being over 30% above Energy Code requirements.



Figure 7: Schematic Facade Studies



Figure 8a: Day View

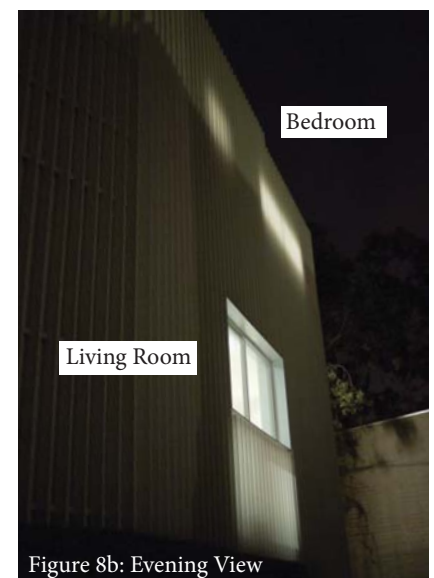


Figure 8b: Evening View

Site Plan

Similar to the building envelope the site plan is developed to accentuate the positive attributes of the site while providing privacy and creating a sense of place to the occupants of the project. Unlike a typical site plan (Figure 1), in which views and noise from the street reach each unit, the driveway at Buzz Court creates privacy by blocking two thirds of the street by the time an occupant reaches lot 2. And by the time lot 3 is reached the views have been completely blocked and the noise has greatly dissipated. By the time lot 5 and 6 are reached, the homes are secluded and tranquil.

Additionally, the site plan configuration allows lot 1 and lot 6 to be completely independent structures with daylight and ventilation on all sides. Overall, the amount of solid wall with zero setback is reduced from 41% of the project (end units have 25% and four interior units have 50% of their perimeter walls adjacent to neighbors) to merely 16% of the project (lot 1 and 6 have 0% and lots 2-5 have 25%).

Lastly, by pushing lot 2 and 3 to east side of site the distance is increased from the neighboring property to the west. By lot 4/5 views of the Griffith Park Observatory are prevalent from the second floor and master bedrooms.

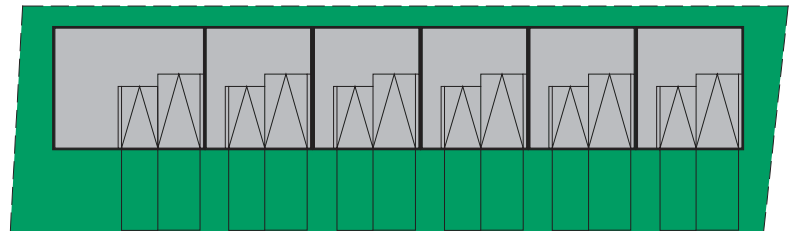
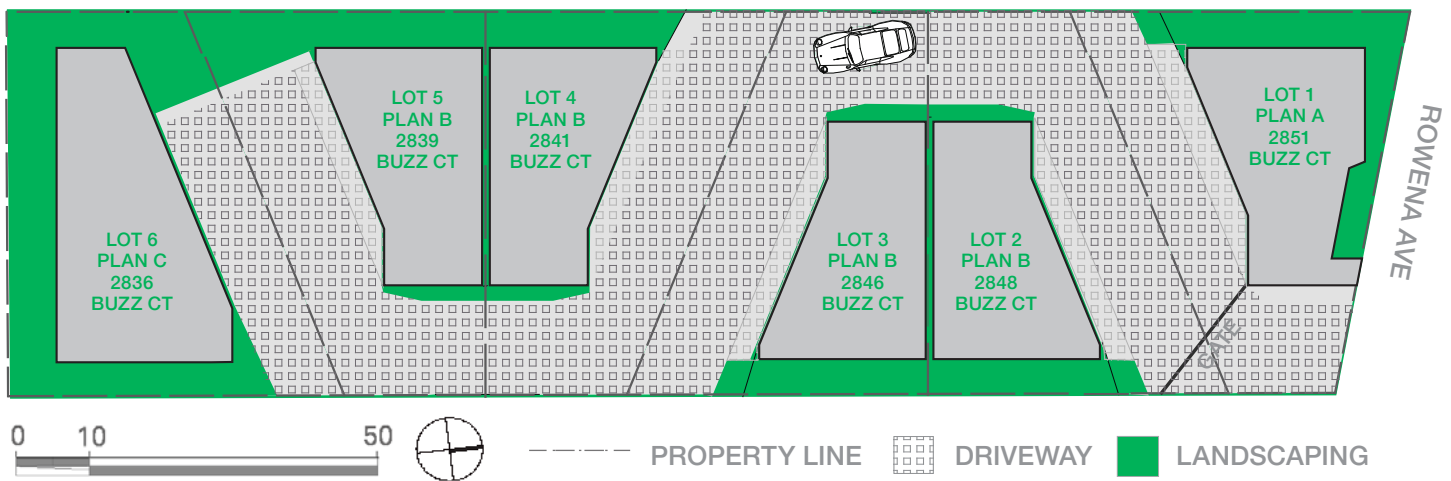


Figure 1: Typical Site Plan

Figure 2: Buzz Court Site Plan

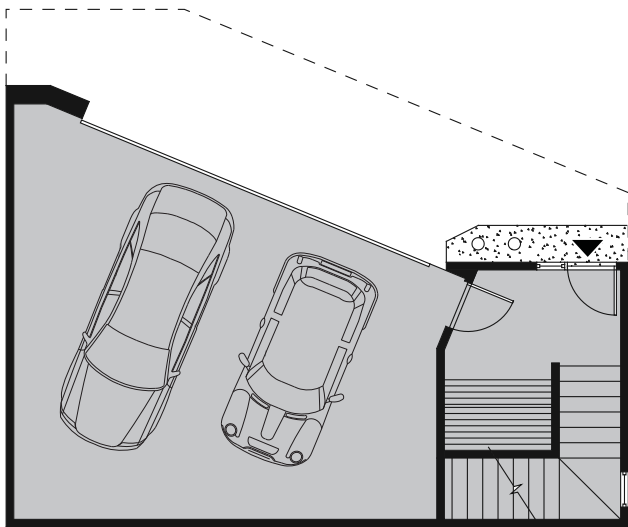


In our continuing effort to improve our product, Heyday Partnership reserves the right to make changes or modifications to plan specifications, materials, features, or floor plans without notice. Room dimensions are approximate and actual square footage may vary. Renderings are for illustrative purposes only and are not intended to be an actual representation of a specific house being offered. Square footages listed are approximate. LEED Certification pending and is not guaranteed. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Additional conditions, limitation, and restrictions apply; see a sales associate for details. © 2012 Heyday Partnership. All rights reserved.

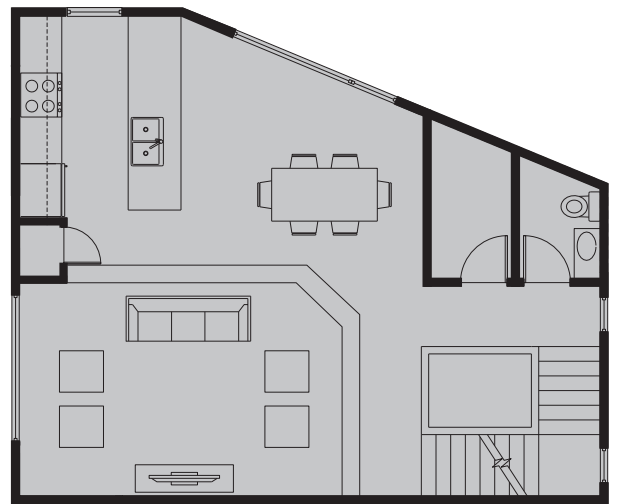
Heyday[™]

Floor Plan B

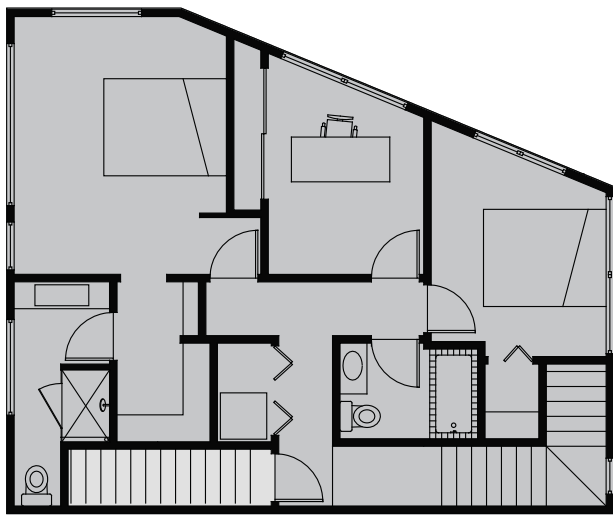
3 BEDROOM - 2.5 BATH - 2 CAR GARAGE
OCCUPIABLE AREA: \approx 1605 SQ FT
ROOF DECK AREA: \approx 350 SQ FT
LOT SIZE: 1681 SQ FT



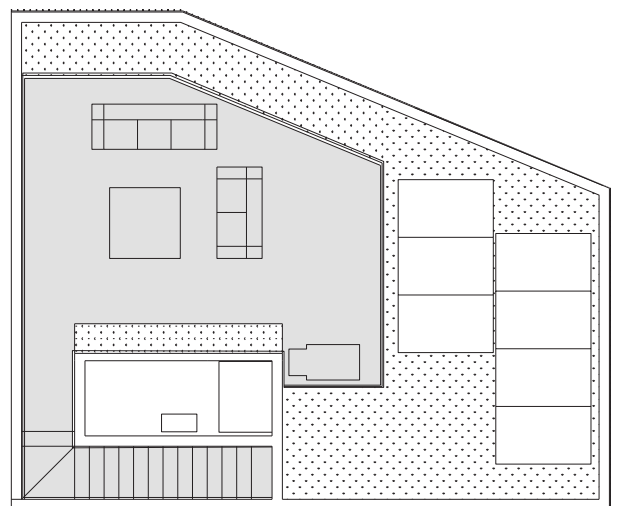
First Floor



Second Floor



Third Floor



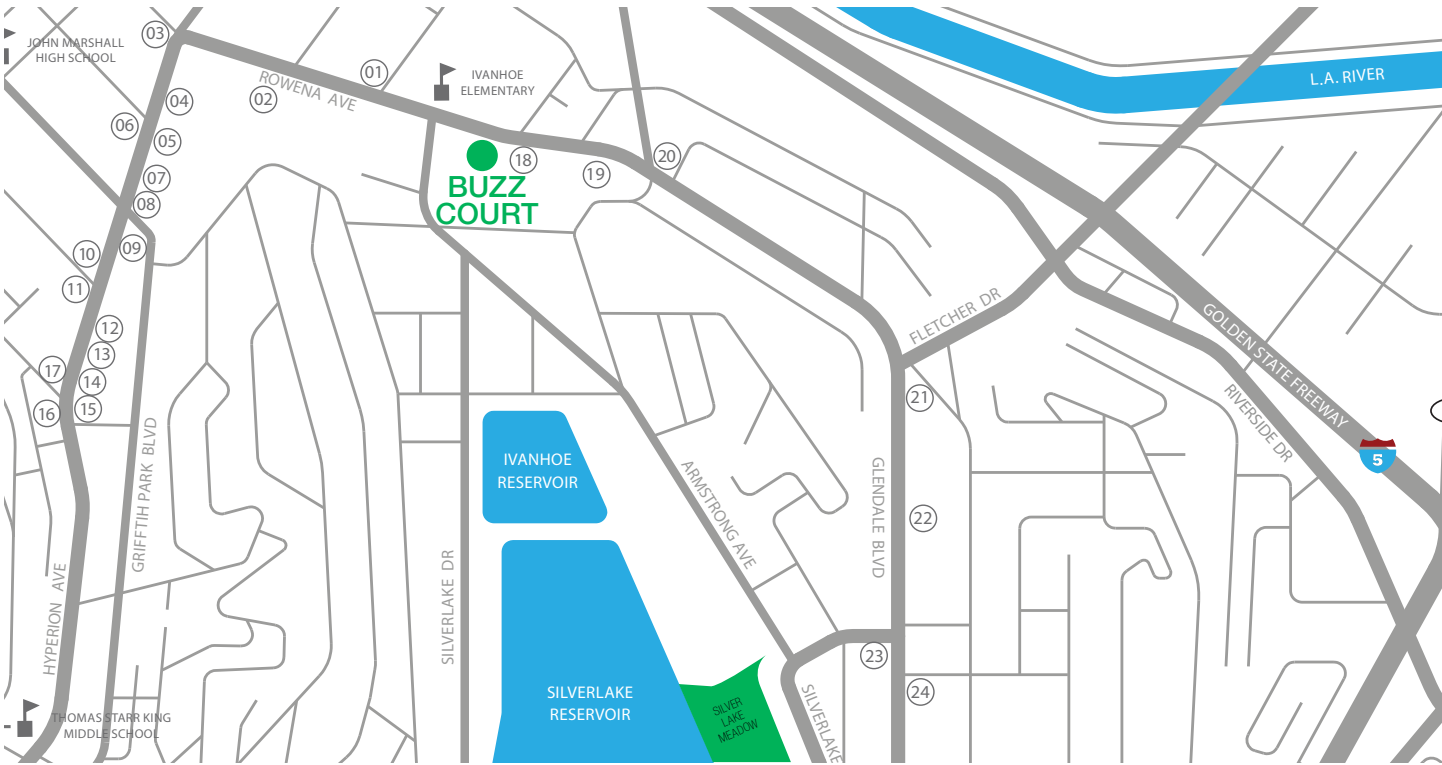
Roof Deck

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Neighborhood Map



- | | | | |
|------------------------|----------------------|---------------------|----------------------|
| 01. Blair's Restaurant | 07. Hard Times Pizza | 13. The Fix Burger | 19. Nicky D's Pizza |
| 02. Broome Street | 08. Cafe Bravo | 14. Body Builders | 20. Silver Lake Yoga |
| 03. Pinkberry | 09. Pilates Plus | 15. Bar Brix | 21. Starbucks |
| 04. Say Cheese Cafe | 10. Barbarella | 16. Tomato Pie | 22. Ralph's |
| 05. Trader Joe's | 11. Speranza | 17. Baller Hardware | 23. Public Library |
| 06. Gelson's Market | 12. Pizzaz Sushi | 18. Edendale Grill | 24. Gingergrass |

Silver Lake Recently Voted "The Hippest Neighborhood in the Country" by Forbes

"Nestled between Echo Park and Los Feliz, the trendy community [Silver Lake] boasts some of the nation's most lauded food trucks and farmers markets, a multicultural blend of residents with eclectic professions, and a booming arts scene." - Forbes.com. September, 2012.

BUZZ COURT

Six LEED Certified Homes in the Heart of Silver Lake

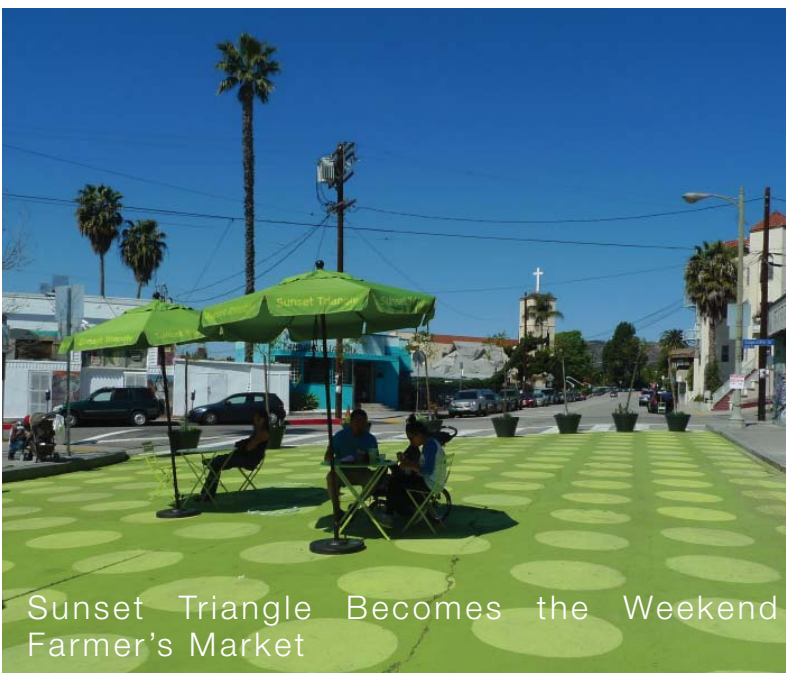
Silver Lake



Silver Lake Reservoir



The Silver Lake Reservoir, a popular location for jogging and walking, is only a five minute walk from Buzz Court. Edendale Grill, located in a restored fire station two lots east of Buzz Court, is open for dinner and cocktails while Broome Street General Store is a popular local coffee shop to the east.



Sunset Triangle Becomes the Weekend Farmer's Market



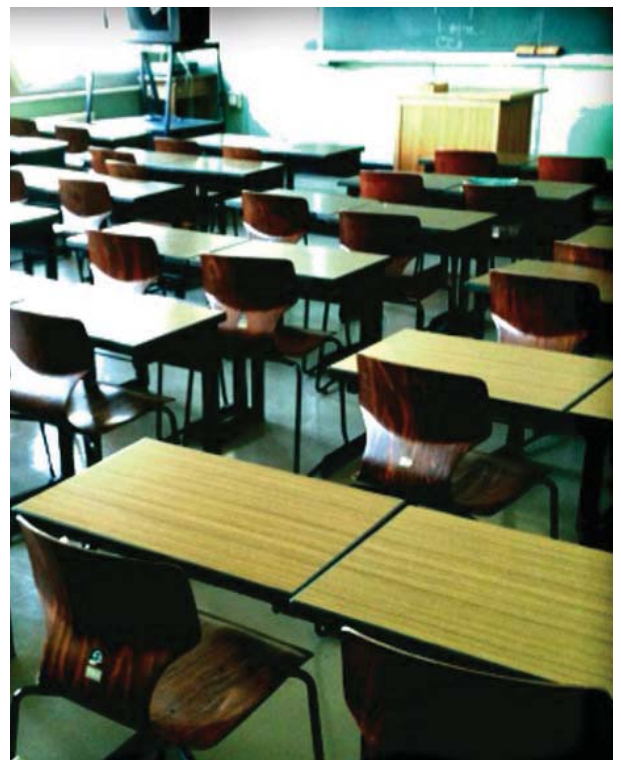
Edendale Grill

Ivanhoe Elementary

State Rank: 10
API: 938

“Ivanhoe Elementary School in Silver Lake is one of the best kindergarten through 5th grade schools in the LA Unified School System. This school draws families into Silver Lake in hopes of being able to buy a home within its boundaries and take advantage of a great public school education.

According to GreatSchools.org, Ivanhoe Elementary is, “Among the few public elementary schools in California to receive a distinguished Great Schools Rating of 10 out of 10. This school has an average Community Rating of 5 out of 5 stars, based on review from 39 school community members.” As for technology, the Silver Lake elementary school’s website tells us this: “Today’s generation of students looks at technology as part of their everyday environment. To fully meet their needs, technology should be pervasive - always available. the Ivanhoe Technology Program provides 2nd-5th graders with access to a wireless laptop to use at school and at home. The teachers are also provided with technological tools to create learning plans, track student progress and more. The goal is to give kids a great educational experience and prepare them for success in the future. The elementary school experience at Ivanhoe provides Silver Lake kids with strong basics and a head start on their future education.”
LApropertyolutions.com. 7 July 2011



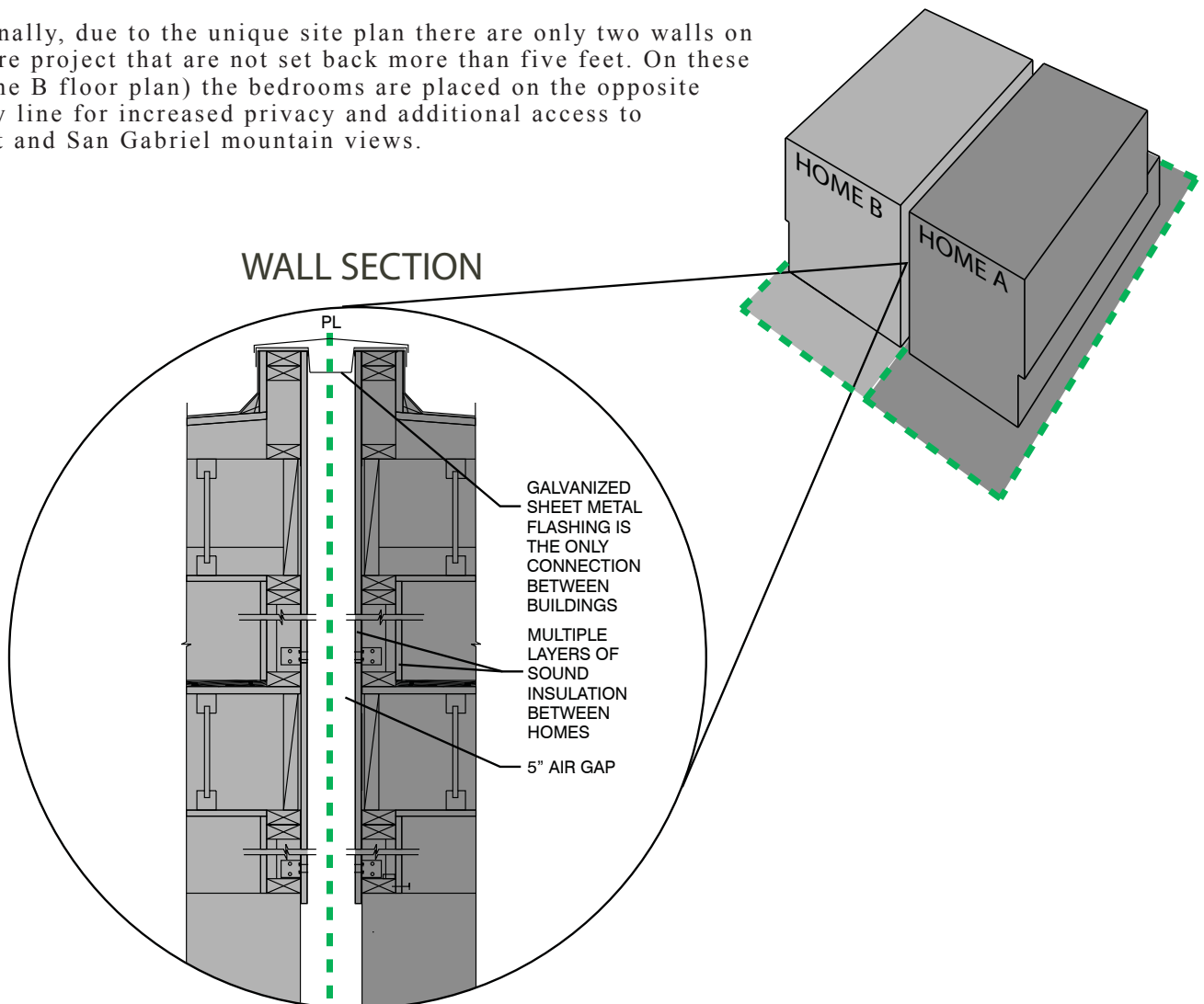
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Small Lot Subdivision

Buzz Court is entitled as six single family homes per the LA City Small Lot Subdivision Ordinance. This ordinance encourages sustainable home-ownership through smart growth practices. Each house is situated on it's own parcel of land which is purchased with the house. From the foundation to the roof, these homes are structurally independent from one another. These are not condominiums, there is no HOA, and the owner owns the land and the house. There are CC&R's to encourage all owners to maintain the integrity of the design and quality of the development. A simple maintenance organization maintains the driveway and collects the garbage, with expected fees of approximately \$30 per month. Because they are structurally independent with no common walls, there is less noise transfer between units than in a typical townhouse project.

Additionally, due to the unique site plan there are only two walls on the entire project that are not set back more than five feet. On these units (the B floor plan) the bedrooms are placed on the opposite property line for increased privacy and additional access to daylight and San Gabriel mountain views.



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Sustainable Features



Many builders add bamboo flooring and cfl light bulbs and call their project “sustainable”. This process is commonly referred to as “green-washing” in which buyers are tricked into thinking one or two items make a green home. On the contrary, Buzz Court has been designed from the ground up to achieve LEED certification. LEED is a third party agency that verifies the sustainability of a structure. Commonly used on commercial projects, LEED raters inspect the building at hundreds of checkpoints throughout construction. To achieve certification a project must commit to sustainability throughout design and construction with numerous elements that are not visible to the end user yet contribute to the health and the function of the building. Almost all these features are not only better for the environment but also reduce the cost of ownership.

■ SOLAR PANELS

The model home is equipped with systems producing about 1,800 kwh of energy per year. Enough to power a Prius plug-in 14,000 miles.

■ RADIANT BARRIER

A thin, tin foil like membrane applied to underside of the roof sheathing blocks 90% of solar radiation reducing cooling costs by 30%.

■ TANKLESS WATER HEATER

Traditional water heaters constantly heat 40 to 50 gallons. Buzz court is equipped with Noritz tankless water heaters which heat water only when needed. This makes them 90% efficient, saving hundreds of dollars a year, and removing about 1,000 lbs. of CO2 per year compared to traditional water heaters.

■ COOL ROOFS

Having a white roof instead of black tar can cut energy use by 20% according to California Energy Commissioner Art Rosenfeld, “The potential savings in the U.S. in excess of \$1 billion annually.”

■ GARAGE FAN

Cars parked in garages continue to emit fumes and heat while they cool down. Buzz Court’s garages are equipped with exhaust fans on occupancy sensors and timers that remove pollutants at 100 cubic feet per minute.

■ DUAL FLUSH TOILETS

Most toilets before the 1980s use 5 gallons of water per flush. Now LA City requires new projects to install toilets using 1.6 gallons per flush. Buzz Court surpasses this with dual flush toilets which use .6 or 1.1 gallons per flush.

■ NEST THERMOSTAT

Designed by former Apple employees, it saves energy by not being on all day while the occupant is away at work. The Nest Thermostats included at Buzz Court also tell the occupant how efficiently their home is performing on a user friendly smartphone app.

■ ‘HERS’ INSPECTION

Each Buzz Court home has been inspected by a HERS rater three times at hundreds of points as part of LEED accreditation. Among other things the inspector made sure there are no gaps in the insulation greater than 1/4”. Many homes from the 1950s and before have no insulation at all. Even new homes often have large gaps and entire sections missing as the inspection process is no thorough.

■ PASSIVE HEATING/COOLING

The design of the house sucks hot air up and out through the roof deck door and the whole house fan. Most of the houses have limited south facing walls to absorb much of the sun’s energy. Green roofs insulate the homes from solar heating.

■ AIR TIGHT GARAGE

Up to 85% of a home’s contamination can come from the garage. At Buzz Court the garage drywall is taped and sealed and the entry garage door is self closing and weather-stripped to prevent fume penetration. This keeps any contamination in the garage for the garage fan to exhaust.

■ RECYCLED FRAMING

Instead of simple logs cut into beams to support the floors of the homes, we use iLevel joists and beams. iLevel uses 99% of the log to make their engineered members. They are much more efficient and use 2/3 as much wood as solid lumber, yet are stronger. Since there are no cracks or gaps in the wood they reduce squeaking when walked across.

■ FSC CERTIFIED HARDWOOD

FSC stands for Forest Stewardship Council, a third party organization that certifies sustainably harvested forests and the woods they produce. This ensures that the rain forests or other old growth forests are not being harvested for building materials used at Buzz Court.

■ PERMEABLE DRIVEWAY

The Los Angeles basin dumps over 500,000 acre-feet of rainwater and urban runoff into the ocean annually. The permeable driveway at Buzz Court reduces rainwater runoff that can pollute local waterways.

■ ENERGY MONITOR

An energy monitor is installed at each home’s electrical subpanel. The monitor measures current power usage, trends, and daily, weekly, monthly averages. Data can be viewed remotely on a smartphone and individual appliances can be monitored as well.

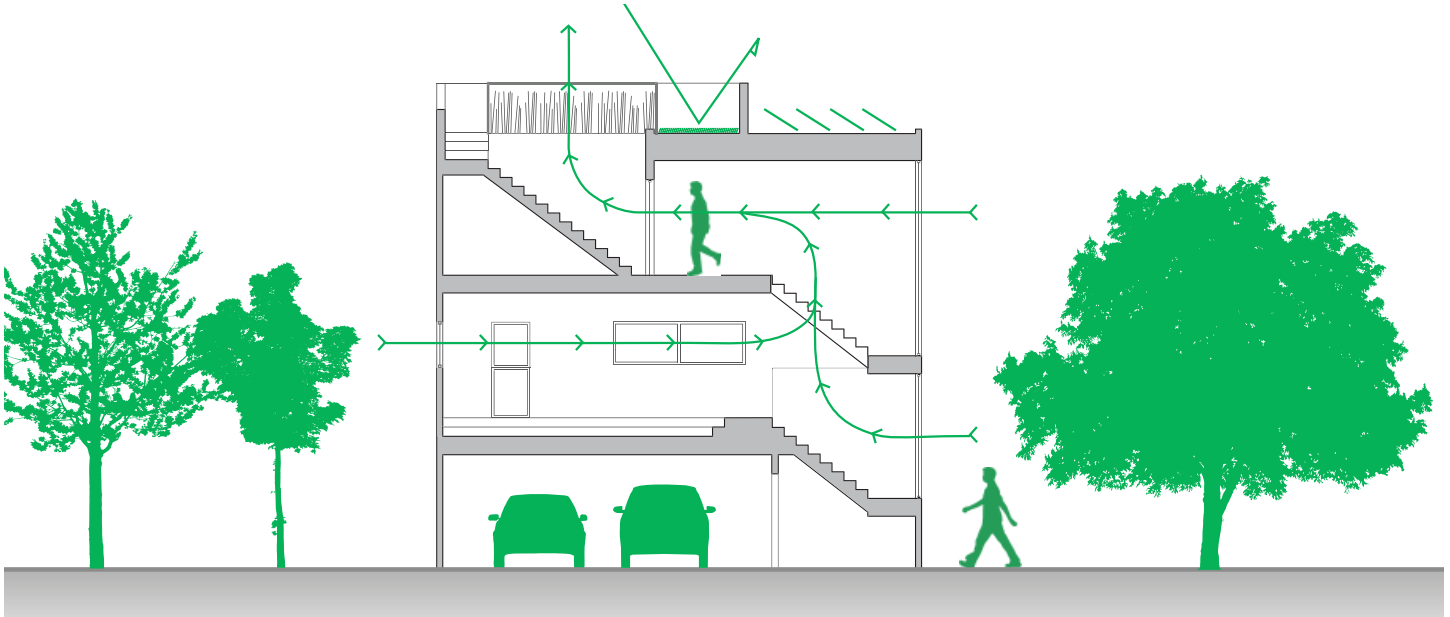
■ LOW V.O.C. PAINT

VOCs, or volatile organic compounds, get released into the air as paint dries. According to the EPA they are carcinogens. Buzz Court uses zero VOC paint not only for the top coats but also the primer. This paint has 10 grams of VOC per litre, a negligible amount (low enough to be labeled as zero) compared to the federal limit of 250 g/L.



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■ SURPASS CALIFORNIA STANDARDS

California has some of the most stringent energy standards for buildings in the country. Buzz Court is 30% above those standards.

■ CARBON MONOXIDE DETECTORS

There is one on each floor of every home to protect against the leading killer in homes.

■ EFFICIENT WINDOWS

According to the U.S. Dept. of Energy, leaky windows account for 25% of the average household's energy cost. Rock Row's windows are dual glazed and have a low-E coating. Argon gas between the panes of glass reduces the amount of thermal transfer (they are also more soundproof). Additionally there is a low-E coating on the interior side of the exterior pane to reduce radiant heat transfer.

■ LOW FLOW FAUCETS

Grohe watercare faucets use 30% less water than a typical faucet and meet the EPA Watersense standard for water conservation.

■ CAESARSTONE

Each Caesarstone counter top contains recycled content. Additionally, 97% of the water used in manufacturing is recycled. Caesarstone uses quartz which is one of the most abundant rocks on the planet.

■ WHOLE HOUSE FAN

In the top floor bathroom of each house the bath fan has a DC motor for longevity since it is adjustable to exhaust from zero to sixty minutes an hour throughout the day.

■ EFFICIENT AC/HEAT

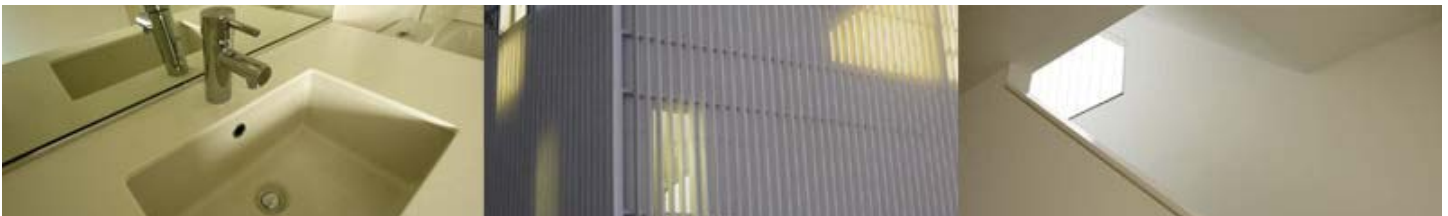
Standard air conditioners use a refrigerant know as R-22. Emissions from this refrigerant are known to deplete the ozone layer and will eventually be banned as part of the Clean Air Act. Buzz Court uses Puron, an environmentally sound refrigerant as well as SEER 14 ultra high efficiency air conditioners.

■ CENTRAL VACUUM

Central vacuums are larger and more powerful since they are mounted to the wall in the garage rather than needing to be portable. Not only do they suck up more dirt, but after passing the air through a filter they exhaust outside, getting all of the allergens and dust that makes its way through the filter outdoors, instead of putting it back into the home like a normal vacuum.

■ GREEN ROOF

The roof decks have succulent roof gardens surrounding the decks. The gardens are beneficial in numerous ways. First they insulate against most of the solar energy that would be absorbed by the roof below. At the same time this minimizes the heat island effect, keeping the area around the decks much cooler. Additionally, they absorb the rain water, using it to grow the carbon dioxide eating plants. The roofs have a standard 10 year limited warranty and it is the same system used on the Chicago Public Library.



Heyday Features

Over the last century almost every building material and construction technique has evolved. New products have become stronger, more efficient, and more durable. Aside from the door to the roof deck there is absolutely no exterior paint at Buzz Court. The cement board has integrated color and a limited fifteen year warranty, while the fins, made by Trex, carry a limited twenty five year warranty.

■ WOOD FLOORS THROUGHOUT

There is absolutely no carpet at Buzz Court. Carpet is the cheapest way to cover a floor quickly, but it off-gasses harmful chemicals for years and needs frequent replacement. All the floors are solid oak or 3/8" tile.

■ BUILT-IN MILLWORK

Large walnut built in shelves define each living area at Buzz Court. The closets are also built out with walnut shelves, steal closet rods and numerous shoe shelves.

■ ALUMINUM REVEAL SHADOW MOLDING

Keeps a clean look in each room while allowing furniture to sit directly against the wall. The reveal makes it much easier to repaint the wall, no need to cut over the baseboard.

■ METAL WINDOW SURROUNDS

One of many simple, effective Heyday designs, this one solves the problem of exposed windows and doors becoming water damaged.

■ CUSTOM CABINETS

The cabinets are locally made and feature soft-close drawers and cabinets to keep slamming to a minimum. Much sturdier than particle board these drawers are solid plywood for increased strength and durability.

■ COVE LIGHT/ NELSON + ARTEMIDE LAMPS

Buzz Court has recessed indirect cove lighting in most bedrooms. Detailed planning is necessary for this detail to ensure that no plumbing, mechanical, or structure passing through the light recess. The homes also have George Nelson bubble lamps in the living rooms and Artemide fixtures in the baths.

■ BUILT IN AUDIO

Four ceiling speakers in the living space and two on each roof deck are equipped with individual volume controls. Additional conduit has been provided to easily create a superb home theater.

■ FIRE SPRINKLERS

People living in nice houses have nice things, and it's worth the cost to put in fire sprinkler systems to protect them. A recent federal study shows the benefits of a fire-sprinkler system: 57% reduction in injuries, 32% reduction in property damage and the elimination of fatalities versus homes with only fire alarms and no sprinklers.

■ ANN SACKS TILE

Ann Sacks offers unique sizes, shapes, and materials. Typically reserved for high end custom homes,

■ RAINSCREEN

The exterior waterproofing system utilized is called a "rainscreen". Behind the cement board layer of the building are half inch furring strips that are placed over the waterproofing membrane. This creates a half inch air space in which circulating air wicks moisture away. The limited material connection between the exterior and interior also greatly reduces heat gain through conduction.

■ SHOE STORAGE + INTEGRATED ENTRY MAT

Each home is provided with a built in shoe storage cabinet and integrated entry mat in the foyer. According to a recent University of Arizona study, shoes carry more bacteria than public toilet seats so these features not only keep the home tidy but also healthier.

■ SHADING/PRIVACY FINS

The fins serve several functions: 1. Provide privacy from the street and neighboring residences 2. Shade the building envelope 3. Create an interesting facade in a limited amount of space

■ 5/8" DRYWALL THROUGHOUT

Many homes use 5/8" drywall only where required for fire protection by the building code. Buzz Court has it throughout for durability and to minimize noise transfer between rooms.

■ TEN FOOT CEILINGS

The second floors have split level plans that give the living rooms 10' ceilings. This adds over 500 cubic feet of conditioned space, making the living space feel larger. The raised floor is used to run plumbing, electrical, mechanical systems so there are no awkward soffits on floors above or below.

■ ATTACHED TWO CAR GARAGE

The attached oversized two car garage has a twenty foot garage door for easy access. At ~430 sq. ft. the garages provide ample storage space as well.

■ TPO ROOFING

Manufactured by the tire company Firestone, TPO (or thermoplastic polyolefin) is a single ply roofing membrane that is primarily used on commercial buildings. One of the main advantages is its heat reflective white color and energy efficient properties.



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Heyday Partnership

Founded in 2002 by brothers Hardy and Kevin Wronske, Heyday recently celebrated its ten year anniversary. The firm focuses strictly on developing residential projects in northeast Los Angeles including a fifteen home small lot subdivision in Eagle Rock that sold out in one month. Heyday raises capital through an open fund which offers a fifteen percent annual return. Over ten years, including the worst real estate crash in history, they have returned every dollar ever borrowed.

Heyday currently includes the stellar team of Patrick Fromm and Devyn Miska on the architecture/entitlements side and Daniel Vera and Baltazar Crux on the construction side. Heyday received an Honorable Mention in the 2009 AIA Young Architectural Talent Competition and has been featured in numerous publications ranging from the Urban Land Institute's Guide to Professional Real Estate to the New York Times.



Sales Information

For pricing and sales information please visit the 'now selling' link www.heydaypartnership.com or contact:

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