



BUZZ COURT

SIX LEED CERTIFIED SINGLE FAMILY HOMES IN LOS ANGELES, CA

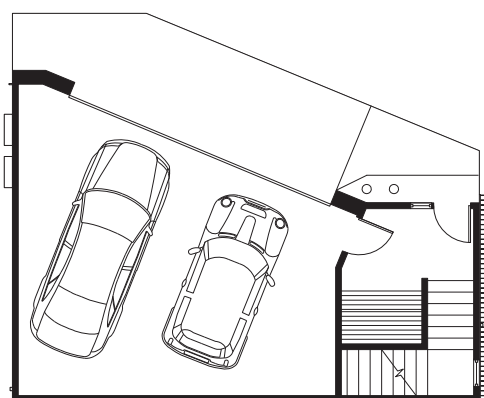
Heyday

BUZZ COURT

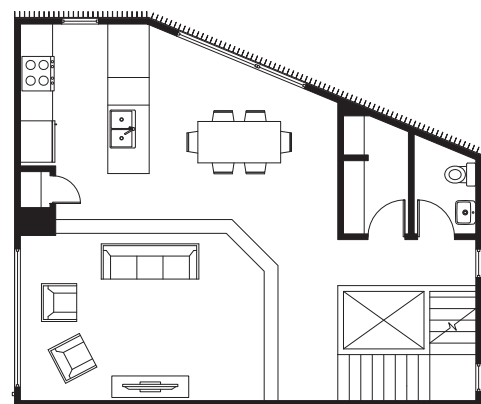
SIX LEED CERTIFIED HOMES IN THE HEART OF SILVER LAKE

Celebrating ten years in business, Heyday announces its newest completed environmentally-friendly and innovatively designed project in central Los Angeles.

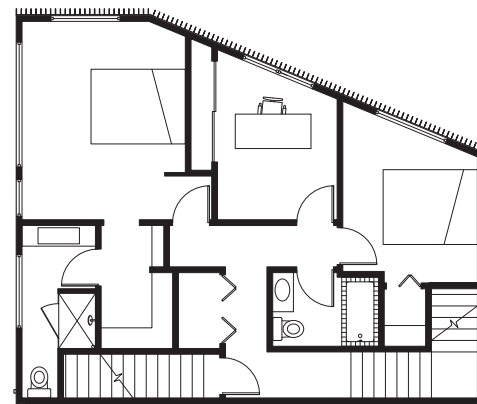




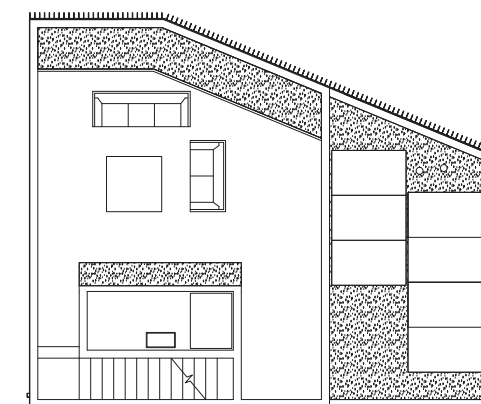
FIRST FLOOR
PLAN B



SECOND FLOOR
PLAN B



THIRD FLOOR
PLAN B



ROOF DECK
PLAN B

LOS ANGELES - L.A.-based Heyday has completed six uniquely-designed LEED Platinum homes in the centrally-located neighborhood of Silverlake. With a meandering site plan and visually provocative “fins” on the side of each house, BUZZ COURT is an alluring architectural contribution to both Silver Lake’s public streetscape and private domestic realm.

Heyday specializes in small-lot subdivisions, an urban residential typology that has been steadily growing in popularity in Los Angeles since the local Small Lot

Subdivision Ordinance (2004) made it possible to build uniquely situated single family homes on smaller-than-average lots, thereby creating more financially viable opportunities to develop residential infill projects in Los Angeles.

BUZZ COURT is the newest addition to Heyday’s small lot project portfolio in Los Angeles, which includes Echo Park’s DICK AND JANE, Lincoln Heights’ JACK AND JILL, and Eagle Rock’s ROCK ROW.

The project is located in the heart of Silver Lake, a neighborhood

renowned for its natural beauty, historic mid-century homes, and its prime location in central Los Angeles. From the beginning, BUZZ COURT needed to resolve numerous issues. BUZZ faced an extremely busy street in a dense part of the neighborhood. Both the location and long, narrow shape of the site created some challenges: how would the design create privacy for the houses’ inhabitants, while letting in light, air, and allow for views of the surrounding area?

The street-facing side

Like an egg or a single cell, the houses needed both protection and resources from the outside environment.

of the lot was short, but its clear programmatic need for privacy had the power to dramatically influence the overall project. However, the team wanted to keep the design of all six houses integrated and reflective of the whole, so any design move made on one end of the project would be maintained on the other. The narrow

lot provided another challenge: how would six houses fit on the site without reverting to a dull, single row of houses along a straight driveway?

To solve both these problems, the team turned to nature for inspiration. The site plan, inspired by the slow, serpentine movement and the winged bodies of buzzing

bees, creates architectural interest along the private court and allows for maximum views of the surrounding area from each house. But even this unique siting did not solve the need for privacy, natural light, and airflow. Like an egg or a single cell, the houses needed both protection and resources from the outside environment. The vertical “fins” along the houses’ exterior became the solution: like the membrane, the fins allow for plenty of window placement, letting in light and air in while maintaining each home’s



privacy and keeping large swaths of direct sunlight out. From a design perspective, the verticality of the fins also create contrasting element to the long, narrow quality of the site, and diffuse light from windows at night to create a soft, nebulous glow.

Like Rock Row, BUZZ's proximity to parks and schools make Buzz extremely attractive to families. Each unit is a family-friendly in its amenities, with three bedrooms, two and a half baths, large and high-ceilinged living spaces, and

outdoor roof decks with spectacular sun and views. With a Walk Score of 82, BUZZ is walking distance to Ivanhoe Elementary (one of the best schools in Los Angeles), the popular and verdant Silverlake Reservoir, two large grocery stores, and plenty of

cafes and restaurants.

With all the conveniences and environmental advantages of dense urban living, without having to sacrifice the space, beauty, or benefits of ownership of the typical single family home, BUZZ COURT

The “fins” create a contrasting element to the long, narrow quality of the site, and diffuse light from windows at night to create a soft, nebulous glow.



Like Heyday's ROCK ROW, BUZZ's proximity to parks and schools make the development extremely attractive to families.

represents a real lifestyle alternative for Silverlake professionals and families.

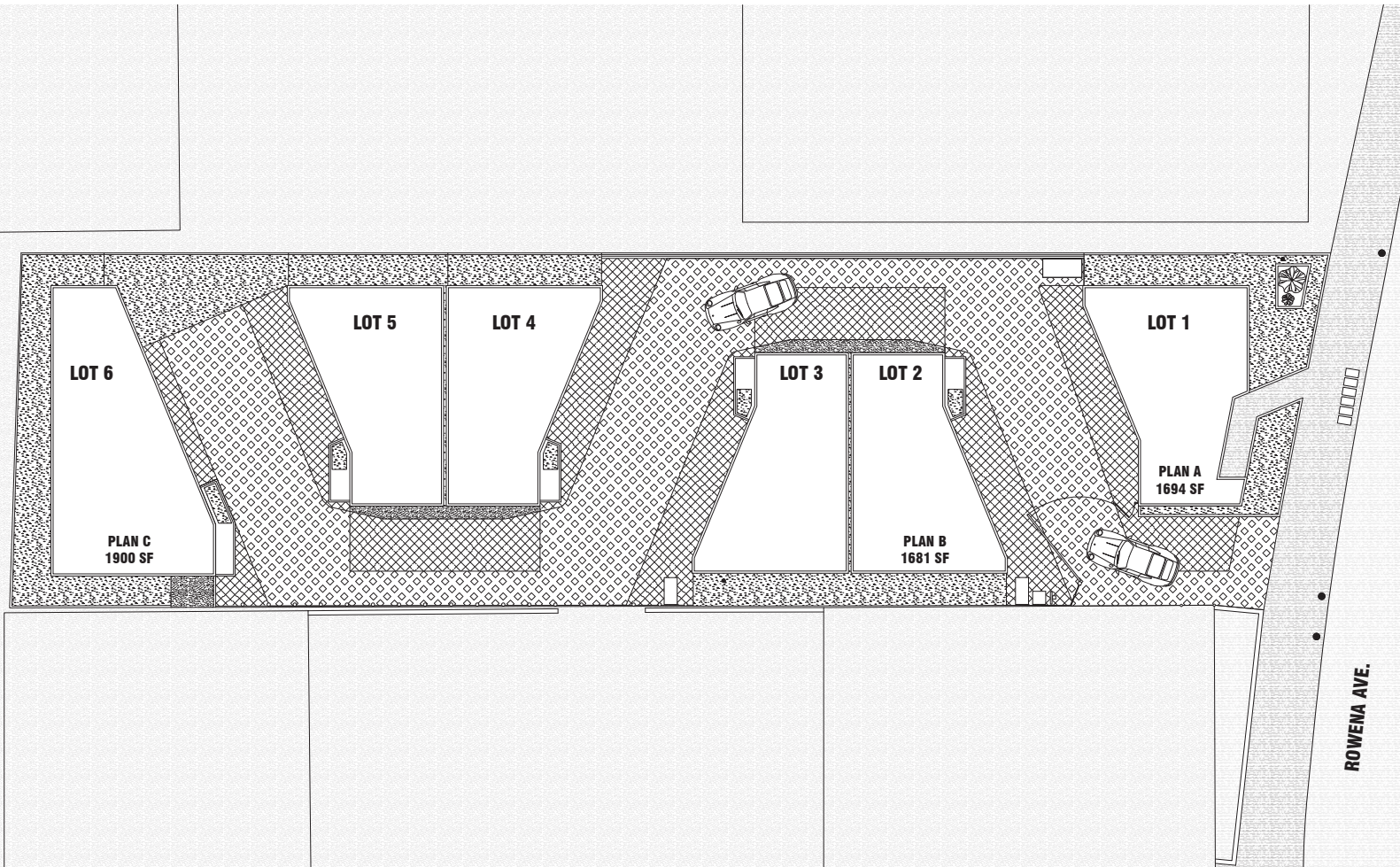
Integrating original design and keen awareness of site and context BUZZ COURT is reflective of the long legacy of modern



architecture's success in Silverlake. As a small, environmentally-friendly, and design-minded infill development, it imbues the neighborhood with the pioneering spirit of Heyday.

BUZZ COURT marks Heyday's fourth small lot housing development within the city of Los Angeles. Heyday has been developing, designing, and building small-lot single family homes and multi-family projects in central Los Angeles since 2002.

Additional images and interviews are available upon request. Contact Kevin Wronski at 323-309-2042 or kevin@heydaypartnership.com.



SUSTAINABILITY and LEED certification was a key goal of the project. BUZZ COURT's sustainable features include:

- solar panels produce 1,800kwh per year
- radiant barrier keeps heat out
- high-efficiency and ozone-friendly air conditioning units conserve energy and protect the environment
- passive heating and cooling keep the house's environment comfortable
- green roof insulates and while the light-colored deck cools the house
- tankless water heater heats water only when needed
- airtight garage keeps automobile pollutants out of the house, while the garage fan removes automobile pollutants from the garage
- low-flow faucets and dual flush toilets save water
- central vacuum removes dust and allergens through outdoor filter
- Nest thermostat saves energy and tracks home energy use with the built-in energy monitor and smartphone applications
- three LEED-required "HERS" inspections ascertain energy efficiency
- recycled Ceasarstone countertops conserve the earth's mineral supply
- recycled iLevel framing is stronger and more environmentally-friendly than solid lumber

- FSC certified hardwood from sustainably harvested forests
- permeable driveway reduces rainwater runoff
- zero-VOC paints keep carcinogens out of the house
- carbon monoxide detectors on each floor keep inhabitants safe
- dual-glazed, low-E coated, and insulated windows keep the house heated and cooled efficiently

Buzz Court's energy efficiency is 30 percent above California's basic energy efficiency standards, which are amongst the highest in the country.



2 HOUR
PARKING
8AM TO 6PM
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BIKE LANE