

Moule & Polyzoïdes

ARCHITECTS AND URBANISTS



The Architecture of Density

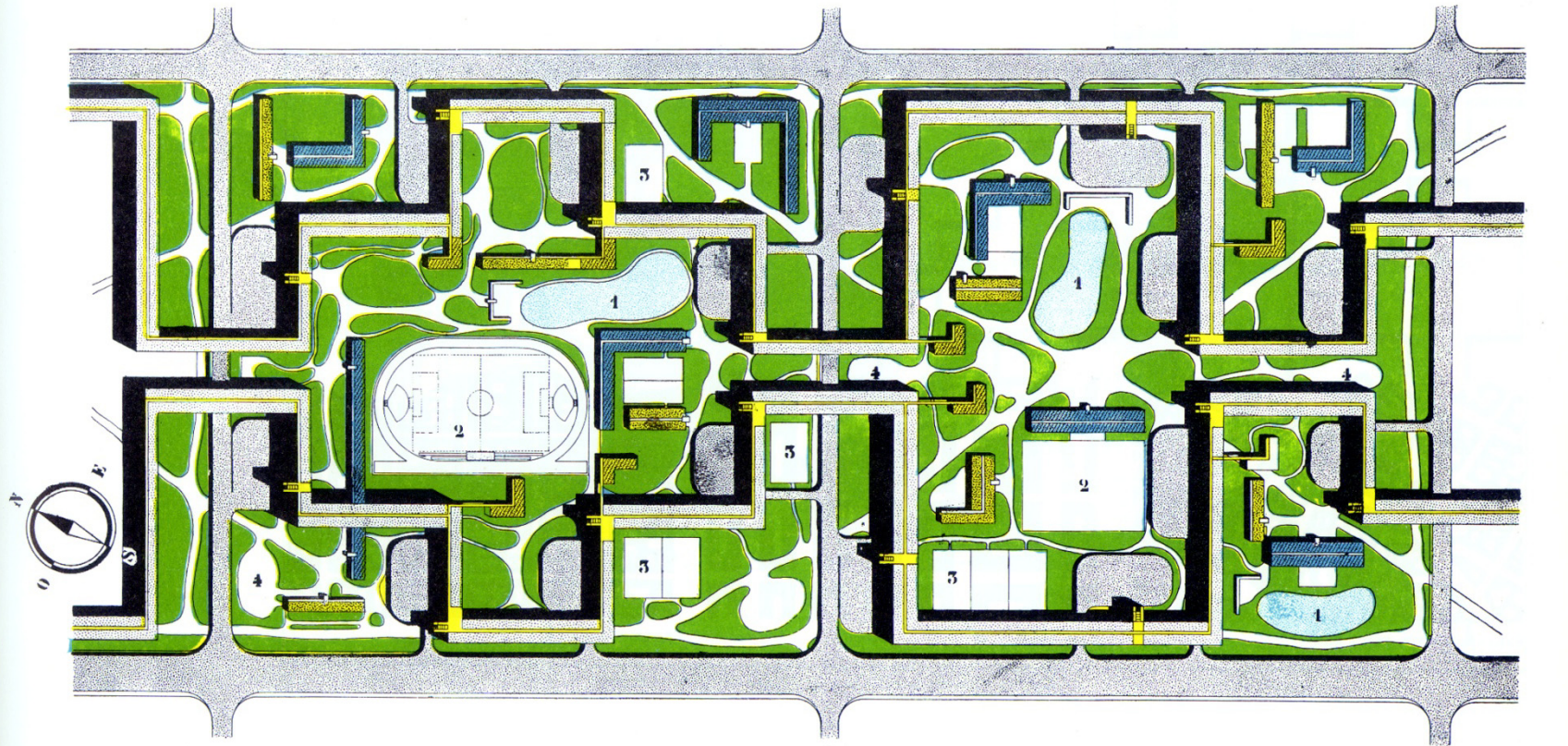


NOTE - This illustration contains an error of design: a rudiment of "corridor-street" (running in the horizontal axis) has been allowed to remain. For correct version see plates V.R. 2 and V.R. 17, pp. 158 and 171.

VR

7

LA "VILLE VERTE" 1000 HAB./A L'HECT.



SPORT:

- 1 PISCINE
- 2 FOOTBALL, SAUT, ETC
- 3 TENNIS
- 4 JEUX

0 100 200

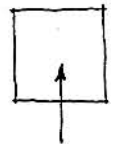
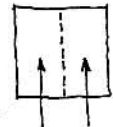




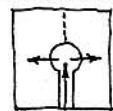



- THE GREEN CITY
- SPORTSGROUND DIRECTLY OUTSIDE
- BUILDINGS: 100 % of ground area
- BEACHES ON TOP OF BUILDINGS: 12% OF TOTAL GROUND AREA
- TOTAL: 112% TOTAL AREA AVAILABLE
- SUPERDENSITY: 1,000 POPULATION TO THE HECTARE

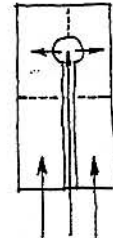
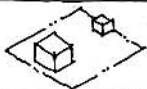

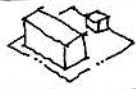
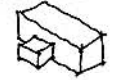

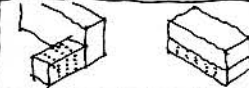

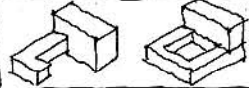
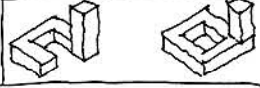

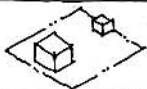

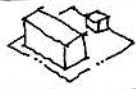
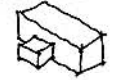

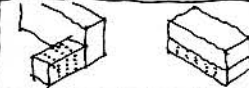

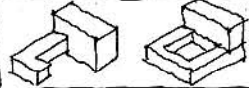
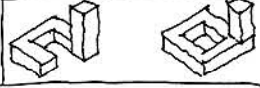

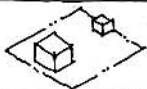

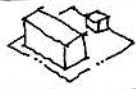
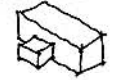

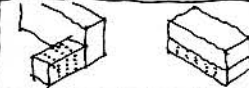

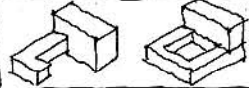
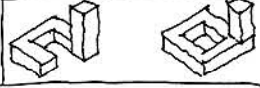

definitive architectural attitude: death of the "corridor-street."

Overall plan of one housing sector: housing, highways and auto-ports, total park. Vertical and horizontal pedestrian routes (in yellow). Landscaped (but direct) exterior pedestrian network. Sports facilities directly outside houses: complete stadium (2) + large swimming pool and sand beach (1) + tennis courts (3) + infants' playground (4) + covered play areas underneath buildings, + immense ribbon of sunbathing beaches on roof-gardens.





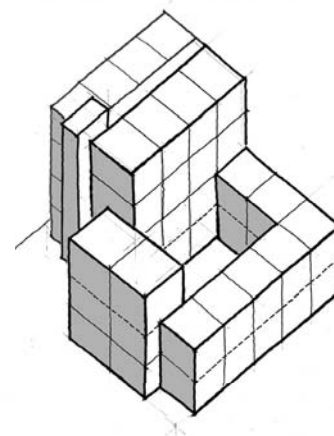
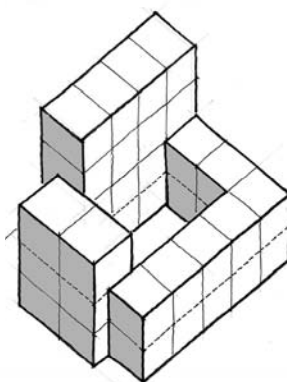
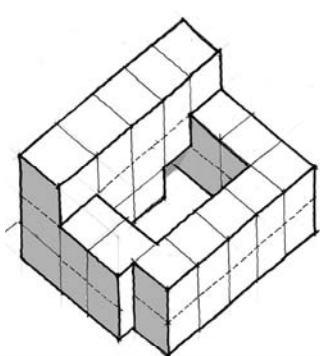
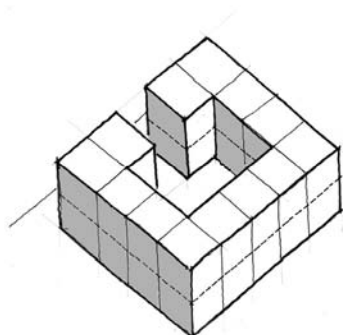
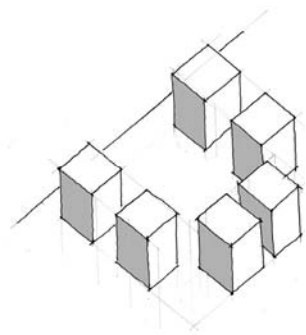
Housing Unit	Multiple Unit Group	Types	Sub-types	Defining Conditions						
				access to individual unit	bdg. height (No. of stories)	bdg. length	defined open space	min. required no. of exposures (each unit)	other	
 Single Family detached unit	<u>I. Individual Entry</u>  2 or more adjoining units with individual entries (walk-ups)	A. Mews		Direct from alley	1 or 1 above garage	max. length equals length of alley	NA	2	only used as an accessory building to another type	
		B. Shared House		Direct from street or common porch	B-1 Duplex	1 to 2	max. 54'		3	articulated as a large single family home
					B-2 Triplex	2 to 3			2	
					B-3 Quadruplex				2	
	C. Townhouse		Direct from street	C-1 Single	2	maximum length is one city block	private back garden shared back garden	2		
				C-2 Double	2 to 3					
	D. Courtyard		Direct from courtyard	D-1 Fragment	2 to 3	max. length is 2 lots (128') max. length is 3 lots (192')	2 or 3 sides define court court is defined on all 4 sides	2	can have multiple courts	
				D-2 Complete						
	<u>II. Common Entry</u> 2 or more adjoining units with a common entry  (elev. access over 2 floor)	E. Villa		from common core	4 max.	max. 76'	4 sided building in a field	2	articulated as a large single family home	
		F. Wall		from common core or corridor	maximum is less than bldg. length	max. 172'		1		
G. Tower			from common core	minimum is 2x bldg. length; max. is zoning limit	max. 1/2 building height	4 sided building in a field	2	could be 3 sided if attached to another type		

III. Combinations																															
 vertical or horizontal connection	<table border="1"> <tr> <td>A+B</td> <td></td> <td>A+C</td> <td></td> <td>A+F</td> <td></td> </tr> <tr> <td>B+F</td> <td></td> <td>B+G</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C+F</td> <td></td> <td>C+G</td> <td></td> <td></td> <td></td> </tr> <tr> <td>D+F</td> <td></td> <td>D+G</td> <td></td> <td></td> <td></td> </tr> <tr> <td>F+G</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	A+B		A+C		A+F		B+F		B+G				C+F		C+G				D+F		D+G				F+G					
A+B		A+C		A+F																											
B+F		B+G																													
C+F		C+G																													
D+F		D+G																													
F+G																															

HOUSING PROTOTYPES STUDY

de Breteville and Polyzeidas

February 1990



**Bungalow
Court**

**Attached
Court**

**Attached + Stacked
Court**

**Hybrid
Court
(Single-Loaded)**

**Hybrid
Court
(Double-Loaded)**

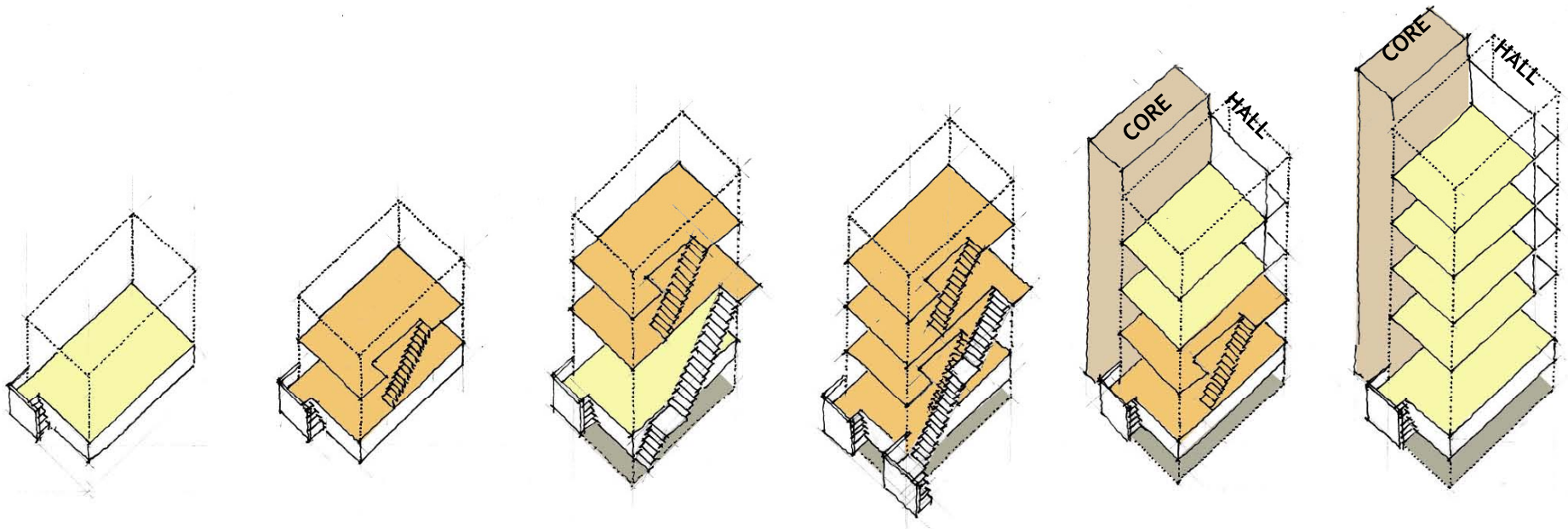
12 Dwellings/ Acre

25 Dwellings/ Acre

35 Dwellings/ Acre

50 Dwellings/ Acre

60 Dwellings/ Acre



Flat/Loft

Townhouse

Townhouse over
Flat/Loft

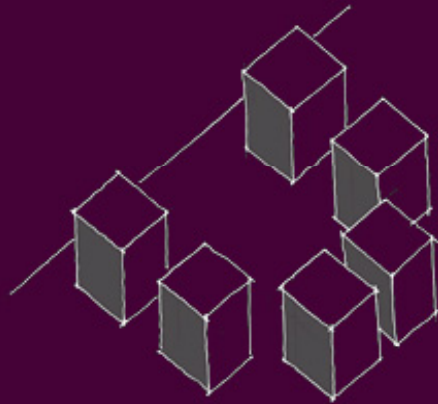
Townhouse over
Townhouse

Flats over
Townhouse

Flats over
Flat/Loft

Moule & Polyzoïdes

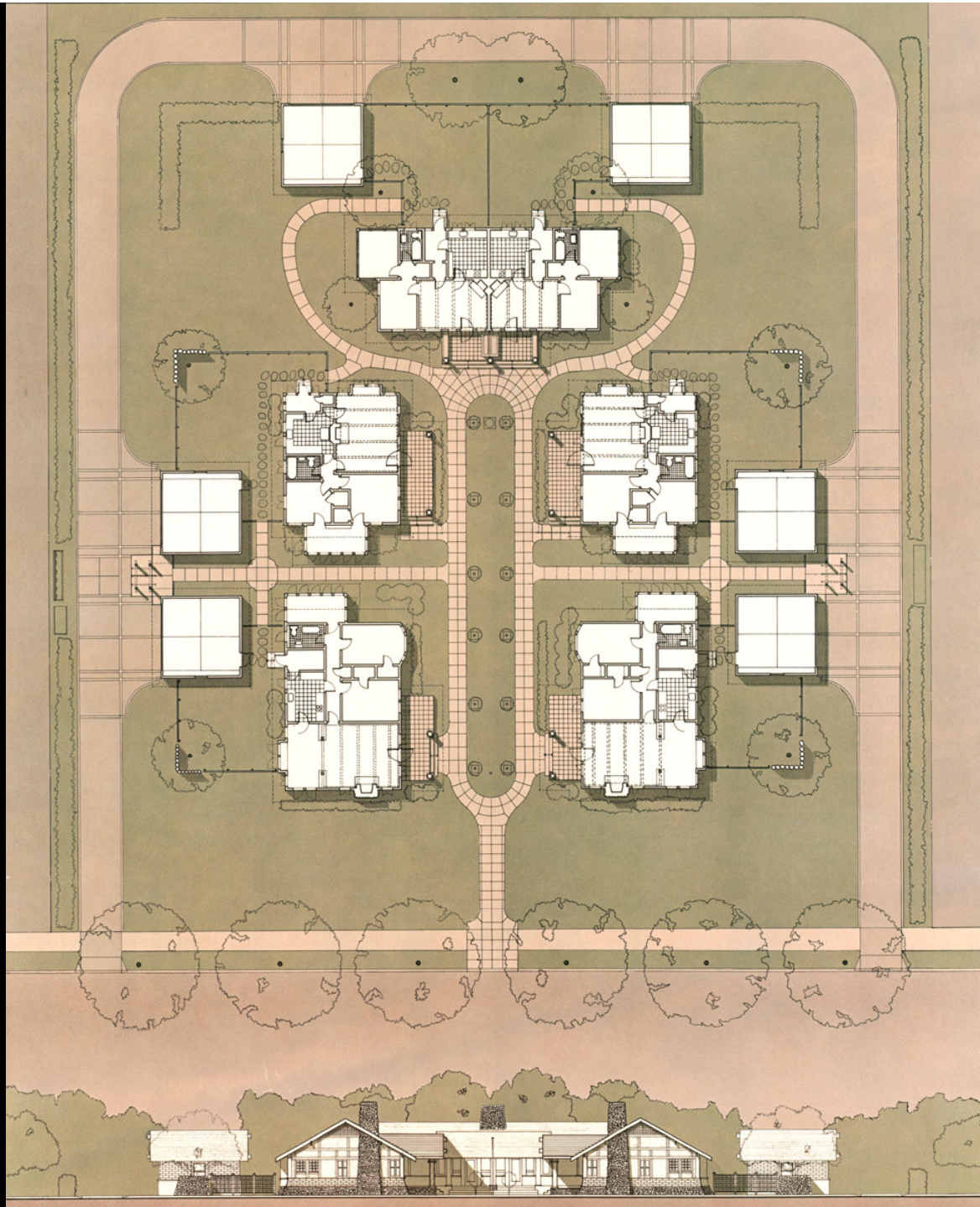
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Gartz Court

Pasadena, California

30 Dwellings/Hectare

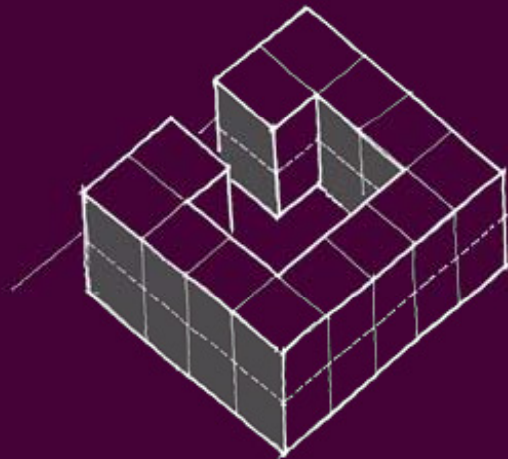






Moule & Polyzoides

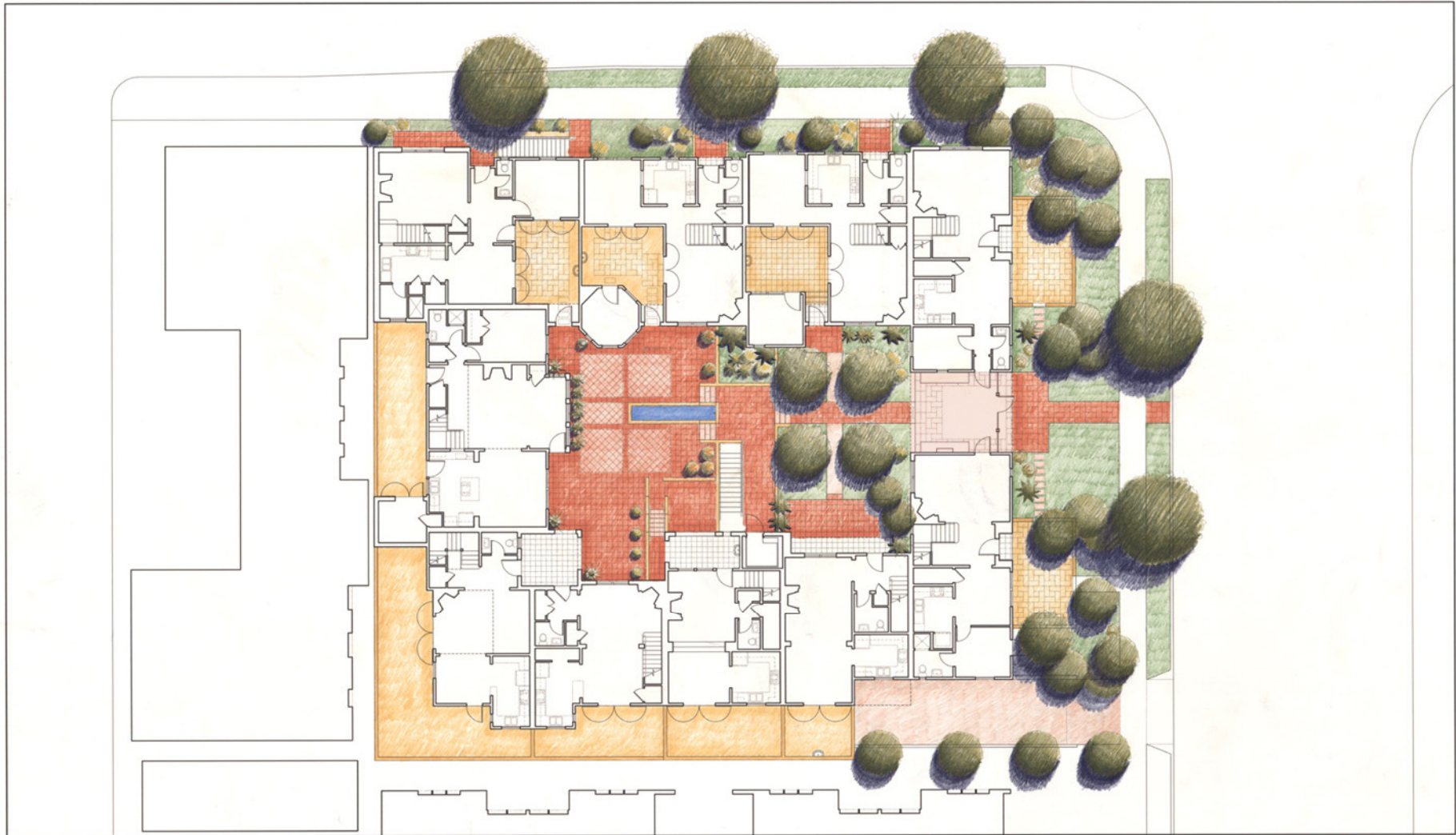
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Meridian Court

Pasadena, California

60 Dwellings/Hectare



SITE PLAN



MERIDIAN COURT
PASADENA, CALIFORNIA

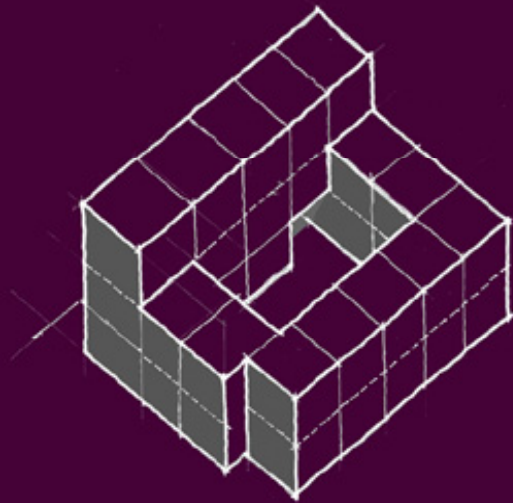
MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS





Moule & Polyzoides

ARCHITECTS AND URBANISTS



Harper Court-7 Fountains
West Hollywood, California
90 Dwellings/Hectare

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SITE PLAN

SEVEN FOUNTAINS
WEST HOLLYWOOD, CALIFORNIA



MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS





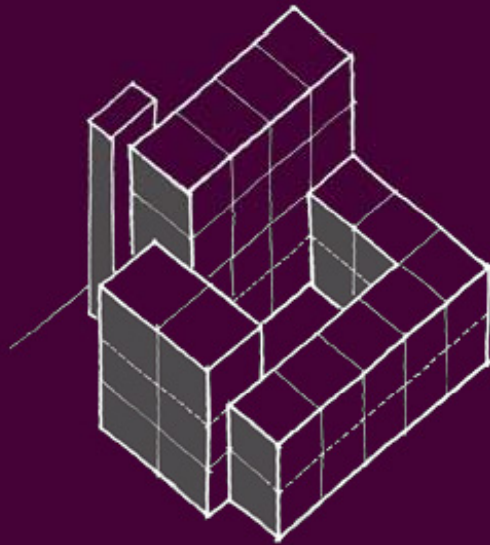






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ARCHITECTS AND URBANISTS



Granada Court

Pasadena, CA

125 Dwellings/Hectare





UNION STREET

OAK KNOLL AVENUE





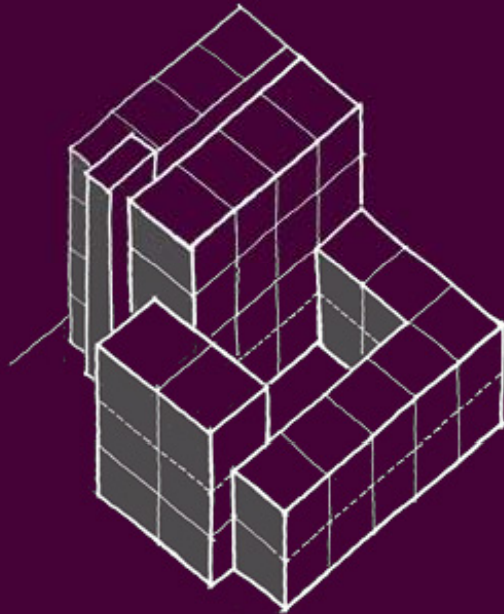






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ARCHITECTS AND URBANISTS



Serra Courts

Ventura, CA

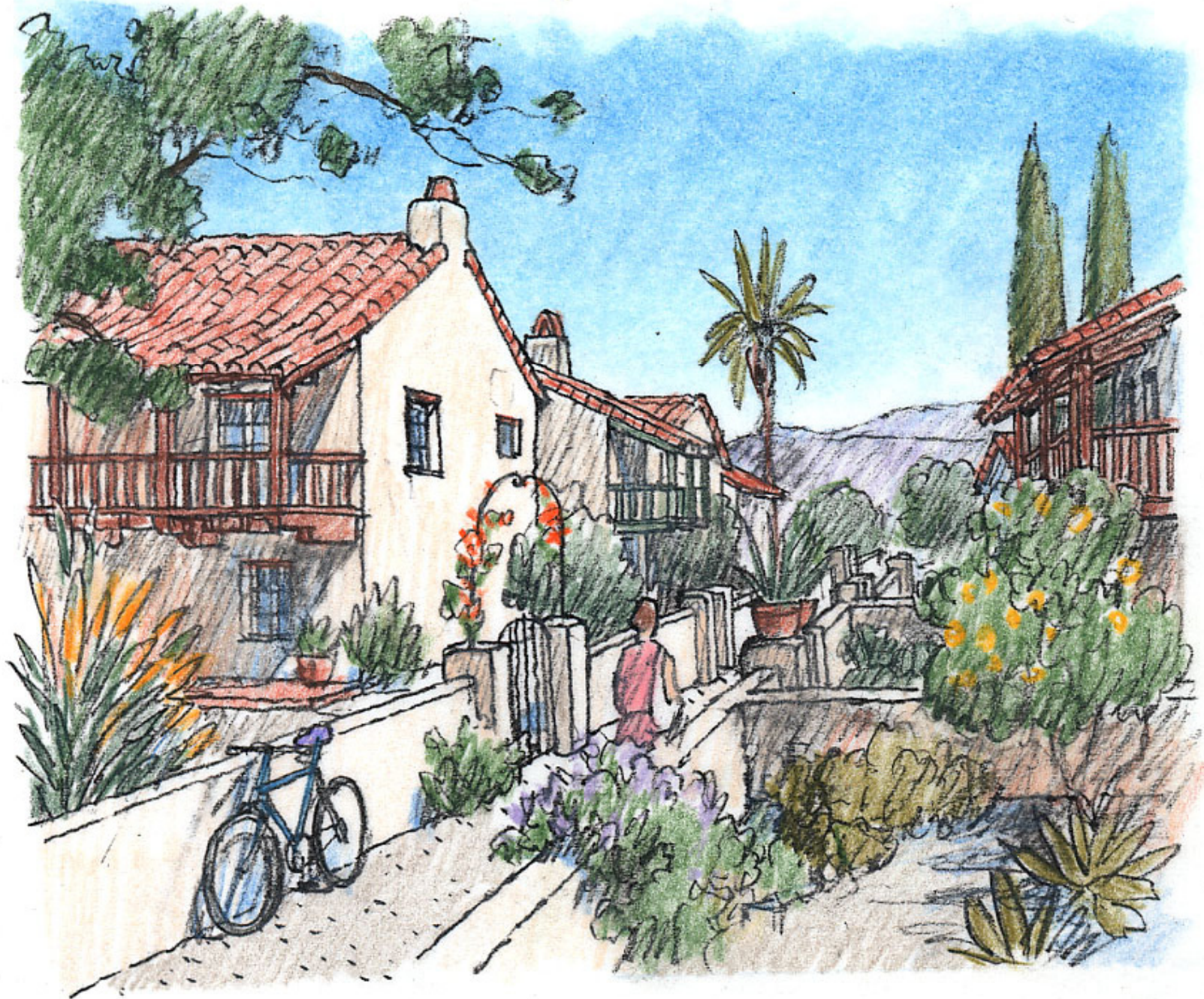
150 Dwellings/Hectare





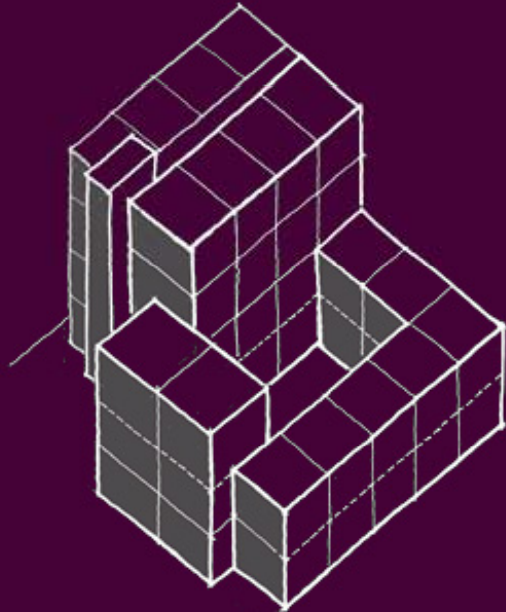






Moule & Polyzoides

ARCHITECTS AND URBANISTS

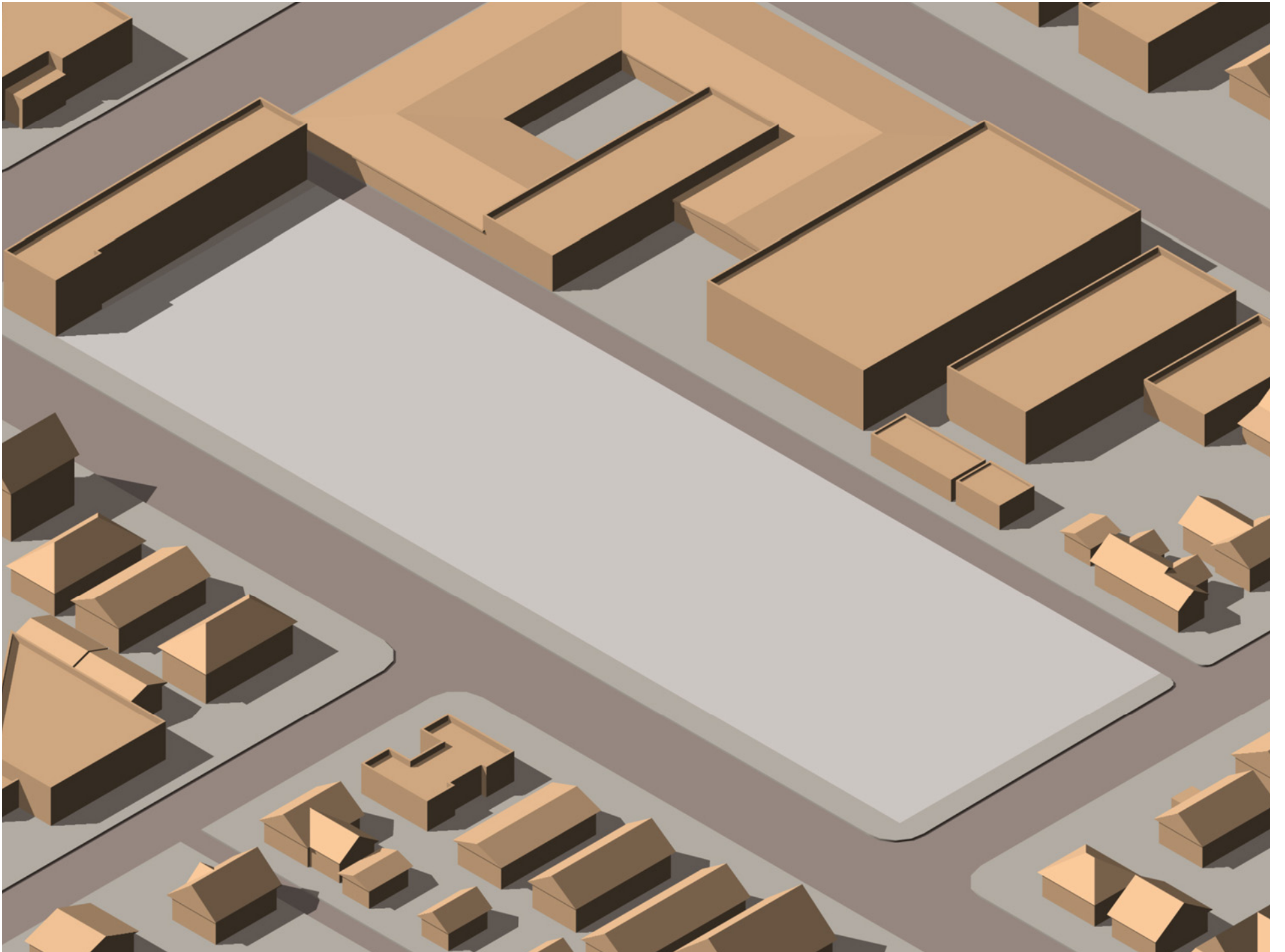


Mission Meridian Station
South Pasadena, California
100 Dwellings/Hectare (blended)

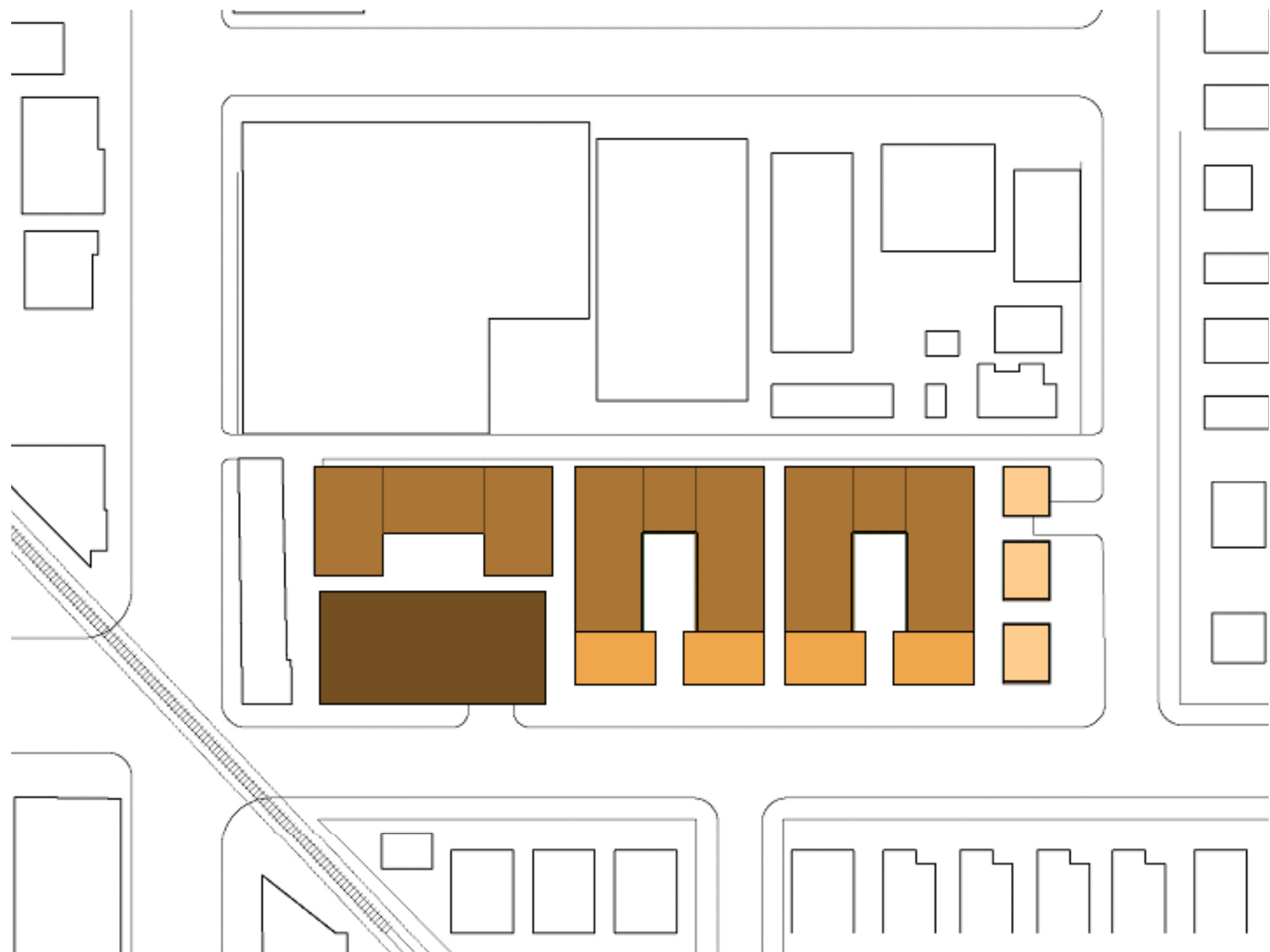
































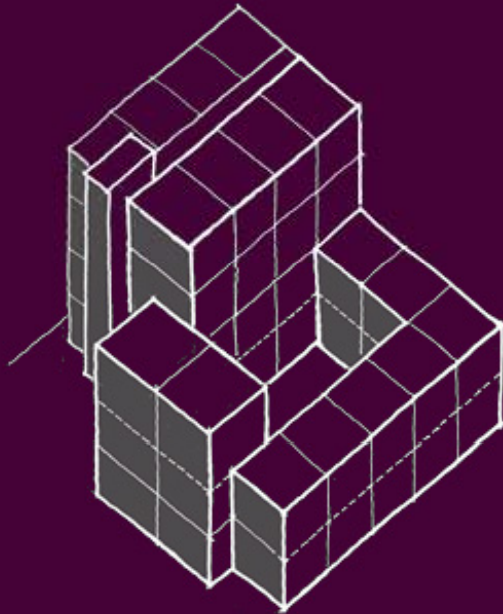






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Del Mar Transit Station

Pasadena, California

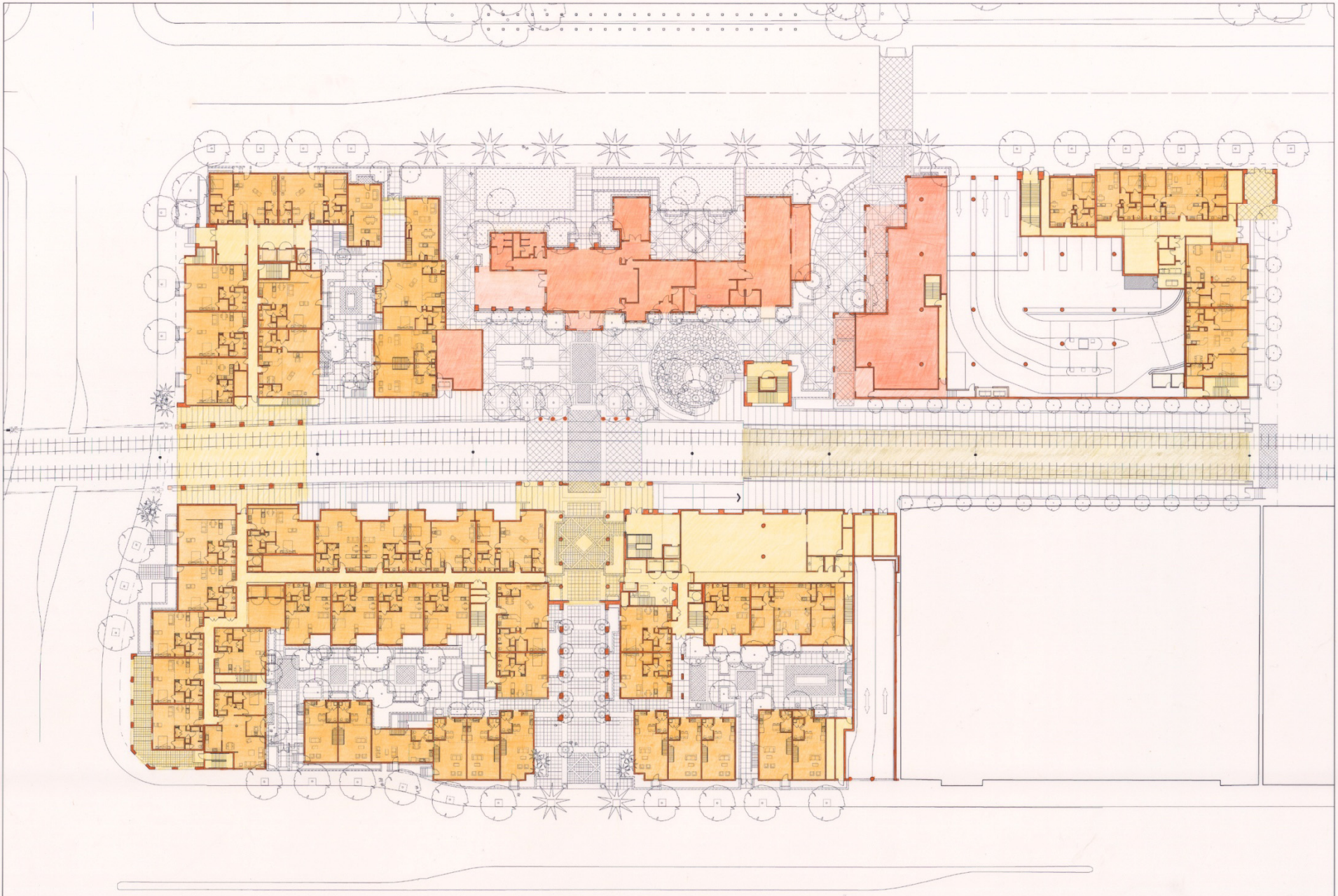
250 Dwellings/ Hectare (blended)

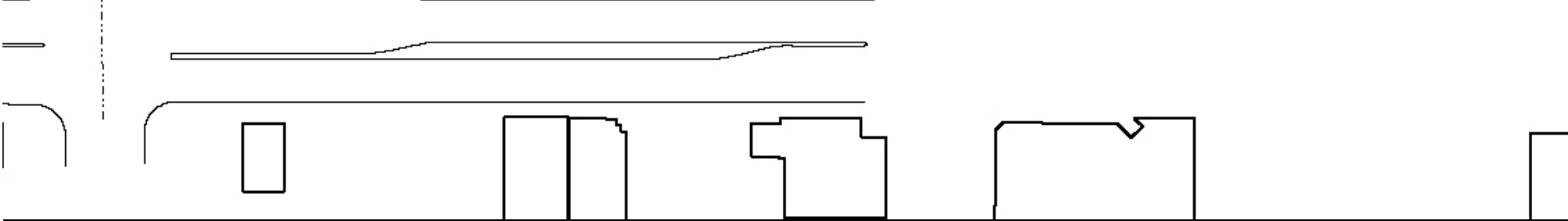
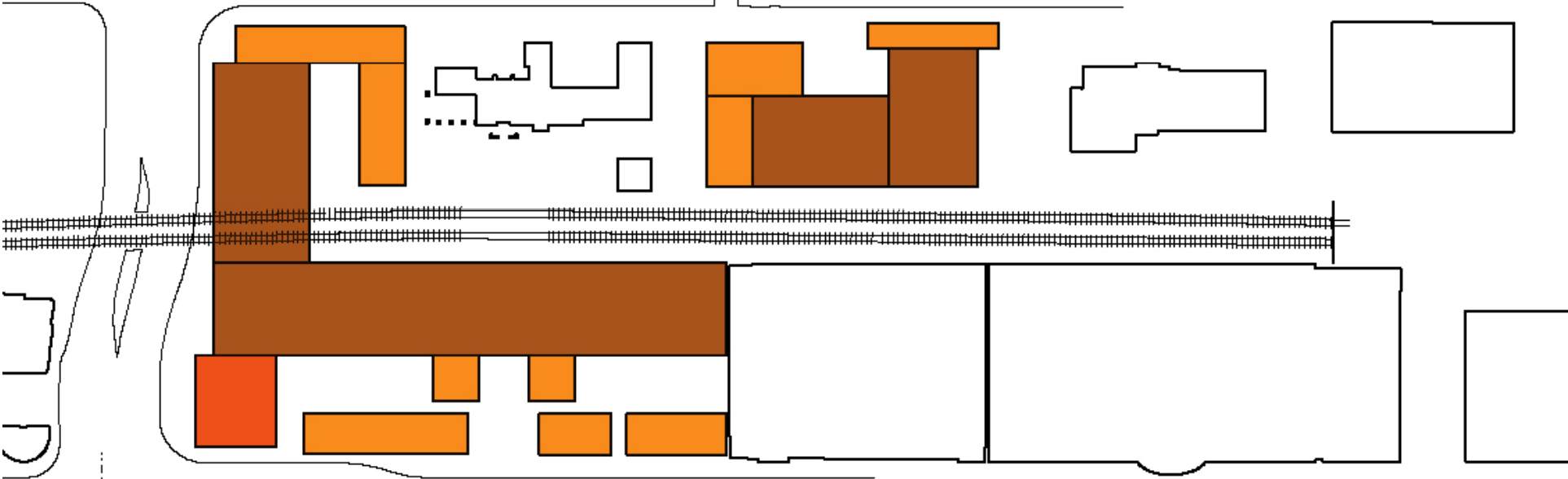
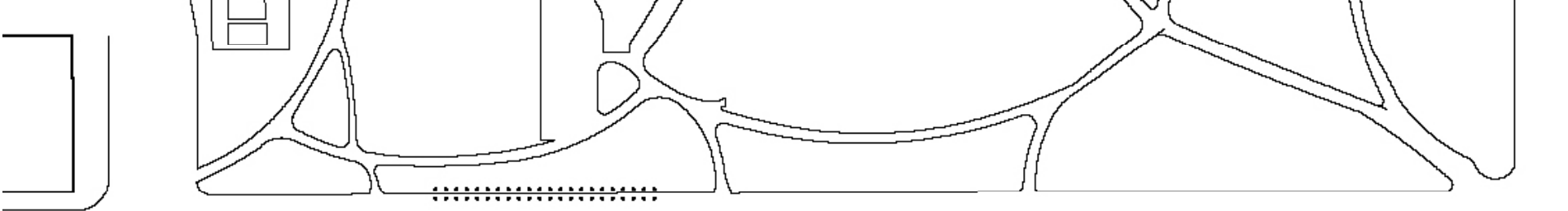


































Compatibility Principles for the Design of Urban Housing

- Operate under a typological and a transect framework
- Repeat types within a block structure to generate an urban fabric
- Reinforce the prominence of the public realm
- Engage the transit infrastructure if it is adjacent
- Enable the character of thoroughfares
- Avoid the expression of units mechanically repeated
- Generate a site specific landscape and complete the adjacent streetscape
- Encourage collateral development





PASADENA
1935