COMPANY / FIRM SUMMARY

Rees Studio is a full-service architecture and interiors firm specializing in single-family dwellings.

Established in 2003, Rees Studio tailors its services to its clients' specific needs and produces designs that are not only modern and elegant but also timeless and functional. Each of Rees Studio's projects emphasizes a broad vision for the overall design and attention to each detail and finish.

Prior to establishing his own firm, Bobby Rees spent five years as a Project Designer at HOK (Helmuth Obata and Kassabaum) and five years as a Project Manager and Associate at Marmol Radziner.

Bobby is a licensed architect and a LEED Accredited Professional. He received his Master of Architecture degree from UCLA, where he won the AIA Scholarship, the Frank O. Gehry Fellowship and the Dean's Award for Overall Excellence.

Bobby finds satisfaction in both the artistic and technical sides of architecture and takes pleasure in being part of a collaborative process in which meaningful human interaction can produce designs that are at once functional, economical and beautiful.

Bobby has extensive experience in the field of sustainable design. His expertise goes beyond basic methods of green building--such as material selection and energy efficiency--and includes a comprehensive approach to building design in which the aesthetics are a direct response to the physical context and environmental conditions of the site.

Raised in Europe, Bernard Holzberg was exposed to the continent's architectural riches by his parents, who nurtured his life-long love of architecture and design.

Bernard lived and worked in Canada, Washington State, Florida and Illinois before moving to Southern California in 2013. His diverse experience in land development, construction, and interior design has helped him approach architecture and individual projects in a broader context. While his primary interest is in single-family residential work, he has also been involved in such project types as hospitality, mixed-use, commercial, health care, industrial and multi-family.

In his work, Bernard places an emphasis on human scale, design continuity and in allowing individual materials to express themselves in an overall design.

PROJECT NARRATIVE

The Nou House is a single-story dwelling designed for the modern age. It is especially suited to respond to the need for new, fire-resistant housing in the wake of the 2025 Southern California fires. The Nou House design emphasizes quality and adaptability over size and is meant to replace similar-size homes lost in the fires and to provide more a modestly-sized home for those who prefer one.

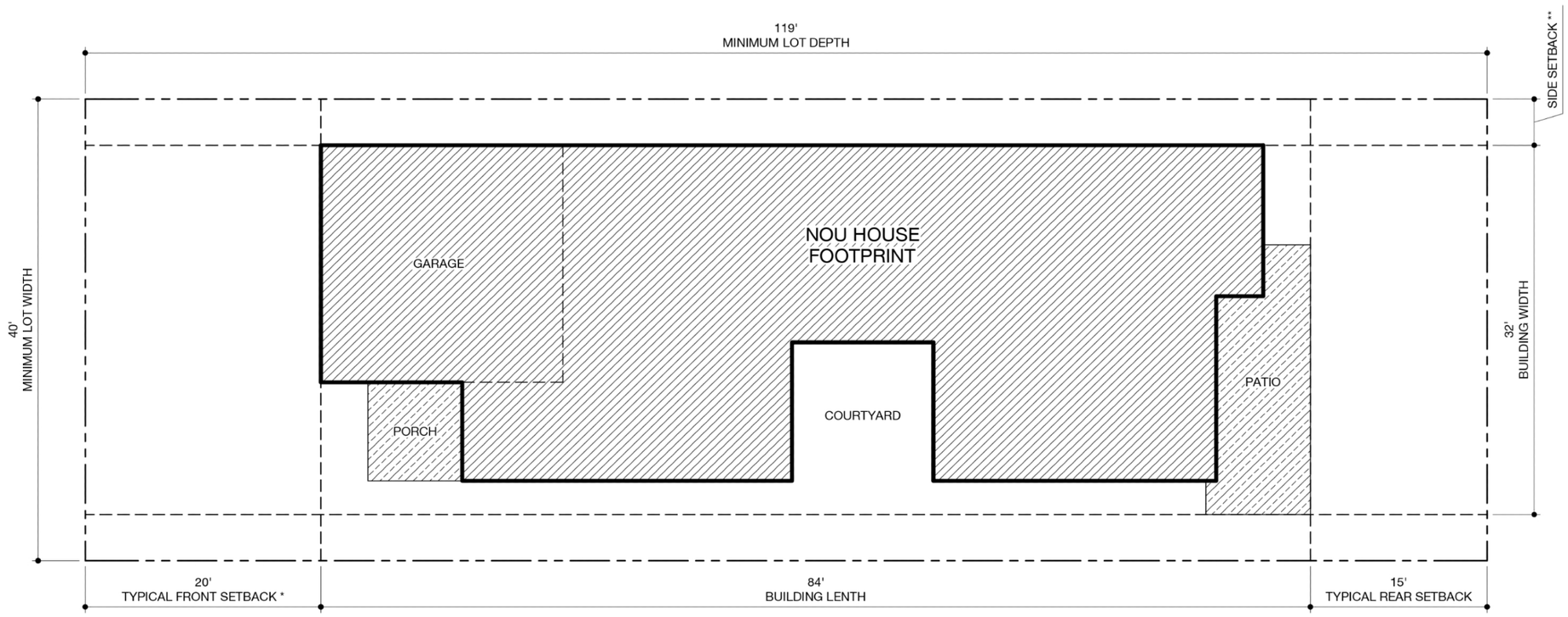
Using modular components, both inside and out, the Nou House is designed to be built quickly and affordably. The overall design, form and size of the house is adaptable to various budgets and can easily be made smaller or larger to suit individual needs.

The footprint of the house is compact, allowing it to fit on most single-family parcels, including lots as narrow as 40-feet. The design is adaptable to include either an attached or detached garage, allowing it to work on both interior and corner lots. The layout can also be mirrored to provide optimal privacy, views and solar orientation.

Designed as a site-built house made with prefabricated components, the house bridges the gap between time-consuming custom-built homes and factory-built dwellings that are limited in size and configuration.

PARCEL INFO & DIAGRAMS

SITE DIAGRAM



* MAY BE LESS OR MORE, DEPENDING ON VARIOUS FACTORS
** TYPICALLY 10% OF LOT WIDTH

NOTES

BUILDING DATA

BUILDING HEIGHT:	15'	(APPROXIMATE, DEPENDS ON ACTUAL SITE)
LOT COVERAGE:	2,256 SF	(MAX. LOT COVERAGE FOR 5,000 SF PARCEL: 2,500 SF)
COVERED PARKING:	2 SPACES	

FLOOR AREA SUMMARY

RESIDENTIAL FLOOR AREA***	SUBTOTAL	EXEMPT	TOTAL
DWELLING	1,493 SF	-	1,493 SF
COVERED PORCHES/PATIOS	222 SF	-	222 SF
GARAGE	379 SF	200 SF	179 SF
TOTAL			1,894 SF

MAX. AREA FOR STANDARD 5,000 SF PARCEL: 2,250 SF

*** BASED ON CITY OF LA ZONING REQUIREMENTS FOR NON-HILLSIDE, NON-COASTAL ZONES.

DESIGN FEATURES

FIRE RESISTANCE
From the site and landscape design to the building envelope and materials to the primary structural system itself, the Nou House is designed with increased fire protection and Wildland–Urban Interface (WUI) compliance. Devoid of traditional features that make houses vulnerable to fires (foundation and attic vents, eaves, combustible exterior materials), the house is designed to exceed current code requirements for fire-preventive construction.

ROOFING
Roof materials consist of TPO (thermoplastic polyolefin) and corrugated metal, both Class A fire-rated materials, designed to resist the spread of fire and protect buildings from ignition.

BUILDING SIDING
Building siding consists of metal panels, which are modular, fire-resistant and come in a variety of profiles and colors – allowing for the exterior palette to suit each client's desires. Siding application is fast, tidy and requires less labor than typical fire-resistant exterior finishes, such as stucco. Material is available from a variety of manufactures in California and surrounding states.

WINDOWS & DOORS
Windows and doors are "thermally broken" aluminum and are dual glazed with argon gas for maximum energy compliance and comfort. The specific window and door manufacturer and system can be selected by clients based on their budget and desired level of quality.

DEFENSIBLE SPACE INTEGRATION
The defensible space starts with a three-foot high concrete wall surrounding the property and dwelling, which hinders the spread of ground fire from neighboring properties. A gravel pathway decorated with succulents (high in water content) surrounds the building's immediate perimeter. Trees are located at least ten feet from any structure, and the remaining plants--native, drought tolerant and fire resistive--are available in various palettes.

VENTS
Because the dwelling is designed for slab-on-grade construction and has no attic space, foundation vents and attic vents are not required, increasing the overall fire resistance of the dwelling.

EMBER-RESITANT FEATURES
In addition to the absence of vents and the inclusion of fire-resistant landscaping, the dwelling is designed without traditional eaves, and the underside of the roofs that cover the front porch and rear patio are clad in fire-resistant fiber cement panels. Trellis members over the courtyard are metal rather than wood.

SUSTAINABILITY
Structural Insulated Panels (SIPs), allow for a building envelope that is better insulated and more airtight than with typical residential construction, minimizing heat loss and gain and translating to a smaller carbon footprint for the building's lifecycle. Other components, such as the exterior siding and doors and windows are similarly sustainable, due to the reduced waste in their manufacturing and the recyclability of their component materials.

DESIGN QUALITIES
The design of the Nou House is based on principles of scale, order, simplicity and logic. Extraneous spaces are minimized, yet appropriate separation and privacy are achieved with careful efficiency. There is attention to the space beyond the interior, and the doors and windows are designed to connect the inhabitants to the outside and bring diffuse natural light into the space.

CONSTRUCTION METHODOLOGY
Using Structural Insulated Panels (SIPs) as well as metal siding and other modular components substantially reduces labor costs compared to conventional residential construction. Because labor, more than materials, will be subject to inflation during the busiest rebuilding period, one goal of the Nou House design is to minimize on-site and local labor, thereby reducing construction time and cost.

EFFICENCY
The Nou House is efficient in layout and three-dimensional design due to the integration of factory-produced components, which reduces waste, saves money and increases efficiency in the construction process. The house is a kit of parts in the true sense of the term, using common, modular components but in unconventional ways that create a singular design.

STYLE FEATURES
Inspired by the original Case Study program and Southern California climate and lifestyle, the Nou House is designed for indoor-outdoor living and includes expansive openings and plentiful natural light. The efficient layout and integration of outdoor space create an increased sense of expansiveness. The rational design and layout, reinforced by its modular building components, creates a palpable and uniform sense of simplicity, order and

ADDITIONAL SPECIAL FEATURES
Rees Studio's experience designing custom homes -- from 400-square-foot ADUs to 12,000-square-foot luxury properties -- allows for the integration of many amenities, including energy-recovery ventilation for improved indoor air quality, all-electric equipment, photovoltaic and battery-backup systems, and fully-integrated smart-home features, such as integrated audio/video, wired security devices, and motorized window coverings.

CUSTOMIZATION POTENTIAL
The Nou House design provides for maximum flexibility and customization. The four-foot by four-foot design grid allows for simple expansion or contraction. The two sections of the dwelling can be lengthened or shortened independent of one another, allowing for a harmonious overall design, no matter the size or configuration of the two wings. A matching ADU is available and can also be customized to the client's needs.

PLANS

SITE/ROOF PLAN

FLOOR PLAN

PLAN OPTIONS
MODEL N

3 BR/2 BA with Optional ADU

Dwelling Area	1,564 SF
Garage Area	400 SF
Width	29'
Length	80'
Minimum Lot Size	40' X 115'
	40' X 139' (w/ ADU)
ADU Area	526 SF
Width	32'
Length	24'

3 BR/2 BA + Study

Dwelling Area	1,670 SF
Garage Area	400 SF
Width	29'
Length	88'
Minimum Lot Size	40' X 123'

3 BR/2 BA, Detached Garage

Dwelling Area	1,505 SF
Width	29'
Length	60'
Minimum Lot Size	40' X 115'
Garage Area	400 SF
Width	20'
Length	20'

Legend

1 Entry
2 Living
3 Dining
4 Kitchen
5 Bedroom
6 Bath
7 Closet
8 Study
9 Laundry
10 Coats
11 Storage
12 Courtyard
13 Porch/Patio
14 Garage

PLAN OPTIONS
MODEL O

3 BR/2.5 BA with Courtyard, Optional ADU

Dwelling Area	1,791 SF
Garage Area	400 SF
Width	40'
Length	72'
Minimum Lot Size	50' X 107'
	50' X 127' (w/ ADU)
ADU Area	436 SF
Width	16'
Length	40'

3 BR/2.5 BA + Study with Courtyard

Dwelling Area	1,791 SF
Garage Area	400 SF
Width	40'
Length	76'
Minimum Lot Size	50' X 111'

3 BR/2.5 BA + Study with Courtyard, Detached Garage

Dwelling Area	1,951 SF
Width	40'
Length	72'
Minimum Lot Size	50' X 127'
Garage Area	400 SF
Width	20'
Length	20'

Legend

1 Entry
2 Living
3 Dining
4 Kitchen
5 Bedroom
6 Bath
7 Closet
8 Study
9 Laundry
10 Coats
11 Storage
12 Courtyard
13 Porch/Patio
14 Garage

PLAN OPTIONS
MODEL U

3 BR/2 BA with Courtyard, Optional ADU

Dwelling Area	1,628 SF
Garage Area	400 SF
Width	32'
Length	84'
Minimum Lot Size	40' X 119'
	40' X 139' (w/ ADU)
ADU Area	526 SF
Width	32'
Length	24'

3 BR/2 BA + Study with Courtyard

Dwelling Area	1,734 SF
Garage Area	400 SF
Width	32'
Length	88'
Minimum Lot Size	40' X 123'

3 BR/2 BA + Study, with Courtyard, Detached Garage

Dwelling Area	1,722 SF
Width	32'
Length	72'
Minimum Lot Size	40' X 127'
Garage Area	400 SF
Width	20'
Length	20'

Legend

1 Entry
2 Living
3 Dining
4 Kitchen
5 Bedroom
6 Bath
7 Closet
8 Study
9 Laundry
10 Coats
11 Storage
12 Courtyard
13 Porch/Patio
14 Garage

SECTIONS

LONGITUDE

ELEVATIONS

FRONT

REAR

SIDE 1

SIDE 2

RENDERINGS


117