

CASE STUDY 2.0

REBUILDING LOS ANGELES

*A Visionary
Catalog for
Resilient and
Sustainable
Homes*



STUDIOpractice **Architects**

CONTENTS

INTRODUCTION

FIRM PROFILE
PROJECT NARRATIVE
PARCEL INFO & DIAGRAMS
DESIGN FEATURES
FINISHES

PLANS

SECTIONS

ELEVATIONS

RENDERINGS

INTRODUCTION



FIRM PROFILE

Building on over three decades of designing architecture in the United States and abroad, we are pleased to present **STUDIOpractice** and our proposal to help rebuild our great city.

Collaboration, Sustainability, Context, Order, Scale, Program, and Daylight guide our work and ensure we create architecture that elevates any environment.

Alex Wuo leads our team of diverse and talented professionals in providing comprehensive design services for projects at every scale and complexity.

Our commitment to creating a crafted, timeless architecture is evident in our work. Among recently completed award winning commissions are the Sonoma County Courthouse, Edie and Lew Wasserman Building at UCLA, the United States Courthouse in San Diego, San Jose City Hall and Civic Center and private residences throughout southern California.

PROJECT NARRATIVE

The opportunity to contribute to the rebuilding of our city is a privilege that cannot be overstated. Re-establishing the community starts with the home.

The home does not just serve utility. It is the place where memories are made and held. It is as much about the subconscious as the conscious.

The long site offers an opportunity to organize the home in a clear progression starting from the street.

A large entry gate and the extended wall of the adjacent facade define an entry courtyard and garden that provides a welcoming, yet secure space.

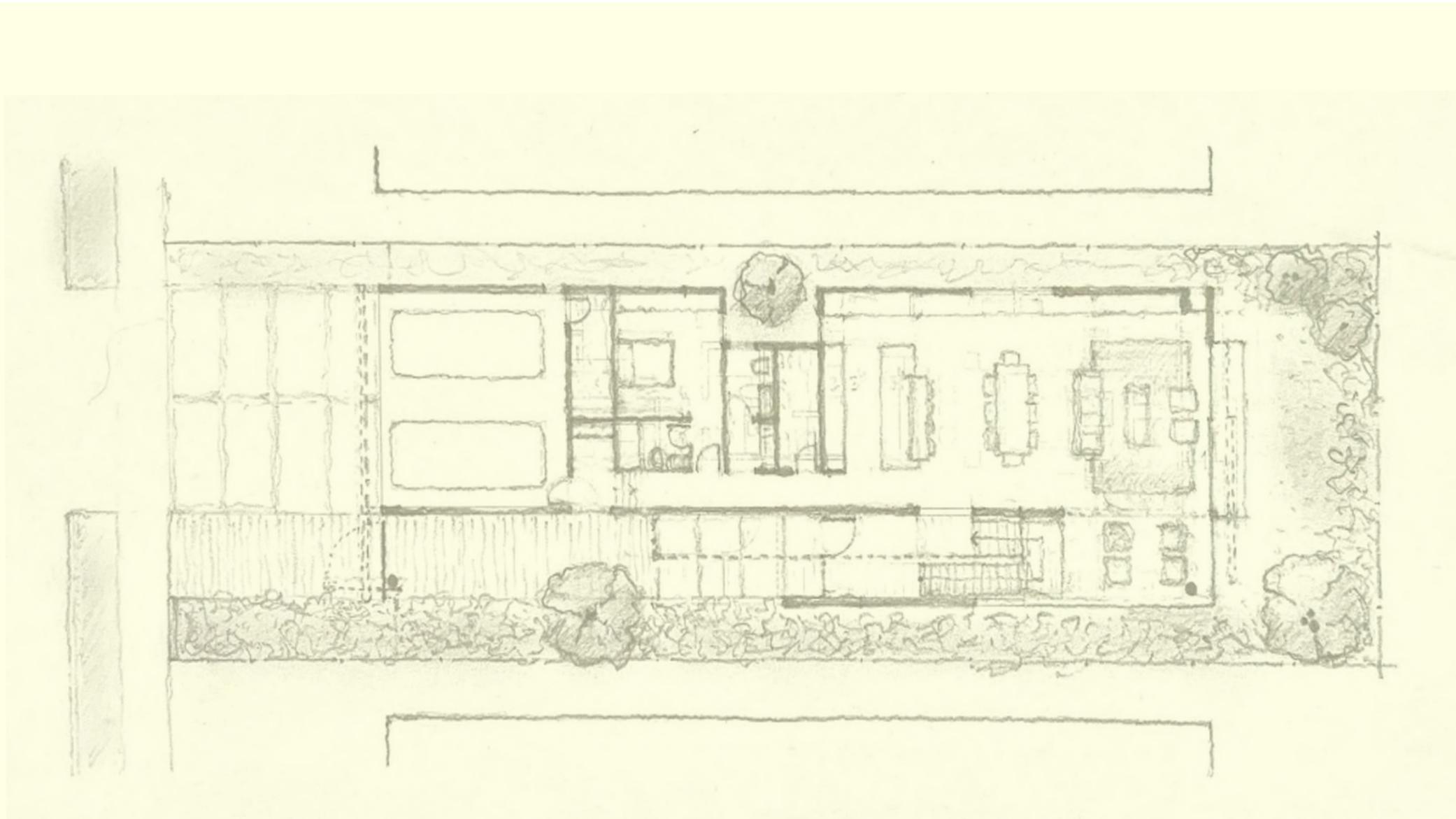
The textured wall begins at the courtyard, leads to the entrance, and continues into the home, drawing one inside.

Planning is centered around spaces for gathering, dining, and cooking. This focus of the home ties all the rooms together and connects to the landscaped garden via sliding doors and windows.

A glazed facade is pulled across 2 sides of the home. It defines the 2 story space that links the first and second floor, manages daylight and privacy, and reinforces the indoor/outdoor connection. This abundance of daylight will also result in savings in energy consumption.

The master suite and bedrooms are located upstairs and share a common leisure area and office.

The clear planning provides a logical sequence and arrangement of spaces that can facilitate constructability. This planning arrangement is also easily scalable and customizable to various property sizes and configurations.



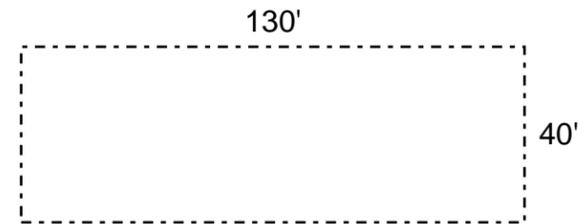
GROUND LEVEL PLANNING CONCEPT

PARCEL INFO & DIAGRAMS

ADDRESS

This prototype is based on a standard 40' x 130' parcel.

Typical throughout the Palisades, the design for this rectilinear parcel has applicability to rectangular sites throughout the Palisades, Altadena, and elsewhere.



BUILDING AREAS

LEVEL 1	1,856 SF
LEVEL 2	1,713 SF
SUBTOTAL	3,569 SF
GARAGE EXEMPTION	-200 SF
TOTAL	3,369 SF
ALLOWED	3,380 SF (5,200SF x .65)

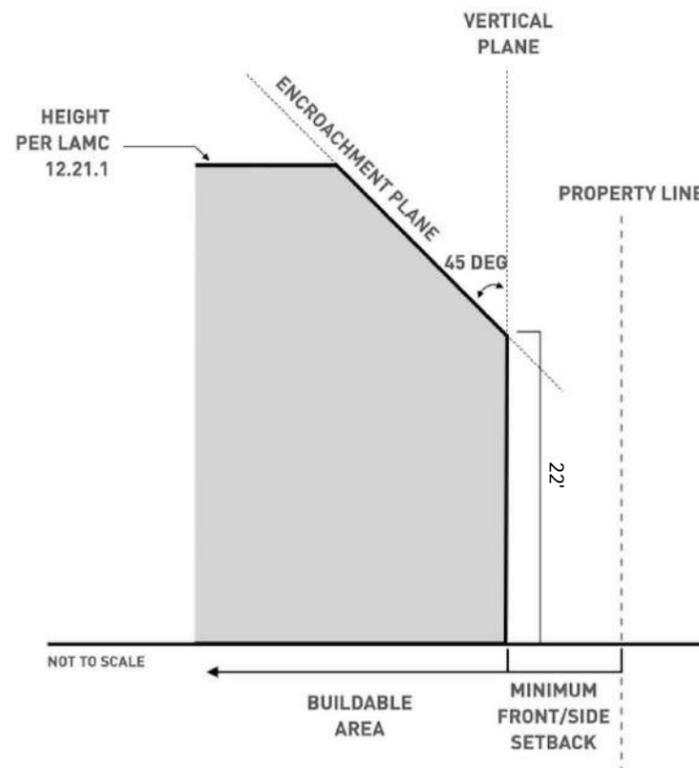
PROGRAM

LEVEL 1	Living Room Kitchen Dining Laundry/Pantry Mud Area Entry 1 Guest Bedroom 1 Bathroom Powder Room Garage (2 car)
LEVEL 2	3 Bedrooms 3 Bathrooms Family Room Office
Exterior	Entry Courtyard and Garden Back and Sideyard Garden Additional Parking for 2 Cars

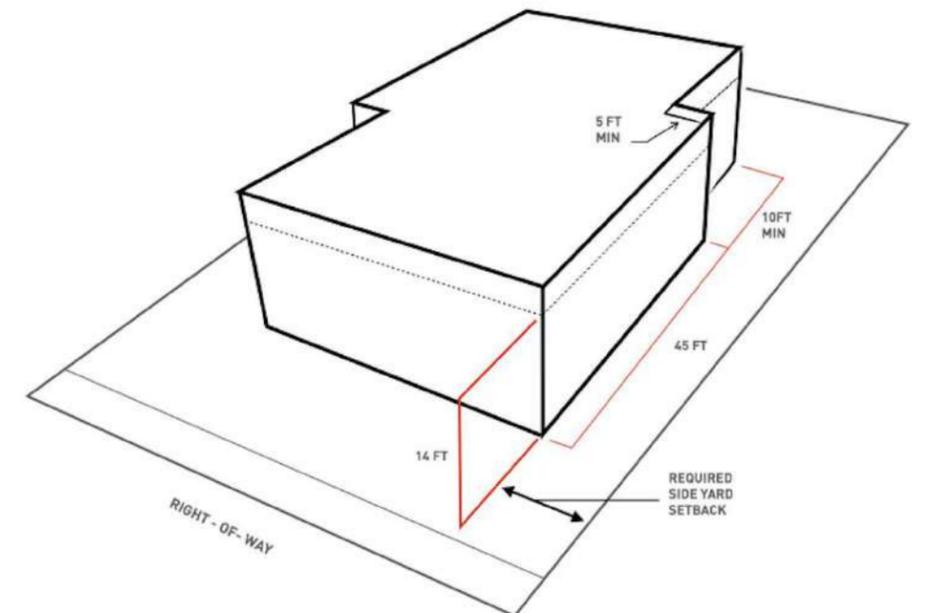
PROJECT DATA

LOT SIZE	40' x 130'
LOT AREA	5200 SF
ZONE	R1-V1
MAXIMUM ENVELOPE HEIGHT	22'-0"
SETBACKS	Front: 20' Rear: 15' Side: 5' (for building exceeding 18'H)
LOT COVERAGE	2,600 SF (50% of 5,200SF)

BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM



DESIGN FEATURES



FIRE RESISTANCE

Interior and exterior sprinkler system • Class A fire-rated roofing & siding • Dual-pane tempered windows • Closed eaves • Fire-resistant cementitious decking at pool and terrace • Non-combustible fencing • Pool for emergency water supply • Optional backup water tank or cistern



ROOFING

Flat and closed (ventless) roof with Class A fire-rated build up.



BUILDING SIDING

Non-combustible brick, concrete, or stucco • Wildland-Urban Interface Code (WUIC) compliant thermally modified Ash (optional SaferWood Thermex-FR treatment to achieve a Class A fire-rating) or Class A fire-rated Ipe



WINDOWS & DOORS

Low-E dual glazed tempered aluminum windows for thermal comfort, energy performance, and fire resistance.



DEFENSIBLE SPACE INTEGRATION

Low greenery with optional succulents, gravel front driveway, masonry perimeter fence.



VENTS

Building envelope and roof are ventless system to prevent ember intrusion, enhancing fire resilience • Optional Energy Recovery Ventilator (ERV) system to replace stale indoor air with fresh outdoor air, while capturing heat and moisture from the exhaust to maximize energy efficiency and indoor comfort.



EMBER-RESISTANT FEATURES

Building envelope, eaves, foundations, and roof are ventless to prevent ember intrusion • Perimeter fence is a masonry wall.



SUSTAINABILITY

Solar panels • Low-E glazing • Electric heat pump HVAC system for heating and cooling, ERV system for continuous fresh air, exhausting stale air, and recovering heat and moisture to reduce the ventilation energy load • EV charging • Sustainably sourced siding and interior finishes



DESIGN QUALITIES

The home offers a variety of spatial experiences throughout the day, creating a sense of fluidity and openness through the connection between its indoor and outdoor spaces.



CONSTRUCTION METHODOLOGY

Type V framing utilizing standard studs lengths (for cost and efficiency) • Minimal steel • Slab on grade foundations



EFFICIENCY

Architectural construction documents will be coordinated in advance with the builder, mechanical engineer, and structural engineer using BIM and will include the full architecture and interiors for accurate pricing and an accelerated construction schedule. The structure utilizes standard building components which also aid in building efficiency.



STYLE FEATURES

Modern and contemporary aesthetics • Natural daylight throughout • Floor-to-ceiling glazing • Skylights • Indoor/outdoor living room, kitchen, and dining room • Expansive outdoor spaces • Private courtyard • Loft-level office



ADDITIONAL SPECIAL FEATURES

Operable bi-fold privacy front facade screen • Motorized pergola system • Living room with open space on both sides • 14'-0" tall ceiling with loft level • Second-level terrace



CUSTOMIZATION POTENTIAL

Facade materials, interior finishes and details (FAME is a full interior design office) • ADU (see floor plan) • Pool • Basement with home theater system and wine room • Radiant floor heating • Steel windows • Circadian lighting system

FINISHES

EXTERIOR



Travertine (cleft cut)



Fire-Resistant Siding
(Wood Appearance)



Painted White Plaster and
Metal Panel

A home's resiliency is expressed through its finishes.

The palette of fire-resistant siding, stone, plaster, and metal is carefully composed to form a durable exterior envelope.

Well-suited to the southern California setting, these timeless exterior finishes ground the building to the environment.

Inside the home, white oak cabinets and flooring and stone walls provide durability and vibrancy to the interior environment. Their natural warmth and color are further enhanced by the abundance of daylight throughout the home.

INTERIOR



Travertine (honed and filled)

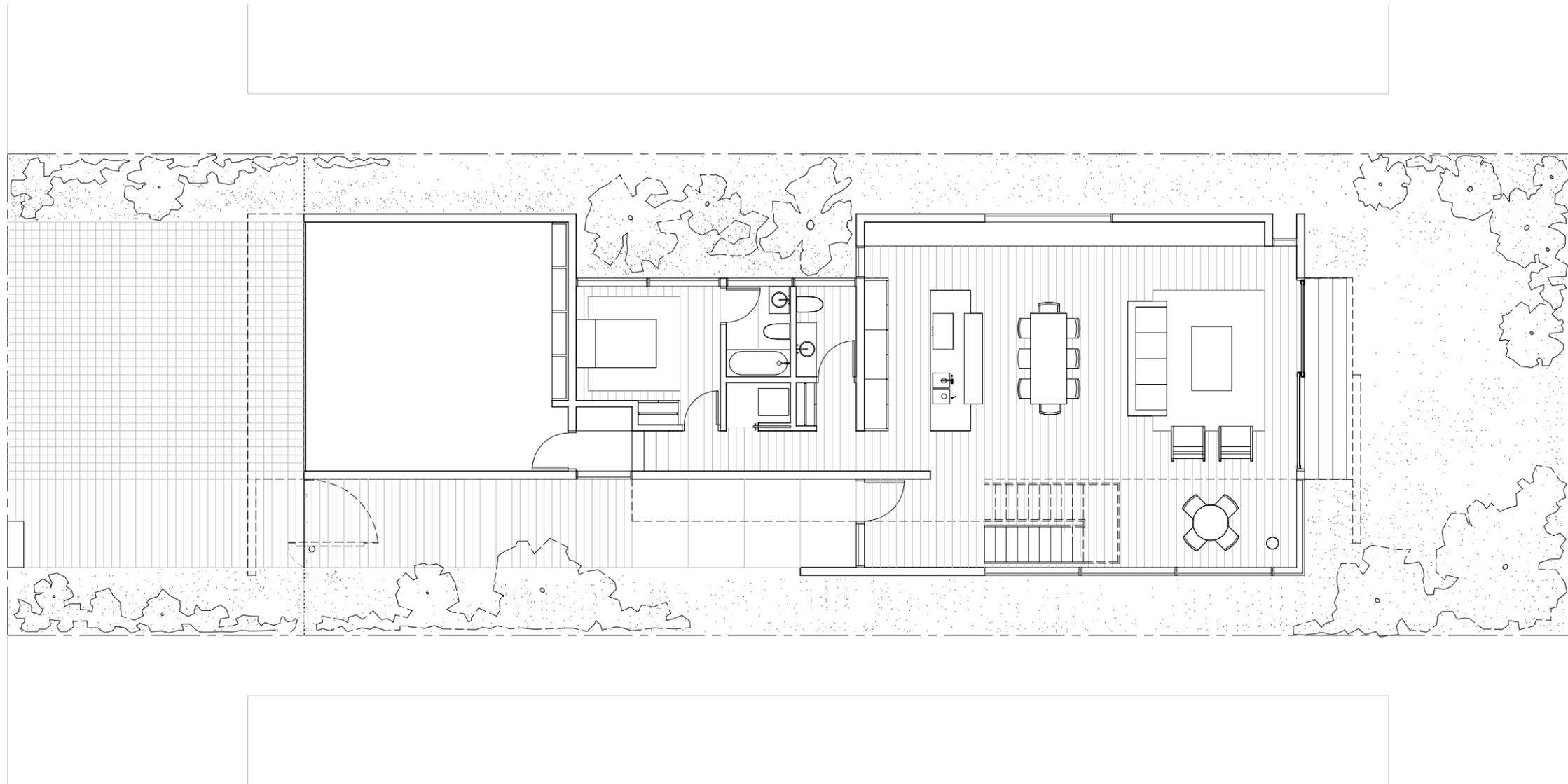


White Oak Cabinets and
Flooring



Taj Mahal Quartzite
Countertops

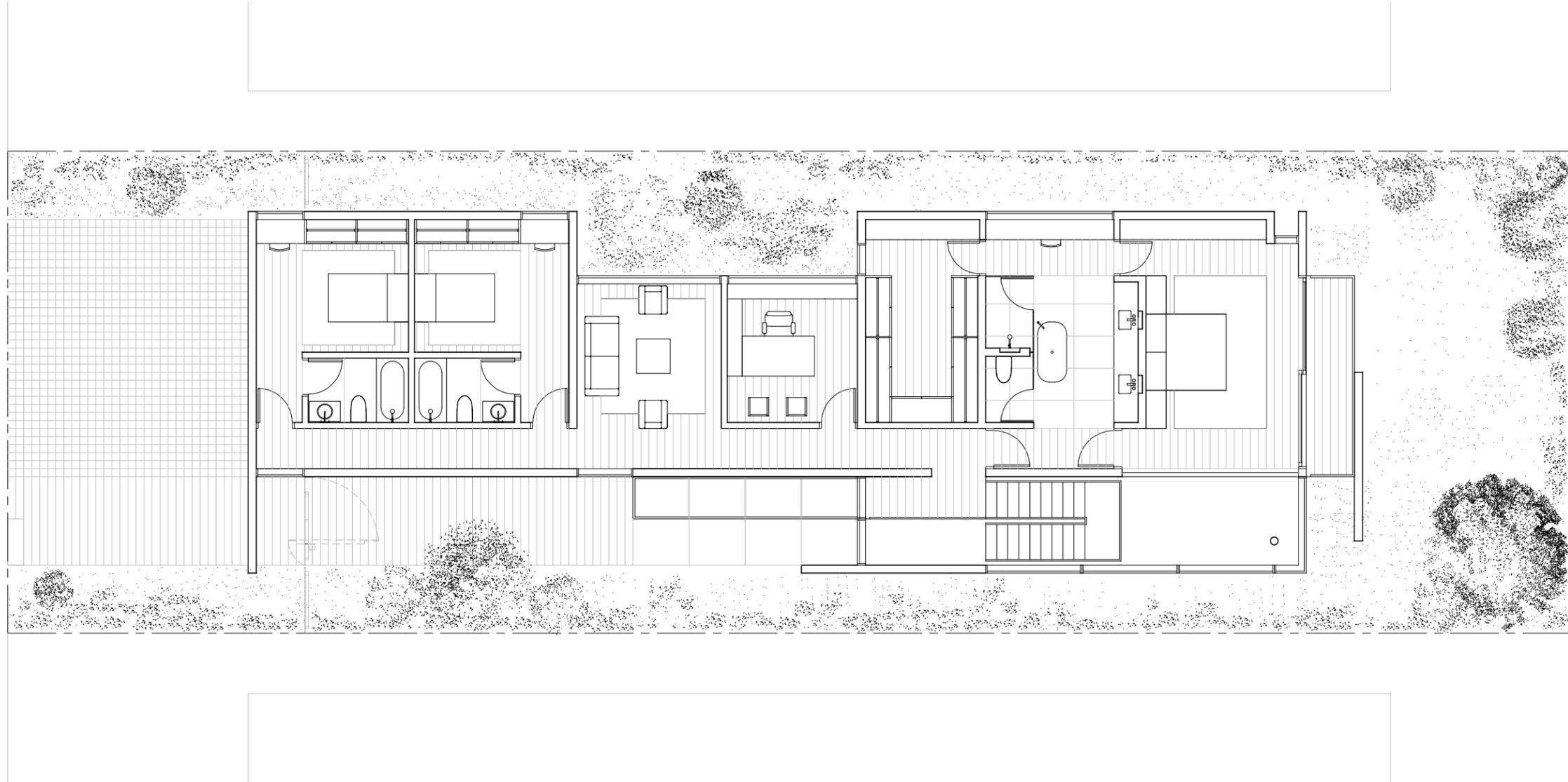
PLANS



GROUND LEVEL PLAN

2 | 10 | 20

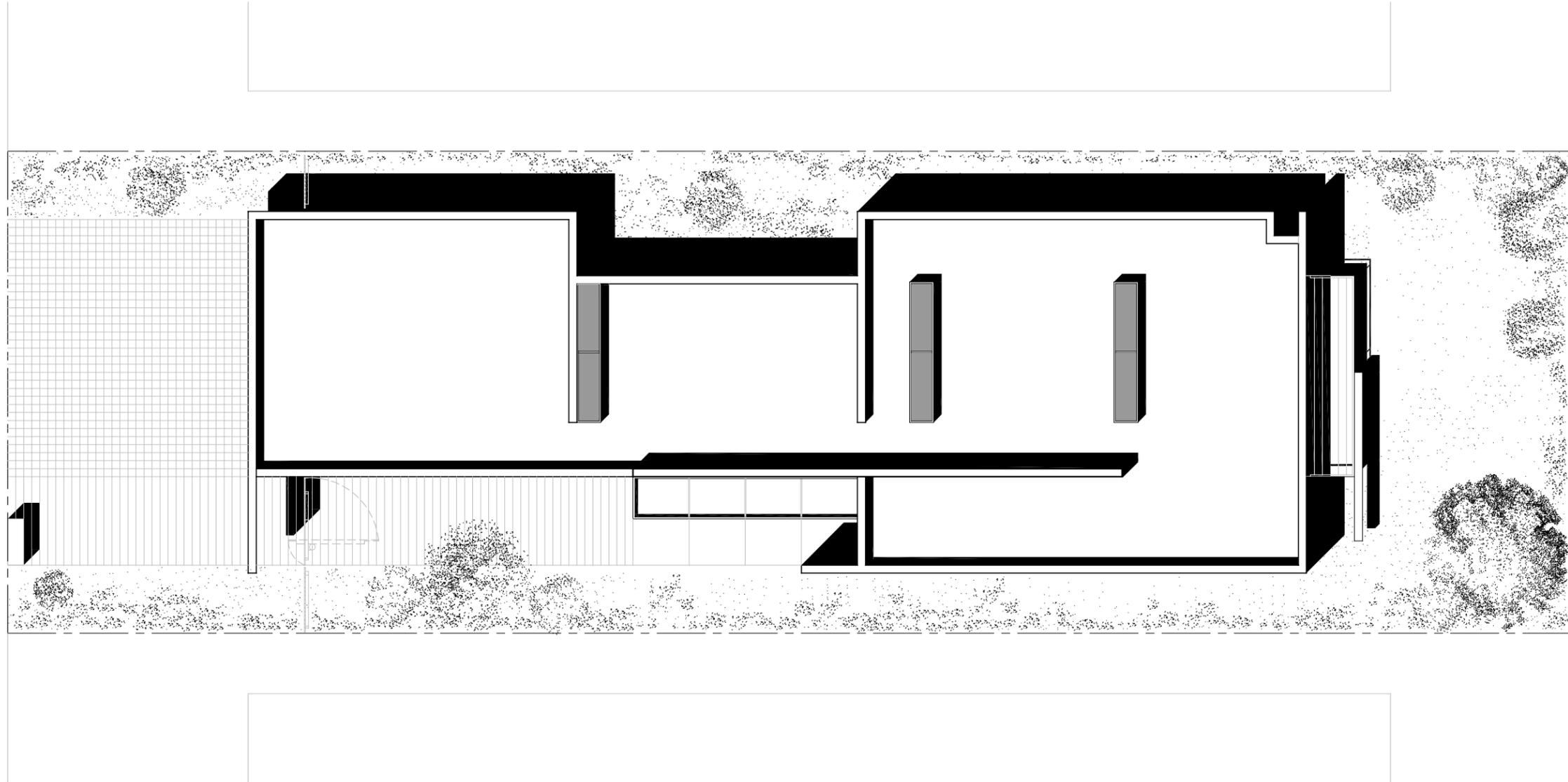




SECOND LEVEL PLAN

2 | 10 | 20



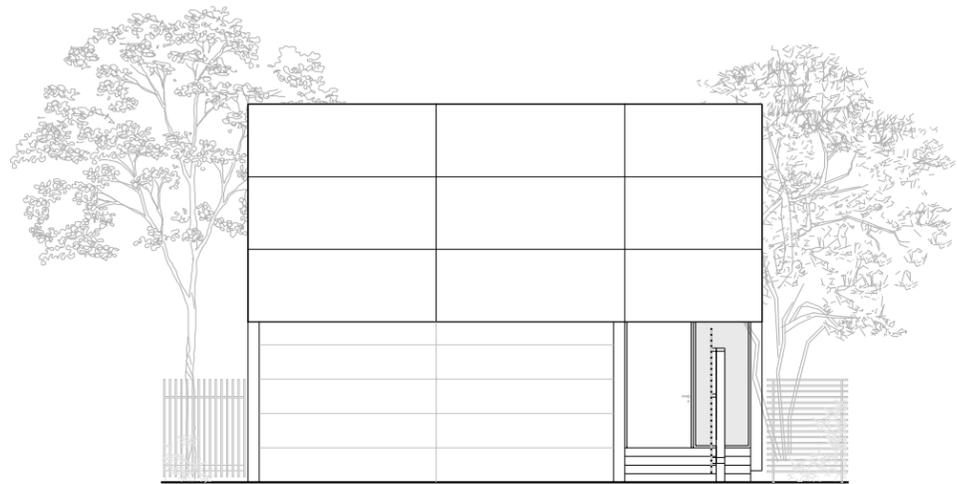


ROOF PLAN

2 | 10 | 20

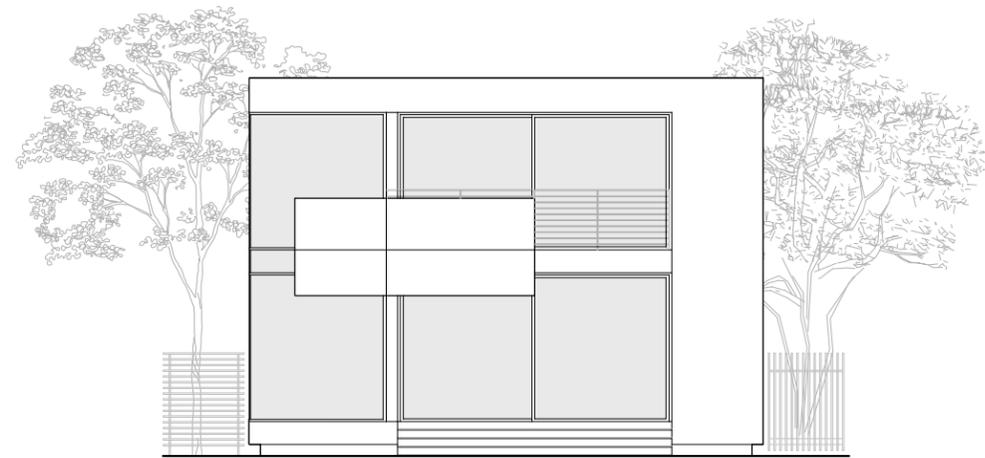


ELEVATIONS



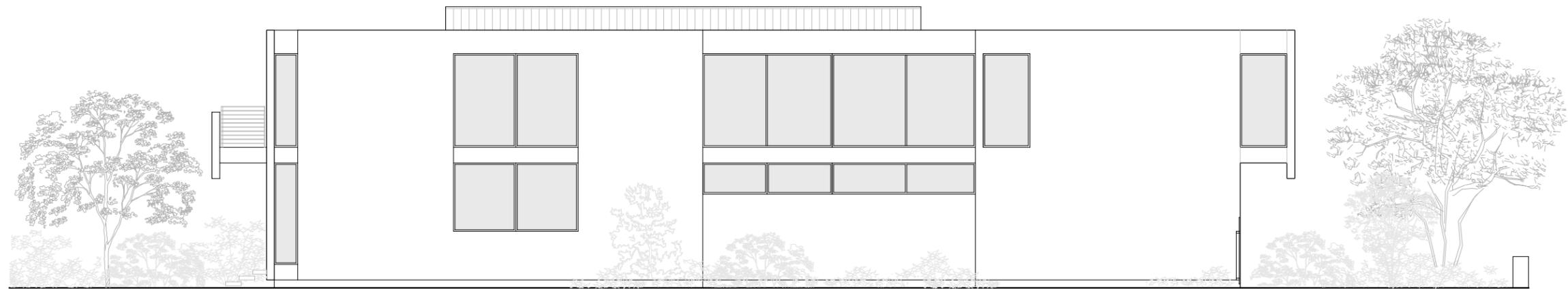
WEST ELEVATION

| 2 | 10 | 20 |



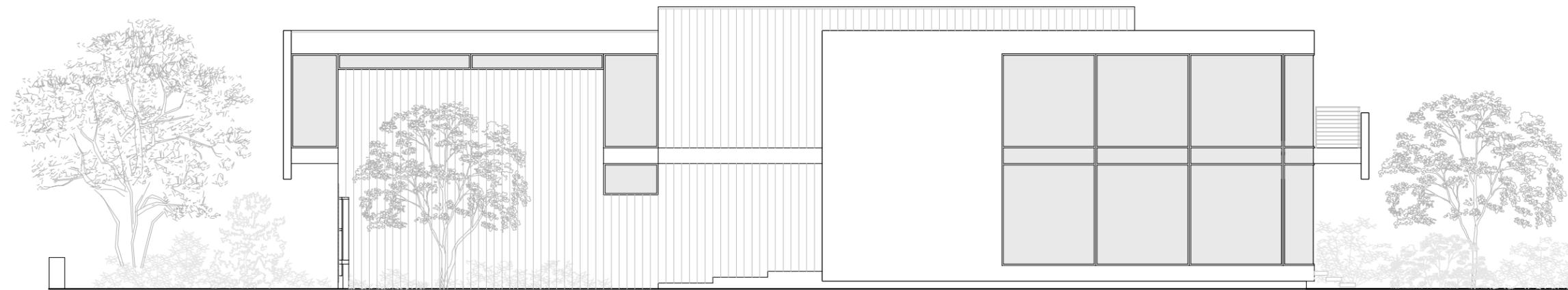
EAST ELEVATION

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NORTH ELEVATION

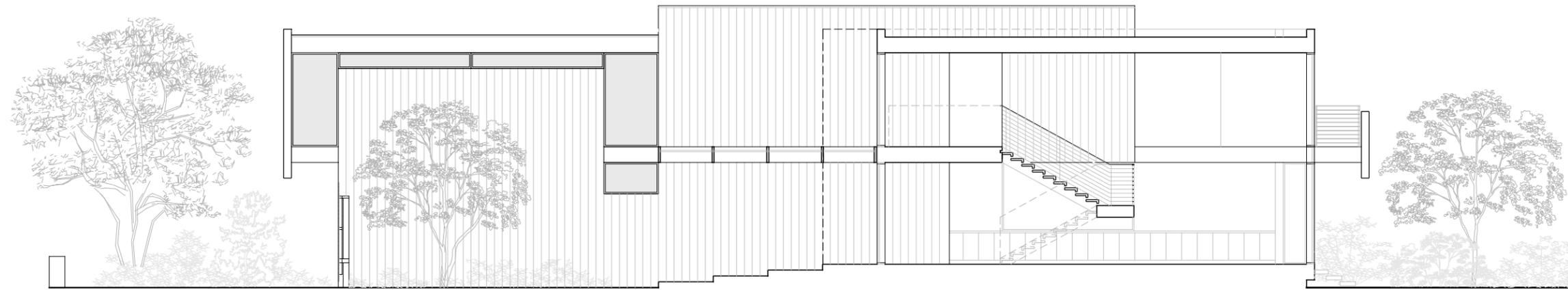
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SOUTH ELEVATION

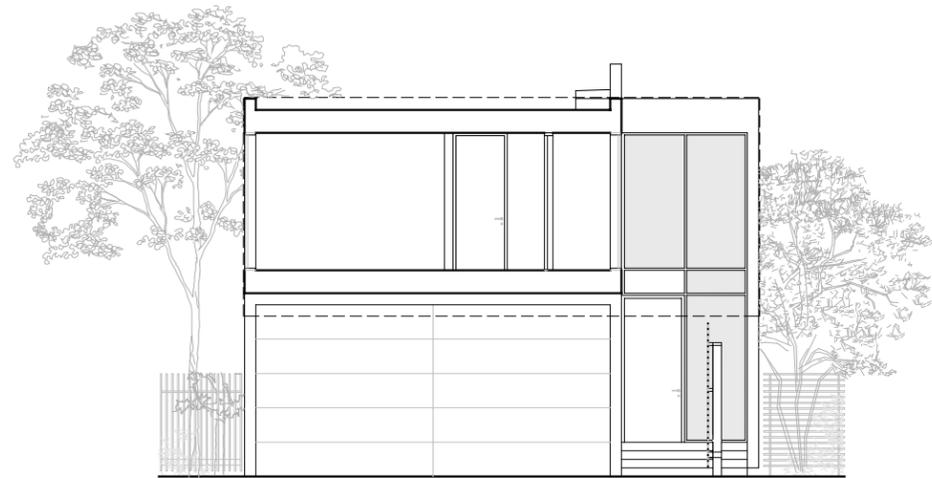
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SECTIONS



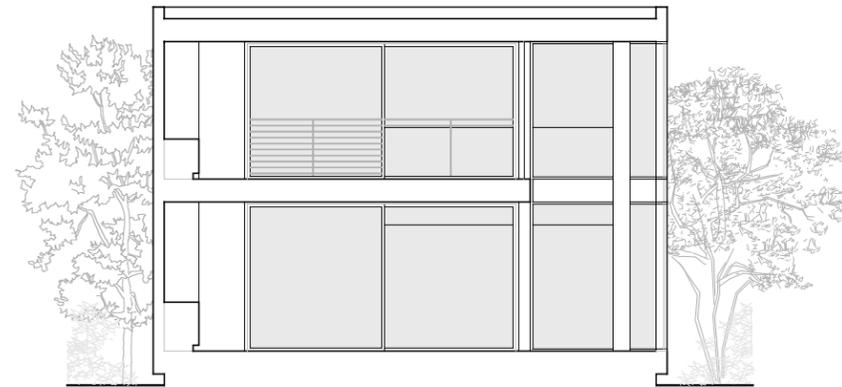
LONGITUDINAL SECTION

| 2 | 10 | 20 |



CROSS SECTION

2 | 10 | 20



CROSS SECTION

RENDERINGS



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