

JACK + JILL

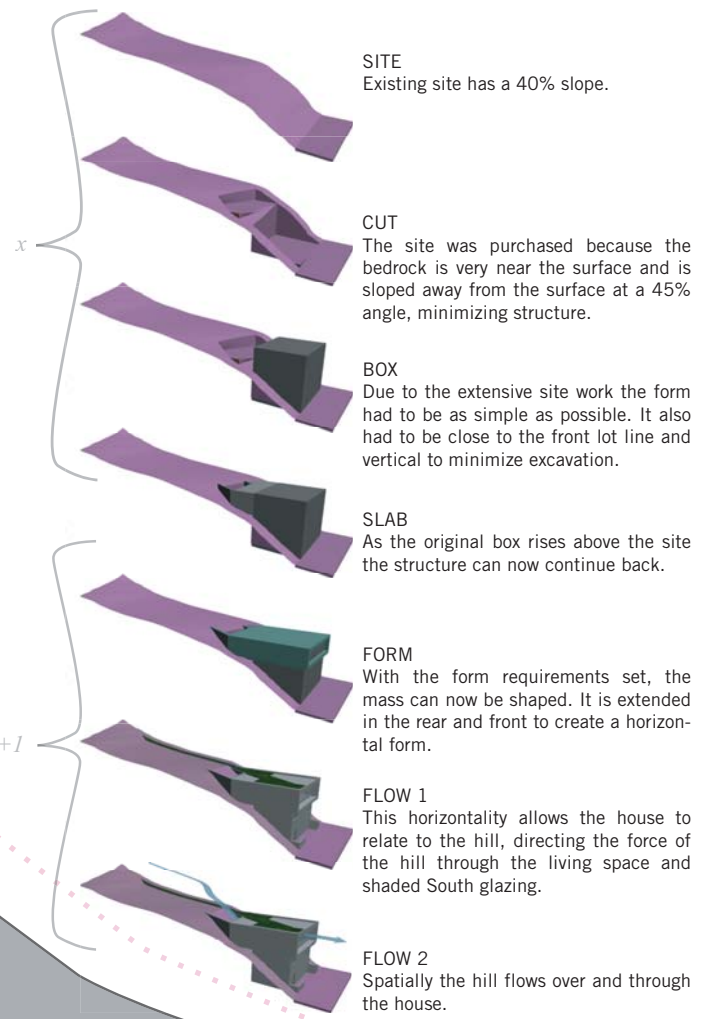
Professional Work
Two Single Family Houses
1600 Sq. Ft. Each
3733 + 3737 Rolle St., Los Angeles
Completion 2007

HEYDAY PARTNERSHIP 

JACK + JILL

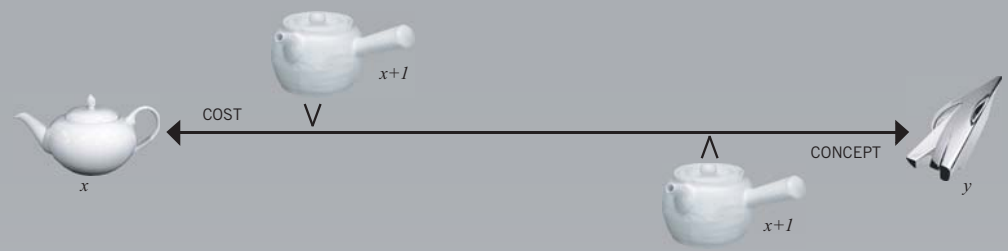
Make no mistake, the design of this project is market driven. The lots are located in a small valley, Lincoln Heights, 10 minutes North of downtown Los Angeles. While there are million dollar homes on the hillsides surrounding the area, the valley itself has a history of violence. The lots sold for \$15,000 each, the cheapest land per square foot in the city of Los Angeles at the time, as a result of the sloping lot and neighborhood reputation.

The foundation cost accounted for nearly 50% of the budget so the architectural palette was extremely limited. I designed the homes as simple square boxes. Then by adding a nonstructural wall in the back and a short cantilevered balcony the spaces emphasized the horizontal flow of the hill. This accomplished two criteria. First, it allowed me to open the front of the house to the view without compromising security; and second, it created an entry sequence through the program of the first and second floor to arrive at the living space that connected with the hillside and view.



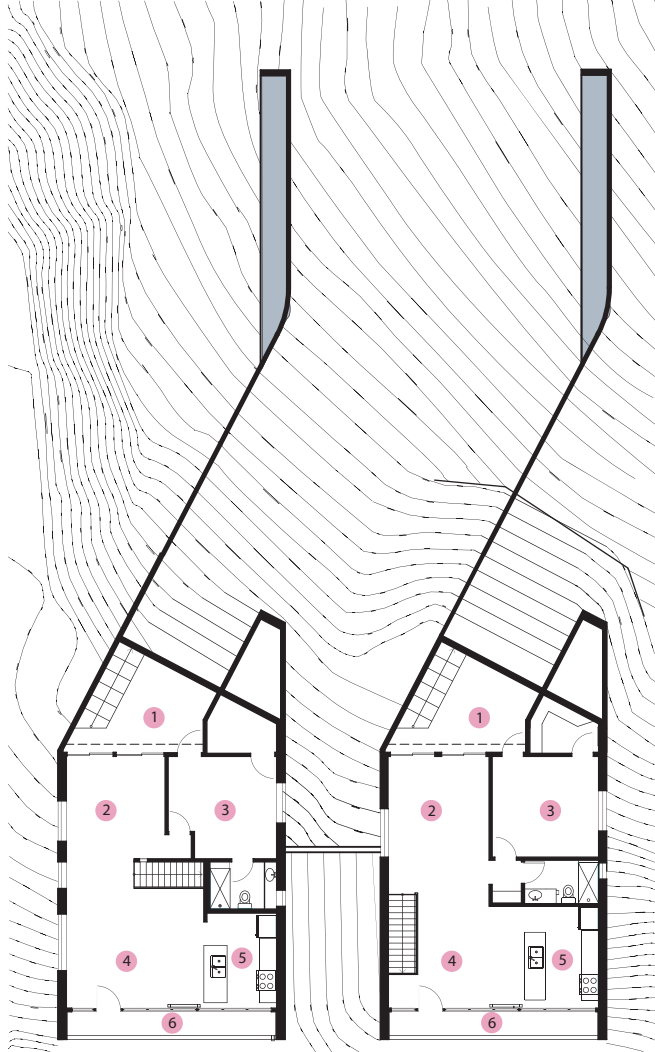
x+1 PHILOSOPHY

- x= stucco box, corporate, status quo, generic, easy, lazy, simple, half assed, typical, disposable, cheap
- y= superfluous, ideal, deceptive, snobby, custom, high maintenance, exclusive
- x+1= conscientious, committed, thoughtful, fresh, respectful, intriguing, challenging, inclusive



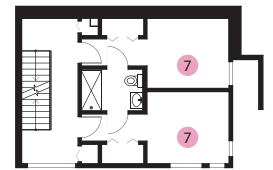
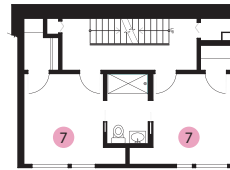
Using teapots as an analogy; if the generic teapot is represented as x, and the highly customized teapot is y, in this case a Morphosis teapot for Alessi, then the concept for this project is x+1. As seen above the same materials and general form are used in x and x+1 however by simply putting the parts together differently the interaction can change drastically. In the example above the handle is shifted to the side, pouring tea now requires a different position. Instead of pouring from above it is poured from the side. Implying that instead of a servant pouring from a standing position a person from a seated position can pour. A small change with large implications.

Precedence for the x+1 philosophy can be found in the corporate worlds of Target and Ikea. Target hired a couture fashion designer, Isaac Mizrahi, to develop a line of women's wear accessible to Target shoppers. Ikea places the name and personal description of their products on the display to portray a personal relationship even though thousands of the product are being made.

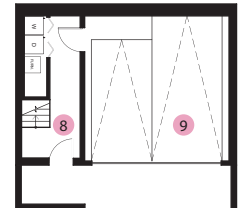
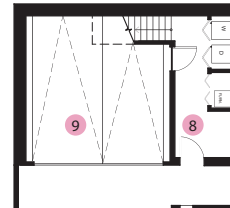


THIRD FLOOR

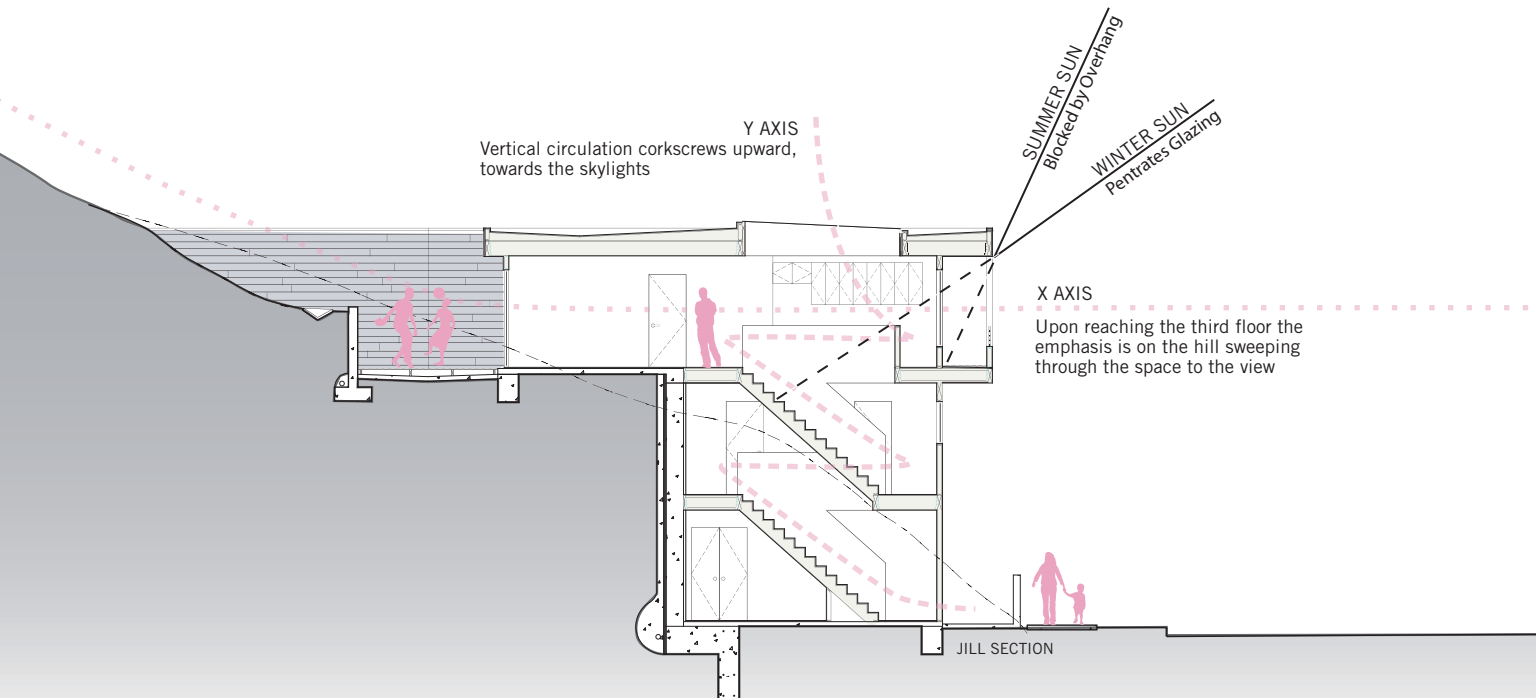
- 1 COURTYARD
- 2 LIVING
- 3 M. BEDROOM
- 4 DINING
- 5 KITCHEN
- 6 BALCONY
- 7 BEDROOM
- 8 ENTRY
- 9 GARAGE



SECOND FLOOR



FIRST FLOOR



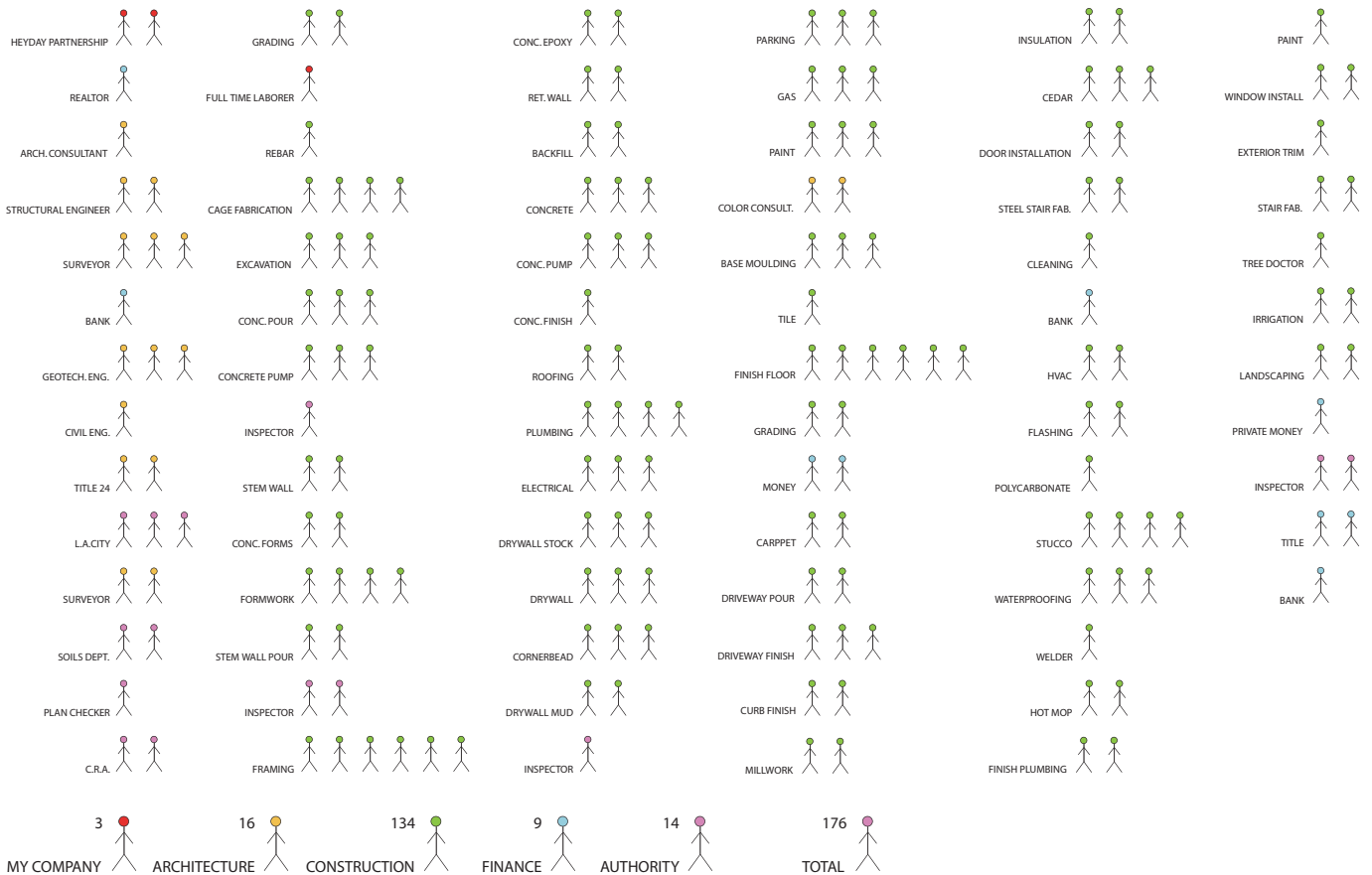


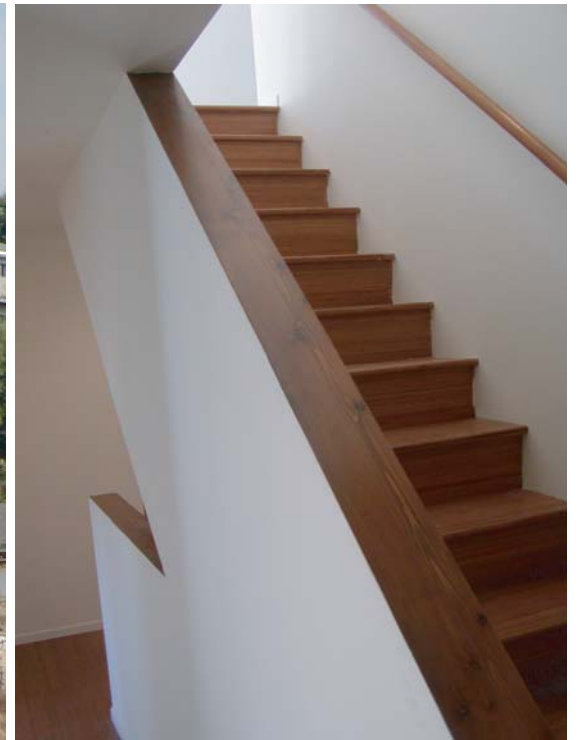
- | | | | |
|----|--------------------------|----|----------------------------|
| 1 | EXISTING SITE | 21 | FRAMING INSIDE CONC. SHELL |
| 2 | VIEW FROM TOP OF SITE | 22 | FIRST AND SECOND FLOOR |
| 3 | EXCAVATION BEGINS | 23 | THIRD FLOOR FRAMING |
| 4 | EXCAVATION AFTER 3 HRS | 24 | BOTH HOUSES FRAMED |
| 5 | EXCAVATION AFTER 6 HRS | 25 | SIMPLE BOX FRAMING |
| 6 | EXCAVATION AFTER 10 HRS | 26 | BACKFILL BEGINS |
| 7 | EXCAVATION AFTER 14 HRS | 27 | BACKFILL NEAR COMPLETION |
| 8 | EXCAVATION AFTER 18 HRS | 28 | REAR FOOTINGS BEGIN |
| 9 | EXCAVATION COMPLETE | 29 | FOOTING REBAR |
| 10 | FOOTING FORMWORK BEGINS | 30 | STAGE 1 FRAMING COMPLETE |
| 11 | FOOTINGS READY FOR CONC. | 31 | BOTH HOUSES AFTER STAGE 1 |
| 12 | REBAR DETAIL | 32 | SYSTEMS INSTALL |
| 13 | FOOTINGS COMPLETE | 33 | STAGE 2 FRAMING |
| 14 | HEYDAY AFTER THE POUR | 34 | FRAMING COMPLETE |
| 15 | WALL FORMWORK | 35 | SIDING BEGINS |
| 16 | FORMWORK TIED TO HILL | 36 | CEDAR SIDING |
| 17 | WALL REBAR TIED | 37 | CEDAR WITH STUCCO BASE |
| 18 | CONCRETE RET. WALLS | 38 | REAR COURTYARD |
| 19 | 6" CONCRETE WALL | 39 | STUCCO BROWN COAT |
| 20 | FRAMING BEGINS | 40 | 98% COMPLETE |

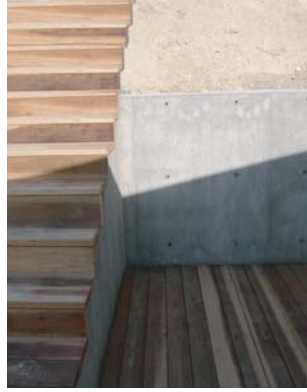


THE COLLABORTIVE EFFORT OF BUILDING ARCHITECTURE: FROM 2 TO 176

This project started with a two person team. We were each working at home and had zero overhead. Even on a small project the collaboration is incredible, by the end of the project I had the contact information for 175 other people. I have continued business with about half of them.







B^(L)OX

Professional Work

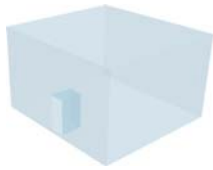
Duplex Remodel/ Cantilevered Stair Addition

1800 Sq. Ft.

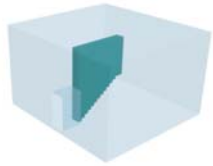
158 N. Douglas St., Los Angeles, CA

Completion 2007





Existing building volume



Existing stair volume for second floor access



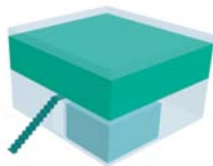
The bedroom (foreground) is only accessible through another bedroom or from outside



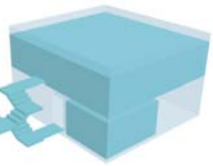
By moving the stair volume outside the bedroom becomes accessible



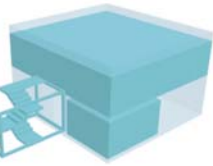
However this leaves the second floor inaccessible as the stairs are floating 20' in the air



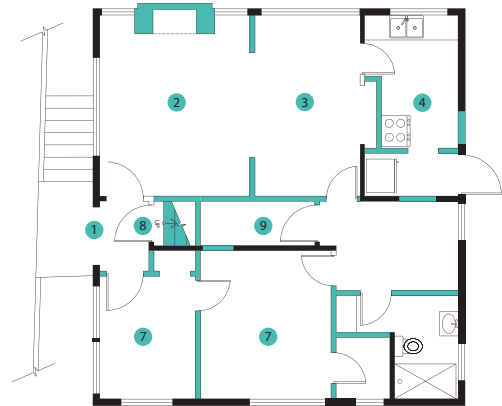
Reducing the volume to a plane gives more design flexibility



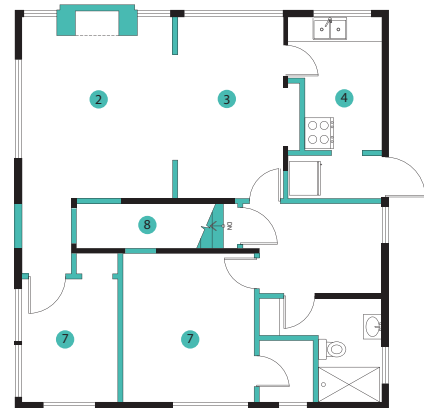
Wrapping this stair plane allows access to both units



The cantilevered structure supports the plane



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

- 1 ENTRY
- 2 LIVING
- 3 DINING
- 4 KITCHEN
- 5 LAUNDRY
- 6 BALCONY
- 7 BEDROOM
- 8 STAIR
- 9 STORAGE
- TO BE DEMOLISHED

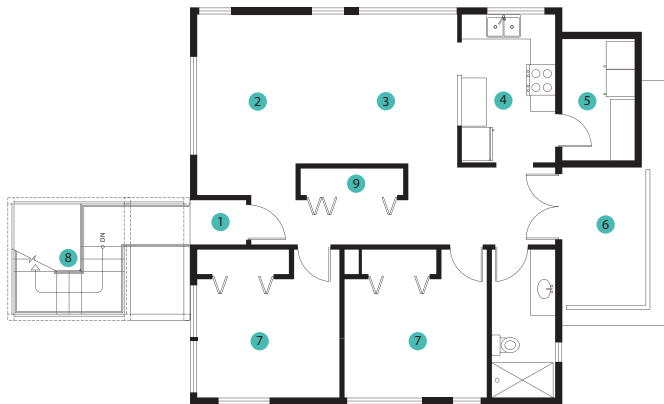
B^UOX

This 1930's duplex was purchased due to its proximity to downtown and potential upside. While it was a simple box from the exterior, on the inside it was a nightmare. The existing staircase bisected the first floor plan so that one of the bedrooms was only accessible from another bedroom. The stair was pulled out of the building to free the interior circulation and to give the building a greater street presence.





IMPROVED FIRST FLOOR



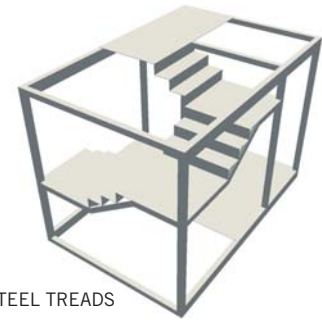
IMPROVED SECOND FLOOR



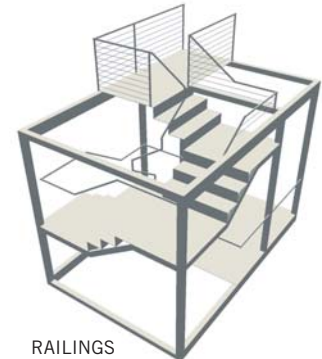
STEEL FRAME



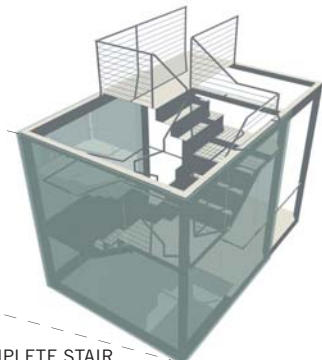
FRAME W/ STRINGERS



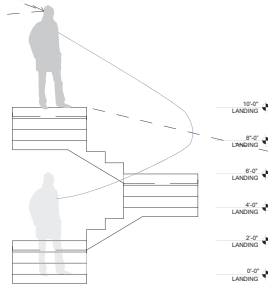
FOLDED STEEL TREADS



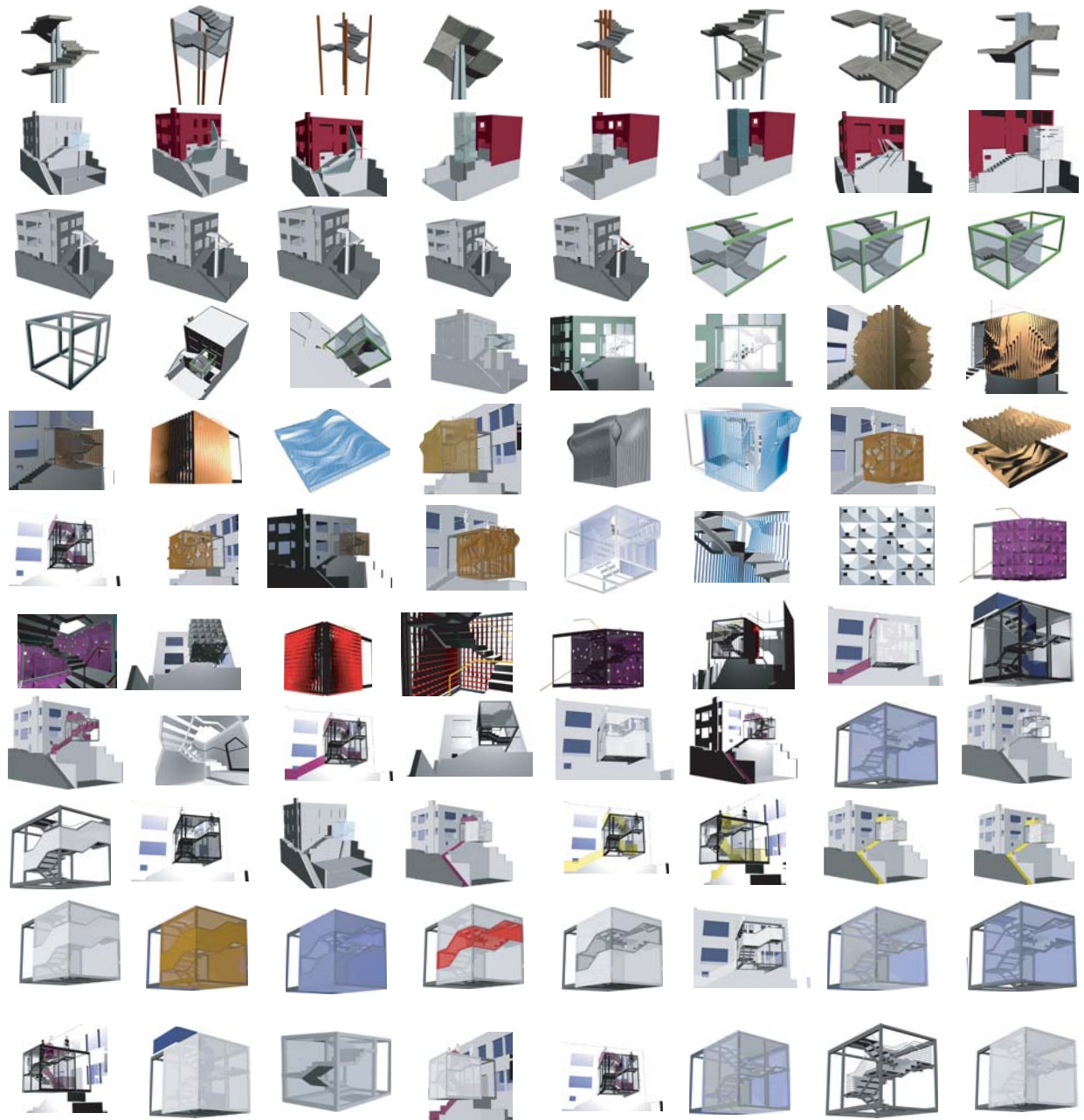
RAILINGS



COMPLETE STAIR



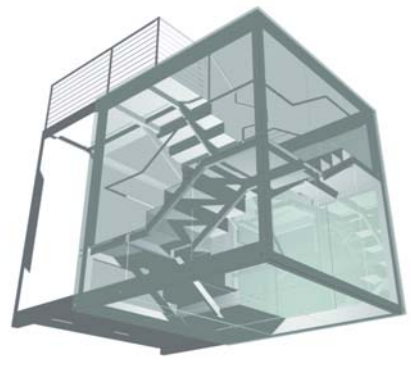
The purpose of the stairs is threefold:
 1. To solve circulation issues
 2. To enhance the appearance of the building
 3. To access previously inaccessible views



FINAL STAIR



STAIR DURING DAY

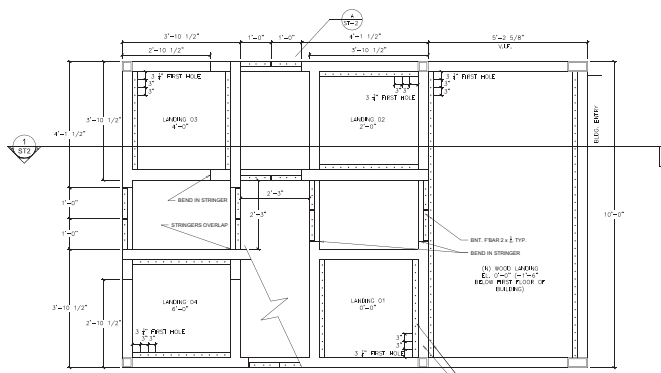
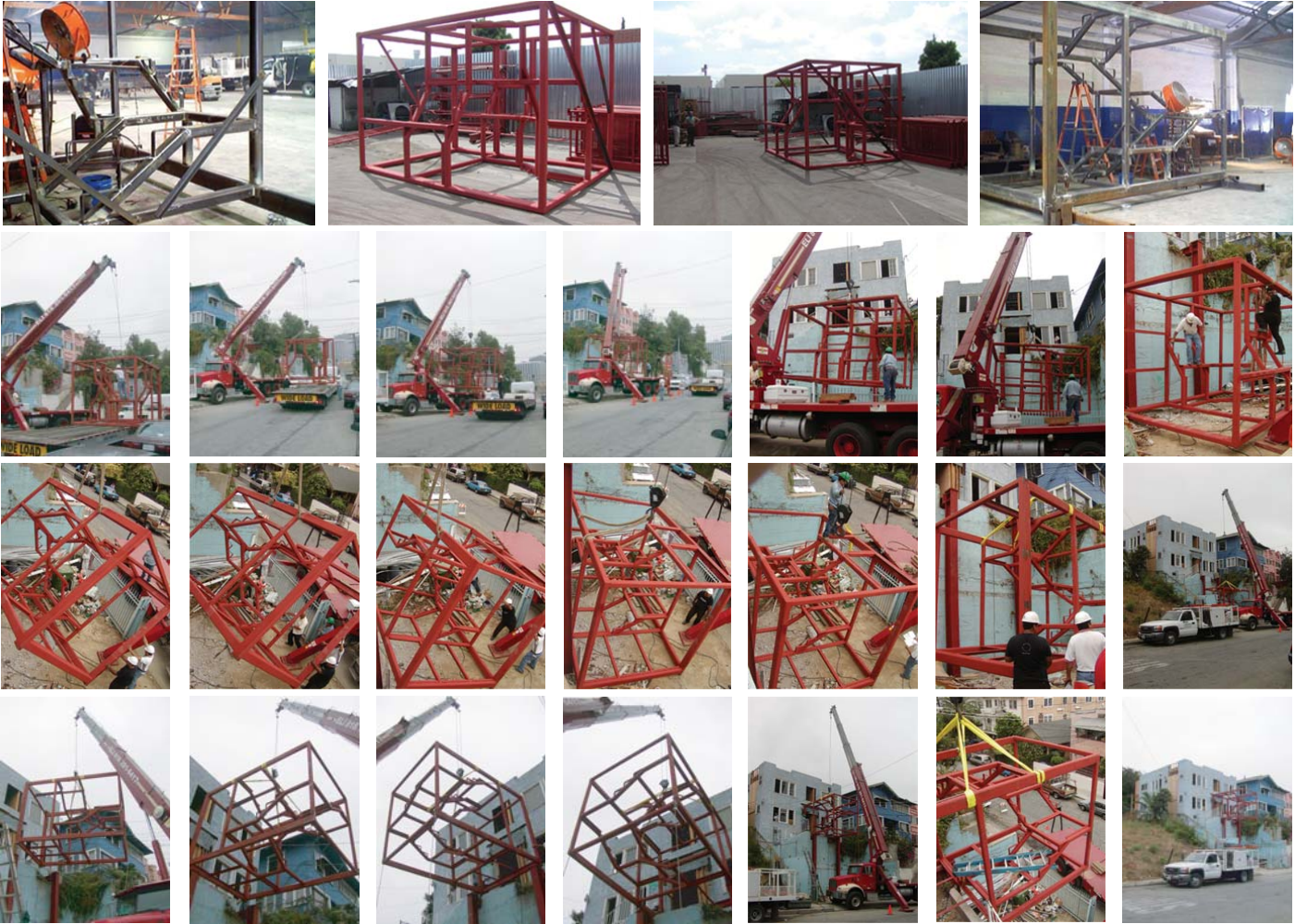


STAIR AT NIGHT

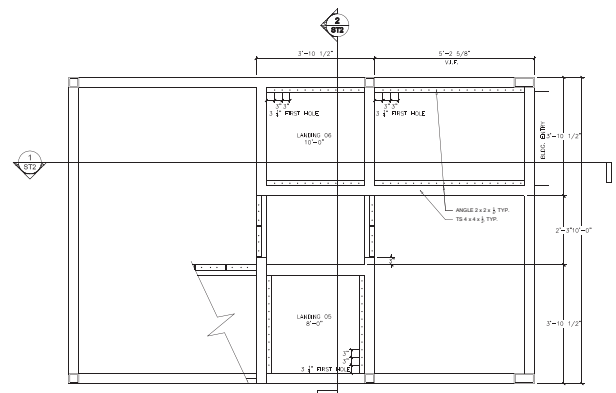


\$10,000 AN HOUR

The \$40,000 steel frame took four hours to install. The fabricator initially wanted to weld it on site but I convinced him to make it in the shop to better control quality and to save on the field welding inspection.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

4 x FOURPLEX

Professional Work

Four Unit Apartment Building

3200 Sq. Ft.

348 Patton St. Los Angeles, CA

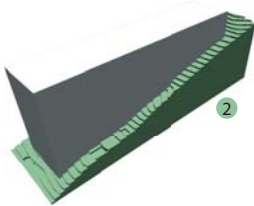
Completed 2004



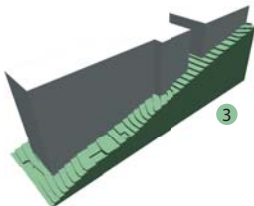
ENVELOPE + MODULES



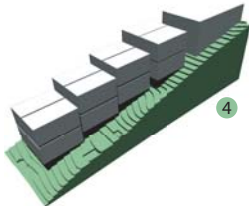
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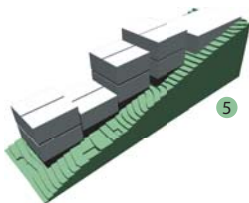
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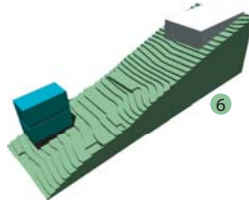


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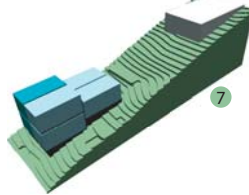


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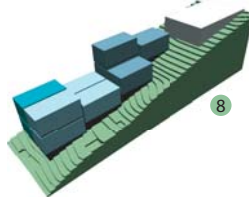
UNIT DISTRIBUTION



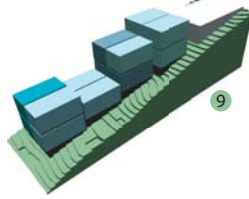
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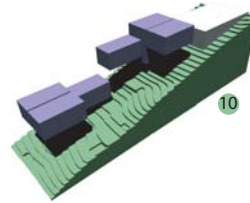


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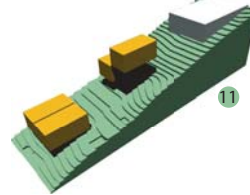


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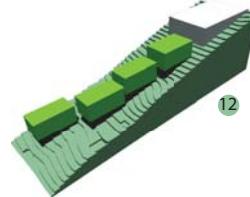
PROGRAM + SKIN



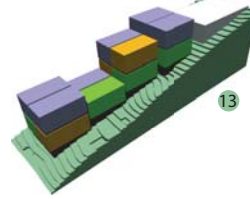
10



11



12



13

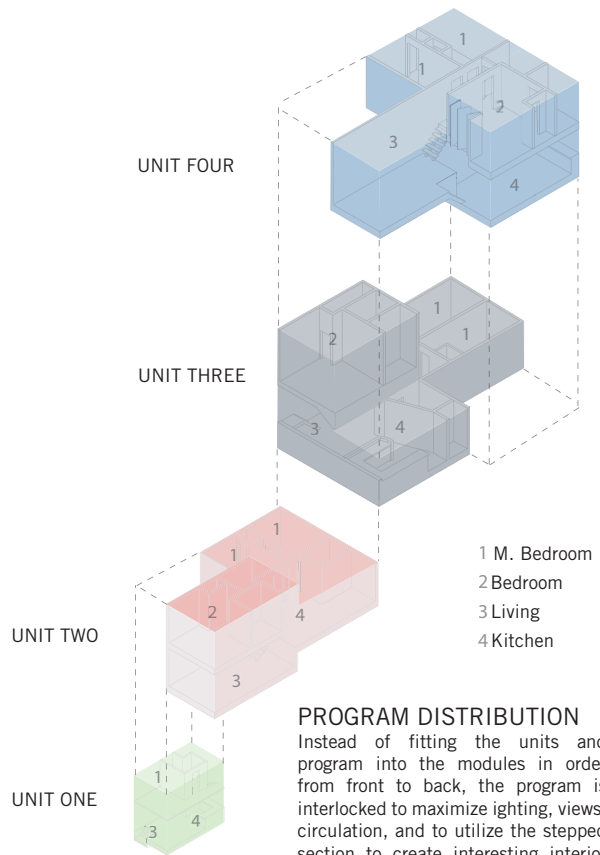
MASSING AND PROGRAM DIAGRAM

4 x FOURPLEX = 4 Units x 4 Modules Each

- 1 SITE
- 2 MAX. ZONING ENVELOPE
- 3 MAX. ZONING W/ PARKING AND ENTRY
- 4 MASS MODULATED AND STEPPED TO SITE SLOPE
- 5 2 OF 16 MODULES REMOVED TO CREATE ROOF DECK AND VIEW

- 6 UNIT 1
1 BEDROOM
2 MODULES
- 7 UNIT 2
3 BEDROOM
4 MODULES
- 8 UNIT 3
3 BEDROOM
4 MODULES
- 9 UNIT 4
3 BEDROOM
4 MODULES

- 10 BEDROOMS
- 11 LIVING SPACE
- 12 KITCHENS
- 13 COMPLETE PROGRAM
The green and yellow public spaces will be skinned in translucent material while the purple area will be opaque

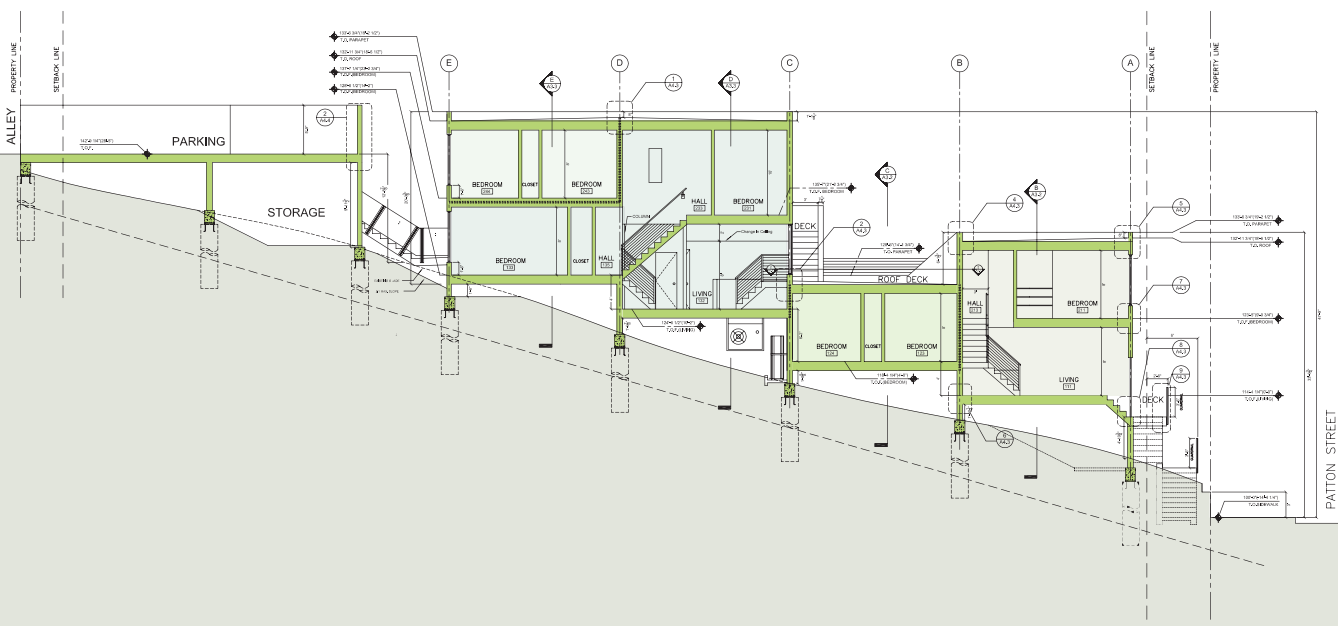
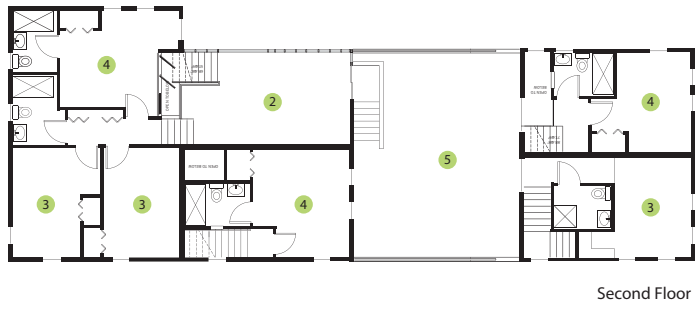
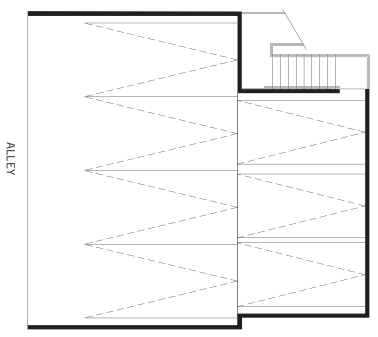


PROGRAM DISTRIBUTION

Instead of fitting the units and program into the modules in order from front to back, the program is interlocked to maximize lighting, views, circulation, and to utilize the stepped section to create interesting interior space.



- 1 KITCHEN
- 2 LIVING
- 3 BEDROOM
- 4 M. BEDROOM
- 5 ROOF DECK
- 6 PARKING



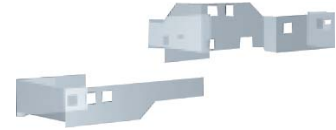
CEMENT BOARD/ PRIVATE SKIN

4' X 8' cement board is used to enclose the bedrooms and bathrooms. Due to the undulating section the skin wraps the building at various angles; creating form by following program.



POLYCARBONATE/ PUBLIC SKIN

Translucent siding is used to wrap the public areas of the kitchen, dining, and living rooms. This also exposes the plumbing and framing systems.



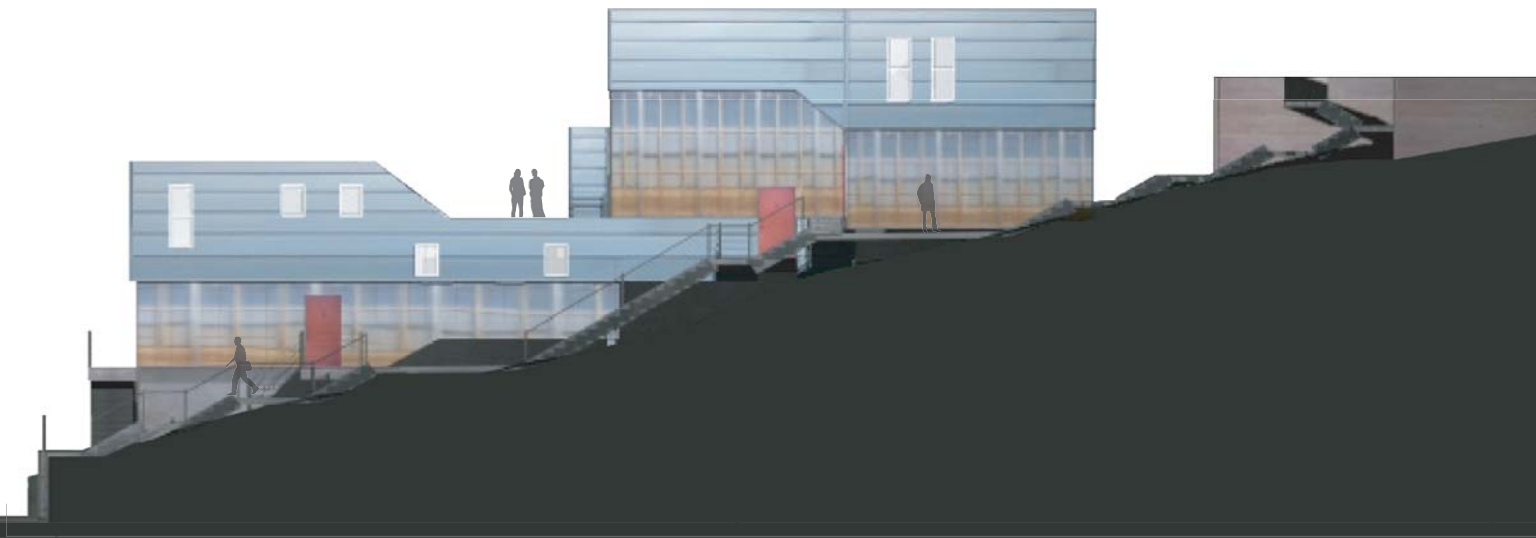
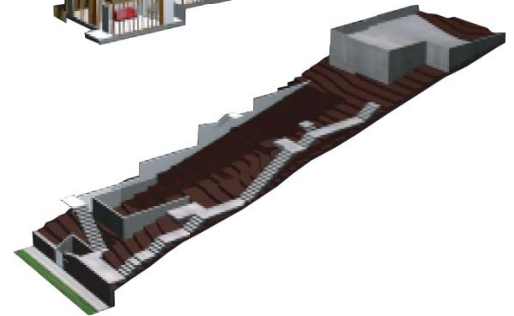
PROGRAM

Wood framing encloses the program. While each three bedroom unit is relatively small at 1000 sq. ft., the split level plan allows light on four sides and an open plan which utilizes the section to divide rooms.



FOUNDATION

The foundation consists of 17 caissons, each twenty feet deep and connected by grade beams. There are stem walls built above the sloped grade beams to provide a rigid connection between wood framing and concrete foundation.





- 1 UNDISTURBED SITE
A week after closing the evicted drug dealers from across the street were now camping on the site.
- 2 CAGE TIEING
The first union workers on site were expensive but good.
- 3 CONCRETE PUMPING

- 4 EXCAVATION
Mr. Brown, a 61 yr. old L.A. native, operated the bucket with one helper, myself, and my brother.
- 5 STEM WALLS 50%
- 6 FRAMING
First floor installed in 1 week.

- 7 FORMWORK
After the first stem wall pour the forms were disassembled and reused.
- 8 FORMWORK
- 9 PLAN REVIEW
Architect, Contractor, Laborer



1 FRAMING

2 CONCRETE FINISH
Learning by doing

3 FRAMING COMPLETE

4 FRAMING

5 INSULATION

6 THE COMPANY
(L to R) My brother, Our laborer Donno,
Myself, My father (visiting on vacation)

7 SKIN

The cement board took three weeks to install due to weight and fabrication speed. The polycarbonate took 4 days for the same reasons.

EVERY SQ. INCH The design/build process leads to familiarity with every square inch of the building.

- 1 The salesman at the paint shop thought Heyday was a hilarious name for a company so instead of saying 'hello' he would always say 'heyday'. Once I chose the final color he named it 'heybye green'.
- 2 These letters are from West-on they cost about 1/4 of similar letters at D.W.R.
- 3 I fabricated all the railings after the lowest bid from a sub was \$35,000. I had to rework the extensions to meet code.
- 4 This drain was the first finish piece of hardware on the project. Fortunately, it was placed correctly.
- 5 I started the formwork at the back of the site so this exposed wall would be the best. It did come out as the best wall on the project.
- 6 After C. of O. I cut the guardrail to showcase the cantilevered stair.
- 7 After the wall was poured we drilled the bolt holes for the stair. The wall is 8" thick so drilling 40 holes was a chore.
- 8 The finisher didn't show up so I finished the wall with my brother. The concrete wasn't workable until 8:00 p.m. Troweling concrete in the dark is less than fun.

