

Navy Street

Venice, CA

This unassuming duplex offers light-filled refuge in a bustling stretch of Venice Beach, located half a block from the ocean but—due to its dense urban surroundings—without ocean views. With these environs in mind, outdoor spaces are elevated or enclosed with views to the sky, offering pockets of ocean-breezed calm. Interiors likewise maximize air and light throughout, carrying natural ventilation as well as, in quieter moments, the sounds of susurrating waves.

The stepped front façade is intended to give sufficient space for circulation between neighbors, as well as complement the existing brick of the three-story apartment building next door.

The main 2,414-sf, two-story residential unit is accessed via a wooden stairway to the second floor, opening to a continuous living and dining space where lofty ceilings and floor-to-ceiling glass offer views at both ends. On the alley side, an area can be closed off via pocketing doors for privacy. When used with the Murphy bed, it provides a space for guests. A full bathroom is tucked thoughtfully beneath the staircase.

Upstairs, a mezzanine study overlooks the main floor while the primary suite receives generous daylight through clerestory windows. The primary suite opens onto an elevated sky courtyard that allows for light, air and greenery while maintaining seclusion from the adjacent alley.

On the ground floor, a flexible 980-sf, two-bedroom unit is designed for potential future integration into the main residence.

Drawing cues from modest house precedents in Japan, simple materials serve as a backdrop to eclectic exterior surroundings and interior serenity. Low-maintenance concrete flooring covers the main living areas with white oak wood on the third level, all clad in striking white stucco.

TYPE OF PROJECT: New construction
COMPLETION DATE: 06/2022





A



B



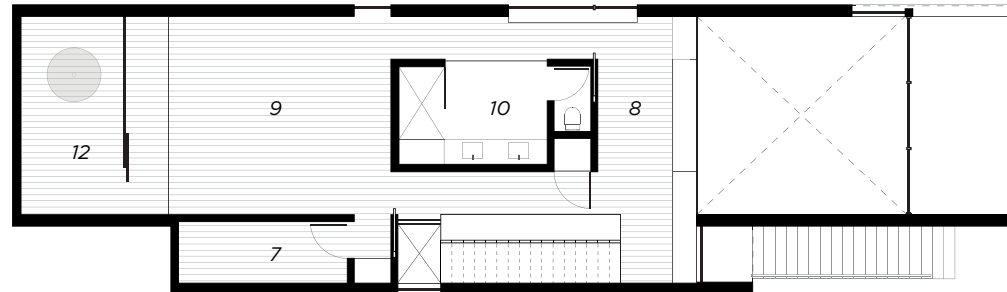
- | | | |
|-------------|----------------------|-------------|
| 1. Entrance | 6. Laundry/Utilities | 11. Bedroom |
| 2. Dining | 7. Walk-In Closet | 12. Deck |
| 3. Kitchen | 8. Study | 13. Garage |
| 4. Living | 9. Primary Bedroom | |
| 5. Bathroom | 10. Primary Bathroom | |

site + ground floor
supplemental unit

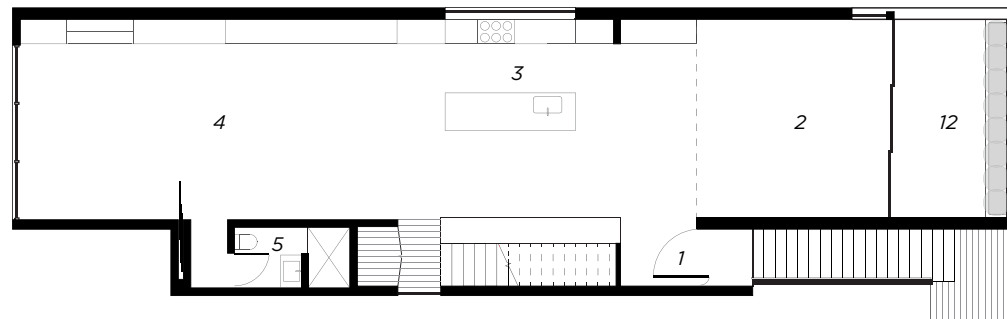
20'/6m

vicinity plan

100'/30.5m



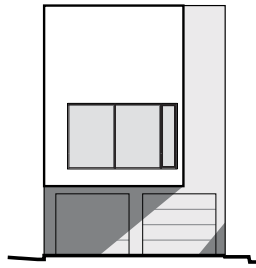
third floor
main residence



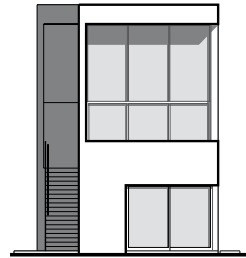
second floor
main residence

- | | | |
|-------------|----------------------|-------------|
| 1. Entrance | 6. Laundry/Utilities | 11. Bedroom |
| 2. Dining | 7. Walk-In Closet | 12. Deck |
| 3. Kitchen | 8. Study | 13. Garage |
| 4. Living | 9. Primary Bedroom | |
| 5. Bathroom | 10. Primary Bathroom | |

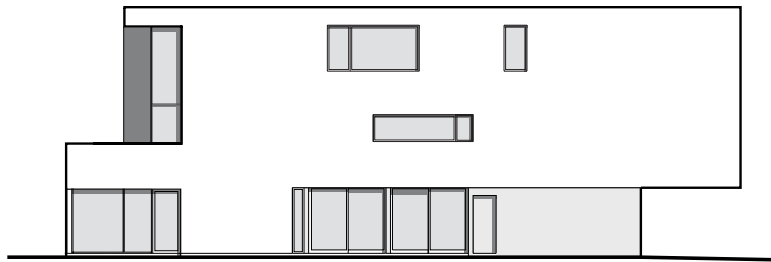
20' / 6m



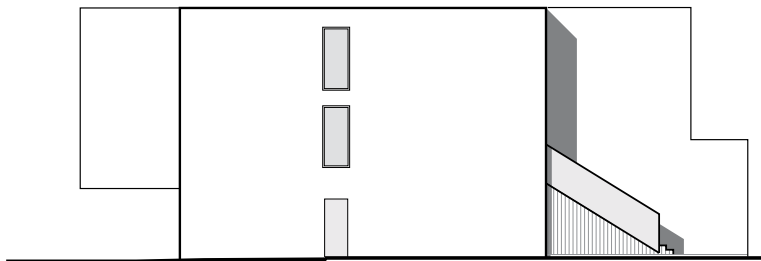
west



east



north



*south
elevations*

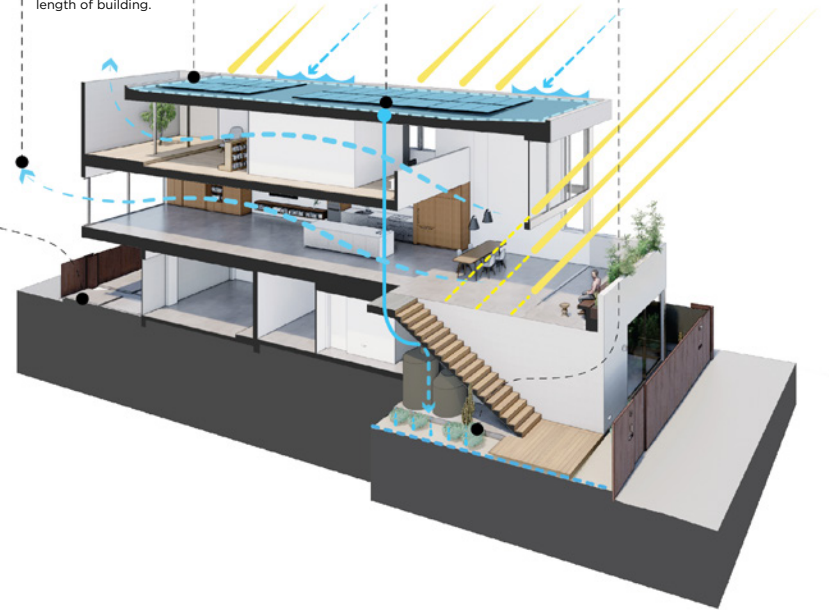
PERMEABLE
PAVING

NATURAL
VENTILATION
Sliding doors and
operable windows
facilitate natural
ventilation across
length of building.

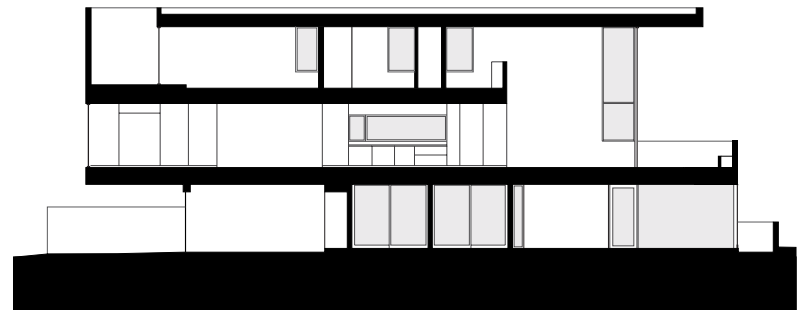
PHOTOVOLTAIC
PANELS

STORM WATER
MANAGEMENT
Captured storm water
from building collects in
rain tanks and irrigates
landscape.

NATIVE AND
LOW-WATER USE
LANDSCAPING



sustainability strategies



section looking north

⊙ ————— 20'/6m















