





Bayview, Hermosa Beach, CA

The Bayview residence is uniquely designed to meet the needs of the multicultural modern family that calls it home. Located in the coastal community of Hermosa Beach, CA, this modest hillside site is bound by a street with strict height restrictions on one side, and a pedestrian walkway on the other. What could have been a design limitation instead becomes an opportunity to create something truly special. This home is full of thoughtfully designed details that enhance everyday life. The overall approach was to create a series of grand and private spaces that connected to the outdoors and encouraged congregation and entertaining.

Drawn to contrast and minimalism, the architect kept a crisp and concise palette of monochromatic materials that embraced the simplicity of black and white; black painted metal and shou sugi ban-inspired charred wood juxtaposed with white stucco and light wood, and acid washed concrete.

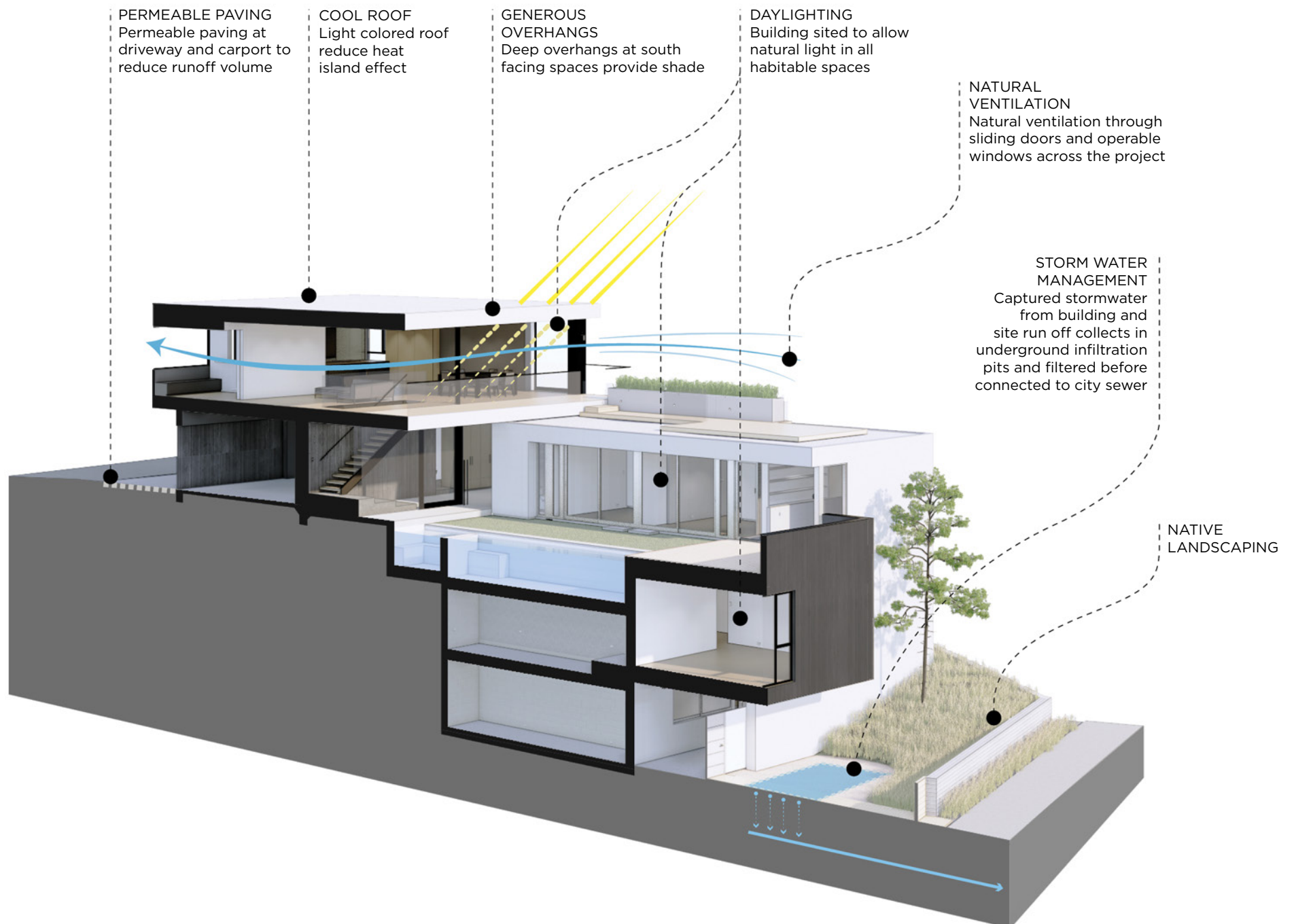
This four-level home features different volumes arranged around two main stairs, one public and one private, which both serve to anchor the home. Rotating the massing of the house effectively creates opportunities for grand vistas, intimate spaces, and - a rarity in this neighborhood - a flat area for a pool as well as a backyard for the family's two young children.

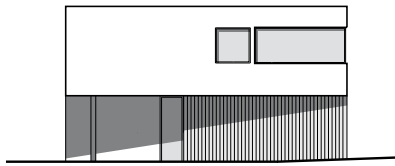
Upon main entry from the street at the third-floor level, a light-filled foyer invites guests up the grand stairway to the top-level great room which features the main living area, dining and kitchen, as well as an office and a terrace with pocket slider doors that disappear to reveal expansive ocean views. A private walkway which extends from the kitchen to a private crow's nest and outdoor firepit is flanked by an herb garden, creating an intimate space for family gathering.

Private suites are located on the third floor, the same floor as the foyer and main entry, and lead out to the pool area and green roof garden. A private stairwell at the opposite end of the house leads down to the primary suite which is located on the second level. The primary suite features his and hers bathrooms connected by a shared double shower. Her bathroom also features a soaking tub, a walk-in closet and a sauna.

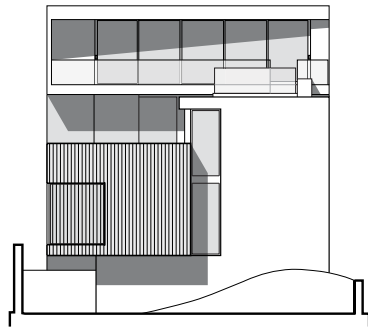
Further down the private stairs on the ground floor is a guest suite, a children's playroom and a family mudroom. The ground floor opens onto a dune garden that features an outdoor shower and paddle board storage area. The dune garden opens onto a pedestrian walkway and alley with beach access.

TYPE OF PROJECT: Residential, New construction
COMPLETION DATE: 02/01/2022

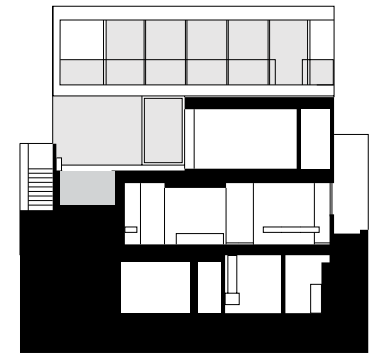




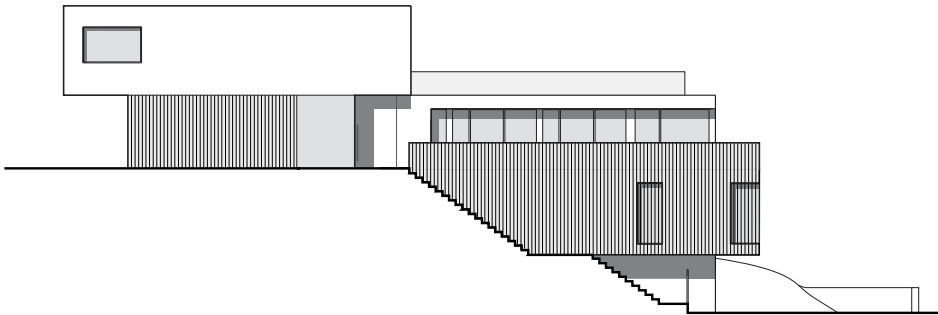
east



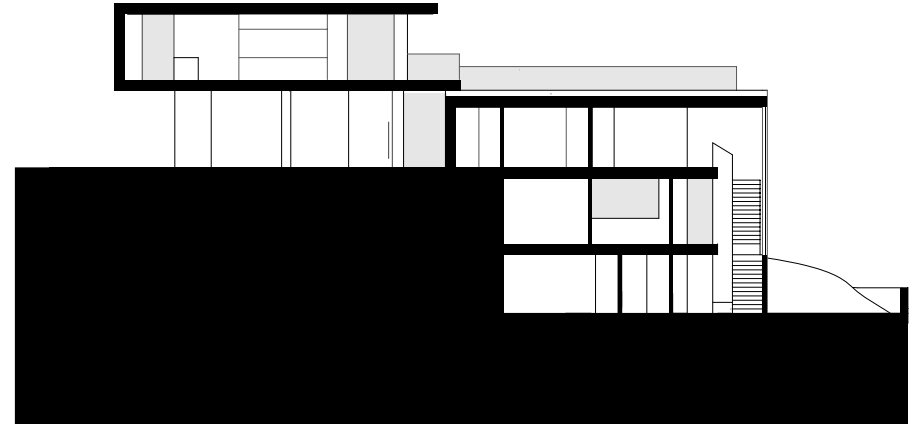
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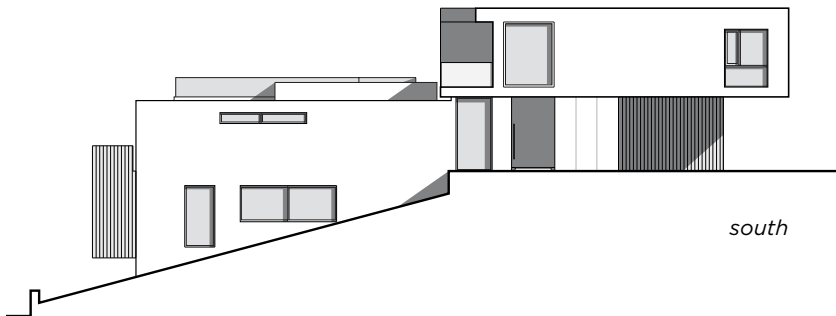
section looking east



north



section looking south



south

20'/6m



L1: lower entrance with dune garden and lounge



L1: site + first floor

20'/6m

- 5 bathroom
- 6 storage
- 11 guest Bedroom
- 14 wine room
- 20 outdoor shower + storage
- 21 lower entrance + lounge



L2: his and hers primary bath



L2: second floor

20'/6m

- 6 storage
- 7 walk-in-closet
- 9 primary bedroom
- 10 primary bathroom



L3: upper entrance, driveway and carport



L3: site + third floor

20'/6m

- 1 entrance
- 5 bathroom
- 12 pool deck
- 13 playroom
- 15 powder room
- 16 bedroom
- 17 garage
- 18 carport
- 19 driveway



L3: main entrance



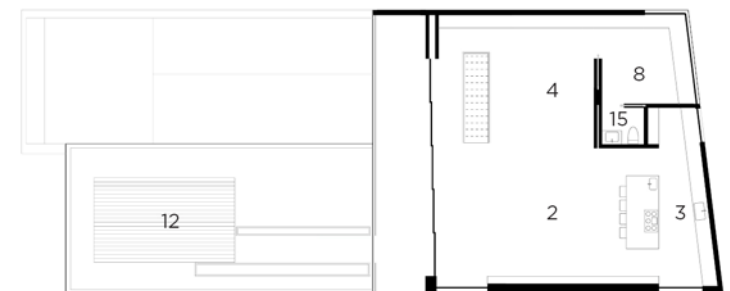
L3: pool deck



L4: main living area and deck



L4: kitchen



L4: fourth floor

20'6m

- 2 dining
- 3 kitchen
- 4 living
- 8 study
- 12 crows' nest / deck
- 15 powder room



L4: living



L4: dining