urban transformation

EXPANDING HOME OWNERSHIP THROUGH SMART GROWTH

Three case studies and possible solutions

SMALL LOTS SMART DESIGN

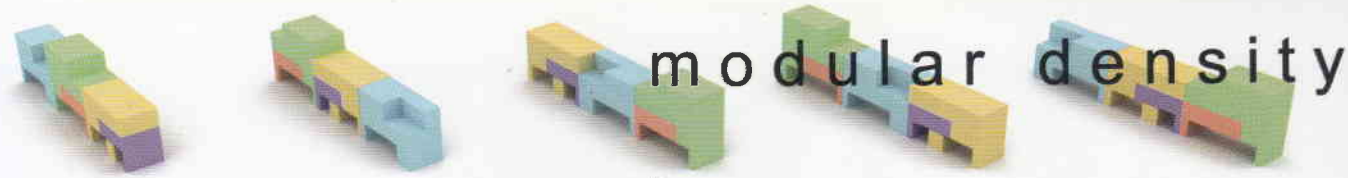
Los Angeles Small Lot Subdivision Design Competition

Winning entries, finalists, and selected submissions

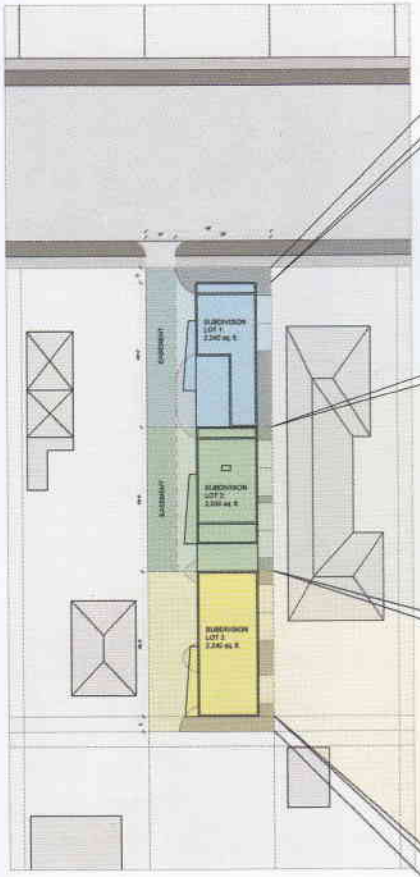
July 2007

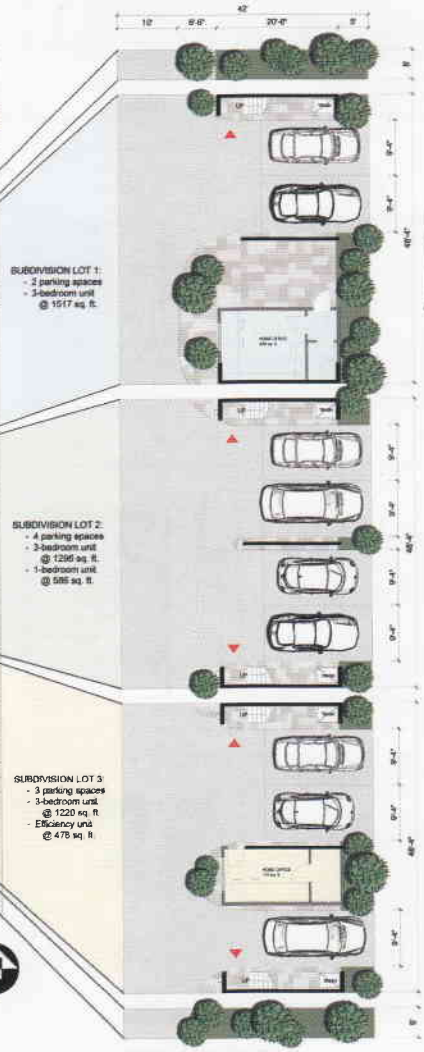
Enterprise Community Partners
In coorperation with the city of Los Angeles

www.smallbutsmart.org



modular density





GROUND FLOOR PLAN
scale: 1/8" = 1'-0"

2ND FLOOR PLAN
scale: 1/8" = 1'-0"

3RD FLOOR PLAN
scale: 1/8" = 1'-0"

4TH FLOOR PLAN
scale: 1/8" = 1'-0"

REPLICABILITY:

The intent of the design is to create an easily replicable modular system for the subdivision, development, and densification of standard Los Angeles lots. A minimal parking bay width of 42 feet is crucial to the application of this system. The standard length and modular character of the subdivision parcels offer a unique opportunity to develop a variety of standard building types that accommodate different lifestyles and family configurations, revolutionizing densification possibilities of Los Angeles.

EXCHANGEABILITY:

With 3 template building types that can be rearranged on the site, the developer or property owners will be able to combine units in different orders and quantities according to their demands. Featuring unit types ranging from a 480 square foot efficiency unit, to a spacious 1500 square foot 3 bedroom unit with a generous outdoor deck, this proposal adapts to a diverse range of family sizes and lifestyles. In addition to the exchangeable buildings, the parking is also modular, allowing for as many as 4 parking spaces per parcel, thus providing multiple possibilities of unit combinations.

COMMUNITY INTERACTION:

This scheme utilizes an aggressive parking strategy where pedestrians and vehicles take turns using the ground floor different times of day. As working residents leave to begin their workday, the ground floor becomes available for recreational activities such as basketball, picnics, and hop-scotch for children of the neighborhood.

SUSTAINABILITY:

Rooftop living and open decks combined with natural ventilation and daylight for all rooms provide an ideal concept for the mild southern California climate. Children's bedrooms are generally equipped with balconies that allow for generous openings during the warm seasons, eliminating the need for mechanical air-conditioning. Storm-water is collected and used for irrigation while photovoltaic cells are integrated in the roof membrane. The multi-story living room air chimneys further enhance air movement and the concept of natural ventilation.

AREA SUMMARY				
TOTAL LOT	42 x 196	8,540 sq. ft.		
SUBDIVISION 1	42 x 37'-4"	2,247 sq. ft.		
NO. OF CARS	2			
3 BEDROOM UNIT (including home office)		1st floor	225 sq. ft.	
		2nd floor	845 sq. ft.	
		3rd floor	447 sq. ft.	
	total			1,517 sq. ft.
TOTAL SUBDIVISION 1:				1,517 sq. ft.
SUBDIVISION 2	42 x 69'-4"	2,937 sq. ft.		
NO. OF CARS	4			
3 BEDROOM UNIT		2nd floor	156 sq. ft.	
		3rd floor	738 sq. ft.	
		4th floor	402 sq. ft.	
	total			1,296 sq. ft.
1 BEDROOM UNIT		2nd floor	586 sq. ft.	
	total			586 sq. ft.
TOTAL SUBDIVISION 2:				1,882 sq. ft.
SUBDIVISION 3	42 x 58'-4"	2,247 sq. ft.		
NO. OF CARS	3			
3 BEDROOM UNIT (including home office)		1st floor	172 sq. ft.	
		2nd floor	295 sq. ft.	
		3rd floor	753 sq. ft.	
	total			1,220 sq. ft.
EFFICIENCY UNIT		3rd floor	476 sq. ft.	
	total			476 sq. ft.
TOTAL SUBDIVISION 3:				1,696 sq. ft.

CORNER LOT CONFIGURATION

INTERIOR LOT CONFIGURATION

SECTION scale: 1/8" = 1'-0"

Christoph Kapeller, Efren Soriano - CK Architecture | **Finalist**