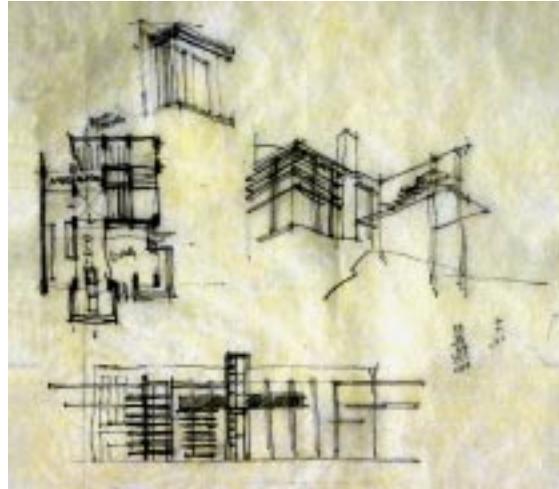


Units 4 and 5

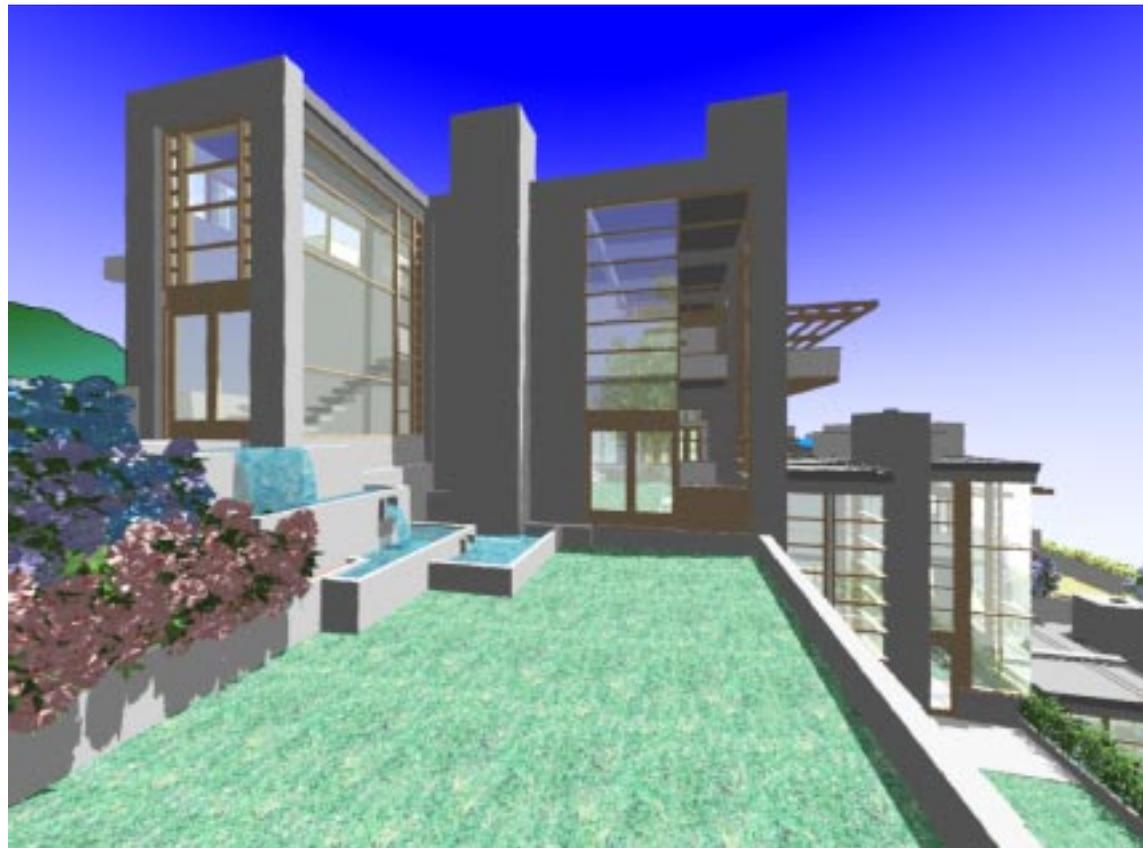
Unit 4 has many unique characteristics, along with many characteristics that are common to the rest of the complex. What this house has within its 2,500 square feet (not including the mother-in-law suite) is similar to the other houses except that the spaces are more generous. This dwelling does, however, have three spaces that do not exist in the other houses.



A series of plan, elevation and perspective studies of Unit 4 and 5.

One occurs on the ground level. This room, which is adjacent to the kitchen, is a multi-purpose space. Depending on the resident this room could function as a library, a den, or a home office. Additionally, it can function as an area for further expansion of the kitchen or dining areas, or as an extra sleeping quarter for guests. The second additional space known only to Unit 4 is the mother-in-law suite. This collection of rooms is also being referred to as Unit 5 and will be described in detail later in this narrative. The third space is called the *Sky Hall* and is described in the next paragraph.

A space that is common to Units 2, 3 and 4 that has not yet been described occurs on the roof top or terrace level. Whereas in both Units 2 and 3 the inhabitant accesses the roof terrace from the exterior, in Unit 4, the inhabitant accesses the roof terrace from the interior. This is done to enable the owner of this unit to also inhabit the mother-in-law's suite which is accessed from the same interior stair. Three steps before the top of this stair is a landing; at this point one can turn to either the left or the right. On one side of the landing is the mother-in-law's suite, on the opposite is the *Sky Hall*. The *Sky Hall* is a



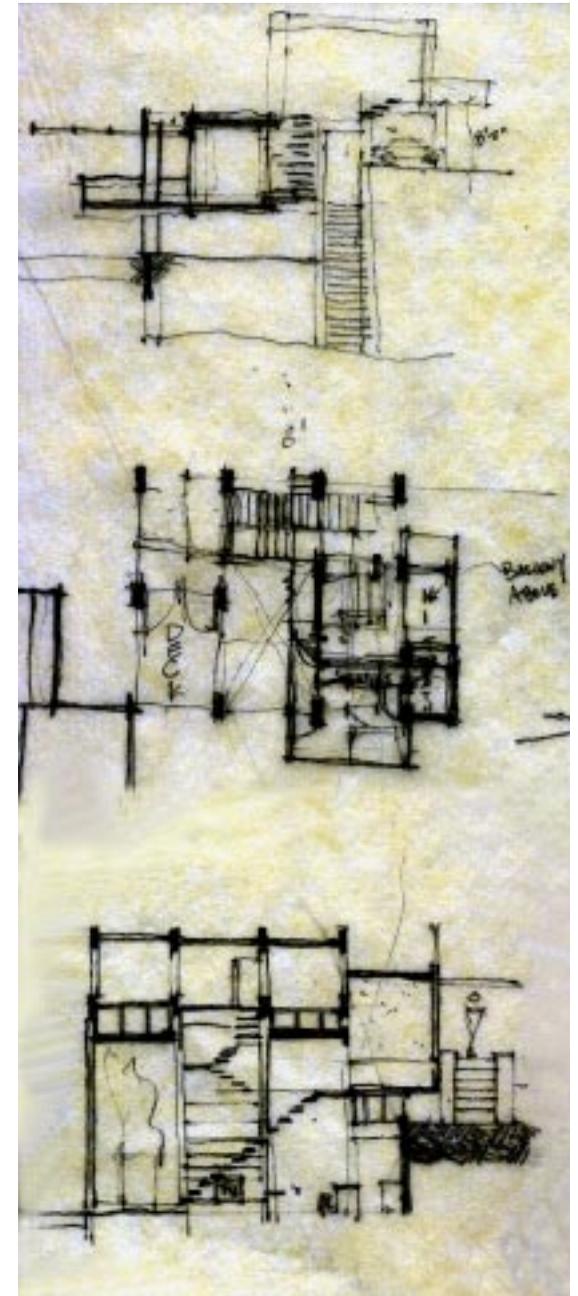
A rendering study of the Unit 4 private garden elevation.

place inside, to view, to feel the ocean breeze, to entertain, to experience the sky. Typical to all of the dwellings below Unit 4 is the roof terrace. The terrace in Units 2 and 3 is accessed from the forecourt up a staircase. Unit 1 does not have a roof terrace. The terrace's walking surface is constructed of textured fiberglass panels. These panels are attached to a framework of extruded aluminum joists, these are fastened to the concrete frame with an intermediate plastic spacer. The entire assembly places the terrace floor 8" above the height of the concrete frame and approximately 4" above the roof surface. This is done to allow the movement of air over the roof's surface.

In an effort to efficiently cool and insulate the roofs of these houses, they are bathed in a pool of water 3" deep. The roof slab is sealed with a fully adhered, monolithic PVC membrane roof. This membrane is covered with a decorative gravel. The pools are filled by either rain water or automatic soakers. Once the pool is filled, the overflow spills into a trench drain which follows along the back of the roof terrace (in front of the *Sky Hall*). The water then makes its way to a scupper that directs the flow to a series of pools that cascade down to the lower green garden. From there the water courses to a drain and is taken off-site. The roofs also drain to the staircase courtyard. Here the water flows into the cascading waterway. When the waterway is saturated there is an overflow at the lowest level of the staircase courtyard. From this overflow the runoff enters the city storm drain system.

The use of evaporative cooling is a tested solution particularly suited to Southern California's arid semidesert climate. This idea, is not new and examples abound, such as the Duncan-Irwin House, 1906 of Greene and Greene and the VDL II House by Richard and Dion Neutra, 1965. With the addition of the early afternoon prevailing ocean breeze, the evaporative effects of the water throughout the cluster will provide significant degrees of cooling. The houses will have no mechanical means of cooling, heating is taken care of with a radiant heating system as mentioned in the Unit 3 description.

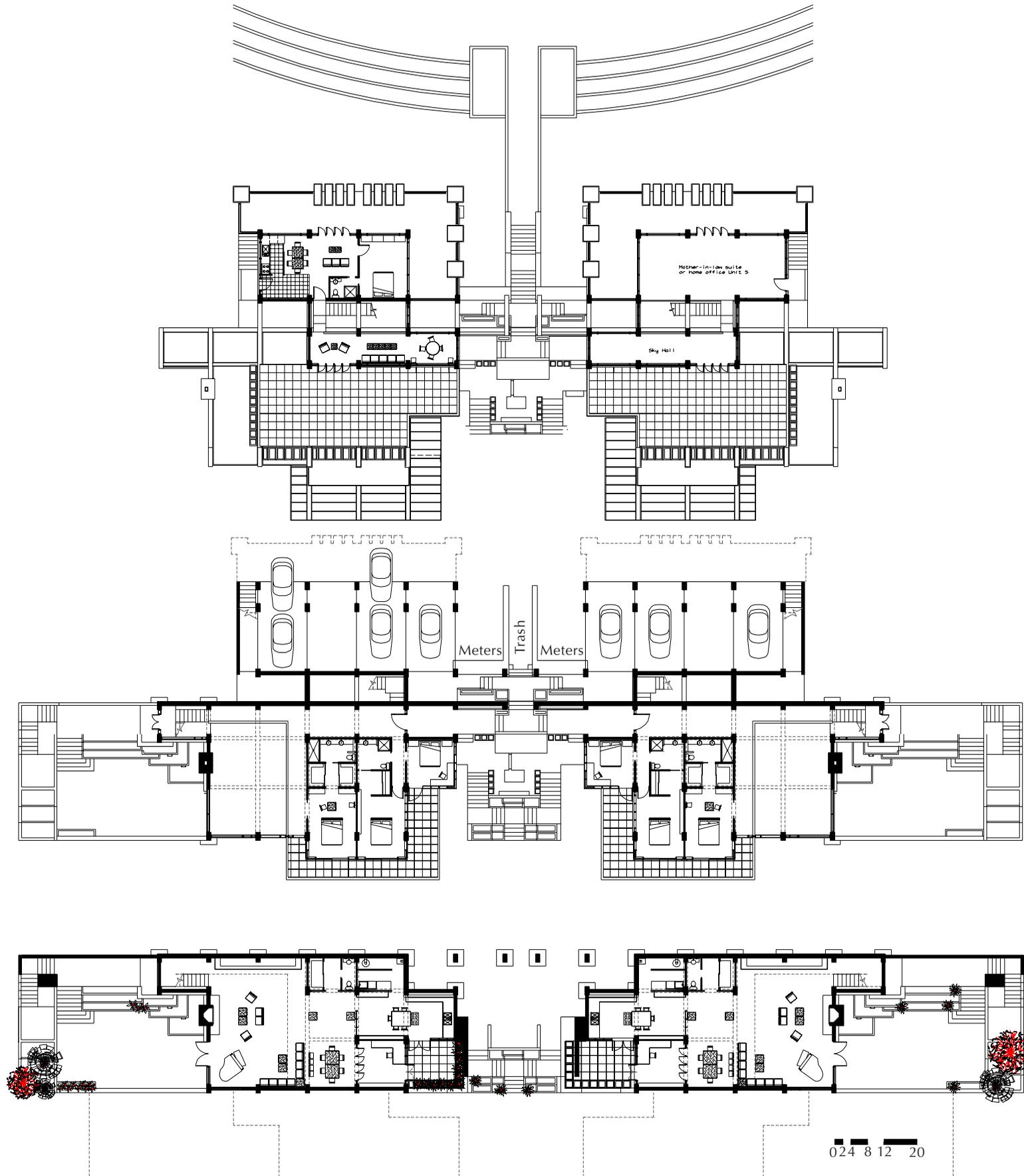
By using the fiberglass panels as a walking surface, access to the roof is possible, in the event that a repair is necessary and for general maintenance. The panels are sized



A series of early sketch studies of Unit 4.

in 2'x2' sections and attached by a series of counter sunk bolts. Panels can thus be removed easily as needed.

The roof terrace on the staircase courtyard side of the unit is bordered by a stucco covered metal stud half-wall. This solid wall provides maximum privacy from the staircase courtyard and from the unit across the way. The remainder of the roof terrace is cloistered by a series of planter boxes similar to those found in both the courtyard staircase, and on the breakfast patios. These planter boxes are 3'4" in height to prevent anyone from toppling over the edge of a roof, or beyond any



Roof Terrace

Entry Level

Ground Level

surface edge with a height greater than 2'-8". The planters are spaced no more than 6" apart. Furthermore, the roof terrace material itself never comes in contact with the planters as they are separated by a 4" space.

The fireplace penetrates the roof terrace in Units 2, 3 and 4. At the roof terrace level the fireplace becomes an outdoor fireplace. It can function as both a fireplace or as a barbecue.

Unit 5, or the "Mother-In-Law suite" is accessed directly from the entry hall of Unit 4 via the *Sky Hall* stair. As the resident approaches the *Sky Hall* level, a landing occurs 3 steps below the floor level. At this juncture a decision would be made to go to the *Sky Hall* or to the suite. Additionally, the suite can be accessed from the exterior of the parking garage adjacent to Unit 4. A flight of stairs enters the house at 90° to the entrance from within Unit 4. This entry arrangement creates an interior entrance court, similar to the forecourts of the other dwellings. As shown here, this house is 3 frames wide and 24' deep, or 864 square feet. The space can be juxtaposed as suggested in the plan with a kitchen, dining area, living area, bath and sleeping quarters. Or, the unit can be used as open or multiple office space. The owner has the ability to arrange the space as he/she sees fit. This unit also has a significant area reserved for a roof top terrace. The terrace is above the parking garage and has similar characteristics to the other roof terraces within the cluster.

Additional parking for Units 3, 4 and 5 are accommodated under the Unit 5 suite. At this location there is space for 8 vehicles. There are two visitor parking spaces and storage in this above ground garage. Exiting to the staircase courtyard is achieved by moving

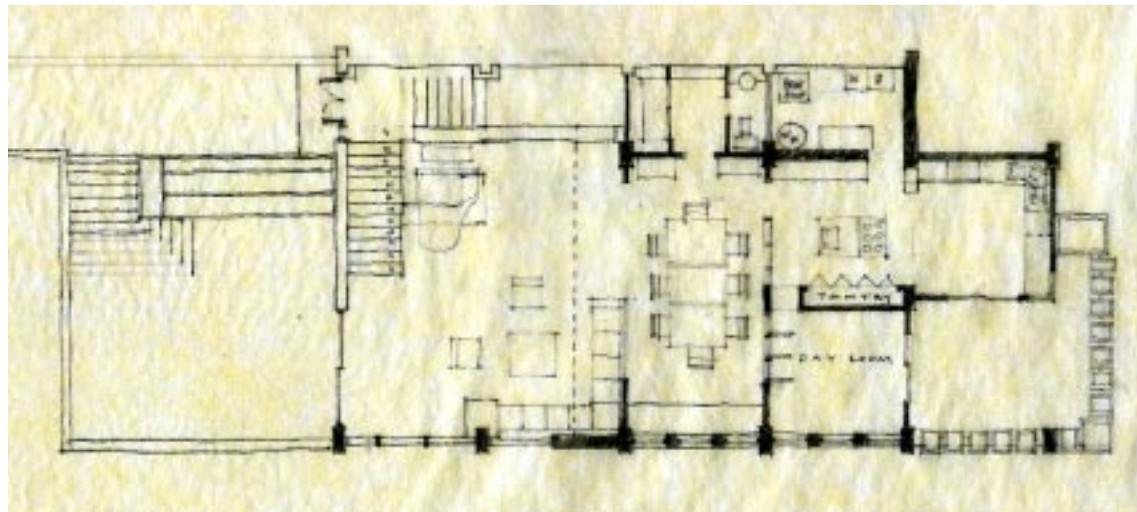


Entrance study of Unit 4 before the staircase to the terrace was located inside the house.

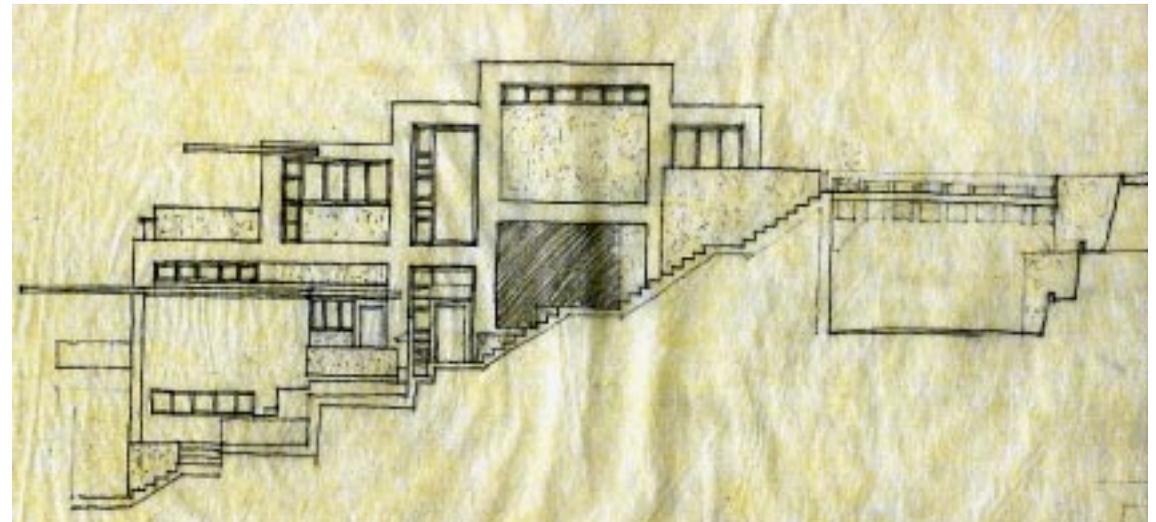
from the parking locations toward the staircase. There is a forecourt approach to the staircase that has three treads leading to an

intersecting landing of the main staircase. All services such as metering and trash collection for the cluster will occur in the area immedi-

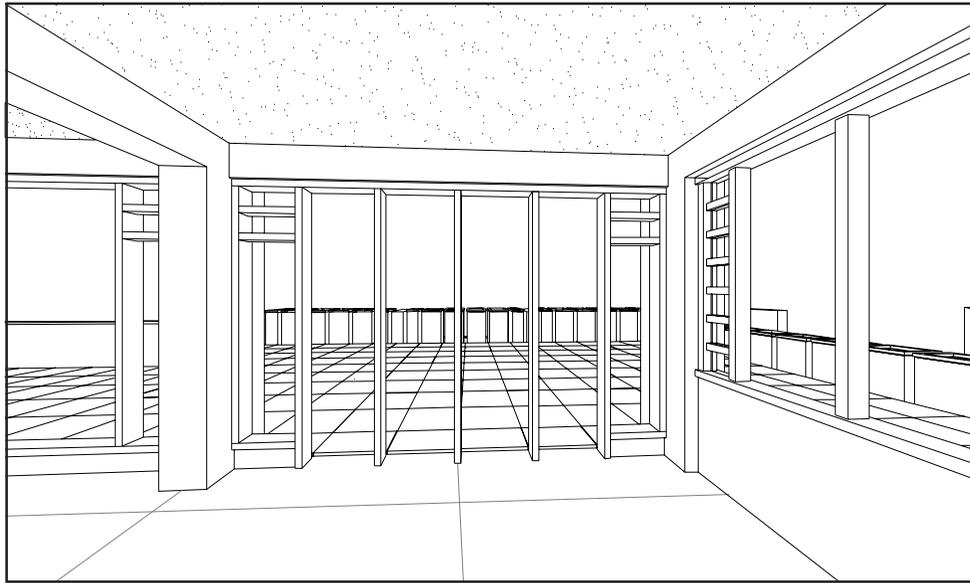
ately adjacent to this parking area (see Entry Level plan.)



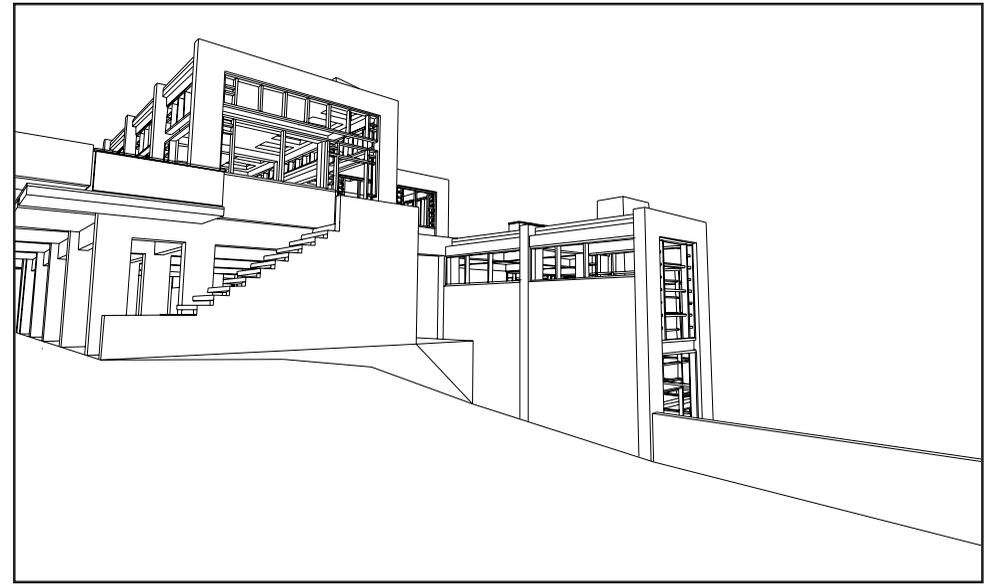
An early Ground Level plan study of Unit 4 before the staircase was relocated.



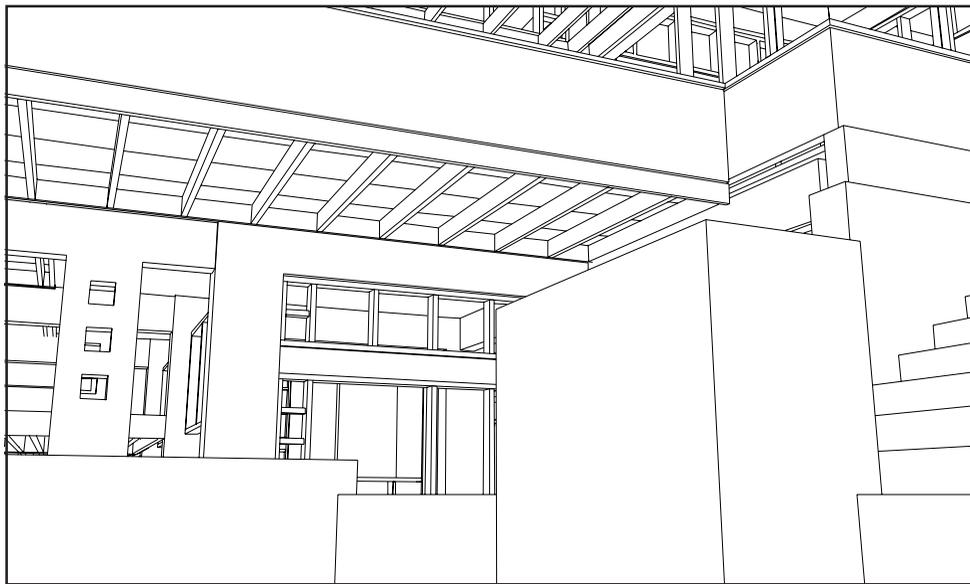
Study elevation/section through "street" staircase courtyard of Unit 4 and Unit 5.



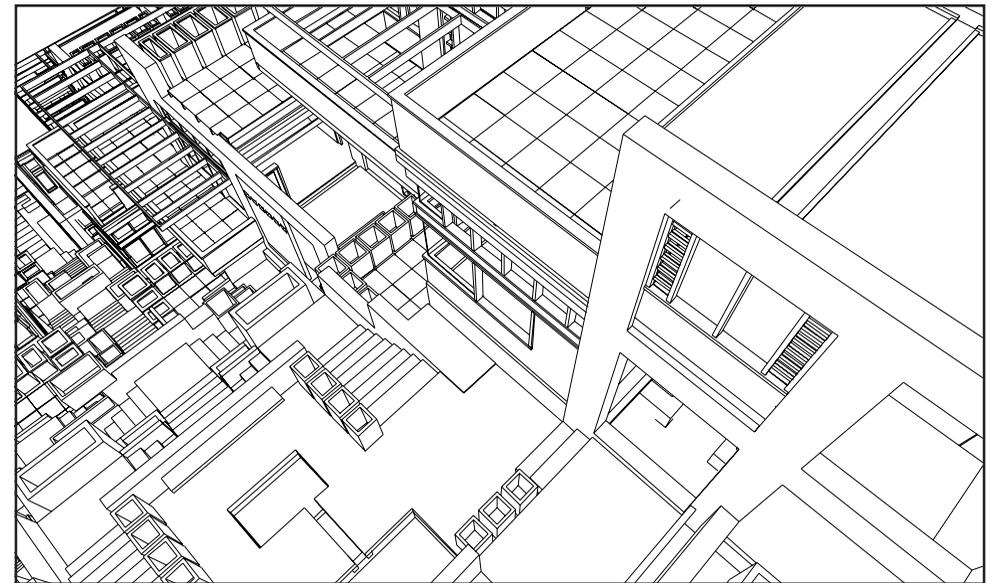
View of Sky Hall interior looking out to the roof terrace.



The stair case entrance to Unit 5, rear wall of Unit 4 beyond.



View to the Breakfast Patio from the central stair case, the kitchen is beyond.



A birdseye view of the "street" stair case with a portion of Unit 4/5.