



## 1+3=1 HOUSE

LOCATION: Venice, California

DESIGNER: Leisner Trigas Jeevanjee

*Maximizing building square footage while keeping the existing bungalow was the principal programmatic objective for this project thus a "subtractive design" strategy was produced. A series of strategic volumetric operations was applied to realize the client's needs and architectural goals.*

*The design strategy prompted a dynamic live-work complex that integrated with an existing bungalow on site. Three independent "follies" were established: "A - Office," containing a meditation room upstairs; "B - Living," featuring a large projection wall that serves to screen the stair leading up to the master suite on the second level; "C - Art Studio," designed with a large roll-up door for ventilation and includes a rental unit. The additional bachelor's unit on the property required five parking spaces, leading to the solution of providing courtyards that double as parking, in turn contributing to the project's initial aspiration. The project was designed without the provision of air conditioning, resulting in the use of a passive cooling strategy. Additionally, radiant floor heating in the slab minimizes heat energy loss. In an attempt to reflect solar energy, the roof is made of silver reflective corrugated steel.*