

# A BUILDING THAT BREATHES

## CLIMATE

**Climate Zone:** Both coastal and interior weather influences the Southern Californian inland valley climate zone. The inland winds bring hot and dry air, and marine air brings cool and moist air.

**Max. Temp:** 110 [Record] 75.2 [Average]

**Min. Temp:** 28 [Record] 55.7 [Average]

**Min. Temp:** 28 [Record] 55.7 [Average]

**Rainfall:** 15 Inches Yearly (Current drought not considered)

**Humidity:** The relative humidity typically ranges from 38% (comfortable) to 90% (very humid) over the course of the year, rarely dropping below 13% (very dry) and reaching as high as 100%.

**Prevailing Wind Direction:** NW

**Climatic Design Priorities**

- Winter:**
  - Insulate
  - Reduce Infiltration
  - Passive Solar
  - Shade
- Summer:**
  - Use Evaporative Cooling
  - Distribute Thermal Mass



## HYDROLOGY

**Aquifer Level:** Relatively flat

**Rainfall:** Needs proper draining

## ECOLOGY

**Habitat:** Due to high land coverage, wildlife is limited to birds and insects.

**Migration Patterns:** Unknown

**Indigenous Plants:** There are several trees around the perimeter of the lot, which would be a nice addition to the housing units.

## ECONOMY

**Threats:** LA Live is a massive hub for business, therefore surrounding lots are subject to very high pricing and limited parking.

**Opportunities:** It is possible to shift the paradigm in the region by offering an oasis to the inhabitants of this project through several methods.

**livelihoods:** The majority of inhabitants in this area hold office jobs with medium to high income. Existing housing around here is very expensive.

## GEOGRAPHY / SITE

**Topography:** Relatively flat

**Slope/Drainage:** Needs proper draining

**Circulation:** Figueroa is a heavily used street.

**Effect of existing buildings:** The Staples Center & LA Live affect the use of the immediate space & add to the Urban Island heat effect.

**Views:** Views into LA Live & Downtown are ideal but noise reduction may be a priority.

**Points of access:** Figueroa is a busy street, so entry from Flower is ideal.

**Noise:** It can get very loud around this area, particularly on game days. Proper noise reduction techniques are crucial.

## PROGRAM

- One Bedroom Studios
- Two Bedroom Units
- Three Bedroom Units
- Parking Garage
- Courtyards
- Basketball Courts
- Community Gardens
- Retail
- Fitness Center
- Interior Gardens
- Tennis Courts
- Ball Room

## HISTORY & CULTURE

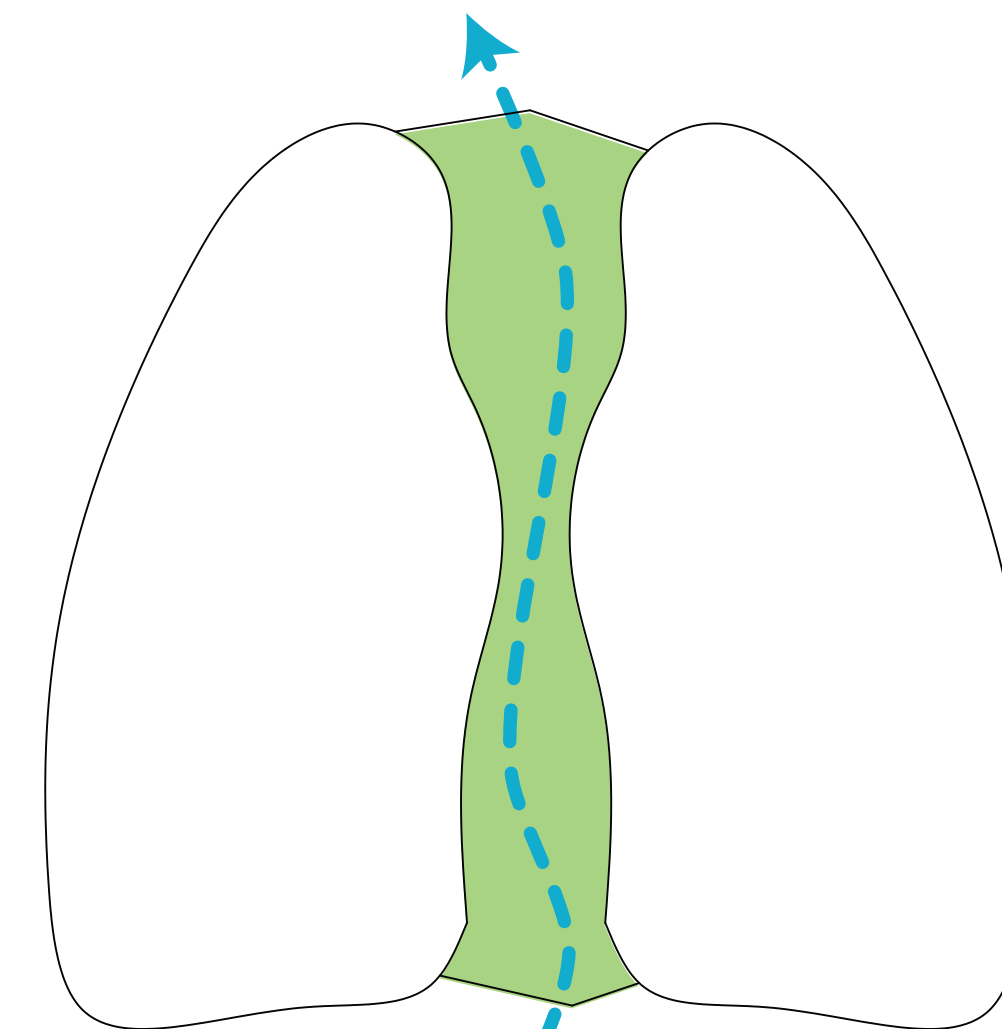
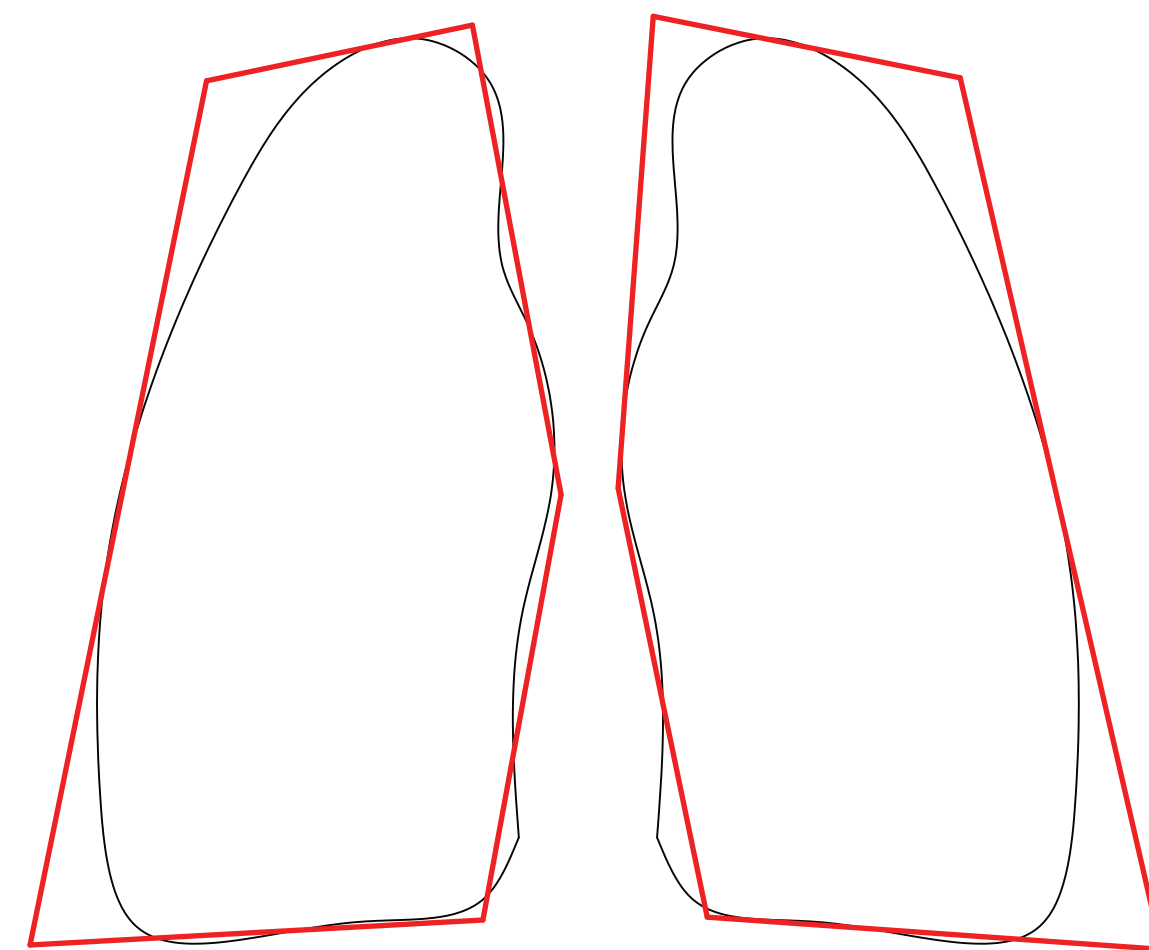
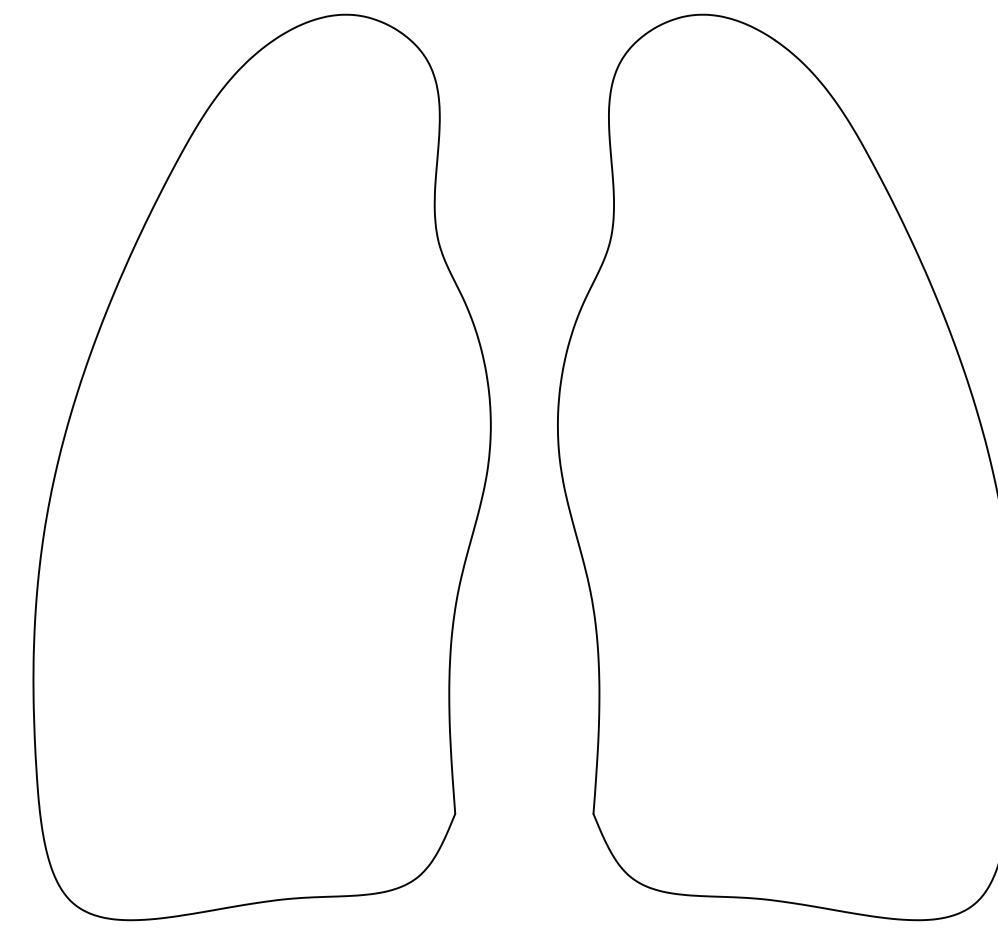
**Income:** \$62,000 Per Year    **Median Age:** 35

**Median Rent:** \$1,850/Month

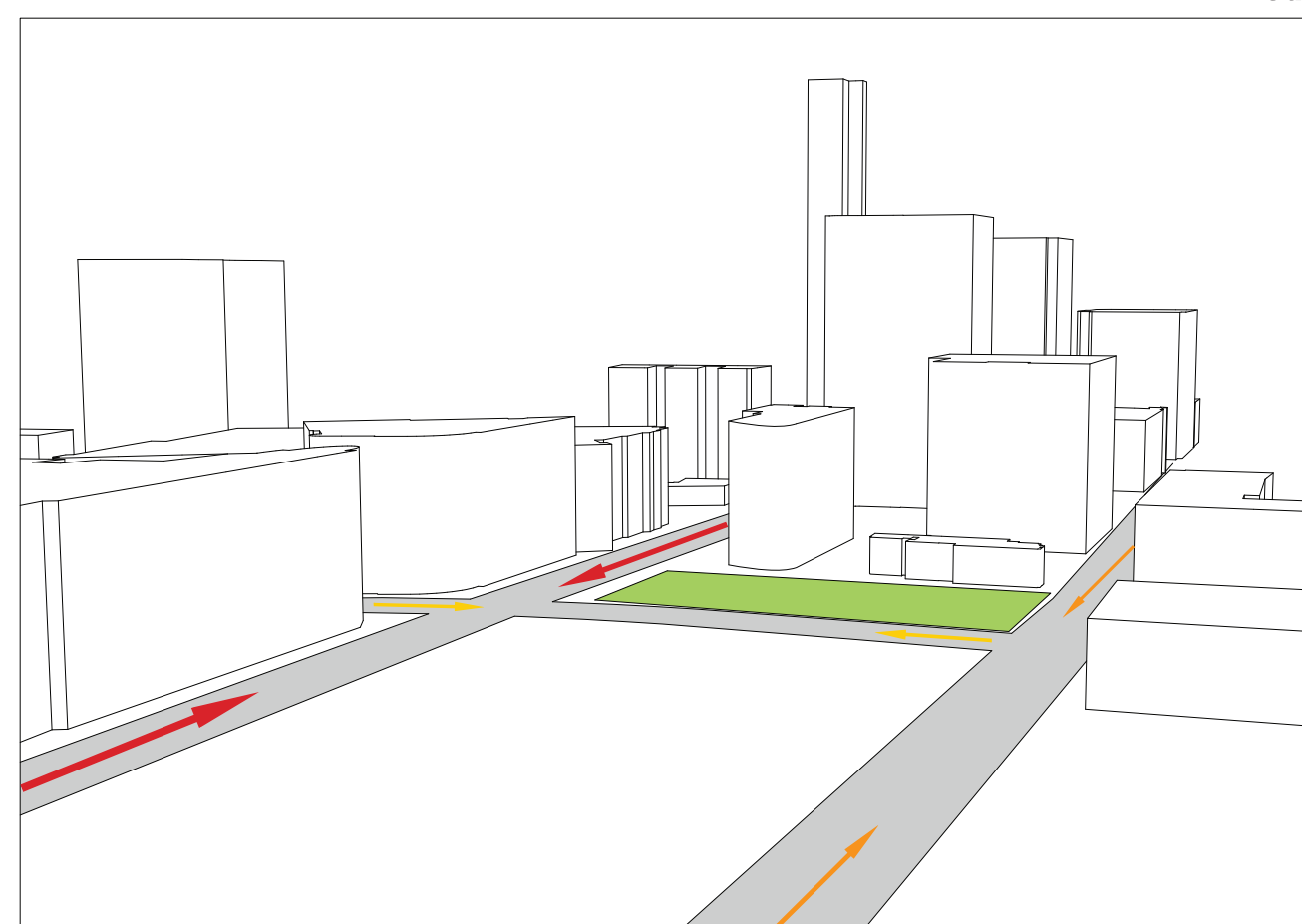
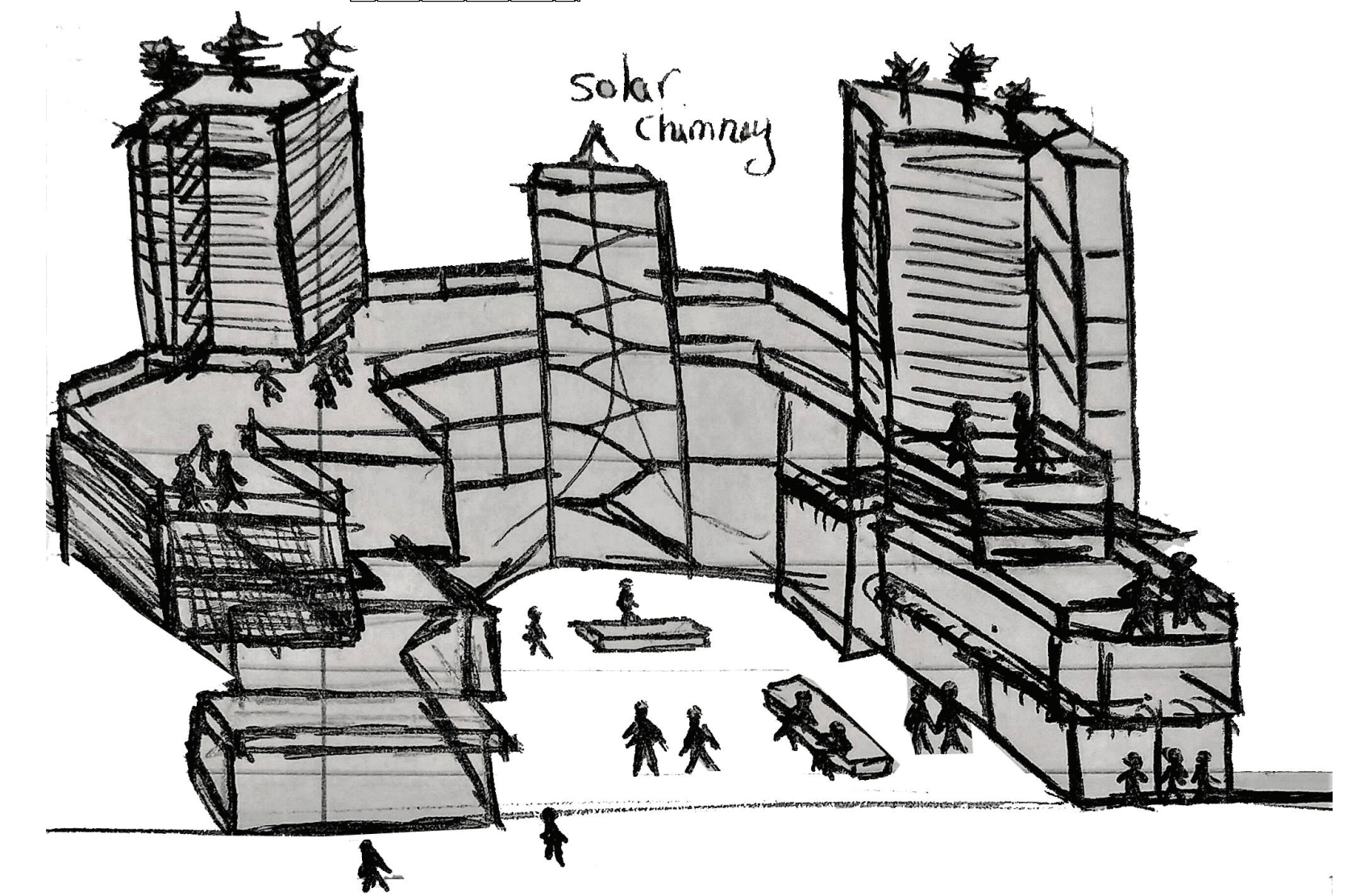
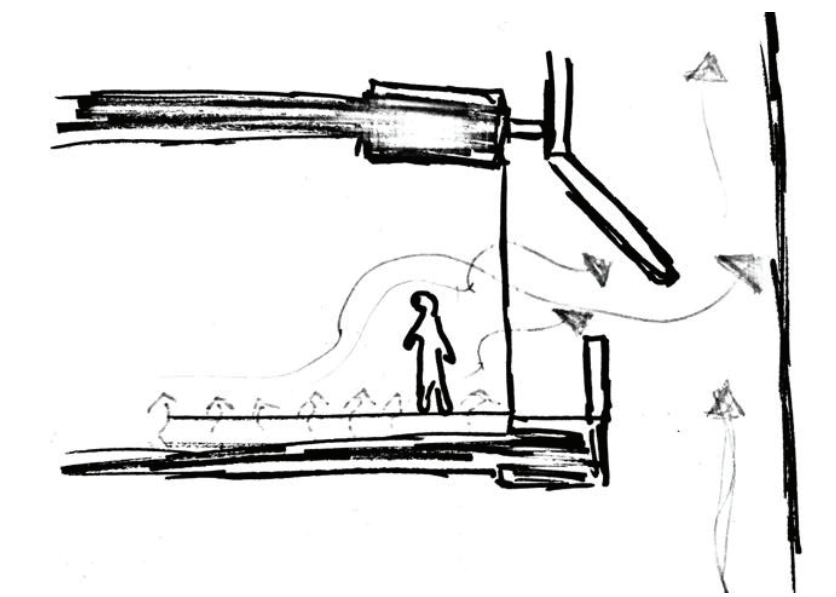
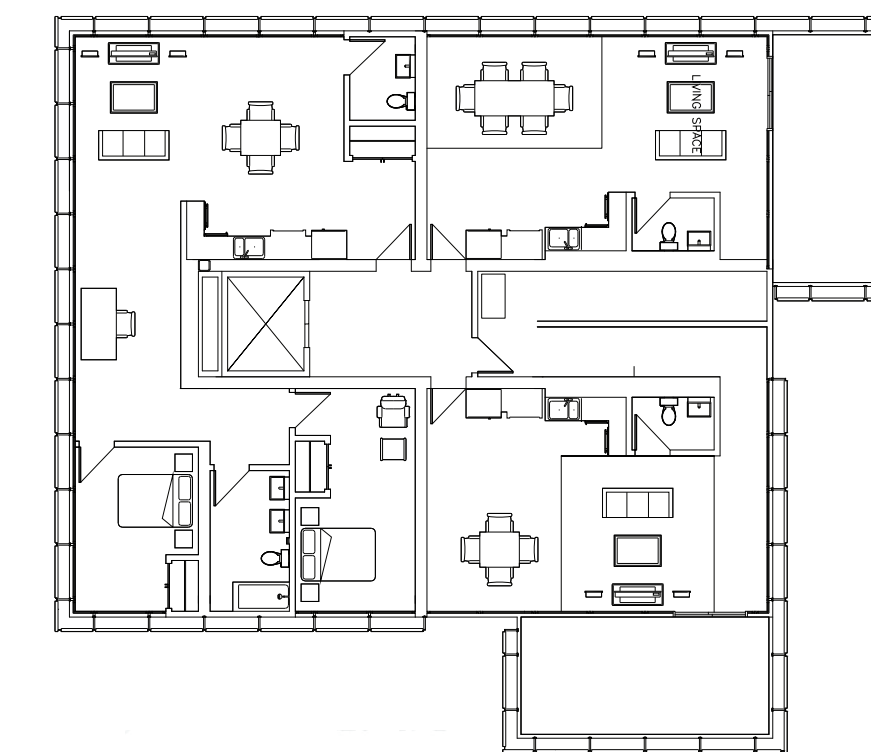
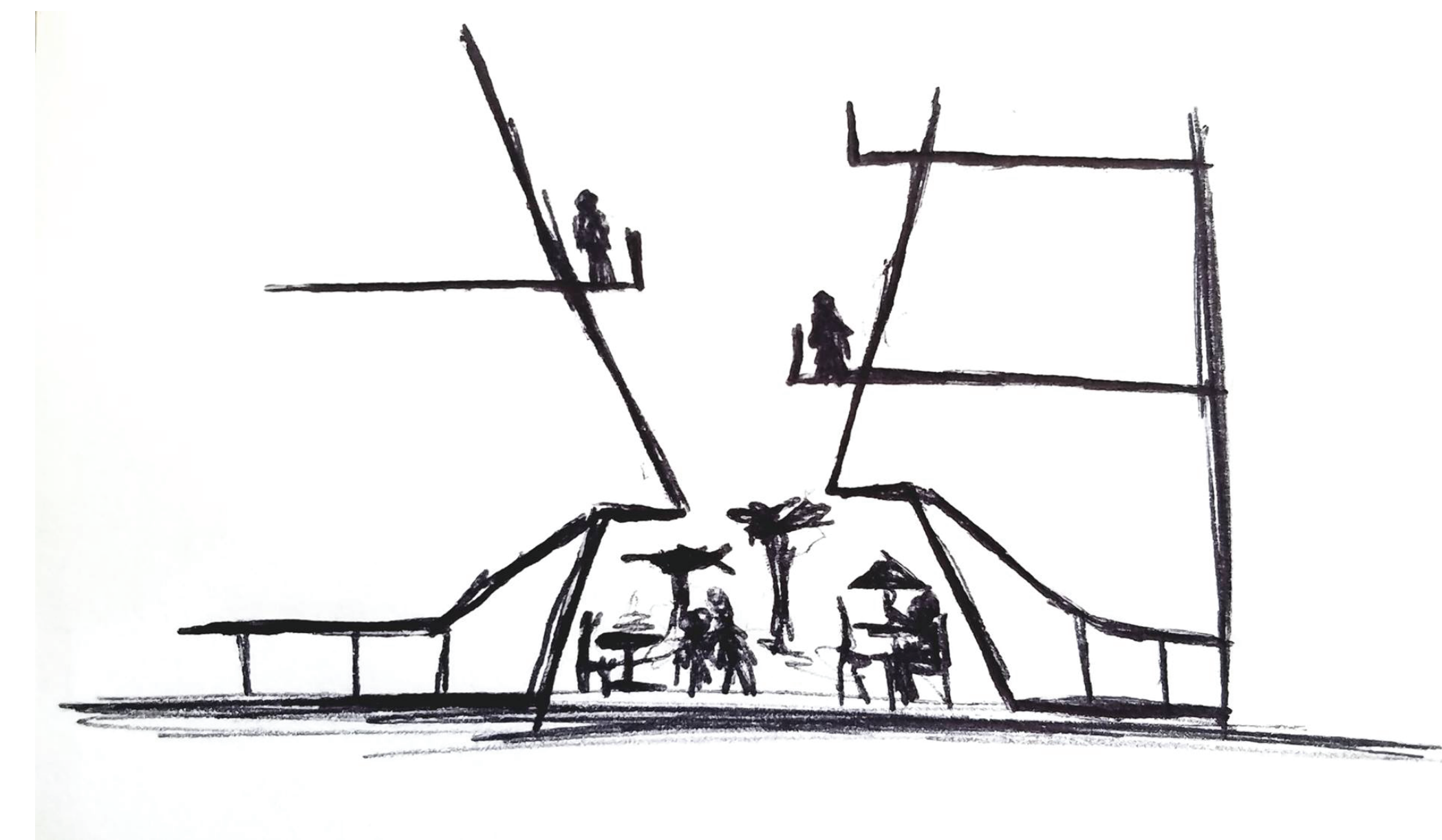
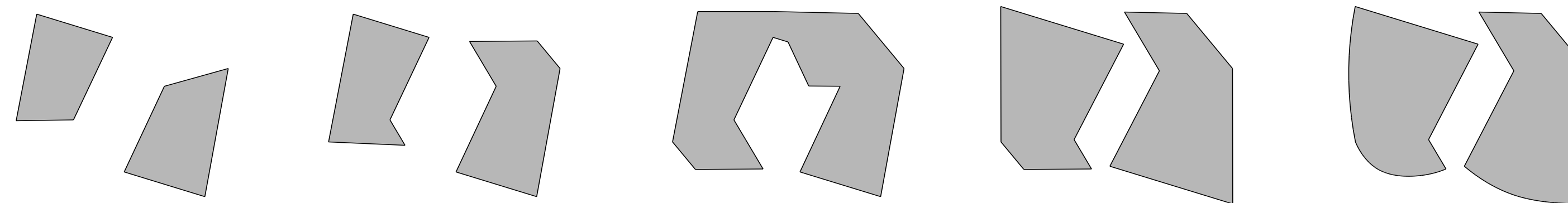
**Population:** 2,827

**Households:** 1,876

**Demographics:**  
 Asian: 40%  
 White: 33%  
 Latino: 16%  
 Black: 10%  
 Other: 1%



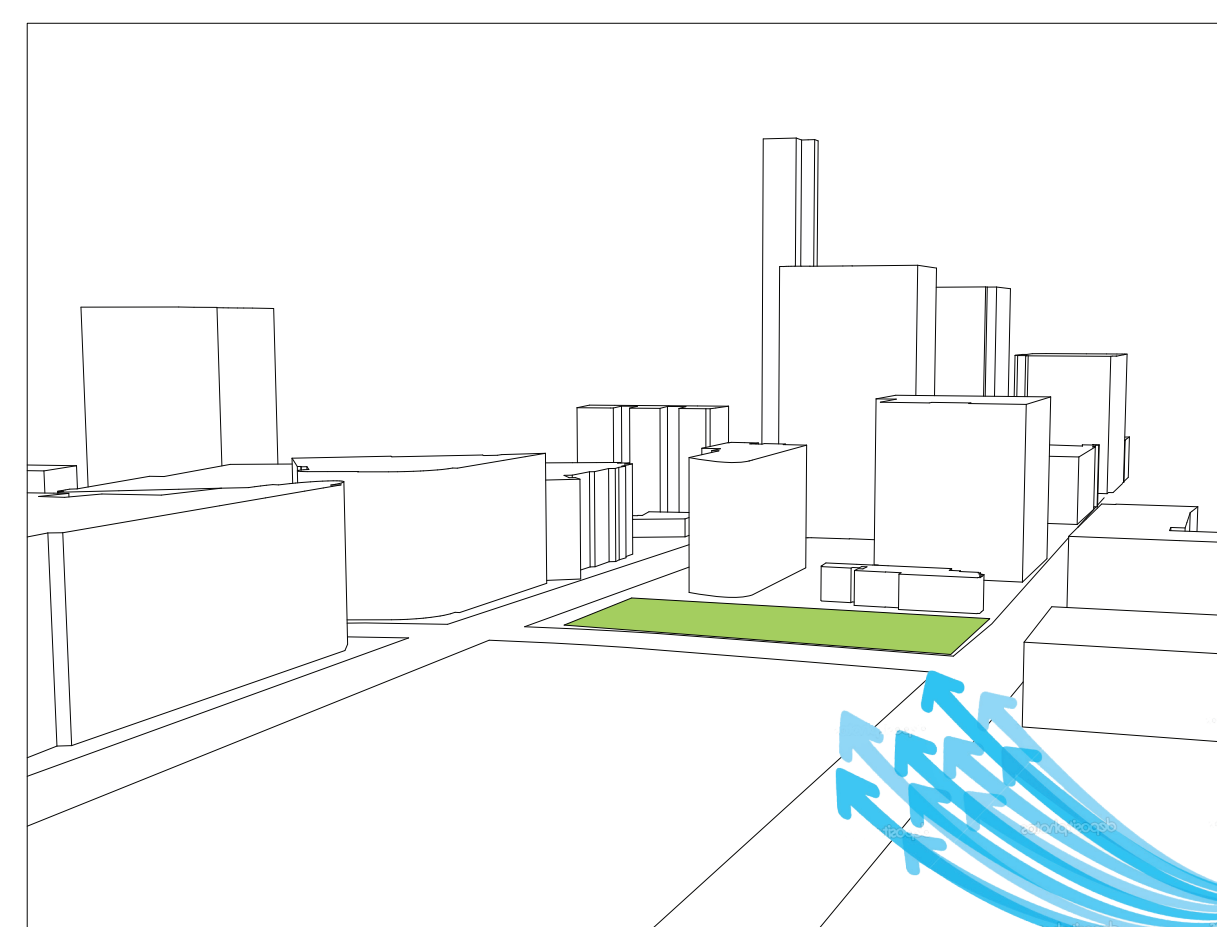
**VENTILATION CIRCULATION**



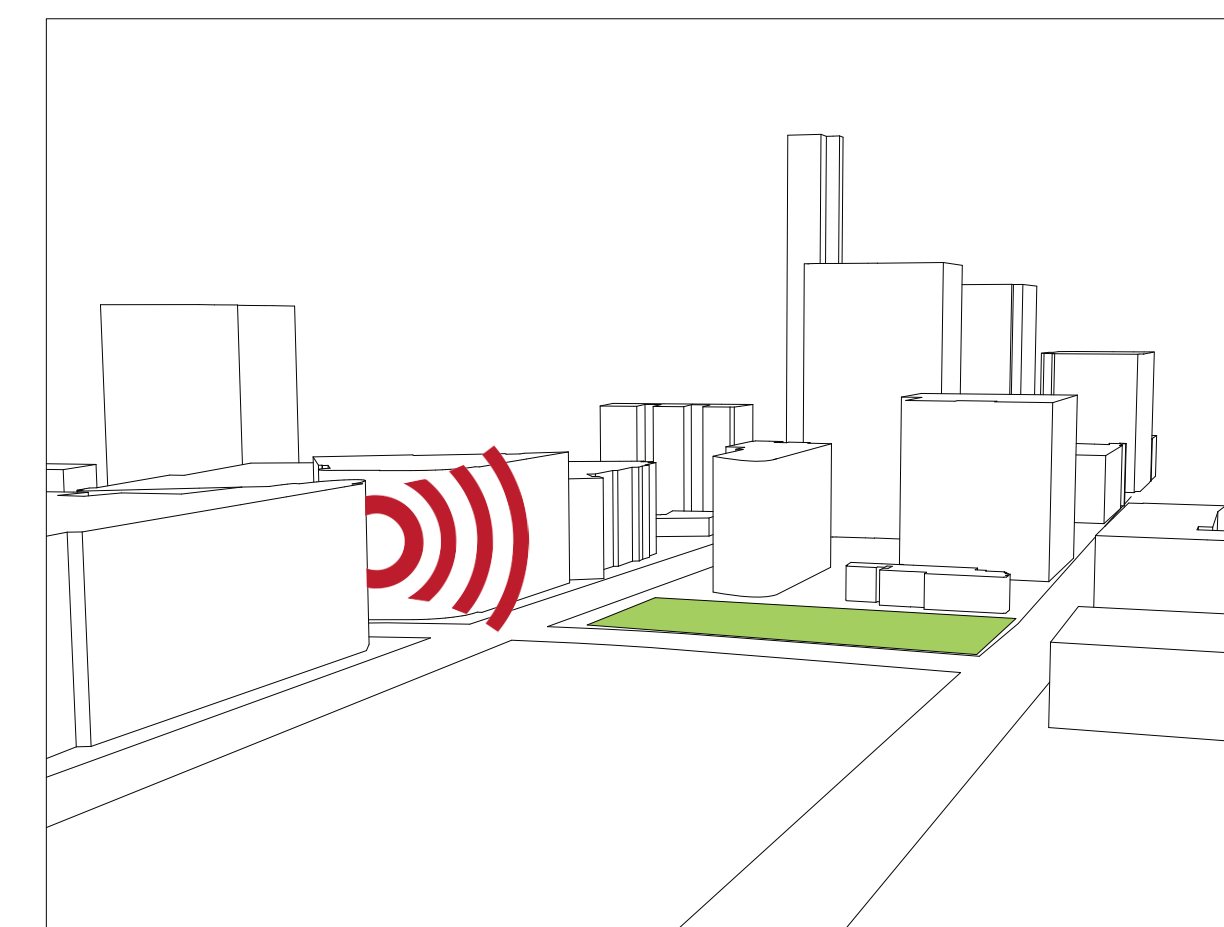
TRAFFIC INTENSITY



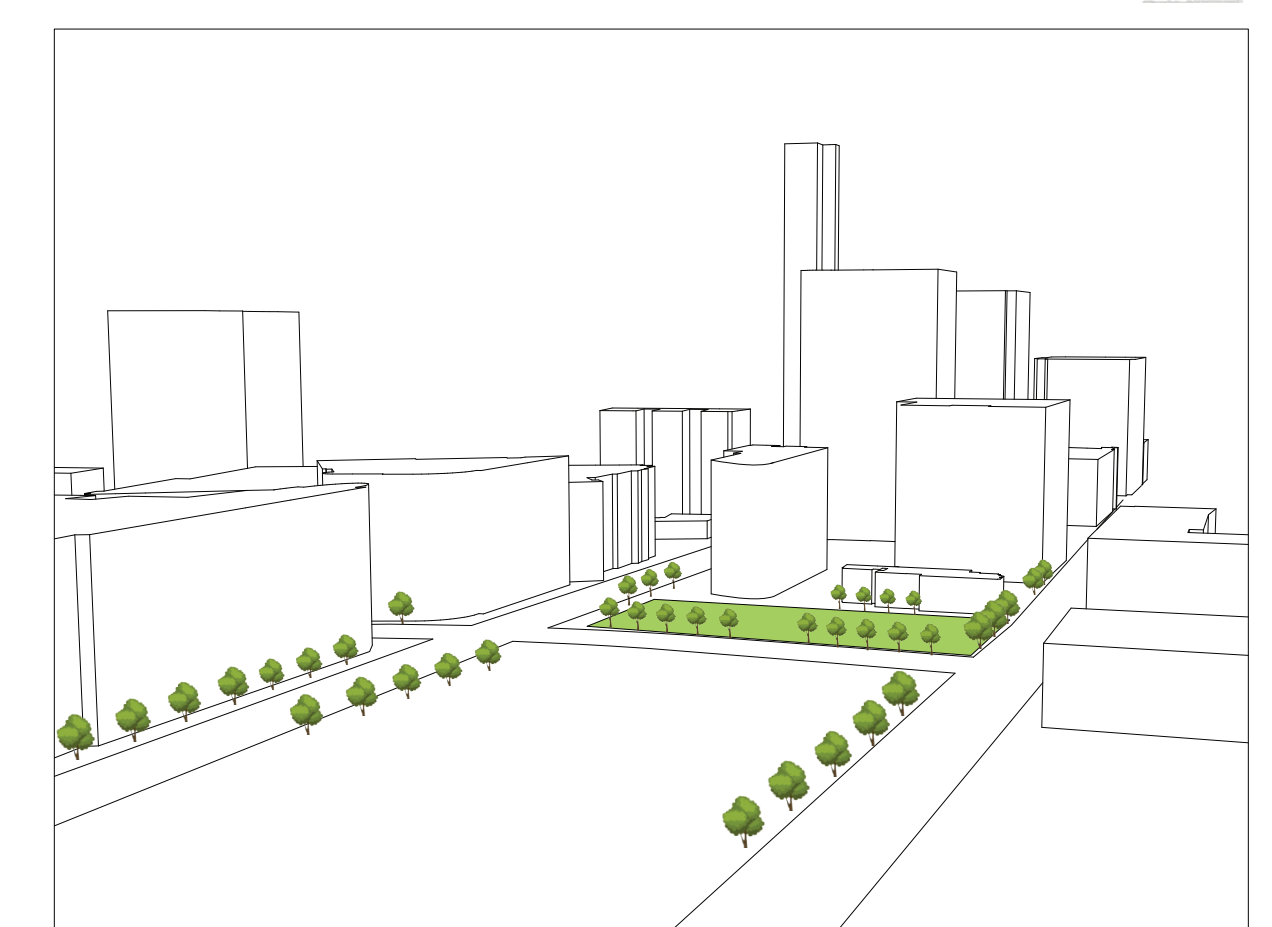
TOURIST ATTRACTIONS



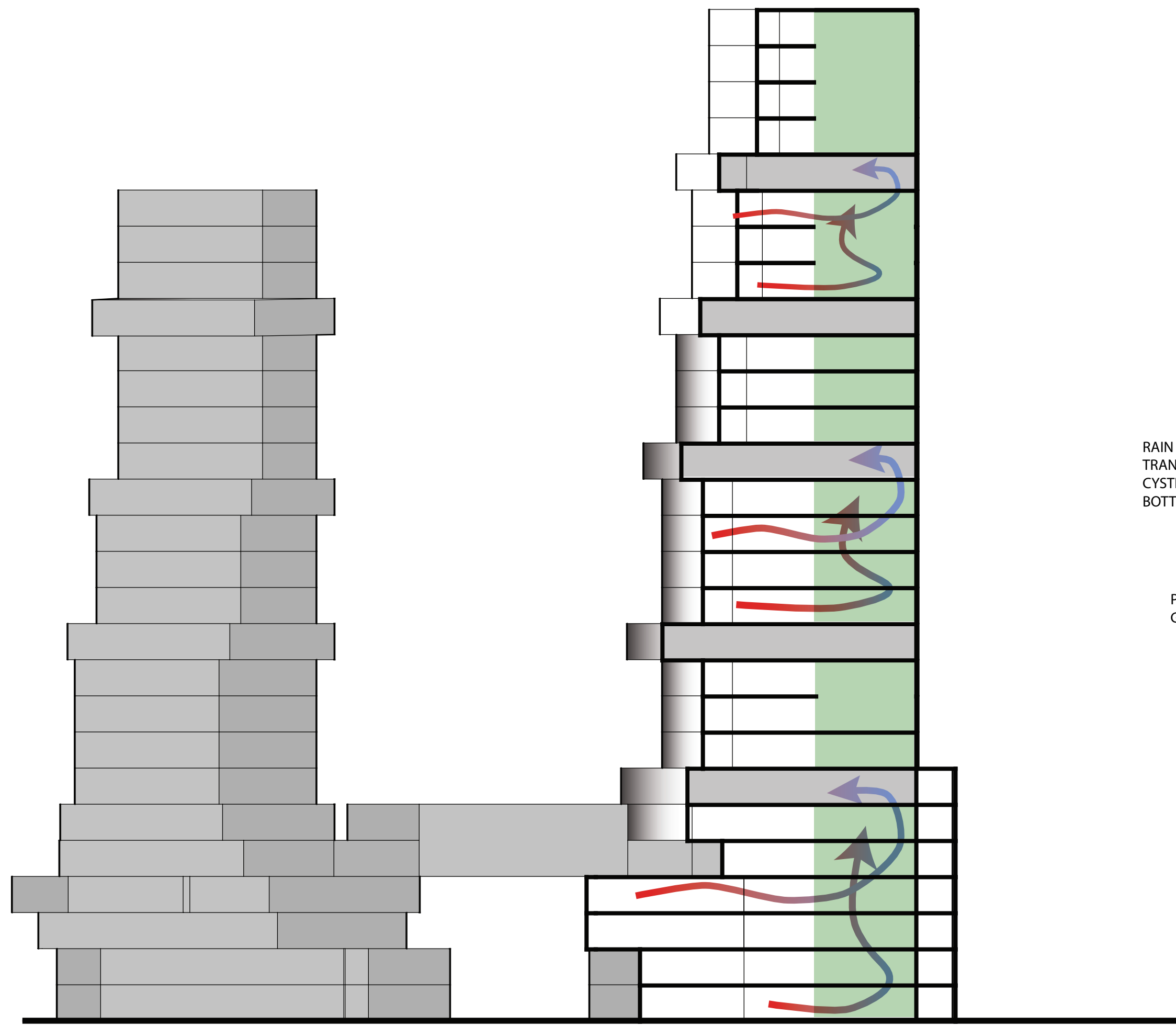
NORTHWEST PREVAILING WIND



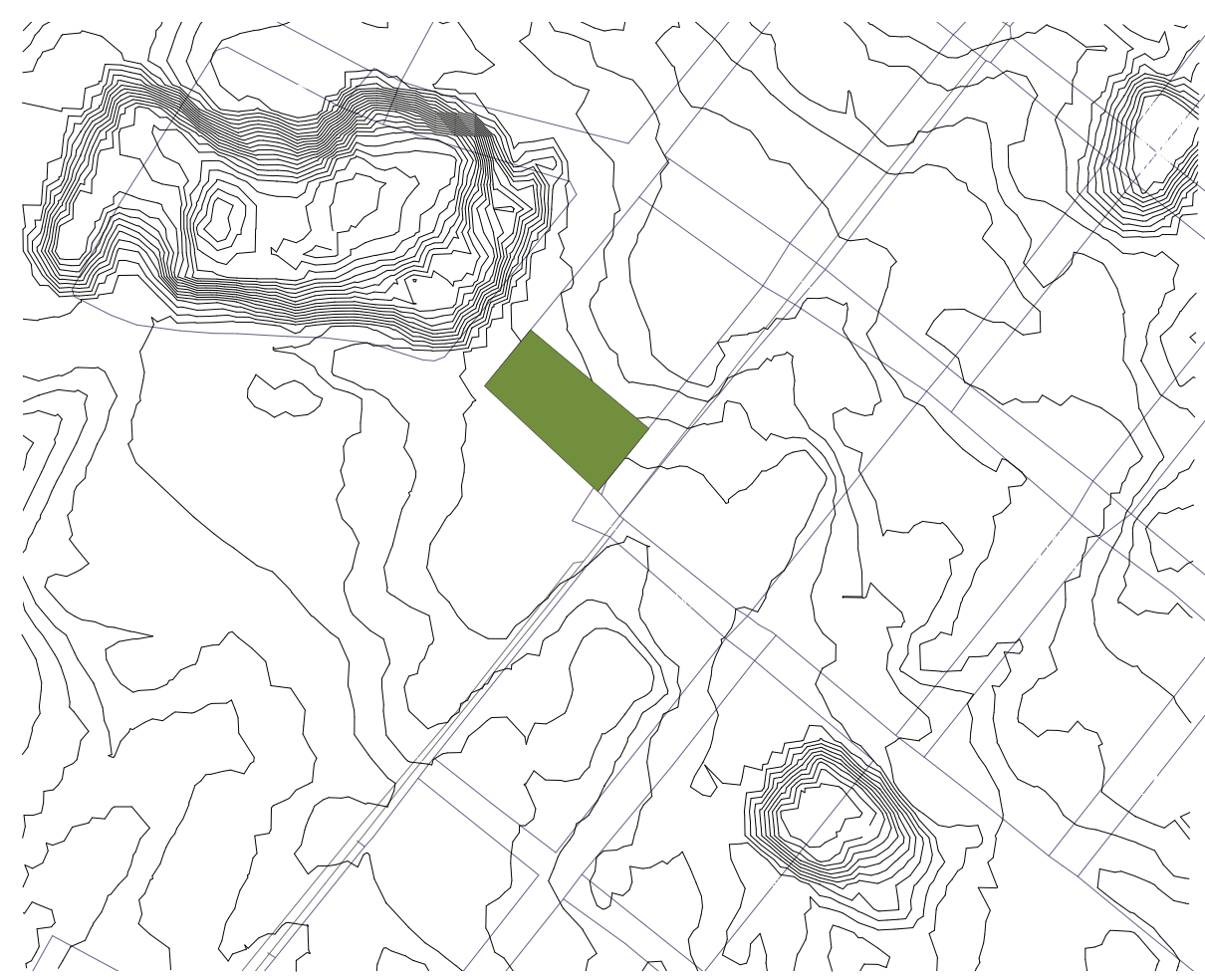
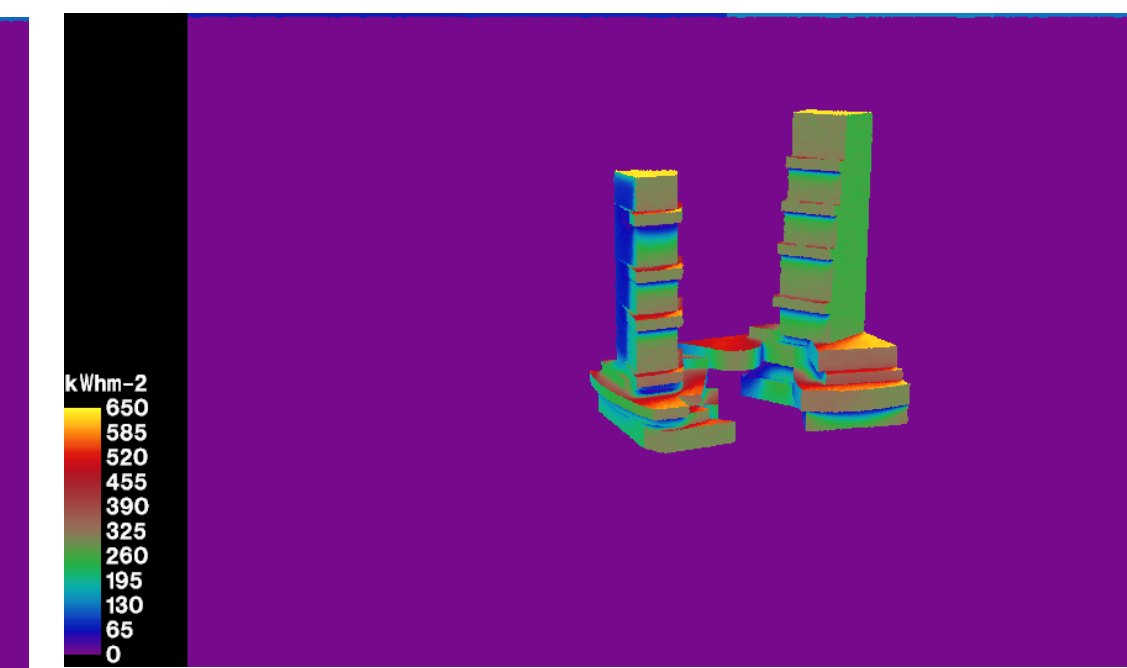
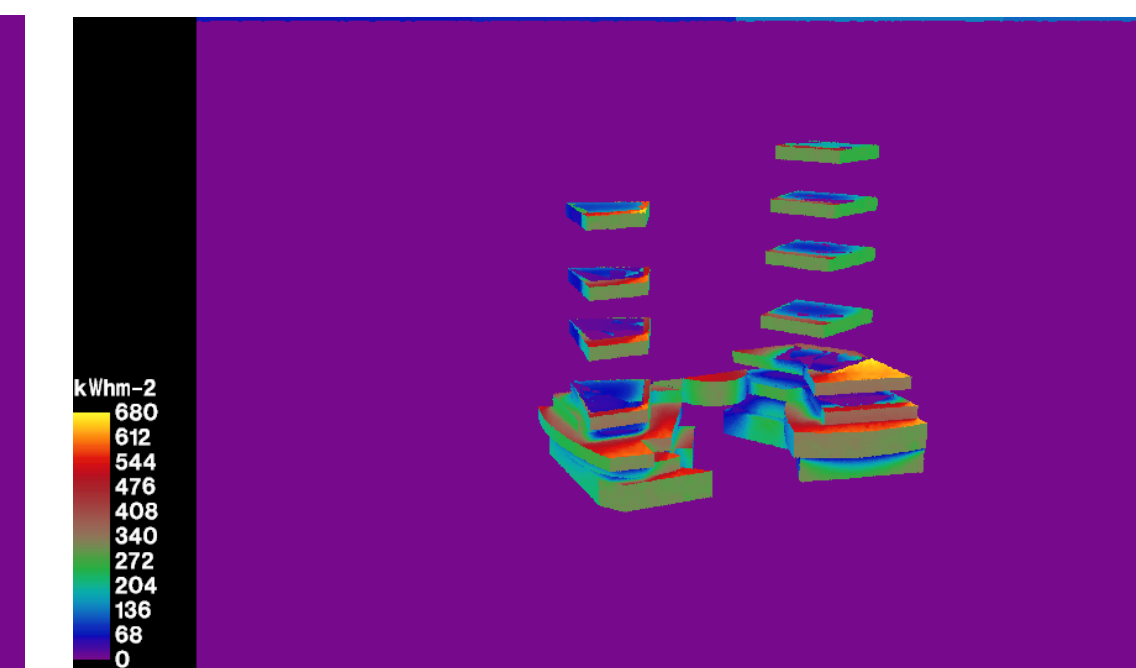
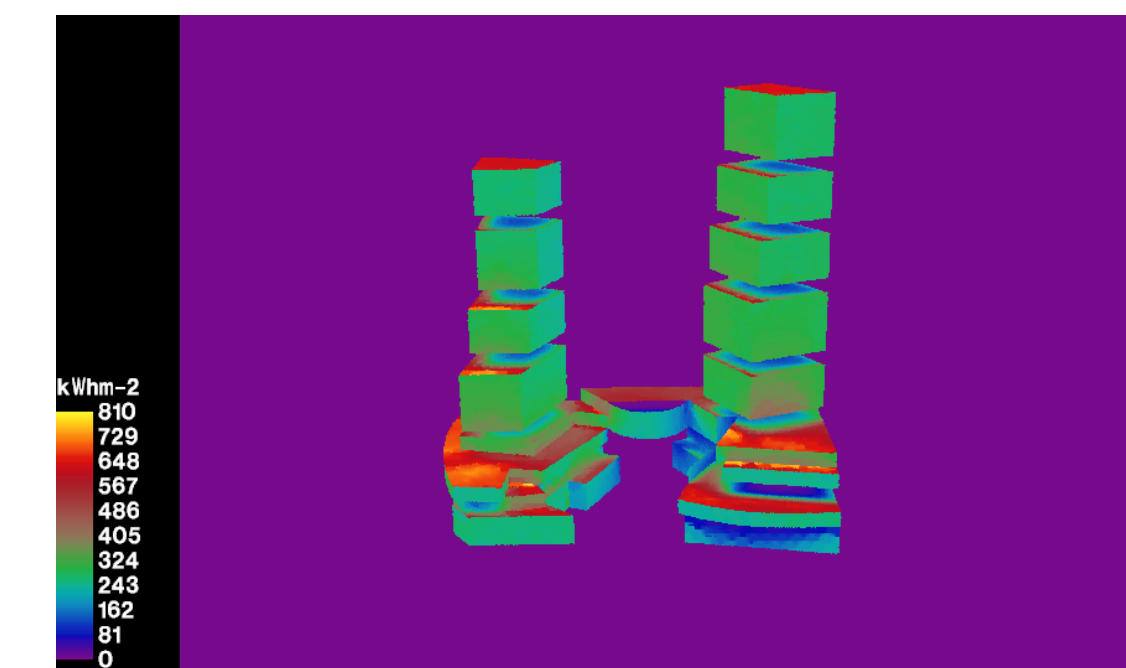
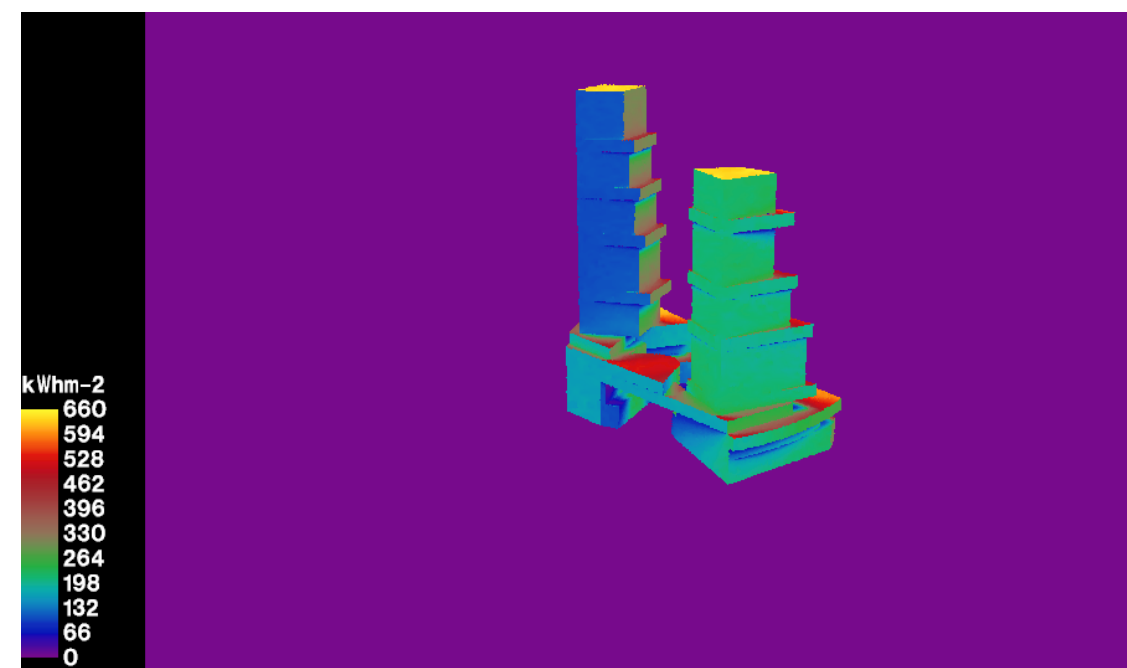
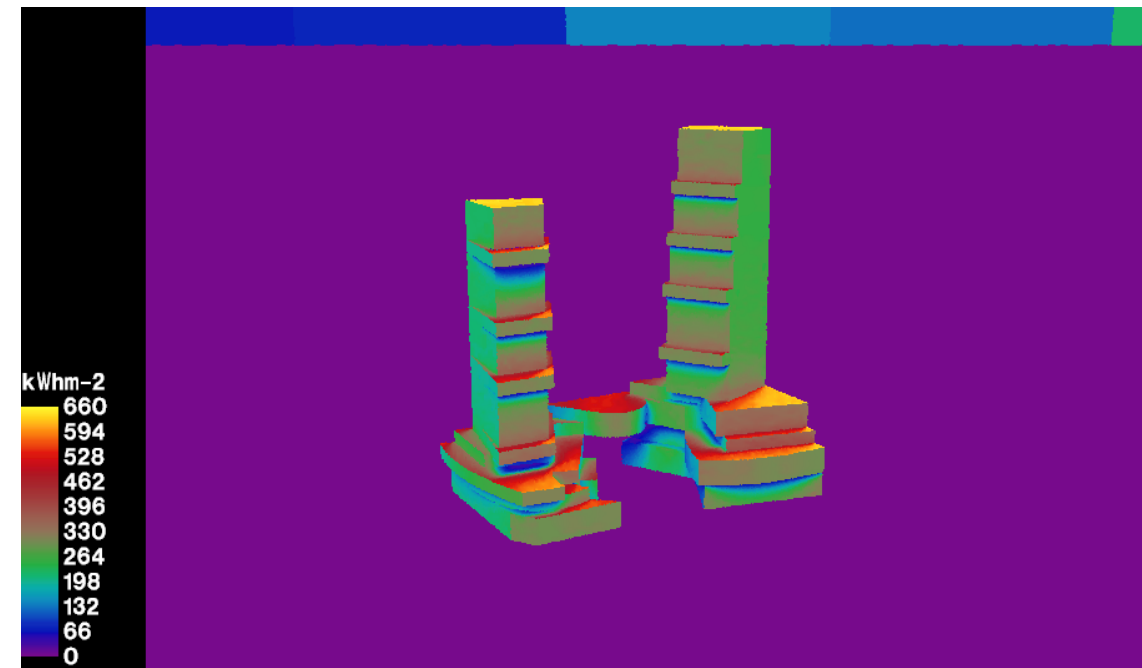
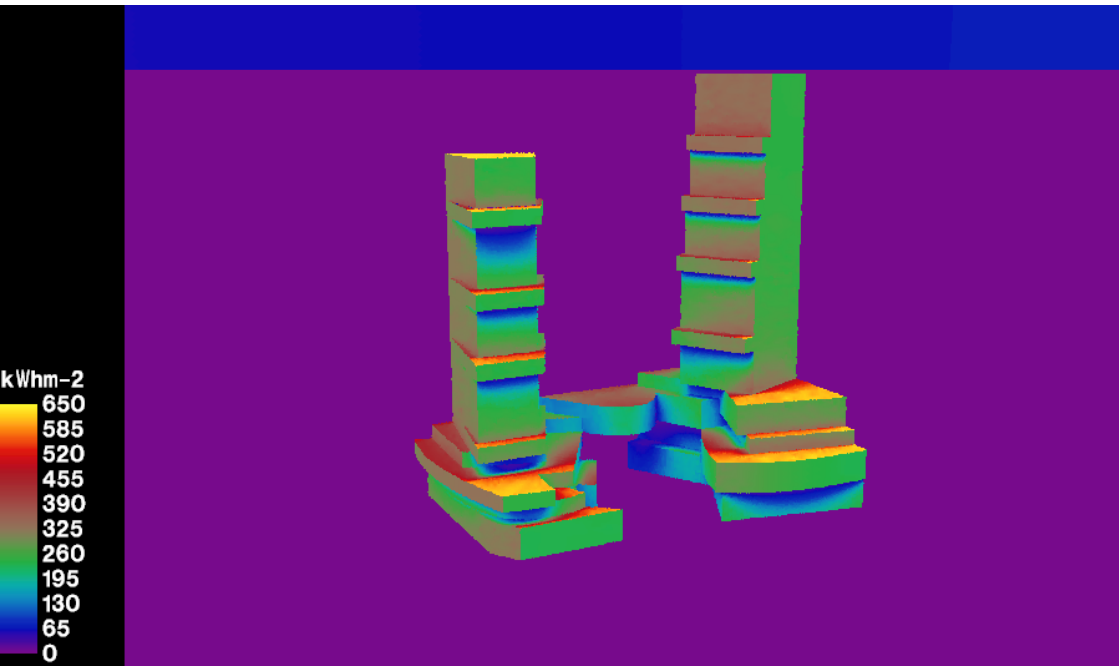
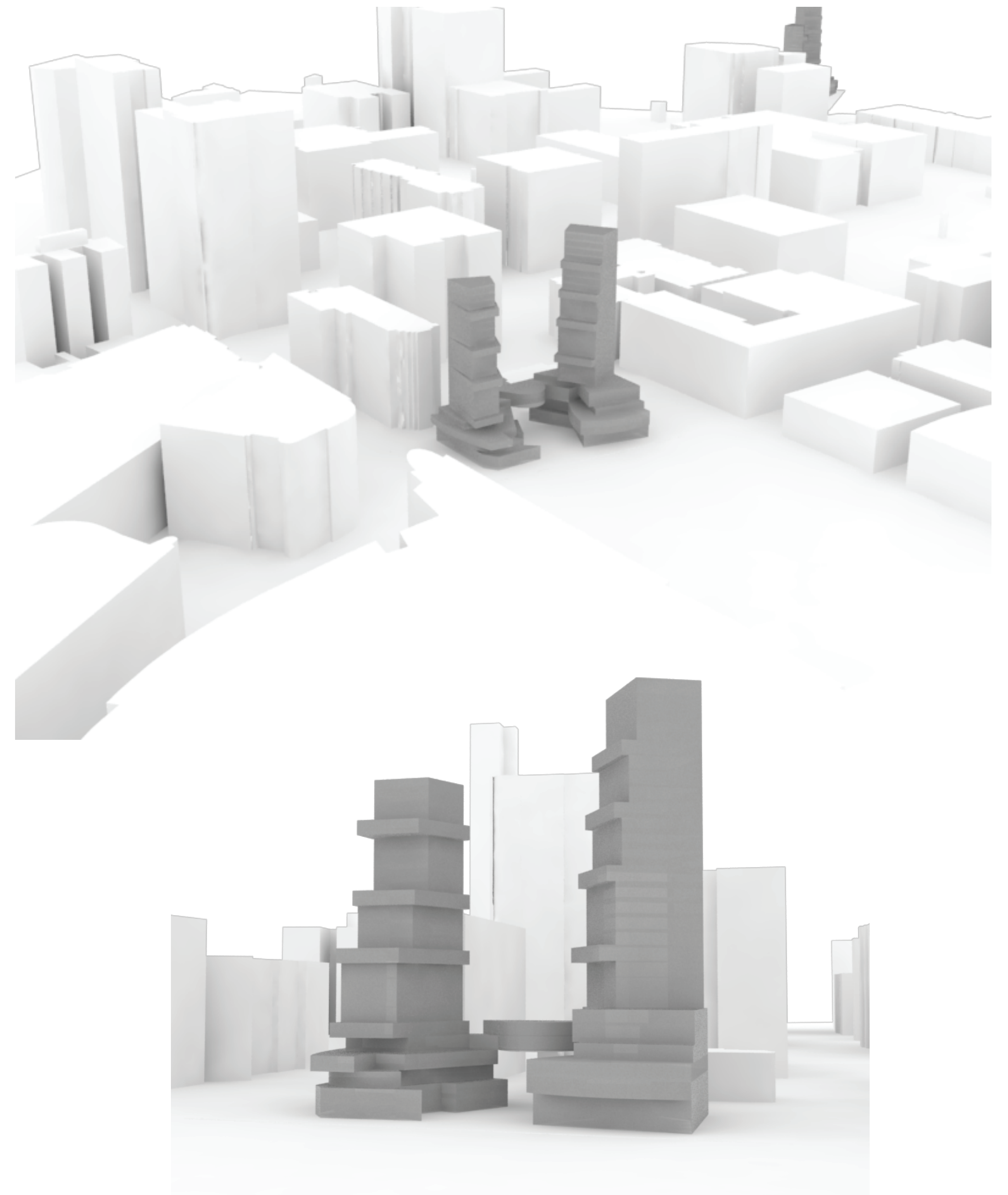
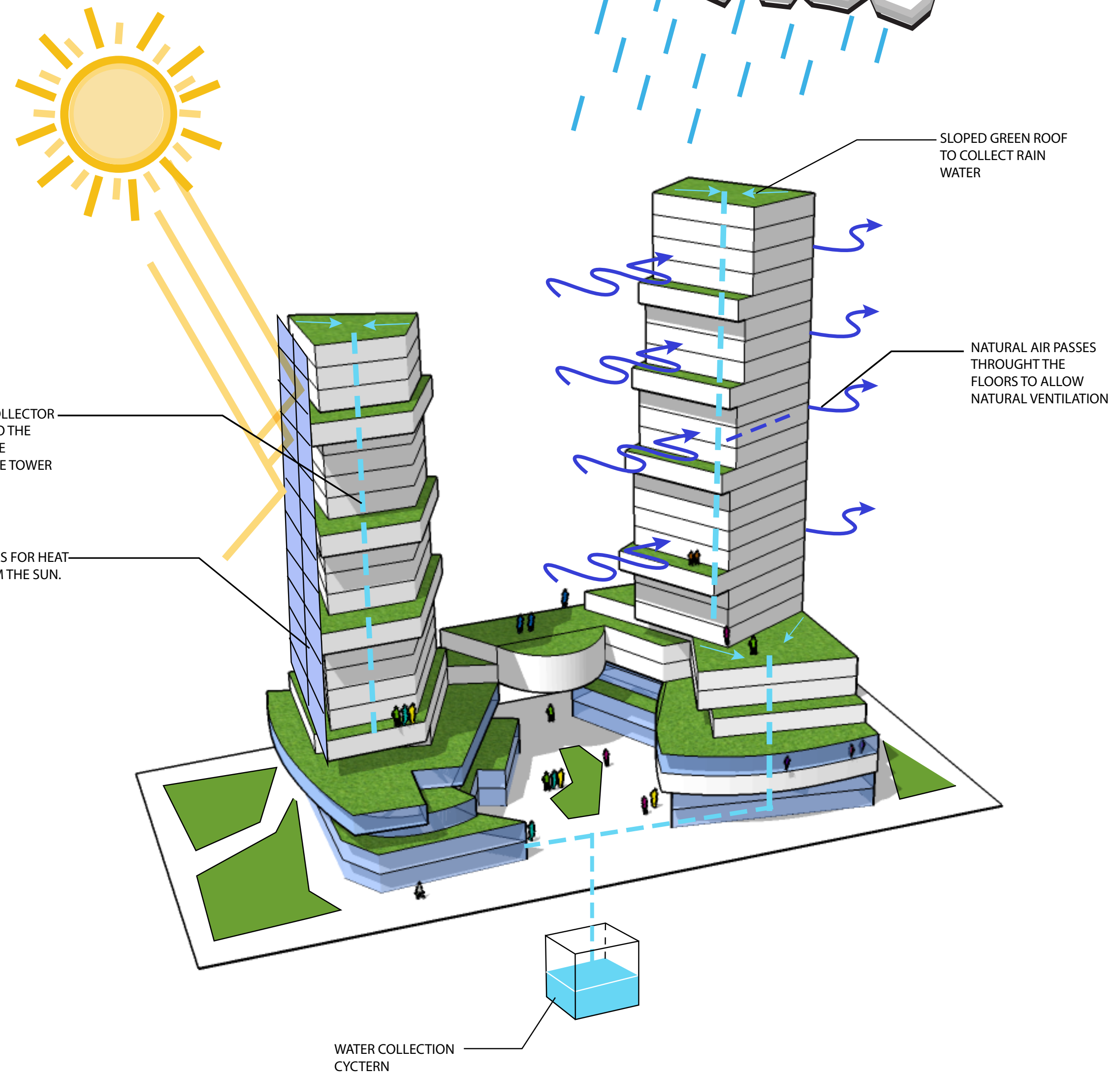
NOISE



EXISTING VEGETATION



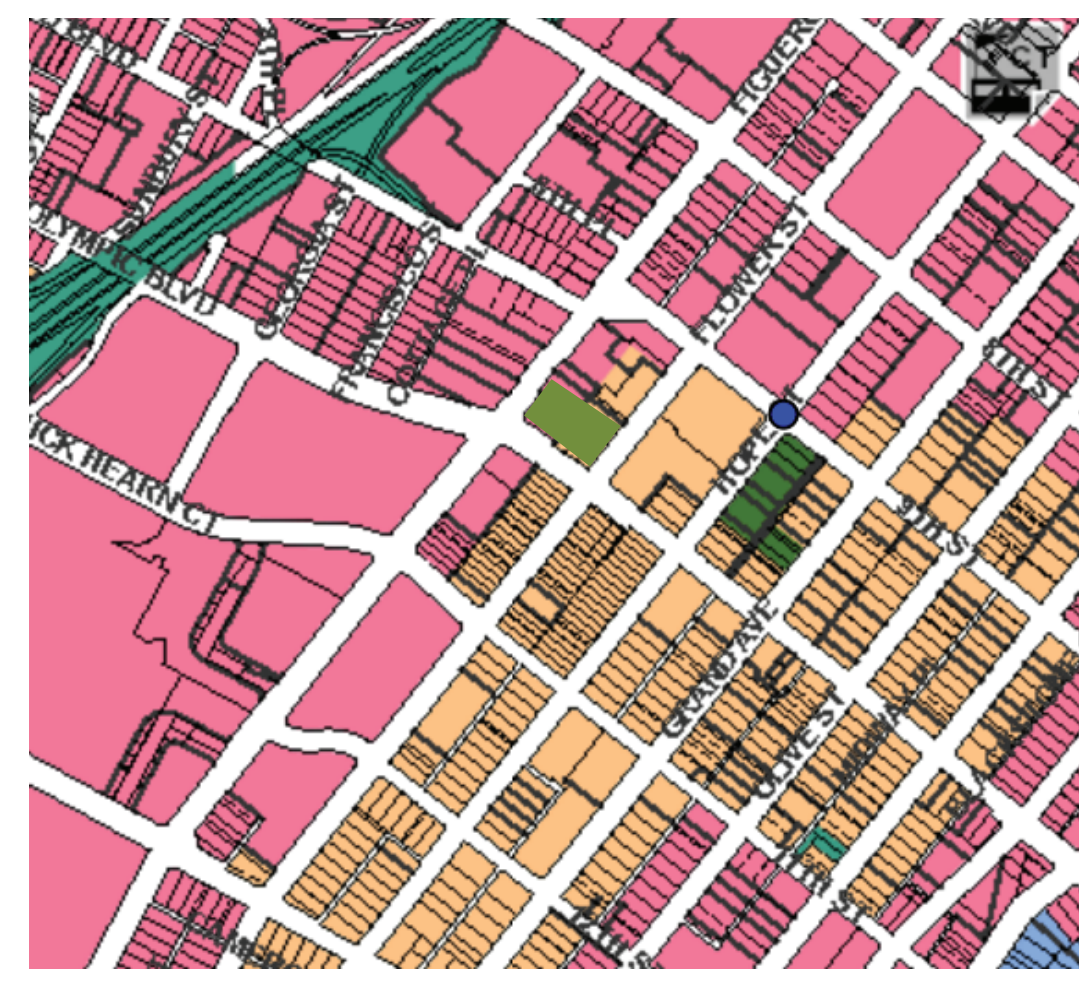
CENTRAL ATRIUM SPANS VERTICALLY THROUGH THE LEVELS OF THE TOWER. AIR RISES THROUGH THE ATRIUM. INTERIOR GARDENS AT PERIMETER ATRIUM ACT AS "LUNGS" FOR THE TOWER. IT PROVIDES AIR CIRCULATION AND FILTRATION FOR THE VARIED FUNCTIONS.



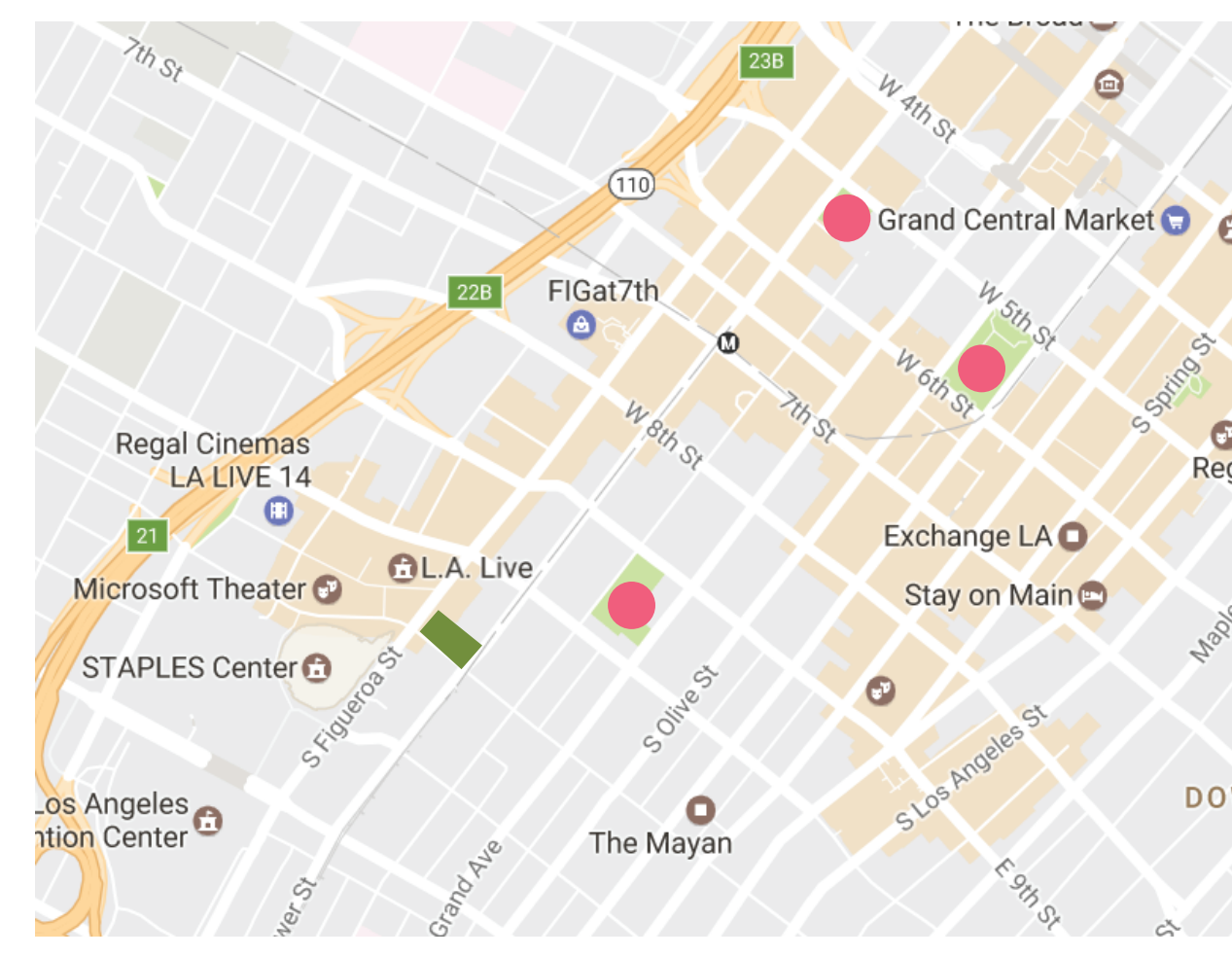
SITE CONTOUR



LOCATION OF SITE



ZONING



NEAR BY PUBLIC SPACES



NEAR BY TRANSITS