

**SUSTAINABILITY**

- daylighting
- natural ventilation

**CONNECTIONS**

- located in Los Angeles's Westwood neighborhood
- easy access to public transportation

**OPEN SPACES**

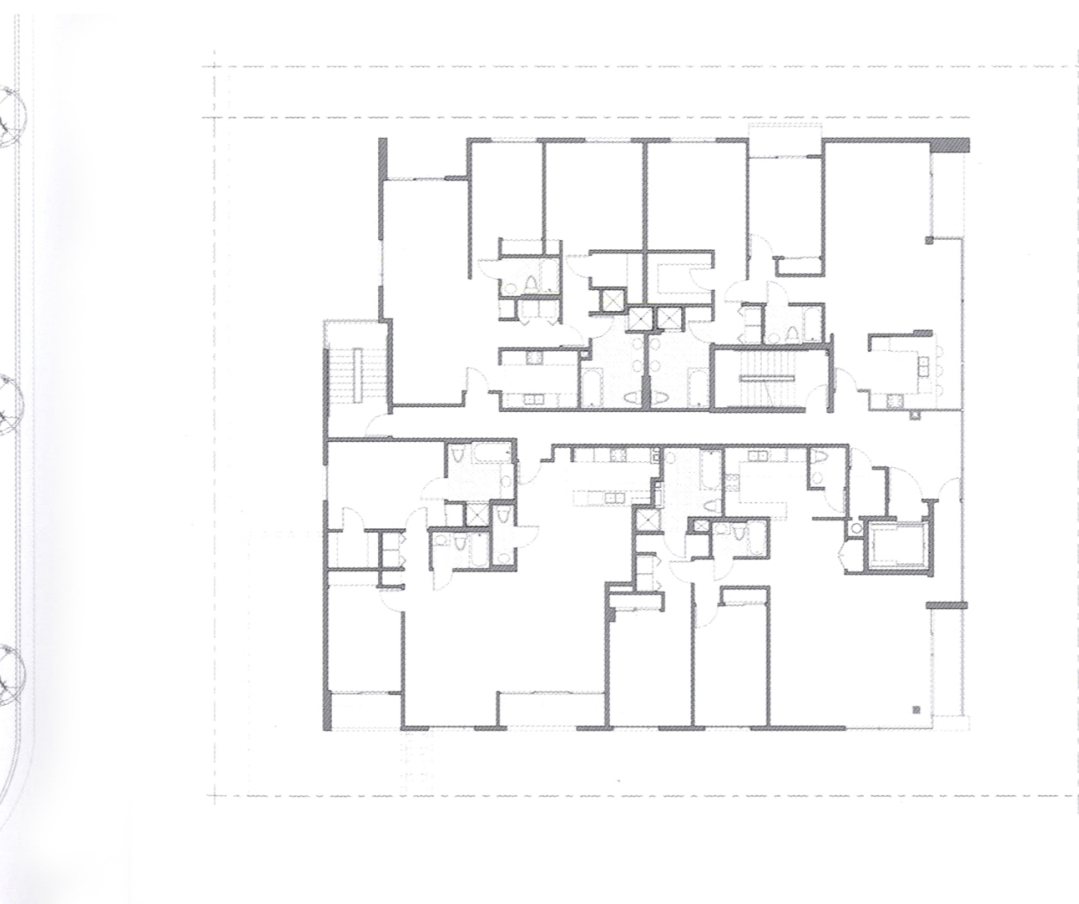
- each unity has a private wide balcony that faces the street
- the two units of the penthouse level share an open terrace

**RESPONSES TO CONTEXT**

- the design follows the clean, modern aesthetic of Richard Neutra's Landfair and Strathmore Westwood apartment buildings (both are located in the neighborhood)
- the fourth level is set back from the street to respect the existing residential scale of the street
- a restrained material palette (smooth plaster, mosaic tile, and clear anodized commercial windows) is used to create a building that does not dominate the streetscape

**QUALITY HOMES**

- units are designed with an open floor plan to allow for flexibility
- the building's appearance changes between daytime and night: the day presence is horizontal and streamlined and the night presence is a glowing lantern



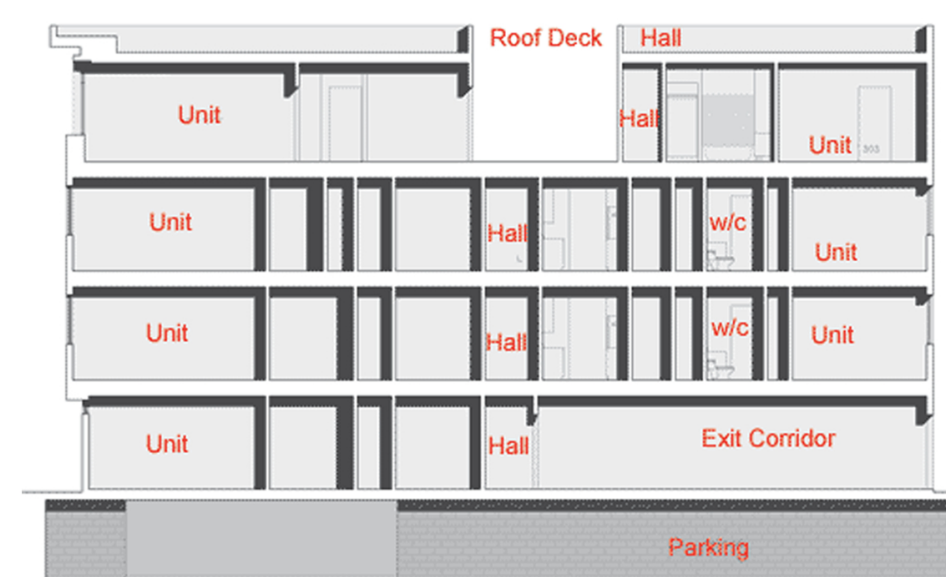
plan: ground, middle, penthouse



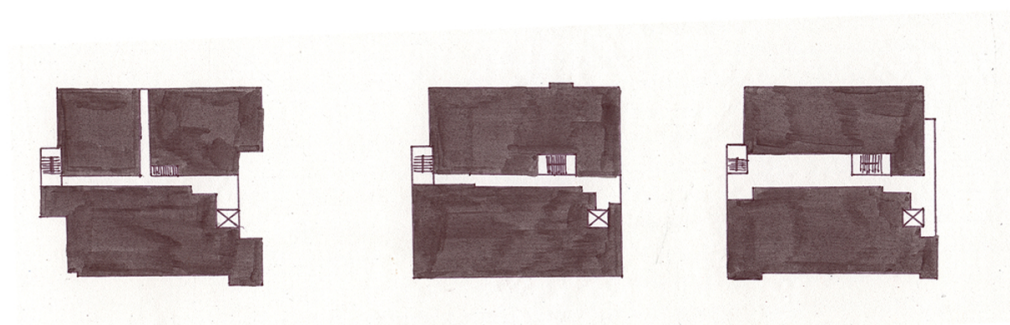
east elevation



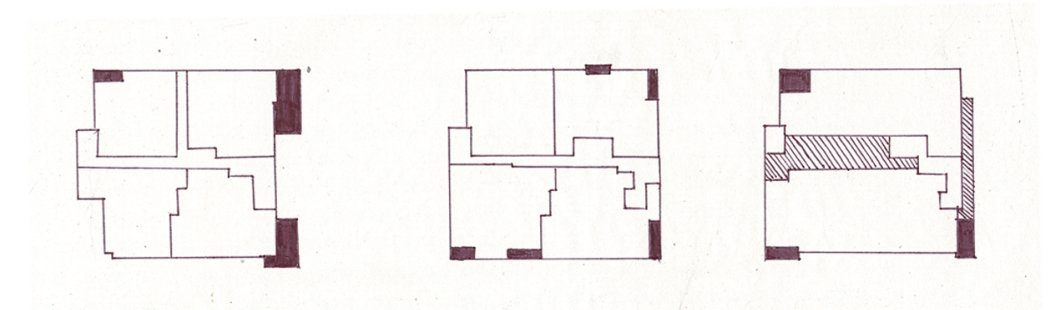
west elevation



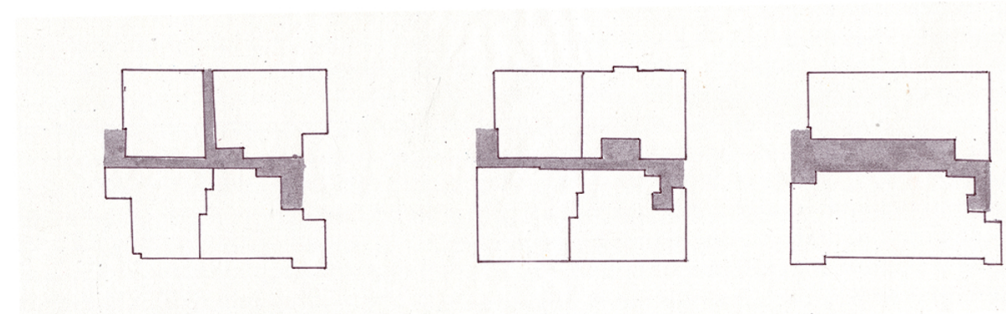
section



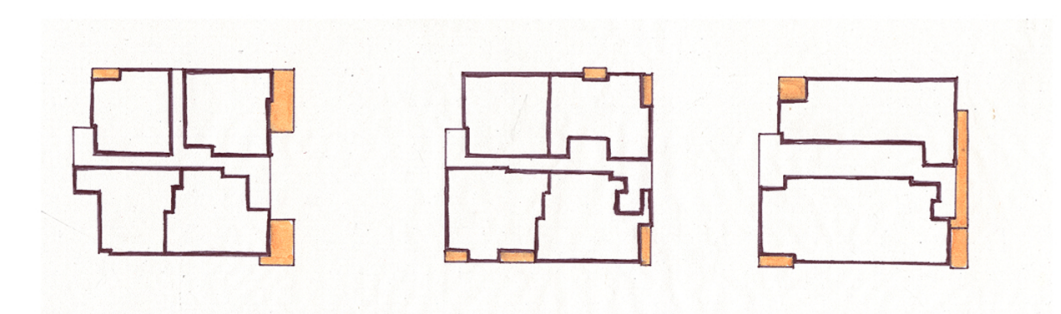
massing



shared/individual



circulation



inside/outside

Bentley-Massachusetts  
 Kanner Architects  
 Los Angeles, California  
 Market Rate Housing  
 Completed 2004