VANESSA JAUREGUI

VANESSA JAUREGUI, RA, REA

Principal Architect

REDUXN Architects
Los Angeles, CA

213-210-3401

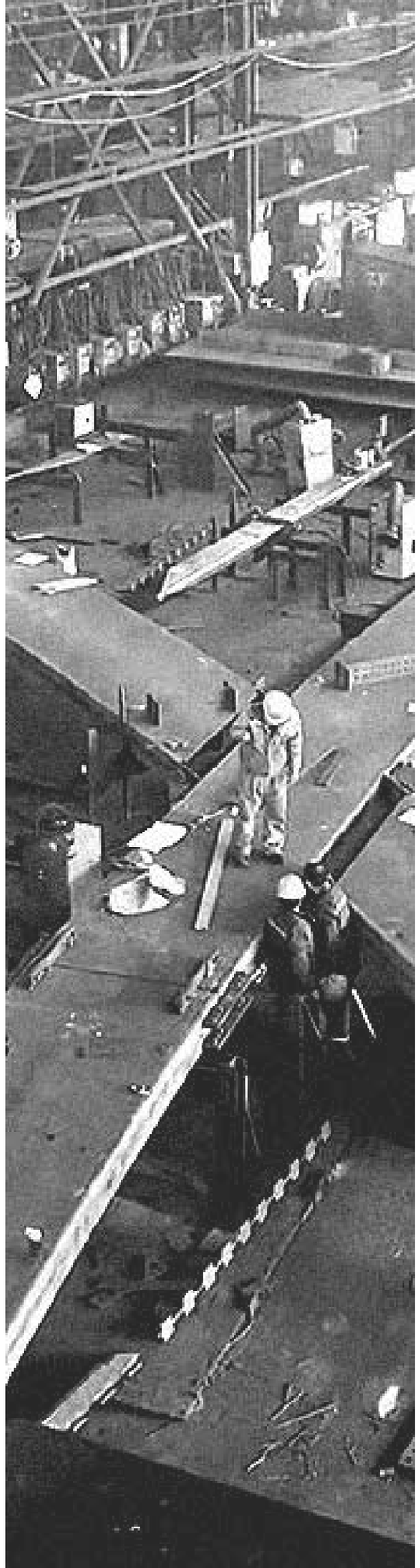
Vanessa Jauregui received her Bachelor of Arts in Architecture cooperatively from Baylor University in Waco, Texas and Washington University in St. Louis, Missouri. She received her Master of Architecture from the Southern California Institute of Architecture (SCI-Arc) in Los Angeles, California.

Through her 16-year tenure at the internationally recognized, award-winning firm Eric Owen Moss Architects (EOMA) where she held a senior position as Project Architect, and through her real estate development company **REDUXN** Investments LLC, Jauregui garnered nearly two decades of experience building and designing commercial office and residential projects at multiple scales, ranging from highly specialized interiors to large multi-use facilities. She is the founder of **REDUXN** Architects, an architectural practice driven by reductionism based in Los Angeles, California.

Most notably at EOMA, Jauregui served as Project Architect for the (W)rapper Office Tower & Parking Structure – a 235' tall, 183,000sf creative office high rise with two 55,000sf levels of underground parking in the City of Los Angeles. (W)rapper is supported by an exoskeleton composed of a network of curvilinear bands that are supported on triple pendulum isolators making it the only high-rise commercial office building in the USA to utilize such a base-isolated structural system. Additional relevant previous work at EOMA includes 8511 Warner – a mixed-use project with office, retail and public performance space enclosed by a canopy of glass cylinders; Waffle – a 56' tall tower that twists along its height conveyed by a horizontal and vertical steel plate grid enveloping Michelin-rated restaurant Vespertine; and Samitaur Tower - a 72' tall observation and public art projection tower that serves as an experimental venue for public art and performance.

Jauregui specializes in resolving complex design ideas into easily executed technical solutions for construction. She leads all aspects of design development, technical documentation, and quality control procedures ensuring a coordinated design from planning through construction. Her projects focus on the contribution of technology to aid imaginative building design and construction through the use of Building Information Modeling (BIM), Integrated Project Delivery (IPD), and Digital Fabrication. Working across platforms such as AutoCAD, Rhino, Revit, Tekla, and Procore, her objective is to optimize the collaboration and information sharing among the project team and ensure design quality and economical project delivery. She is highly knowledgeable in building codes and skilled at coordinating with consultants, contractors, fabricators and installers.

Jauregui is a Licensed Architect and a Real Estate Sales Agent in the State of California.



(W)RAPPER BAND FABRICATION, CHINA [COVER: (W)RAPPER STEEL ERECTION]

CV

EDUCATION

Southern California Institute of Architecture — Los Angeles, CA
Master of Architecture [MArch I] — *2003 - 2006*

École Spéciale d'Architecture — Paris, France
MArch Study Abroad — *2005*

Baylor University in cooperation with
Washington University in St. Louis — Waco, TX | St.Louis, MO
Bachelor of Arts in Architecture — *1999 - 2002*

EXPERIENCE

REDUXN Architects — Los Angeles, CA
Principal Architect — *2025 - Present*

REDUXN Investments LLC — Los Angeles, CA
Developer, Real Estate Investor — *2021- 2025*

Eric Owen Moss Architects (EOMA) — Culver City, CA
Project Architect, Project Manager — *2007 - 2023*

Rocio Romero LLC — Perryville, MO
Intern drafter for pre-fab homes — *2003*

LICENSES

Licensed Architect in the State of California, CA Architects Board
Real Estate Sales Agent, CA Dept of Real Estate

SERVICES

Site Analysis & Planning
Programming
Schematic Design
Design Development
Construction Documents
Permitting. Site Plan Review. Entitlements. Conditional Use Permit. Change of Use Permit.
LADBS Parallel Design Permitting Process & Peer Review Process.
Bidding & Negotiation
Construction Administration
Project Closeout
Project Management

BUILDING TYPES

Single Family & Multi-Family Residential, ADU, Creative Commercial Office,
High Rise & Mid-Rise Construction, Seismic Base Isolated Buildings,
Architecturally Exposed Steel Structures (AESS), Above & Below-Grade Parking Structures,
Transit Oriented Development, Mixed Use, Tenant Improvements

SKILLS

2D Drafting, 3D Modeling, Rendering, Physical Modeling, 3D Printing, AutoCAD, Rhino 3D, Enscape, Maxwell, Adobe Creative Suite (Photoshop, Indesign, Illustrator, Acrobat), Bluebeam, Microsoft Office, Procore, Steel Fabrication & Welding,
Bilingual in English & Spanish

CONTENTS


Metro Rail
Metro Rail
Now in LA
Metro Rail
Metro Rail

(W)RAPPER

Los Angeles, CA / 2014-2023
Commercial Office High Rise and Parking Structure

Role: Project Architect

183,000gsf
110,000sf parking
235’ tall

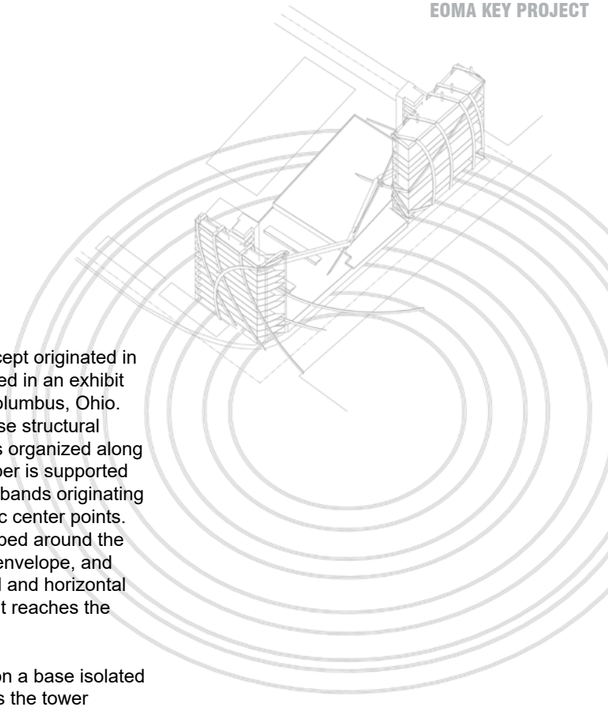
Eric Owen Moss Architects recently completed construction of (W)rapper, a new 235-feet tall office building and the latest EOMA contribution to an on-going 35-year revitalization plan for a former industrial and manufacturing zone in Central Los Angeles and Culver City, California.

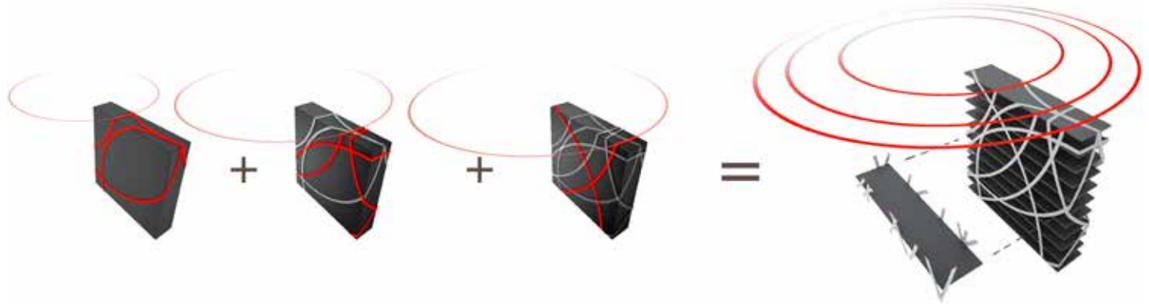
The client is Samitaur Constructs; partners are Frederick and Laurie Samitaur Smith.

Located along the Expo Line light rail connecting West Los Angeles with Downtown, the project conforms to the City’s long term planning goal to increase density along mass transit routes, in this case, in a neighborhood that historically limited heights to 45 feet. At 235 feet in height (W)rapper implements a new scale, density and multi-purposes for the area.

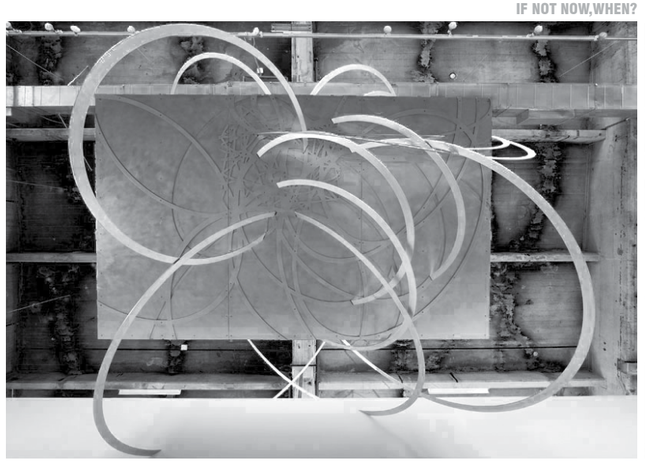
(W)rapper’s structural concept originated in 1998 and was first presented in an exhibit at the Wexner Center in Columbus, Ohio. Unlike conventional high-rise structural systems based on columns organized along modular grid lines, (W)rapper is supported by a network of curvilinear bands originating from a number of geometric center points. Each curving band is wrapped around the largely rectilinear building envelope, and folded around each vertical and horizontal corner of the building until it reaches the ground.

The bands are supported on a base isolated foundation which separates the tower structure above from the isolator foundations below, allowing the building to respond and move safely and securely in any seismic event.

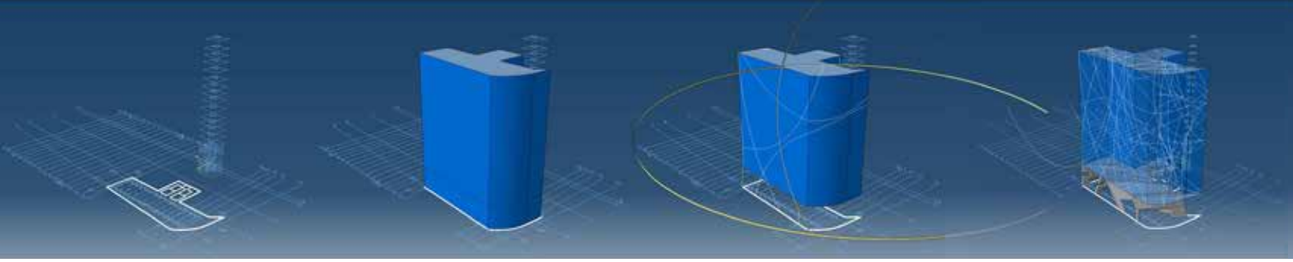




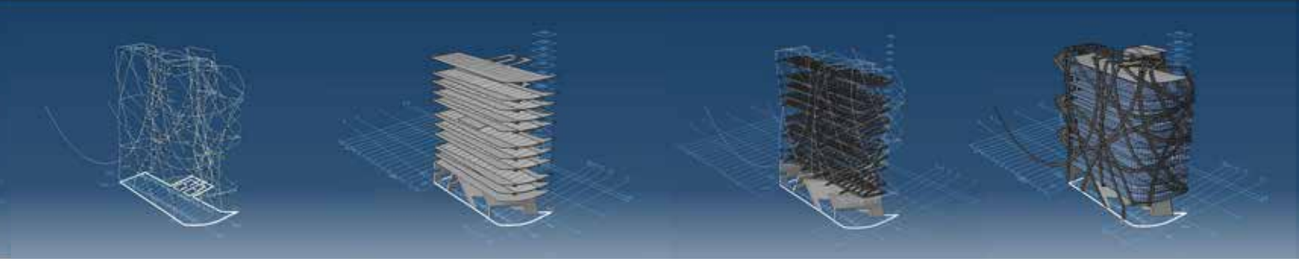
IF NOT NOW,WHEN?



DANCING BLEACHERS, WEXNER CENTER FOR THE ARTS



TOWER PLAN - 15,000SF | TOWER VOLUME W/ OFFSET CORE - 230FT | VOLUME WRAPPED BY STRUCTURAL RIBBONS | VOLUME LIFTED ON HYPERBOLIC WALLS



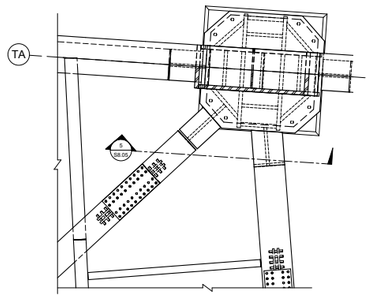
RIBBONS SUPPORT FLOORS | VARYING FLOOR HEIGHT - 13'6, 16'6, 24' | FLOOR STRUCTURAL SYSTEM - GIRDERS, LINK BEAMS | COMPLETE

BASE ISOLATION

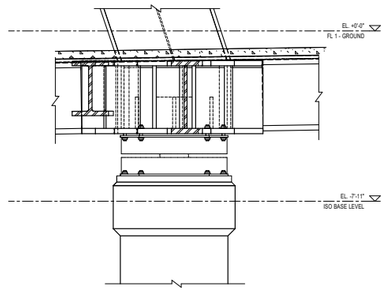
The base-isolated structure adds to the sustainable building conception, providing a structure five times more seismically resilient than a typical American high-rise. This tower will survive a major earthquake and return its occupants to the office the following day. Other high-rise building facing similar seismic challenges will sustain significant damage and likely require demolition or substantial reconstruction before reoccupying.

(W)rapper is the only high-rise commercial office building in the USA that utilizes such a base isolated structure.

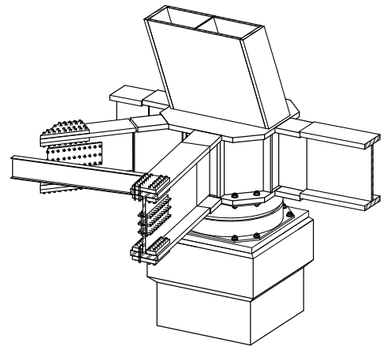
The steel bands are coated with cementitious fireproofing, and the building core is clad in a two-coat cement plaster finish. There is no concrete in the structural or fireproofing concept of the (W)rapper.



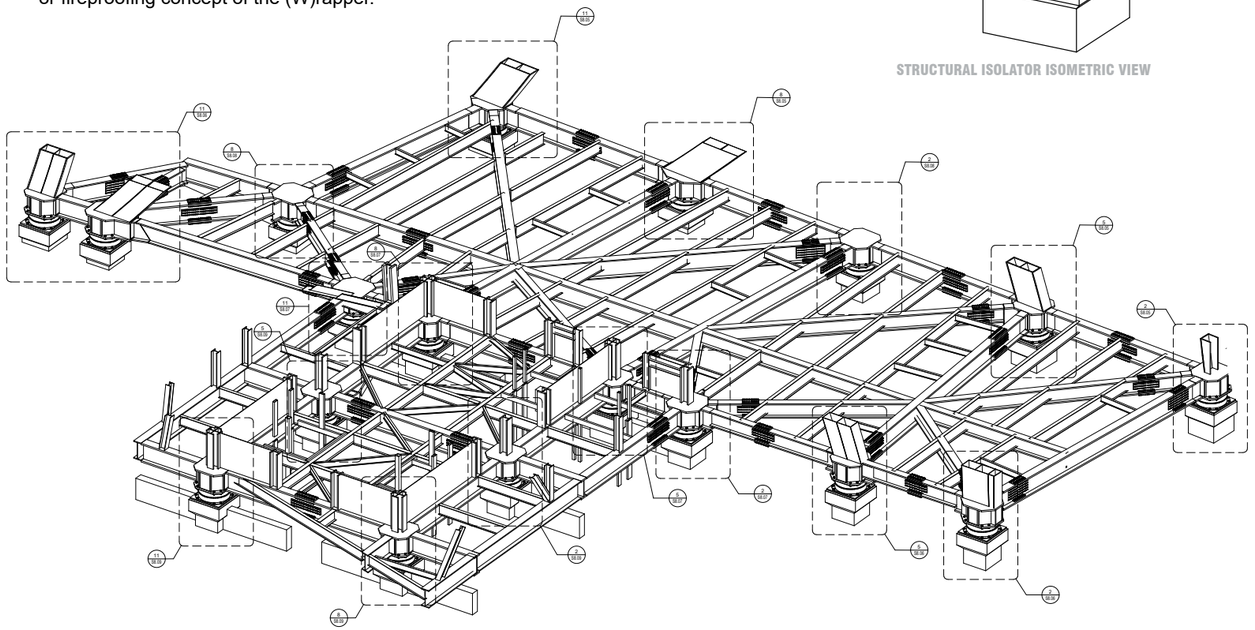
STRUCTURAL ISOLATOR PLAN



STRUCTURAL ISOLATOR SECTION

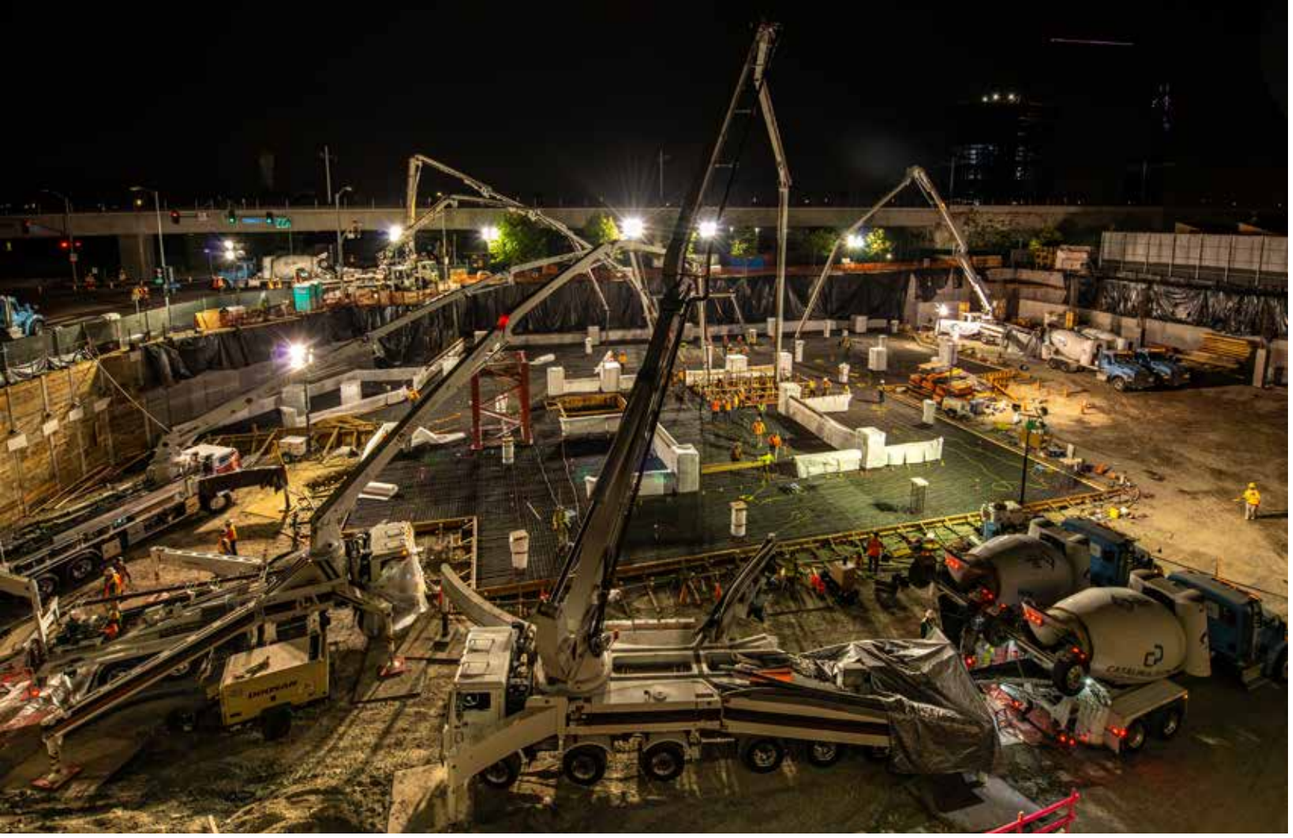


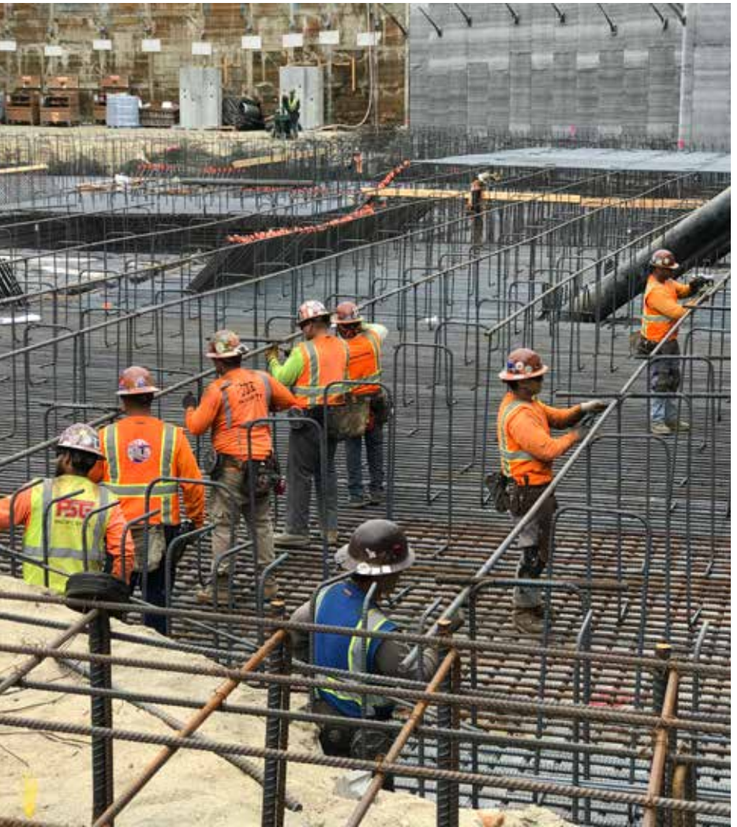
STRUCTURAL ISOLATOR ISOMETRIC VIEW

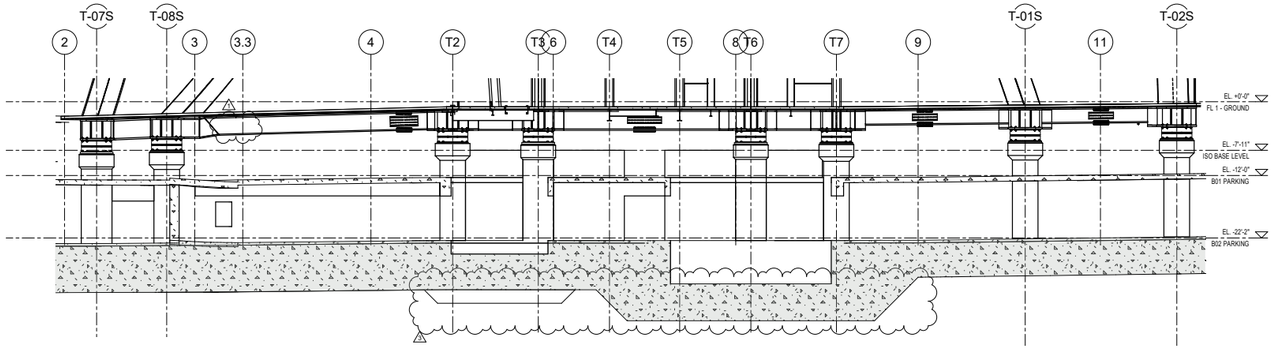


► ▲ TRANSFER FLOOR FRAMING

▲ TRIPLE PENDULUM ISOLATOR TESTING, DISPLACEMENT

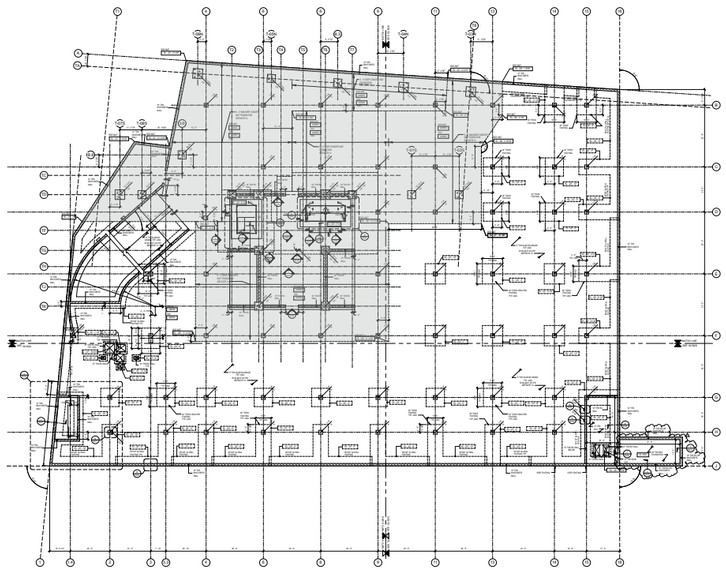


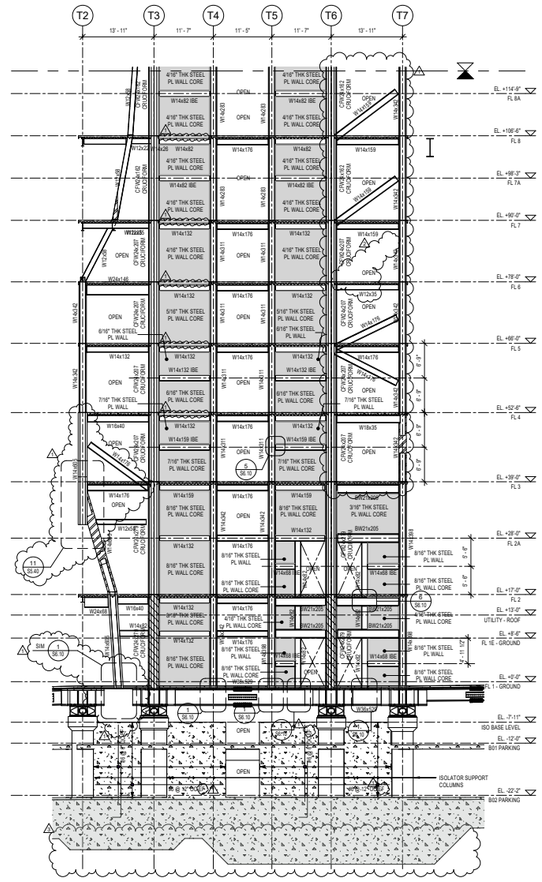




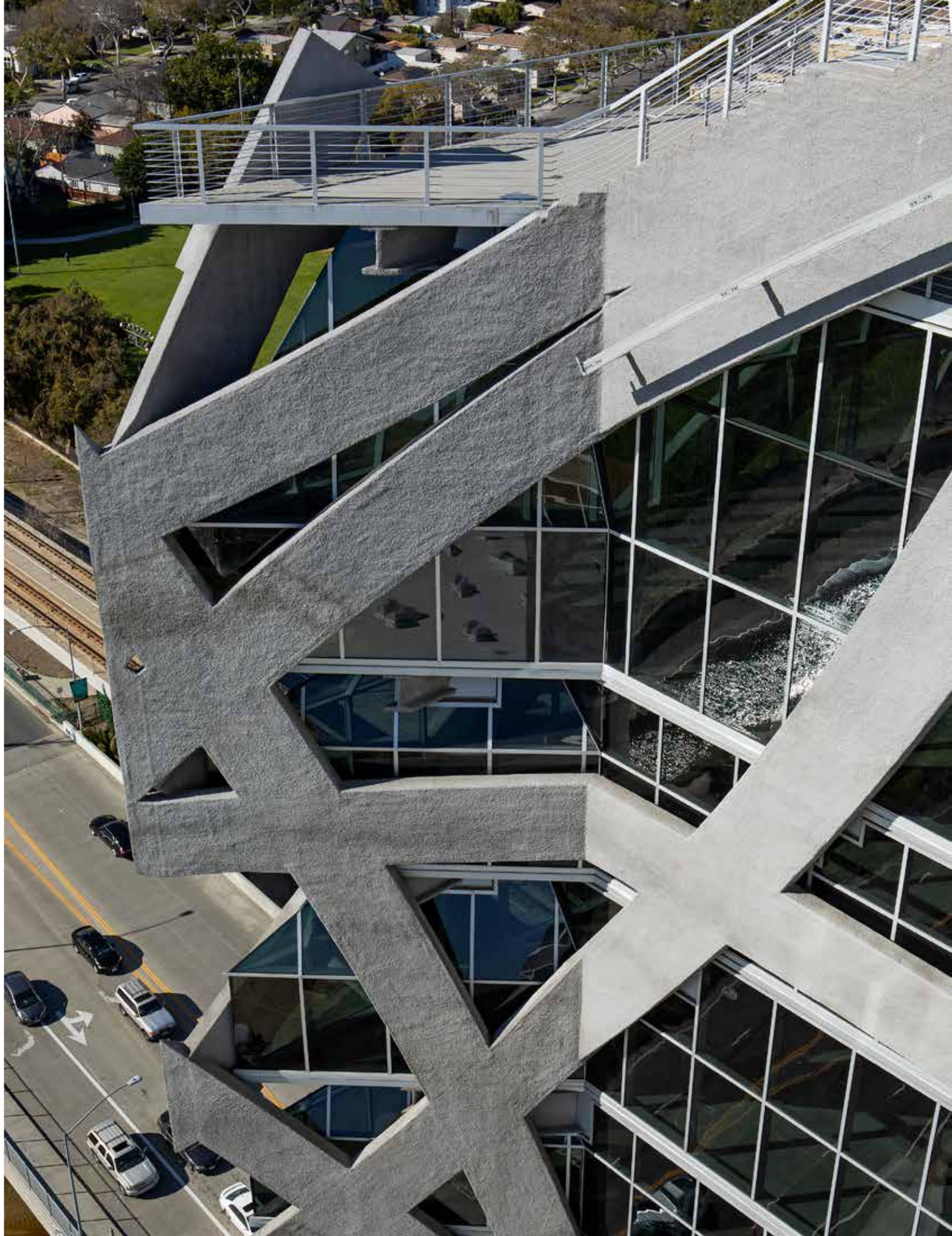
MAT FOUNDATION & SUBTERRANEAN PARKING GARAGE

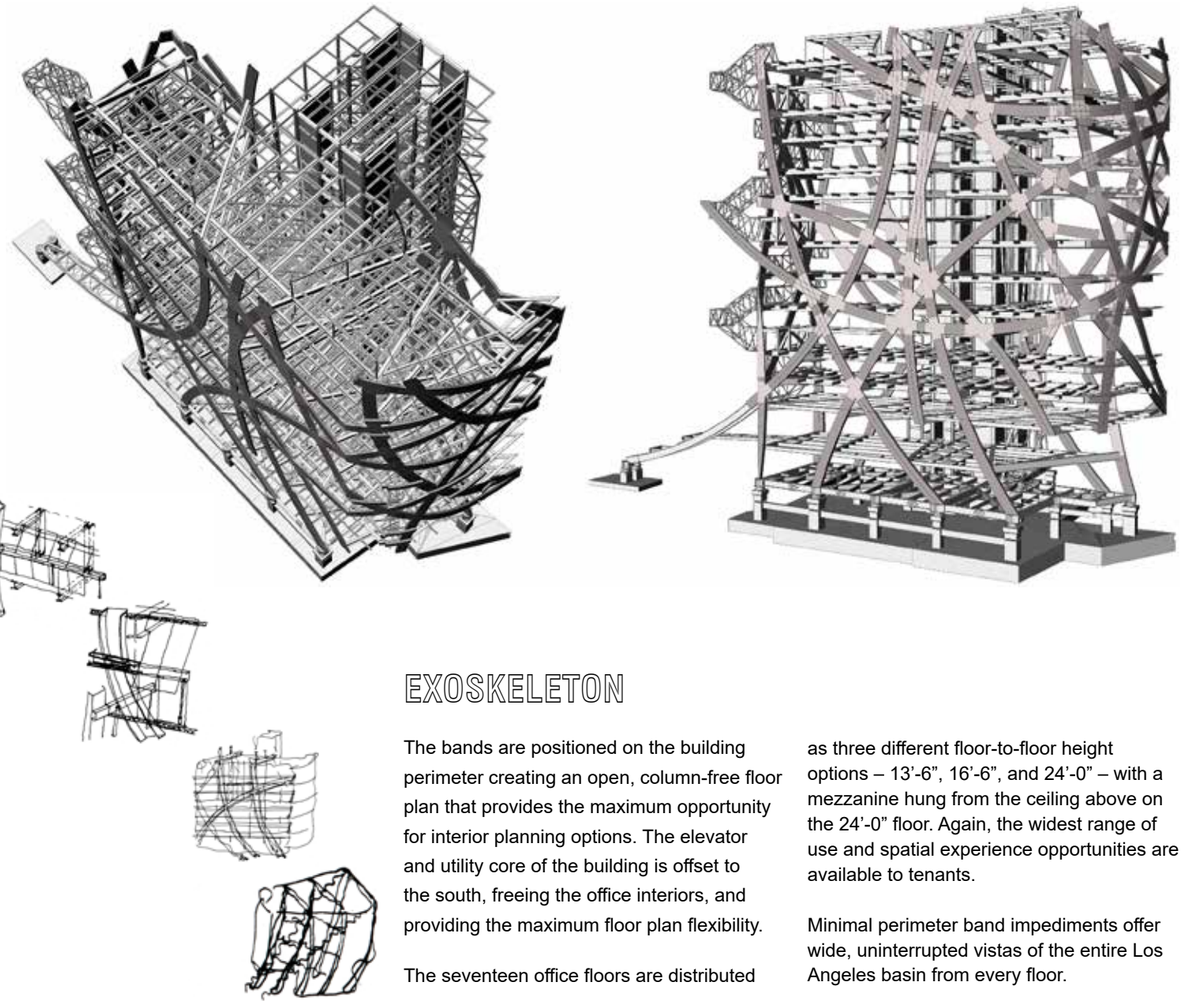
The foundation for the tower is a 6' to 8' deep mat foundation with 8000psi high strength concrete. The mat pour took place overnight with continuous pumping for 12 hrs. Over 560 truckloads delivered 5,591 cubic yards of concrete, which were poured over 800 tons of reinforcing steel to form the tower's foundation.





8' MAT POUR OVER 800 TONS OF REBAR ◄ / STRUCTURAL PLAN & SECTIONS SHOWING MAT FOUNDATION ▲





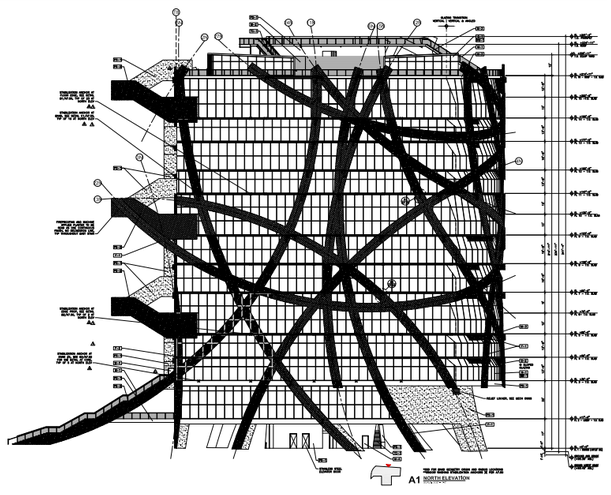
EXOSKELETON

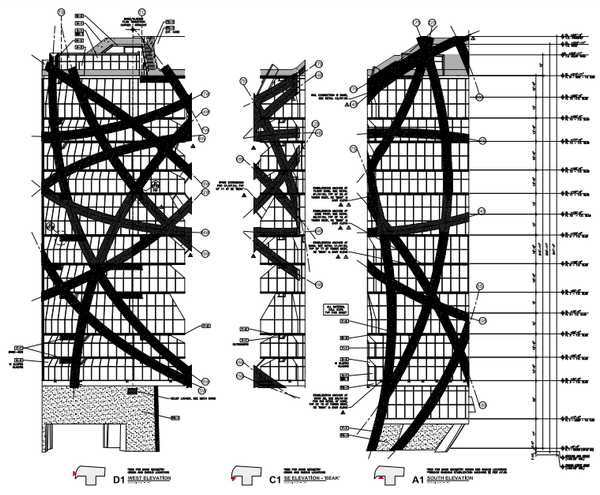
The bands are positioned on the building perimeter creating an open, column-free floor plan that provides the maximum opportunity for interior planning options. The elevator and utility core of the building is offset to the south, freeing the office interiors, and providing the maximum floor plan flexibility.

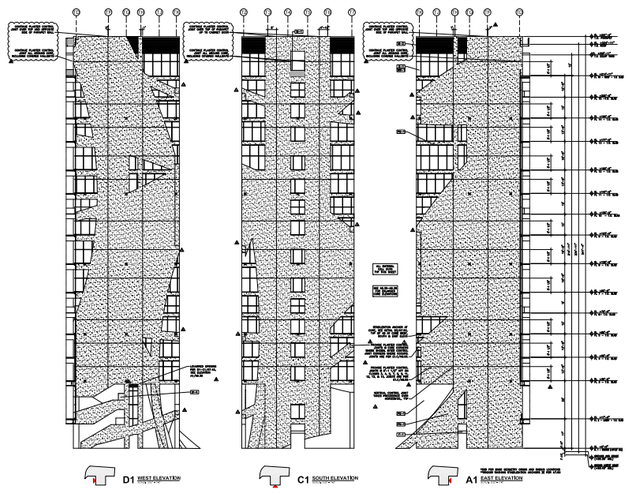
The seventeen office floors are distributed as three different floor-to-floor height options – 13’-6”, 16’-6”, and 24’-0” – with a mezzanine hung from the ceiling above on the 24’-0” floor. Again, the widest range of use and spatial experience opportunities are available to tenants.

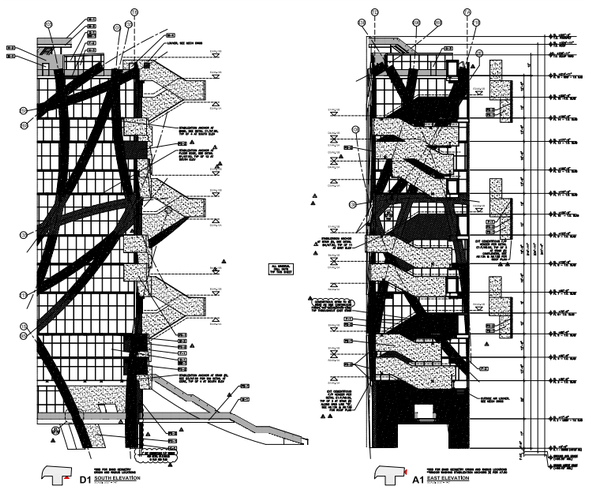
Minimal perimeter band impediments offer wide, uninterrupted vistas of the entire Los Angeles basin from every floor.

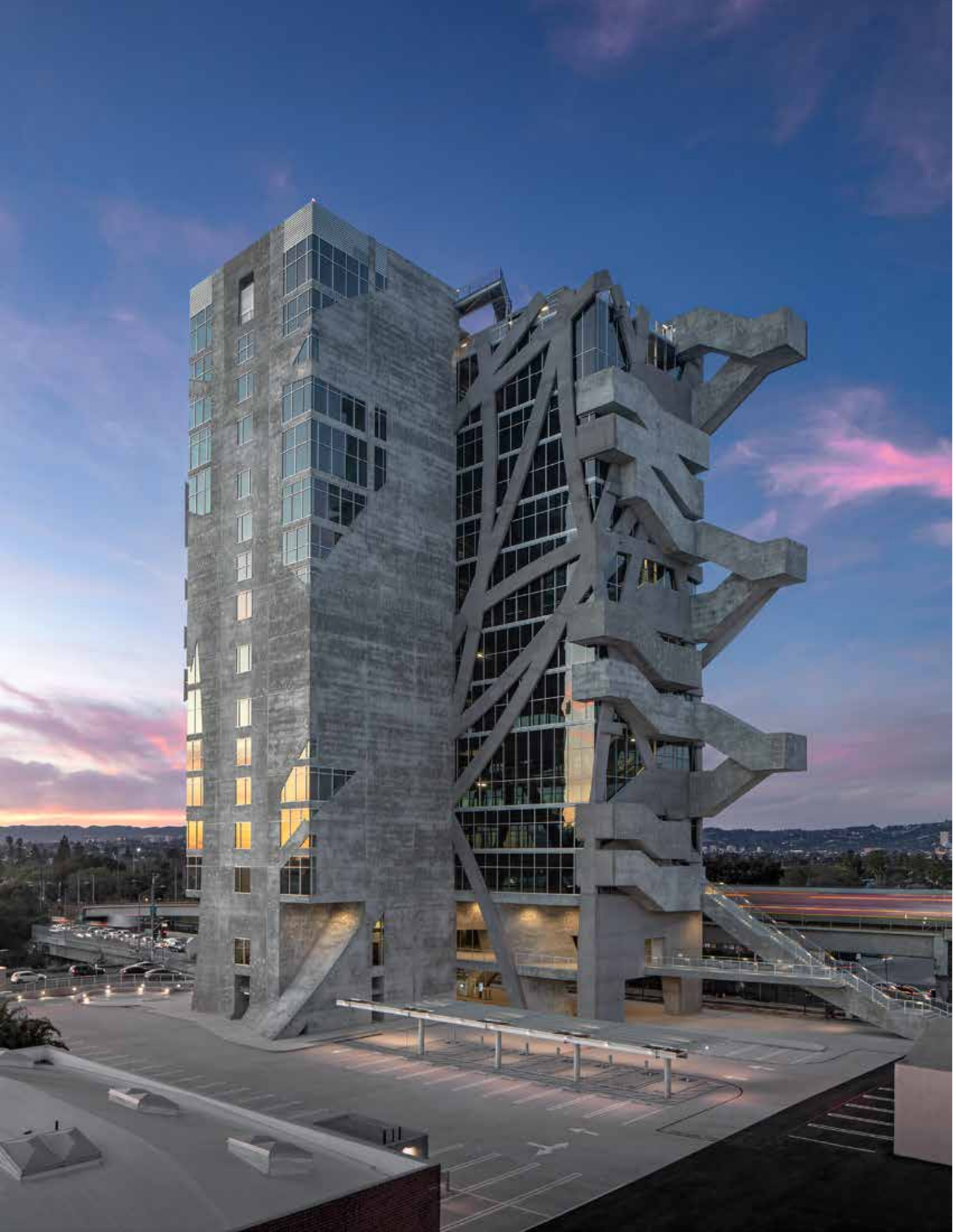
▼ ARCHITECTURAL ELEVATIONS / ▲ 24' FLOOR INTERIOR

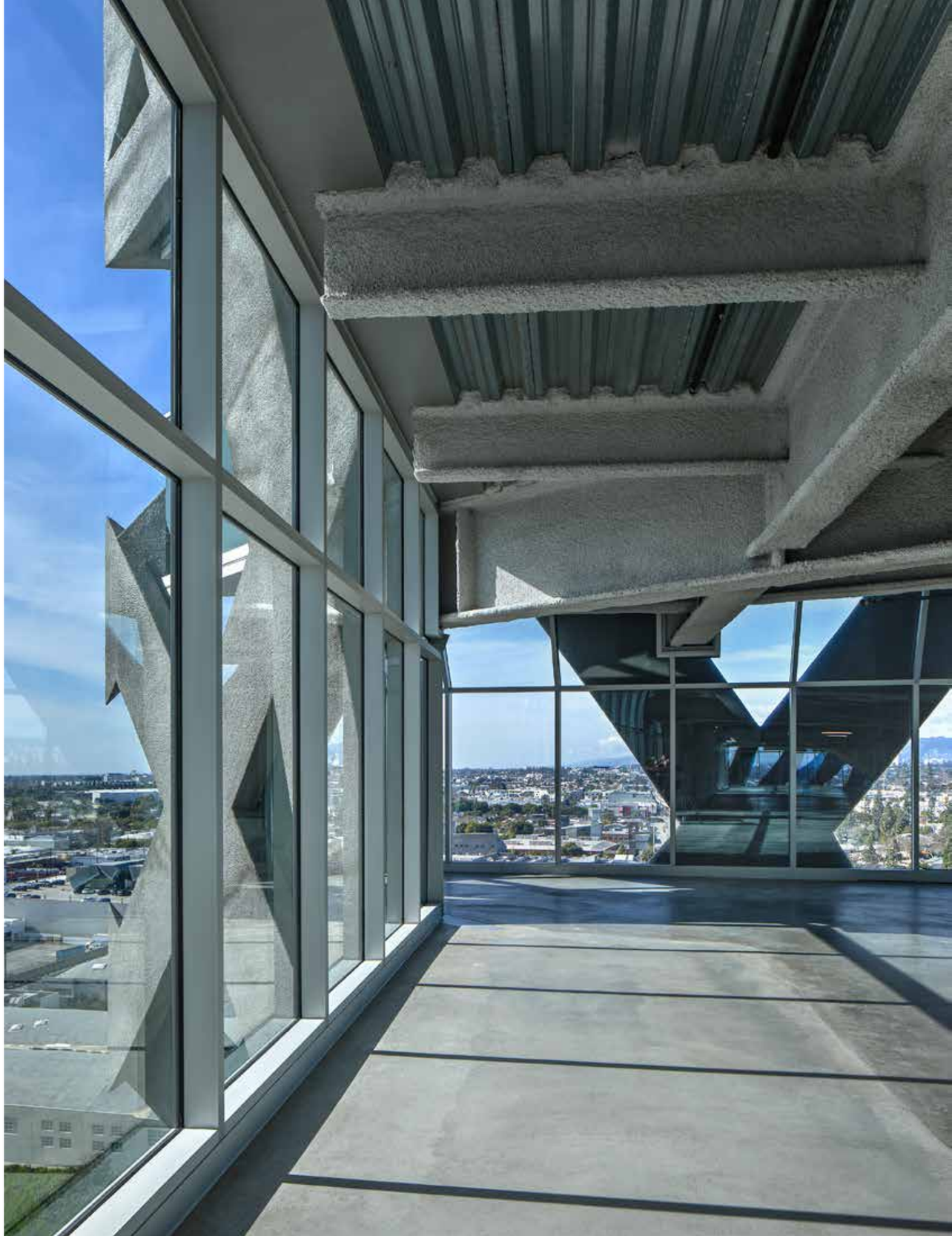






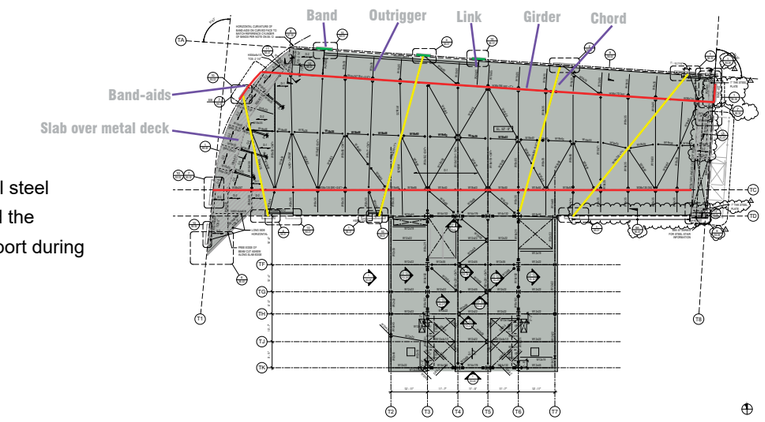




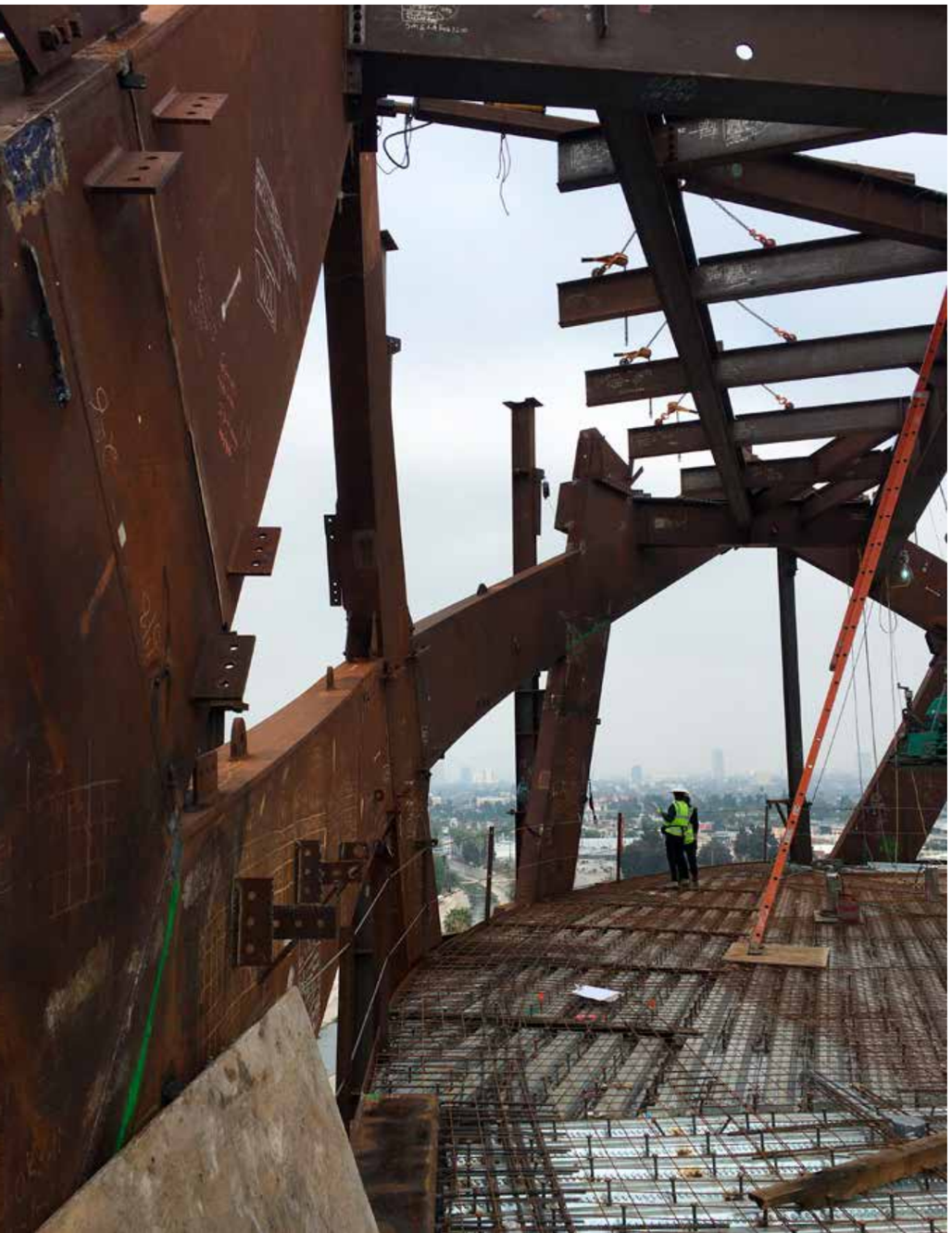


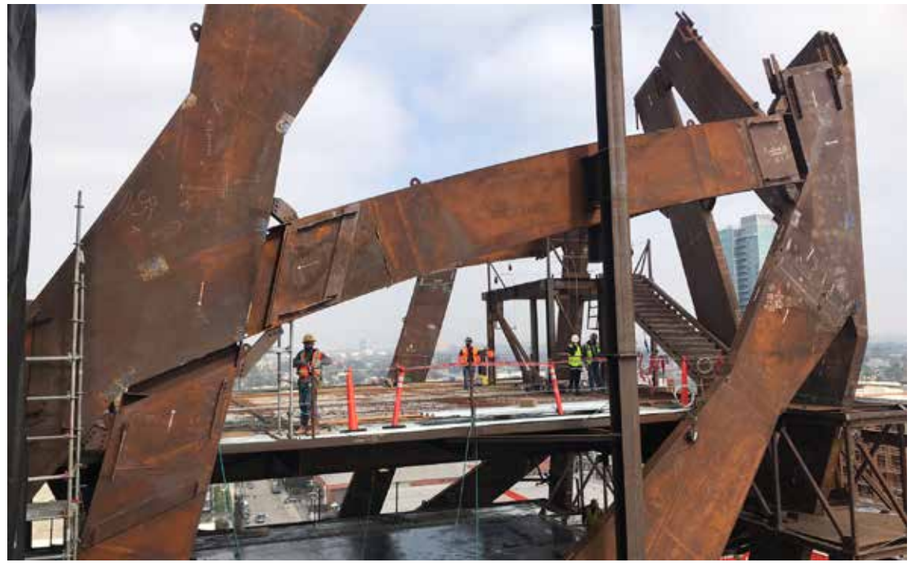
BAND FABRICATION & ERECTION

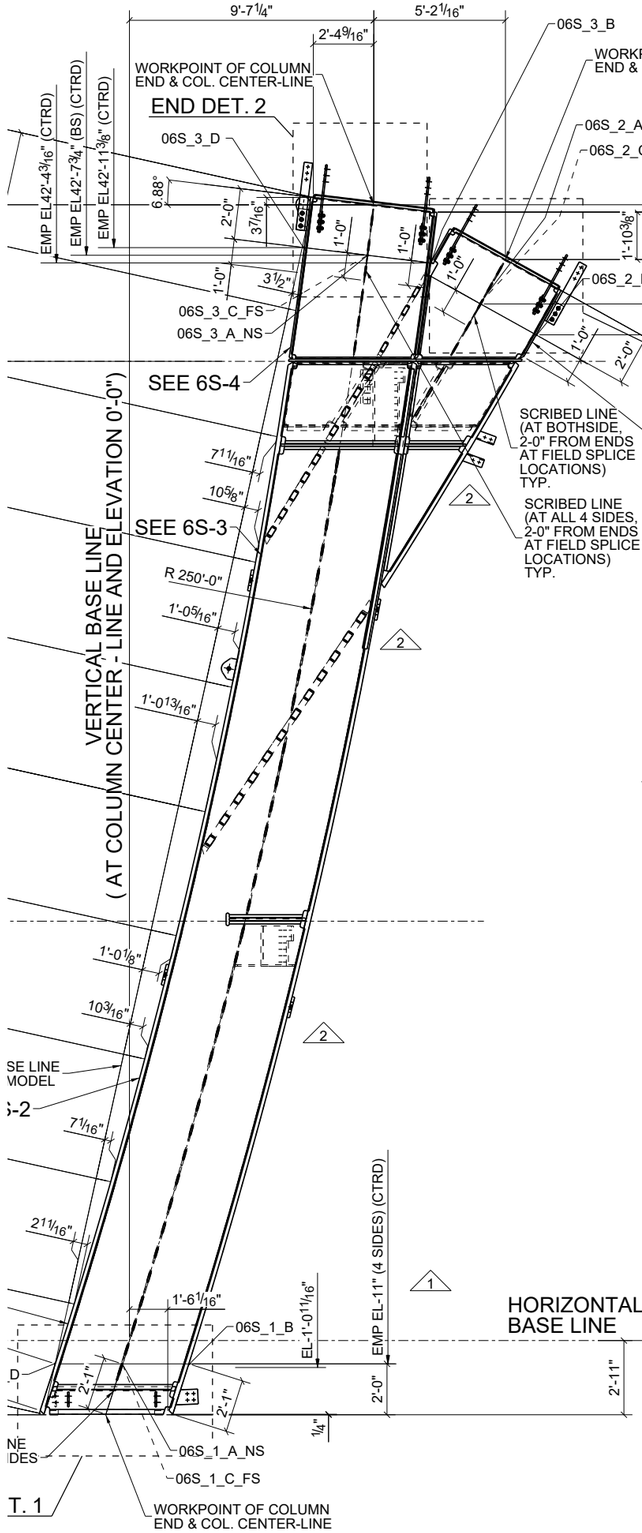
While the excavation shoring for the parking garage utilized conventional soldier piles and lagging, the erection of the structural steel bands required a specialized temporary shoring system. A series of temporary wide-flange steel columns were installed around the perimeter of the tower, strategically positioned outside the final band locations. These temporary columns provided critical support during erection, with each steel band connected to the shoring system as construction progressed upward.

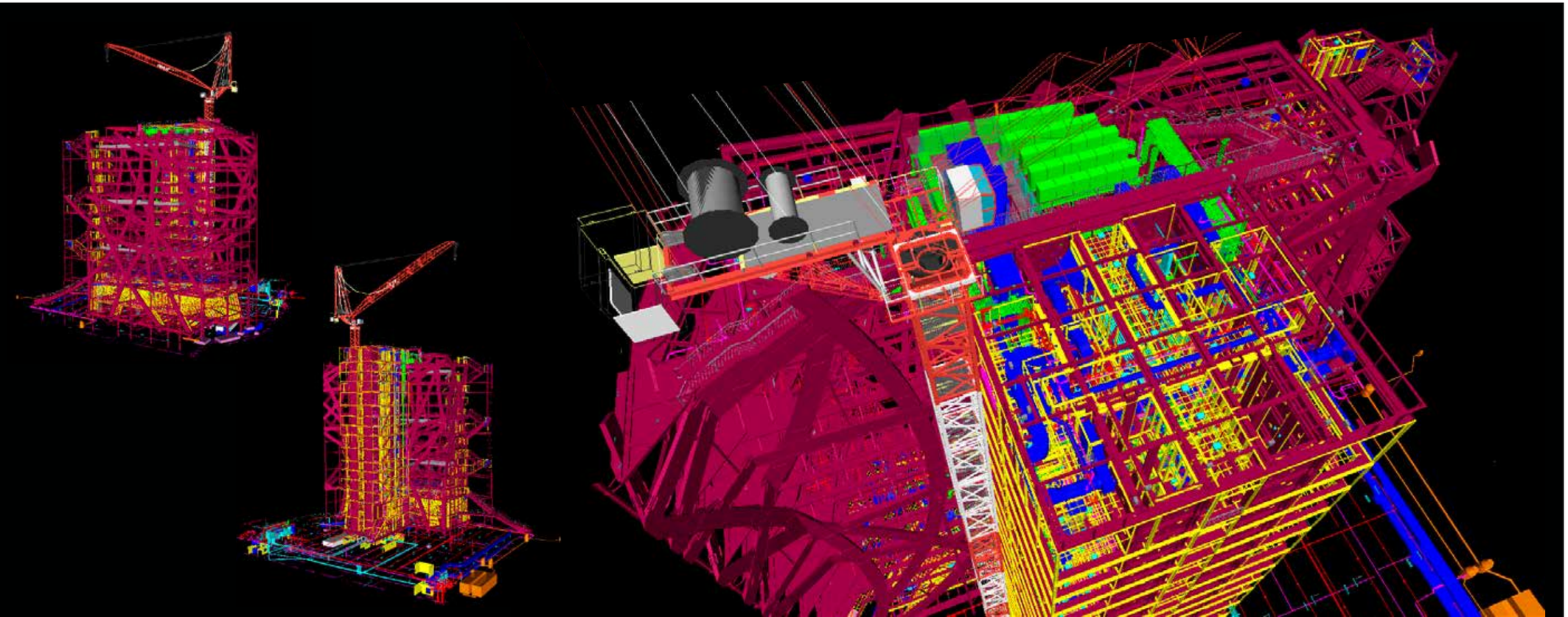


► TYPICAL TOWER FRAMING









MEP COORDINATION & BIM MODEL

Building Information Model (BIM). Coordination of Civil, Landscape, Structural, Fire Protection, Plumbing, Mechanical, Electrical, Fire Alarm, Technology and Access Control Trades.

Awards

Fast Company Innovation by Design Award, 2023

ASCE - Metro Los Angeles Branch, Outstanding Structural Engineering Project, 2023

NCSEA Structural Engineering Excellence Award, 2023

Engineering News Record Best Office/Retail/Mixed Use Project, 2023

IMPACT Project of the Year, 2023

Architect Magazine Research and Development Award, 2015

AIA/LA NEXT LA Merit Award, 2010

WAFFLE

Los Angeles, CA / 2007-2016
Mid-rise Restaurant

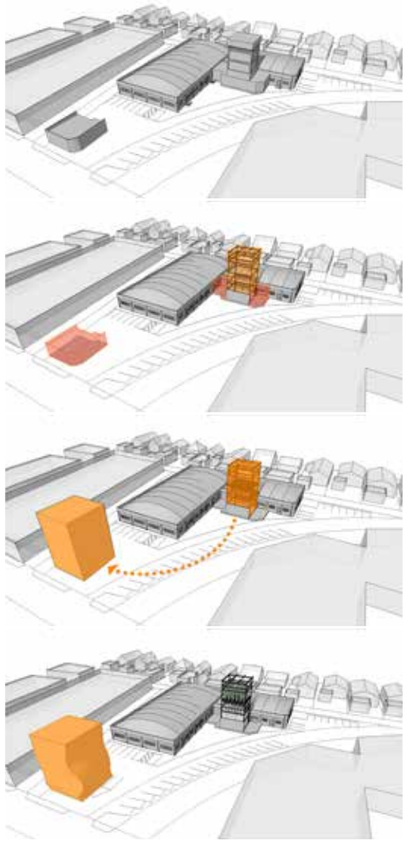
5,500sf incl roof deck

Role: Project Team

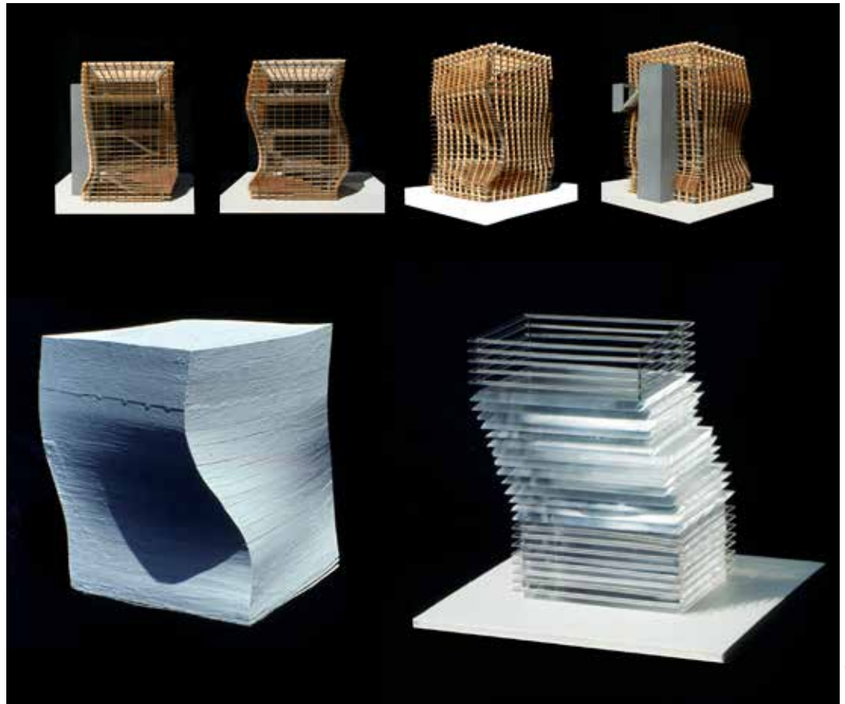
A preliminary study model made from a square pile of note paper, describes a concept for a tower which is not quite a regular box, nor a clear, spatial departure from the regular box. Rather the model suggests a conceptually soft geometry, or better, a twisted tower.

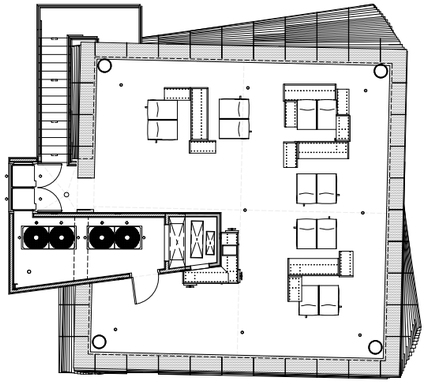
The tower twists along its height – rotates slightly, both clockwise at the top and counterclockwise toward the bottom. The plan shape and size is maintained as the tower volume pivots. The curvature of the form is conveyed by the horizontal and vertical steel plate grid that frames the glass enclosure. As the curvature increases, the spacing between plates is decreased to maintain the planar glass panel subdivision.

The proposed glazing system is composed of horizontal and vertical ‘fins.’ Glazing components were never curved, so the outer curving surfaces are conveyed as the aggregate of the plate steel fins. This new structure will serve as the home of an exclusive restaurant.

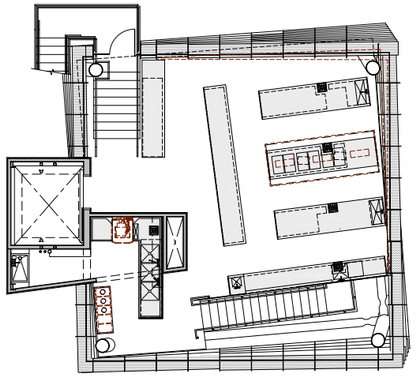


WAFFLE SITING DIAGRAM

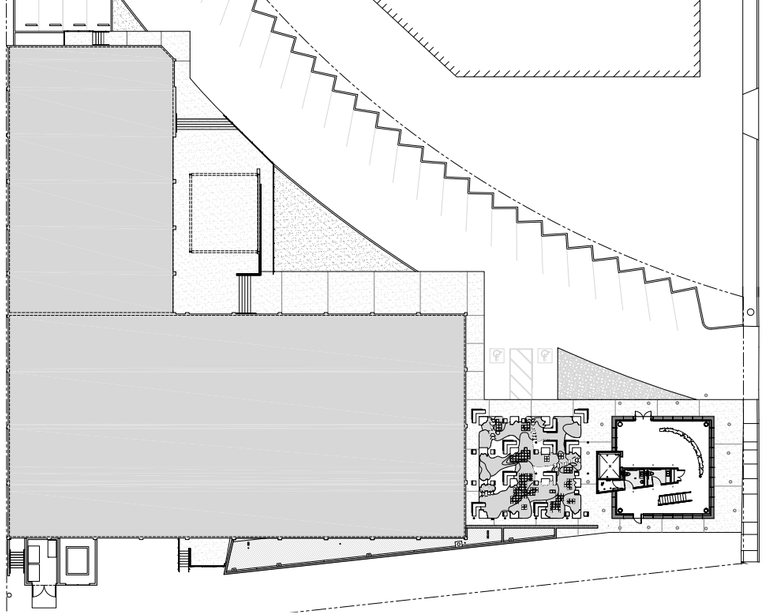




ROOF DECK

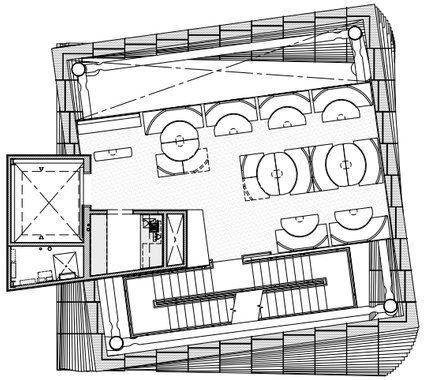


SECOND FLOOR / KITCHEN

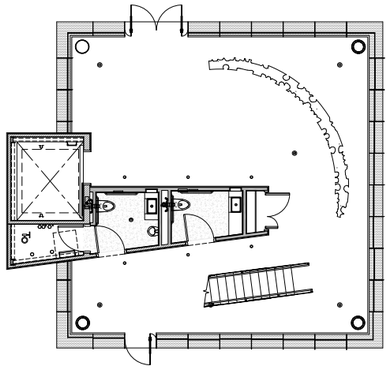


An outdoor garden of equal footprint as the tower is located to the east. The garden consists of mounded earth, concrete tables and stairs, and planted flora to serve as an outdoor gathering space for casual dining and cocktails.

A secondary support building, the Wedge, will be built to the west of the site, abutting the original warehouse structure.



MEZZANINE / DINING



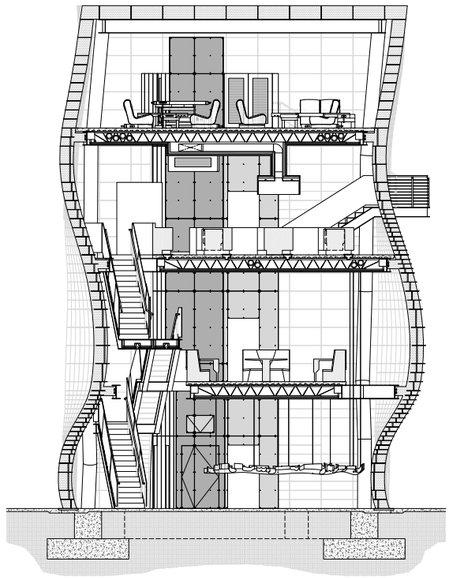
FIRST FLOOR / LOBBY

The internal structural frame closely follows the exterior shape. Four corner columns undergo a series of compound miters to reflect the curving form. The building consists of a ground floor, a mezzanine, a second floor, and an open-air roof deck connected by an internal stair and elevator.

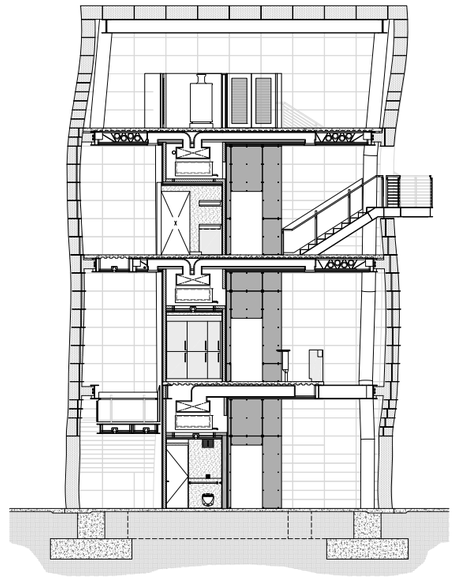
The interior will be an intricately curated experience.

The restaurant entrance is marked by a pool lined with concrete blocks, formed to a curve, and filled with water. Guests enter at the ground level and are escorted to their seats on the floor above. The mezzanine level serves as the main dining floor, an intimate setting with seating for only 22 patrons upon custom built steel banquettes surrounding CNC-milled translucent acrylic tabletops.

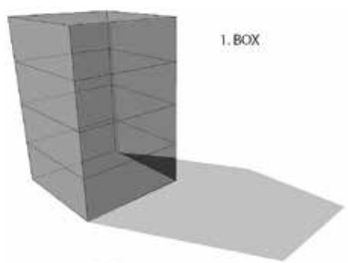
As guests exit they will pass by a curved 26 foot long table, suspended from the mezzanine and second floor ceilings, which delivers a keepsake upon their departure.

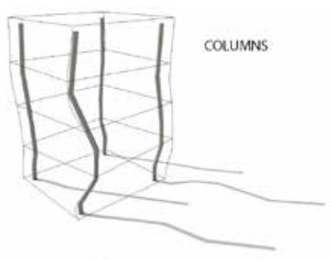


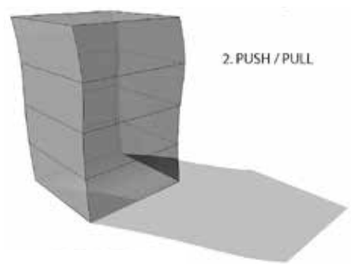
EAST SECTION

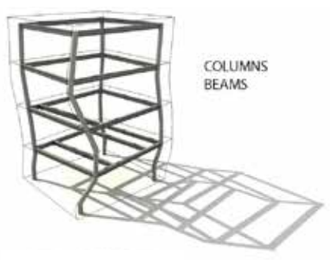


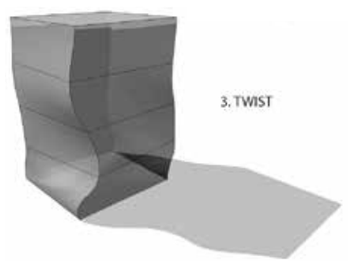
EAST SECTION





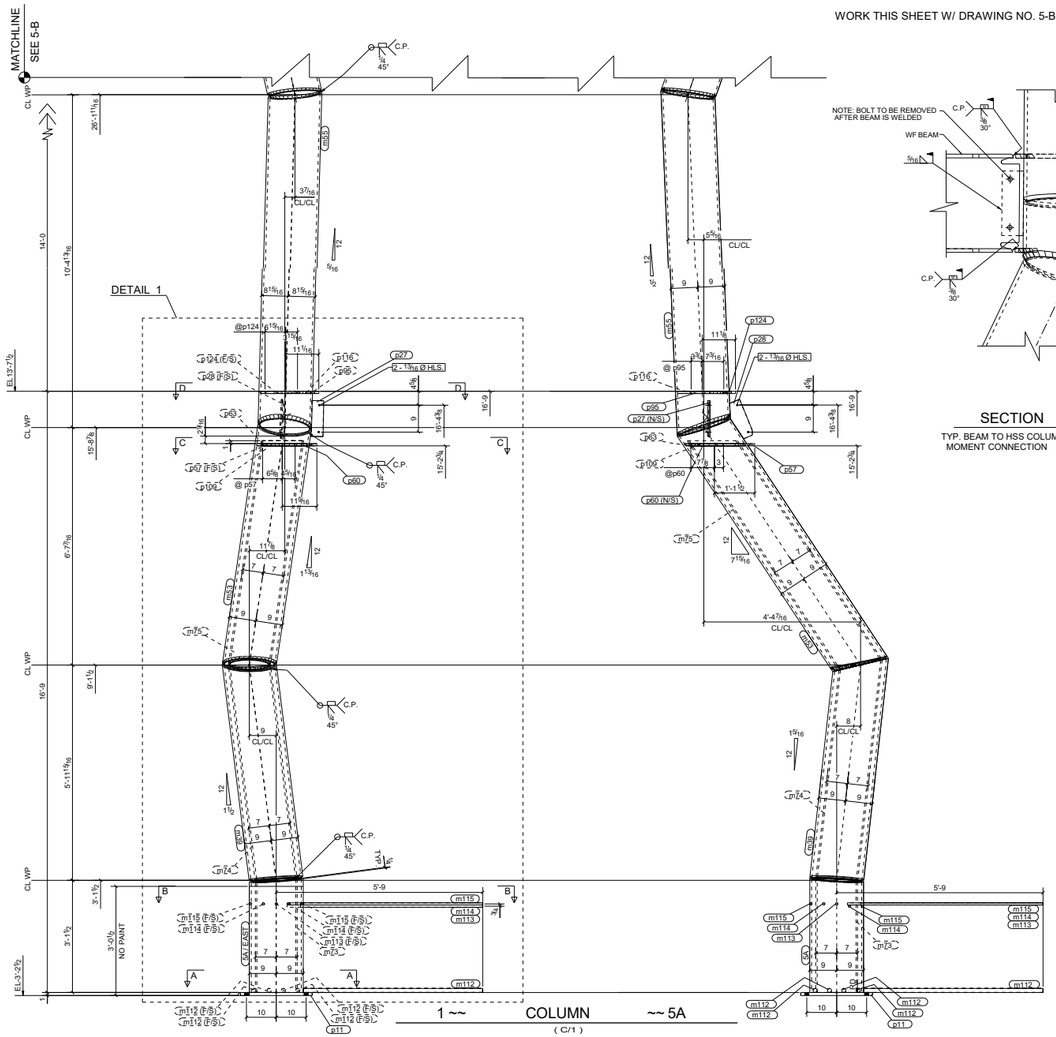




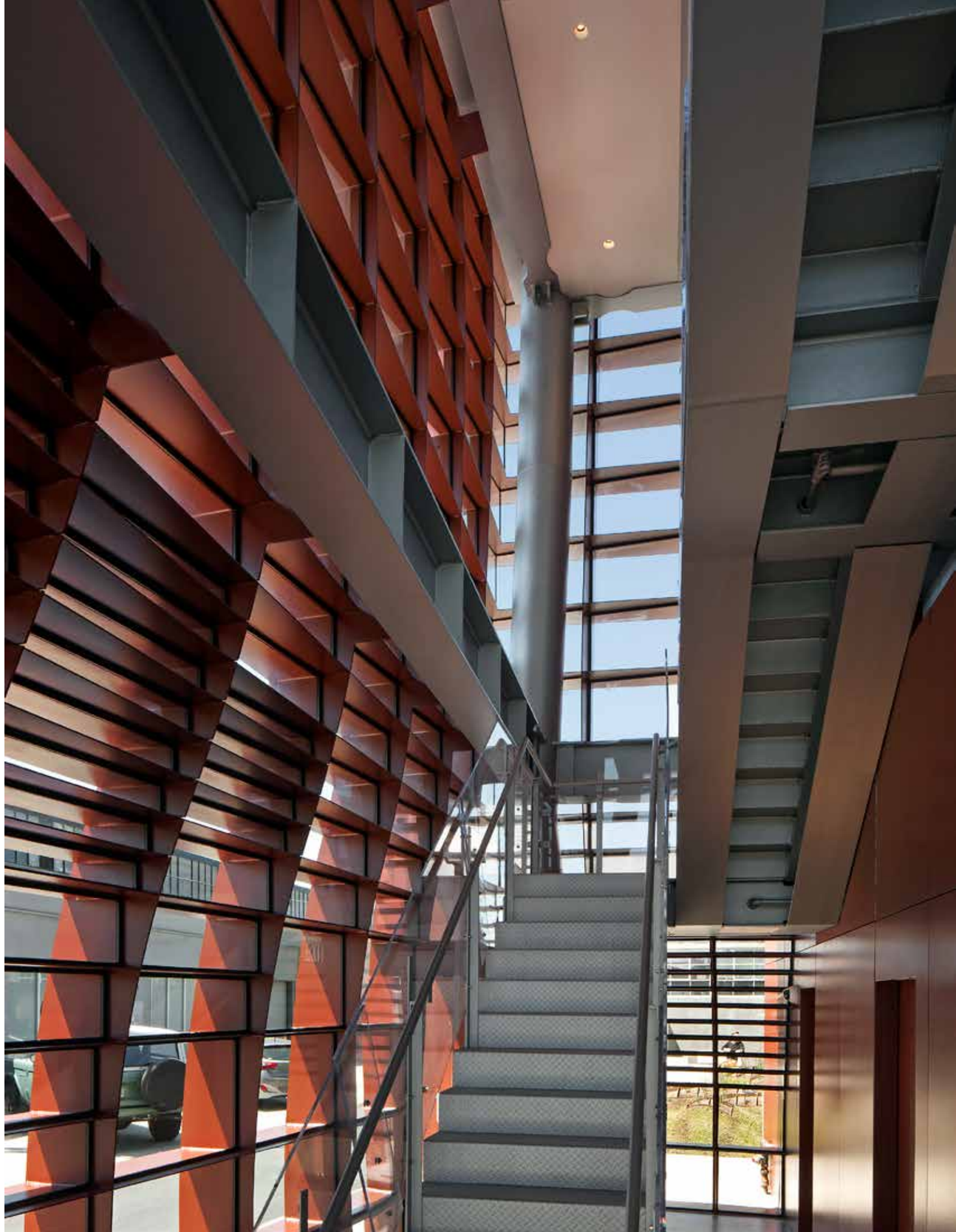


▼ WAFFLE COLUMN STEEL SHOP DRAWING \ ▲ WAFFLE COLUMN FABRICATION

WORK THIS SHEET W/ DRAWING NO. 5-B, 5-C,& 5-D



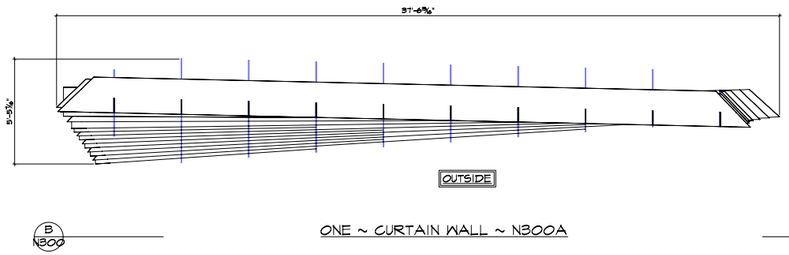
SECTION E
TYP. BEAM TO HSS COLUMN MOMENT CONNECTION E1

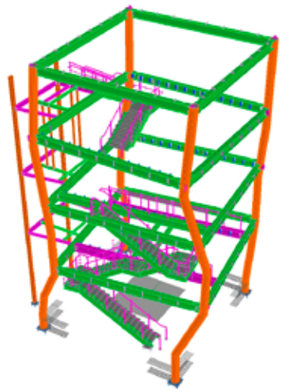


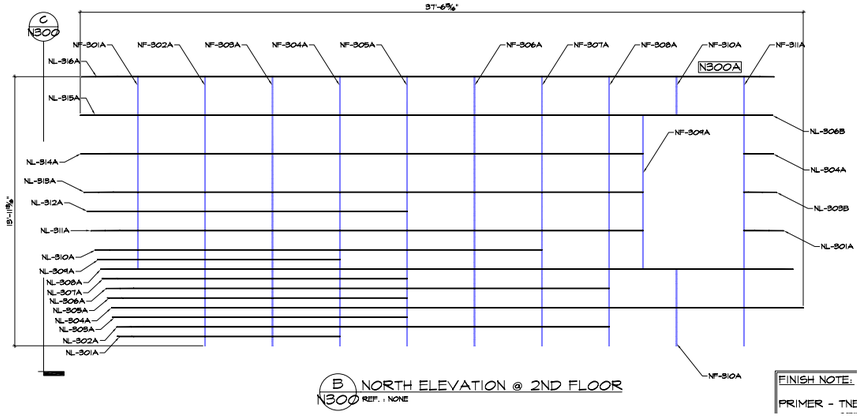
WAFFLE STAIR

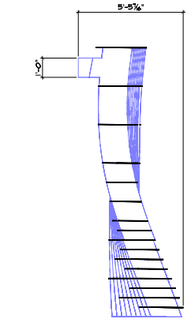
WAFFLE ROOFTOP

▼ FRAME STEEL SHOP DRAWING \ ▲ FRAME ERECTION









Awards

World Architecture Award, 2009.
AIA/LA Design Merit Award, 2010.
Dedalo Minosse International Prize, 'Speciale L'Arca, 2011.
International Design Award, Gold Medal, 2012.
American Architecture Award, Chicago Athenaeum, 2013.

EOMA SELECTED PROJECTS
2007 - 2023

8511 WARNER, GLASS FOREST
Culver City, CA / 2007-2010
Retail, Restaurant & Parking Structure

51,250sf | 43' Tall | 775 parking stalls

Entitled project for 43' tall, three story, 51,250sf of retail and restaurant with 775 stalls of parking provided over 5 floors of above and below grade parking. Produced architectural drawing sets, 3D digital workflow model, and architectural visualization renderings. Submitted Site Plan Review application to Planning Department where entitlements were granted. Coordinated with parking contractors and glazing and green roof consultants to develop project at schematic phase. Reviewed construction bids and budget. Produced marketing booklet. Produced quarter scale physical model and 3D printed site model.

Awards
R+D Award, A Surface of Points, 2008.
American Architecture Award, 2019.

3960 LINDBLADE, CONNECTION BUILDING
Culver City, CA / 2008
Commercial Office

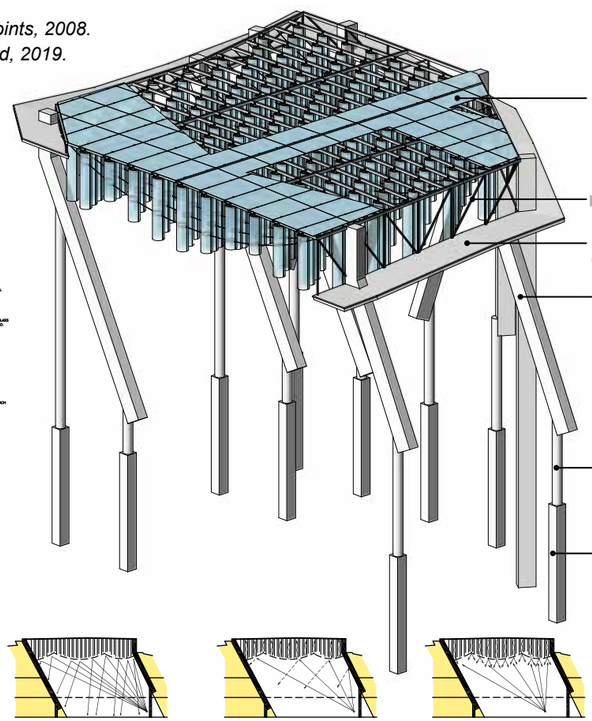
Proposed three story office building connecting an existing office complex consisting of three exisitng buildings sharing a surface parking lot, which includes projects Gary Group, Metafor, Paramount Laundry and Lindblade Tower.

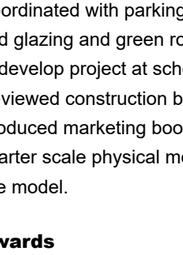
3585 HAYDEN, WAFFLE, DEVON MOTORWORKS TI
Culver City, CA / 2008
Tenant Improvement & PV Panel Planning

Photovoltaic panel layout proposal for 56'-6" tall Annex building and adjacent surface parking lot. Proposed modular aluminum frame conference room in warehouse building.

3623-3635 HAYDEN AND 8557-8559 HIGUERA COMPLEX
Culver City, CA / 2009
Site Analysis & Programming

Proposed skylight over new corridor connecting five existing structures: one two-story wood structure, one steel sawtooth structure, two wood bowstring truss structures and one double height wood structure. Conducted site survey and prepared as-built drawings for use in structural analysis for implication of proposed demolition of shear walls.

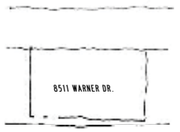



SOUND DIFFUSED WITHIN CYLINDER ARRAY

SOUND REFLECTED FROM PLUGGED CYLINDERS

SOUND ABSORBED WITHIN CYLINDER RESONATOR

SOUND RADIATED FROM CYLINDER RESONATOR



SITE


PARKING & RETAIL


COURT


GLASS ROOF


ROOF GARDEN

3540 HAYDEN, PTERODACTYL, PARKING STRUCTURE
Culver City, CA / 2009
PV Panel Planning

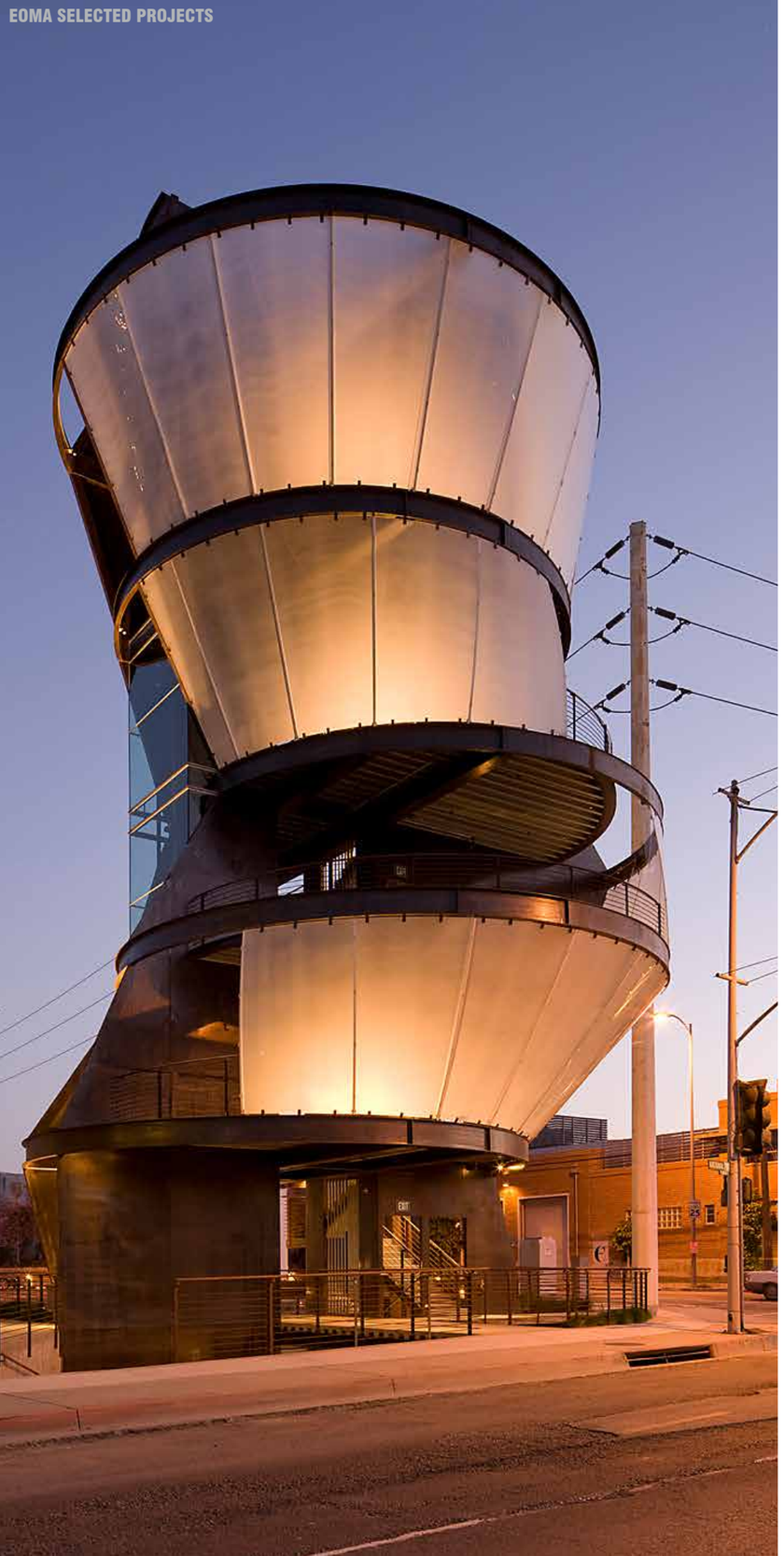
Photovoltaic panel layout proposal over 45,600sf of building and parking structure rooftop.

5760-5782 JEFFERSON COMPLEX
Los Angeles, CA / 2010-2011
Permitting

Pulled address change permit and supplement address permit for five La Cienega Blvd addresses in conversion to six Jefferson Blvd addresses.

◄ MOSS SKETCHES \ ▼ 8511 WARNER COURTYARD

▲ GLASS TUBE CANOPY 'FIELD OF RODS' \ ► 8511 WARNER



3520 HAYDEN, SAMITAUR TOWER

Culver City, CA / 2007-2010
Observation Tower and Digital Project Venue

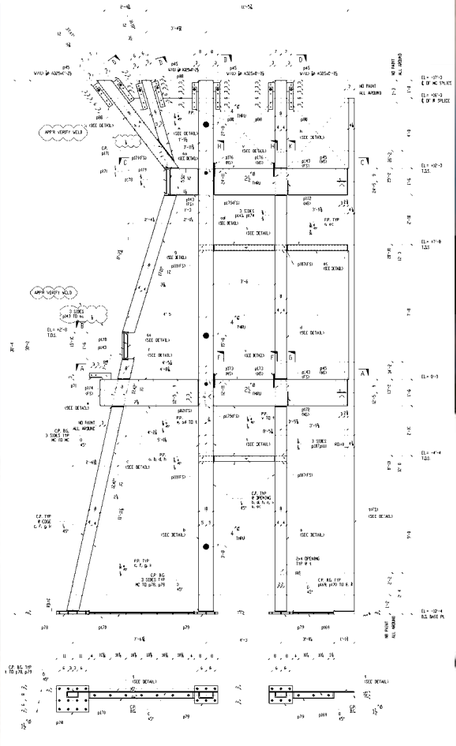
5,000sf | 72' Tall

Steel shop drawing review for architecturally exposed structural steel building (AESS), including structural framing assembly, checkered plate flooring, handrails, and attachments for acrylic screen and mullions. Steel shop drawing coordination of electrical and AV conduit, and fire chases in steel structural framing. Construction documents for 12' tall sloping landscape involving uniaxial geogrids for soil reinforcement and stabilization. Construction administration of landscape installation and elevator installation. AV room corrugated steel door detailing. As-built measurements for use in construction documents for hi-def, rear-projection acrylic screens, cast in place acrylic mullions, and screen assembly attachments. Time-lapse photography.

Awards

World Architecture Award, 2009
AIA/LA Design Merit Award, 2010
Dedalo Minosse International Prize, Speciale L'Arca, 2011
International Design Award, Gold Medal, 2012
American Architecture Award, Chicago Athenaeum, 2013

← SHEAR WALL STEEL SHOP DWG, SCREENS & MULLIONS \
→ ↑ SAMITAUR TOWER



3583 HAYDEN, FOUNDATION CONTENT TI

Culver City, CA / 2009
Tenant Improvement

Steel shop drawing review for new mezzanine bridge in a 30,000sf TI for tenant Foundation Content. Steel shop drawings include bisected bowstring truss support frame, bridge and stair cantilever framing and handrails.

3520 HAYDEN, AFP TI

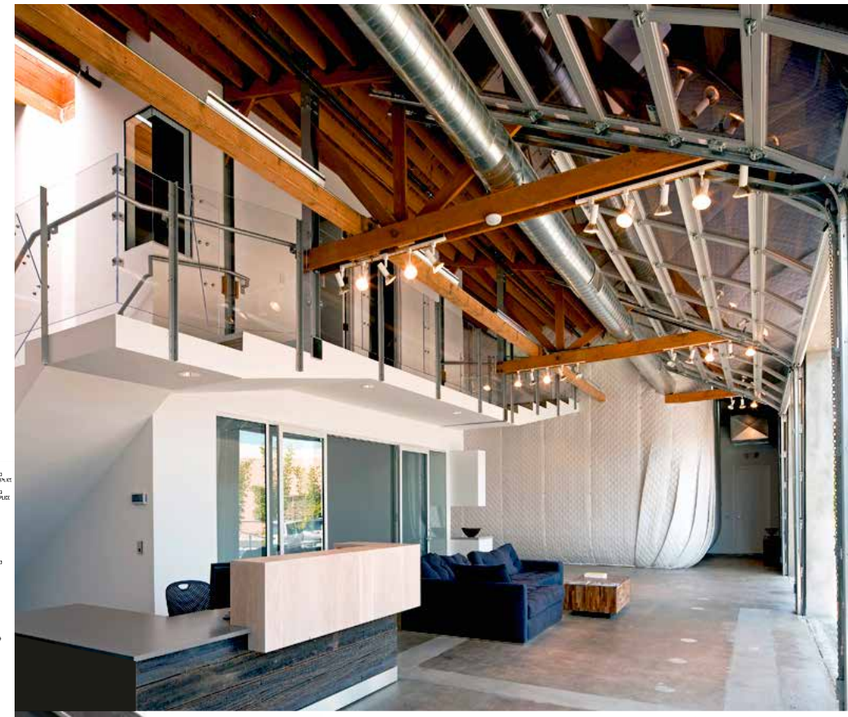
Culver City, CA / 2010
Tenant Improvement

Reconfiguration of program requirements in space plan for tenant downsizing at two locations, 3520 Hayden and 3535 Hayden.

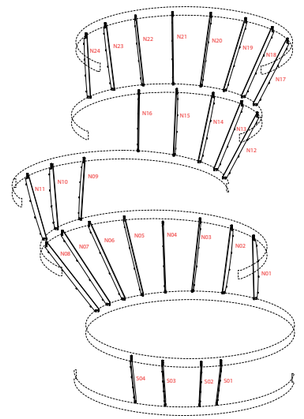
3540 HAYDEN, PARKING STRUCTURE

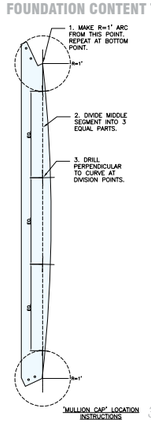
Culver City, CA / 2010
Permitting

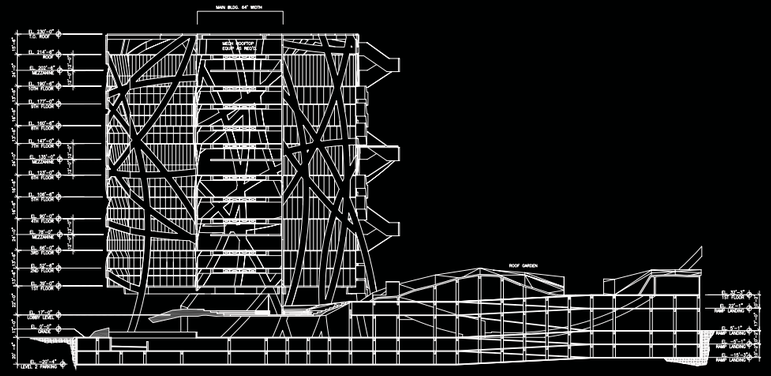
Pulled parking structure tandemization permit to add 89 parking stalls to existing 524 stall parking structure.



FOUNDATION CONTENT TI

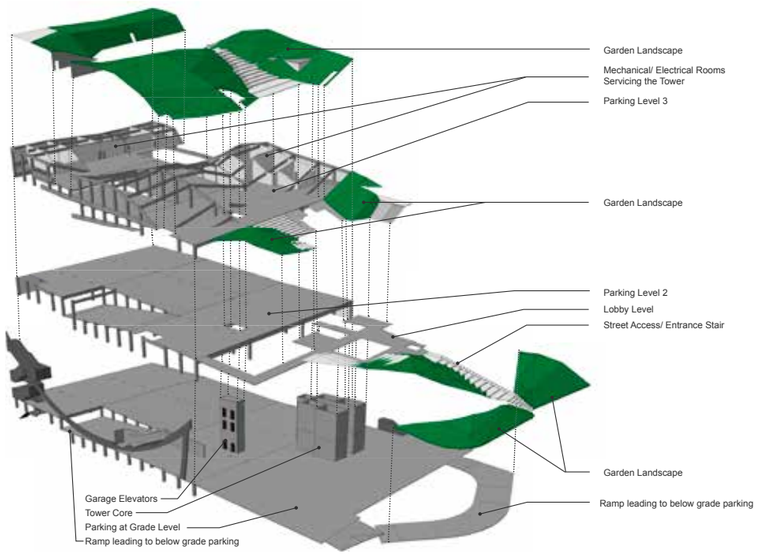


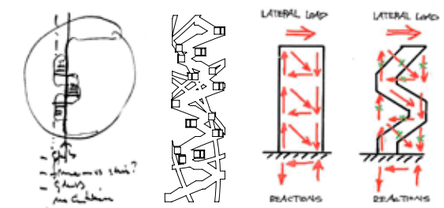


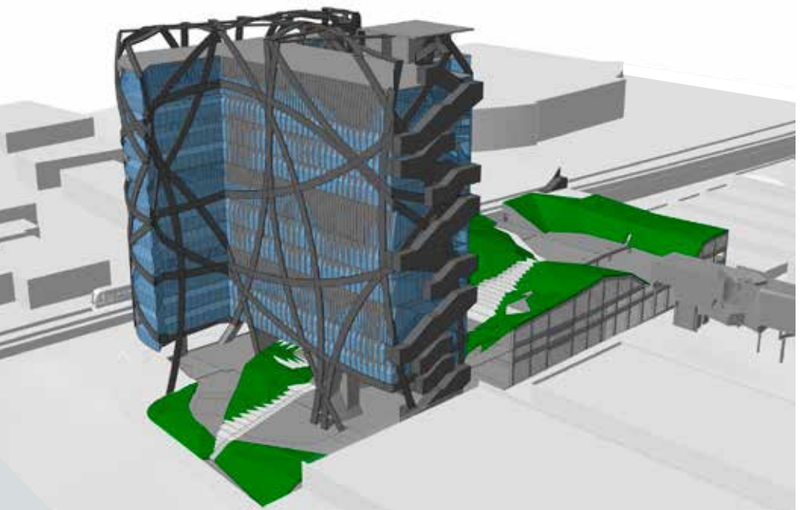


JEFFERSON TOWER SECTION

JEFFERSON TOWER PHYSICAL MODEL







5790 JEFFERSON, JEFFERSON TOWER

Los Angeles, CA / 2007-2010
High Rise Entitlement Vesting,
Site Analysis & Planning

183,000gsf | 235' tall

Assisted in vesting entitlement for the project site with permits & construction of 93-stall Surface Parking Lot, including landscape, site drainage and lighting. Schematic design of 230' tall T-shaped tower scheme with 5 levels of above and below grade parking, 210,000sf. Schematic design of 230' tall bar-shaped tower scheme with 2 levels of below grade parking, 183,000sf. Produce architectural drawing sets, 3D digital workflow model, and architectural visualization renderings. Create marketing presentations to prospective tenants. Coordinate with structural engineers and contractors to develop scheme into schematic phase. Review construction bids and budgeting. Physical model construction and photography.

JEFFERSON TOWER

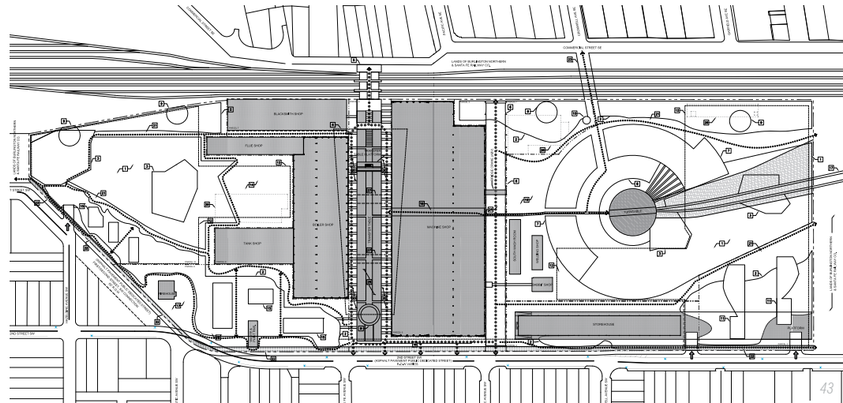
ALBUQUERQUE RAIL YARDS

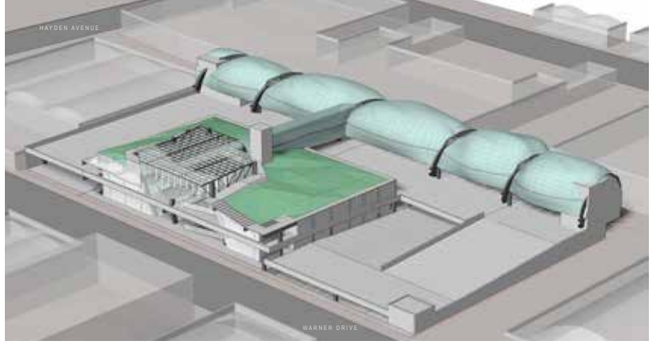
Albuquerque, NM / 2010
Master Development Plan

Submission of proposed master development plan in developer competition. Site is Historic Rail Yard located on 27 acres south of Downtown Albuquerque, NM. Plan envisions a multi-purpose complex of both historically preserved and re-invented buildings, substantial new structures, and variable landscapes that will provide a local, regional, and national focus to re-forecast Albuquerque's future. Edited 250 page Request For Proposal (RFP) involving data compiled from development team, architect, planning architect, landscape architect, structural engineer, civil engineer, MEP engineer, construction specialist, architectural conservationist, historic preservationist, environmental impact consultant, recreational land use and economic consultant, legal counsel, financial advisory team, market analyst, leasing agent, and marketing/PR.

<u>Awards:</u> 1st Place. 2014 Progressive Architecture Award.

ABQ RAIL YARDS 3D-PRINTED MODEL \ MASTER PLAN

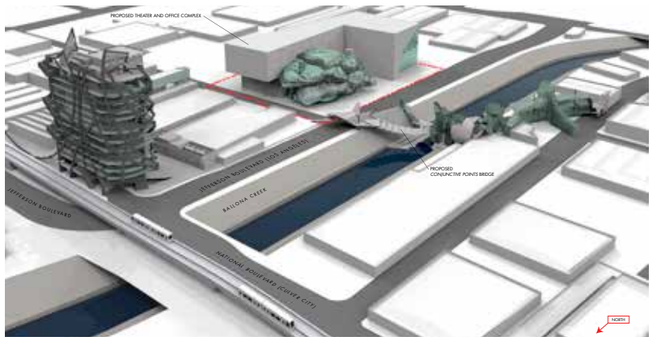




8511 WARNER,
AIR RIGHTS OFFICE BUILDING PROPOSAL

Culver City, CA / 2011
Commercial Office

Proposed three story, 50,000sf, air-rights office building over city right-of way. Project organizational strategy derived from existing structure below from city entitled Parking Structure and Retail project.

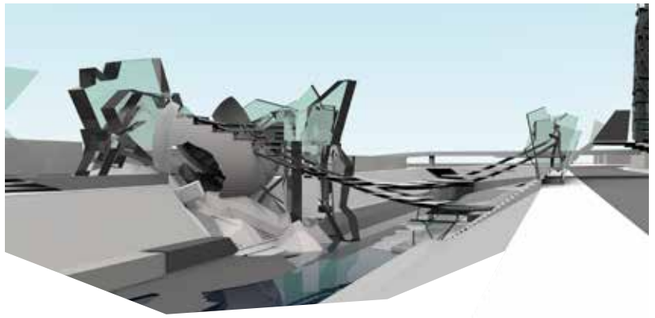


5860 JEFFERSON,
DEVELOPMENT SITE, TWO PROPOSALS

Los Angeles, CA / 2011
Mixed-use Development

Proposal 1: Proposed Theater and Office in a 202,424sf site and proposed water Bridge over the Ballona Creek connecting the Hayden Tract with the subject site.

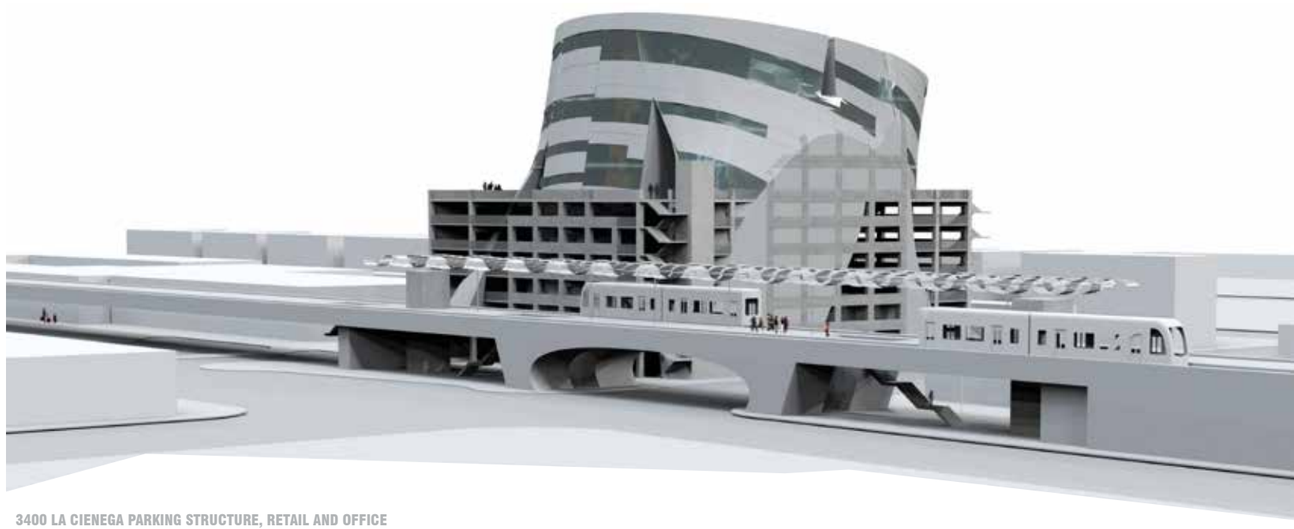
Proposal 2: Proposed Site Plan with programmatic requirements for prospective telecom service provider in 94,000sf of parcel.



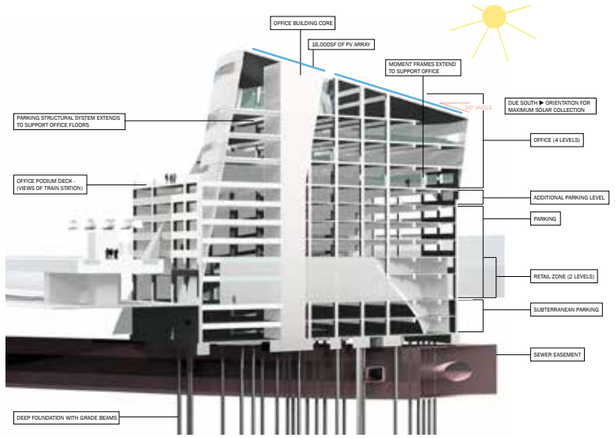
3530 HAYDEN, OGILVY

Culver City / 2011
Tenant Improvement

Peer review HOK architects' space plans prepared for tenant Ogilvy,
including addition of steel frame structure for new conference room adjacent to existing canted glass entry.



3400 LA CIENEGA PARKING STRUCTURE, RETAIL AND OFFICE



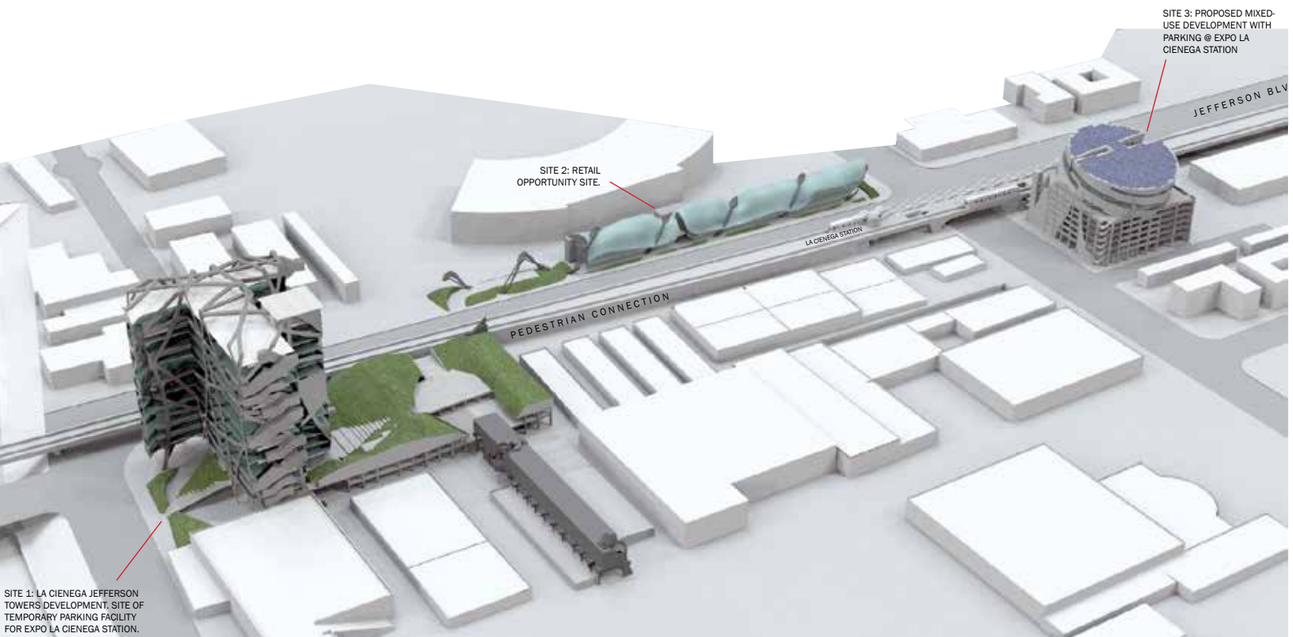
LA CIENEGA JEFFERSON,
TRANSIT ORIENTED DEVELOPMENT, TWO SITES

Los Angeles, CA / 2010
Mixed-use Development

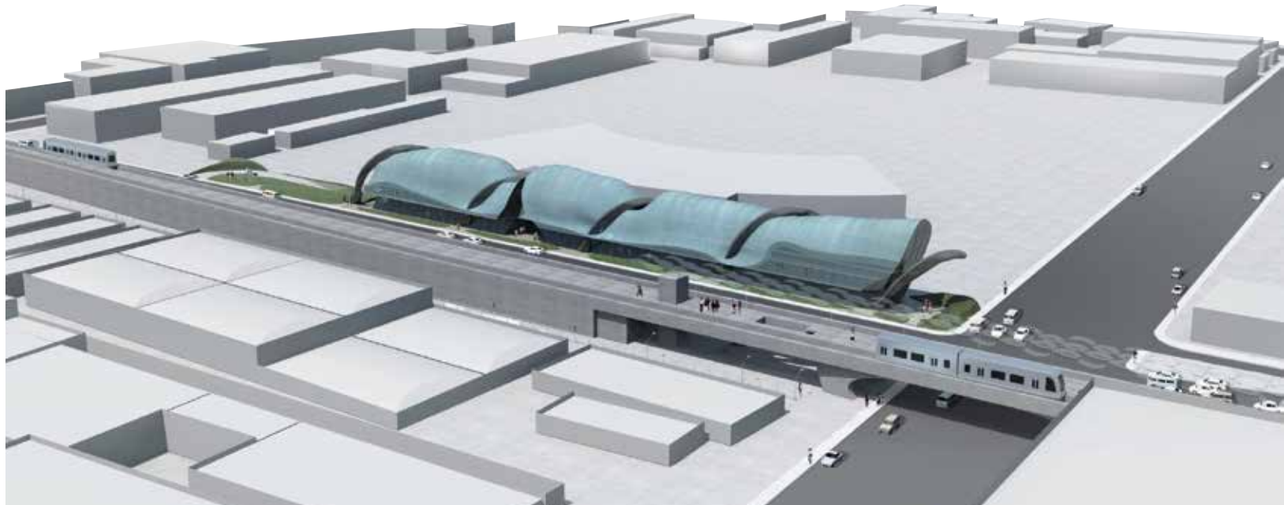
Site 1: 5735 Jefferson Retail and Office
Proposed development project containing 49,200sf of retail, office and medical office program with two floors of below grade parking for 134 required stalls.

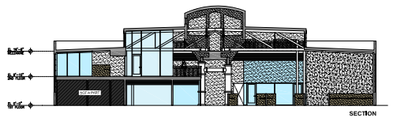
Site 2: 3400 La Cienega Parking Structure, Retail and Office
Proposed development project retains technical solutions produced originally by MTA consulting team and extends those solutions as necessary to add retail and office space to the pre-planned parking structure project.

LA CIENEGA JEFFERSON, TRANSIT ORIENTED DEVELOPMENT

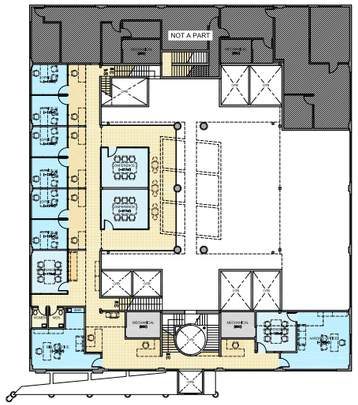


5735 JEFFERSON RETAIL AND OFFICE

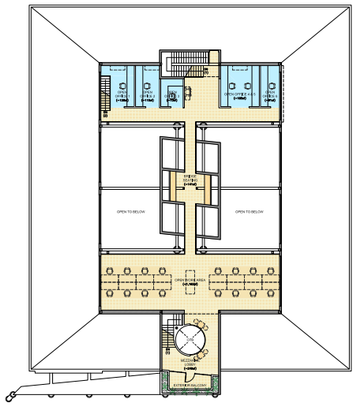




A1 GROUND FLOOR PLAN



A2 SECOND FLOOR PLAN



A3 MEZZANINE FLOOR PLAN

3960 LINDBLADE,
KELLWOOD COMPANY TI
Culver City, CA / 2011
Tenant Improvement

Proposed premises plan and preliminary space plan of for prospective tenant at Paramount Laundry. Program requirements laid out over three stories of 17,743rsf of space in a 24,158sf building.

3960 LINDBLADE,
WALTON ISAACSON TI
Culver City, CA / 2012
Tenant Improvement

Proposal for space plan and preliminary space plan of for prospective tenant at Paramount Laundry. Program requirements laid out over three stories of 17,743rsf of space in a 24,158sf building.

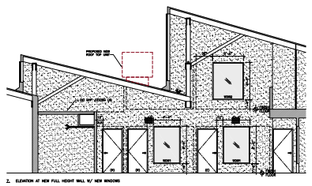
3960 LINDBLADE,
BLUR TI
Culver City, CA / 2012
Tenant Improvement

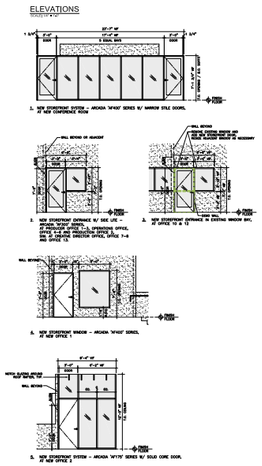
Architect of record for new tenant at Paramount Laundry. Coordinated interior architect layout to construction documentation and permitting. Project Management, Construction Administration. Program requirements laid out over three stories of 17,743rsf of space in a 24,158sf building.

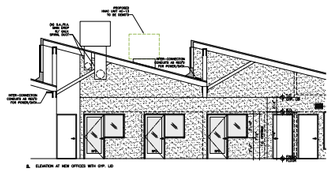
BLUR TI DEMO

▲ THE NOTCH \ ✔ BIG PICTURE, FRAMEWORK, ARSONAL TI DRAWINGS

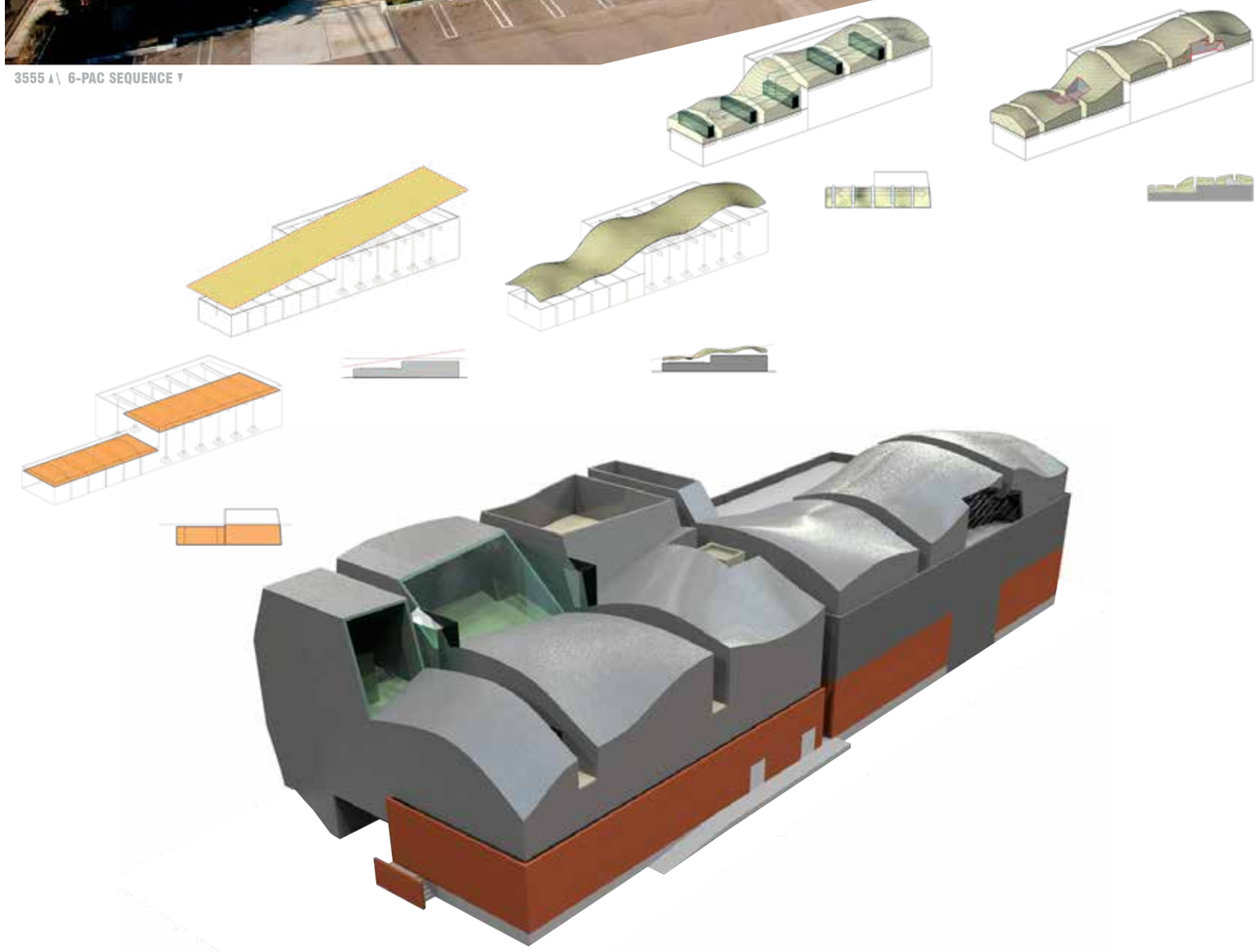
A1 GROUND FLOOR SPACE LAYOUT PLAN







3555 ▲ \ 6-PAC SEQUENCE ▼



▼ DUNE STRUCTURAL SEQUENCE

3522 HAYDEN, NOTCH,
3311 PRODUCTIONS TI
Culver City, CA / 2012
Tenant Improvement

Final Space Plans for film production tenant, 6,462rsf. Construction administration.

3524 HAYDEN,
BIG PICTURE, FRAMEWORK, ARSONAL TI
Culver City, CA / 2012
Tenant Improvement

Final Space Plans and Structural Drawings for expansion space of three film production tenants, 19,590rsf. Construction administration.

3555 HAYDEN, DUNE
Culver City, CA / 2012
Creative Office Building

Proposed third floor expansion of existing project '3555', having a complex roof geometry constructed with 42 foot long glue-laminated wood beams at 12 foot centers and 2x rafters at 16” centers. New project adds 18,341sf of production studios.

MOMENT - E/W
FIRST FLOOR

MOMENT - N/S
FIRST FLOOR

MOMENT - E/W
SECOND FLOOR

GLULAM

BRACED FRAME
THIRD FLOOR

FRAMING
THIRD FLOOR

SHEAR

PTERODACTYL INTERIOR

PTERODACTYL CONFERENCE ROOM

▲ WAFFLE \ (W)RAPPER

3585 HAYDEN, WAFFLE
Culver City, CA / 2012-2013
Restaurant

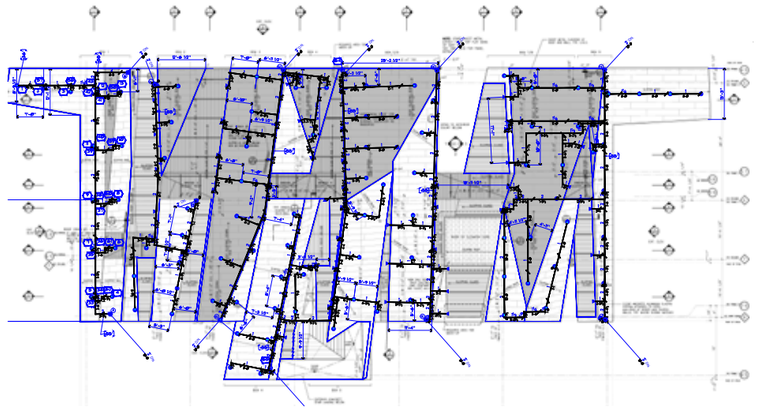
Steel shop drawing review for architecturally exposed structural steel tower (AESS), including fin and louver assembly, structural framing assembly, stairs, handrails, and steel clad core.

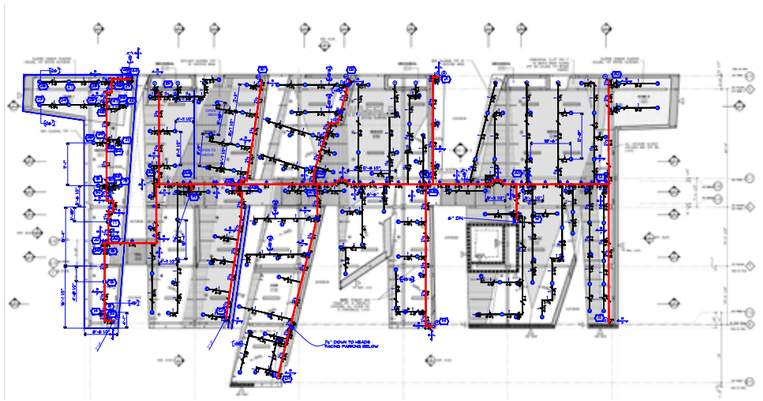
3540 HAYDEN, PTERODACTYL
Culver City, CA / 2014
Creative Office Building

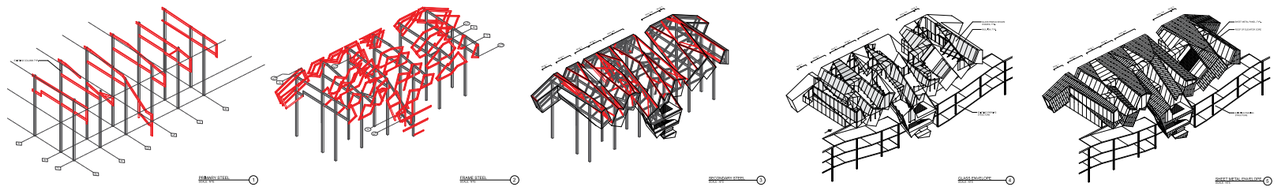
Fire Protection and Fire Alarm trade coordination and design through complex structural frame and tight building envelope. Construction administration.

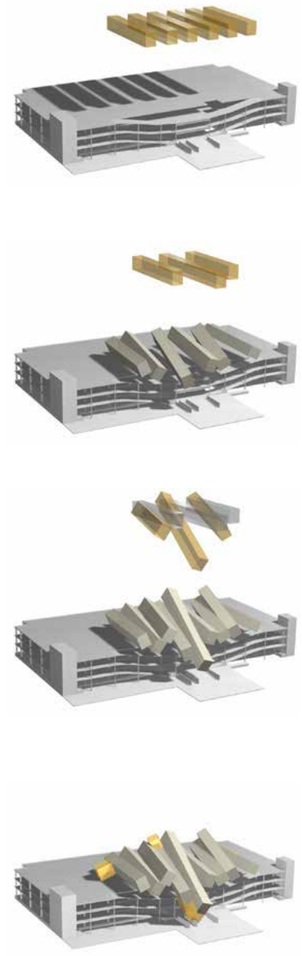
5790 JEFFERSON, (W)RAPPER
Los Angeles, CA / 2014-2023
High Rise

Project architect for a commercial office high rise. Construction documentation, consultant and trade coordination of 943-page construction set. LADBS permitting through Parallel Design Permitting Process through LADBS and Peer Review Process. Pre-construction, construction administration and project closeout.









PTERODACTYL BUILDING SYSTEMS BUILD-UP & FIRE PROTECTION DRAWINGS ▲ \ BUILDING CONCEPT ►

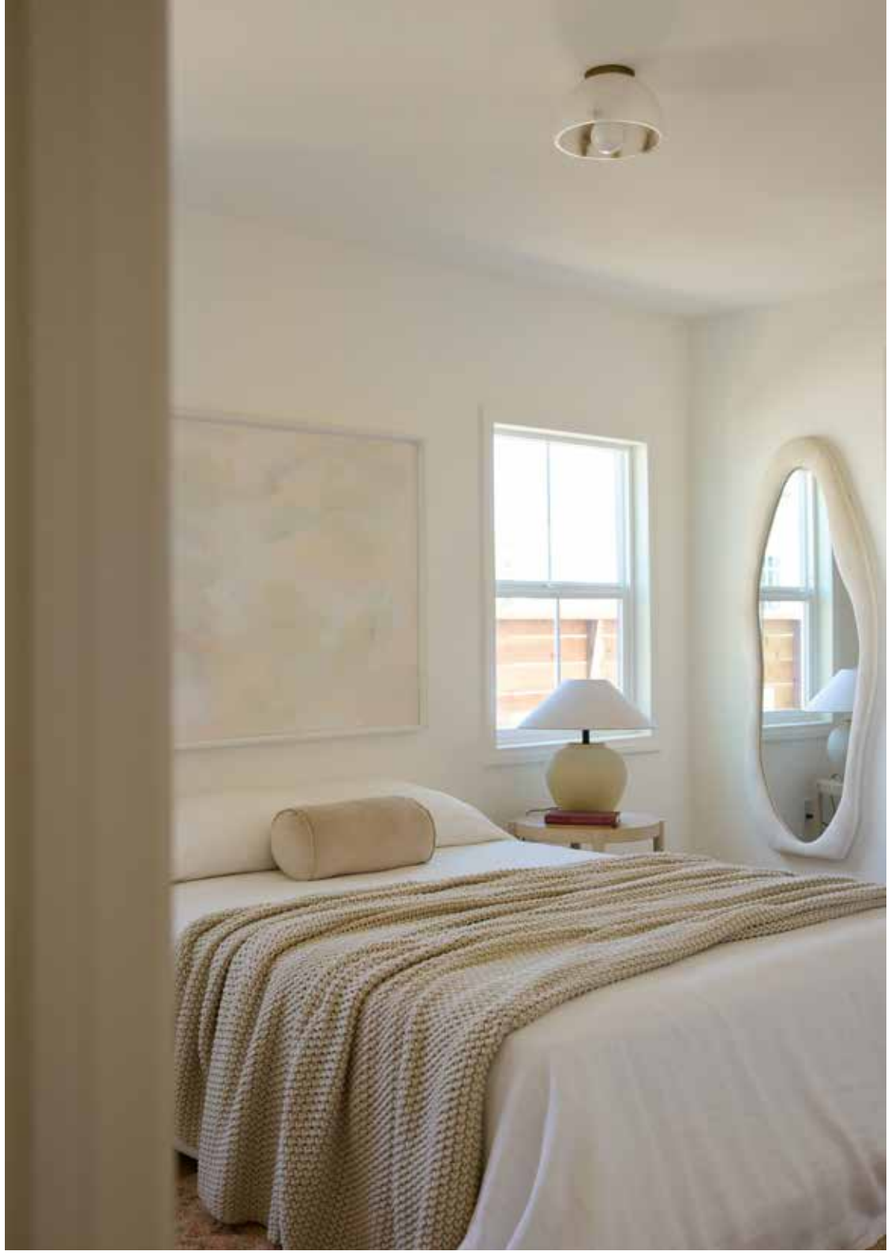
WELLINGTON

Los Angeles, CA / 2025
Residential Remodel,
Development / Real Estate Investment

1,983sf dwelling
312sf garage
6,274sf lot

Gut remodel of an existing 1938 Spanish-style, 4-bedroom, 2-bath single-family residence. Enlarged primary bedroom within existing footprint. All-new MEP systems, windows, doors, kitchen design, bathroom design and landscaping. Custom-stained Saltillo flooring. Custom wood windows at frontage and walnut wood cabinetry. Refinished original wood entry door and floors to maintain character. Converted two-car garage to multi-purpose room with oriented strandboard plywood paneling. Foundation retrofit.

MLS PLAN

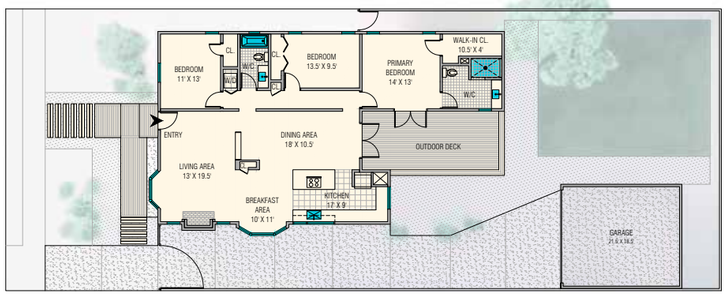


WEST

Los Angeles, CA / 2024
Residential Remodel,
Development / Investment Project

1,677sf dwelling
398sf garage
6,052sf lot

Gut remodel of an existing 3-bedroom, 2-bath, 1942 California bungalow. Created open floor plan and opened ceilings to reveal vaulted ceiling. All-new MEP systems, roofing, windows, skylights, doors, gourmet kitchen design, bathroom design and landscaping. Custom 4x6 patio decking, platforms and cast-in-place concrete bench at frontage. Converted two-car garage to multi-purpose room.



BRONSON

Los Angeles, CA / 2024-2025
Residential Remodel,
Development / Investment Project

1,297sf dwelling
240sf garage
4,163sf lot

Gut remodel of an existing 1925 Spanish-style, 2 bedroom, 1 bath single-family residence. Added 1 bathroom within existing footprint. All new roofing, MEP systems, windows, doors, flooring, kitchen design, bathroom design and landscaping. Refurbished original frontage windows to maintain character. Converted one-car garage to multi-purpose room with oriented strandboard plywood paneling. Foundation retrofit.


2952

MANSFIELD

Los Angeles, CA / 2023
Residential Remodel,
Development / Investment Project

1,515sf dwelling
324sf garage
5,000sf lot

Gut remodel of an existing 1925 Spanish-style, 2 bedroom, 1 bath single-family residence. Converted family room to add primary bedroom and en-suite bath. Features original coved and arched ceilings. All new roofing, MEP systems, windows, skylights, doors, flooring, kitchen design w/ breakfast bar, bathroom design and landscaping. New site concrete work and decomposed granite patio. Converted two-car garage to multi-purpose room. Foundation retrofit.