



HOUSE ON CANDEILA

Category: 07-27 Entire House \$500,001 to \$750,000

Project Cost: \$550,000

Location: La Jolla, CA

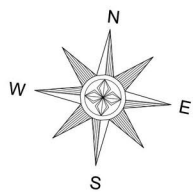
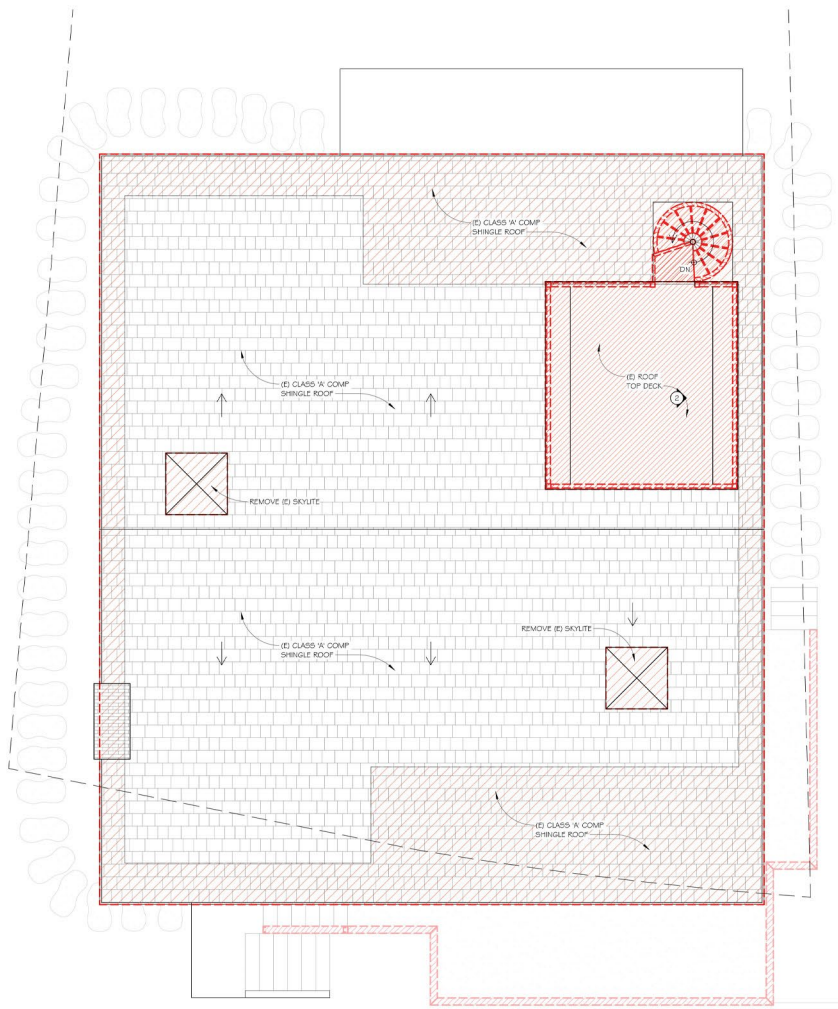
Completed: November 01, 2020





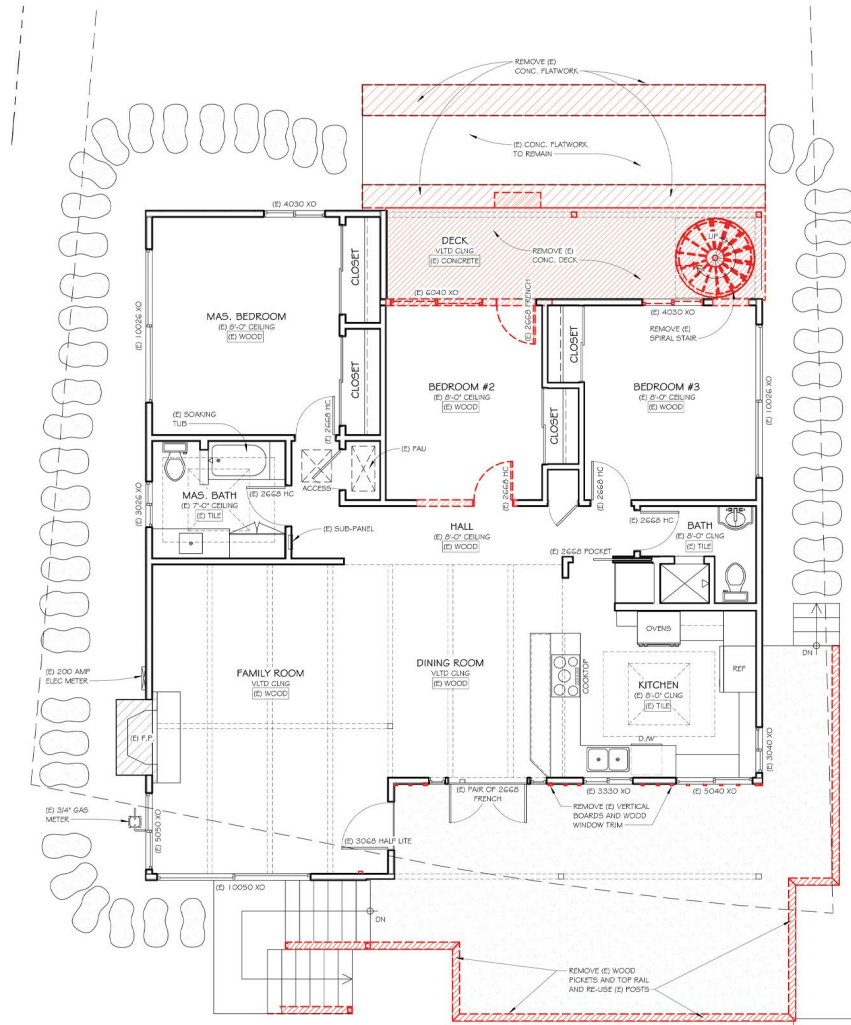
THE STORY

Nestled in the La Jolla sun-drenched hills overlooking the Pacific Ocean, this 1960's cottage home was dark, small, and failed to capture the views of the nearby Pacific. Programming the remodel was pretty normal at first: a new primary suite, guest space, music room, and light (lots of it). But, when our artistic clients expressed a strong desire for the home to moonlight as an artist studio and gallery, we embarked on a journey to design a home that was both public and private.



EXISTING ROOF/DEMO PLAN

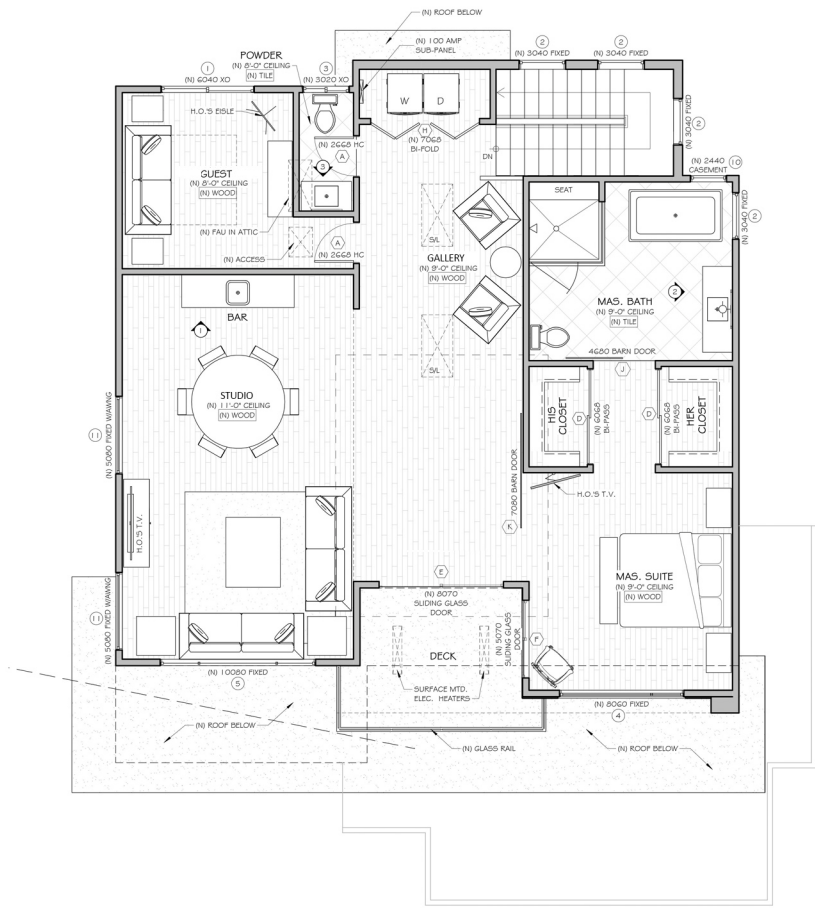
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EXISTING FLOOR/DEMO PLAN

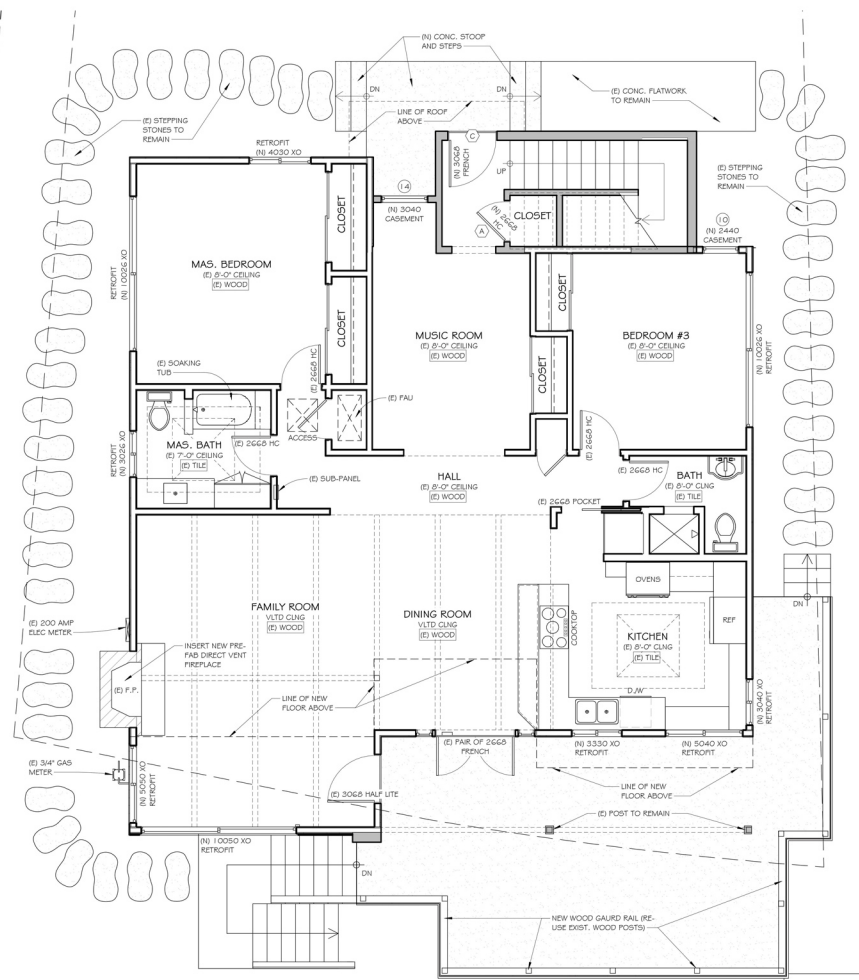
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In the beginning we reasoned that the public spaces could inhabit the first floor, with double-height ceilings that could transmit light to the levels below. But, after spending more and more time at the home we became immersed in the warm, wood-clad vaults and realized the importance of keeping this level as a familial “private” space. In order to do so, we removed the bedroom in the middle and introduced a progression space, via a music room. Thus, enabling a connection to the garden beyond and the possibility for access to the new level above.



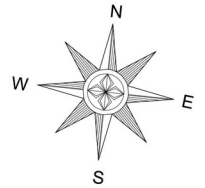
SECOND FLOOR PLAN

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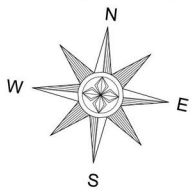
FIRST FLOOR PLAN

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In our new layout, the music room establishes a much needed connection to the yard and to the new public spaces above. Upon landing, a small guest space and laundry room can be found. But, it is the gallery space that commands attention, terminating onto new deck, it immediately draws the eye towards the ocean. Off of this space a generous artist studio can be found, and on the opposite side a versatile primary suite that opens through a barn door to create a continuous ocean vista that is unimpeded through generous fenestration.

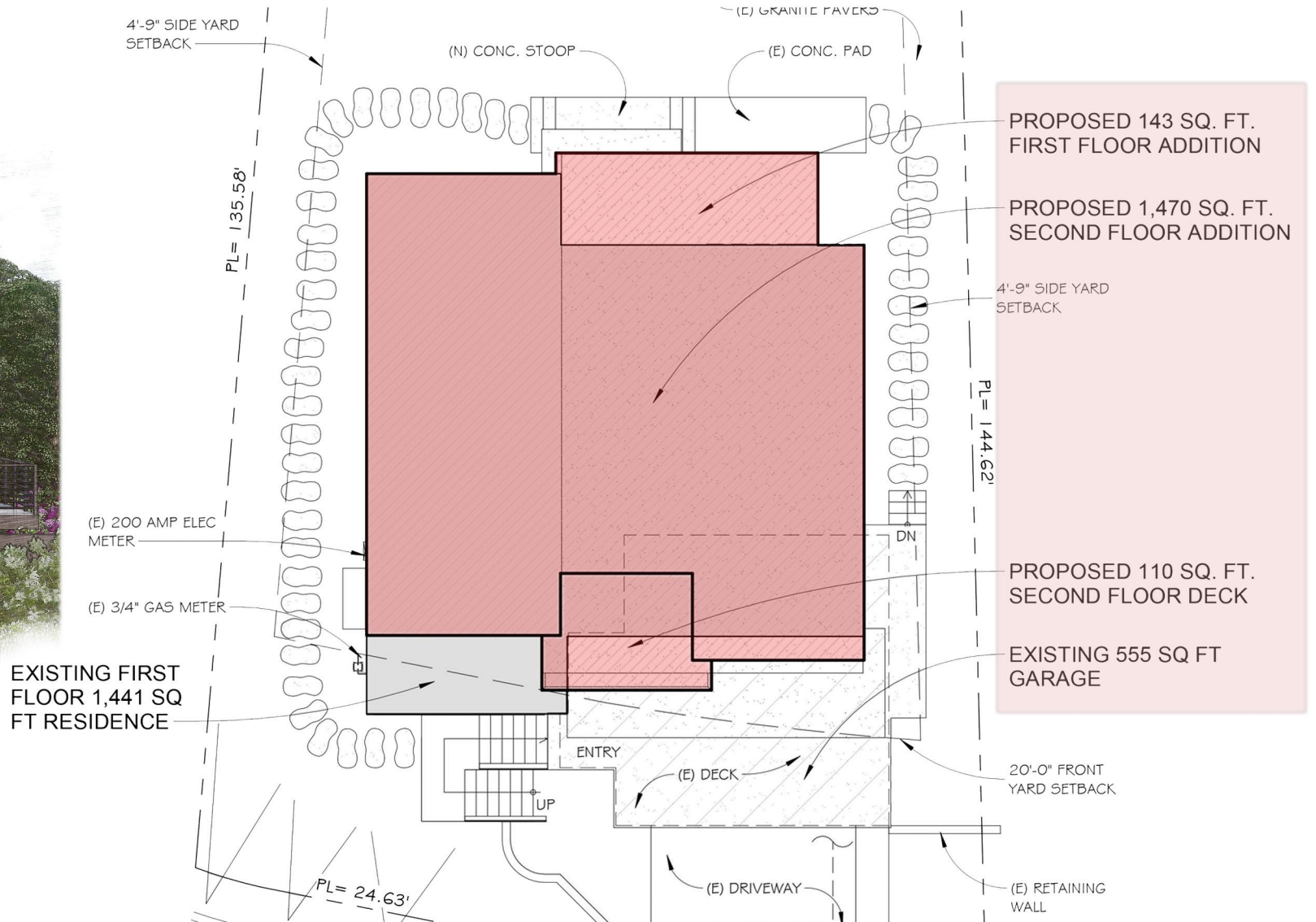
Aesthetically our client desired for the home to be straightforward and honest in how it was finished. Placing importance on graphic quality.



CONCEPT RENDERING (ABOVE)

PROPOSED SITE PLAN (RIGHT)

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FACADE: BEFORE

- Original cottage home nestled into the hill, too low-lying to capture views. Prior owners had placed observation deck above. Too small for significant entertaining.



PRIVATE SPACE BELOW:

- While warm and inviting, the first floor did not have enough room for what our clients envisaged.



PRIVATE SPACE BELOW:

- Previously had been used as artist studio, due to it being the brightest space in the house.



FIRST FLOOR DECK:

- View is was blocked by houses and trees across the street.



FACADE: AFTER

- We kept the volume of the first floor in order to maintain the ceilings. Large openings above not only frame views, but also give glimpses of the work being created within.



PRIMARY SUITE:

- Shown with dining table (client hosted housewarming party after completion).



PRIMARY SUITE BATH:

- Having lived in Prague for a number of years, our client desired a bathroom that felt warm yet industrial.
- We achieved this, via large format graphic tiles that line the back of the space, framed by white walls, and concrete-effect tiles.
- Rough hewn walnut vanity supports concrete trough sinks.



GALLERY PUBLIC:

- Bright and inviting, wonderful quality of light to display artwork and produce it. Ocean vistas are now unimpeded by other structures.



STAIRWELL, & PRIMARY BATH





LEFT: ROOFTOP DECK BEFORE,
RIGHT: GALLERY TERMINATING ONTO NEW DECK.



MATERIALS, PRIMARY BATH:

- Wall Tile Liner: Schluter Jolly Black, SDMT
- Main Tile Wall: 13X39" Laverton Stroud Grafito, SDMT
- Fixture Tile Wall: 18X36" UNI 6223, SDMT
- Shower Pan: Chord Cannon Gray CH22, Triangle Mosaic, Daltile
- Flooring: 32X32" UNI 7223, SDMT
- Floating Shelves and Vanity: Live Edge Walnut
- 48" Trough Sink, Ferguson with Wall-Mount Faucet
- Ocala, Solid Surface Freestanding Tub
- Brizo Fixtures
- Toilet: Duravit

MATERIALS, IN GENERAL:

- Interior Stairs: Monarch Storia II La Lima-Supplier, Galleher
- Interior Railings: Iron, black satin, square picket
- Tile: 32 x 32" UNI 7223
- Decks, overhangs and exterior cladding: DEX-O-TEX
- Paint: Sherwin Williams 7005 Pure White, and 6996 Black of Night.

