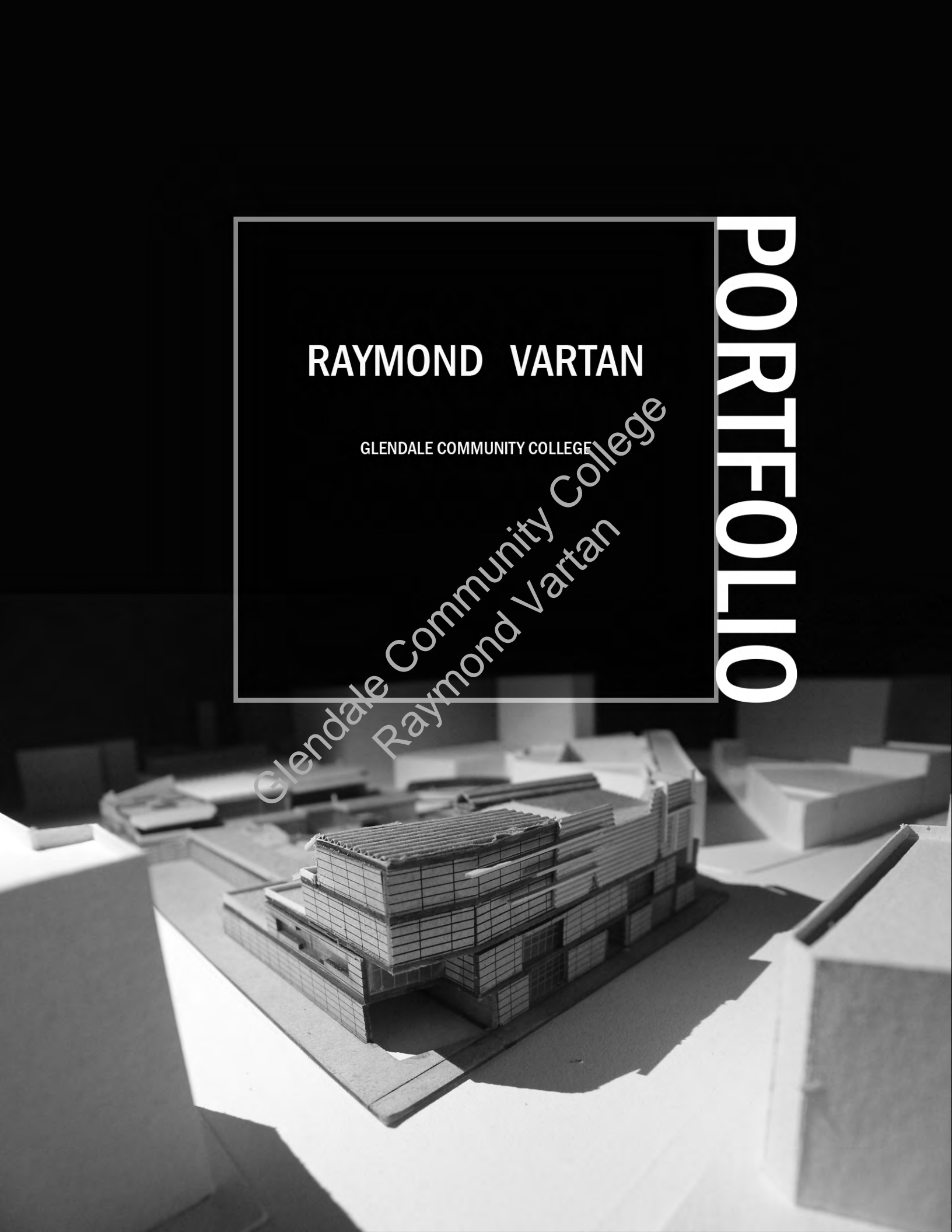


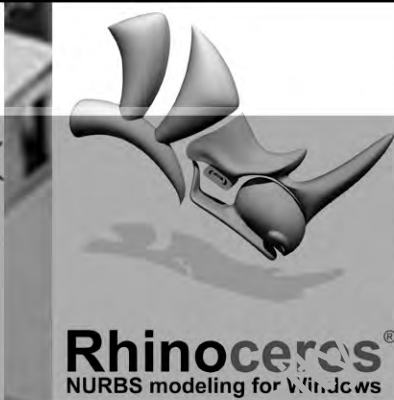
RAYMOND VARTAN

GLENDALE COMMUNITY COLLEGE

Glendale Community College
Raymond Vartan

PORTFOLIO





A black and white photograph of an architectural model. The model shows a complex of buildings with various rooflines and facades. In the foreground, there is a prominent structure with a curved, vaulted roof supported by a series of columns. The background shows other rectangular buildings with flat roofs. The lighting creates strong shadows, highlighting the three-dimensional nature of the model.

**LITTLE TOKYO MIXED-USE
DEVELOPMENT
PAGES 1-8**

**CUSTOM RESIDENTIAL
DESIGN
PAGES 9-18**

CONTENTS

Glendale Community College
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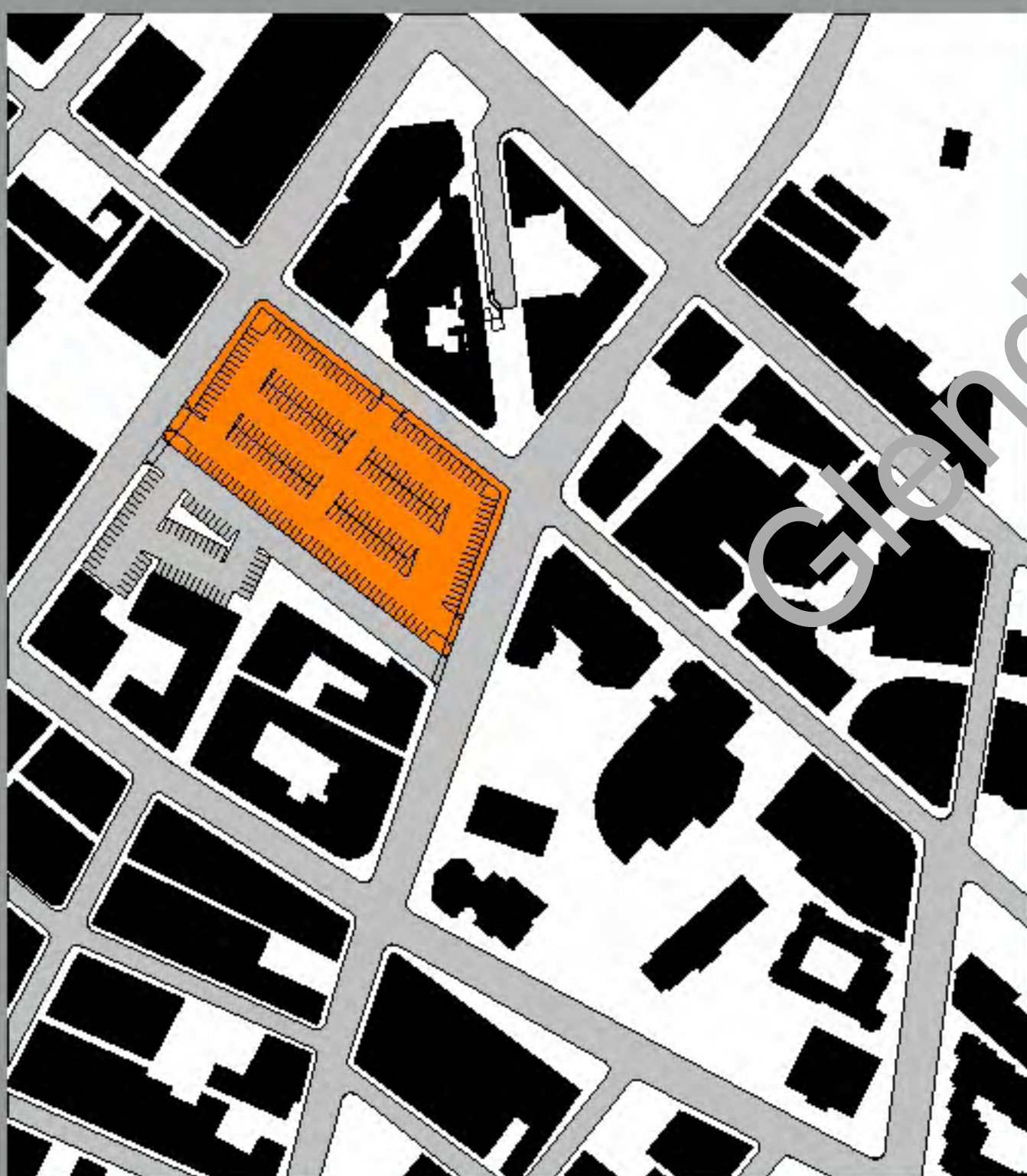
LITTLE TOKYO SITE PROJECT



DESIGN CONCEPT:

TO HAVE TWO STRUCTURES ON EACH SIDE WITH A VOID IN THE CENTER FOR AN OPEN COURTYARD AREA.

SOUTH-EAST VIEW



SITE INFORMATION:

STUDENTS ARE ASKED TO DESIGN AND PROPOSE A BRAND NEW COMMERCIAL MIX-USE HIGH RISE BUILDING WITH CIRCULATION OR PROGRAM CONNECTING TO A BUILDING (WELLER COURT) ACROSS 2ND STREET, LOS ANGELES, CA. THE CORNER OF EAST 2ND STREET AND SAN PEDRO STREET, IN LITTLE TOKYO, LOS ANGELES, CALIFORNIA. THE AREA OF THE SITE IS 98,684 SQ FT. OR 2.3 ACRE OF LAND SINCE 1 ACRE = 43,560 SQ FT.

NEIGHBORHOOD DESCRIPTION:

LITTLE TOKYO IS THE SMALLEST DOWNTOWN DISTRICT, BUT IT PACKS A LOT INTO JUST A FEW SQUARE BLOCKS. THE BOUNDARIES STARTS ON TEMPLE STREET TO THE NORTH, FOURTH STREET TO THE SOUTH, ALAMEDA STREET TO THE EAST, AND MAIN STREET ON THE WEST. THE HISTORICAL HOTSPOT IS THE FIRST STREET BETWEEN SAN PEDRO STREET AND CENTRAL AVENUE, WHERE 13 OF LITTLE TOKYO'S ORIGINAL BUILDINGS REMAIN. PERHAPS THE OPEN-AIR JAPANESE VILLAGE PLAZA AND WELLER COURT, ARE THE BUSIEST SHOPPING HUB, WITH EVERYTHING FROM A GROCERY STORE, TO BOOK STORE, TO HOTEL.

SITE LOCATION:

282 E. 2ND STREET, LOS ANGELES, CA

PROJECT DESCRIPTION: PROGRAM REQUIREMENT:

STUDENTS WERE ASKED TO DESIGN A COMMERCIAL MIX-USE BUILDING WITH CONNECTION TO ANOTHER BUILDING (WELLER COURT). CERTAIN PROGRAMS ARE REQUIRED.

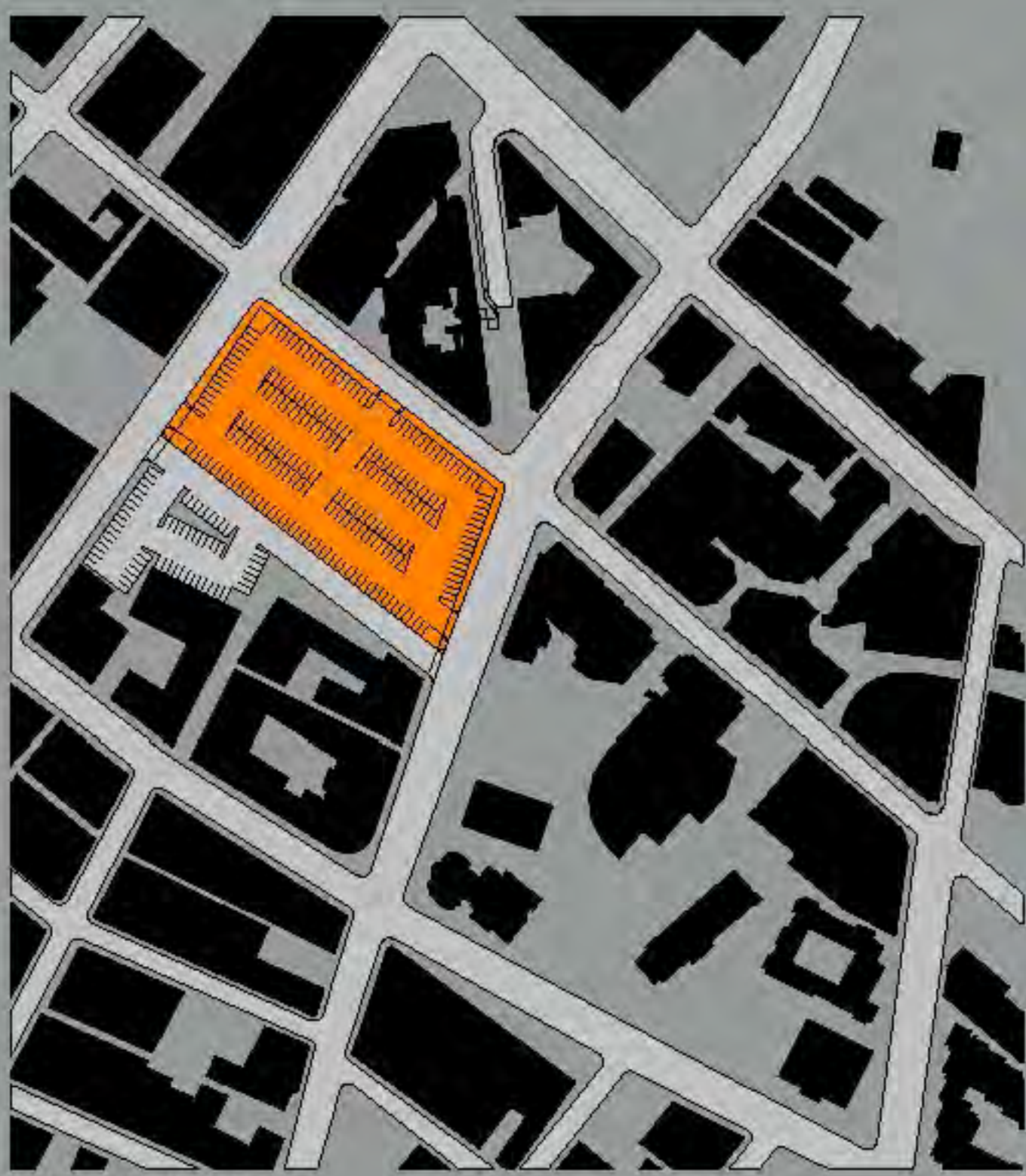
- RESTAURANTS
- FOOD COURTS
- OFFICES
- RETAIL STORES

INTERIOR:

- RESTAURANTS: 3 RESTAURANTS, 5,000 SQ FT EACH.
- FOOD COURT: 10 FAST FOOD VENDORS, 1,000 SQ FT EACH.
- OFFICE: THERE ARE 18,000 SQ FT TOTAL REQUIRED FOR MULTIPLE TENANTS OFFICE
- RETAIL STORES: 2 RETAIL STORES ARE REQUIRED, 15,000 SQ FT EACH.
- PARKING SPACES: 524 PARKING SPACES.
 1. ACCESSIBLE PARKING SPACE- 11
 2. VAN ACCESSIBLE PARKING SPACE- 2

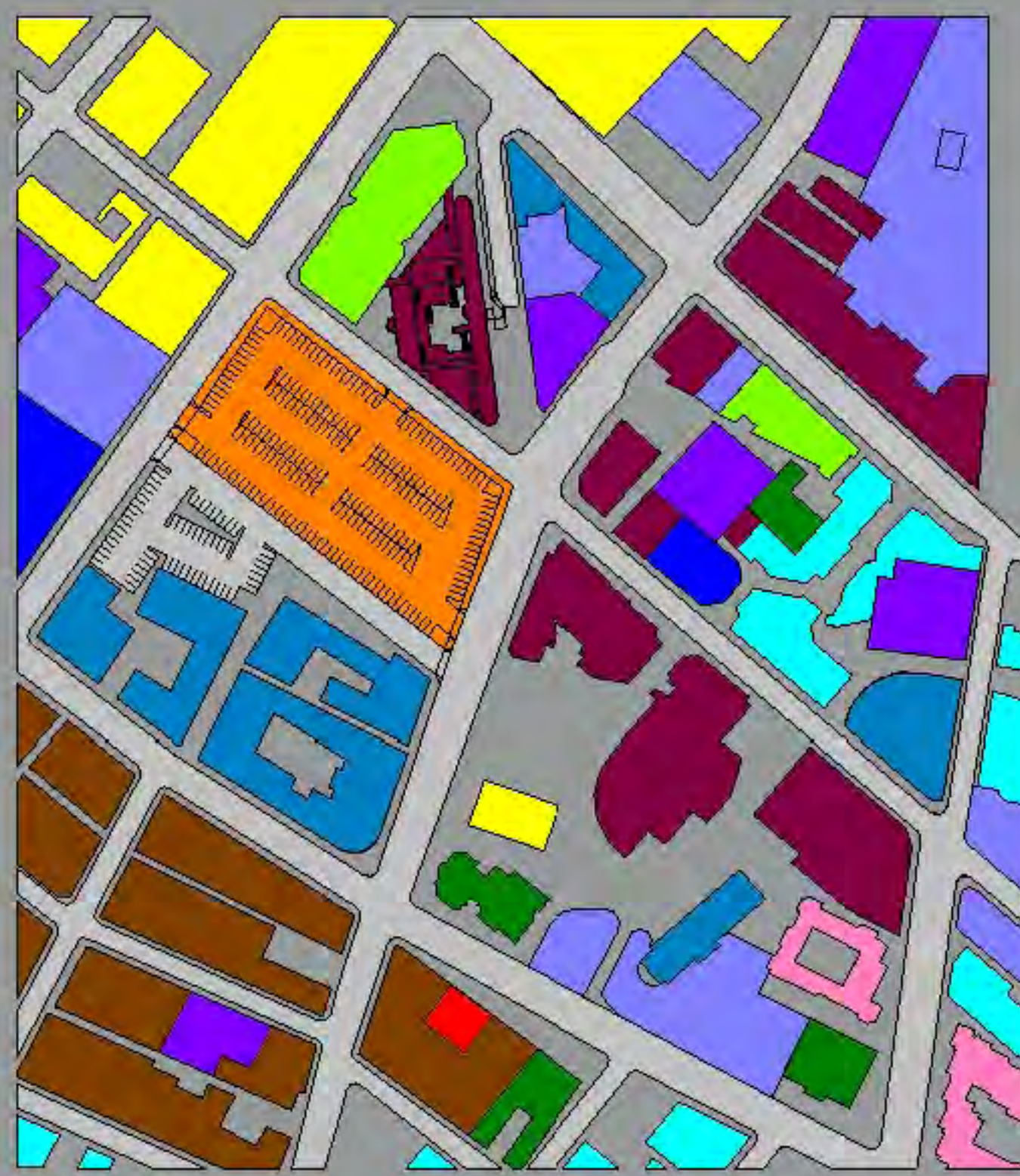
EXTERIOR:

- OUTDOOR PERFORMANCE AREA



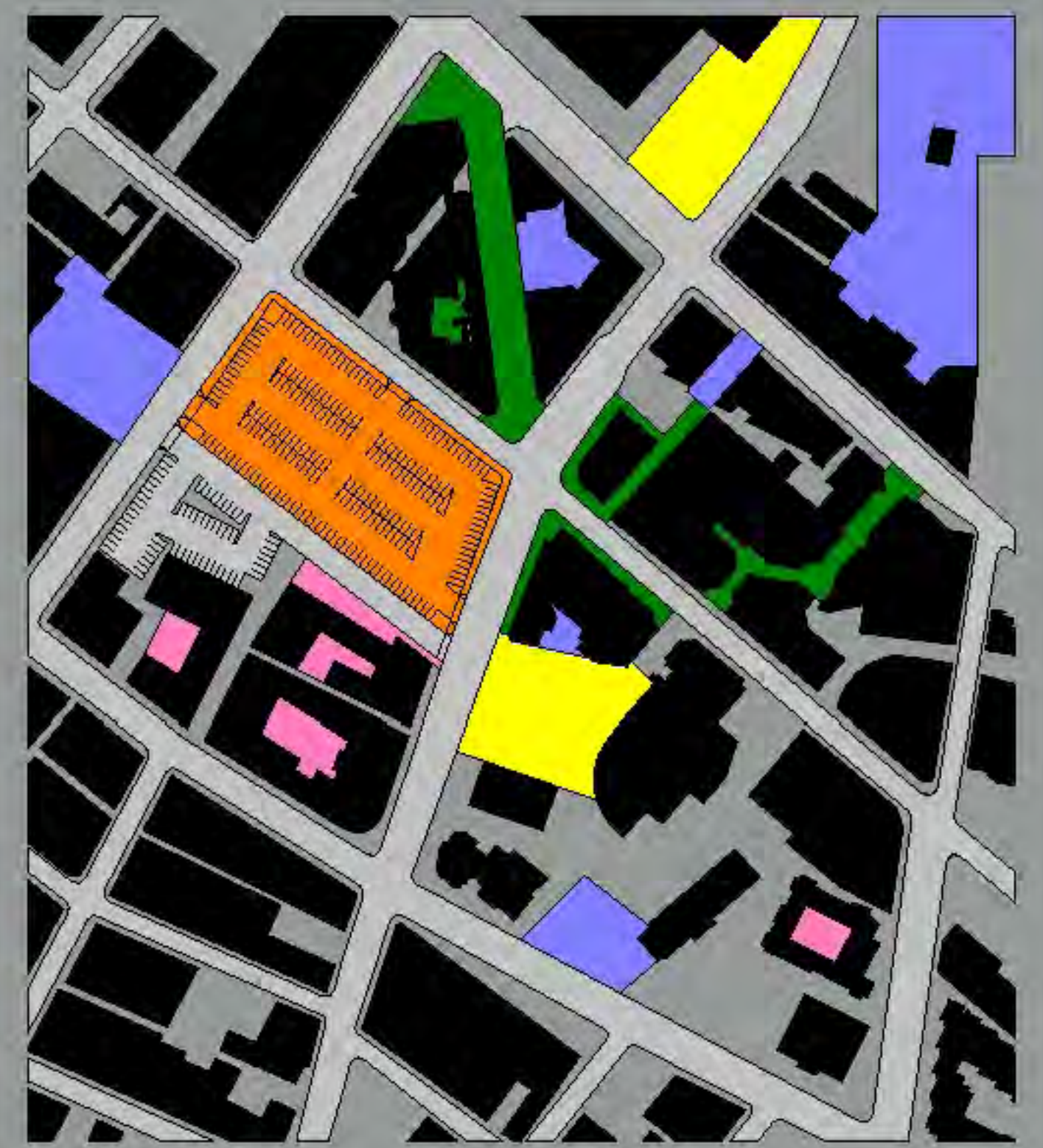
LEGEND:
 PROJECT LOCATION

1 EXISTING FIGURE GROUND DIAGRAM
 1" = 200'-0"



LEGEND:
 RETAIL / APARTMENT MIX-USE
 HOTEL
 RETAIL / OFFICE BUILDING MIX-USE
 MUSEUM / CIVIC / GOVERNOR
 MALL / PLAZA
 CHURCH / TEMPLE
 APARTMENT
 PARKING STRUCTOR
 RETAIL
 PARKING LOT
 INDUSTRY

2 EXISTING NEIGHBOURHOOD DIAGRAM
 1" = 200'-0"



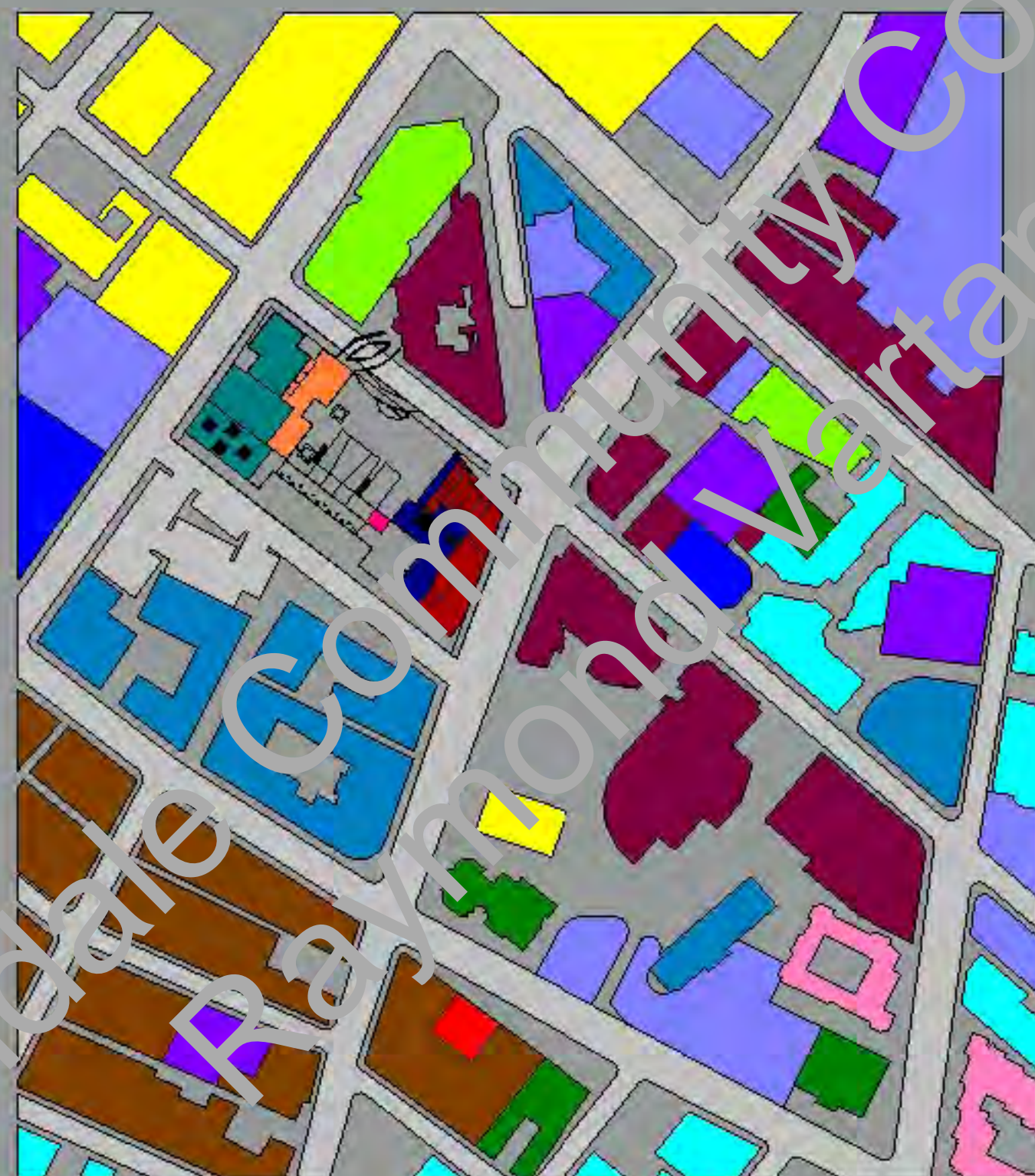
LEGEND:
 COMMERCIAL OPEN SPACE
 OUTDOOR OPEN SPACE
 RESIDENTIAL OPEN SPACE
 PARKING OPEN SPACE

3 EXISTING OPEN SPACE DIAGRAM
 1" = 200'-0"



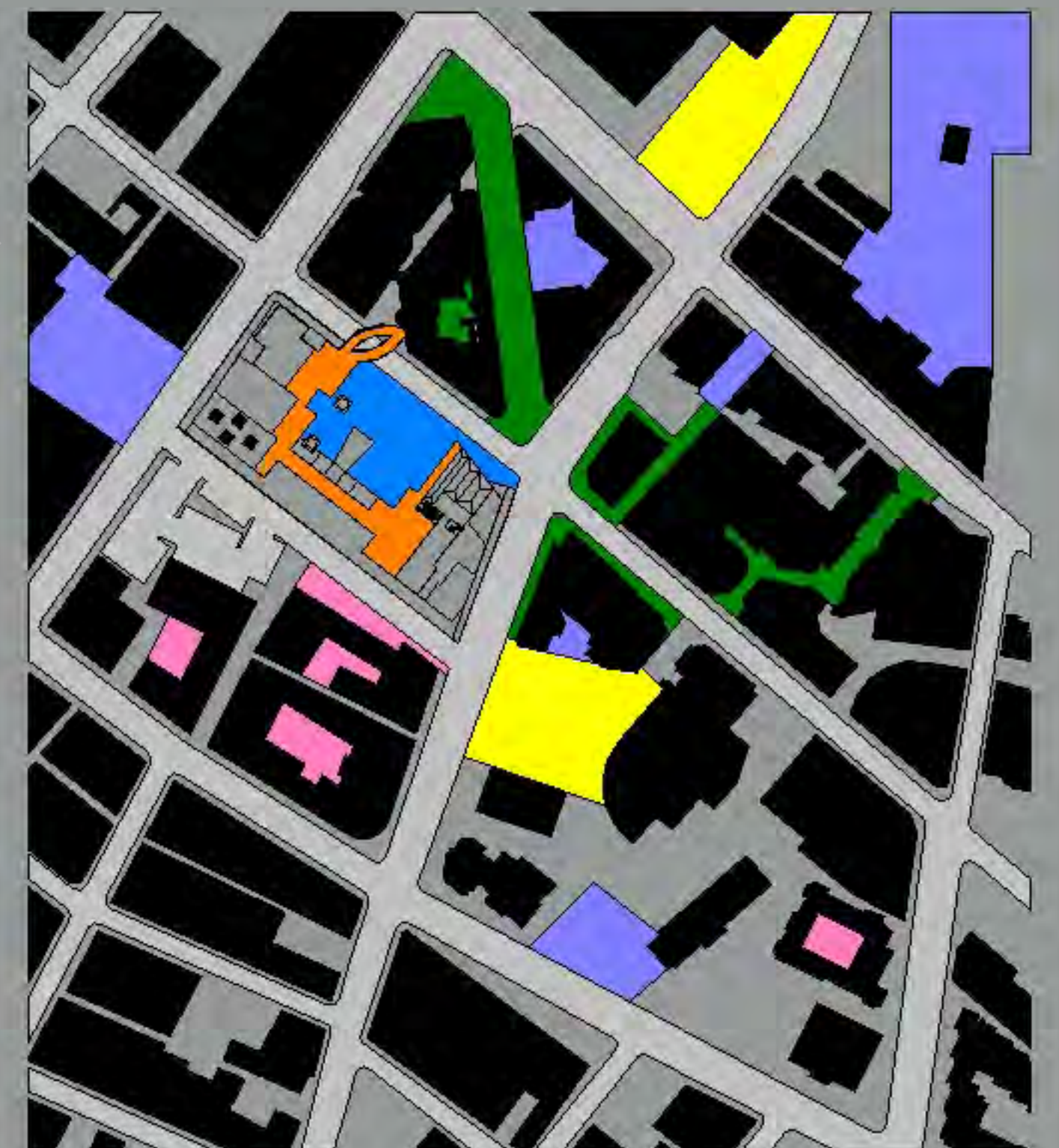
LEGEND:
 PROJECT LOCATION

4 PROPOSED FIGURE GROUND DIAGRAM
 1" = 200'-0"



LEGEND:
 RETAIL STORES
 FAST FOOD
 OFFICE BUILDING
 MAJOR RESTURANT
 PUBLIC RESTROOM
 INDUSTRY

5 PROPOSED NEIGHBOURHOOD DIAGRAM
 1" = 200'-0"



LEGEND:
 COMMERCIAL OPEN SPACE
 OUTDOOR OPEN SPACE
 RESIDENTIAL OPEN SPACE
 PARKING OPEN SPACE
 PROPOSED OPEN SPACE FIRST FLOOR
 PROPOSED OPEN SPACE SECOND FLOOR

6 PROPOSED OPEN SPACE DIAGRAM
 1" = 200'-0"

ORIGINAL DESIGN PLAN

THE ORIGINAL PLAN WAS TO HAVE SEPERATE STRUCTURES FOR ALL THE PROGRAMS AND TO HIDE THE DROP OFF ZONE IN THE BACK AS MUCH AS POSSIBLE,BUT IT WAS NOT FEASIBLE BECAUSE THE SERVICE CORRIDOR DIDN'T CONNECT AND EVERYTHING WAS TOO FAR FROM ONE ANOTHER.

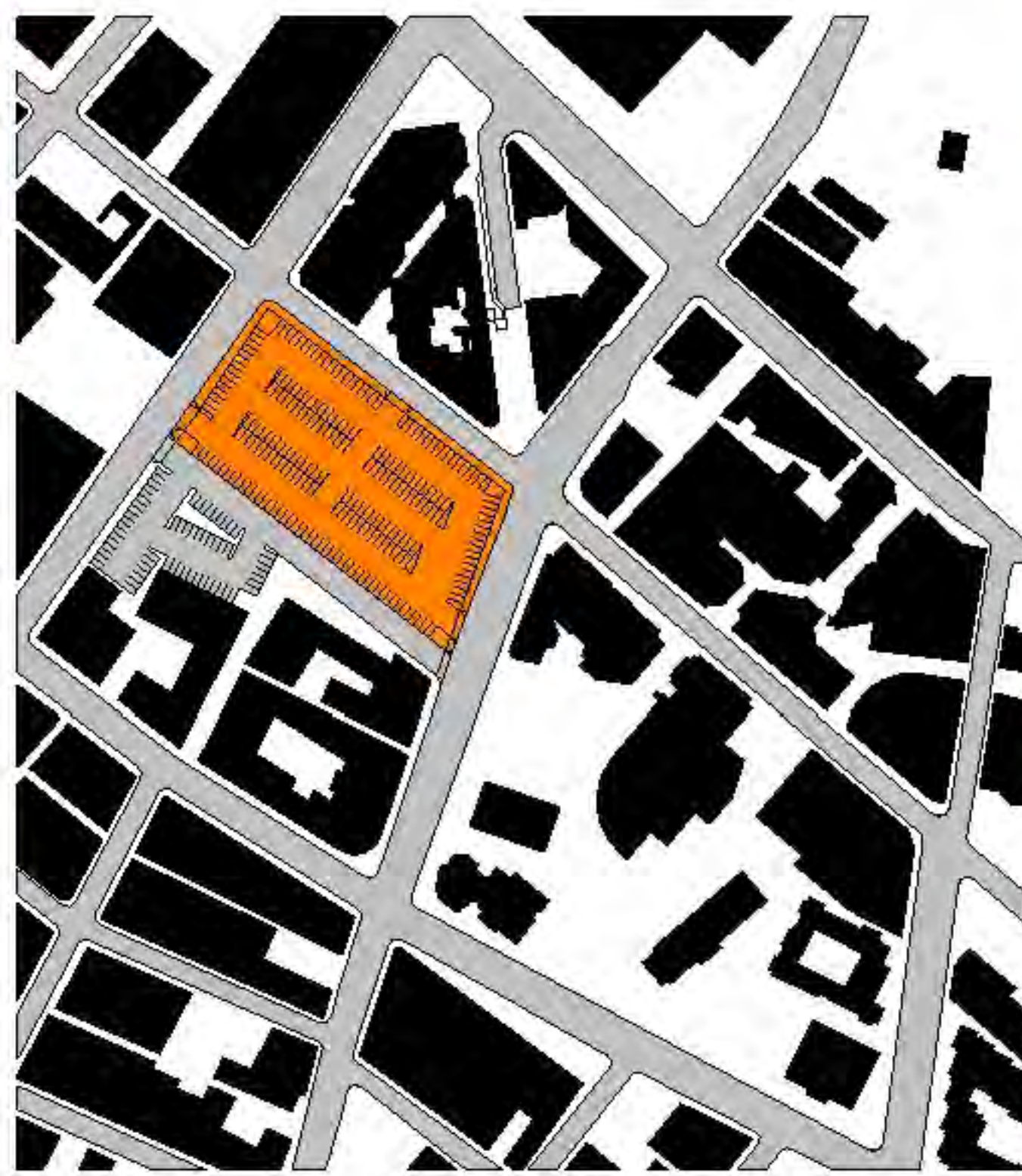


SECOND DESIGN PLAN

THE SECOND DESIGN PLAN SOLVED ALMOST ALL THE SERVICE CORRIDOR ISSUES. THE MAIN CHANGE IS THAT BOTH RETAIL STORES ARE NEXT TO EACH OTHER AND IT ADDRESSES THE ISSUE OF THE DROP-OFF ZONE. THERE IS A MAIN RAMP TO CONNECT THE AREAS, BUT IT IS TOO CLOSED OFF AND TUCKED AWAY. THIS DESIGN HOWEVER DOESN'T ADDRESS A PERFORMANCE AREA.



LEGEND:
 PEDESTRIAN ACCESS AREA
 CROSS WALK



2 EXISTING STREET SECTION DIAGRAM
 1" = 200'-0"



LEGEND:
 ONE-WAY
 TWO-WAYS

3 EXISTING VEHICULAR DIAGRAM
 1" = 200'-0"

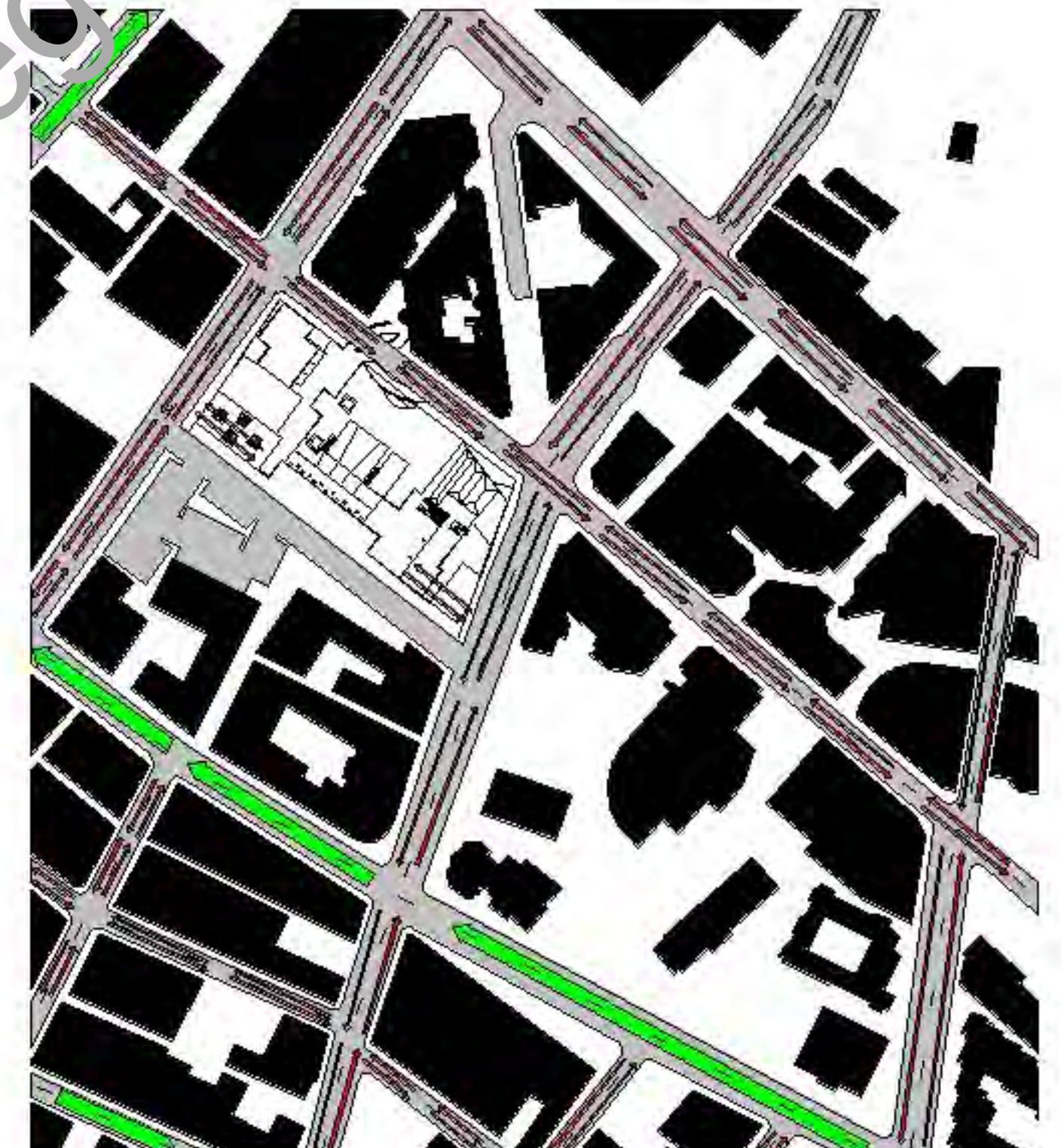
1 EXISTING PEDESTRIAN ACCESS
 DIAGRAM
 1" = 200'-0"



LEGEND:
 PEDESTRIAN ACCESS AREA
 CROSS WALK



5 PROPOSED STREET SECTION DIAGRAM
 1" = 200'-0"



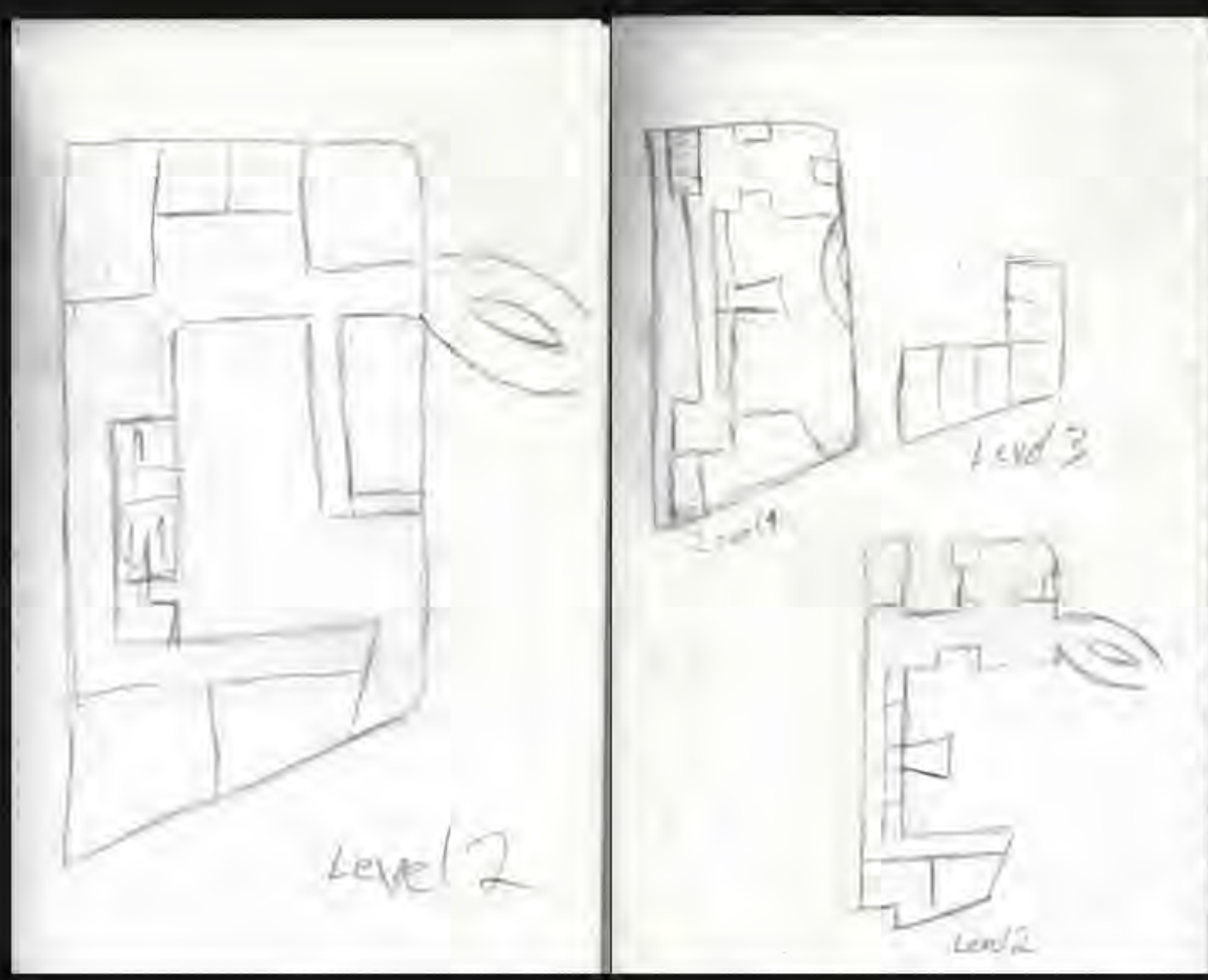
LEGEND:
 ONE-WAY
 TWO-WAYS

4 PROPOSED VEHICULAR DIAGRAM
 1" = 200'-0"

6 PROPOSED PEDESTRIAN ACCESS
 DIAGRAM
 1" = 200'-0"

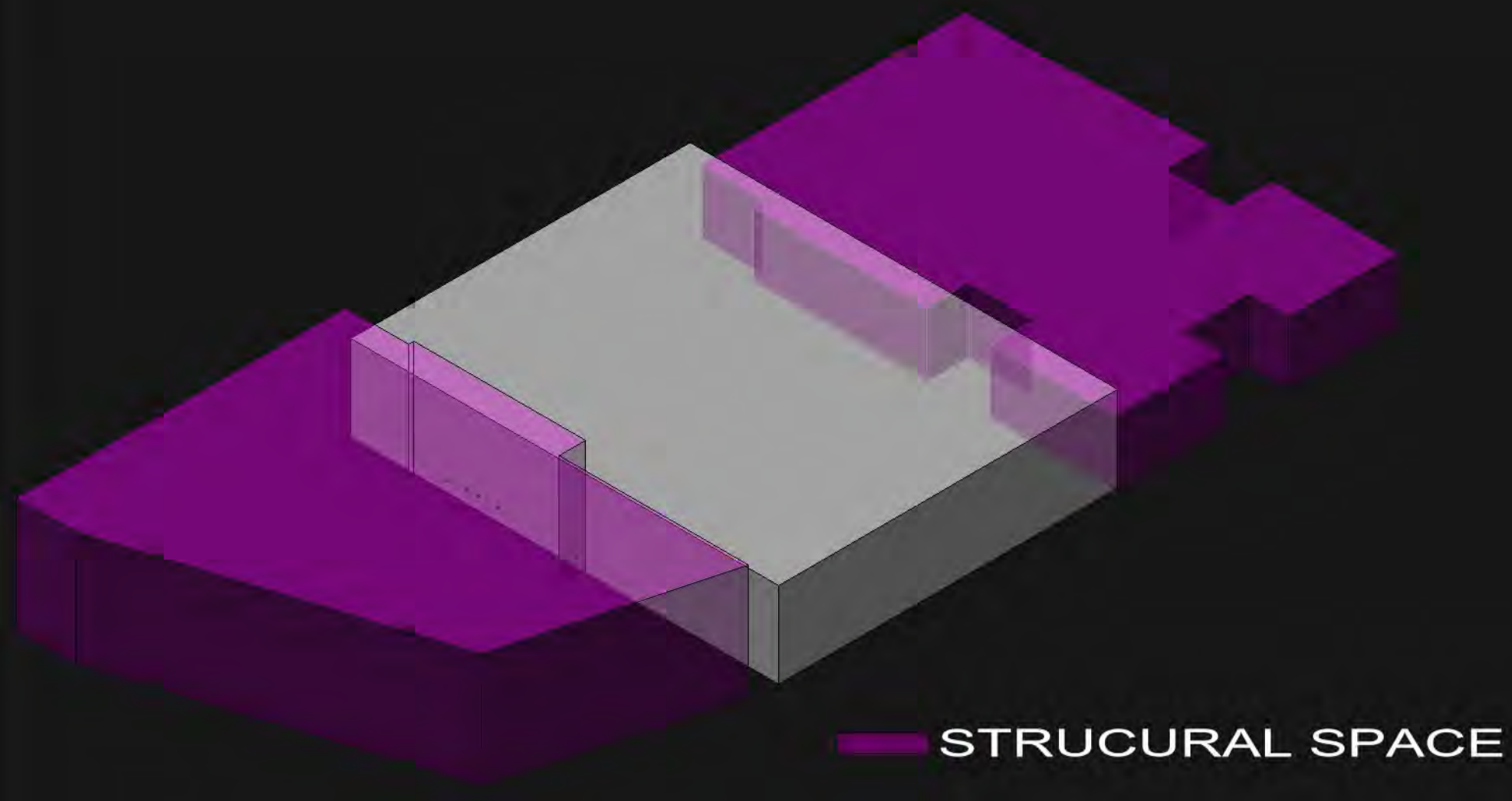
SECOND DESIGN PLAN

THE SECOND FLOOR OF THE SECOND PLAN IS WHERE PROBLEMS START. THE OFFICE IS IN THE RIGHT TOP CORNER AND THERE IS A RESTAURANT ON THE TOP LEFT AND IN BETWEEN ARE TWO FAST FOODS MAKING AN AWKWARD DESIGN LAYOUT. AND ONE OF THE RESTAURANTS IS OVER THE DROP-OFF ZONE IN THE MIDDLE OF THE OPEN COURTYARD AREA, WHICH DOESN'T WORK OUT.



THIRD DESIGN PLAN

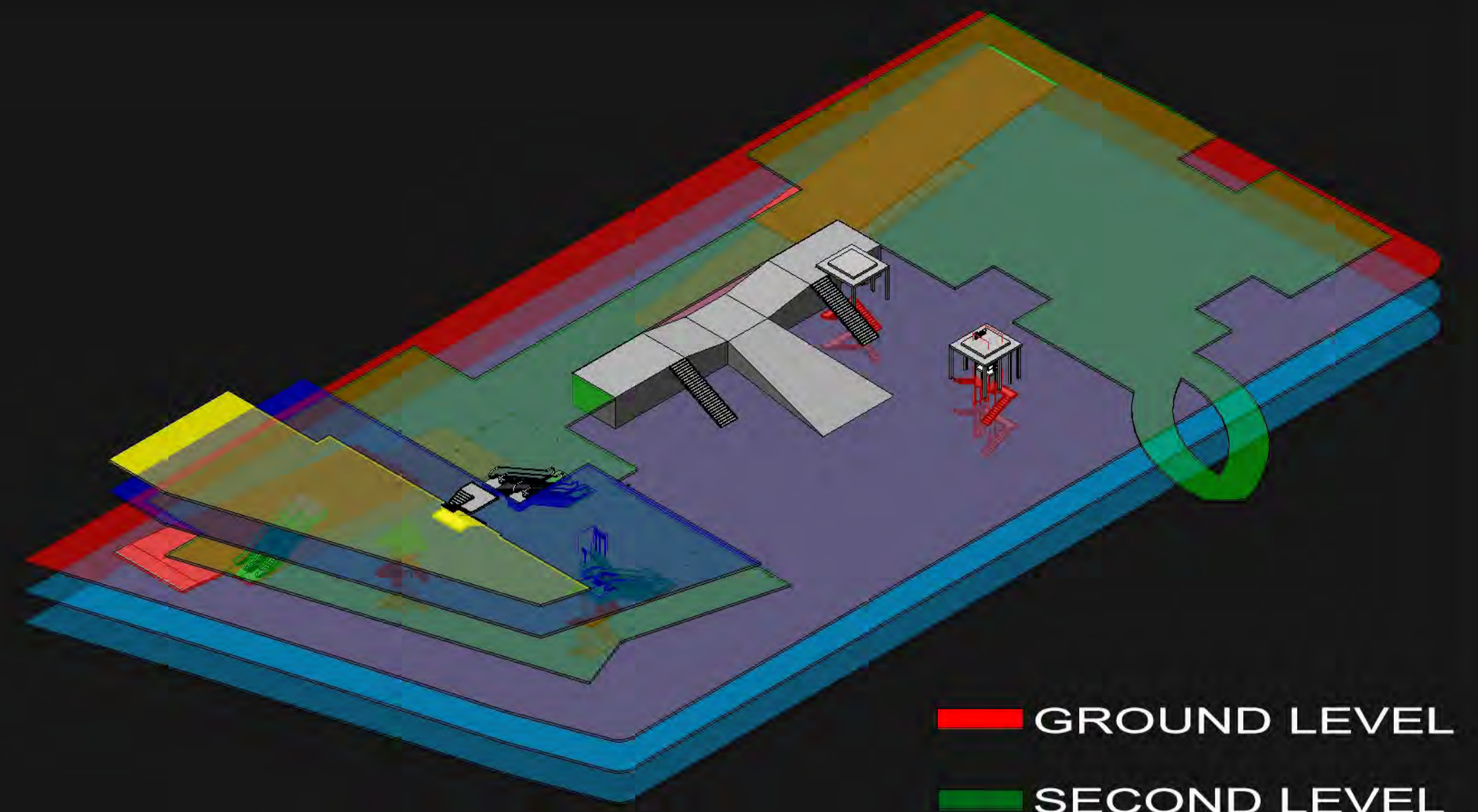
THE THIRD DESIGN WAS THE FINAL AND BEST ONE. THE DESIGN OF THE RETAIL STORES AND DROP-OFF ZONE WAS KEPT VIRTUALLY THE SAME BUT THE OFFICE SPACE WAS MOVED TO TAKE UP THE FIRST FLOOR ONLY. THE RESTAURANTS WERE ALL MOVED TO THE NORTH-SIDE ON THE SECOND FLOOR AND THE FAST FOODS WERE MOVED ABOVE THE MALL. THE RAMP WAS MADE MORE ACCESSIBLE AND A PERFORMANCE AREA WAS ADDED BLOCKING OFF THE VIEW OF THE DROP-OFF ZONE.



STRUCURAL SPACE

VOID SPACE

PARTI DIAGRAM



GROUND LEVEL

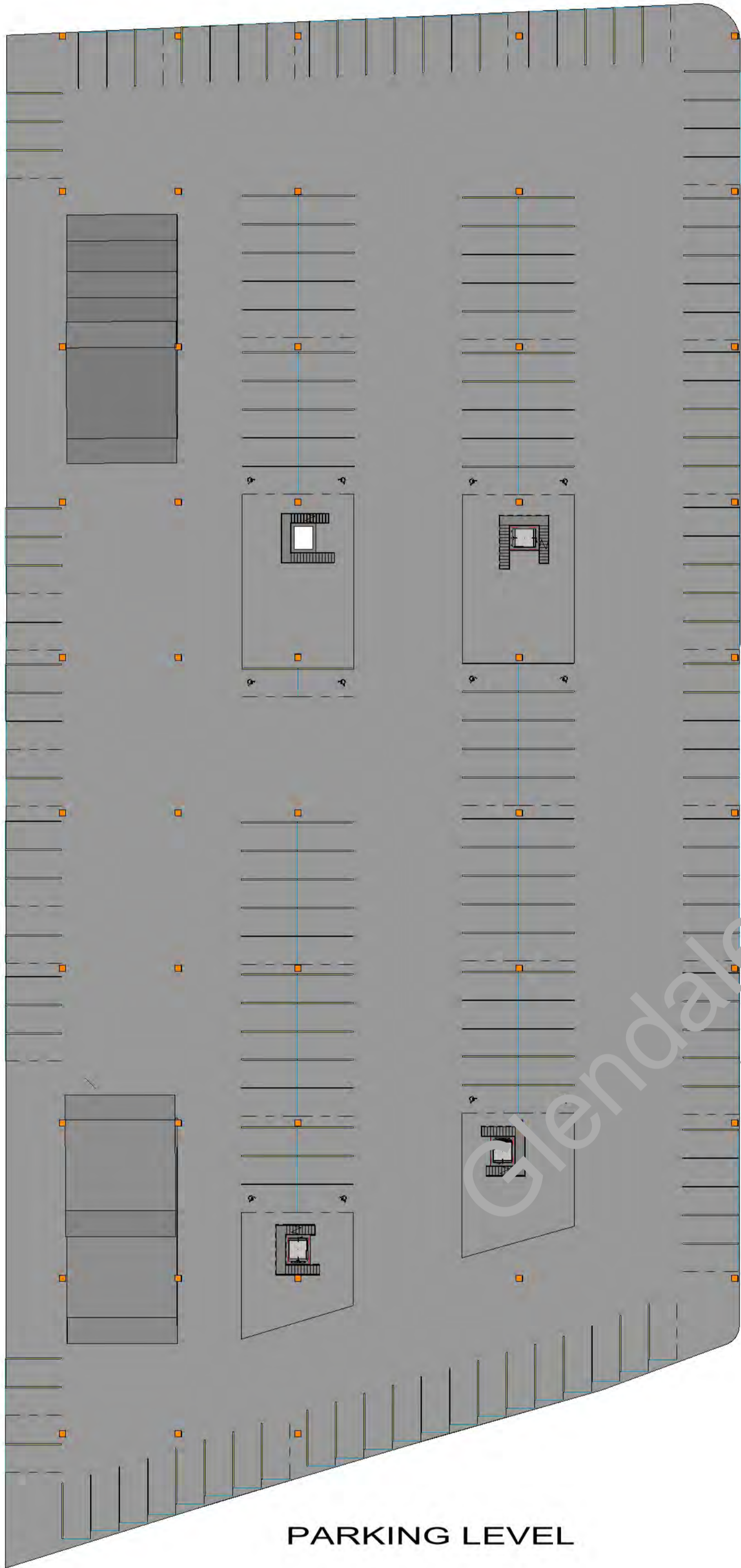
SECOND LEVEL

THIRD LEVEL

FOURTH LEVEL

PARKING LEVEL

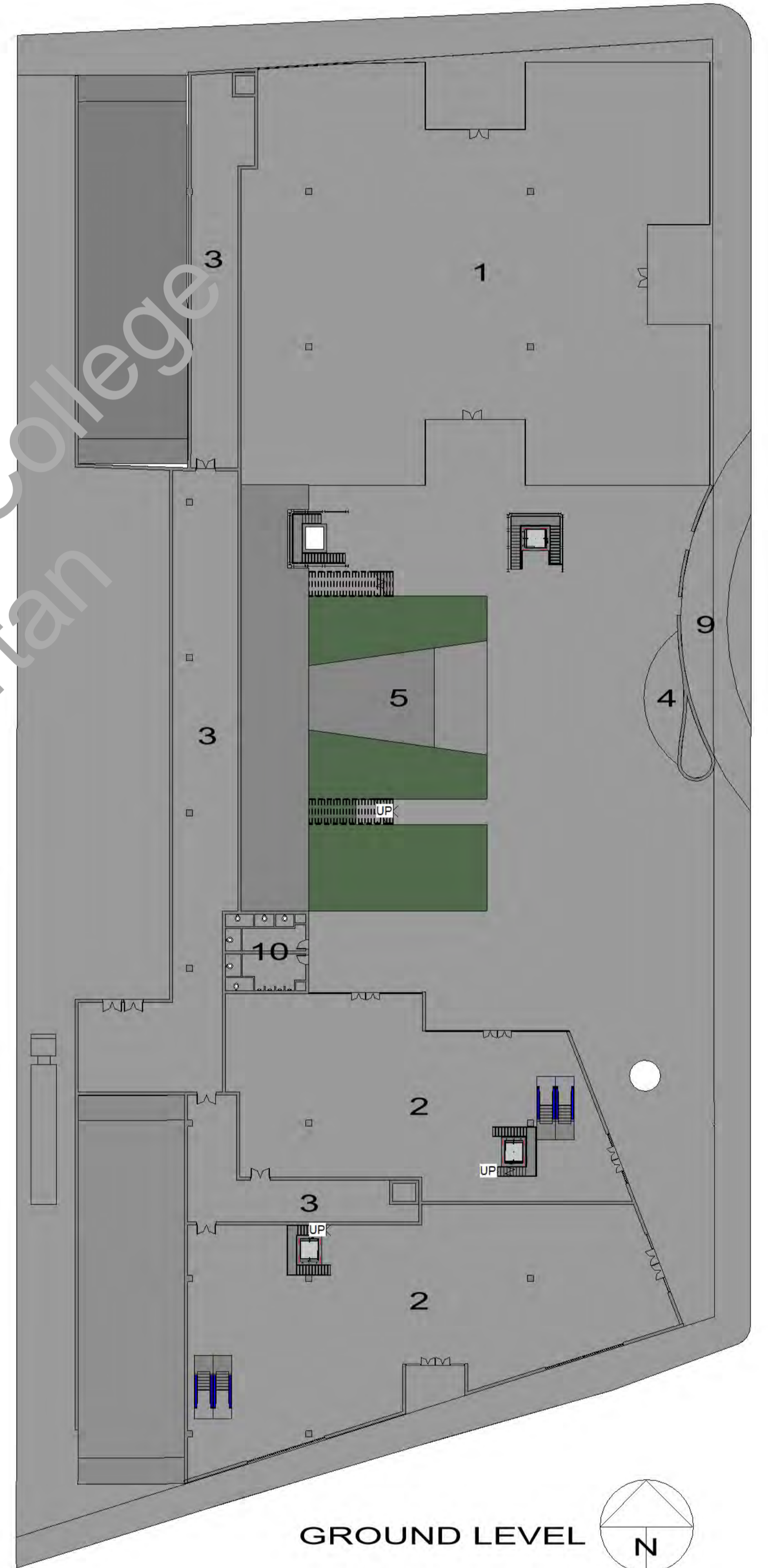
CIRCULATION DIAGRAM



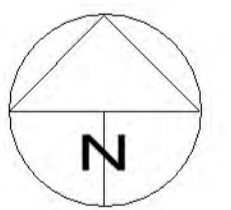
PARKING LEVEL

LEGEND:

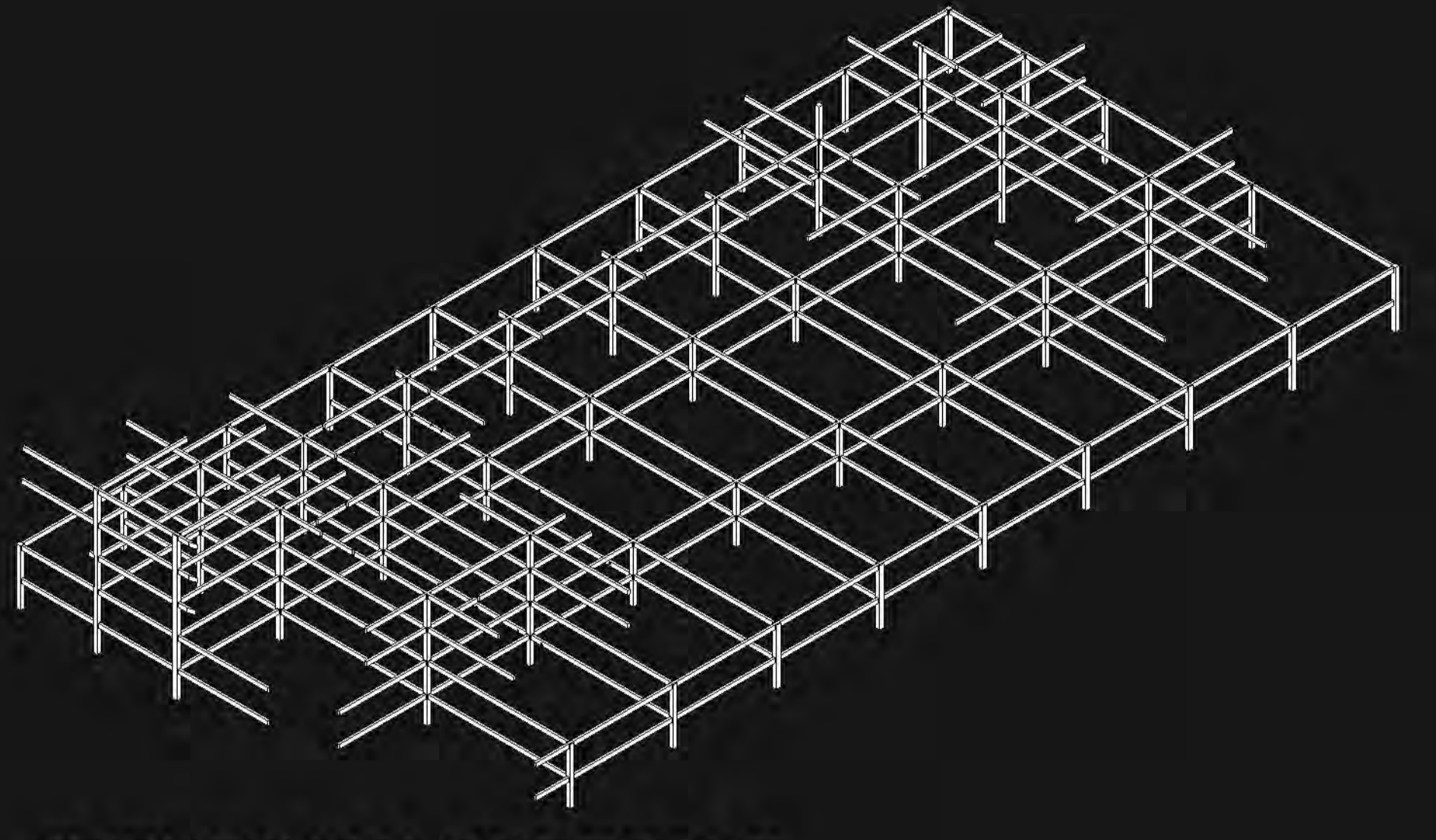
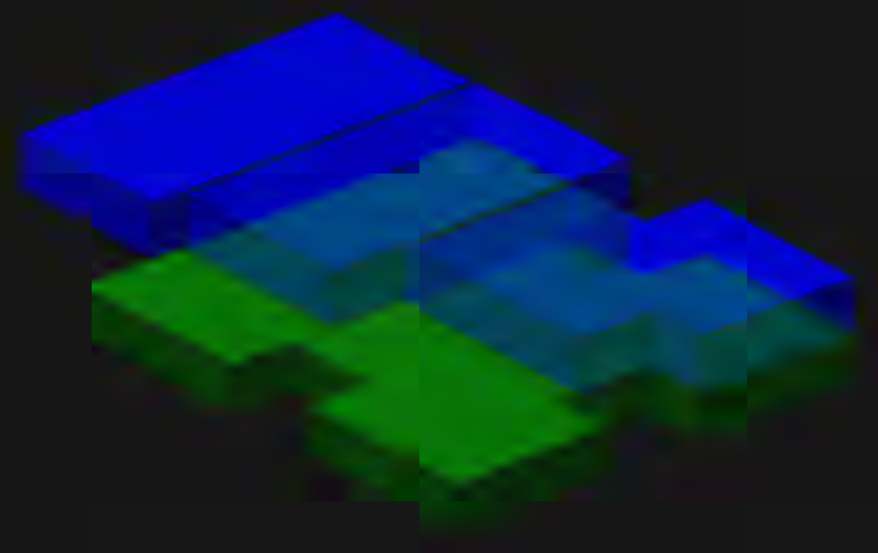
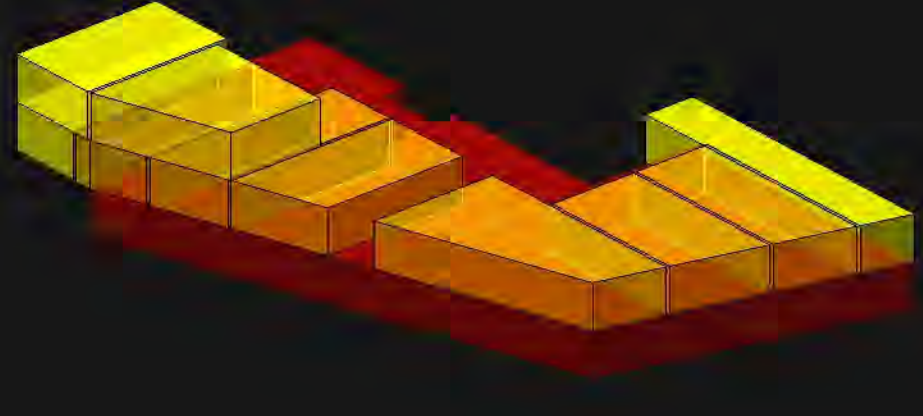
- 1. OFFICE SPACE
- 2. MAJOR RETAIL STORE
- 3. SERVICE CORRIDOR
- 4. PERFORMANCE AREA
- 5. MAIN ACCESS RAMP
- 6. MAJOR RESTAURANTS
- 7. FAST FOOD
- 8. BRIDGE TO WELLERS COURT
- 9. DROP OFF
- 10. PUBLIC RESTROOM



GROUND LEVEL



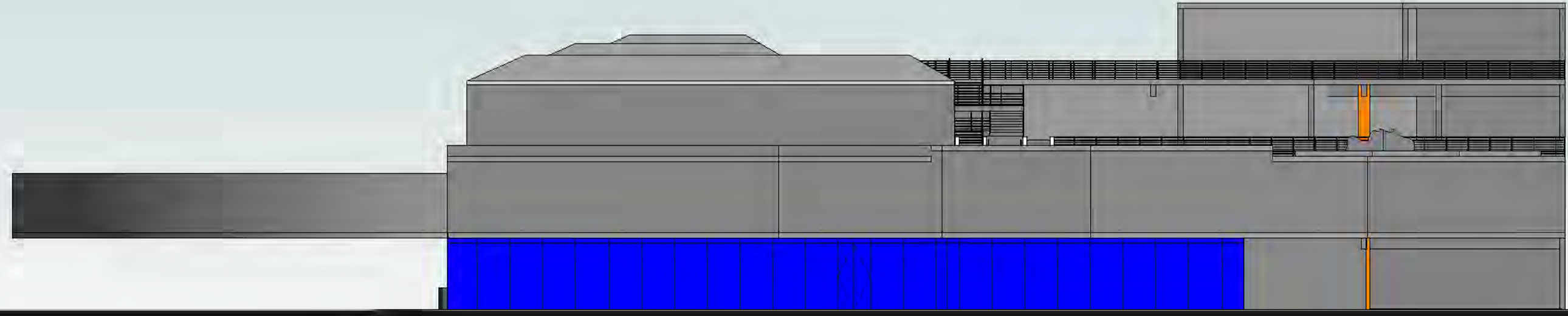
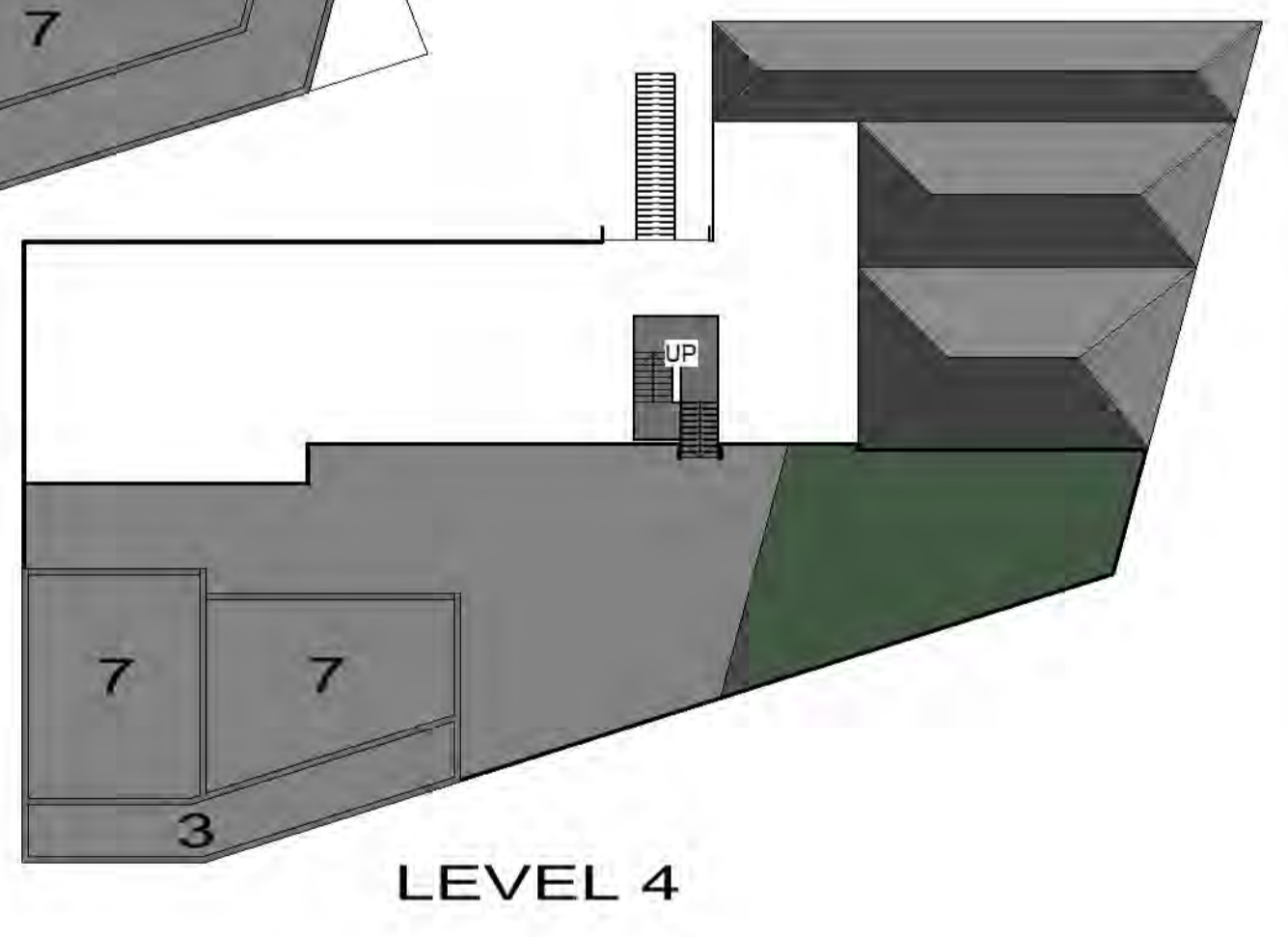
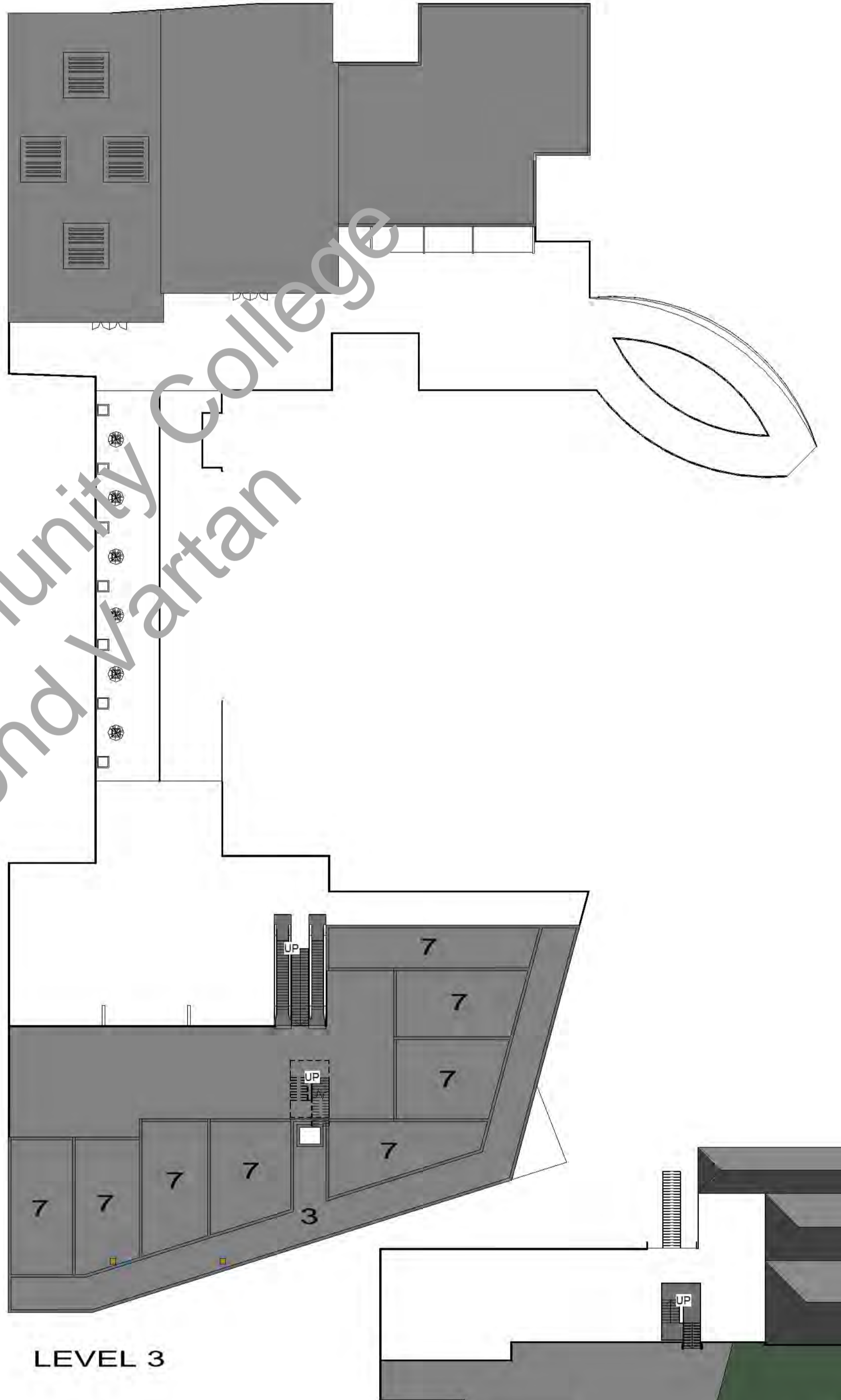
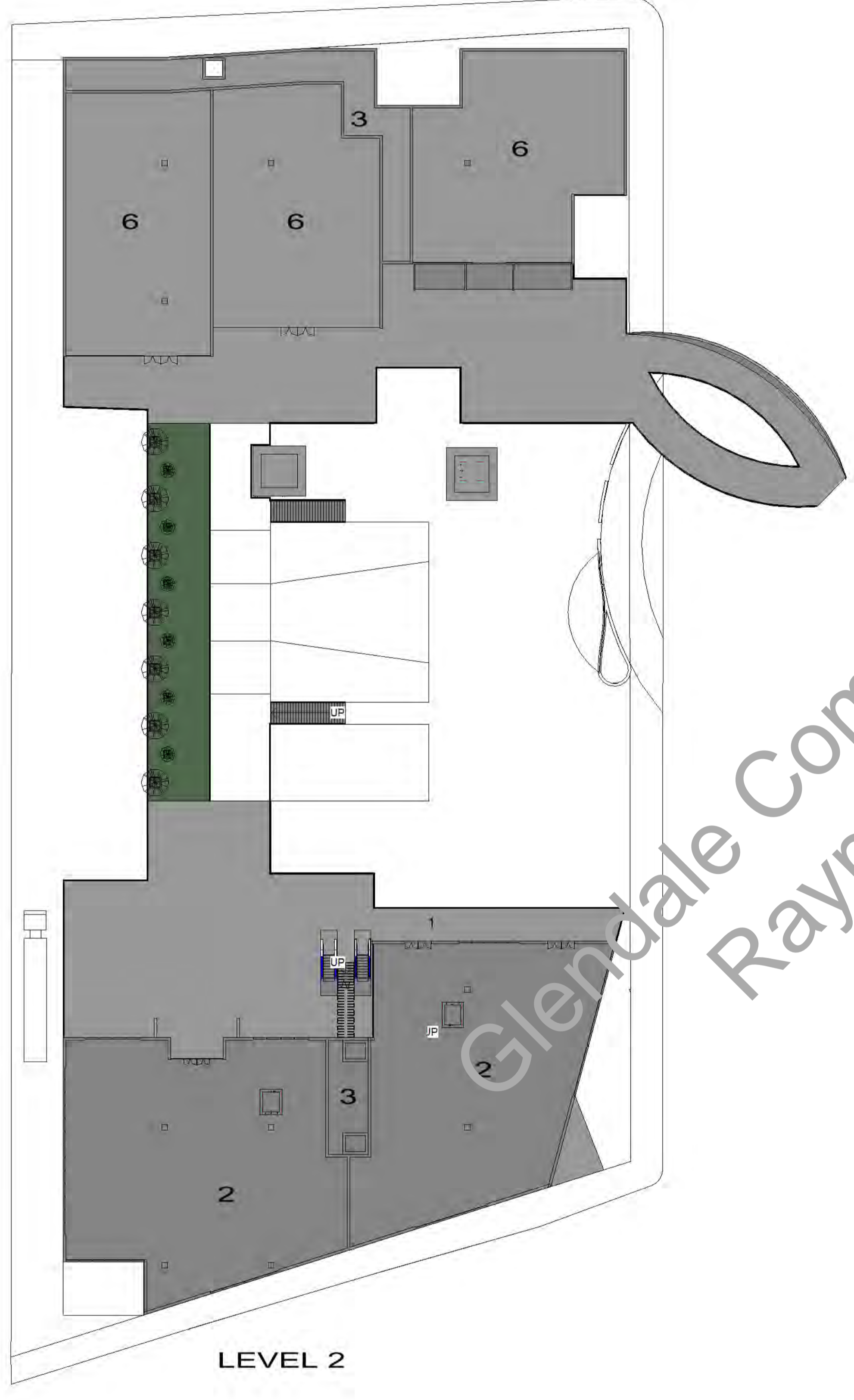
EAST ELEVATION



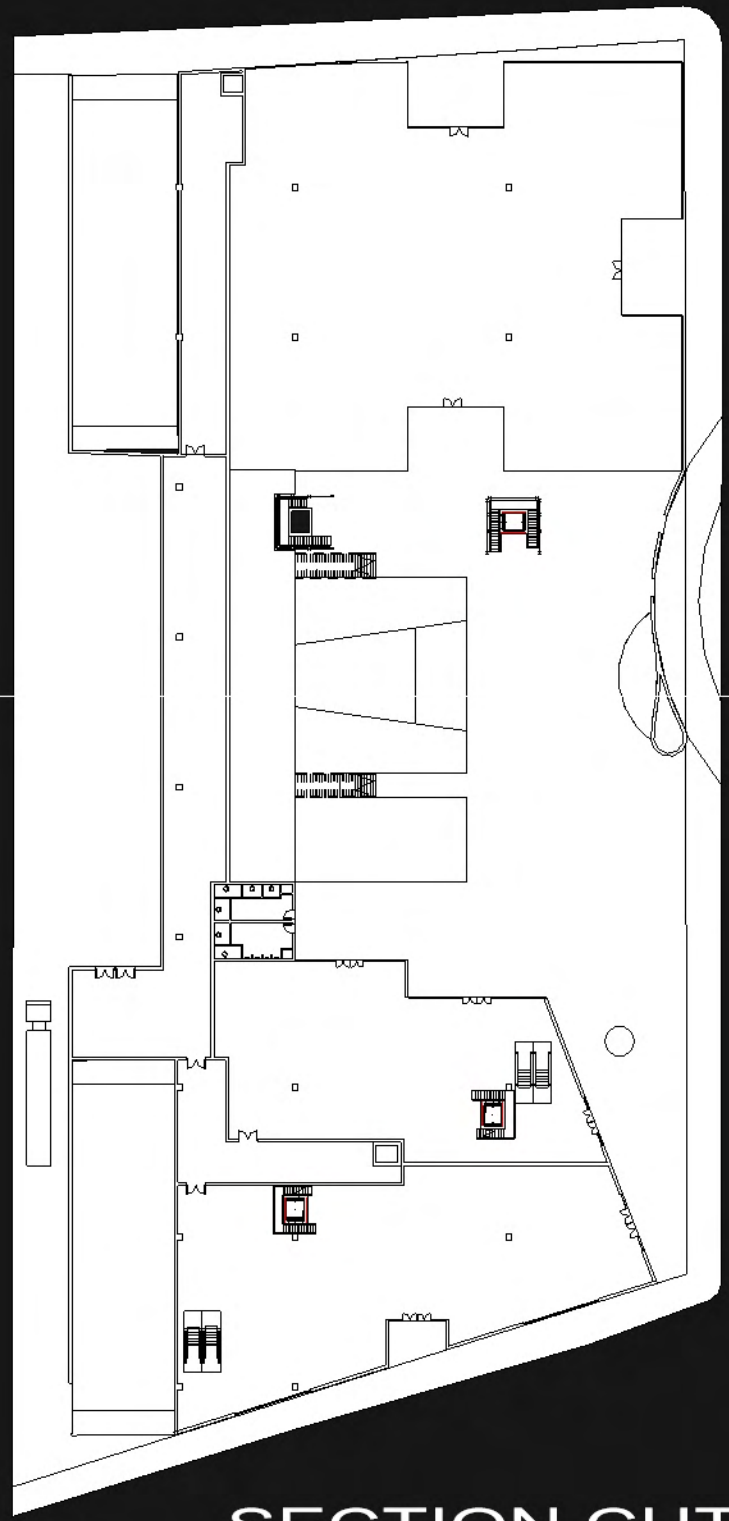
PROGRAM DIAGRAM

STRUCTURAL PROGRAMS

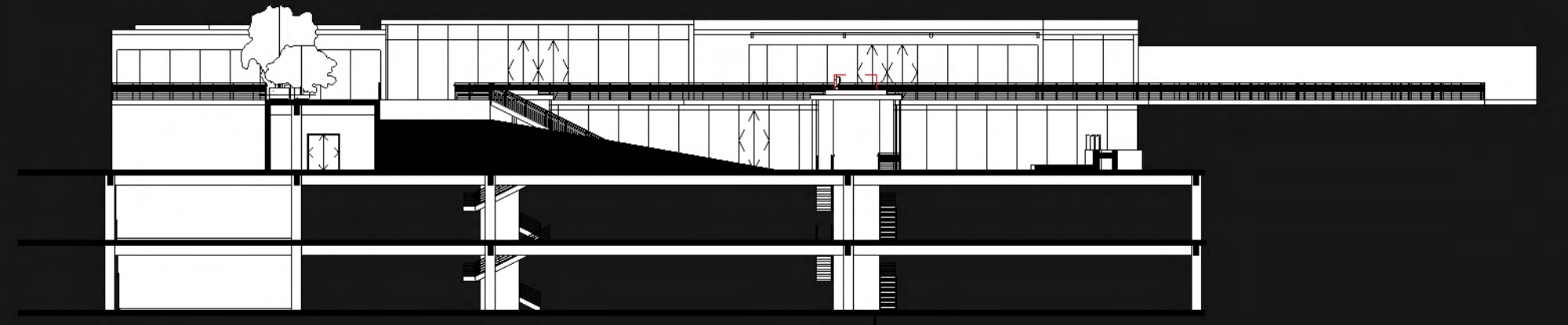
- MAJOR RETAIL STORES
- OFFICE SPACE
- MAJOR RESTAURANTS
- FAST FOODS



NORTH ELEVATION



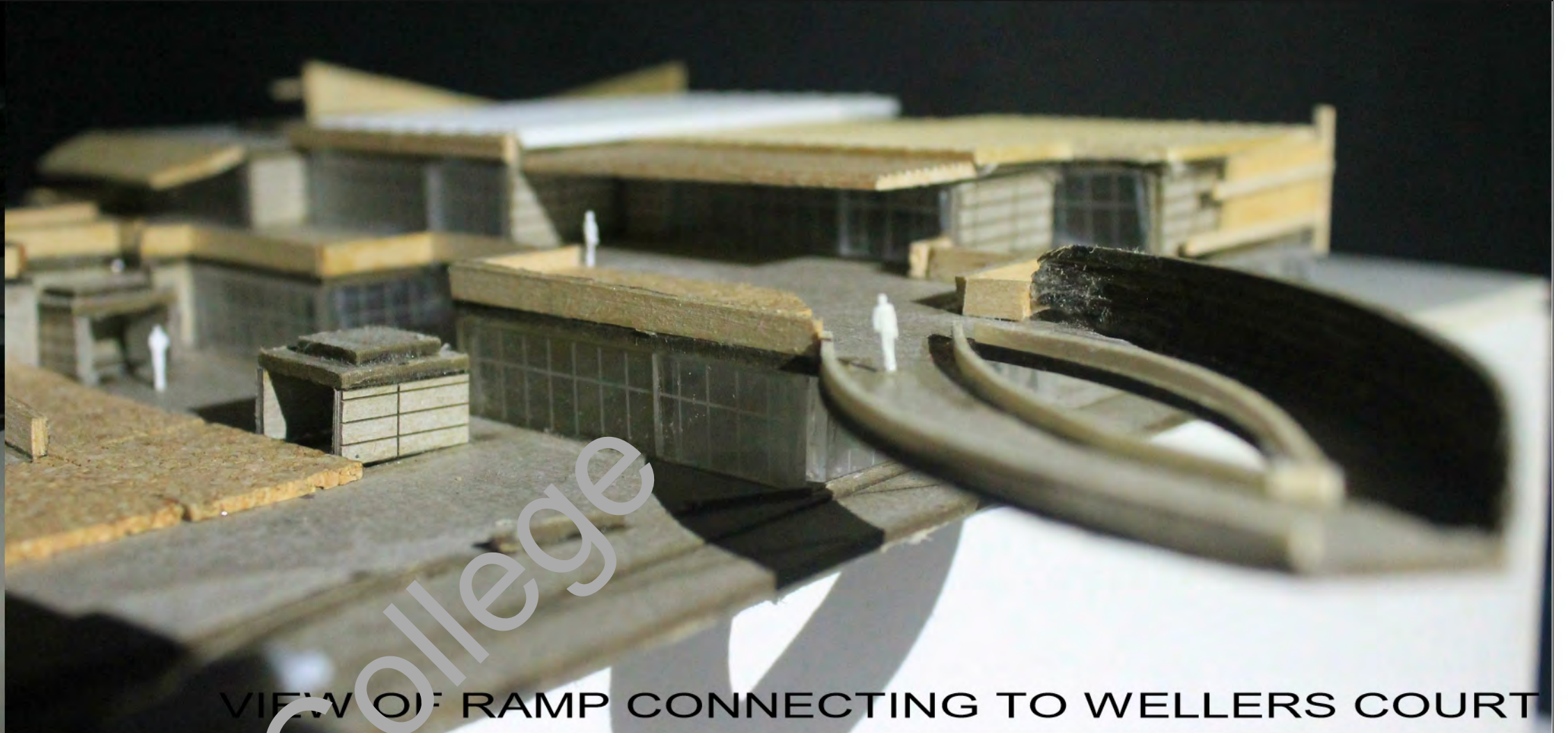
SECTION CUT DIAGRAM



EAST-WEST SECTION



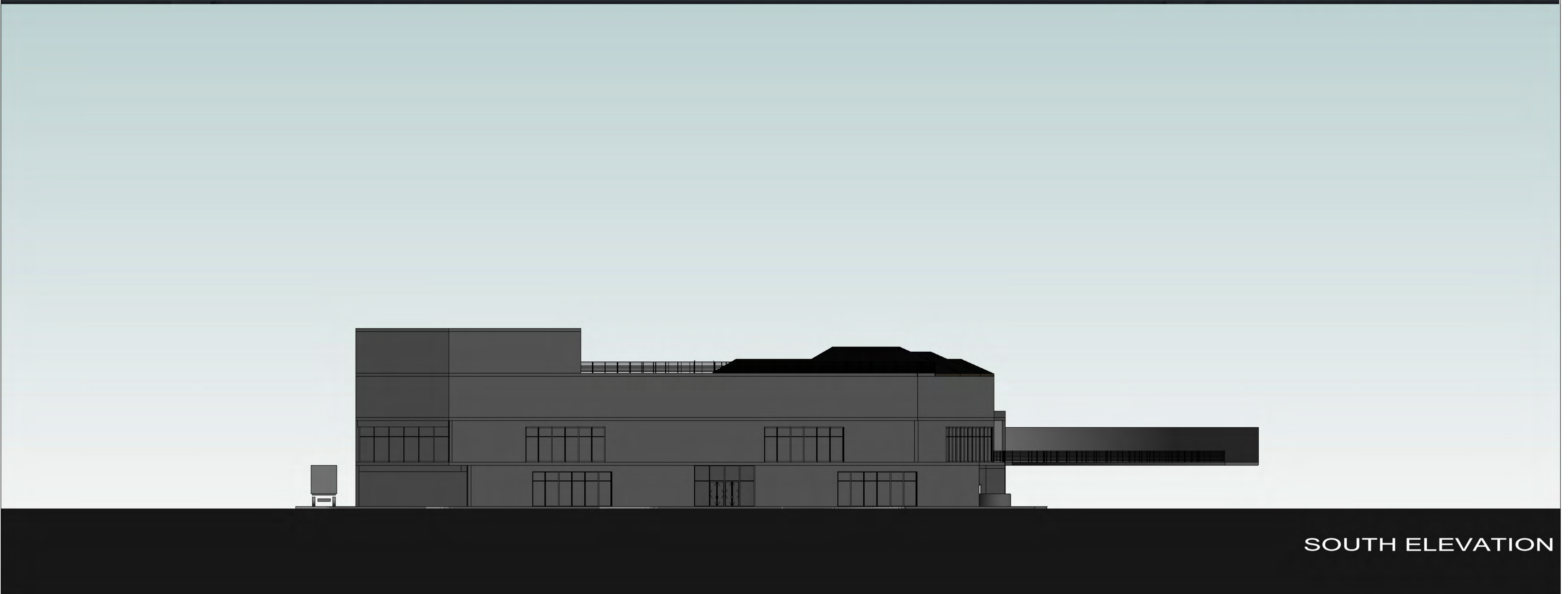
VIEW OF THE SOUTHWEST CORNER



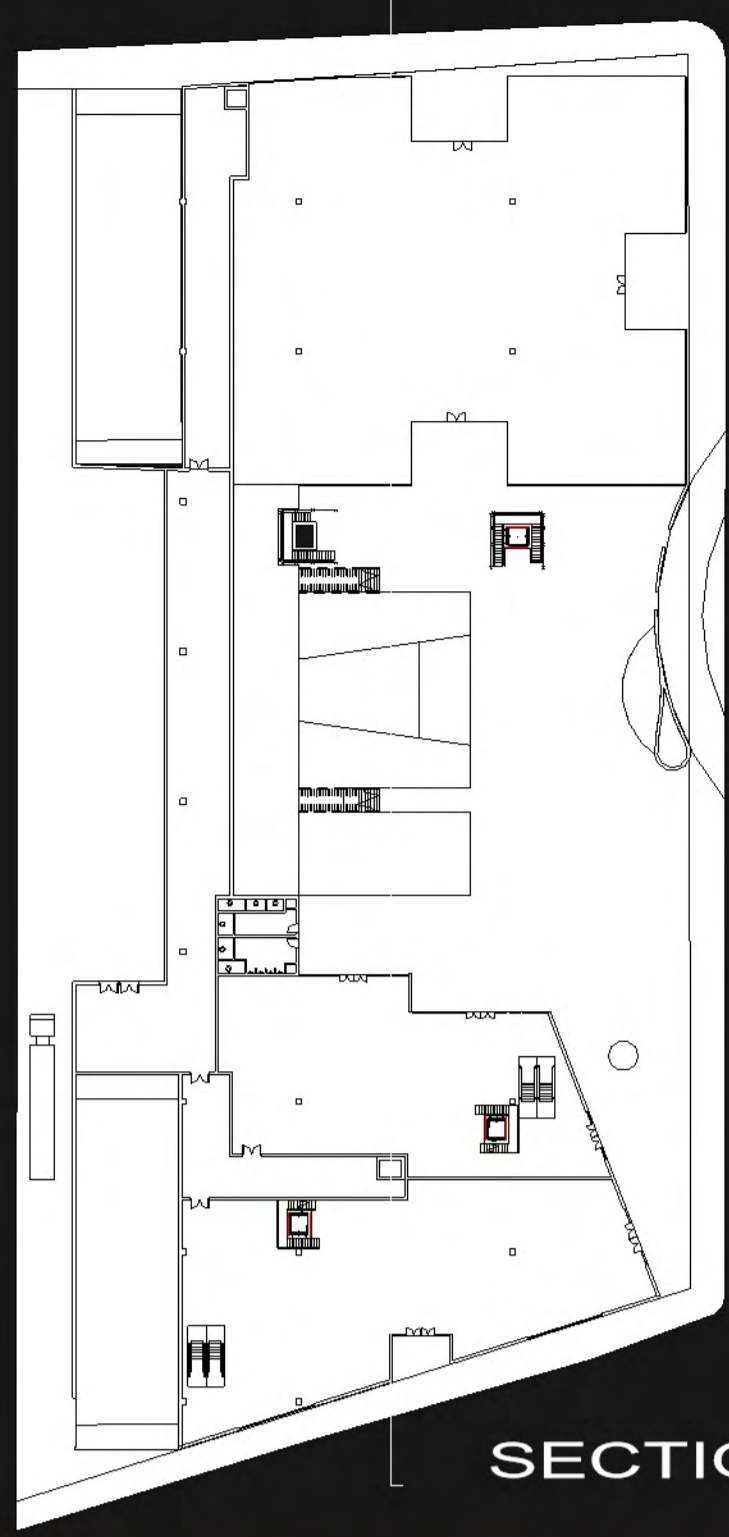
VIEW OF RAMP CONNECTING TO WELLERS COURT



VIEW FROM EAST LOOKING WEST



SOUTH ELEVATION



SECTION CUT DIAGRAM



NORTH-SOUTH SECTION



VIEW OF SOUTHWEST CORNER



VIEW OF SOUTHWEST CORNER



VIEW OF NORTHWEST CORNER



WEST ELEVATION

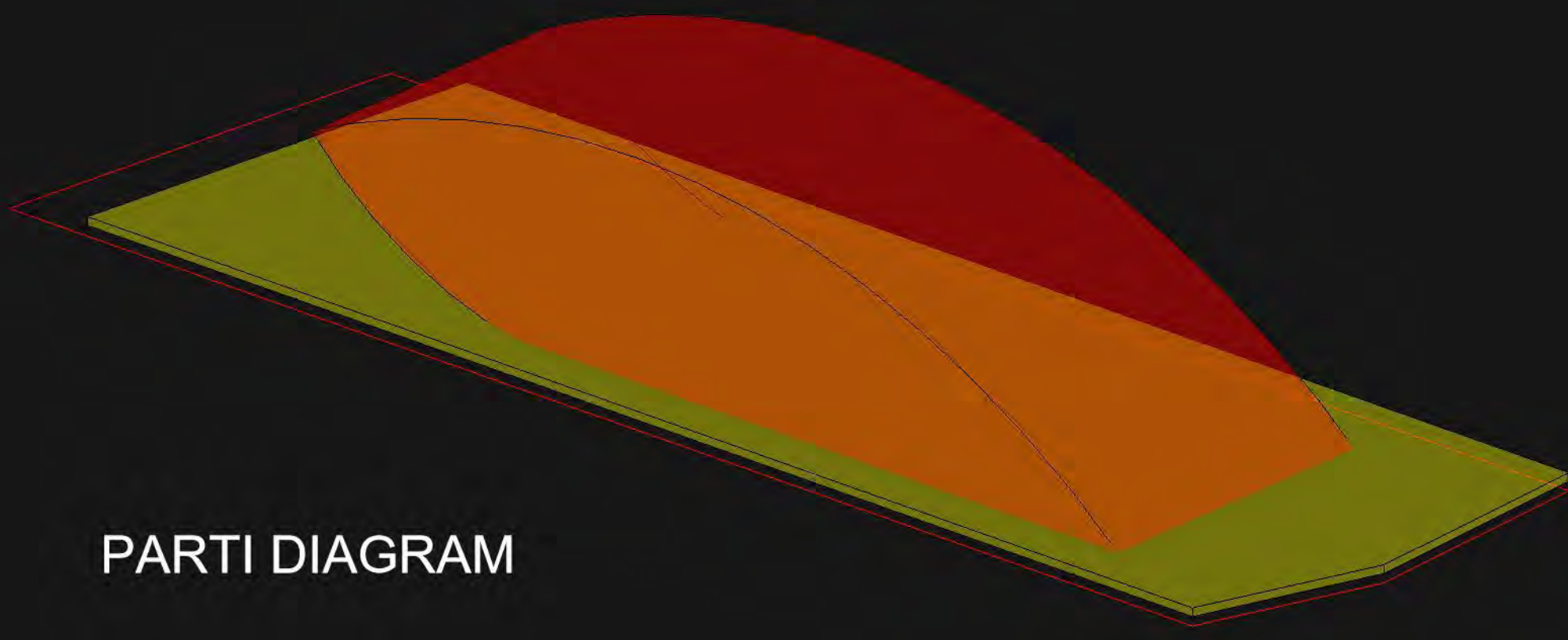


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DESIGN CONCEPT: SPIKING THE FOOTBALL

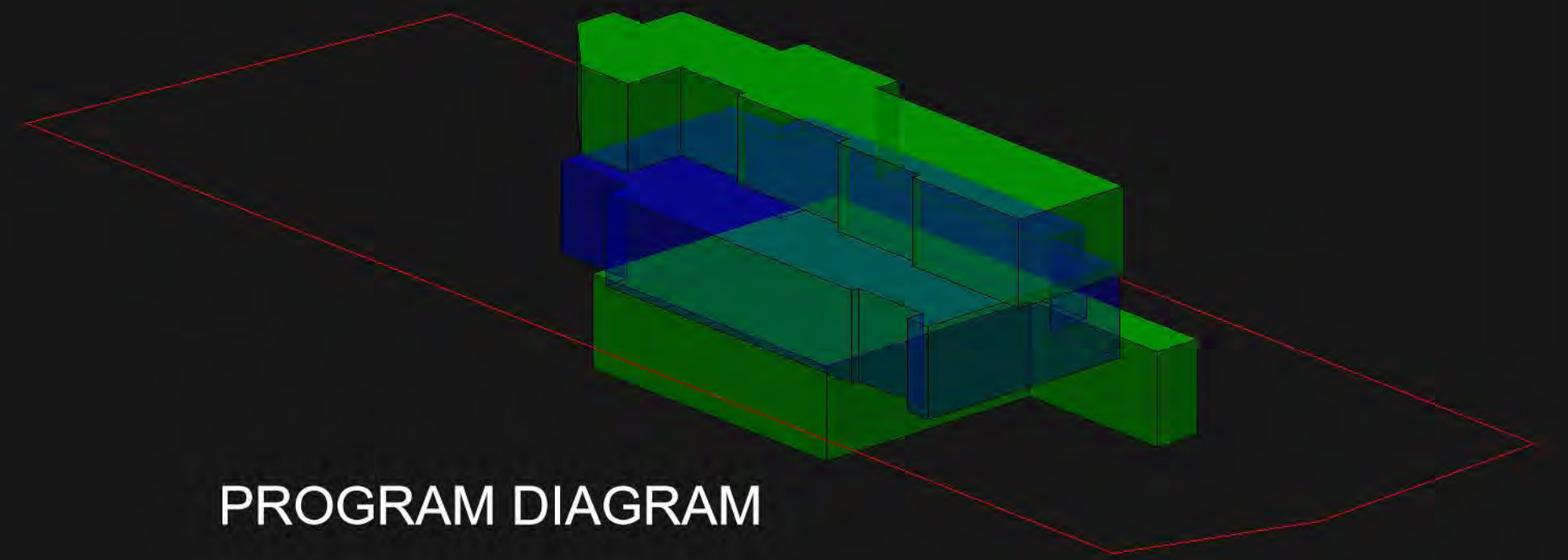
IN FOOTBALL WHEN A PLAYER CELEBRATES THEY SOMETIMES SPIKE THE FOOTBALL, WHICH IS THE ACT OF SLAMMING THE AGAINST THE GROUND, USUALLY WITH THE NOSE OF THE FOOTBALL. THIS DESIGN IS MEANT TO CAPTURE THE MOMENT THE BALL SLAMS INTO THE FLOOR





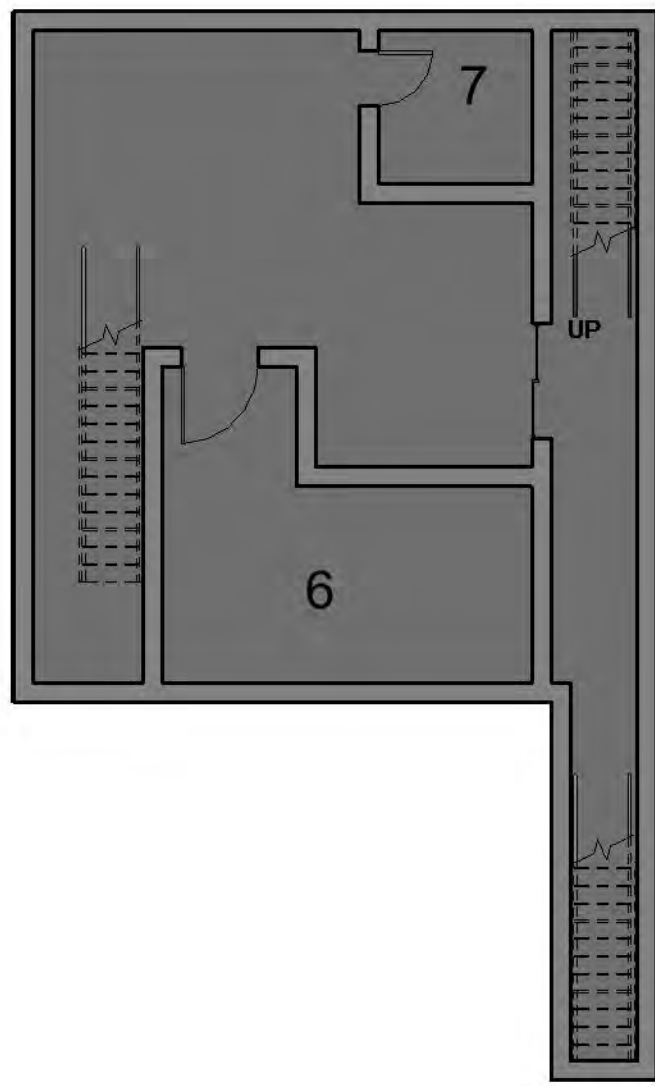
PARTI DIAGRAM

- FLOOR
- FOOTBALL(METEOR)



PROGRAM DIAGRAM

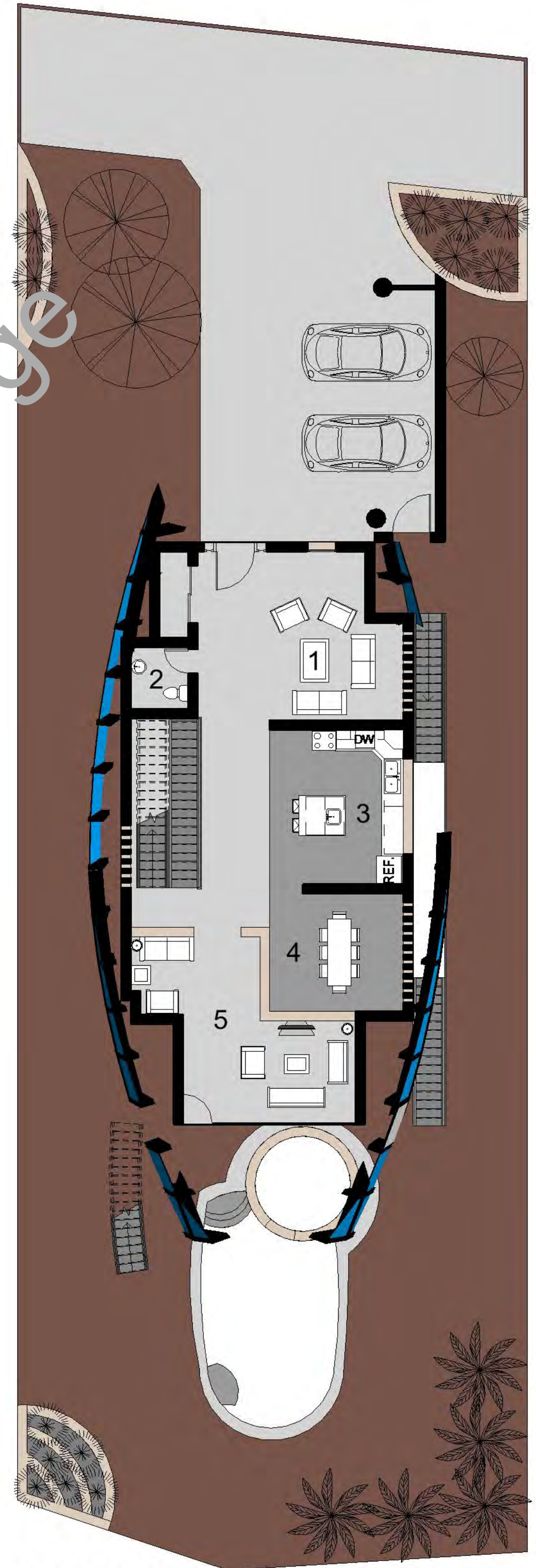
- PUBLIC AREA
- PRIVATE AREA



BASEMENT LEVEL

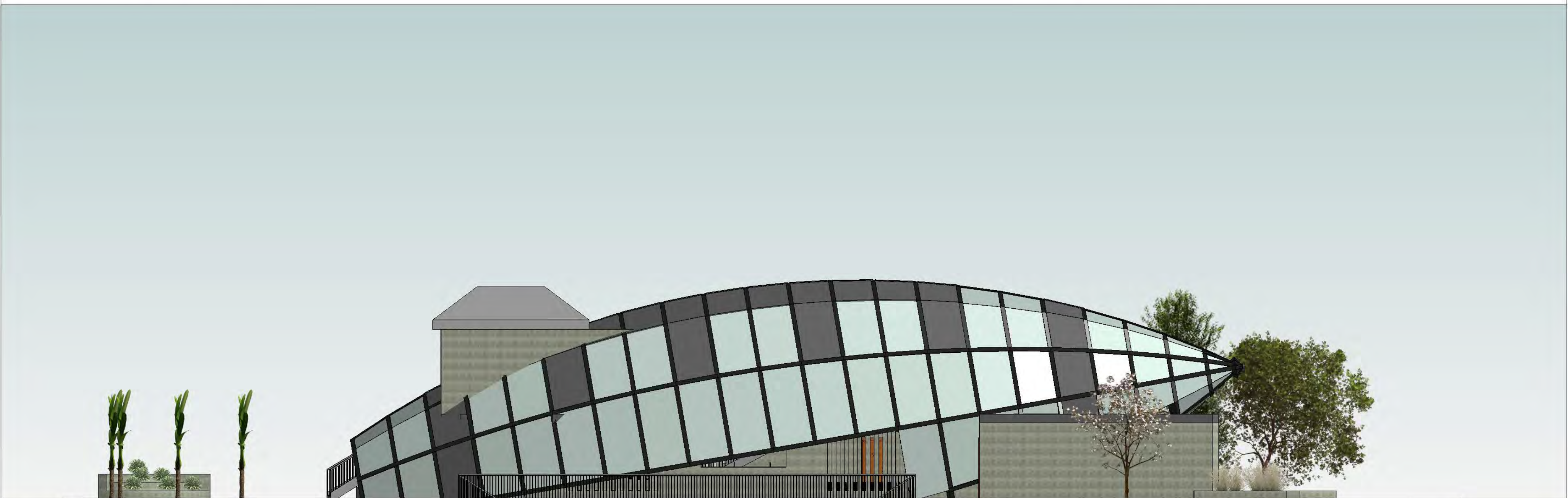
LEGEND:

1. LIVING ROOM
2. POWDER ROOM
3. KITCHEN
4. DINING ROOM
5. FAMILY ROOM
6. STUDIO
7. LAUNDRY ROOM

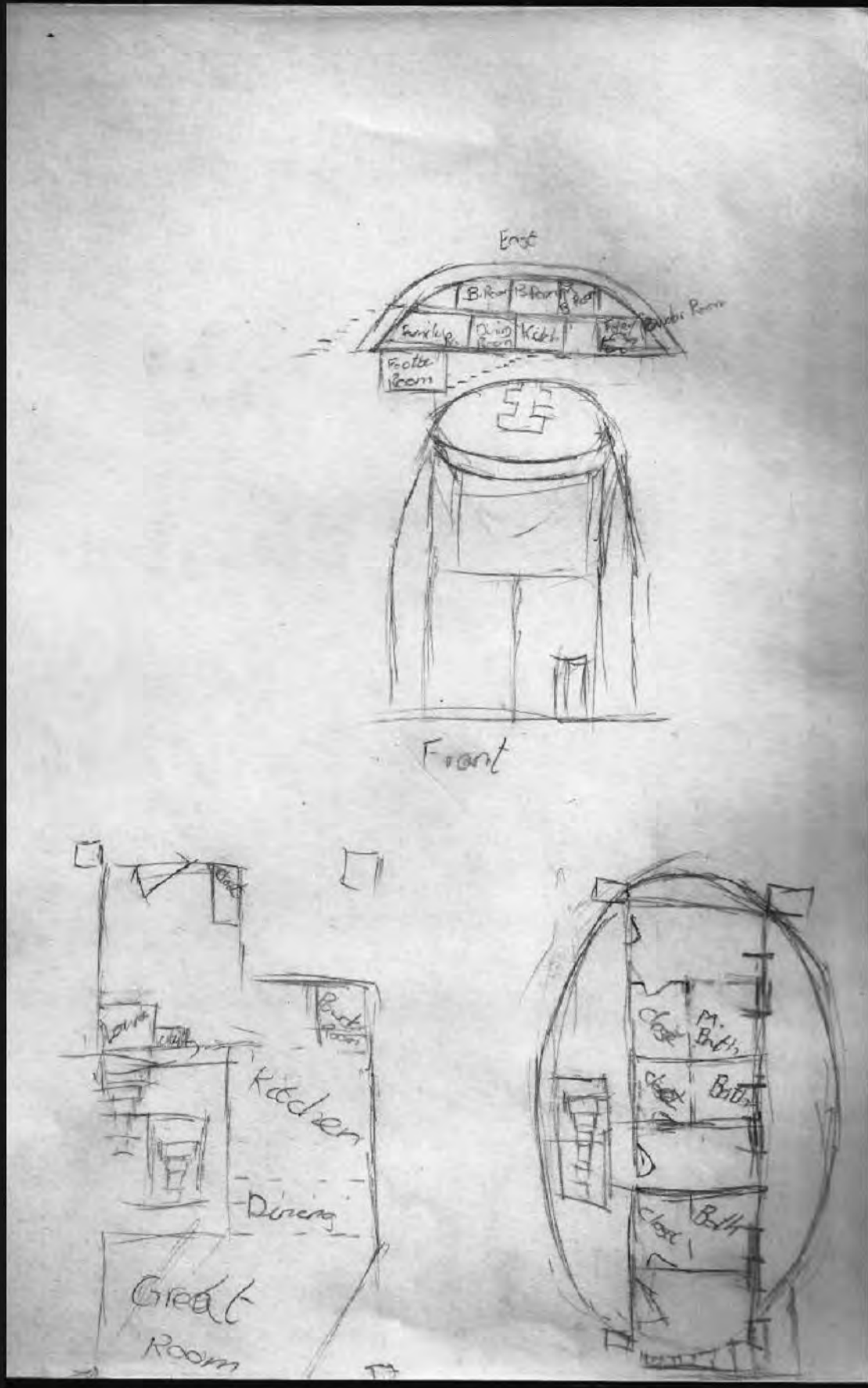


GROUND LEVEL

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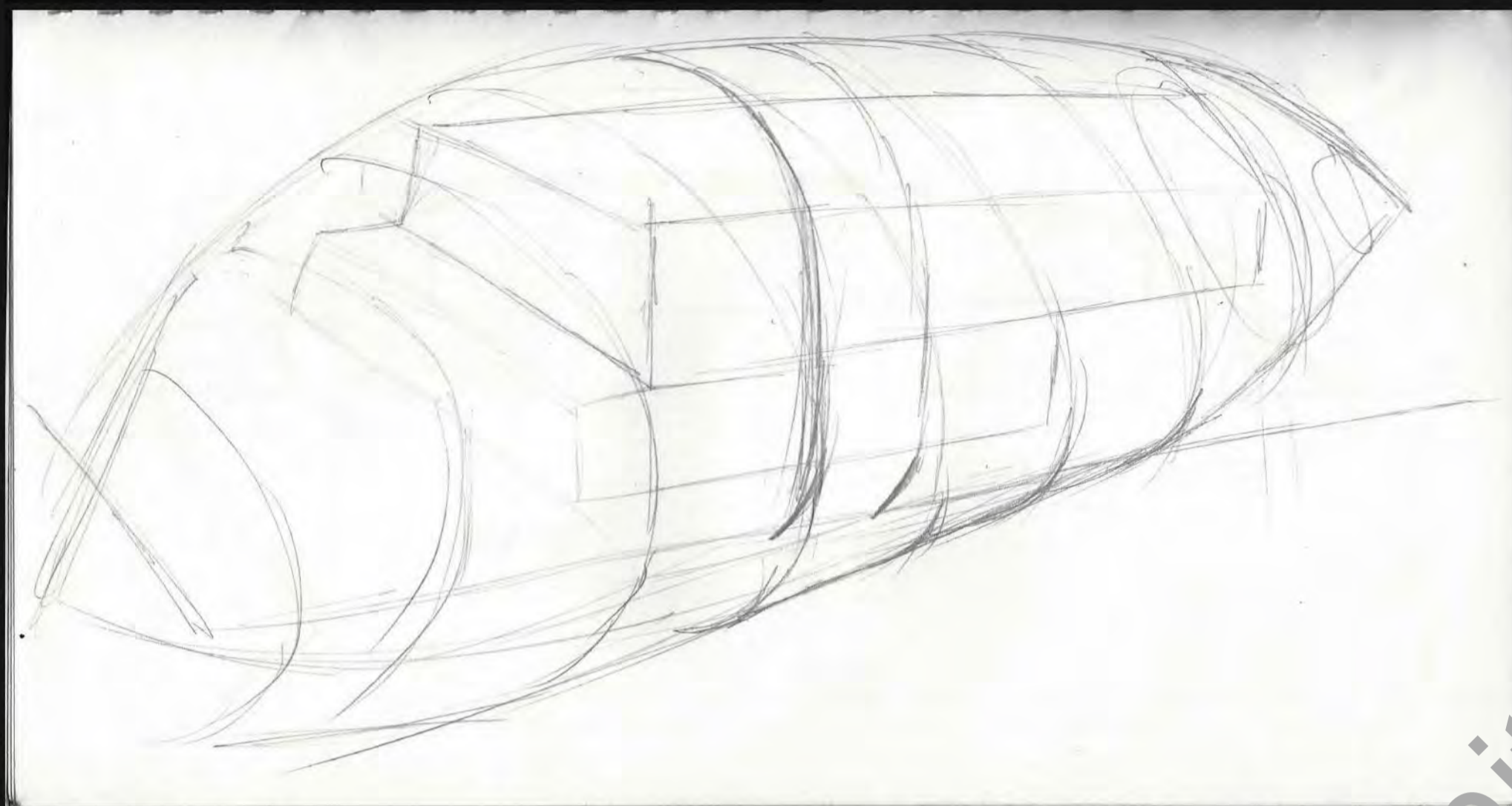


EAST ELEVATION



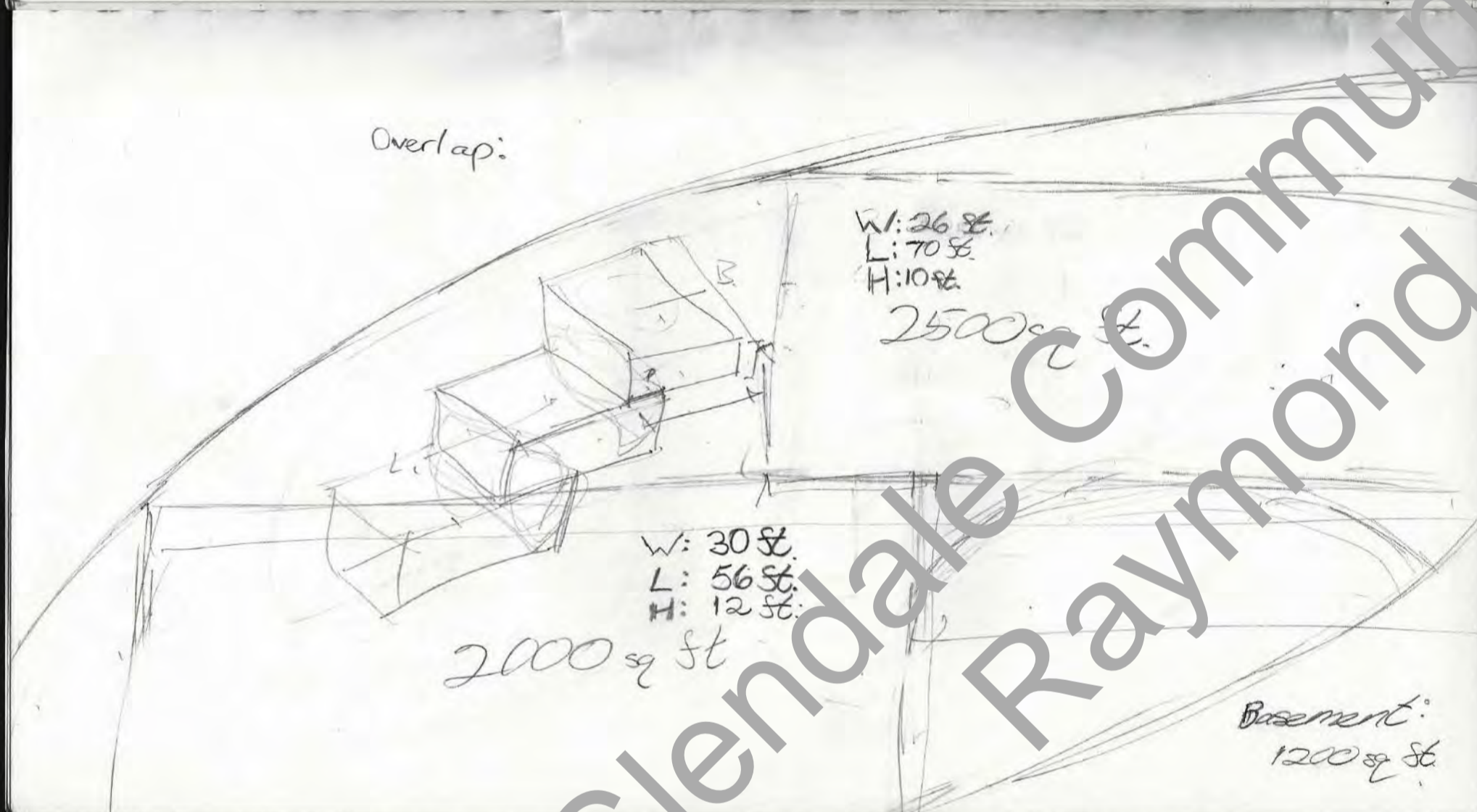
FIRST DESIGN IDEA

THE ORIGINAL DESIGN PLAN WAS TO BUILD A CANOPY SHAPED LIKE A FOOTBALL ACTING AS THE ROOF AND FITTING THE REST OF THE PROGRAMS UNDER THE CANOPY.



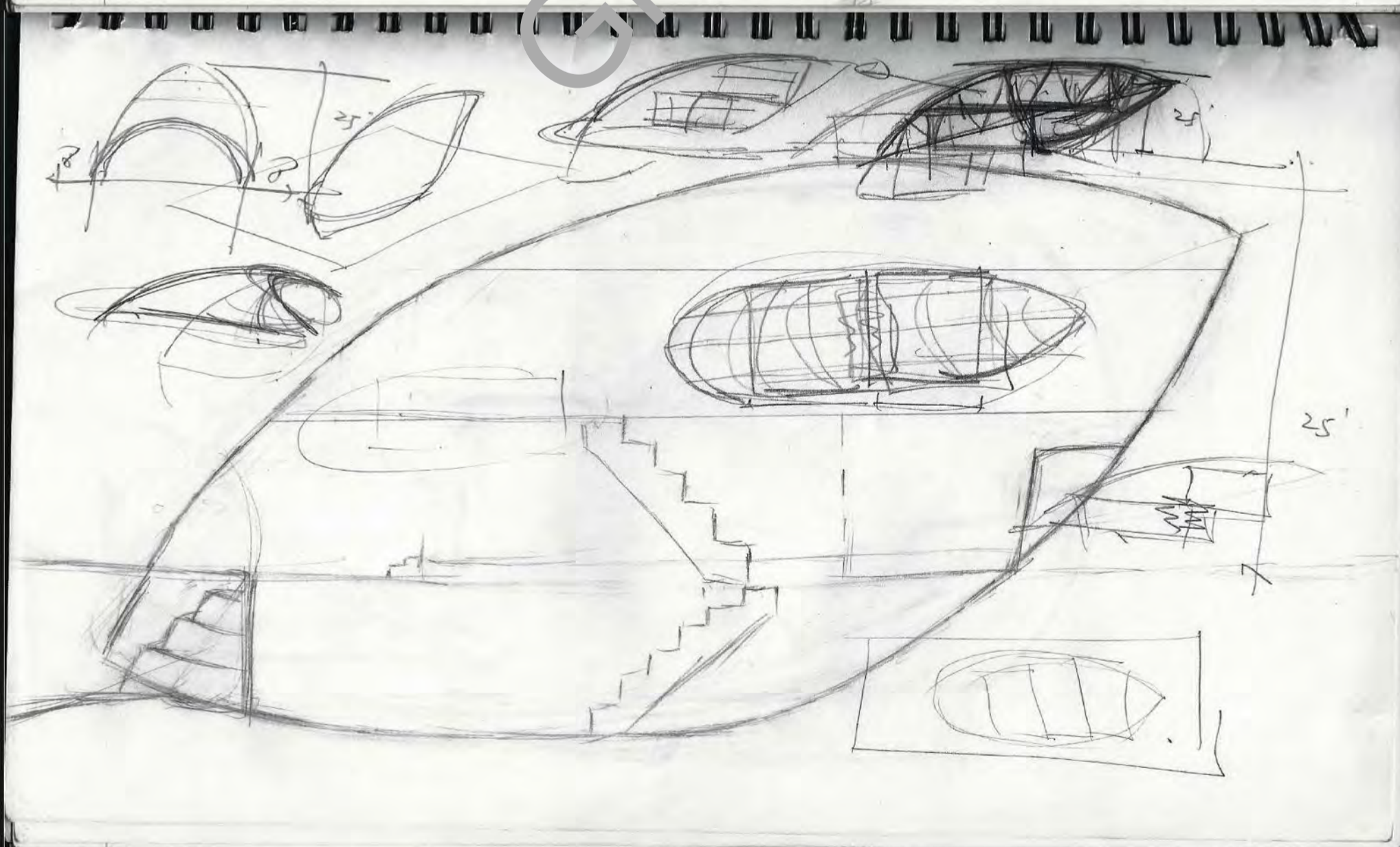
SECOND DESIGN IDEA

THE SECOND IDEA WAS TO MAKE A GIANT HORIZONTAL FOOTBALL USING A CURTAIN SYSTEM WITH CUT-OUTS IN CERTAIN AREAS TO ALLOW LIGHTS IN.



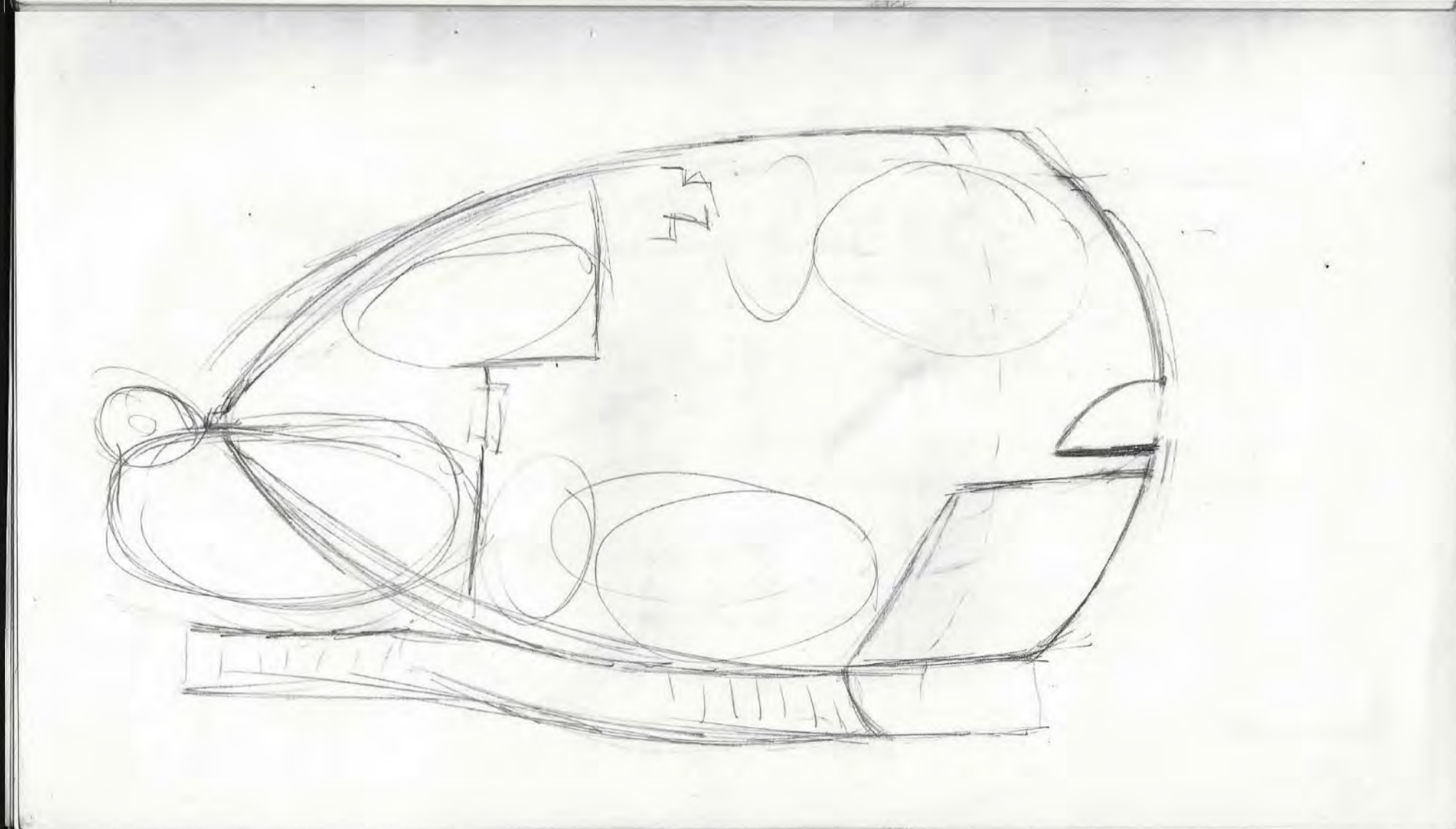
THIRD DESIGN IDEA

THE THIRD DESIGN IDEA WAS TO SLANT THE FOOTBALL GIVING THE IMAGE THAT THE BALL WAS SMASHING THROUGH THE FLOOR LIKE A SPIKED FOOTBALL.



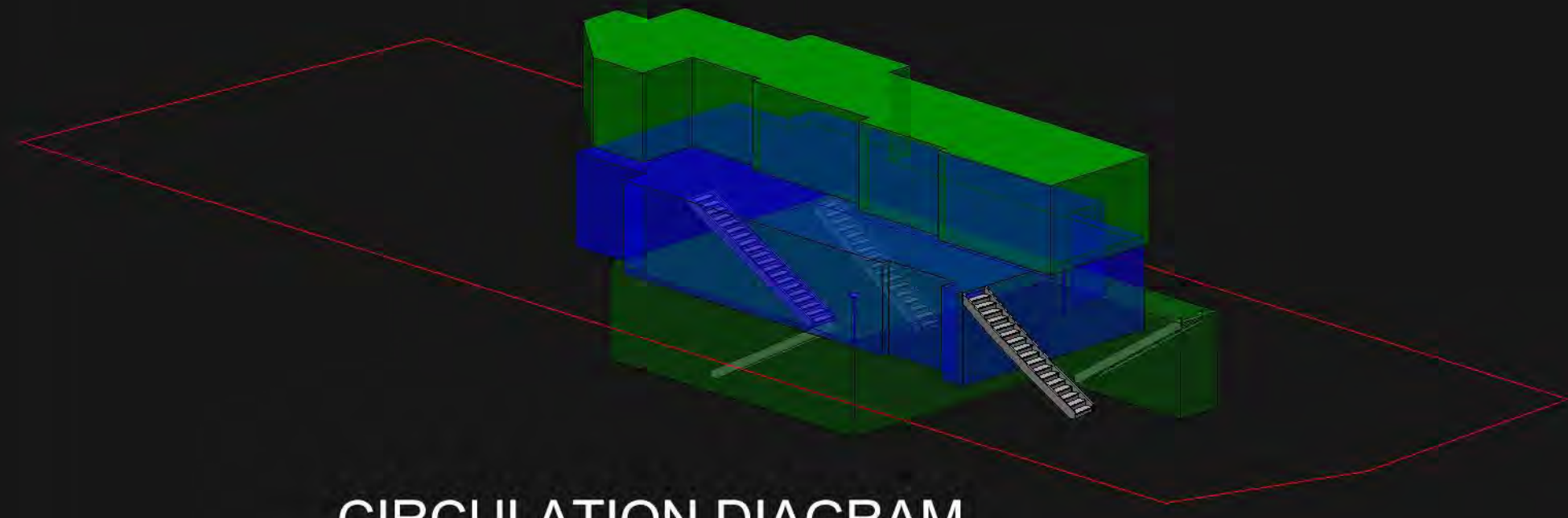
THIRD DESIGN IDEA

THE THIRD IDEA IS THE FINAL ONE, THIS SKETCH SHOWS MORE DETAILS OF HOW THE FLOORS WOULD LOOK IN THE SLANTED FOOTBALL.

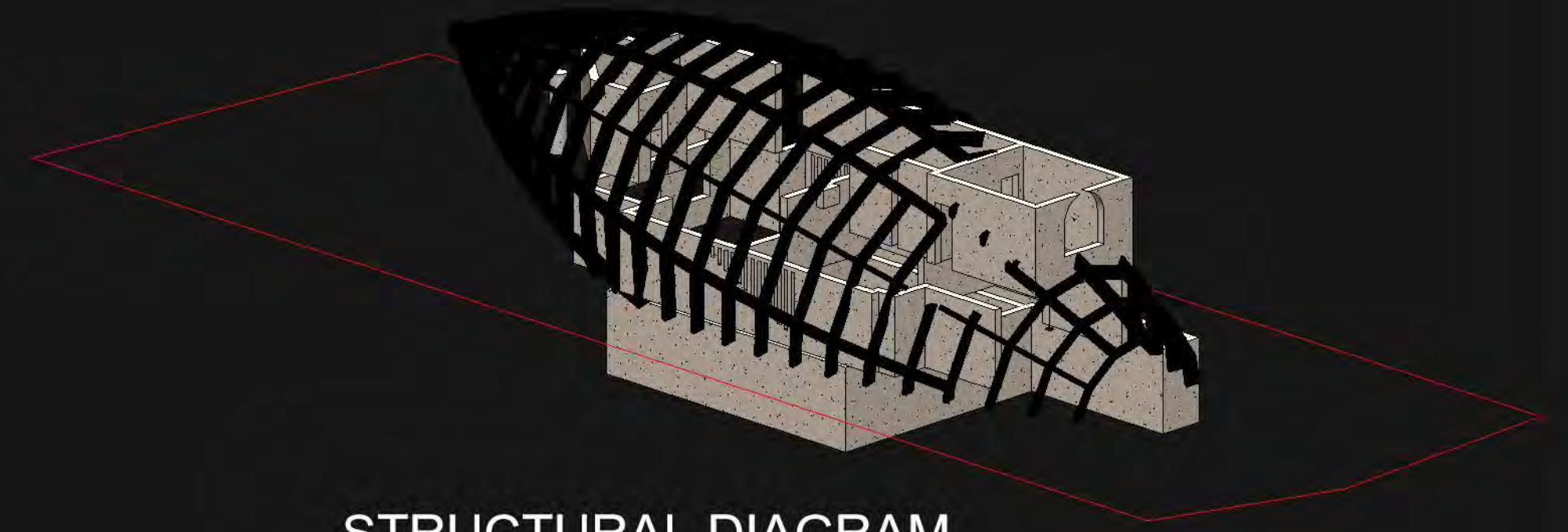


FLOOR PLAN IDEA

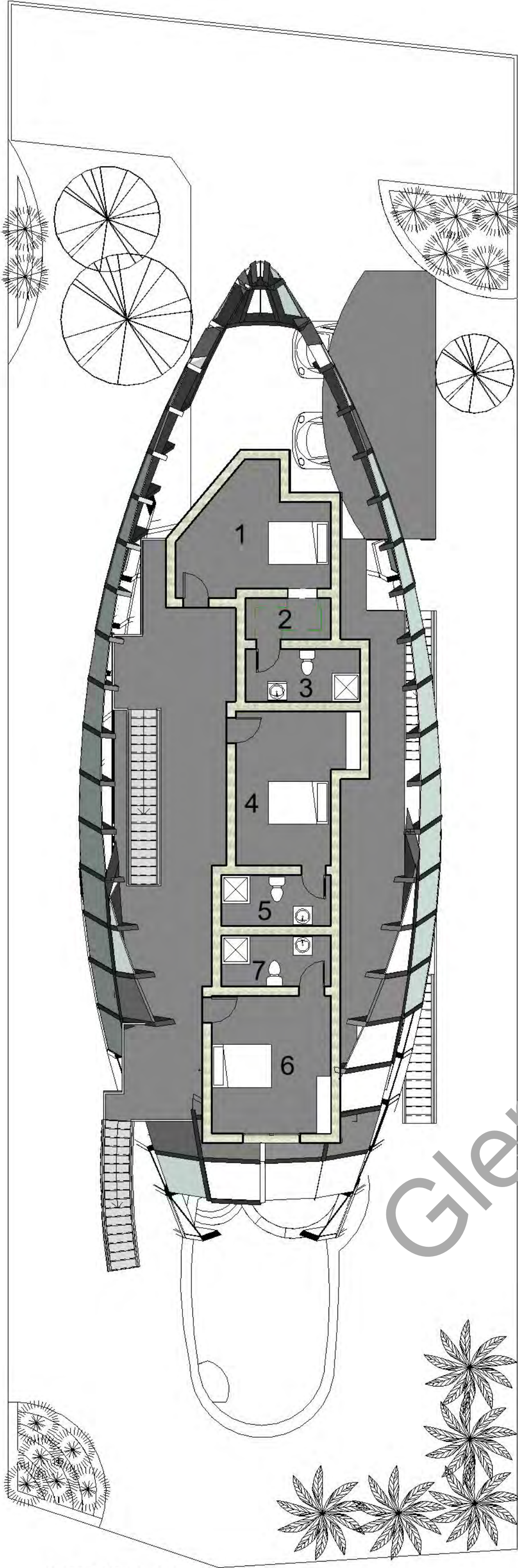
THIS SKETCH SHOWS A CONCEPT FOR THE FIRST FLOOR PLAN. THE PLAN DIDN'T WORK OUT BECAUSE OF THE CURVE THAT THE FOOTBALL FOLLOWS.



CIRCULATION DIAGRAM



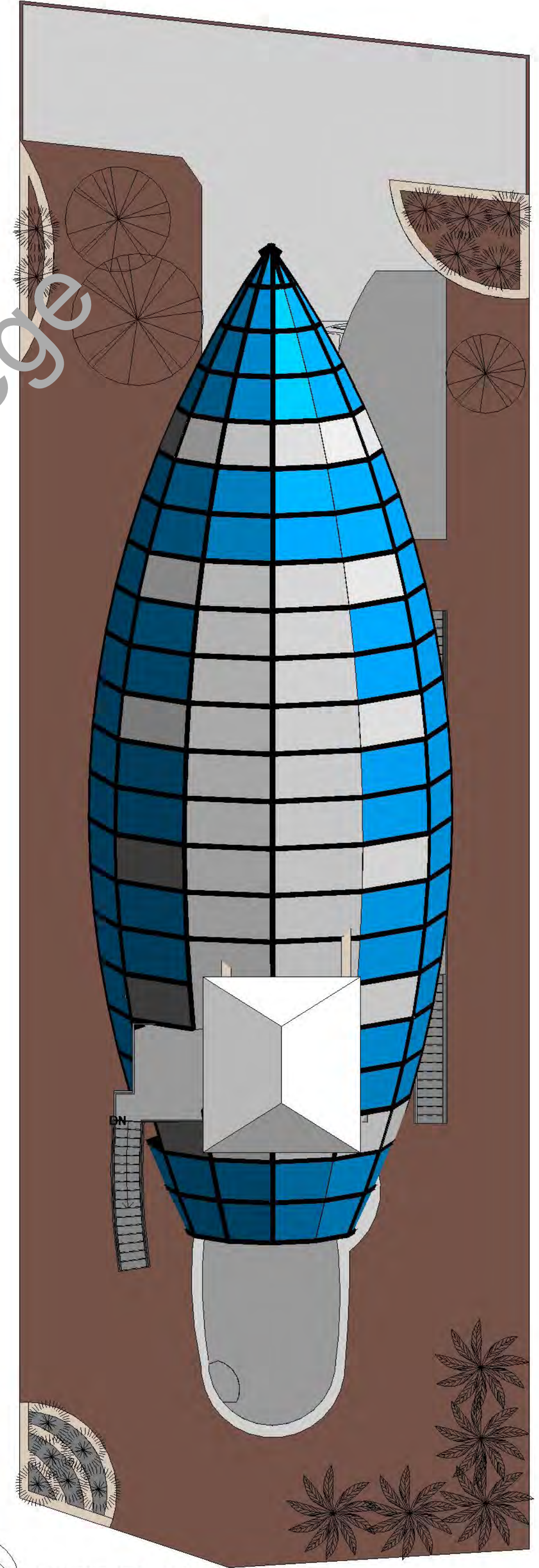
STRUCTURAL DIAGRAM



LEVEL 2

LEGEND:

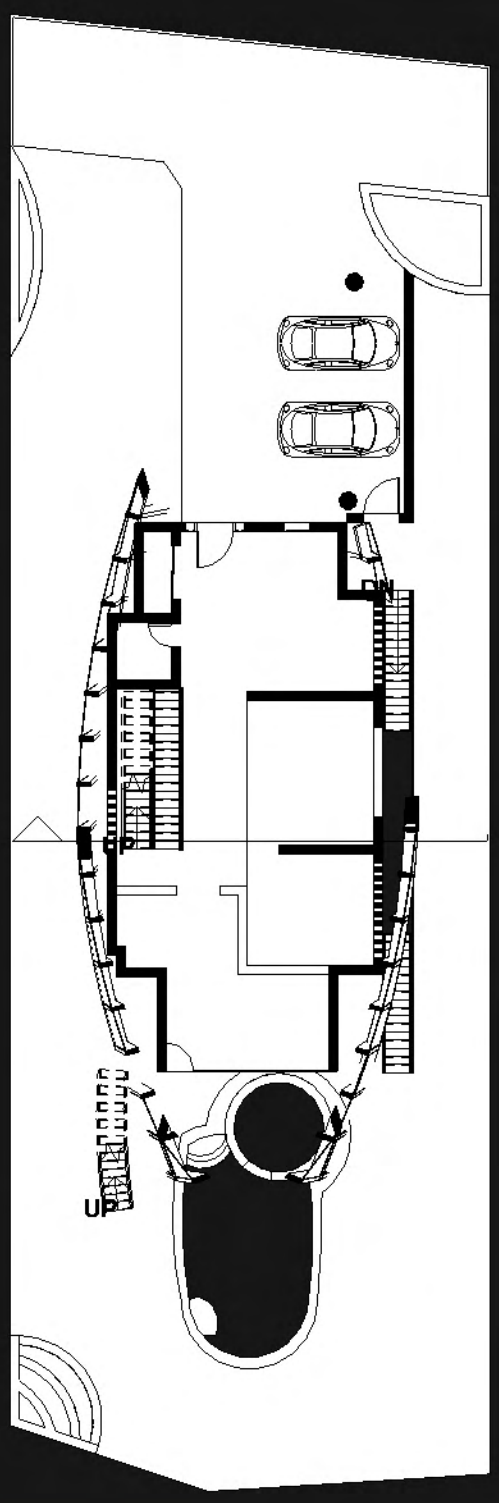
- 1. MASTER BEDROOM
- 2. WALK-IN CLOSET
- 3. MASTER BATHROOM
- 4. BEDROOM #1
- 5. BATHROOM #1
- 6. BEDROOM #2
- 7. BATHROOM #2



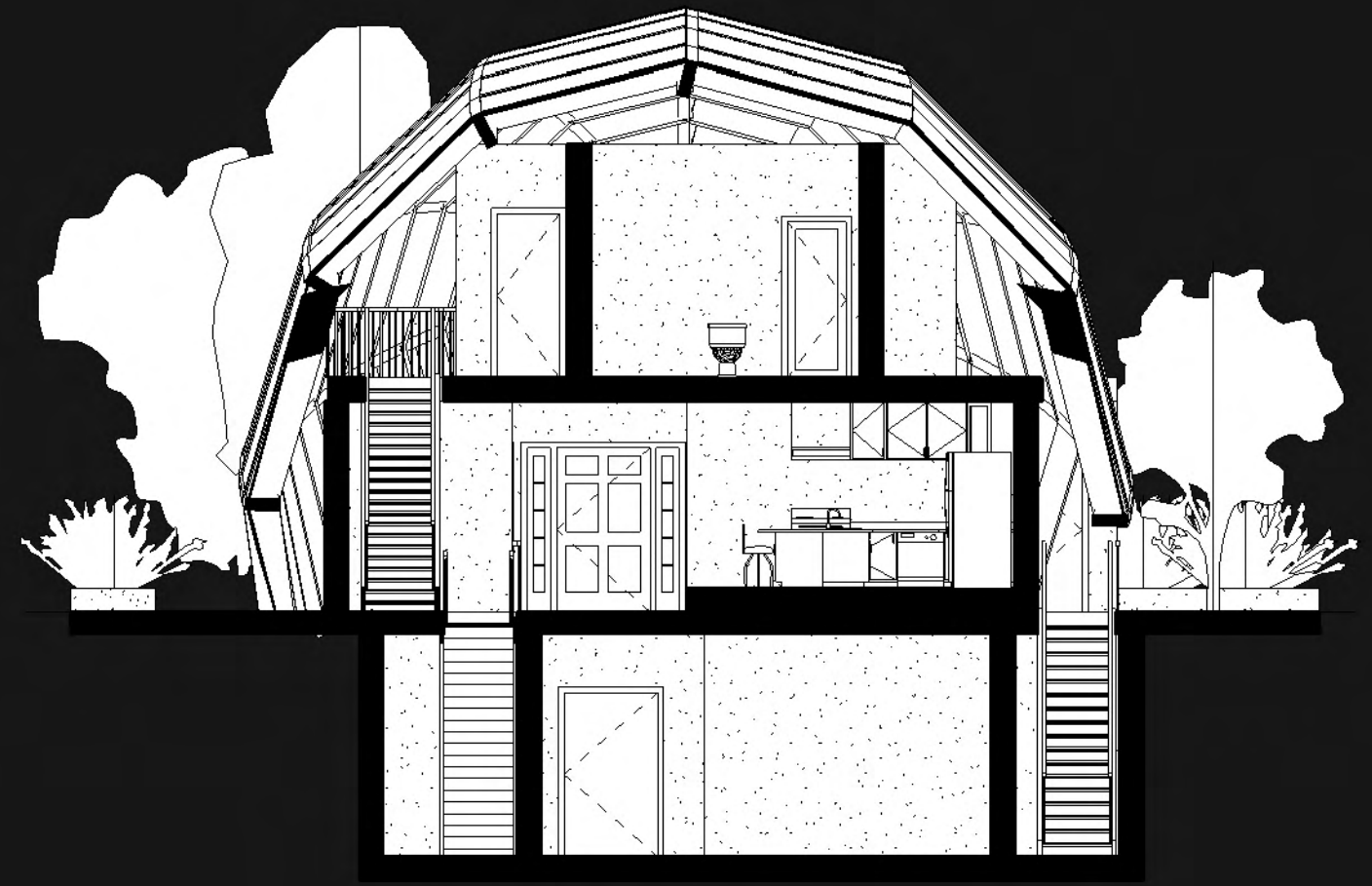
SITE PLAN



NORTH ELEVATION



SECTION-CUT LEGEND



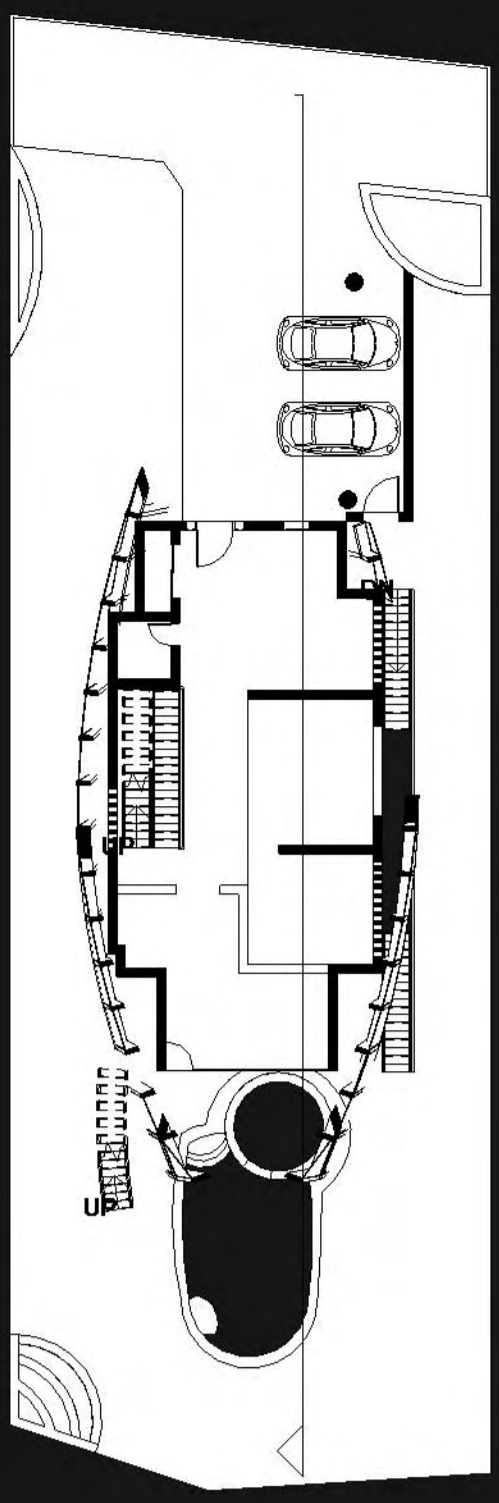
EAST-WEST SECTION



VIEW OF SOUTH SIDE OF THE HOUSE



SOUTH ELEVATION



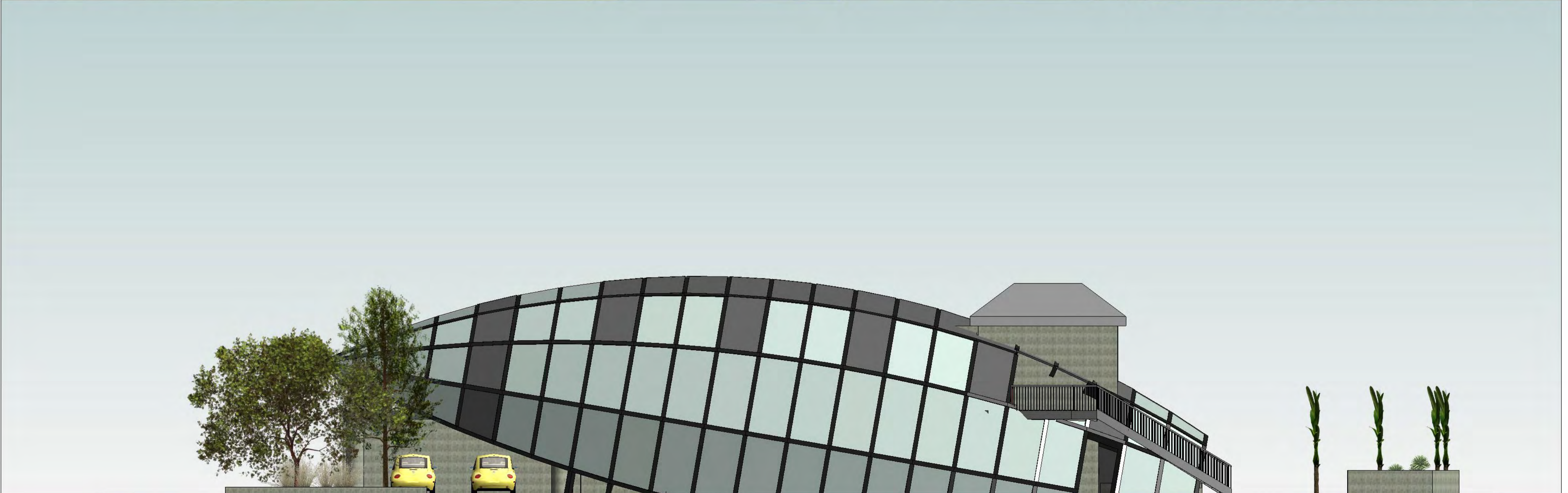
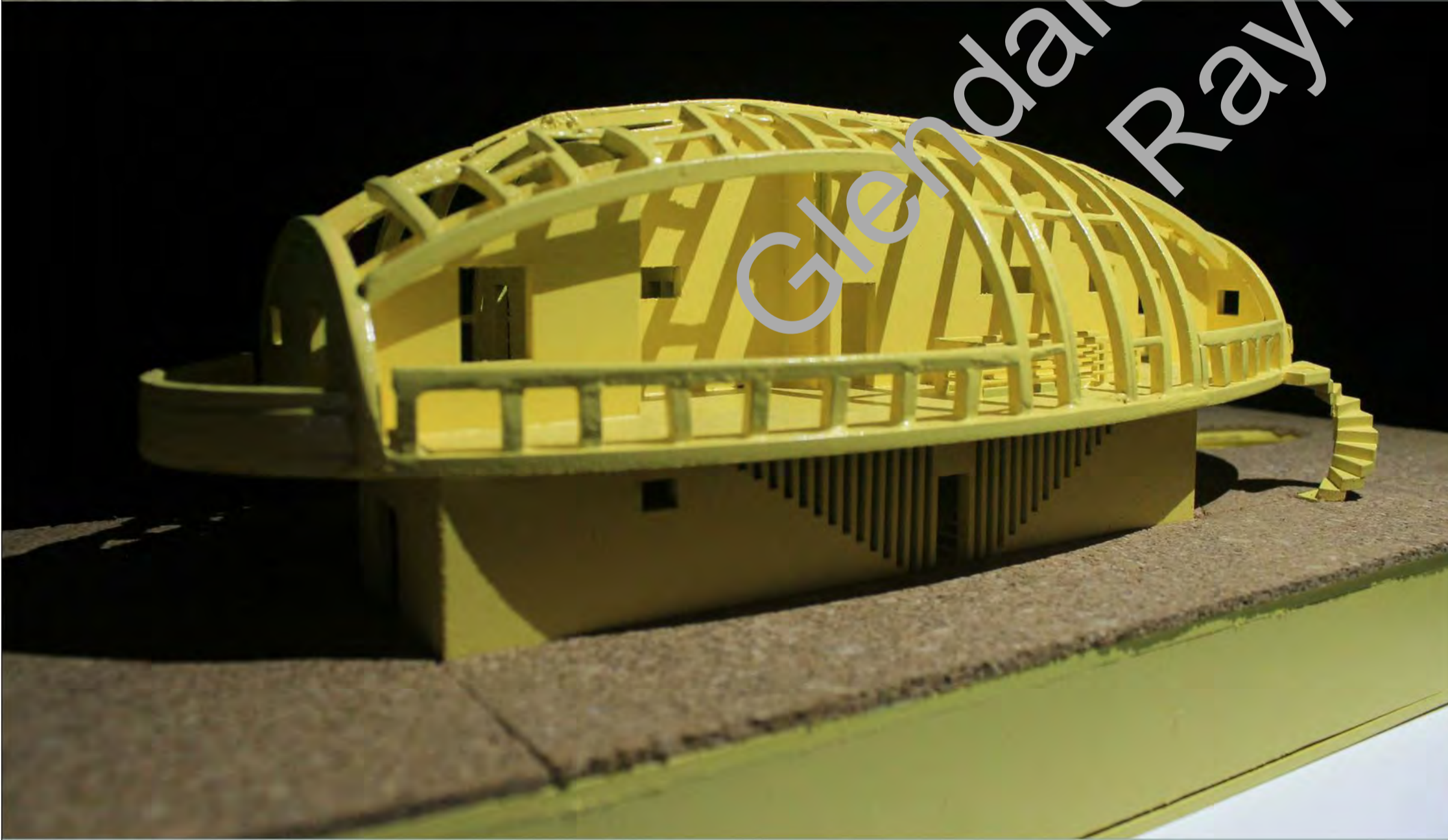
SECTION-CUT LEGEND



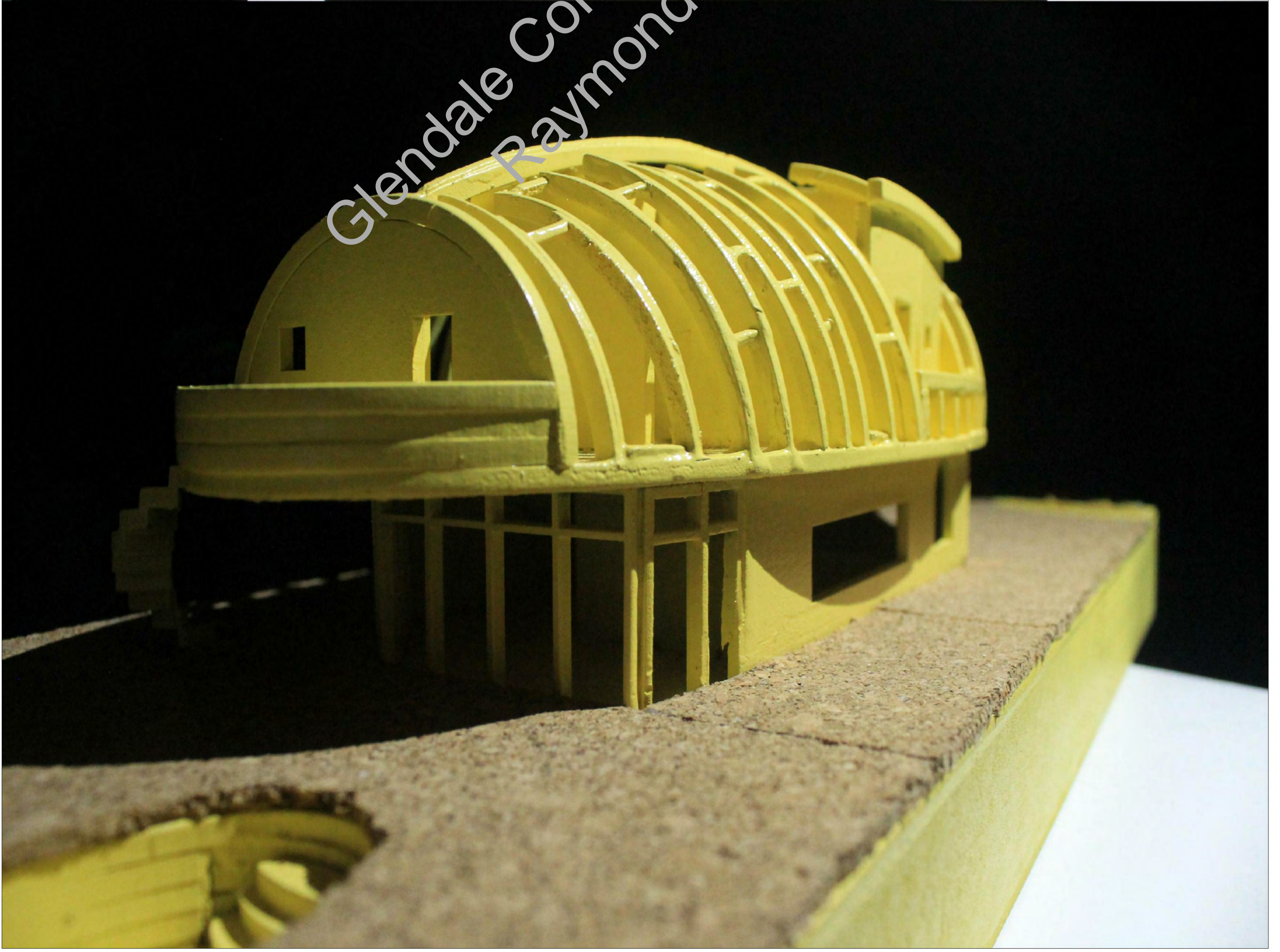
NORTH-SOUTH SECTION



NIGHT SHOT OF FRONT OF PROPERTY



WEST ELEVATION



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**RAYMOND VARTAN
THANK YOU**

PORTFOLIO