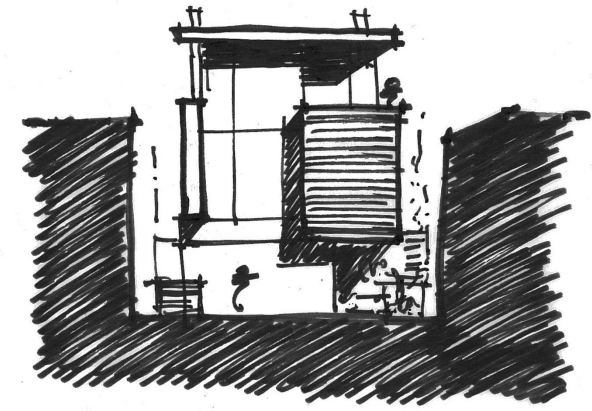


O+L

[www.OplusL.com](http://www.OplusL.com)

11708 Culver Blvd  
Los Angeles, CA 90066

(310) 390-1650





## FIRM PROFILE

O+L BUILDING PROJECTS LLC is a Design / Build studio located on the Westside of Los Angeles. Specializing in high-end residential design and construction, the goal for each project undertaken at O+L BUILDING PROJECTS LLC is to realize the vision and ideas developed through the interaction of design and the craft of building. From conceptual design and finish detailing to Contract Administration, O+L BUILDING PROJECTS LLC utilizes both their talent as designers and experience as builders to deliver the highest levels of design and construction for their Clients. Through the marriage of design and construction experience, O+L BUILDING PROJECTS LLC creates highly detailed, elegant and thoughtful buildings to suit each individual Client's needs and budget.

Providing services concentrated on Building and Interior Design, our services are often extended to Garden Design, Furniture Design and Construction Management for our Projects. Each Project is individually approached through a complete analysis of the Client's needs, their site, program and budget. It is our belief that each of these qualities plays a critical and equal role in the formulation of design ideas. This process and the ideas it generates create an appropriate and singular response for that individual and their project.

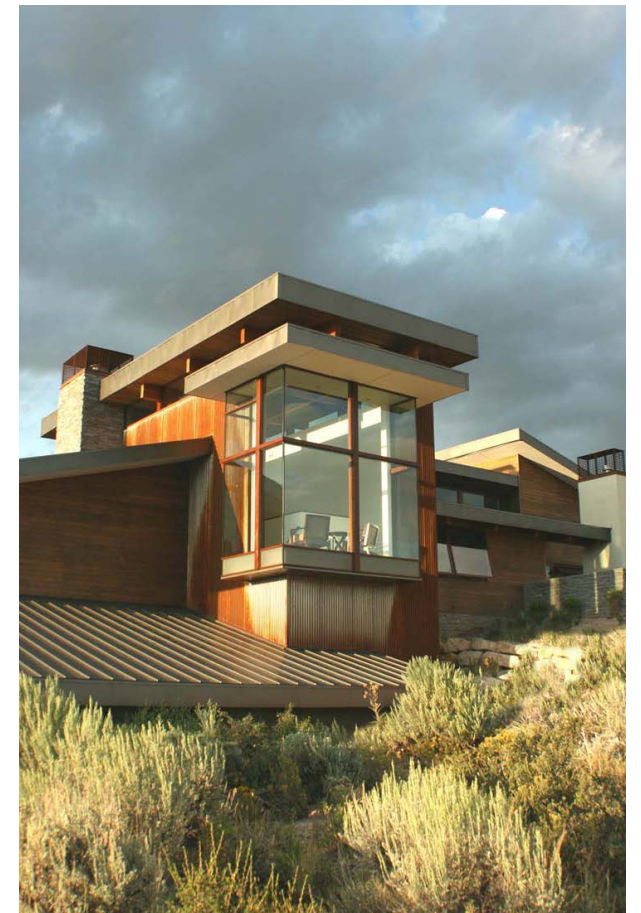
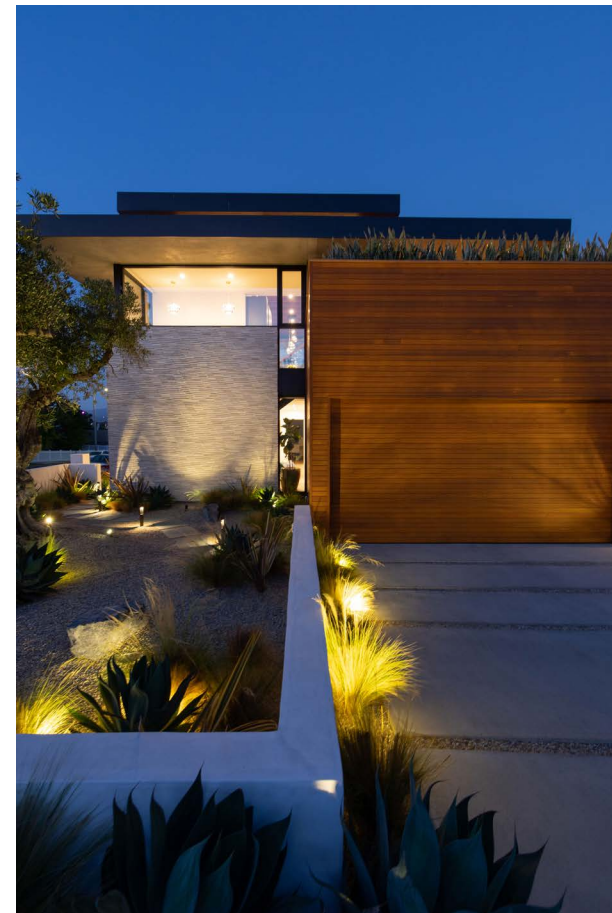
Playing with a composition of interior to exterior spaces, solid to transparent massing, rough and cold to warm and soft materials, a composition of space, light and materiality is created. This composition and the balance it creates between the function of the program and the beauty of design is at the heart of all of O+L BUILDING PROJECTS LLC work.



To maintain the highest levels of quality and personal management of each of their Projects, O+L BUILDING PROJECTS LLC sustains a low workload, concentrating on the personal attention our projects and Clients demand. The Principals maintain an intimate relationship with the buildings, personally managing every aspect of the work. It is through this personal care and a never-ending demand for quality that results in the buildings and interiors they create.

O+L BUILDING PROJECTS LLC does not believe that their responsibility ends when the design is complete, it is just beginning. The act of constructing the building is where concept and reality meet and that is where the design and building experience of O+L BUILDING PROJECTS LLC has the greatest benefit to the Client and their Project.

Principals: Daryl Olesinski + Martina Linden





## DESIGN PROCESS

At O+L BUILDING PROJECTS LLC, design occurs as a layering process, each idea building on the previous and contributing to the next. It is through this layering of ideas that a seamless and complete environment marrying site to building, interior to exterior, materiality to form and structure to space is created. So focused is this interwoven layering of ideas that when complete the building cannot exist anywhere else.

From the start, O+L BUILDING PROJECTS LLC approaches each project individually without preconceived ideas or mission in mind. While we feel that our work has developed an aesthetic language, this language does not govern our approach, rather each project is looked at as opportunity to expand on it. The process starts through a learned understanding of the Clients, their site and the constraints implied by budget, regulations and the physical site conditions. Spending time to study the site and listen to the Clients results in an understanding as to why the site given was selected, why they choose to take on the process of creating their own home and what the inherent qualities are of each of these things. The work we create highlights the best of those reasons and as a result, a higher understanding of the place the building holds is understood.



At the heart of all of our work is the buildings relationship to the site, the natural light and the orchestration of views toward the natural landscape. Each building spatially expands beyond its walls into the gardens and to the views beyond. As this occurs, an expanse of space is created blurring the line between the interiors to the exterior so that each one is as important as the other. The buildings of O+L BUILDING PROJECTS LLC utilize the natural flow of wind and solar orientation allowing for the interior climate to be driven by the use of as much passive methodology as possible.

With a focus on working in collaboration with the entire Project team, the work is created through interaction of all parties from Clients and Engineers to tradesmen in the field, all focused on the singular goal of producing the highest quality project for the least amount of money in the quickest amount of time. At O+L BUILDING PROJECTS LLC, all aspects of the design are critical from overall concept to the smallest of finish details; each contributing to the success of the work, each arrived at through the design process.





## PARTNER PROFILE

### Daryl Olesinski



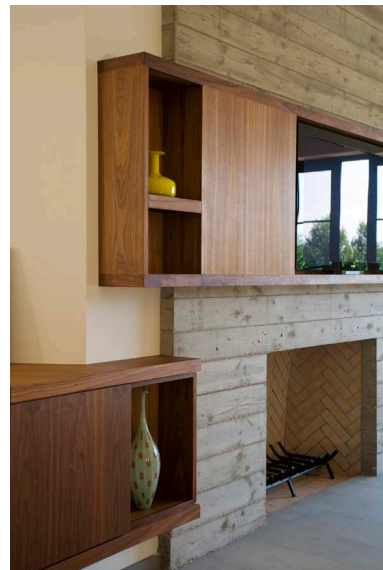
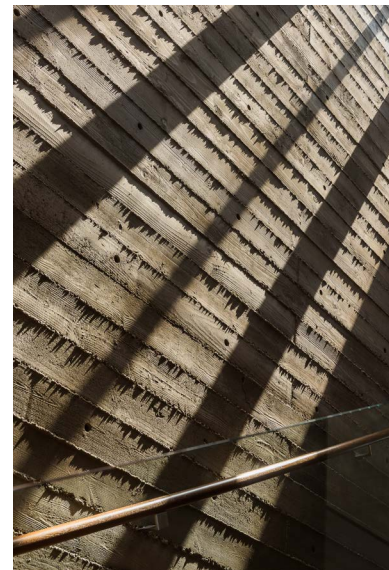
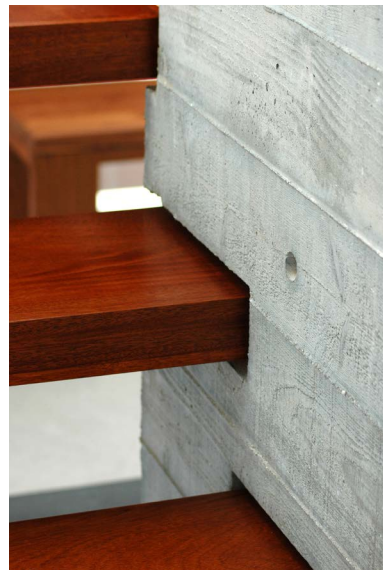
Born and raised in Milwaukee WI, Daryl attended University of Wisconsin - Milwaukee receiving a Bachelor of Science in Architecture. After completing under graduate studies, Daryl received his Masters of Art in Architecture from The Southern California Institute of Architecture. The first few years of his professional life were spent working for various Architectural firms throughout the City of Los Angeles. Critical to his education within the profession, Daryl also was given the opportunity to construct several buildings throughout his seventeen-year career. Serving as not only Designer but also as a Construction Manager, each side of the profession has influenced the other and the way in which the buildings of O+L BUILDING PROJECTS LLC are created. Having started his own Practice in 2003, Daryl is partnered with his wife, Martina Linden and has been in practice together for over six years.

### Martina Linden



Martina was born and raised in Koln Germany. Receiving her Professional degree in Interior Architecture from the Fachschule Rosenheim Martina began her career working in Architecture offices in Munich Germany. Moving to Los Angeles in 1997, Martina began work as a Lead Project Designer at CNI-DESIGN, an Interior Design firm specializing in corporate, retail and commercial interiors. In 2006, Martina joined Daryl as Partner with O+L BUILDING PROJECTS LLC focusing on Interior Design projects in the office. Bringing the skills learned while within the corporate interior profession, Martina has performed services for Clients from Laguna Beach to Park City UT. Focused on the inherent beauty of materials and how they interact to re-enforce the overall design approach, Martina's design aesthetic has raised the

Together, our design aesthetic is a subtle, clean and elegant regional modernism. Our work centers on the building's ability to spatially expand beyond its walls into the gardens, patios, natural light and views of the natural landscape. We believe in the beauty, texture and feel of materials and the way they interact with the space and light. Each aspect of our design work informs the other interwoven to create a seamless environment. Committed to the advancement of regional modern design inherent to Southern California, Daryl and Martina both believes that the integration of the built to the outdoors is at the heart of Southern California residential design.





## REFERENCES



### Client

Leo Nordine (310) 379-8800

Mark Matkins (310) 968-4142

Edward McMahon (323) 707-6276

Bob Tiedemann (310) 874-0998

Jim Kelly (650) 279-0201

Orly Adleson (310) 466-5722

### Contractor

Mike Cunningham (310) 322-0803

Fritz Marohn (310) 946-5055

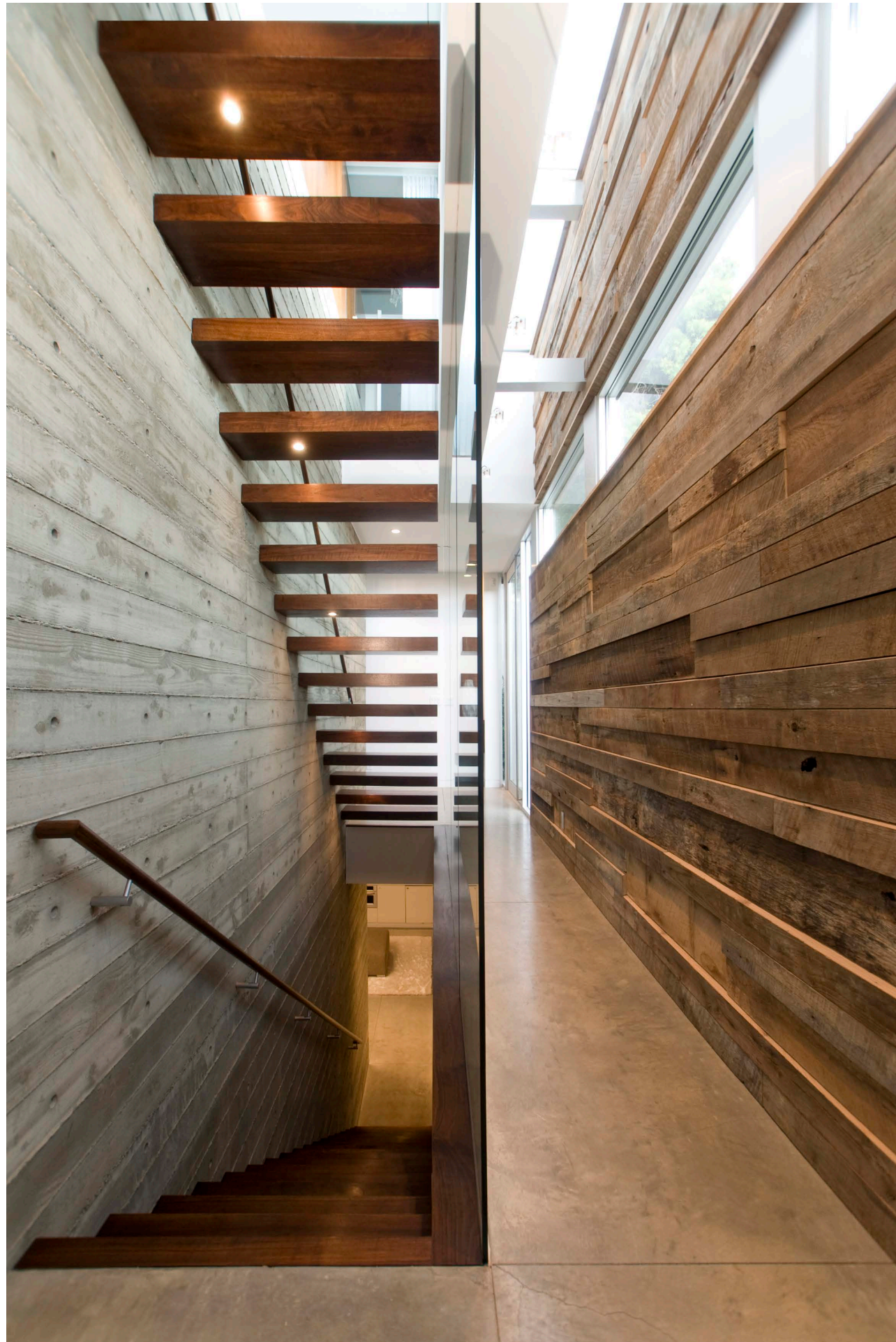
Matt Wachtfogel (310) 376-8790

Goran Bilivar (818) 482-0367





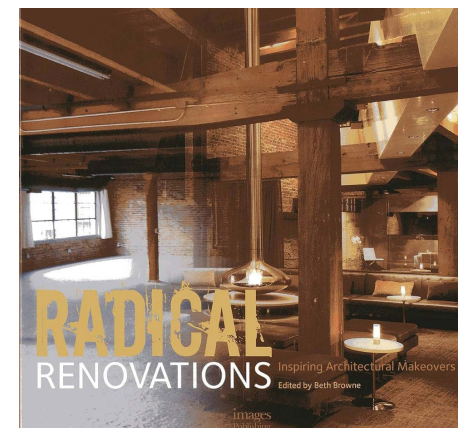




STUDIO RECOGNITION

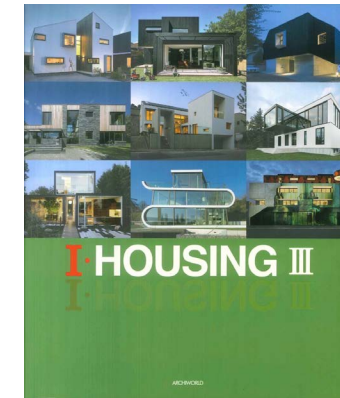


**BRUTUS**  
*Casa*

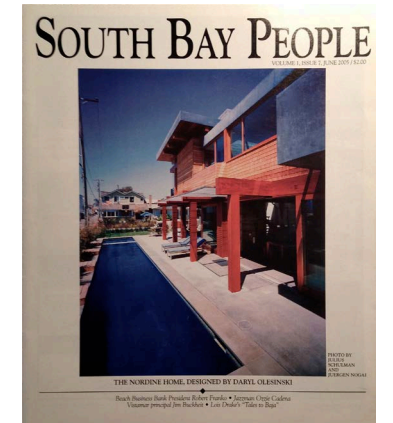
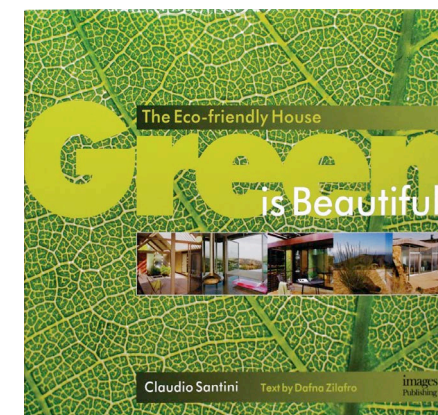


**dwell**  
on design

SPACE



**Builder**



**ARCHIWORLD**

