Villa Lubec

The design challenge of this project was

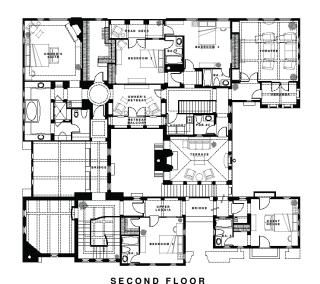
• LOCATION: DOWNEY, CA

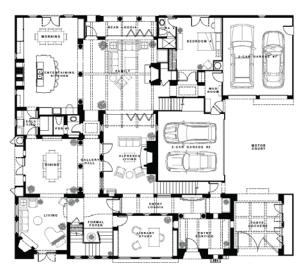
■ LOT SIZE: 91' x 112'

■ S. F.: 6.020

to create an infinitely livable residence coupled with the stateliness of Italian Renaissance architecture. The plan concept for Villa Lubec illustrates a cluster of interior spaces grouped around a central courtyard or alfresco living area. This open space located at the epicenter of the plan, not only provides for a secure and unobtrusive entrance point into the residence, but actually becomes the plan's informal hub of social activity benefiting from its direct access and visual connection to all adjacent spaces on both levels of the residence. This courtyard also provides a unique extension via stairway access to the shaded terrace which overlooks the alfresco living and motor court spaces. The massing of the overall structure was broken into individual elements of residential proportion sensitive to the architectural character of the neighborhood. Additionally, recessed openings, potshelfs and cantilevers, help generate texture and variety of shadow lines, which in effect "paint" the front elevation with pedestrian scale. The residence was designed in deliberate manner to understate both the pedestrian and vehicular entries to the residence. The motor court has been screened from view by a porte-cochere element wide enough for only one vehicle to pass through at a time. Consequently, the garage doors themselves have been pulled away from the street as far as possible, in an effort to entirely eliminate their negative impact on the front elevation street scene. The result is a truly European-inspired residence that settles comfortably into an established neighborhood of upscale character.







FIRST FLOOR



ITALIAN RENAISSANCE VILLA



- ENTRY PORTICO
- **ENTRY LOGGIA**
- FORMAL FOYER
- LIVING
- DINING 5
- GALLERY HALL
- ALFRESCO LIVING
- POWDER
- 9 SALA VINO
- ENTERTAINING KITCHEN
- MORNING 11
- 12 FAMILY
- 13 REAR LOGGIA
- 14 BEDROOM
- BATHROOM MUD ROOM 16
- LIBRARY STUDY
- 2-CAR GARAGE
- MOTOR/SPORT COURT
- 20 PORTE-COCHERE
- STORAGE 21
- 22 FOUNTAIN
- 23 CONVERSATION COURTYARD
- 24 DINING COURTYARD
- 25 OUTDOOR KITCHEN
- 26 SPA
- 27 POOL
- 28 SUN COURT
- 29 FIREPLACE COURT

VILLA LUBEC



