

THE YACHT PALAZZO

1119 SCHUYLER RD | 90210

1119SCHUYLER.COM

A Note From The Architects

The unified goal is to make this project outstanding and unique in its context and to take advantage of the most up-to-date technologies in building performance and construction. This objective directed our conceptual design towards automotive and marine architecture. We specifically looked at how hydrodynamics and aerodynamics can influence forms and contribute to the physical and mental mobility of the occupants. We believed that there is an important asset in the design of yachts and automobiles, that needs to be replicated to a larger envelope, namely the architecture of this project. The spaces became fluid and directional to circulation, same as they would in response to a liquid or gaseous flow. Through our studies, we also surmised lessons of efficiency and performance in marine and automotive architecture that were adopted by the design. The design's approach integrated spatial forms, colors, textures, lighting and even ambient sounds in an effort to naturally energize and comfort its occupants. The project's design development aspires to be ecologically conscious through balancing material and resource and the use of energy. It is also being designed to minimize its discharges of atmospheric heat, site water runoff and synthetic off-gassing.

The main level of the house is fused with the upper master bedroom floor in one dynamic structure. The design of the main floor is based on the tenants of openness, flux and comfort. It opens a large central atrium that flows to the lower floor allowing a direct connection between the two. At the main level, the residents will also enjoy tree-top views of the saplings planted in the lower garden. This space amplifies a serene atmosphere compounded by the large swimming pool on the deck at one end and the waterfall at the entry that camouflages the garage building. semi-subterranean floor with an abundant light-corridor, providing a private calm garden for the bedroom sector. This is a large private area, that acts as a supplement to the main levels that sit on top of this neutral podium. At the entrance, guests and residents are greeted with a resort style motor-court, that allows the users to comfortably arrive under a large canopy that is suspensefully erected by the garage engulfed in a waterfall enclosure. The master bedroom sits on the top floor with views down to the Los Angeles basin. This level is augmented with a large outdoor deck and patio, with its private pool. This private pool incorporates a glass bottom, that allows light to travel with a psychedelic effect to the living room below. There are also two luxurious rooms for the children and their caretaker at this level, with their own private patio spaces.

About Arshia Architects

Founded in 2006, Arshia Architects is an architecture and design practice that emerged from the tectonic breach of the aesthetic experience and the act of building - purposely fusing this gap with novel substance.

Arshia Architects' Los Angeles-based practice is dedicated to the exploration of space and the built environment. They are committed to new ways of thinking in space that provide unique solutions to the complex challenges and parameters that affect architecture. They aim to collaborate with disparate disciplines, entering a dialogue with the environment, believing that such partnerships create emergent qualities in architecture.

The practice has been recognized with citations and awards from the American Institute of Architects, the Caliber Awards, The International Interior Design Association, the Los Angeles Architecture Award and the Japan Architect Award. This body of work has been published internationally and was selected by ACADIA and the Museum of Contemporary Art (MOCA) as one of the participants in the first retrospective exhibition on Contemporary Architecture in Southern California – focused on the top 35 radical practices to emerge within the past twenty-five years.

About Draz Investment Group

Draz Investments Group is a full service real estate development company who is unique among top developers. We provide all the design, financing, acquisitions, and construction on our projects. DIG works with visionary architects in collaborations that always put the firm's desire to raise the bar for luxury developments first, no matter what.

The DIG team is composed of professionals who specialize in residential, hospitality, and mixed-use projects. All have impressive backgrounds in architecture, design, construction, and engineering as well as extensive experience in major projects throughout Southern California. Each member of the DIG team takes pride in the exceptional standards of design and ingenuity which is evident in each of their projects, and in the timeless quality that shines through every detail.

Draz Investment Group was founded by Michael Draz with the intent of creating value by improving the product. Michael Draz is a performance-driven, insightful real estate investor and developer with twenty-five years of comprehensive knowledge and experience in land development, repositioning income properties, and condo conversions. DIG is currently focusing on changing the concept of the single family home to a single family resort. We quickly realized we had an opportunity to more effectively serve our clients and partners, so we launched Complete Development Construction Group LLC., offering general contracting services independent from DIG.

We develop ultra-modern homes complete with high-end amenities, high-tech features, luxurious furnishings that make you feel as if you are at a luxurious resort. DIG is partnering up with well-known luxury companies to brand their properties. These brands who partner up with us, beautifully enhance our high-end, one-of-a-kind luxury, resort-style homes. DIG is a full-service real estate development company offering all the services you need with amenities you would see at a luxury resort in your own backyard. We aggressively invest in high-end property in Southern California and transform the single-family home into a single-family resort.