

» DESIGN SHOWCASE 2018



### C&C PARTNERS DESIGN/BUILD FIRM

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#### DESCRIBE THE FEATURED PROJECT.

Brothers Patrick Cunningham, AIA, and Michael Cunningham, GC, along with the team at C&C Partners Design Build Firm, conceived and constructed this one-of-a-kind, sprawling European villa in the hills. Actually an extensive remodel, C&C Partners was enlisted to transform this 9,900-square-foot home into a three-structure living space with an abundance of amenities. Reminiscent of an old-world estate, the seven-bedroom, 10-bath, gated property includes a master bedroom suite with dual steam rooms, his and hers closets, and balcony, as well as a premium chef's kitchen with island and breakfast area, formal living and dining rooms, a theatre and a gym. There are marble and limestone floors throughout the indoor spaces, complemented by granite, quartz and marble counters—conveying elegance and quality from top to bottom.

With three additional suites upstairs in the main structure, plus two separate guesthouses complete with kitchens, sitting areas and decks, room for company is plentiful. Fireplaces throughout the home add an air of warmth and charm. A lush and spacious outdoor entertaining area, accessible via retractable wall when weather permits, includes a covered loggia, lap pool, spa and manicured landscaping—perfect for enjoying the Catalina view. An automobile turntable allows easy utilization of the eight parking spaces.

#### HOW DO YOUR HOMES INTEGRATE INDOOR/OUTDOOR LIVING?

Indoor and outdoor living are very fluid concepts in the Beach Cities, so you really want to do whatever you can to minimize the boundaries between those spaces. One way to successfully interface those areas is by utilizing a loggia—a covered outdoor transitional space—between a living or dining room with retractable walls, and a yard. You can have multiple activities happening simultaneously, with guests sitting in an indoor living area where pocket or sliding doors are completely open, and parents drinking wine by the fireplace under the loggia while the kids are hanging out by the fire pit or in the pool ... and everyone still feels together. The entire level has become one large indoor/outdoor room.

You don't need a big backyard to do this either. Oftentimes at the beach the interior flow of the house gets reversed because ocean views are so valued and yard space is minimal. Instead of a backyard, your outdoor space is a deck, so we put the bedrooms downstairs while the kitchen and living areas are on top—opening onto a large balcony or patio with all the outdoor amenities. It's all about creating the right plan for a specific location and client.

