

PROJECT

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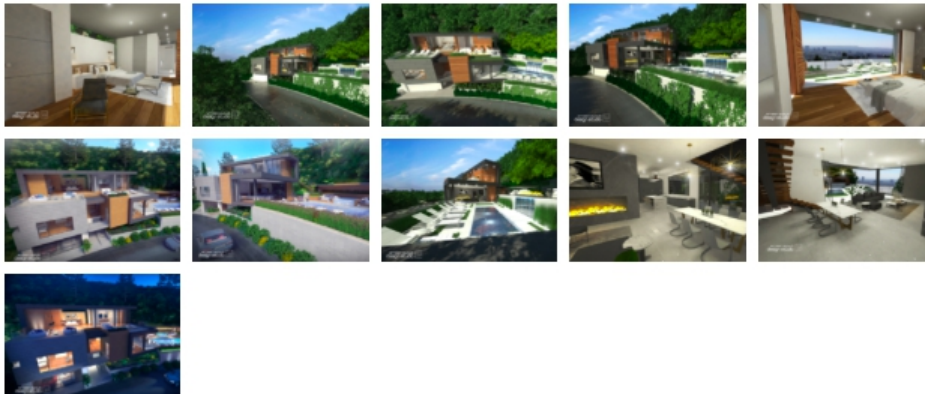
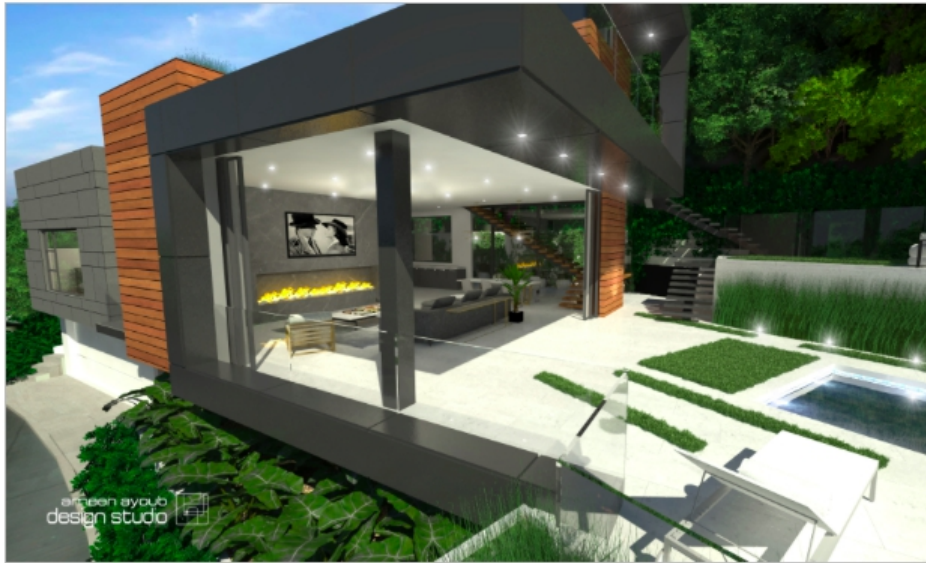
January 31, 2019



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1331 BELFAST DRIVE

Ameen Ayoub Design Studio



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PROJECT DETAILS

PROJECT NAME	1331 Belfast Drive	LOCATION	1331 Belfast Drive Los Angeles
ARCHITECT	Ameen Ayoub Design Studio	PROJECT TYPES	Single Family
PROJECT SCOPE	Addition/Expansion	YEAR COMPLETED	2019
SHARED BY	Ameen Ayoub	TEAM	Ameen Ayoub, Principal
PROJECT STATUS	On the Boards/In Progress		

ARCHITECT

Ameen Ayoub Design Studio is nearing completion on 1331 Belfast Drive, a residential update to an existing 1957 home with a new rooftop, master bedroom, and bath. The home consists of 3 beds and 2.5 baths and exemplifies Hollywood hillside living near Sunset Plaza. In addition, Ameen and the studio are working on reconceptualizing the house and its interior and exterior. They have integrated the indoor-outdoor spaces with sliding glass walls that flow to terrace decks. Furthermore, this home is designed to maximize views and accommodate entertainment at each level. The home is complete with a pool terrace, an exterior sun lounge, and a bar area. This property is slated to be completed in April of 2019.

The home will be equipped with a [Crestron](#) home automation system which will control security systems, audio systems, lighting, thermostats, televisions, and cameras. With the advent of this system, the owner can optimize the interior environment of their home. Heating and cooling, for example, will adjust based on presets. Furthermore, solar panels will be utilized to help heat the pool and light some of the exterior hardscape areas.

Passive heating and cooling methods will also be implemented to help offset the active mechanical systems. Each room has at least one operable window or sliding glass door to allow for cross ventilation. Additionally, roof overhangs along the south and west facades were used to block summer sun while allowing sun in the winter to heat interior spaces through windows and glass walls.

Exterior materials such as stucco, ipe wood, and concrete fiber panels systems were chosen for not only their aesthetic beauty but also their inherent sustainable qualities.

Environmentally sustainable design was at the forefront of the team's priorities during the planning phase. The completion of this home should make for a beautiful design with thoughtful and practical building systems and solutions.