

Program Summary:

A mixed-use building combining a professional law office with a private residential condominium, creating a live-work environment within a notable Lafayette corridor.

Program Statement:

Located in a prominent area of the city, this project responds to site constraints, high visibility, and major roadway access by placing the building at the street corner. This positioning reinforces the surrounding semi-urban context, enhances the pedestrian presence, and contributes to the established streetscape character.

The lower two floors are dedicated to a growing legal practice, providing reception areas, conference rooms, administrative workspaces, private offices, and executive suites designed to support collaboration, productivity, and client service. The building organization carefully balances public and private functions. Entrance to the commercial and residential spaces is accomplished through the use of traditional enclosed stairwells as well as a dual sided elevator with access control. This allows for secure entry and exit to the residential floor. Client-facing spaces are located on the primary office levels, creating an intuitive and welcoming experience while maintaining security and confidentiality.

Occupying the entire third floor, the private residence features a two-bedroom, two-and-a-half-bath layout with open living spaces. The use of north facing windows, high ceilings, an operational terrace and balcony space integrates natural daylight throughout the interior.

Traditional materials used in a more contemporary massing provide a unique identity while complimenting the more traditional neighborhood aesthetic. The result is a flexible, efficient, and lasting mixed-use development that supports both professional practice and residential occupancy within a single integrated design.

A-25.01

Building Area: (sf)
10,169

Cost per Square Foot:
\$475.98

Construction Cost
\$4,840,245.49

Date of Completion:
08/18/2025



A-25.02

Responding to the client's contemporary vision while respecting the traditional character of the neighborhood, the design marries clean modern forms with classic materials, creating a balanced and harmonious architectural expression.



A-25.03

The two front corners give a towering like presence, anchoring the building on the site. This coupled with the rear parking allows for prominent visibility along a major arterial.



A-25.04

Variations in massing, materials, and architectural detailing work together to establish the grand presence desired by the client, creating a dynamic composition that enhances both scale and visual character.



A-25.05

Continuing inside, a contrasting quartz reception counter paired with complementary wood slat accents, creates a welcoming focal point and reinforces the project's overall design aesthetic.





A-25.06

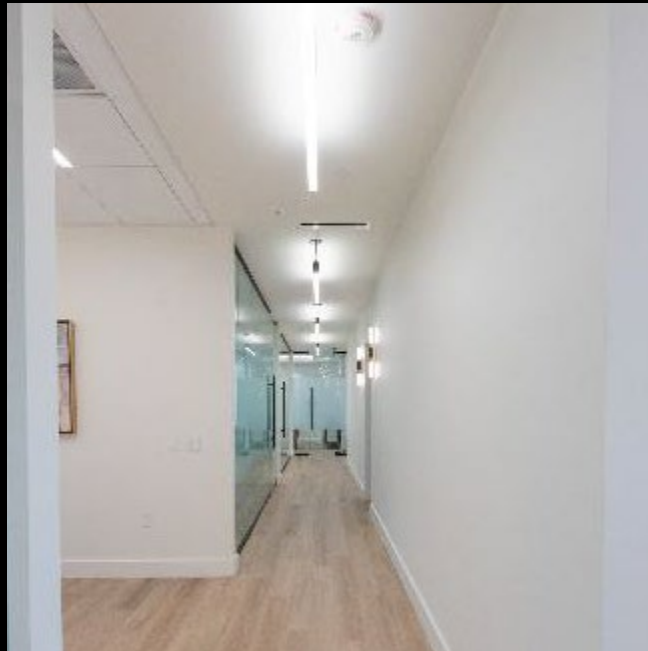
Varying conference and meeting room sizes provide a more tailored experience to meet the specific needs of each client. Full-height glass walls maximize the distribution of natural light throughout the building, creating an open, bright, and welcoming environment while maintaining visual connectivity between spaces.





A-25.07

Spatial delineation is driven by program and use, with communal spaces strategically defined to balance openness and functionality while supporting a range of user interactions.





A-25.08

The second floor is organized to include three executive offices alongside paralegal and administrative workspaces, achieving a thoughtful balance between executive and support functions.





A-25.09

The main living space within the penthouse is designed to maximize natural light and spatial openness while preserving privacy and a sense of comfort.



A-25.10

The open floor plan, enriched by natural materials and an airy color palette, fosters an inviting atmosphere throughout the kitchen and dining spaces while reinforcing the overall architectural expression of the building.



A-25.11

An exterior terrace with a wraparound balcony extends the living space outdoors, offering expansive panoramic views of the surrounding environment and creating a seamless space for entertaining. Its placement at the front of the building maintains privacy for the adjacent residential neighborhood to the south, while the inset design within the building mass responds to wind conditions at the third story.



A-25.12

Site orientation played a critical role in the design of this high-profile development. To provide the visibility and recognition desired by the client, the building was strategically positioned at the corner of the site, with its primary façade oriented toward the commercial corridor. This approach maximizes the project's presence while thoughtfully preserving the privacy of the adjacent residential neighborhood. The placement and orientation create a clear distinction between the public and private realms, allowing the building to serve as a prominent landmark without compromising the character of the surrounding community.



A-25.13

Top: 1st Floor plan (Law Office)
 Middle: 2nd Floor plan (Law Office)
 Bottom: 3rd Floor plan (Residence)

