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LIDO INTERIORS DRYWALL
As seen in Luxe Interiors + Design Southern California

THE MARAPATA PROJECT

YEARS OF SHARED EXPERIENCES, EXPERTISE, PASSION
AND PLANNING ... CUTTING-EDGE DESIGN AND CONSTRUCTION
TECHNIQUES ... THE BEST OF EVERYTHING, AT EVERY TURN—
IT ALL COMES TOGETHER, IN 1806 MARAPATA.

A sunset glow at The Marapata
Project showcases its unique
architecture and garage doors.

Photography by Juwan Li

- ARCHITECTS**
LETOURNEAU ARCHITECTURE
- DEVELOPERS**
FRITCHLE COMPANY
- HOME BUILDERS + REMODELERS**
HIEBSCH CUSTOM HOMES
- CUSTOM GARAGE DOORS**
AUAUNT GARAGE DOORS
- CUSTOM WOODWORKING**
DESIGN WOODWORKING
- STONE + TILE**
EPIC CERAMIC & STONE
- KITCHEN + BATH**
BADELOFT
- BUILDING MATERIALS**
LIDO INTERIORS DRYWALL
- LANDSCAPING**
GDM LANDSCAPE & POOLS
- LIGHTING**
LIGHTOLOGY
- CUSTOM METALWORK**
VOLTEGE

“When designing and building a contemporary home, every decision has a consequence. This project required immense attention and problem-solving.”
—Chris LeTourneau, Principal Architect

LETOURNEAU ARCHITECTURE

Chris LeTourneau, Principal Architect
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A full-service firm specializing in high-end, modern and contemporary design, LeTourneau Architecture was well-suited to build upon developer Clark Fritchle’s initial vision for 1806 Marapata. “He wanted to manifest a more avant-garde aesthetic, long overdue in Orange County,” Chris LeTourneau, principal architect, shares. “Our ethos and Fritchle’s intentions made for a natural partnership.” LeTourneau and his team completed not only the architecture, but also the interior design and staging. Using modeling with virtual reality, they aim to create environments that are a response to the obstacles presented throughout the process. Those challenges, LeTourneau says, “are contextual derivatives that define great design.” As a residence that encompasses substantially unique features within the contemporary vernacular—itself a challenge—1806 Marapata is a shining example of LeTourneau Architecture’s particular skill set.



1. Thoughtfully placed windows and custom furnishings enhance the main living area’s open feel.
2. The walk to the home’s entry envelops one from all sides.

1. & 2. Photography by Juwan Li



A study in angles, the space between the lower den and office is a striking feature in itself.

Photography by Juwan Li

Thoughtfully chosen textures and architectural elements work in tandem to pose an approach that is intriguing and tranquil, modern and organic.

Photography by Juwan Li

“A project is finished when I say it is. I could have taken Marapata to market, meeting most people’s standards, five months ago. We could have spent much less on it. But I demand perfection.”

—Clark Fritchle, President and CEO

FRITCHLE COMPANY

Clark Fritchle, President and CEO

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1806 Marapata began with Clark Fritchle’s vision. The president and CEO at Fritchle Company, he imagined a speculative home of the finest caliber, dreamed up and given form by a thoughtfully curated group of industry leaders. And so, six of Southern California’s most adept firms came together, with sophistication and modernity as their inspirational guidelines. When the skill of a world-class team meets a collaborative environment abundant with creative freedoms, masterworks abound. Fritchle understood this, and refused to sacrifice quality and ingenuity for the sake of practical concerns. When Marapata’s project leads, architect Chris LeTourneau and builder David Hiebsch, presented a possible issue to Fritchle, he treated time and money as secondary. His response focused instead on pursuing unparalleled practices and “giving the buyer the home they deserve.” The finished product offers an intriguing prospect: to live each day enveloped in a true work of art, composed without compromise.



1



2

1. Colorful accents in the living room and office complement the residence’s otherwise neutral palette. 2. A floating staircase leads into the uniquely appointed indoor-outdoor living space.

1. Photography by Dmitriy Hanuka
2. Photography by Juwan Li

“The rarity of a partnership between such an innovative architect and a meticulous developer brings a truly matchless product to market.”

—David Hiebsch, President

HIEBSCH CUSTOM HOMES

David Hiebsch, President
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David Hiebsch, the president of Hiebsch Custom Homes, believes teamwork is the key to success. It’s little wonder his firm fit so beautifully into the workings of 1806 Marapata. Brought on by Chris LeTourneau at LeTourneau Architecture, with whom he had previously partnered, Hiebsch was thrilled to discover the mutual respect and vision he shared with Marapata’s creators. He, LeTourneau and Clark Fritchle collaborated to bring a paramount piece of architecture to life. For their part, Hiebsch and his team executed every design element with the quality-oriented approach they consider a given. “We do woodworking in-house, to ensure that each fine feature is done to the highest of standards,” Hiebsch says. “We also personally handle the punch list. Those small details are what make a home exceptional, standing apart from any other.” This mindset shows in Marapata, of which Hiebsch says, “I feel confident that we achieved nothing but the best.”

1. When the sliding walls are closed, the view is just as spectacular. 2. Expansive and bright, the master suite was designed to feel like a lofty, peaceful retreat.

1. & 2. Photography by Juwan Li



The pool weaves through the home as a river would ... imagine waking to the sound of a waterfall.

Photography by Darlene Halaby



1

“For us, a project is complete only when everyone involved is satisfied with the look and function of the new garage door.”

—Morgan Mead, President

AVAUNT GARAGE DOORS

Morgan Mead, President

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At Avaunt Garage Doors, innovative solutions to complex, seemingly impossible installations are all in a day's work. The team's role in 1806 Marapata proves it. “We were brought into the project by David at Hiebsch Custom Homes, who was initially convinced that the garage doors would have to be built on-site because of their intricate and unique design,” says Morgan Mead, Avaunt's president. “We partnered with Carriage House Door Company to get Hiebsch and the team the exact door they were looking for in a very quick time frame.” The result is a seamless, contemporary-style garage door of the quality level for which Avaunt, in business since 2002, has become known. Using drawings, photos and technology—which Mead says “is allowing garage doors to become ‘smart’ alongside everything else”—the company produces custom designs that achieve the utmost caliber in aesthetics and practicality.



2

1. Wood-look paneling proved an ideal, if complex solution for a home that demanded more than the average garage door.
2. Artful lighting illuminates the area at night.

1. & 2. Photography by Darlene Halaby

LICENSE #865080



1

1. Floor-to-ceiling cabinetry makes the master closet feel endless.
2. The kitchen is a masterpiece of seamless cabinetry, integrated appliances and all.

1. & 2. Photography by Juwan Li

“With more than 30 years of experience, we have honed our craft and developed lasting relationships.”

—Michael Gandhi, Owner

DESIGN WOODWORKING

Michael Gandhi, Owner

949.246.4520 · designwoodworking.com

Design Woodworking is where the fabrication, finish and installation of fine cabinetry and millwork reaches perfection. Led by Michael Gandhi, the firm's artisan woodworkers produce solutions that suit the aesthetic and physical parameters of their project to a tee. It's customization at its best. “The client knows what they want,” Gandhi says. “We provide the technical expertise and skill necessary to execute it.” The company's work on 1806 Marapata shows off the fruits of such labor. After joining the project at the request of David Hiebsch, Design Woodworking rose to the challenge of designing in tandem with the architect, Chris LeTourneau. “His vision was for the walls, ceilings and cabinetry to all be level and plumb,” Gandhi shares. “We worked extensively with the team to achieve this.”



2

1

“Every project is a joint effort, and our responsibility is to make the vision tangible.”

—Josiah Lilly, Creative Energy Officer

EPIC CERAMIC & STONE

Josiah Lilly, Creative Energy Officer

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From brilliant white quartz on the kitchen counters to porcelain shower tiles in a tranquil gray, the surface materials used for 1806 Marapata speak to the home’s modern, neutral aesthetic. This cohesive palette was brought to life by Epic Ceramic & Stone. Led by Josiah Lilly, the company comprises stone and tile experts and artisans who have the resources of two sister showrooms, Famosa and The Slab Studio, at hand. Combine this with Lilly’s own history of working with Marapata’s builder, David Hiebsch, and the team was the clear choice for the job. Now that it has wrapped up to great success and satisfaction, Lilly is looking to the future. This year, Epic will complete the move to a 23,000-square-foot facility with new robotic equipment.



2

1. In the master bath, Caesarstone counters and walls of concrete tile by Eldorado Stone combine beautifully. **2.** The guest bathroom has a floor-to-ceiling accent wall that stretches toward a skylight.

1. & 2. Photography by Juwan Li



1

1. With a deep basin and flexible spout, the master bath’s soaking tub is truly luxurious. **2.** The walk-in shower offers a dark contrast to the space’s predominantly light palette.

1. Photography by Darlene Halaby 2. Photography by Juwan Li

“A tub like this will be the focal point of the bathroom, whether the homeowner uses it avidly or once a month.”

—Eric Jensen, President

BADELOFT

Eric Jensen, President

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Forget acrylic or fiberglass; luxury bathroom specialist Badeloft is all about stone resin. “We are doing things a little bit differently here, and I believe LeTourneau Architecture was looking for something off the beaten path,” says company president Eric Jensen, when asked to describe Badeloft’s involvement in 1806 Marapata. This wasn’t the first project the two teams have completed together, but it is a noteworthy one. “We used the largest tub we offer—the BW-01-XXL,” Jensen shares. “It is a massive piece and has a beautiful asymmetrical shape to it. For this project, we finished it in matte white, which feels a tad more modern.” Fully equipped to customize as it has for the Marapata residence, Badeloft has recently rolled out a new catalog, with expanded shape, size and color options.

2





1

“Combining experience and dedication, our team delivered unparalleled quality for 1806 Marapata.”

—Christopher Livaccari and Michael Livaccari, Owners

LIDO INTERIORS DRYWALL

Christopher Livaccari and Michael Livaccari, Owners

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Founded in 1990, family-owned Lido Interiors Drywall today comprises employees who, in many cases, have worked for the company for more than 10 years. Their diverse skill sets make possible the Lido mission: to complete every project on time and to the highest standards. The latest undertaking to exemplify the quality of Lido’s work and team was 1806 Marapata. Brought into the fold by David Hiebsch, Lido, led by owners Christopher and Michael Livaccari, masterfully completed all of the structure’s drywall. The Livaccaris’ belief in building trust was key on such an in-depth endeavor. “There has never been a project without challenges that demand a joint effort,” they say. “We feel strongly that establishing trust with everyone involved is the way to a rewarding, successful end result.”



2

1. A step through the front door reveals smooth white walls, which serve as the perfect backdrop for select artwork. 2. The drywall above the fireplace was meticulously finished.

1. & 2. Photography by Juwan Li



1

1. The view from the main living area stretches from pool to greenery beyond, all of which was created by GDM. 2. This corner shot beautifully showcases the intricacy of the floor plan.

1. & 2. Photography by Juwan Li

“It’s pretty fun to create things that have never been done before.”

—Grant McCorkle and Logan McCorkle, President and Superintendent

GDM LANDSCAPE & POOLS

Grant McCorkle and Logan McCorkle, President and Superintendent

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When it comes time to complete a high-end, custom-built home like 1806 Marapata, one could argue that the finishing touch lies in the landscaping. No matter how stunning the structure, its surrounding greenery, walkways, waterscapes and outdoor living features are what define the exterior, and thus, the first impression. Clark Fritchle and David Hiebsch fully appreciated this when they sought out GDM Landscape & Pools. The company’s principals, Grant McCorkle and his son Logan, lead a team of experts who each possess a skill set unique to their precise role. Altogether, they’ve become known for unfailingly professional, beautifully executed work. According to Grant and Logan, participating in bespoke, one-of-a-kind builds is one of the most rewarding aspects of their job. 1806 Marapata must have been a dream.



2



“We are North America’s leaders in contemporary, luxury lighting.”

—The Lightology Team

LIGHTOLOGY

Gregory Kay, Founder

866.954.4489 · lightology.com · @lightology

Illumination along a front walkway guides and welcomes, and one’s treasured belongings shine under carefully calibrated display fixtures. Lighting makes all else look its best. Enter, Lightology. The Chicago-based company, led by founder Gregory Kay, was responsible for 1806 Marapata’s exterior and interior fixtures. A premier destination for contemporary lighting, with a three-story, award-winning showroom and a team of ALA-certified staff, the brand proved a “luminous” choice on the part of David Hiebsch. One notable piece of its work on the project is the fascinating and elegant Glide Glass suspension light, designed by Kay for PureEdge Lighting (one of 600 brands Lightology carries). It floods the master closet with a gorgeous glow, and serves as an unexpected stylistic element, too.



1. The home’s lighting scheme is reminiscent of an art gallery. **2.** Dreamy is one way to describe the master closet.

1. Photography by Juwan Li 2. Photography by Dmitriy Hanuka



1. A signature feature of the residence is its red-brown, rustic metalwork. **2.** Unique in texture and tone, it is an essential part of the whole-home aesthetic.

1. Photography by Darlene Halaby 2. Photography by Juwan Li

“Success is knowing that you’ve achieved the highest possible level of quality and workmanship.”

—Justin Poyser, President

VOLTEGE

Justin Poyser, President

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With 15 years of custom metalworking under his belt, Justin Poyser came to 1806 Marapata ready for the unique series of projects it presented him. He and his team at Voltege built the planter boxes, table frames, chair frames, louver wall and Corten steel wall panels. For Poyser, this unforgettable opportunity first came to light when he met Clark Fritchle and David Hiebsch through a friend during a round of golf. “They show the same passion in their respective fields as I have for mine, and we quickly realized that we had mutual respect and a shared appreciation for detail-oriented and collaborative work,” Poyser says. Using three-dimensional modeling to create realistic renderings, the Voltege team worked closely with Marapata’s leads to perfect each element of the home’s metal features.





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