

## ER015.01

Grayton Restaurant and street intervention

Project Total Square Footage:  
4,577'sq

Date of Completion:  
Spring, 2016

Cost per Square Foot:  
\$65

Construction Cost:  
\$300,000.00

Date of Substantial Completion:  
March 2016

Location of Project:  
Walton County, FL

Type of Project:  
Restaurant Renovation

Restaurant owners were interested in renovating an existing building with an ideal location in Grayton Beach and expansive views of the Gulf of Mexico. The inspiration of this makeover was the small, open-air beach bars that dot the coast of Spain. The previously deep purple and gray building with an awkward floor plan has transitioned into a light, airy, and open space that takes advantage of the view. This project included building renovation, site planning, landscape design, and prototype development and is accented with lively colors and fun design.

Being located on the most prominent corner in Grayton Beach, we wanted to capture the energy and activity of the street through the use of connected interior and exterior spaces. An existing bar spaces was modified to be accessed from within the restaurant or as walk-up bars from the exterior. An area previously paved and used for parking at the west side of the site was revived as a green space with flex seating, new landscaping, and framed with a low fencing to add a bit of privacy and to shape the space. The parking was pushed to towards the street and paved. An open, airy feeling was further achieved with the use of roll-up doors found throughout the design. These bring the outside in and also offer plenty of light when closed.

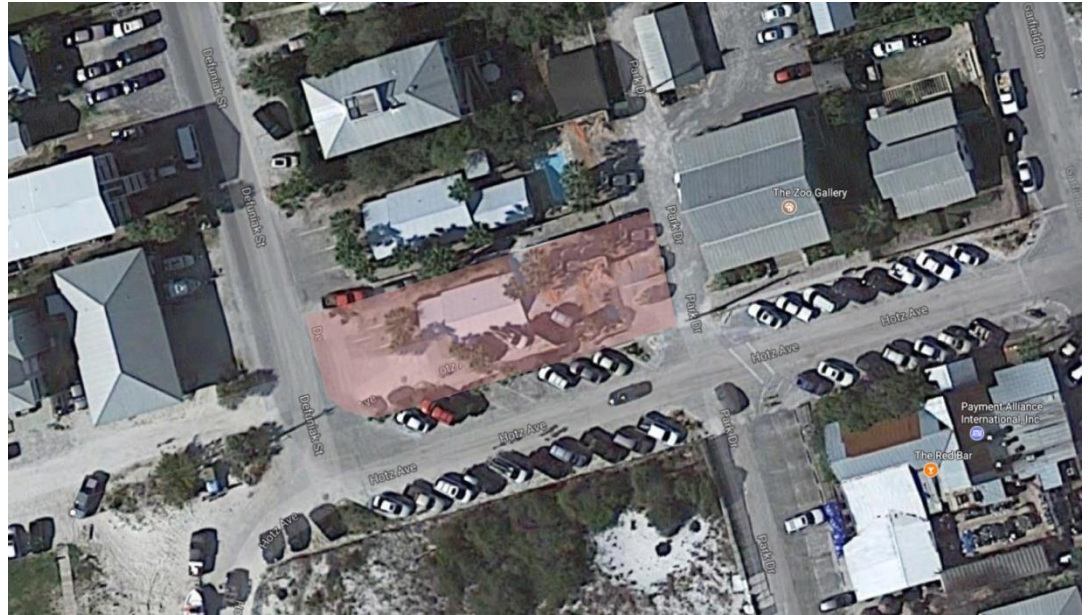
The existing lap siding was repaired and painted where needed. An existing tin roof was removed and replaced with an aluminum and canvas awning. The awning now directs patrons to the entrance and also provides cover to the walk-up bar. The exterior materials give a feeling of familiarity while also being durable.

By implementing the design features shown this renovation was able to reduce the site impervious area, provide outdoor public space, reduce the heat island effect, improve onsite storm-water performance better address the busy corner, provide safer pedestrian access, better integrate with the adjacent residential uses, provide bike parking and maintain Gulf views while establishing a planting scheme which would serve as a model for the community moving forward. All this was done with the support of the community in spite of the general distrust of commercial development in the area.

## ER015.02

Top: Original site configuration

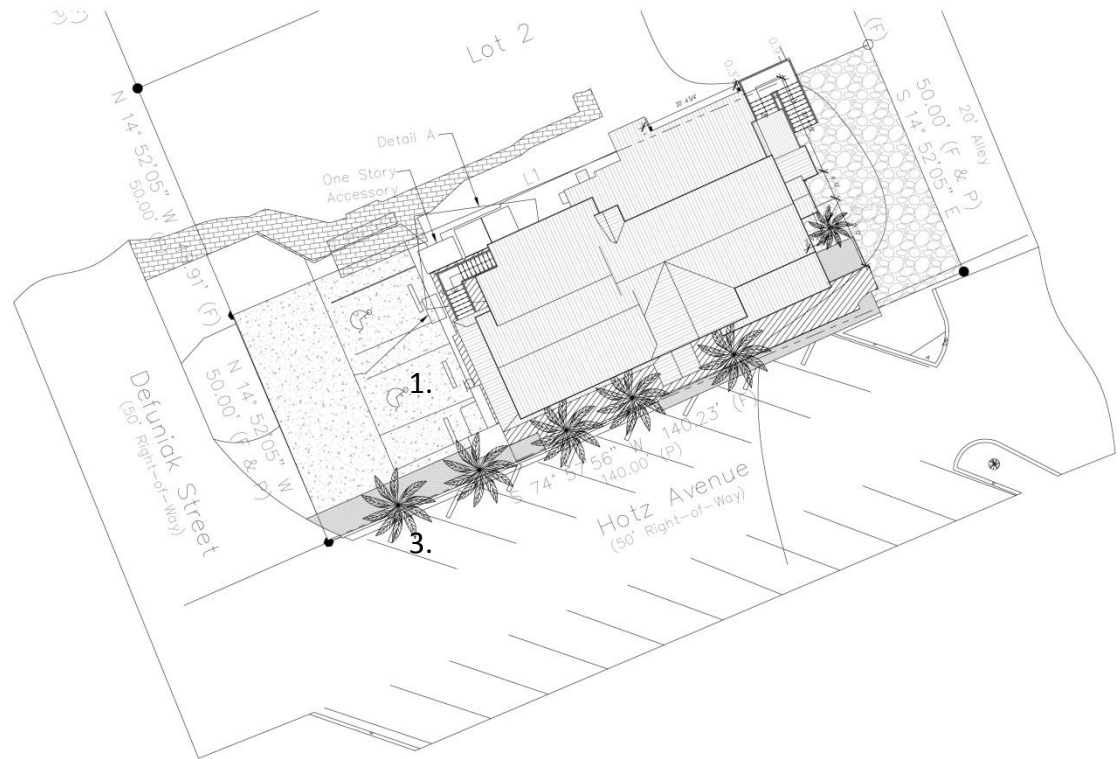
Below: Original street view



## ER015.03

### ORIGINAL SITE PLAN

1. Parking against the building
2. No Shade
3. Incompatible street trees

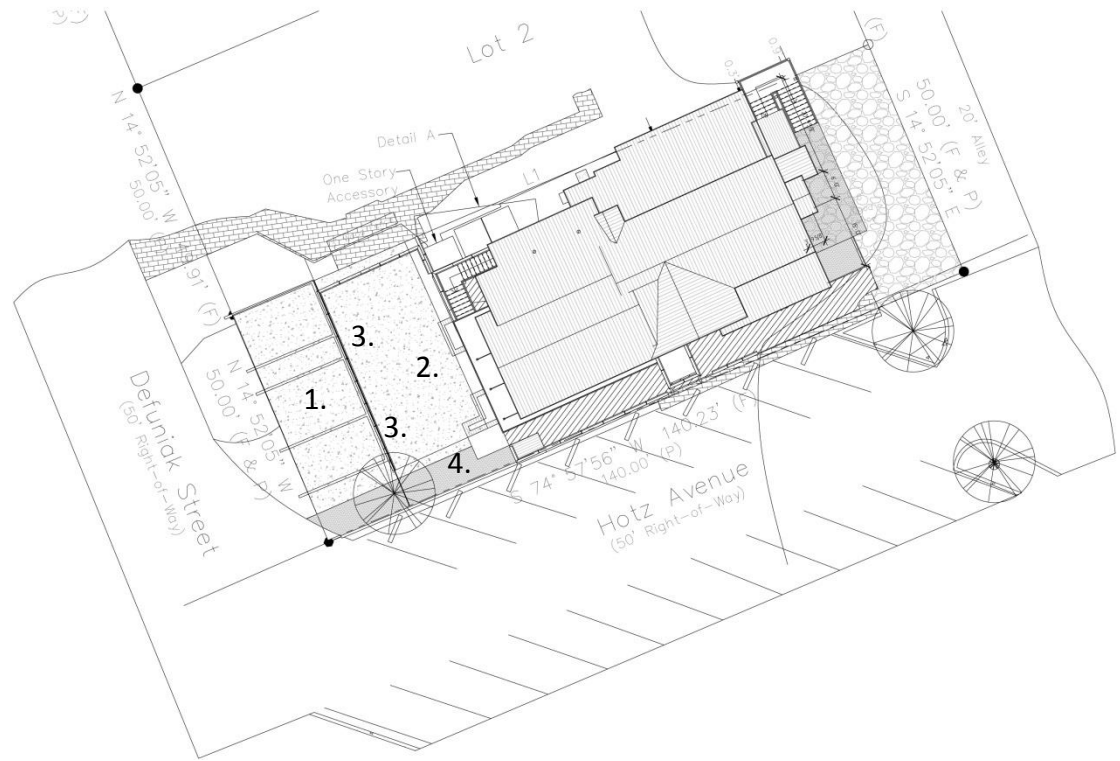




# ER015.04

## SITE PLAN

1. Paver parking
2. Green with Oak trees
3. Bike parking
4. Handicap ramp



ER015.05



## ER015.06

Simple low cost site moves make a dramatic difference. However, it required us to phase the project as the parking changes took 4 month of county review to approve. The end result would not have been possible without the vision and patience of a owner with a long term plan.



ORIGINAL



NEW

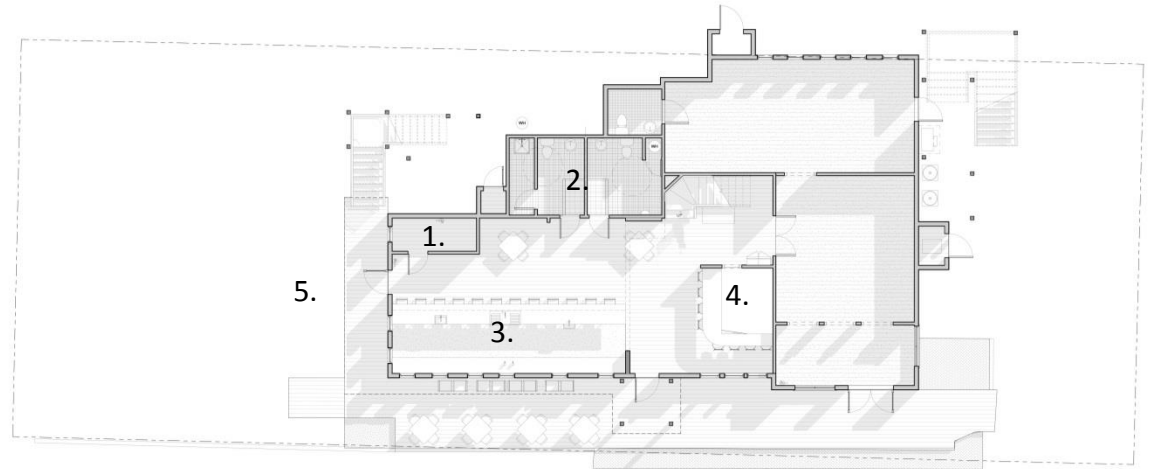


# ER015.07

## 1<sup>st</sup> Floor plans

### Original:

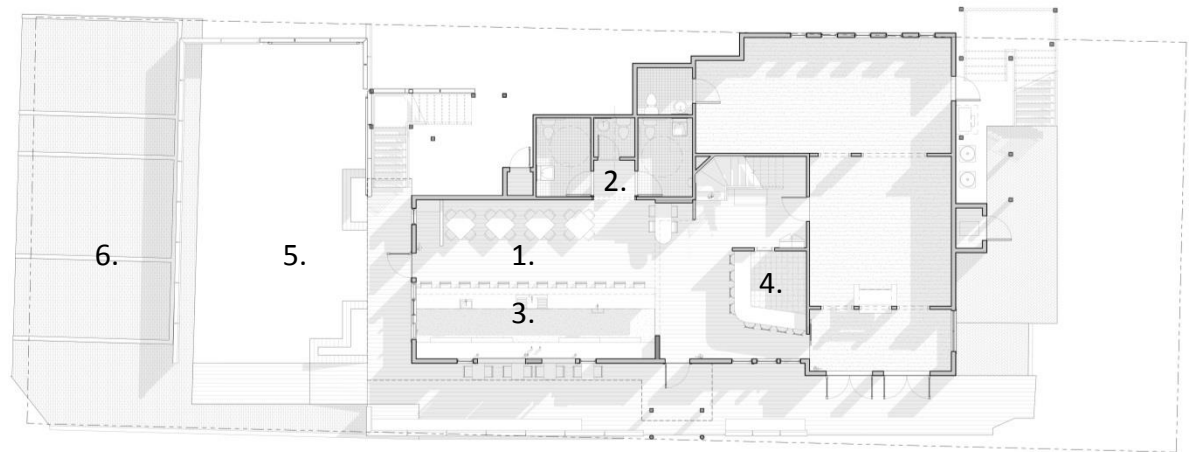
1. Office, deleted
2. Bathroom open to dining room
3. Main Bar
4. Juice Bar
5. Parking



ORIGINAL

### New:

1. Dining room
2. 3 baths with vestibule
3. Main Bar
4. Juice Bar
5. Green
6. Parking



NEW

# ER015.08

North Elevation

13'-0" Sliding doors in each  
bedroom

Pea gravel walkways

Smooth stucco finish





# ER015.09

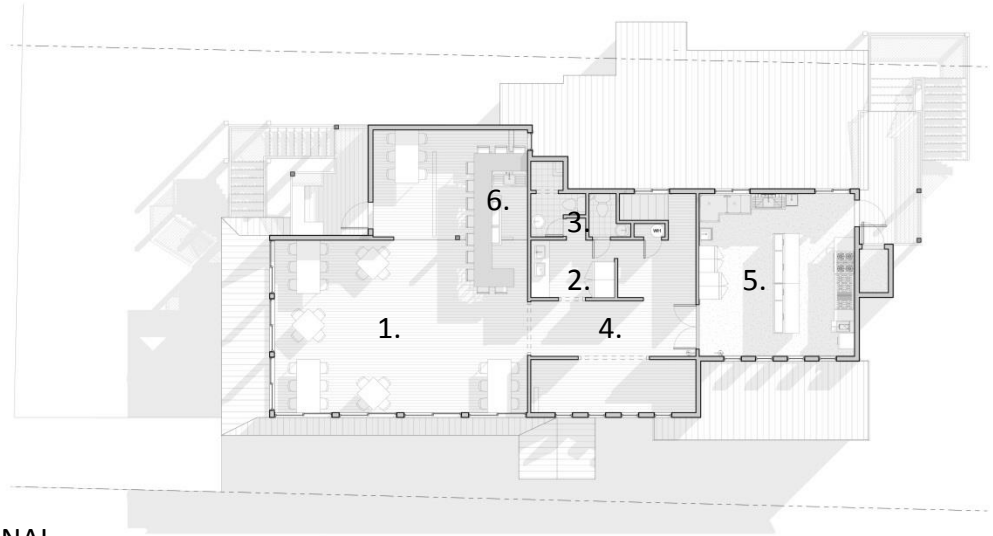
## 1<sup>st</sup> Floor plans

### Original:

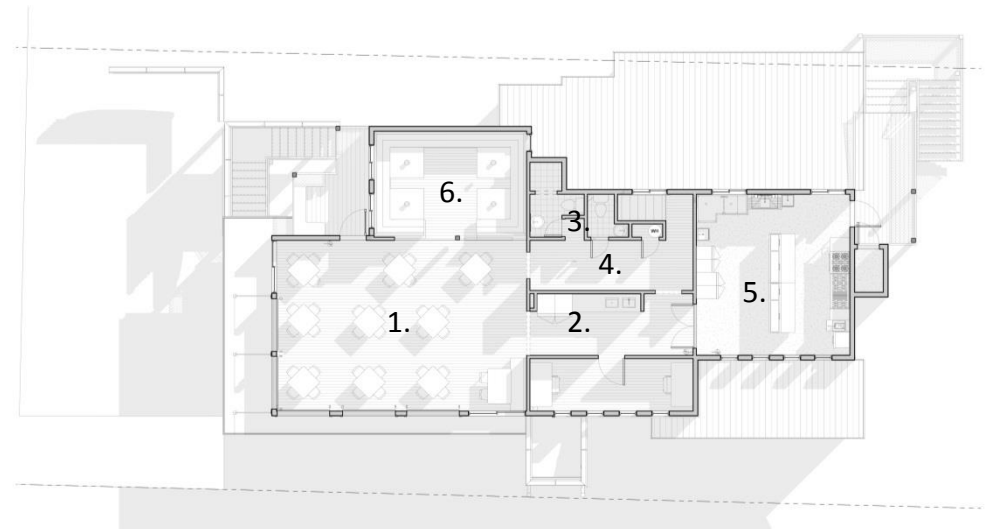
1. Dining room
2. Service area
3. Bath
4. Hall
5. Kitchen
6. Bar

### New:

1. Dining room
2. Service area
3. Bath
4. Hall
5. Kitchen
6. Booth seating



ORIGINAL



NEW

## ER015.10

Original 2<sup>nd</sup> Floor Dining Room



ER015.11

2<sup>nd</sup> Floor Dining Room





ER015.12

Courtyard





ER015.13

Courtyard





ER015.14

