

# U013.01

## Seabreeze House

Project Total Square Footage:  
2,900 Square Feet, AC

Cost per Square Foot:  
\$225.00/ft

Construction Cost:  
\$700,000

Date of Substantial Completion:  
Fall 2018

Location of Project:  
Asheville, Santa Rosa Beach, FL

**Type: Unbuilt**

The clients are new residents to Florida and wanted to incorporate the outdoors into their day-to-day living as much as possible and didn't want the look of the home to be just another house with a fenced in yard. Also of import was that the home be primarily one story for aging in place.

We took their desire for outdoor space and the need for privacy and designed the house and all living spaces around a central courtyard. We also introduced an expanded planted area between the two interior bedrooms. This mini courtyard brings in light while maintaining privacy and acting as a focal point for the hall that runs along the South edge of the Living room. The Entry Hall is defined by a light shelf which protects the Living Room from direct sunlight and pushes soft indirect light into the home.

A covered courtyard entry serves as the front door and connects to an arbor which reinforces the Southern edge of the courtyard and frames the skyline to the South. We then created a garden rooftop terrace that is connected to the courtyard by a spiral staircase. This creates a raised outdoor space with views of the Gulf of Mexico from the terrace. It is partially covered in case of inclement weather or strong sun and gives the family the privacy that they need, while providing the fresh air and water views that they moved to Florida for.

The exterior of the home is stucco and concrete. Interior space includes 3 bedrooms, a work room, living area, courtyard, rooftop terrace and a 2-car garage. The back of the home faces a wooded area that will be improved by the planting of native plants and trees.



**U013.02**

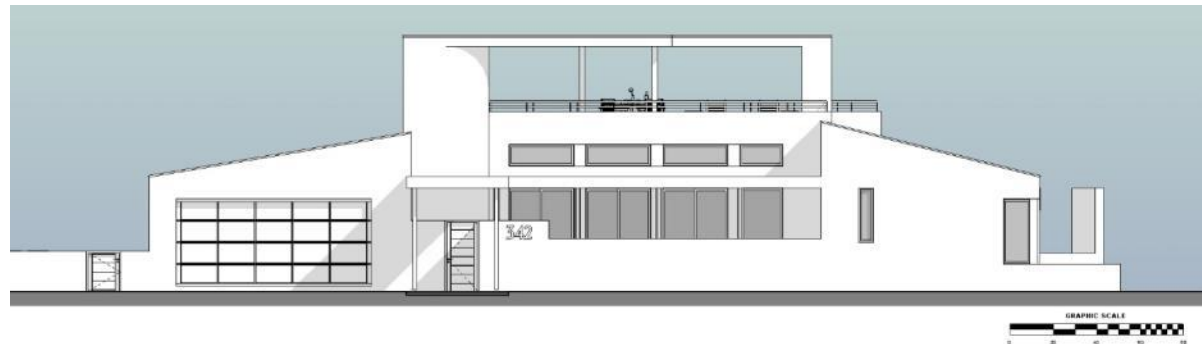
Courtyard North



## U013.03

Street side views and elevation.

A covered courtyard entry serves as the front door and connects to an arbor which reinforces the Southern edge of the courtyard and frames the skyline to the South



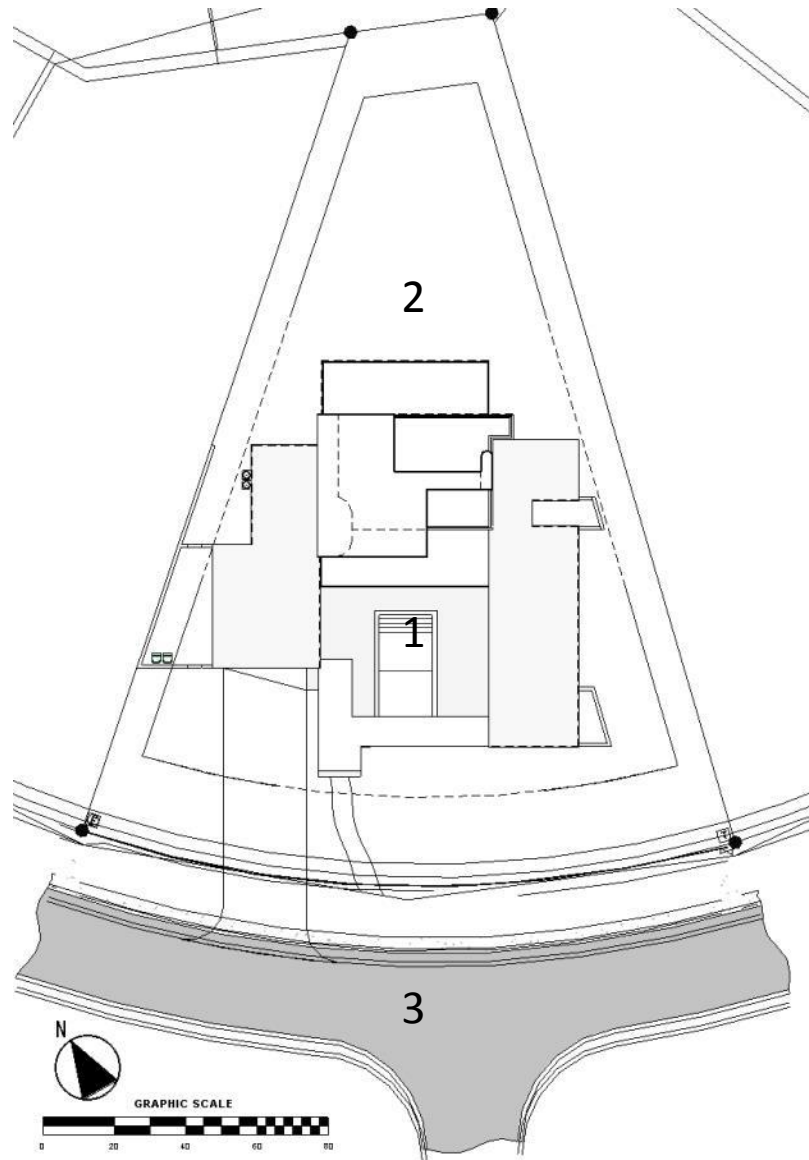
## U013.04

### Site

The home is located across from the secondary entrance to the neighborhood. This led to the use of the high courtyard wall for privacy and to block glare from headlight at night.

### First Floor:

1. Courtyard
2. Back Yard
3. Street

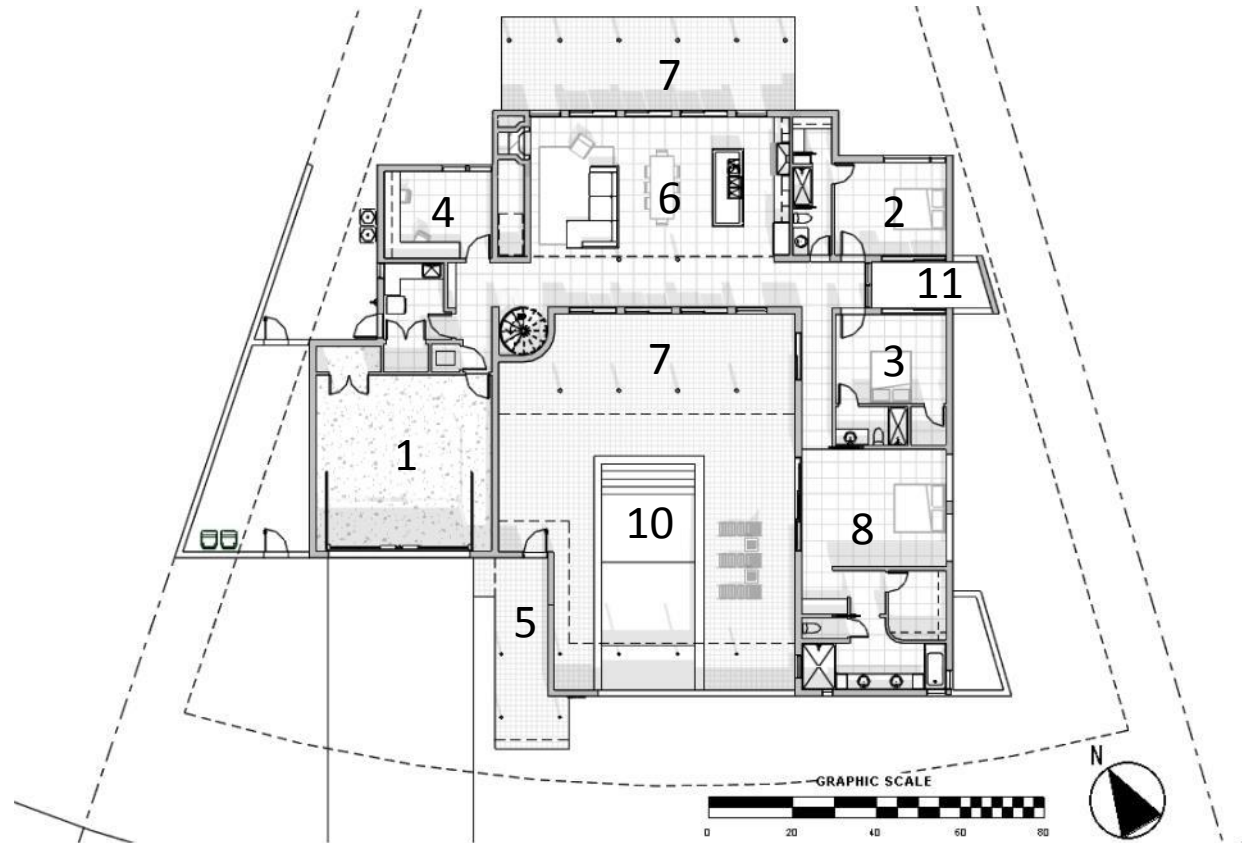


# U013.05

## Floor Plans

### First Floor:

1. Garage
2. Bedroom
3. Bedroom
4. Workshop
5. Covered Entry
6. Great Room
7. Porch
8. Master Bedroom
9. Courtyard
10. Pool
11. Mini-court

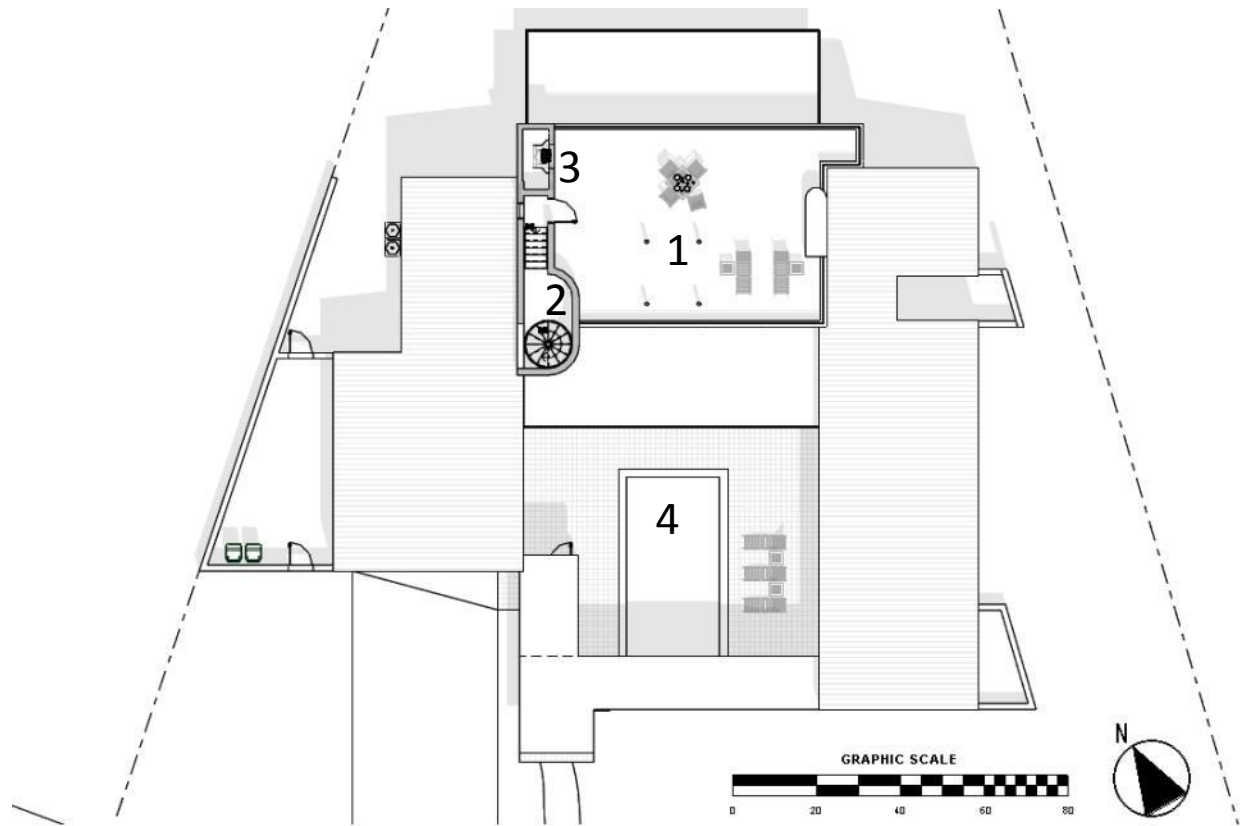


# U013.06

## Floor Plans

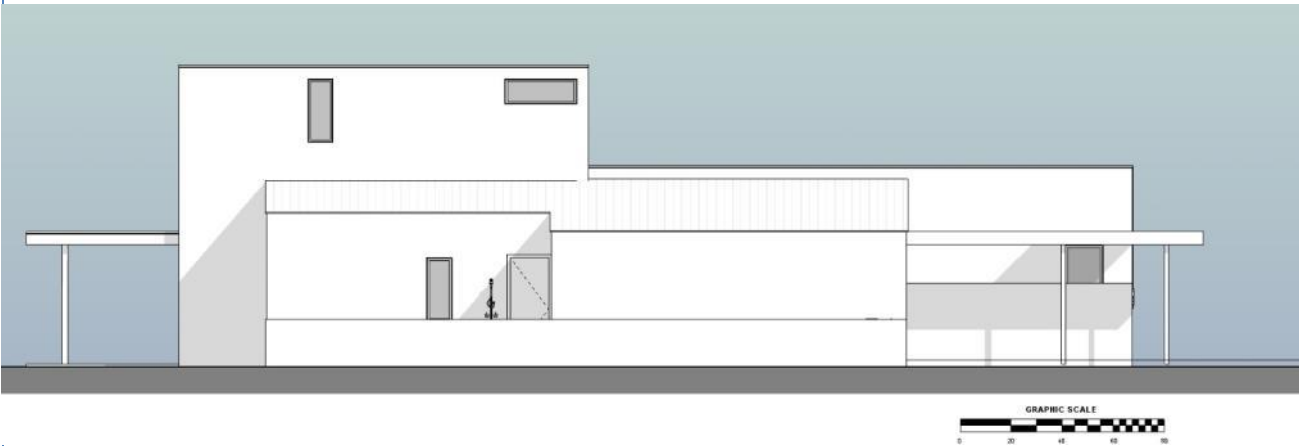
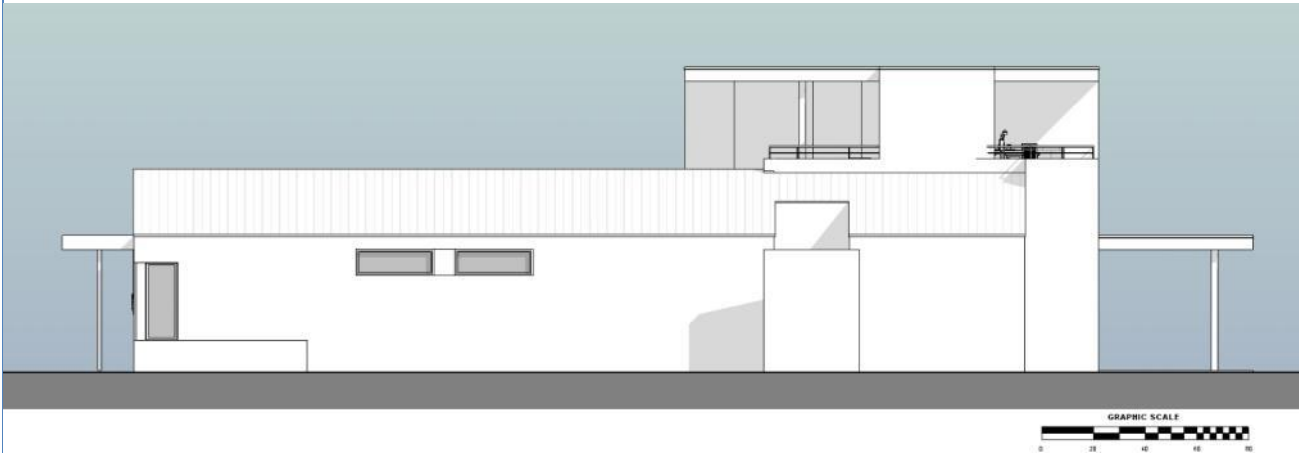
### Second Floor:

1. Roof Terrace
2. Stair
3. Fireplace
4. Courtyard Below



U013.07

Elevations

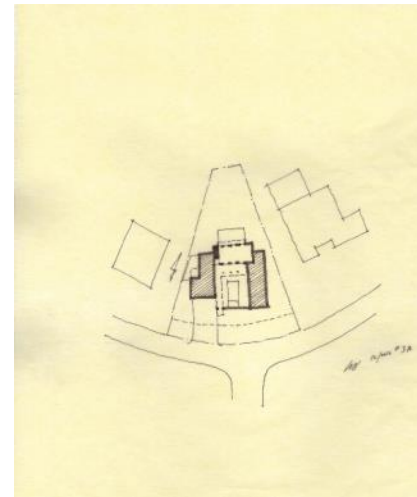




# U013.08

## Process Sketches

Site studies took the courtyard into account from the beginning.

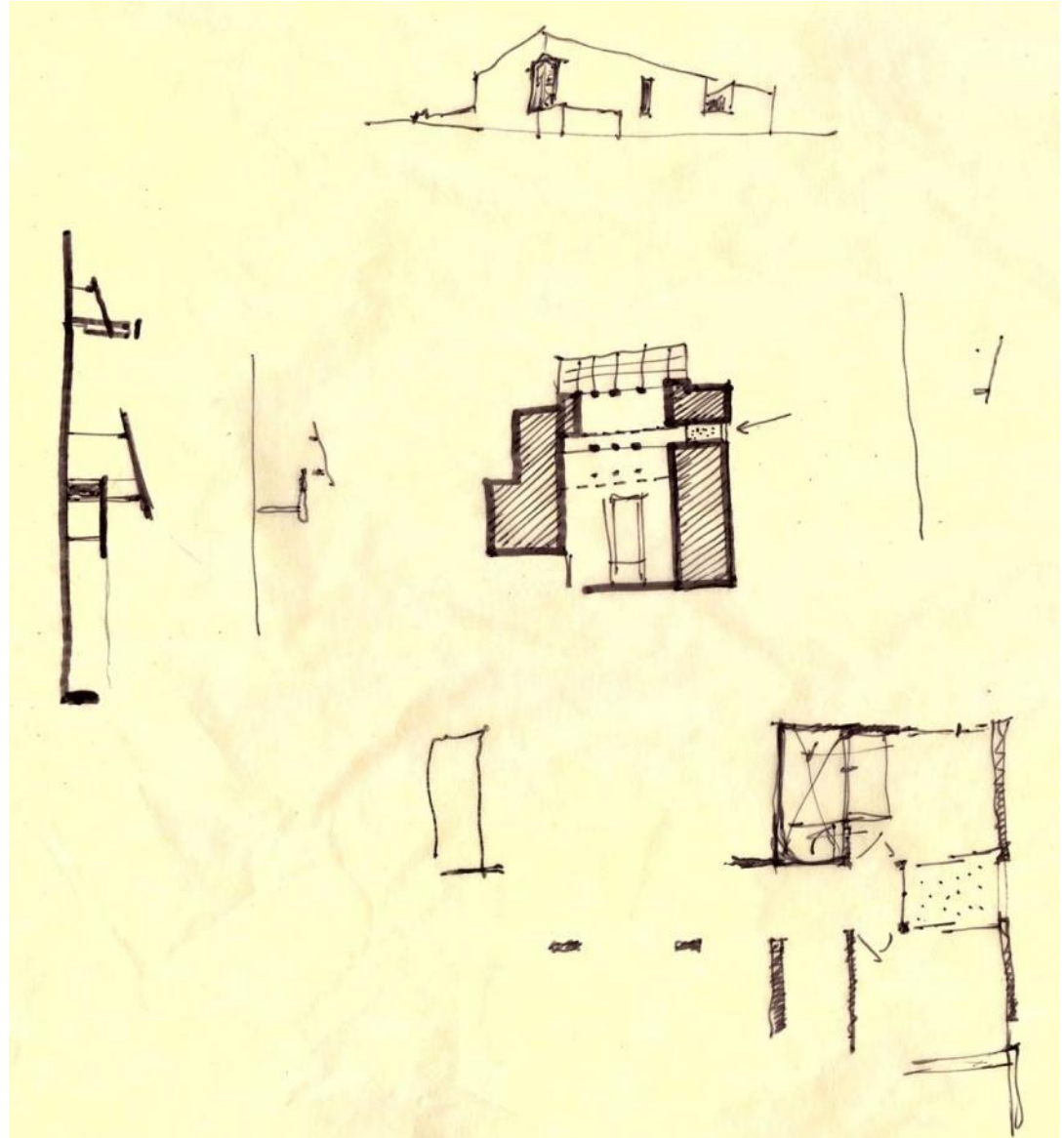




## U013.09

### Process Sketches

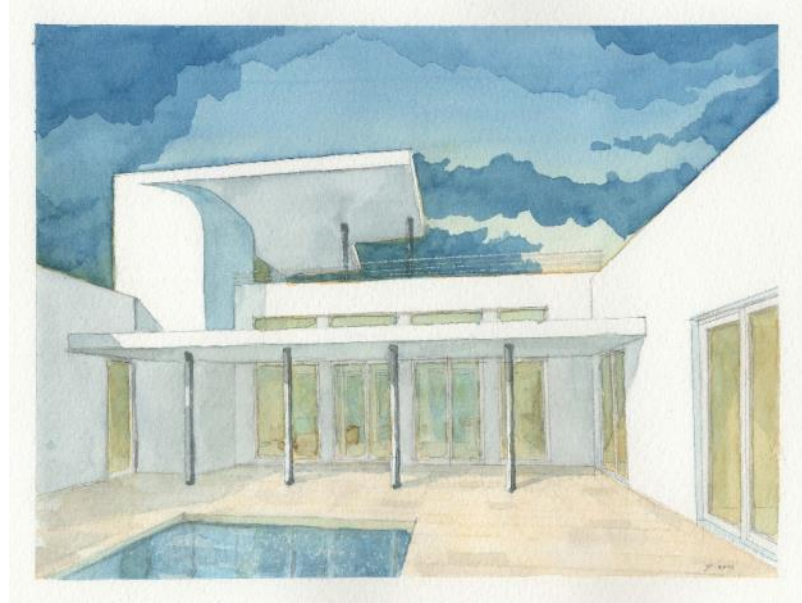
Mini-court concept sketch to study  
Living room light shelf and Porch



## U013.10

### Process Sketches

Many options were considered for the roof throughout different phases of the design including Shed gable and hip options.



U013.11

Courtyard views



## U013.12

Top: Courtyard view

Below: Street view of site wall





**U013.13**

Roof Terrace



## U013.14

Top: A light shelf marks the Entry and protects from direct sunlight and pushes soft indirect light into the Living Room.

Below: Mini-court beyond. The angled wall of the Mini-court is pushed beyond the building corner and angled to follow the property line. This provides skewed shadows on the face of the wall which are visible from the Entry.



## U013.15

Top: Mini-court at guest rooms

Below: Bedroom with Mini-court  
beyond





**U013.16**

