

# 30A

PRE-DESIGN

GRD

# TABLE OF

General Requirements.....	4
Geography.....	6
Demographics.....	10
Climate.....	12
Culture.....	14
Economics.....	16
Environmental Constraints....	18
Developmental Guidelines.....	19

# CONTENTS

Age/Demographic of Clients.....	20
Client Interests/Hobbies.....	21
Client Interpreted Needs.....	22
Intended Design.....	23
Programming.....	24
Precedents.....	30



# GENERAL REQUIREMENTS

Welcome to Florida, where at 75 Compass Point Way, we're introduced to the Sim's new home away from home.



# GEOGRAPHY OF FLORIDA

## SUNSHINE STATE

Welcome to sunny Florida. Officially known as the sunshine state adopted in 1970, and also as the Alligator State. Florida is home to alligators, crocodiles, and is so close to the equator that it receives stronger sunlight than the rest of the country. It's also a peninsula, surrounded by the Gulf of Mexico and the Atlantic Ocean, meaning that it's almost entirely surrounded by water. Due to this, most of Florida's land is significantly lower than the rest of the country, and their highest point, Britton Hill, is only 345 feet above sea level, making it the lowest high point in the entire United States. It has relatively low elevations, and is almost entirely flat if not for a few slight hills.

The Atlantic Coastal Lowlands start in the northeastern United States and widen as it extends down through the northern parts of Florida. The Interior (Central) Highlands is the center part of the peninsula and spans around 250 miles. Keeping the Sims residence in mind, trying to design a home that can easily withstand floods or hurricanes is something to highly consider since the elevation is already at such a low point.

## BIODIVERSITY

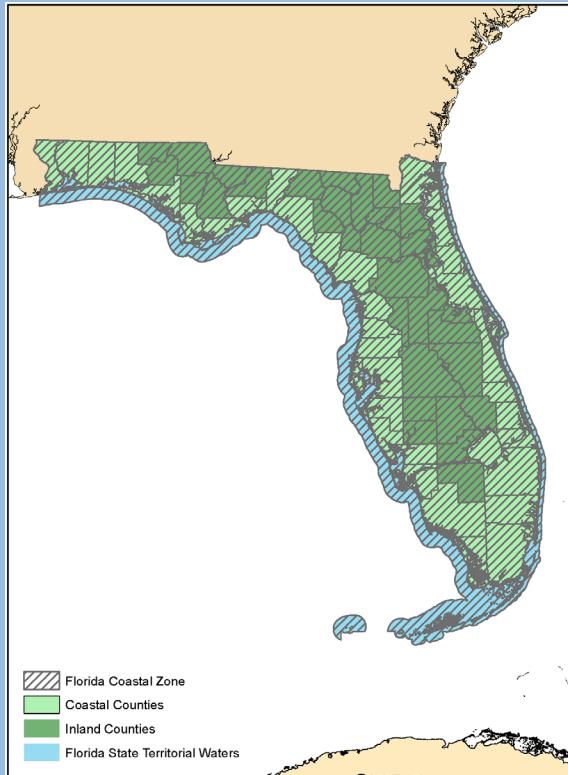
It has a great deal of biodiversity, and is home to many marine mammals and numerous endangered species, also including its extensive variation of birds and plants. Since it is surrounded by warm waters as well, tons of species will breed in Florida. This should be considered when building a new home as to not use any materials or build anything that will harm the biosphere and environment of the surrounding area.

## TOPOGRAPHICAL PROVINCES

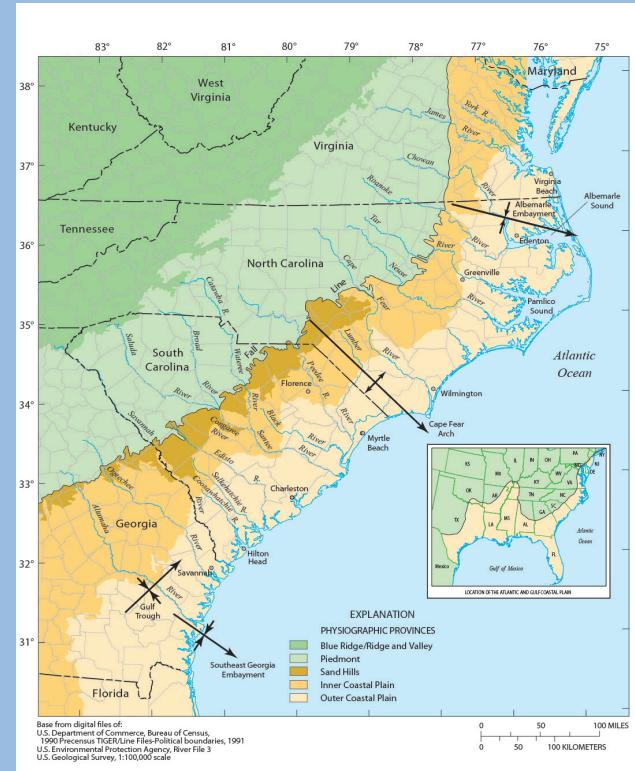
It is split into three different provinces of its topography: the Gulf Coastal Lowlands, Atlantic Coastal Lowlands, and the Interior Highlands. The Gulf Coastal Lowlands extend along the coast of the Gulf of Mexico from the western part of the panhandle, all the way down to Ft. Myers.



View from Ultra Music Festival of Miami in 2019



Map showing the different coastal zones of Florida



Map representing the Atlantic Coastal Lowlands



# GEOGRAPHY OF 30A &WATER SOUND

## FIRST SIGHT OF 30A

30A today is quite the hot spot. The A stands for Avenue, and the 30 comes from the mile marker 30 on Highway 98 which parallels the scenic Highway 30A. It stretches the whole span of neighboring beach towns from Panama City to Destin, encompassing 16 beach towns. In 1911, the first of now many 30A communities, Grayton Beach, had become a small area for visitation amongst those living in Walton County. It then became advertised starting around the 1920's in the newspapers, and from there started to gain popularity and become what we know it today.

## QUARTZ SAND

Thriving, tranquil, and beloved, along with its surrounding communities such as WaterSound. If there's one thing 30A is known for, it's the sugar-white sands and the emerald green waters that envelop the area. Interestingly enough, the sugar-white sands are actually composed of small quartz particles that originated from the Appalachian Mountains. The mountains become weathered, and

over so many years the quartz will float down the Appalachian river and end up down into the Gulf. This is why the sand appears so white down in 30A, as it's close to 100% quartz from the thousands of years this process has taken place. What also aids to the pure color too however, is the extensive sunlight and surrounding waters bleaching the sand.

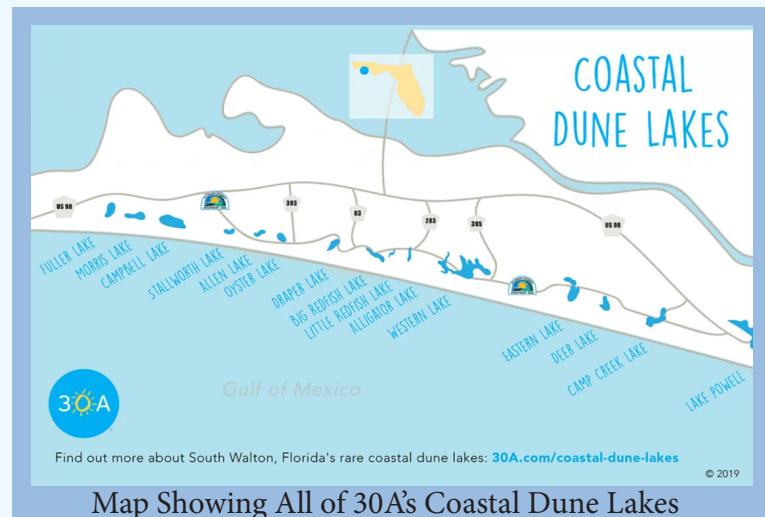
## COASTAL DUNES

Diving deeper, WaterSound, Inlet Beach, is home to many coastal dune lakes. From the Sim's residence, 75 Compass Point Way, there's three that are all under 2.5 miles. Eastern Lake is 2.3 miles from the residence, Deer Lake is 1.2 miles, and Camp Creek Lake is 1.1 miles. Coastal dune lakes are extremely rare, and only occur in New Zealand, Australia, Madagascar, Oregon, and the Panhandle of Florida; being the only two United States locations. These amazing lakes are a great place to kayak, canoe, and serve as the perfect spot for freshwater fishing, which is perfect for both Laurie and David as they love the

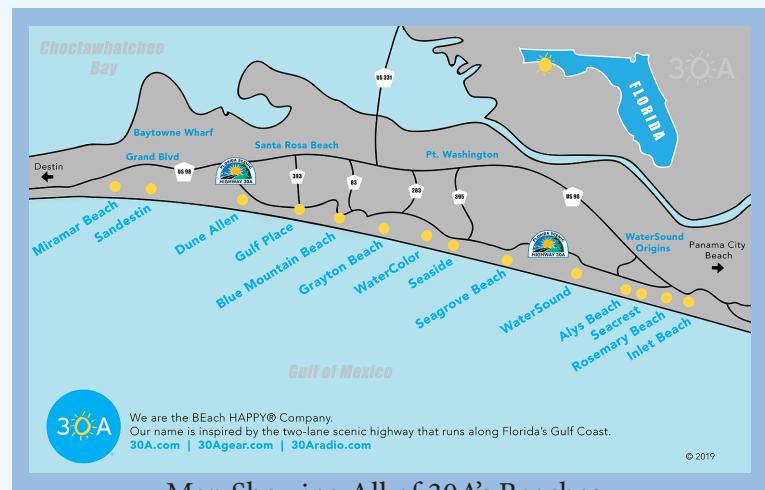
outdoors, with David especially being interested in the dunes which are naturally protected. This specific area the Sims have chosen is a one in a million spot. With so many geographical aspects unique to this specific part of Florida, they're sure to get an all encompassing experience.



Photo of 30A's Sugar-White Beaches



Map Showing All of 30A's Coastal Dune Lakes



Map Showing All of 30A's Beaches



Photo of Eastern Lake Coastal Dune



# DEMOGRAPHICS

## HOUSING UNITS

30A, located in Walton County, is a 26 mile long scenic drive along the Florida Panhandle coastline. The county is composed of a population of 95,950, with 72.5 per square mile. It's composed of some of the fastest growing counties in the United States, with its continuous growing popularity and influx of tourists over the years. Walton County possesses 58,567 total housing units, 58% which are occupied and 42% which are vacant. Within those homes, 77% are occupied and 23% are renter occupied, however short-term rentals are not authorized and residents usually live in the county either full time or for only half the year. This means the design for the Sim's residence should be guided towards more long-term stays and make not only them, but whoever they rent their place to feel like a second home.

## INCOME

The median income for Walton County in 2016 was \$57,278, however it has likely risen over these past 7 years due to change in the country's economic state.

The Sim's however own a primary residence, a condo as an investment in Alys beach, and now this home in WaterSound which is estimated at about \$5.2 million, so their income is likely of a much higher demographic in context of their budget than the average homeowner in Walton County. 77.3% of individuals are White, 17.7% are Black, 1.5% are Asian, 4.1% are Hispanic, 1.5% are other.

## POLITICS

Walton County also voted majority Republican in the 2020 election, 75.4% voting republican and 23.7% voting democrat. This is a crucial piece of information to keep into consideration as the style of all homes in 30A are likely to have a conservative environment in the home. In addition to the political standpoint, 41.7% of individuals in Walton County are also religious, along with both Laurie and David, meaning that either the incorporation or keeping this lifestyle in mind should be pivotal in the design of their new coastal home.



Photo of 30A Homes in Santa Rosa Beach



Photo of Homes In Compass Point, 30A



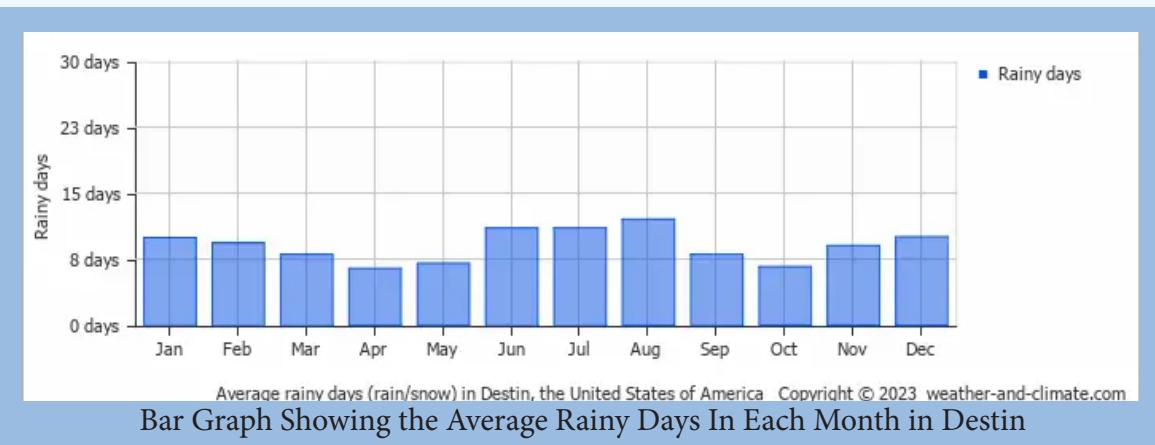
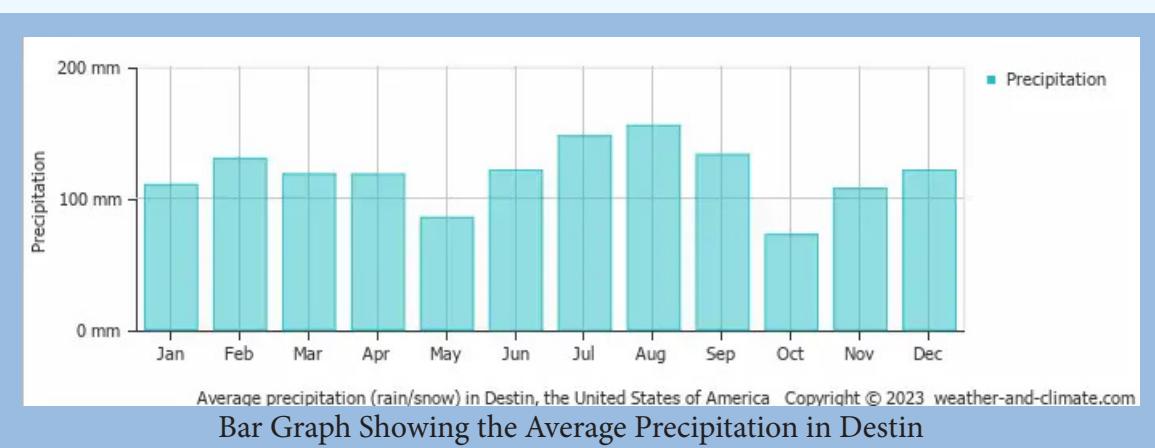
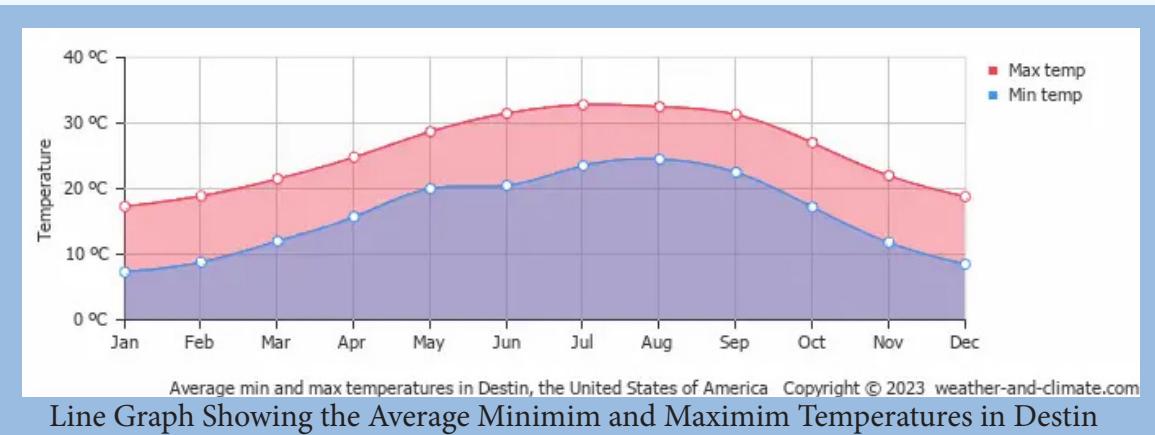
# CLIMATE

## RAINFALL

Florida, although called the Sunshine State, rains just as much as it is sunny. In July, the average maximum temperature in the average year is 91 degrees Fahrenheit, and the coldest is January at a maximum temperature of 63 degrees Fahrenheit. August has the most rain, with 6.1 inches of rainfall, while October is the driest overall with only 2.8 inches of rainfall. However, those two statistics of rainfall don't do the state justice. Although rainfall predominantly hits throughout May to October, annually Florida ranges up to around 60 inches, being number four for the state that receives the most precipitation. Louisiana, Mississippi, Alabama, are all of its predecessors, all with over 50 inches annually. This southeastern section of the United States gets hit the most by storms, and is something to think about when designing to withstand the possible negative outcomes that come with these high statistics.

## HUMIDITY & TEMPERATURE

Florida during the morning ranges from 80-90% humidity, while in the afternoon it declines to around 50-60%. When it comes to WaterSound, August is actually the hottest month with the average maximum temperature at 82 degrees, and the coldest once again in January with 52 degrees. December is also the windiest month, at about 6 miles per hour average, with humidity at 73%. Being closer to the Gulf, the area is naturally going to get cooler and more humid since you're close to the water, as humidity comes from water evaporating from the surrounding bodies of water. It also is naturally windier when closer to the Gulf as the wind has no barriers or interruptions across water, blowing straight into 30A. Making sure the Sim's residence is well insulated, deflects the high UV rays, however still keeps them warm on the chilly days is crucial to making this feel like a home away from home and instilling comfort.



# CULTURE

## OPPORTUNITIES

Living in Florida, the culture there is one of extensive value and range. There's so much to do, ranging from their well known sports teams, to Disney, Busch Gardens, Universal, festivals, museums, and more. It's a place with such vast opportunities and experiences for everyone to enjoy and become a part of. In regards to 30A, one aspect that is ingrained in their way of life, is definitely the fact that the area of 30A is so close to each other. The only real main road everyone drives on is 30A, and therefore mainly walks or bikes around the area.

## BIKING

There are more than 200 miles of both biking and hiking trails, with a 19 mile paved bike path that extends the entire length of Scenic Highway 30A, that travels along some of the surrounding coastal dune lakes and beach communities. This trail is also known as the "Timpoochee Trail", named after Timpoochee Kinnard, a Euchee Indian Chief who was Chief of Walton County in the early 19th century.

## ART SCENE

The art scene is also of huge importance, and includes an "Artist of the Year" program to highlight all of the artists in the surrounding 30A communities. They also hold a 30A Songwriters Festival, which has grown to become a favorite down in the Gulf for people to express themselves and come together as a community to enjoy and appreciate each other. 30A also hosts Digital Graffiti, where they have digital artists project their work onto the pristine white buildings in Alys Beach. All of the locals gather around to watch their artworks come to life, inciting conversations amongst everyone about the talent and creativity that is withheld amongst 30A. Laurie loves and has such a passion for art, and David has a love for biking and the outdoors, making this scene perfect for both David and Laurie year around.



Digital Graffiti Showcase In Alys Beach



30A Artists At Gulf Place



# ECONOMICS

## HAMPTON'S

30A is known as the “Hampton's of the South”, as it attracts so many celebrities and the wealthy. Countless individuals such as Reese Witherspoon, Luke Bryan, and Lady Antebellum all enjoy their time spent there or/and also own a home of their own. This naturally brings in a lot of tourism, which fuels a lot of their economic system in Florida with the influx of new travelers each and every year.

## NEW URBANISM

The “New Urbanism Movement” is a huge deal as well for 30A. Started in Seaside, 30A being its birthplace, it was founded by Robert and Daryl Davis over 30 years ago. Today, it's home to extensive shopping and dining, walking distance to any home, cobblestone streets, and is known for being quaint. This has brought in a lot of foot traffic over the years, especially as the New York Times called the movement “the most important phenomenon to emerge in American architecture” in 50 years (this was stated in 2019).

Being such a unique place like this that has operated so well throughout the years around it not even having roads is not an easy feat.

## HOME VALUE

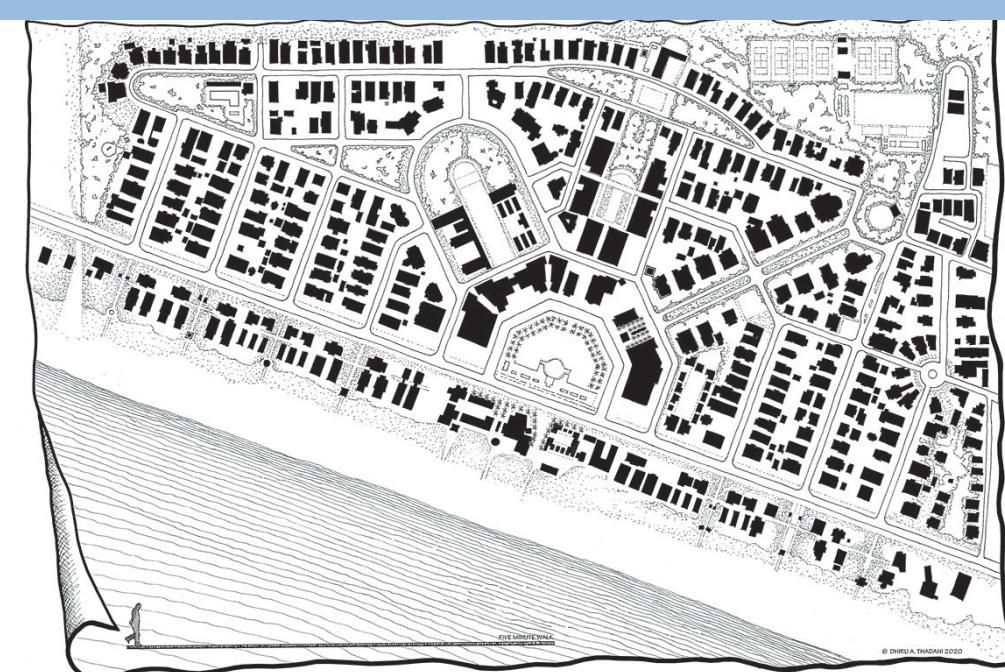
Due to this, the average median home value for a single family home in January through June in 2021 in 30A is around \$2 million, and in 2022 it was \$2.7 million. With all these contributing factors of it being a one in a million type of place, with so many unique geographical features and history, while also simultaneously having to make sure none of the environment or surroundings are harmed, it is going to be a relatively expensive place to live. Especially over time with 30A becoming a high commodity and increasing in tourism, 2.5 million annually bringing in around 2.4 billion revenue to the state, it's likely it'll continue to stay within a higher range.



Photo Of A Walkway Between Homes In Seaside



New Urbanism In Seaside



Show Of New Urbanism Through Map Of Seaside



# ENVIRONMENTAL CONSTRAINTS

## POLLUTION

There's quite a few environmental constraints, starting with pollution. Fertilizers immediately are a huge issue, and if there is a way possible to avoid using them or instead a better alternative, that's going to relieve a lot of harm. Waterways are becoming polluted from all of the runoff, releasing nitrogen and phosphorus, unbalancing the chemicals in the water.

## INVASIVE SPECIES

Florida is also home to a ton of invasive species, such as the Old World climbing fern which will engulf as it passes through overtime. So keeping mindful of the area around you and the specific species that take cover around your area of residence is important to note, so you're both prepared and know how to best avoid the worst case scenario.

## PLANTS

In relation to plants, there are quite a few that are not allowed to be planted or brought in: any plant that will host fruit flies, sugarcane, dogwood plants, citrus plants, and non-native seeds. Due to Laurie's love of gardening, it's helpful to keep in mind the restrictions that Florida gives in order to prevent harm to the environment. Also, to

watch for rosary peas, castor beans, and oleanders to name a few, which are highly poisonous and will destroy your garden.

## SEA TURTLES

The sea turtle population is also a huge consideration, as over 100,000 are endangered in Florida, meaning at night they should be moving their recreational equipment from the beach back to their residence, do not disturb, build, or garden over current nests, and never stray from the designated paths that surround the local area in the chance you harm their habitats.

## OVER LOGGING TREES

Florida also has a huge loss of tree cover from all of the hurricanes and storms that hit the area, and a lot of people still cut them down without approval, which has resulted in a large depreciation of trees. If there are trees in a certain area around the site, it is best to find a way to work around them.

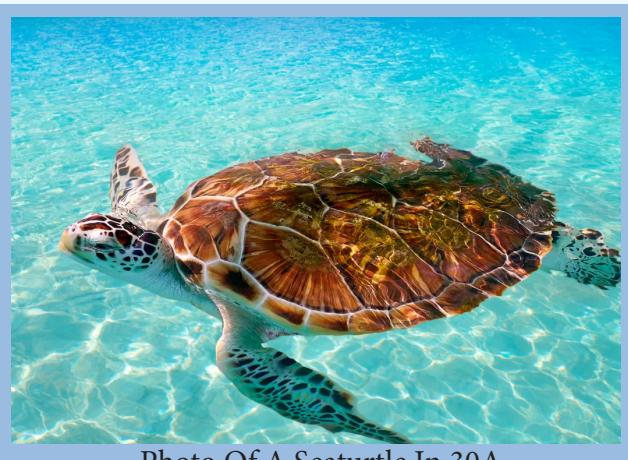


Photo Of A Seaturtle In 30A

# DEVELOPMENTAL GUIDELINES

## HOA

WaterSound is a gated HOA (Homeowners Association) community, essentially meaning that certain wants and desires of how a home should look has to be approved first by this association, so that the entire neighborhood is visually appealing and balanced. Also, so that the area stays clean, desirable, and luxurious, which is what causes the price of the homes to increase compared to the average neighborhood.

## BUILDING HEIGHT

It's also good to note that the building height in 30A (and overall for Walton County) is restricted to only four stories. Even if the home isn't going over three, it's helpful to note that the entire reasoning behind this is due to the fact that Walton County decided they want to keep it their town all low level to ensure a laid back and tranquil visit or stay while you're there. It brings you back down to Earth, and doesn't give you a metropolitan feel and instead really makes you feel as though you're not leaving the beach.



Homes In 30A All Sitting At Same Height

344 Words

## PERMITS

Vehicles are not allowed on any of the beaches for vacation renters, therefore only allowing for locals to apply for a permit. This applies for dogs too. Having an area (possibly) to accommodate this guideline will help for more of an influx in renters for the Sims, which is a big portion of the reason for this new purchase of residence.

## SETBACK LINES

There's also building site setback lines on each site, which is where construction is allowed to stop and start. The front building site is 15 feet, and the side and rear building site setback are both 10 feet. The garage may incorporate  $\frac{1}{2}$  a bay for needed golf cart parking, the finish of the garage needs to compliment the finished home, minimum depth of all porches needs to be 8 feet measured from the inside of the column to the exterior wall and may be screened, but can not run in front of the porch. Making sure all of these guidelines are considered will make 75 Compass Point Way feel right at home with the rest of WaterSound's community.



# AGE & DEMOGRAPHIC

## LAURIE

Both Laurie and David are in their early 40's, and their children, Edward, who's 6, and Mary, who's 3, are who will be living in this space. Laurie is very aesthetically driven, and is already working with three interior designers: Ashley Gilbreath, Maison Studios, and Beth Webb for this new home. She is highly involved and even reads Architectural Digest and Luxe Magazine, both of which are helping the reader to become exposed to different international designs, and inspire them to try new things. Luxe is also a high luxury magazine; which is clear that Laurie prefers a space that emits elegance. She also likes to leisurely cook, but so much so that she and David are fine making Blue Apron's on nights they don't want to cook. She loves gardening and the outdoors, is very aesthetically driven, hosting at their place, and stays home to take care of her children full time. She's highly passionate about her family, and is currently reading a book titled "Raising Grateful Kids in an Entitled World", which is about how to make your kids grateful, say thank you, and true to themselves. Designing a home for her children to thrive is insanely important, as she clearly wants

nothing but the best for her kids. Laurie loves her paints and artworks, which is perfect with the large art audience that is present in 30A, meaning she always has the chance to display her work to the community. Her style is timeless, and she wants the design of this home to be something that will stand the test of time with its appearance, no matter what trends flow in and flow out. She drives a Porsche Cayenne, which runs for around \$72,000 for a new 2023 model. She knows what she likes, loves luxury, and knows what she's talking about when it comes to how she wants her home.

## DAVID

David is very financially driven, has a rustic and vintage style, and is a big entrepreneur and businessman. He's currently reading two books, "The Lean Startup" and "Sacred Pace". "The Lean Startup" is about 'what customers really want', David is really trying to get into the minds of others, as it's mentioned a lot in his paragraph he's thinking about how to make it into an 'appealing rental property', also ties in with the investments he puts into real estate.

# INTERESTS, & HOBBIES

He's actively trying to improve his work. "Sacred Pace" is about improving and how to make the best decisions. However, this book revolves around how to stay present and not lose yourself when doing well in life. It revolves around the author having a time of burnout and being miserable even though he was extremely wealthy. Both parents actively care about their well-being and the influence they have on themselves and other people. David drives both a Toyota Land cruiser and a vintage 1995 Range Rover, showing his love for vintage items. He collects cars, loves golfing and skiing, reads two outside magazines, and mountain biking. He's also taken a huge liking and appreciation for the coast, so this couple is thinking about all angles of what this home will do for them.

## THE SIMS

Laurie and David also both love faith based books and music, so it's important that they feel as though their new home instills their faith just as much as their primary residence. Being in their early 40's with two young kids, they have a passion for life, want to explore, travel, and expose their children to the world they love to live

as well as the future goes on. The Sims' residence should be one that feels like a primary home when there.



Photo of Coastside, Located On Eastern Lake 30A



# INTERPRETED NEEDS FROM BIO & SITE

## PREVIOUS OWNERS

The home was originally designed and intended for a retired couple with no children, so it is safe to say that a lot of elements of this home are going to be changed around to fit the needs of a four person family with two small children. Ideally two separate bedrooms for the children, for two reasons. So that they can have their own independent space, especially since they are three years apart and in different stages of their motor skills, and keeping in mind for it becoming a rental property, having a separate bunk for both a boy and a girl makes the home very appealing and accommodating.

## NEEDS

Both Laurie and David love their wine and have an extensive collection, so accommodating this possibly with a large rack yet keeping it secluded and protected against renters is very important. Making sure the home is built in fireproof and can withstand a lot of water in the case that sea level rises or floods since it's located on the coast is crucial as well. The Sims and future renters want to feel safe and secluded, and that they're protected from the world if anything were to happen. Homes act as sanctuaries for

many people, and if their home doesn't feel safe, then it might not even feel like a home at all. All new lighting, draperies, soft goods, art, hard finishes, casework, materials, and furniture, as this project is an entire remodel of the home. Also, making sure there's room to display the artwork Laurie does and loves with room for proper lighting. It's also mentioned that the two will cook Blue Aprons for an easy night, so reconfiguring the kitchen so that it's spacious enough for gatherings yet not so intimidating for casual cooks is important. The home has 4 bedrooms, 1 bunk room, 4.5 baths, however will need to be reconfigured as well. Since the previous owners did not have it on the rental market, ideally a few closets should be reconfigured into owners closets for a better unitization of space. The primary bedroom, keeping in mind David's closet needs, should also be completely reconfigured.

## INTENDED DIRECTION

Essentially, this home is one that sticks out from their other two residences. Bobby McAlpine, who designed their current primary home, has a very different and unique style compared to the designers

# INTENDED DESIGN DIRECTION

they're currently using. This was even stated by Laurie and David that they do not want any elements of their primary home to be exactly the same as this new home away from home, and want something entirely different. As projects shown in the precedent studies from both Ashley Gilbreath and Maisons Studios, the desired style is one of balance, harmony, unity, light hues that will be reflective towards the glare, but still with a bit of color for personality. With this property, it's best to consistently keep in mind how something will work in a place that will be rented to strangers. So, for example,

the wine should ideally be protected from small children if they happen to stay there. Making the entire place not child proof but child friendly instead is extremely important, as not only will possible future residents in this home have small children, but the Sims themselves do. This is an area of relaxation, vacation, and peace, so not having to worry about the hazards of a non child friendly home will ease a lot of worry, and make the house more valuable on the market. 75 Compass Point Way will not only become the next new spot on the map, but a place the Sims will never want to leave.



Photo Of the Office Space They Want Turned Into A Bunk Room



# PROGRAMMING

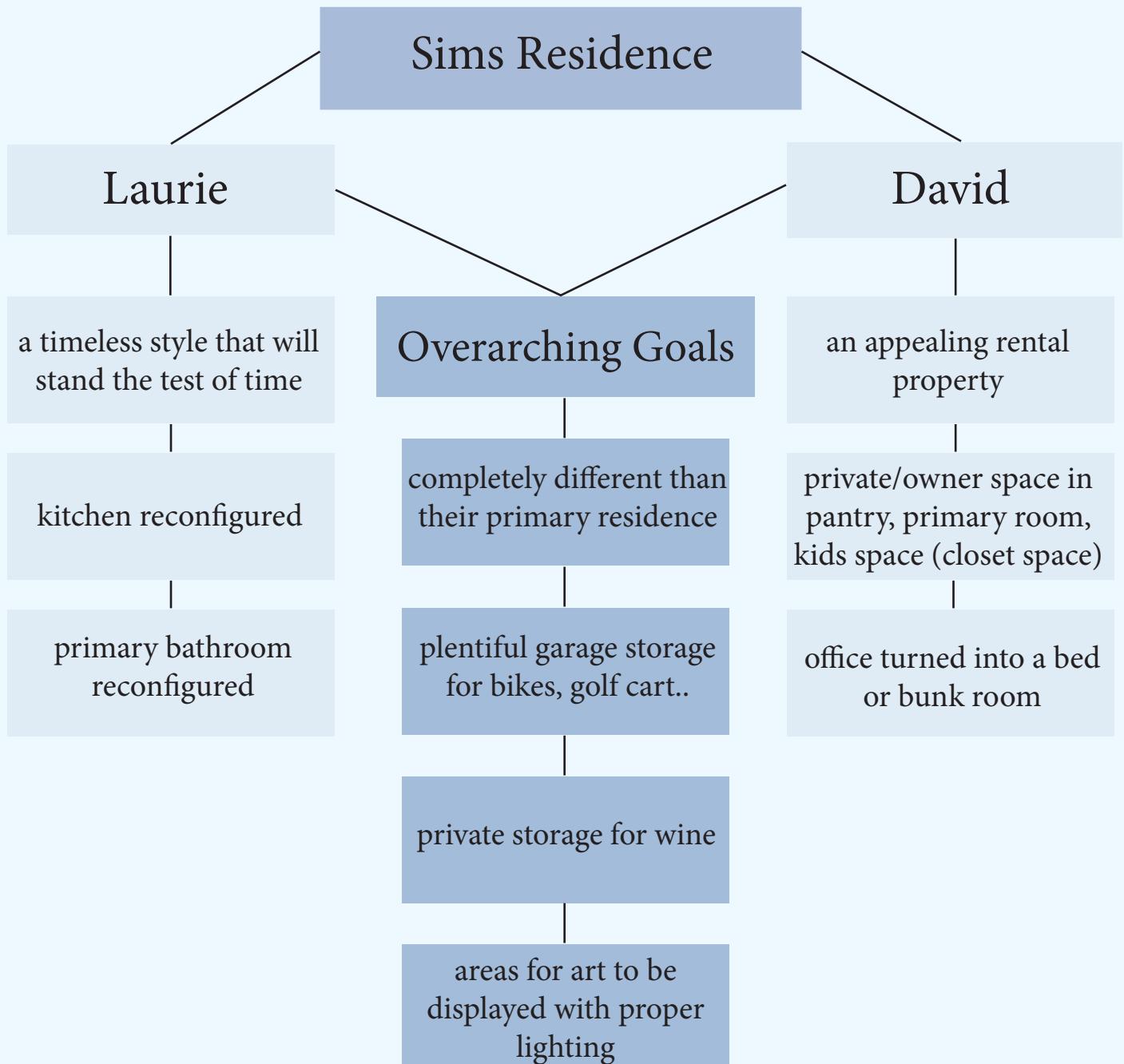
The needs, goals, and site plan photos to bring the entire place together.



75 Compass Point Way



# GOALS



# REQUIREMENTS

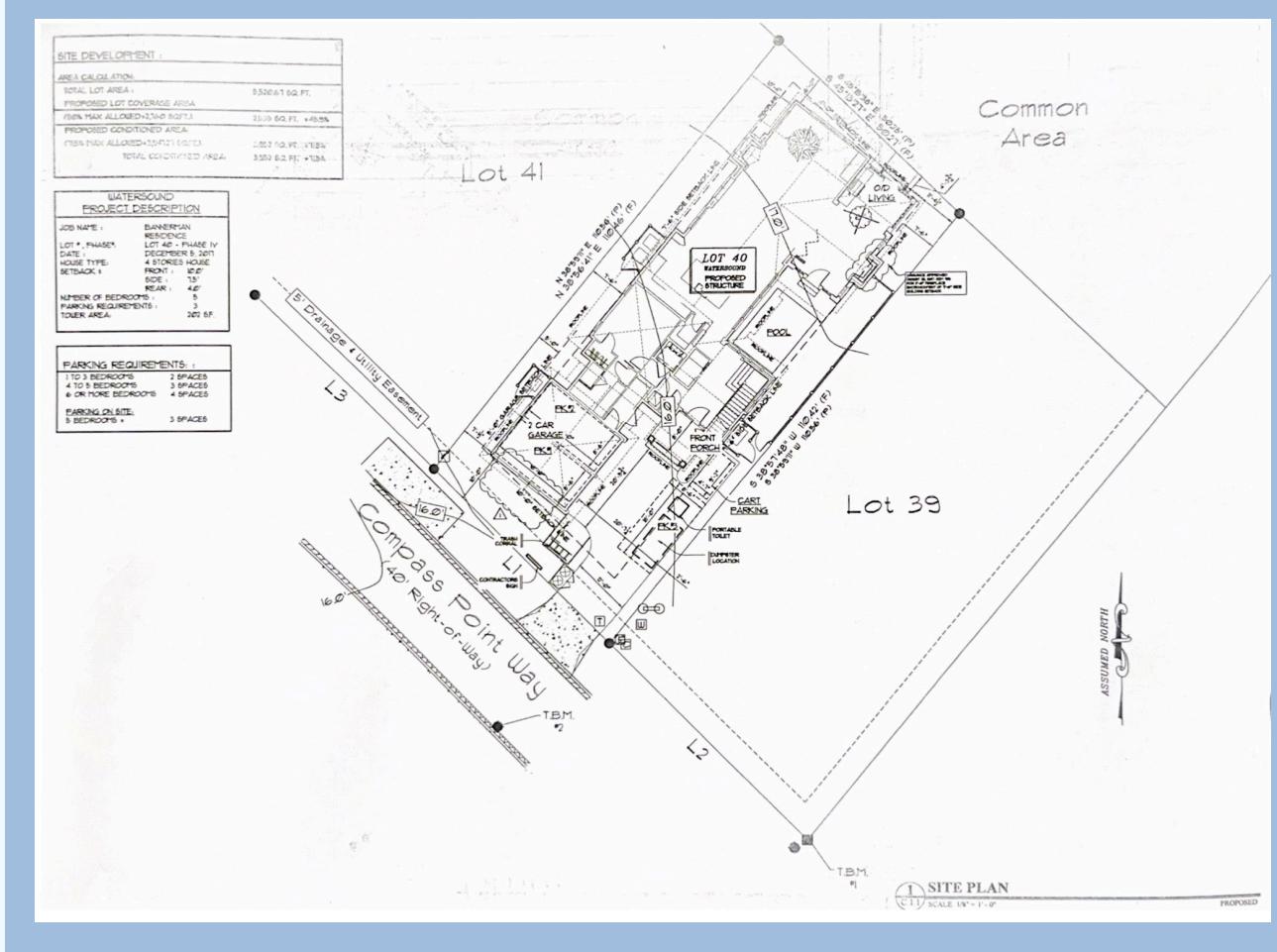
CRITERIA MATRIX	SQ FOOTAGE NEEDS	ADJACENCIES	PUBLIC ACCESS	DAYLIGHT AND/OR VIEWS	PRIVACY	PLUMBING	SPECIAL EQUIPMENT	SPECIAL CONSIDERATIONS
1. Primary Bed	320 sq. ft.	3, 11, 13	L	Y	H	N	N	comfortable and feels like the home away from home
2. Kitchen	340 sq. ft.	5, 6, 9	H	Y	L	Y	N	accommodating for gatherings and suitable for casual cooks, completely new reconfiguration
3. Primary Bath	190 sq. ft.	1, 11	L	Y	H	Y	N	needs completely new configuration
4. Bunk Living/Play Area	235 sq. ft.	8, 12, 13	M	Y	M	N	N	a living room/play area for the kids to be carefree
5. Sun Room	655 sq. ft.	6, 2	L	Y	L	N	N	
6. Living Room	310 sq. ft.	5, 2	L	Y	L	N	N	
7. Garage	390 sq. ft.	12	L	Y	L	N	Y	a lot of storage, tool, and workspace
8. Bunk Room	70 sq. ft.	4, 12	H	Y	M	N	Y	configure into possibly room for mainly one child
9. Pantry	35 sq. ft.	2, 5	M	N	M	N	Y	to make possibly into some space for private/owner space
10. Powder Bath	40 sq. ft.	16, 12	H	N	L	Y	N	accommodating for everyone coming through the house (guests) so they don't have to pass through the house
11. Primary Closet	120 sq. ft.	1, 3	L	N	H	N	N	to make possibly into some space for private/owner space
12. Bunk Bath	60 sq. ft.	4, 8	L	Y	H	Y	N	
12. Mudroom	50 sq. ft.	7, 16, 10, 13						spacious and room with possible cubbies for everyone in the home
13. Guest Bedroom (3)	515 sq. ft.	14, 15, 16, 12, 4	M	Y	M	N	N	the original office space to possibly become a bunk space
14. Guest Bath (2)	155 sq. ft.	13, 15	L	N	H	Y	N	
15. Guest Closet (2)	40 sq. ft.	13, 14	L	N	H	N	N	to make possibly into some space for private/owner space
16. Laundry (3)	65 sq. ft.	10, 13, 12	H	N	L	Y	N	accessible for everyone in the home, 2 downstairs and 1 upstairs
17. Wet Bar/Bath	200 sq. ft.	18	H	Y	L	Y	Y	
18. Lookout Tower	250 sq. ft.	17	H	Y	L	N	N	
	4,040 sq. ft.							

Criteria Matrix For Residence

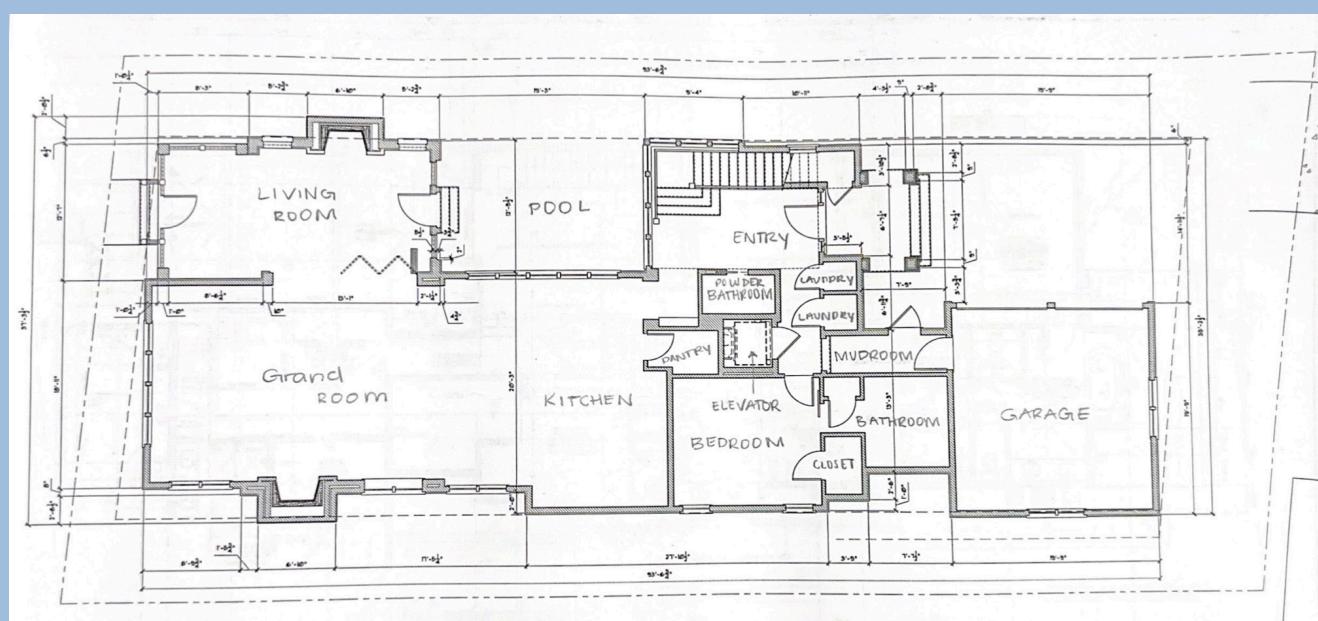


# PLAN

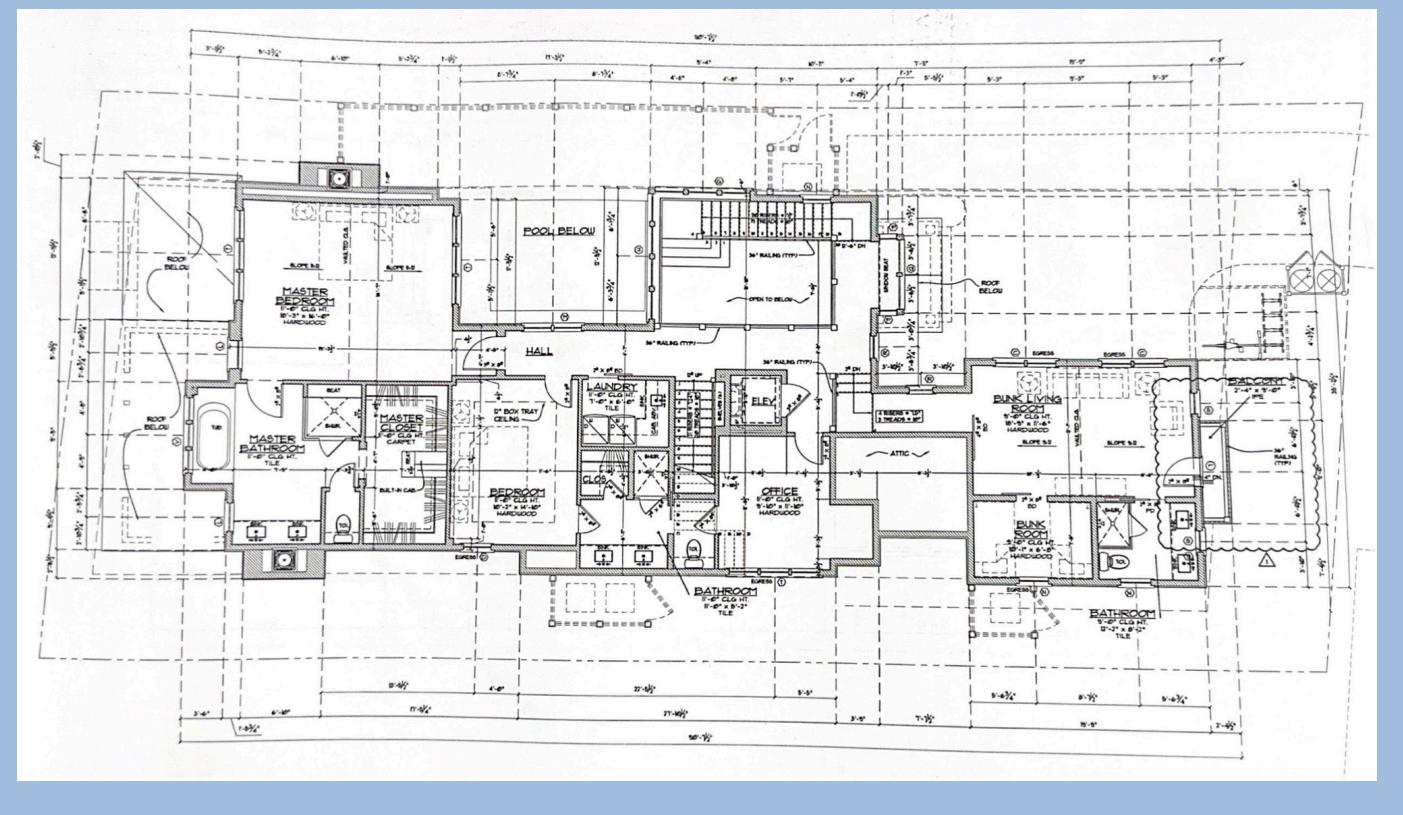
## SITE PLAN



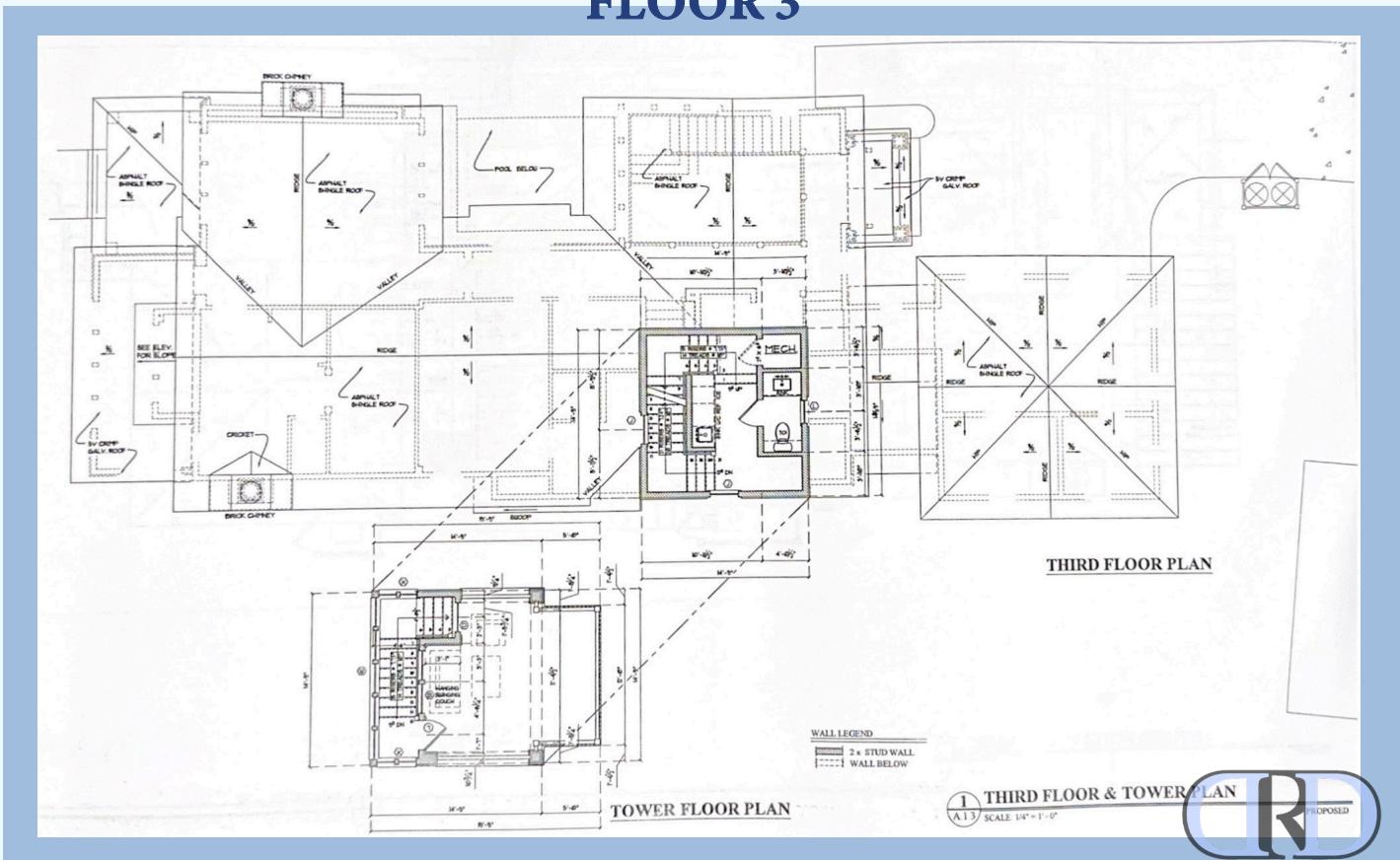
## FLOOR 1



# REVIEW FLOOR 2



# FLOOR 3



# EXISTING

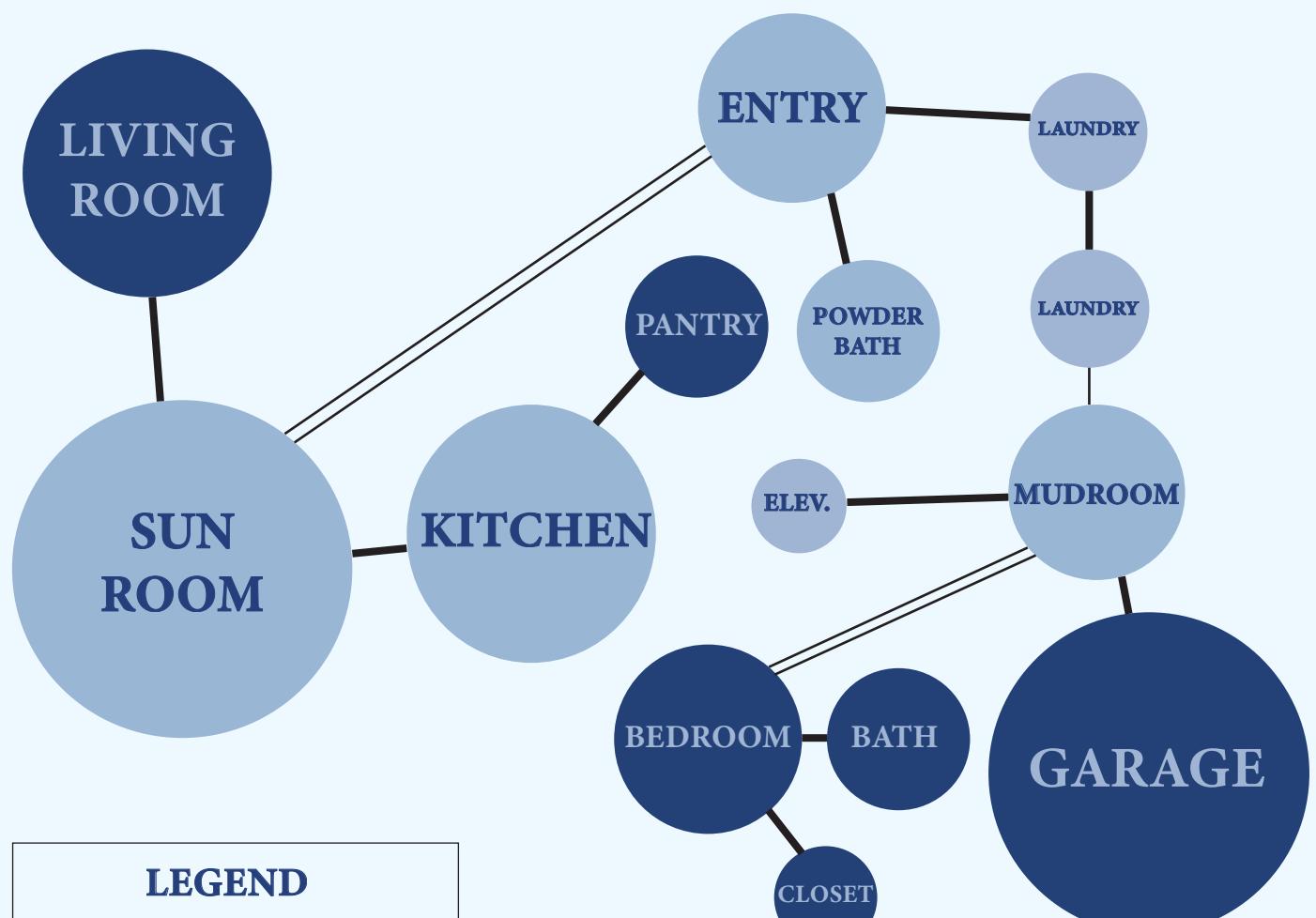


# PHOTOS



# BUBBLE

## FLOOR 1

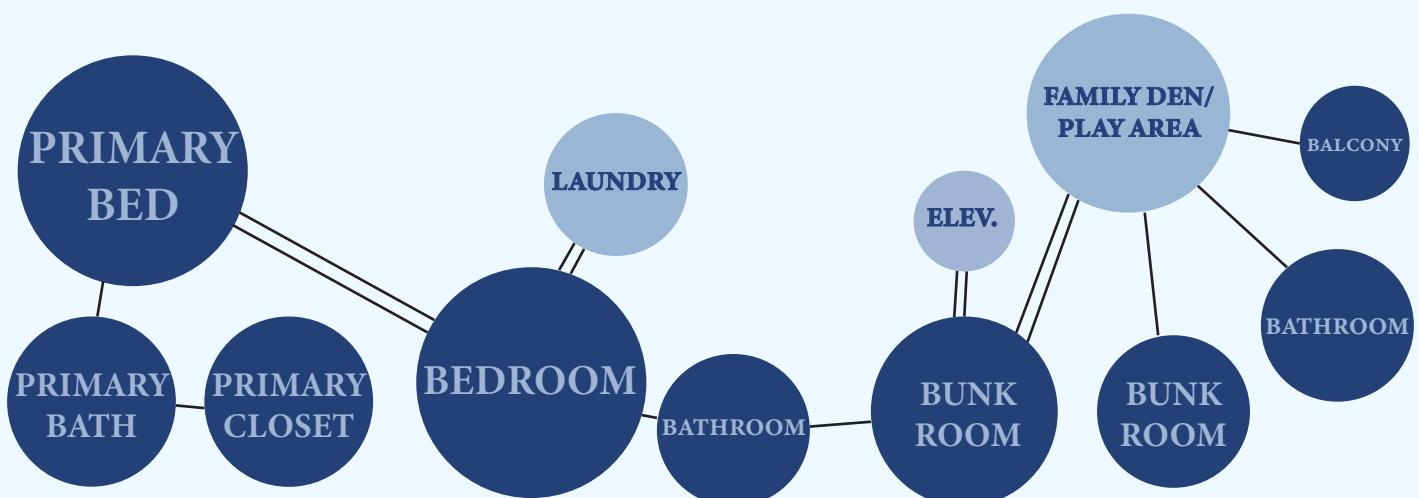


### LEGEND

- [Light Blue Box] = Public Access
- [Dark Blue Box] = Private Access
- [Single Line] = Primary Adjacency
- [Double Line] = Secondary Adjacency

# DIAGRAMS

## FLOOR 2



### LEGEND

- = Public Access
- = Private Access
- = Primary Adjacency
- = Secondary Adjacency



# PRECEDENTS

Let's get a visual of the coastal mood from other designers and their projects. Featuring Ashley Gilbreath, Maison Studios, and Urban Grace Interiors.



Movement of the straight lines utilized on the overhang and in front of the windows to course down the house and adding a feeling of circulation

Contrast of the stark white exterior to the dark brown gutters creating framing to the utilizing minimalistic lines

Pattern of the stone in front of the house as a statement compared to the monochromatic exterior

Focus on the windows which are tinted an aqua blue hue



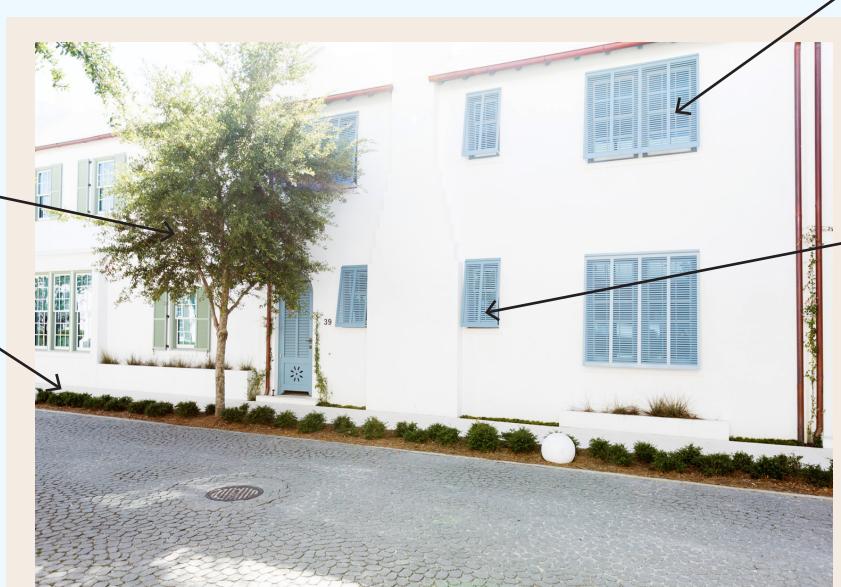
Maison Studios, Alys Beach  
(Different Project)

Maison's exterior of their Alys Beach project (above) incorporates a lot of movement, with a lot of straight lines shown with the gutters and the wood beams over the patio overhang, and in front of the second level window on the mini balcony. There's also a plant bed surrounding the house acting like a border, giving that edge to the house for a grounding aspect as stark white can visually be excessive on your eyes. Urban Grace Studios exterior of their North Charles project (top right) is very white, as it is located in Alys Beach. Having the light blue contrast with the white and really tie in that coastal theme even before you step into the door is crucial, and gives that pop of color that draws your eye to the home. Having a plant bed as well that acts like a border around the house helps with rhythm and cohesiveness of wrapping around the building. Ashley Gilbreath's exterior of the Windward project (bottom left) is unique in the way that it adds elements of both the green and white into each other so that the home balances and is contrasted to draw your eye to every part of the home. White is added to the borders of the windows in the top half, while green is added to the white in the bottom half with the plant bed. The pattern of the tiles on the floor also is extending outwards, subconsciously guiding you easily through the exterior. All three homes do a great job at splitting the home up with contrasts of its colors and balance so that you're looking and panning over the whole home with ease, instead of one element sticking out and cluttering your visual. Each project also lines the home with a plant bed, a great use of space to allow the ability of making the home seem like it pops from the ground and adds a visual appeal to a solid color residence.

# EXTERIORS

Emphasis on the tree right in front of the door, catching the viewers attention to almost pull them in

Rhythm of the plant bed below continuously moving, acting as though it's a boarder



Contrast of the pastel blue windows and door to the monochromatic wall of the residence

Balance with the windows on the right of the wall, as they're split and distributed equally across

Balance of white elements being added to the green, and green being added to the white

Contrast of the house being split in two colors, adding layers to the house



Symmetry of the top layer windows

Pattern of the tiles leading outward to invite you out into the space



The rhythm with the horizontal lines on the ceiling running along the room, is tied in with the horizontal lines across the base of the island



Contrasts to use such a dark floor to offset the balance of all the monochromatic walls and appliances

Symmetrical beams that bring the room upward, feel more elongated and giving an open, inviting, even and aware space continued down through the fixtures being symmetrical over the counter

The texture of the woven island counter seats is a contrast to the smooth marble island counter, adding variations appealing to the eye

The kitchen is quite honestly the heart of the home. So many gatherings, late nights, game nights, or even dance parties, take place in the kitchen. However, it has to be done right for it to be functional. Ever heard of “too many cooks in the kitchen”? By creating the right square footage of operation from the fridge to the sink to the stove, you’ll be able to fit the individuals you’re accounting for in your space easily. It also helps to have natural lighting, color, and workspace. With Maison Studios’ WaterSound project, there is a large island with plenty of natural lighting and task lighting angling towards the kitchen, allowing for optimal light 24/7. For Urban Grace’s North Charles project, there are yet again two fixtures for task lighting, and plenty of island space. In Ashley Gilbreath’s Windward project, she has spread out the workspace however is taking advantage of all of the natural lighting just as much as the other two projects. Another large similarity is the fact that all three used wicker chairs for their stools at the islands. It brings in the coastal theme for balance, but also helps to contrast with the kitchens since all three made the kitchens monochromatic. Paneling is another element utilized in all three projects, as it adds dimension to the space and gives you that visual weight to the area, with a subtle frame to the piece. However, I believe a kitchen would work best with a durable material for where people’s feet will hit underneath the counter. All of that nice paint, white ship lap, and framed paneling can be easily ruined, especially if the kids were to rub sand up on it with their feet. 287 Words

# KITCHEN

The movement of the hood still having cabinets and being raised above what surrounds it adding the kitchen to have an ability to flow

The contrast of the warm chairs to the cool feel of the space highlights the seats and invites you in



The entire kitchen is symmetrical alluding to a tidy feel, which is important for a workspace

Natural light reaches every inch of the room, making it feel like a natural and sincere area

The contrast of the warm chairs to the cool feel of the space highlights the seats and invites you in

The contrast of the warm chairs to the cool feel of the space highlights the seats and invites you in



Two different fixtures adding layers, dimensions, and length to the room

Balance of the brass border on the hood and all of the handles



The symmetry of both the mirrors, counter, and carpet make the bathroom feel cohesive and calming

The contrast of the darker gray frames to the monochromatic wall allows for the mirrors to pop out of the wall

The balance of the carpet and counter-top being a similar hue and both running horizontally adds levels to the space

The pattern of the carpet's diagonals opening up towards the counter almost invites you towards it



Urban Grace, North Charles

Aside from the primary bedroom, a primary bathroom goes hand in hand. Yes, more time is spent in the bedroom, however especially in a beach home a lot of times people are getting ready to go out and have fun, need space to dry off their swimsuits, dry off, clean your hair, and more. With Urban Grace's North Charles project, the bathroom is very sophisticated and balanced. The same color utilized for the counter top is then used in a rug below, grouping and creating a sense of hierarchy. For Maison Studios' WaterSound project, their bathroom is uniquely yet still symmetrically shaped so that it gives it a lot of character. The frames almost resemble corals on the beach giving emphasis and a subconscious thought of tranquility, yet it's coincidentally very subtle. With Ashley Gilbreath's Windward project, the bathroom is very simple. The mix of both the hexagonal and marble tile patterns are definitely unique, however since they are the same color and both cause movement; the floor guides you across and the wall guides you around, it works and they contrast each other nicely for balance. The movement of the darker minerals give the bathroom a luxurious feel, and definitely more so than the other two bathrooms. Laurie is aiming a bit more for a luxury feel throughout the residence, so it's most likely a bit of Ashley's marble and easy flowing design will be considered, but not without the playfulness of Maison Studios or the balance of Urban Grace's.

# PRIMARY BATH

Symmetrical, ties the vanity, mirror, fixtures, handles on the cabinetry, into one collective unit that your eyes can distinctly view of even distribution

Harmony, the horizontal ship-lap paired with the 2 horizontal faux drawers and the 3 middle drawers



Texture of the mirror frame jutting out and using wavy movements, reminder of corals and the ocean and a prominence to the bathroom

Contrasts of the lighter hue of the blue cabinetry compared to the distinct white wall

Movement of the darker minerals in the marble giving a layered atmosphere to a luxurious feel bathroom

Pattern of the hexagonal tile compared to the marble wall



Balance of the vertical lines present in this little side table, and the lines ending the tile on the wall

Contrast with the border of the bathtub being steel, grounding the room



Balance of the nightstands, fixtures, and identical shades to simulate the cohesiveness of the space

Pattern of the bed sheets allow a visual weight added to the room to highlight the main focus



Contrast of the white from the gray and green color present in the pillows, shades, and carpet

Rhythm of the horizontal shiplap on the walls and the vertical lines on the carpet, alluding to the feel that the room is bigger than it is

Maison Studios, WaterSound

Now if not the most important, the primary bed. This is what's going to make the clients feel like their new "home away from home", where they can sleep and relax peacefully at ease. All three of these bedrooms are very different, but all tie in with their design intent. Maison Studios has a brighter blue hue flowing throughout the space, incorporated in the pillows, curtains, shades, and rug for balance. Having the shiplap on both the ceilings and wall run through to almost give the illusion of the space feeling larger, while paired with the vertical lines on the rug also achieving the same illusion, makes the space feel very open and inviting, which is the vibe one would want in a new home. Urban Grace's is unique in the fact that even though there's two large furniture pieces in this room, they blend in so cohesively with the intent of symmetry due to the two sets of three pillows. However, even though there is quite a bit going on, it feels as though something else could be added. So, making sure the clients don't feel that way is important as well, as you don't want them to feel as though something is missing. For Ashley Gilbreath's, the hierarchical movement of the wicker baskets above the headboard is very innovative. Taking something commonly loved locally and giving it the effect of a wave is extremely creative. The texture and flow of the bed skirt too ties in with this theme of movement, again feeling like the waves of a beach, and also grounding you to the floor.

# PRIMARY BED



Movement of the elements used helps to pan your eyes naturally through the room

Contrast of the cabinetry to the white appliances



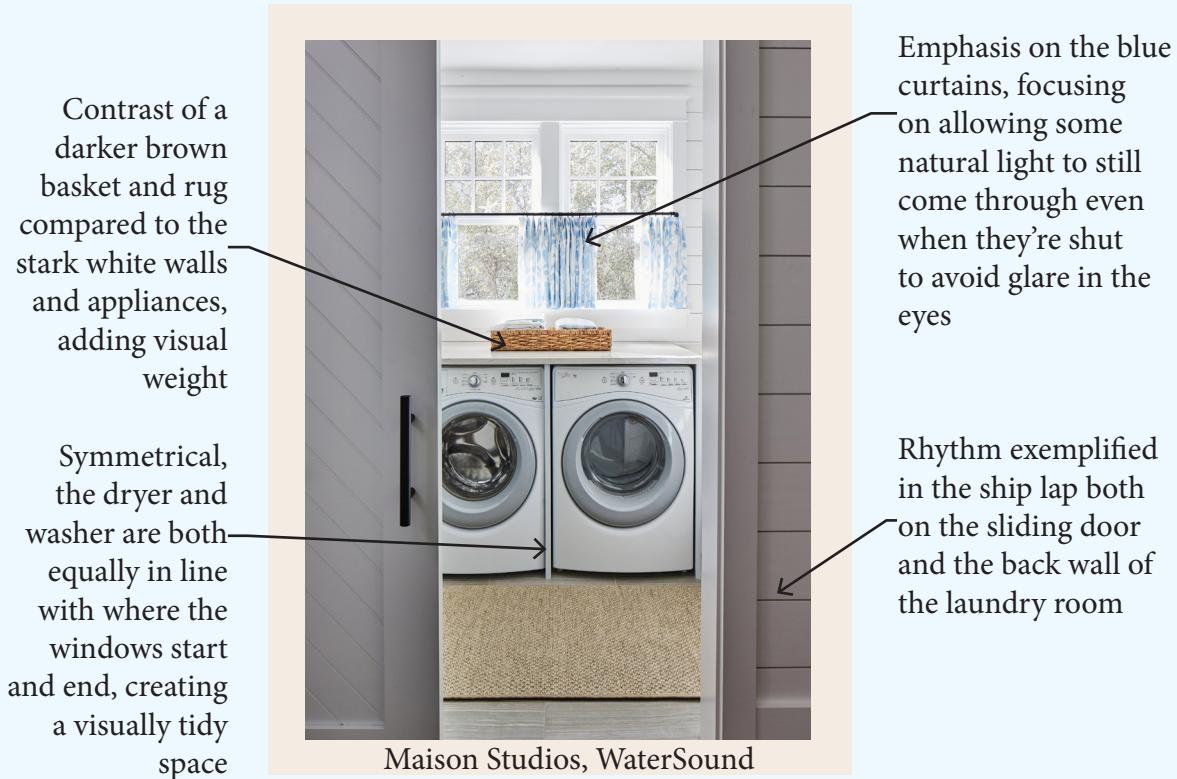
Ashley Gilbreath, Windward

Pattern of the wallpaper extends the wall upwards as the Bismarck palm pans upward

Balance and unity of having the actual plant in the room in addition to it being on the walls

For the laundry/mudroom, since this is a beach home close to the water, having an ideal space to clean off, dry off or wipe the sand off of your feet or hair, is crucial. Especially if Laurie wants her home to maintain that luxurious feel, having sand float through the house is not going to upkeep that look, and it's best to find a way to reign in before it even starts. Ashley's laundry room is gorgeous, and extremely creative with the pattern of the Bismarck palm which expands upwards, making the wall almost seem taller with more room. The painting above the sink with a focal light is perfect as well for their love of art, and some inspiration for how to fit their interests around the home. However, looking at the bottom cabinets in the corner where the two sides meet, might cause an issue. If one of the cabinets is open and you need something from the other, creating cabinets that won't easily collide or get in the way of each other is crucial for keeping the home relaxed. Maison's is very calm and easy on the eye, with the patterned curtains only over half of the window, so even if you need to close it due to glare there's still natural light coursing through. Urban Grace's is so spacious and really took into the account of having to maximize it. Having the cabinets expand vertically helps to lengthen the walls, however more could have been added to liven the space up more, such as potential artwork. It is a little dull, and has plenty of opportunity to add onto instead of every inch being a cabinet. Trying to find the right amount of something for someone's needs is important, that way they don't feel like they're ever either missing or needing something that the house lacks.

# LAUNDRY/MUDROOM



Natural lighting throughout the entire room, allowing for that unrefined formal feel for a dining room without having to rely on artificial lighting

Texture as the wicker is used in both the chairs and as candle holders on the table, allowing the texture to move from the floor upward



Every single element in the room conducts a different feeling with the varying patterns, however is still cohesive, making the space perfect for fun gatherings

Balance and unity of having the actual plant in the room in addition to it being on the walls

The dining room is known for being a bit more formal than a kitchen, creating a lot of memories around a simple table during special occasions, holidays, or simply if you're wanting to use that space on a certain night. Keeping that slightly formal feel however still very relaxed, especially as this is a beach home, is hard to accomplish, but looks amazing when all is balanced in the end. Maison Studios is so unique in the fact that so many different patterns and textures are taking place in this one room, however they are cohesive as they all are similar hues and complement one another instead of a stark contrast. Urban Grace's has a much more luxurious feel than both other projects, especially with having the movement of the chair covers reach the floor with an eloquent framing border. The simple paneling on the walls leading into this room is a very subtle yet poignant aspect for the exact feel of a beach house dining room. Not to mention as well the emphasis on the ocean framed artwork that is sitting directly above the dining table, and is what you face as soon as you approach the room, reminding you again of the peaceful tranquility of a beach home. Ashley's is very simple, and is rooted a lot in more grounding and natural materials, such as all of the wood in the frame of the photo: on the chairs, beams, and the wood floor. Depending on the exact client's needs, any of these are perfect in any given setting and can be transformed to fit whatever feeling the client wants this room to invoke when guests walk in.

# DINING



Natural lighting to make the outside feel as though it's inside

Patterned pillow helping to compliment the room instead of standing out

Emphasis on the mirror elongated the wall

Striped chair to compliment the monochromatic chairs on its left



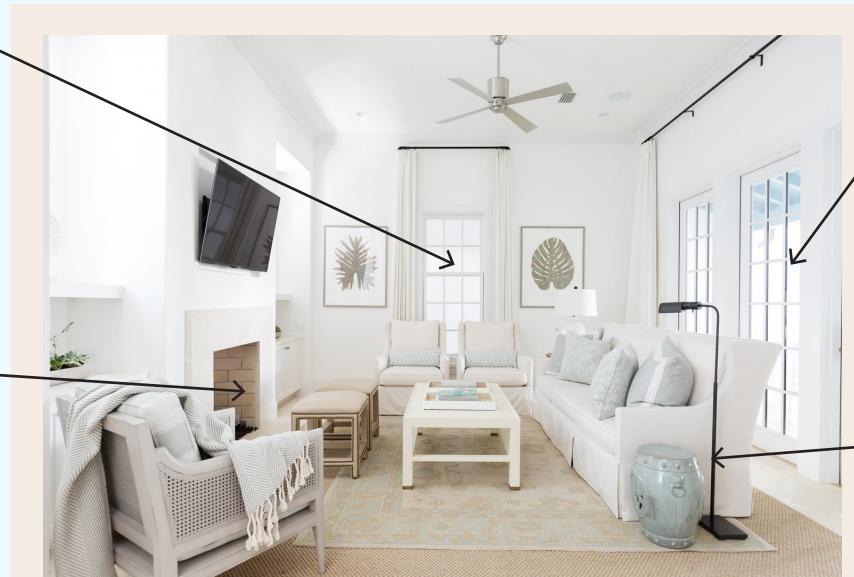
Ashley Gilbreath, Windward

The living room is a place for the family to gather, talk about their days, debrief, plan the next outings or events, talk with family or friends, or simply sit down with some cozy music and read a book listening to the waves. Having natural lighting and a lot of windows for a beautiful visual view is important in a living room, as a lot of time spent in a home is where the family can all gather comfortably together. Ashley's project utilizes an angled mirror above the fireplace, almost feeling as though the room is elongated and larger than it appears, along with the beams adding to this illusion. Also having the patterns be repetitive in the pillows and chair helps to be able to visualize the entire room instead of one element sticking out harshly. Urban Grace's is very beige, however is lined in a way that adds dimension to the space. Black curtain rods contrast against the white walls, and this is even brought down into the fixture next to the couch, so the elements are hierarchical and your eyes can pan across the entire room with ease, coming across as inviting. Maison's project is full of life and color, however seems a little lost. It's almost as if too much is going on, however you can see the design intent behind every piece in this room. Patterned pillows are contrasted on each side with monochromatic pillows, so it's not a lot on the eye, but there just seems like so many colors to look at right away. Having this feeling probably isn't ideal for a beach living room.

# LIVING ROOM

Natural lighting, great for a living space to highlight every element in the room and feel connected when relaxing

Brick used for fireplace, to stand out in terms of texture but also being resistant to fire



However, a lot of windows needs to be considered because of glare, so having a thick texture of blackout curtains helps

Fixture to bring in balance as it is similar to the curtain rods

Urban Grace, North Charles

Natural lighting fills the space, allowing for a more home-like feel than artificial light

Many different patterns for visual weight, but are continuous in the space to still feel unified



Emphasis on the fixture that resembles a coral, reminding you of the ocean right outside

Variety of the contrasts and colors, but balanced with monochromatic colors to create a steady flow



Proportion of the three fixtures are entirely different however adds levels, volume and dimensions to the room

The couch, fixtures, ottoman and side tables creates a lot of harmony in the entire room



Emphasis on the view, as there's a lot of color added to the room just by glancing out to the exterior of the house

The pattern of the ottoman's lines cascading into the floor, bringing the room down to earth for that family den feel

A family den is a bit more relaxed than a living room, where the family can comfortably let loose and feel a bit more open compared to the limitations that a living room sometimes can hold, since a living room is often found close to the kitchen and may feel constricting. Maison's utilizes a lot of visual weight and depth with the alternating heights of the wicker fixtures, as well as the couch cover adding movement and depth to the floor. Also adding the same pillow however in a different size to other parts of the couch really helps to balance and tie the whole aspect of the room together. Ashley's is very cohesive with the theme, as the color and texture of the blue chair is found in a pillow in the very right hand corner of the couch. Adding aspects of one element to another visually starts to pull all of these elements together, creating such a unified room where every piece feels like it has meaning. Urban Grace's displays a lot of personal preference and interpretation about how you can add a part of the client to the space. Seeing here how they added some tennis outfits that became framed to the wall, it helps to feel like a part of the client has become a part of the house, and vice versa. This is truly the definition of a home away from home that will want to be achieved for both Laurie, David, and their two children.

# FAMILY DEN

Emphasis on the back splash



Natural lighting highlighted in anywhere the chairs and couch are facing

Balance of the pillow and the chair color

Patterned blanket on the monochromatic chair for visual weight

Ashley Gilbreath, Windward

Emphasis on the framed tennis wear, inspirational if a homeowner wants to incorporate their interests onto walls



Texture and movement of the cascading couch cover, bringing the piece to the floor for grounding

Wood ceiling beam to help add not only support but framing for a cohesive feel and visual weight

Wood tabletop for balance with the rest of the home, also ties in with the ceiling beams

Urban Grace, WaterSound





Now for the guest baths. Although not for the primary residents, guest rooms are equally as important, as you always want your guests to feel as comfortable as you would in your home. Creating a space that feels inviting, comfortable, and relaxed is important for those possibly not used to being in the home as much as the primary owner. Ashley's vanity is beautiful and really helps to highlight the importance of this room while simultaneously feeling very luxurious. There's a lot of vanity space and the lights mounted to the mirror help to create a very natural lighting, instead of a harsh ambient that sits in the ceiling. Maison's does a great job at balancing the brass that was utilized in the bunk room and bringing it into the bath with the fixture above the mirror, really tying and unifying the two rooms even though they're separate. The patterned tile on the floor also acts as a great contrast to really help the rest of the bathroom stand out, since the rest is very monochromatic. The blue tray in the middle of the vanity that simulates waves is also a great incorporation of the environment outside for emphasis. Urban Grace's is very simplistic, however the balance of using the same color of the fixture on the ceiling onto the tiles of the bathroom floor completely ties the entire room into one. The bathroom itself from the picture seems very vertically elongated due to its small space, so helping to tie in the ceiling and the floor together helps to make the height not so intimidating.

# GUEST BATH

Brass of the fixture, framing around the bunk beds, and knobs unify the bathroom and bedroom



Emphasis of the pastel towel as a motif of the beach

Movement of the wavy lines in the blue tray alludes to the waves of a beach

Pattern of the tile adds a contrast and pop of color to the counter



Emphasis on the fixtures bold color raises your eye, adding layers

Symmetry of the mirror and counter

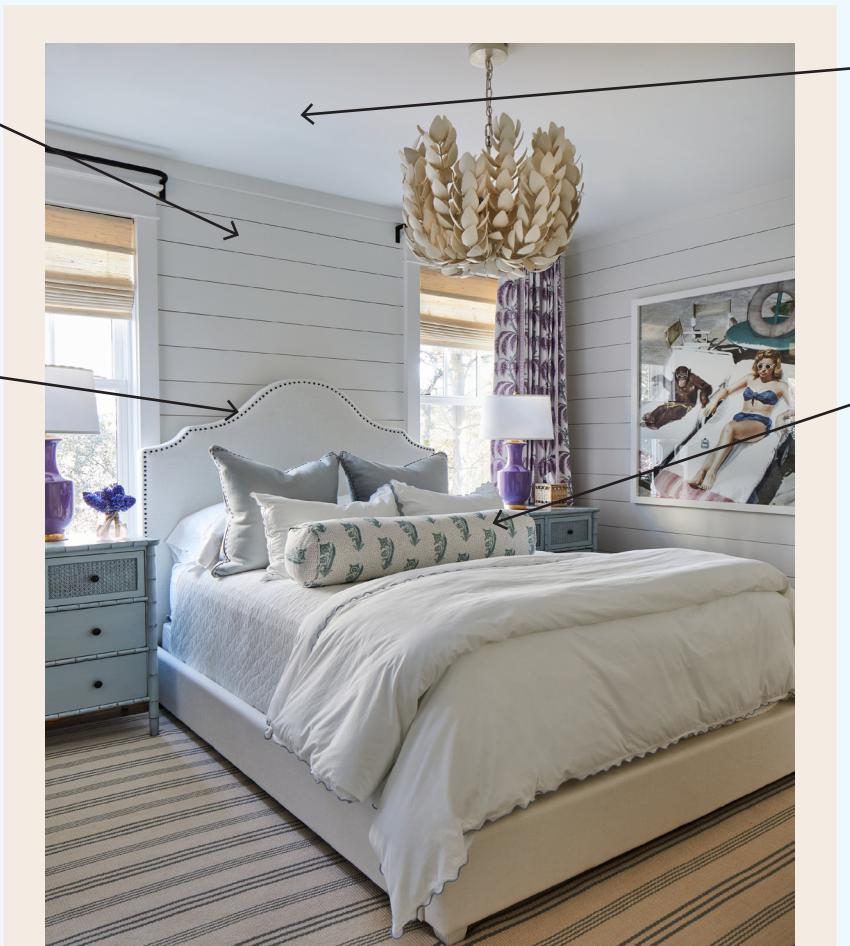
Paneling on the cabinetry to add visual depth and weight

Balance of the flowers on the tile and the fixture being the same color



Rhythm of the ship lap moving continuously throughout each wall of the room for cohesiveness

Movement of the headboard to guide the eye throughout each point in the space



The entire room is symmetrical, allowing the room to always feel tidy and cooperative

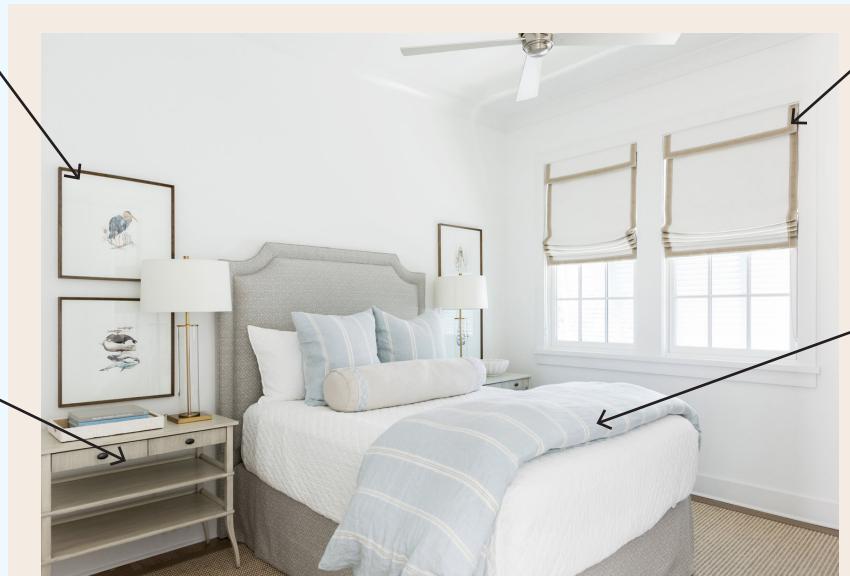
Pattern of the curtains and the pillow on the bed gives emphasis with accents to add visual weight

Just like the guest baths, there's the guest beds. The guests should feel comfortable in this space, as for them it's essentially a home away from home as well. Where one sleeps is full of vulnerability and rejuvenation, so making sure the room exemplifies all of these needs is crucial for the guests. Maison's has a large emphasis on the beach, as the fixture resembles a lot like some sort of seaweed or coral found in the ocean. The ship lap combined with the carpeting in regards to their continuing horizontal lines helps to guide the eye around the room, making it feel all encompassing and safe. Urban Grace's is very neutral and relaxed, and does a great job with balancing different elements of the space. The pillows and the blanket utilized on the bed are both the same pattern, and almost give the effect of the bed cascading downward through the vertical lines, making the bed seem longer and more comfortable. Also keeping both of the sides of the bed symmetrical with the fixtures, shades, frames, and side tables helps to unify the room together. Ashley incorporates a lot of movement into her project, where the bed skirt is flowing down to the floor simulating waves, yet also making the bed feel grounded. The base of the fixture on the dresser also ties in with the color of the carpeting, allowing your eye to naturally catch all elements of the room. This is ideal for a bedroom as this space should not invoke a sense of feeling overwhelmed or like there is too much to look at.

# GUEST BED

Balance of the side tables, shades, and frames being equally distributed on both sides of the bed

Wood of the bed side tables adds a natural element to a very gray and light room



Framing of the shades as contrast from the darker borders

Pattern of both the pillows and the blanket tying both ends of the bed together

Urban Grace, North Charles

Pattern of the pillow and the curtains

Movement of the bed skirt



Balance of tan from the carpet brought up from the base of the fixture

Contrast of the bed from the tan floor

Ashley Gilbreath, Windward



Darby Reese Huber  
CADS 3200  
Section 3

