



STERLING | HUDDLESON
ARCHITECTURE

DATE: 02.22.19

PROJECT: 5 Sand & Sea, Carmel-by-the Sea, CA

- 1) Concerned with light intrusion to the beach and to the south.
 - Provision included for solar tracking UV blinds
 - Low E, laminated glass to reduce glare
 - Living room windows canted (sim to air traffic control tower) to reflect any light downward to the ground.
- 2) Concerned that the mass "looms over the beach".
 - Structure appear as single story from the beach
 - The beach is 7'-10' + lower than the building site...it's impossible to avoid
- 3) Concerned about the height.
 - Proposed structure is predominantly 2 feet lower than max height & 6" lower at its highest point
 - 50% of the upper roof was reduced/removed
 - Office was lowered 1 foot
 - Eaves along North elevation removed
- 4) Complicated wall angles need to be simplified.
 - Only 3 angles in upper floor visible from the exterior
 - The design responds to the angles of the site & building envelope
 - Lower floor angles are mostly below grade and unnoticed from exterior
- 5) Take into consideration proximity to Lot 4.
 - New planting buffer created
 - No changes to number 4 pathways/ramps/planters/curbs
 - Windows reduced/removed along North elevation
 - Note: Lot 4 orientation is North west to Pebble Beach
 - A new view of Southwest to beach has been created by moving proposed house east
- 6) Use materials that will weather.
 - Carmel stone walls
 - Cedar posts/windows/doors
 - Integral color earth tone plaster
- 7) The design should reflect an extension of the natural environment.
 - All existing hardscape between house and beach has been removed, in turn extending the natural dune environment
 - Exposed post and beam architecture, midcentury styling, simple massing wrapped in cedar and stone
 - Stair stepped, Carmel stone lined planters and living roof at garage integrate the architecture into the site
- 8) The design should integrate into the dune view.
 - All existing hardscape between house and beach has been removed increasing the natural dune environment
 - The lower floor has been set into the site creating a single-story appearance
 - Stair stepped, Carmel stone lined planters and living roof at garage integrate the architecture into the site