



NORTH PALM BEACH HOUSE

North Palm Beach, FL

Residential Architecture

This project is a new vacation home in an established North Palm Beach neighborhood for a family whose primary residence is in Washington, DC. As empty nesters and with their two children no longer living locally, the parents decided to construct this new home to allow a place for their family to reunite.

The design of this residence is based on the resolution of the following issues:

Site/Zoning

The property has two distinct orientations - a public street towards the south and a lake towards the north. While the common model for many residences in this area includes a circular driveway at the street side, the owners' desire for extensive gardens resulted in the elimination of this extensive paving. This street side garden also highlights two existing live oak trees. All plant selections are indigenous to North Palm Beach and a central fountain produces white noise to mask the street traffic. The one story garage/loggia wing of the residence spatially encloses the garden while allowing for covered circulation from the street to the front door. This one story element is also in response to a highly restrictive zoning regulation that establishes different setback requirements for the first and second floors. At the north side, a central lawn with a swimming pool/terrace at the east edge allow for family activities adjacent to the lake.

Program

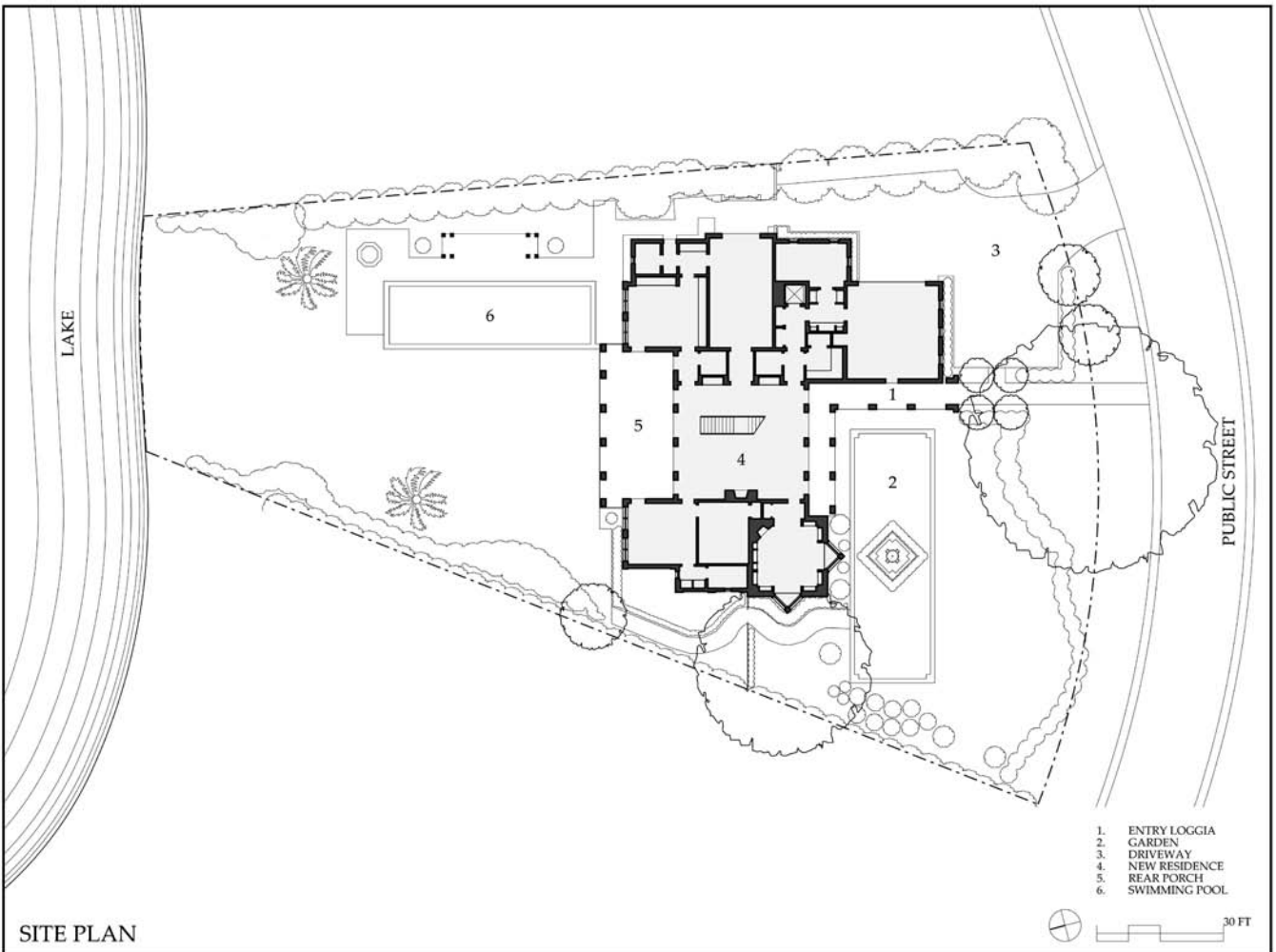
Interior programmatic requirements centered on a living room, dining room, kitchen, library and four bedrooms. Exterior requirements included extensive porches, gardens and a swimming pool/terrace. The first floor is organized by a central living room that connects the two distinct sides of the property. This large room is divided by a steel, wood, and glass stair that spatially extends the exterior loggia. The second floor is organized as a single loaded wing, housing the four bedrooms, each with access to the rear porch.

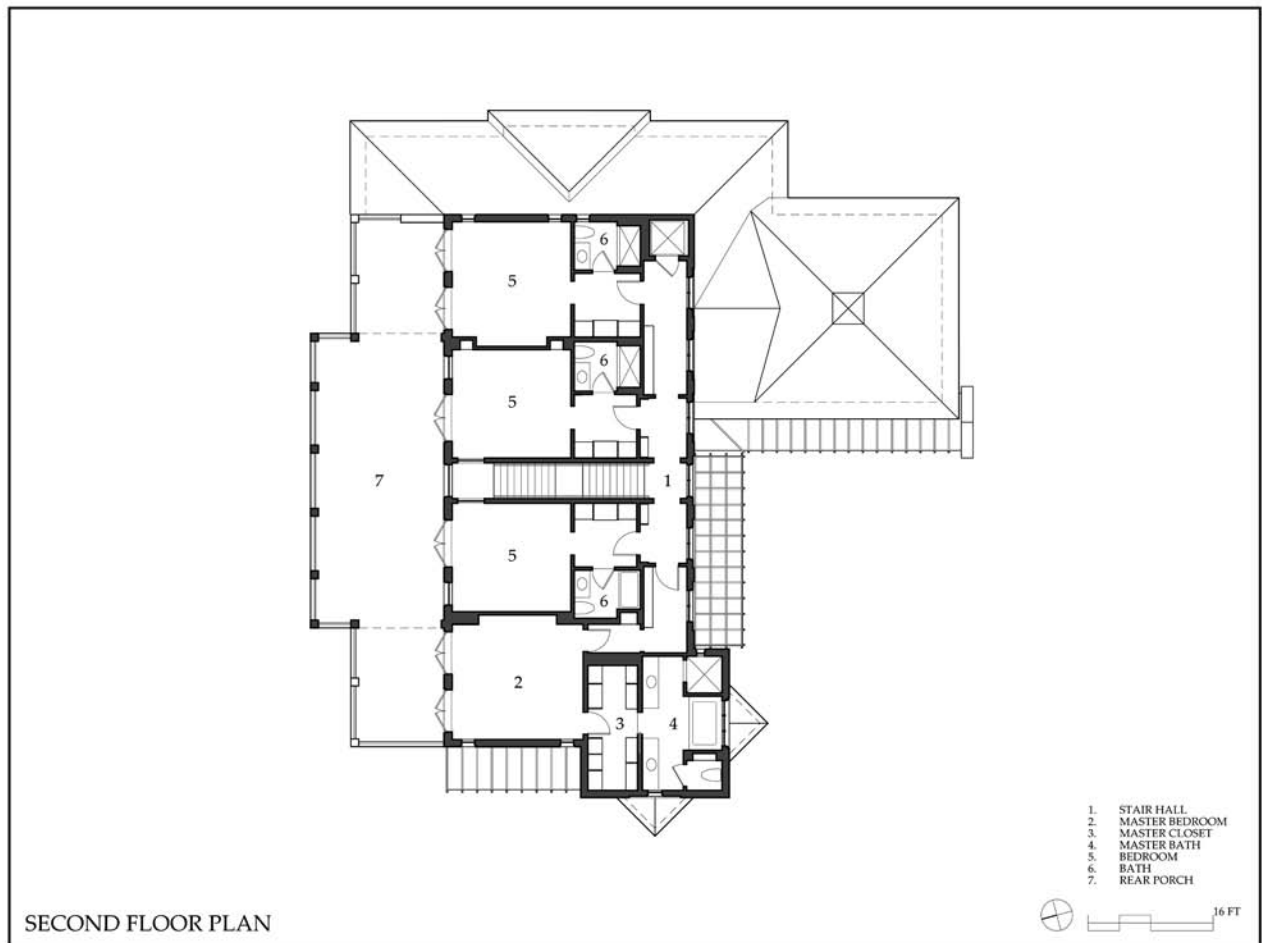
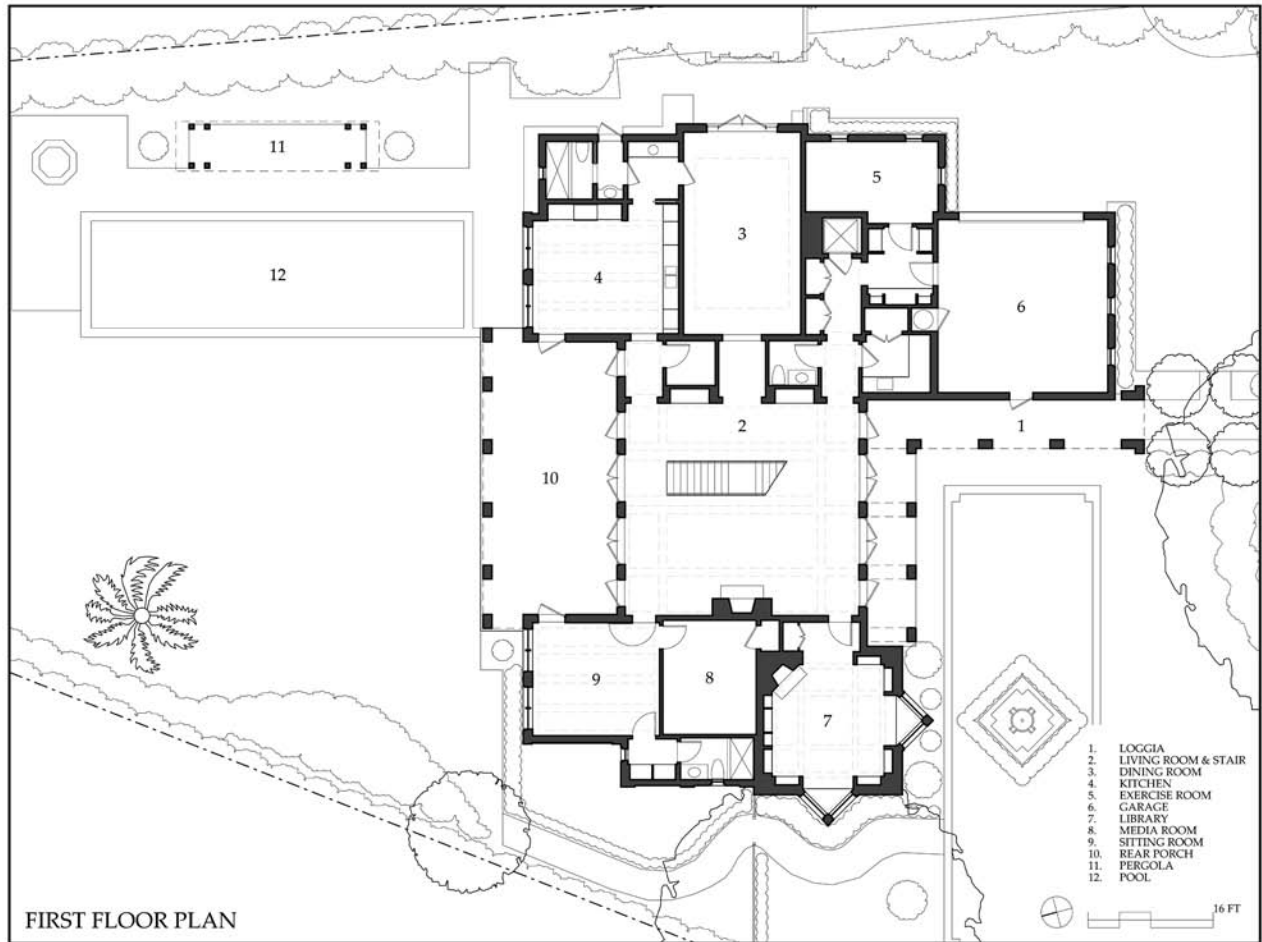
North Palm Beach environmental and maintenance issues

In response to hurricane related conditions, the residence includes a complete concrete structural system, hurricane rated doors, windows, and skylights, as well as integrated hurricane shutters. Sustainable design strategies include a high efficiency HVAC system, open and closed cell spray foam insulation, energy efficient doors, windows and skylights, and automated solar shades. Extensive covered terraces, cross ventilation, roof overhangs and trellises extend interior living spaces while reducing the use of cooling. Finishes were selected to minimize maintenance while being in context with Palm Beach architecture. These include exterior stucco walls, locally milled cypress trim and ceilings, clay tile roofs and stone terraces. Interior finishes include plaster walls, cypress detailing, and stone and wood floors.



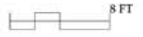
ENTRY GARDEN AND LOGGIA







SOUTH ELEVATION



ENTRY FACADE AND GARDEN



ENTRY GARDEN AND GARAGE/LOGGIA BEYOND



ENTRY LOGGIA



LIVING ROOM ENTRY AND LOGGIA BEYOND



SOUTH FACADE AND ENTRY LOGGIA



NORTH ELEVATION



NORTH FACADE



POOLSIDE TERRACE AND NORTH FACADE



REAR PORCH



STAIRWAY



LIVING ROOM



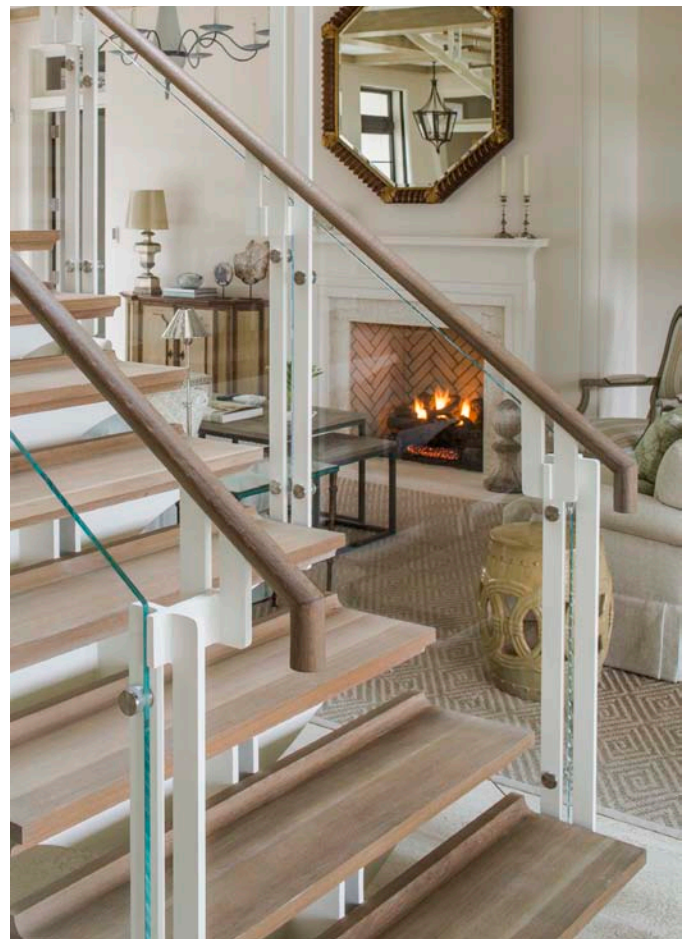
STAIR DETAILS



STAIR DETAILS



STAIR DETAILS



STAIR DETAILS