

# home design guide

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## Building or Remodeling a Home on the Beach

**Owning beachfront property is a wonderful dream:** Barefoot walks along the shore in your own backyard, the sound of the tides and the serenity that can only be inspired by the rising or setting sun on the horizon. Your beachfront home is a high-risk investment, though, and to many beach lovers, so worth the reward. Mitigate your potential risks with your beachfront home with a rock-solid engineered home design that will keep your family and investment safe:

### Invest in Protection:

#### *Protection from the Harsh Environment*

Your first concern should be storms. Depending on your location, beachfront homes in Florida must be engineered to withstand sustained 120 – 150 mph winds. Building with reinforced concrete is your best bet. Flooding is also a concern: FEMA (Federal Emergency Management Agency) and home insurance companies have prescribed raised floor height requirements. Raised floors have two additional benefits: better ocean views and natural ventilation.

The intense sun can be brutal on your home's roof, siding and windows. For these, invest in more durable and sustainable materials:

**Roofing:** Forget shingles. They bake and burn off too quickly. Use a reflective metal roof (as you will find on many coastal style homes) or a concrete tile roof that will last for years.

**Siding:** Fiber cement siding (simulates wood siding) is better than stucco. Stucco doesn't measure up because it is porous and tends to crack in the extreme heat.

**Windows:** Provide deep roof overhangs for shade and low "e" glass that protects against the sun's intense ultraviolet rays. Windows should be impact resistant, and although they may be aesthetically challenging, storm shutters may be required.

### Invest in a Lifestyle:

#### *Enjoying Your Beachfront Home*

I've heard from beachfront homeowners that the sounds of the waves lured them to buy, but the incessant sounds actually became annoying after a while. Take control and design your exterior walls with acoustical treatments and invest in acoustically rated doors and windows.

#### *Quick home design tips for a better beachfront home:*

##### **Views-**

Maximize them with lots of shaded glass

##### **Decks-**

Outdoor living areas to watch sunrises/sunsets

##### **Outdoor Showers-**

Rinse off sandy bodies and feet

##### **Indoor Décor-**

Cool colors that echo nature: Sky blue contrasted with bright white, sand (neutral) and Sawgrass (infuse with light green accents) and an occasional bold yellow for a punch of color

##### **Beach Storage-**

Owner's closets on the ground level

##### **Landscaping-**

Heat tolerant plants that grow well in sandy soils

Pull it all together with the right floor plan design with indoor living spaces that fit your lifestyle, fit your budget and that take advantage of the incredible views that only nature provides. ●

## Do you have questions about home design or remodeling?



Contact Tony at [twereimeichik@canin.com](mailto:twereimeichik@canin.com) or visit his company's website at [www.canin.com](http://www.canin.com). Years of research in custom home design, remodeling and home building has led Tony Weremeichik, Principal of Canin Associates' Architectural Design Studio, to be a strong advocate for home buyers and home owners to get the best design and construction value for their money. He leads clients and builders through a well-orchestrated design process that provides his clients with the utmost attention and creative design solutions.



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