Manhattan Beach House

Manhattan Beach, California

In a Southern California beachside neighborhood, where 3-story houses are densely packed, Manhattan Beach House is intended to provide a spacious, peaceful feeling, offering an experience close to nature throughout the interior of the building itself. Behind the street front, the volume of this house dissolves, with glimpses through openings between floors and between distant rooms. Though the surrounding buildings fill nearly all of their parcels, these openings bring natural light deep into the house.

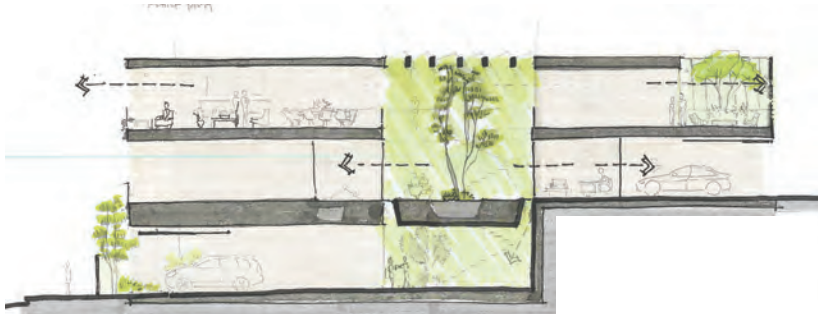
Though like all houses in this neighborhood the street front is narrow, the facade wraps into the sideyard, to provide a sense of depth to the appearance from the street, as well as to soften the experience of entry. Circulation within the house is through tall connecting spaces, particularly the entry and the courtyard. Entry is through a screened semi-outdoor garden space, leading to the 2nd floor main entrance.

The second floor screened courtyard is open to the sky and includes a small garden and fountain. A large maple tree is a reminder of natural time and the seasons. The courtyard is visible throughout the house, whether moving along the length of the house or up to the third floor main living level.

At the third floor living room, sliding glass barn doors open to a deck with a panoramic view. Along the entire length of the house, a slot of space sneaks through all the third floor spaces, and aligns with a narrow street which runs toward the beach, allowing a distant view of breaking waves. The third floor living spaces adjoin a lap pool and vertical garden open to the sky. From the farthest, highest part of the house, at the end of the pool, one can look across the water in the pool, through the house, to the ocean beyond.

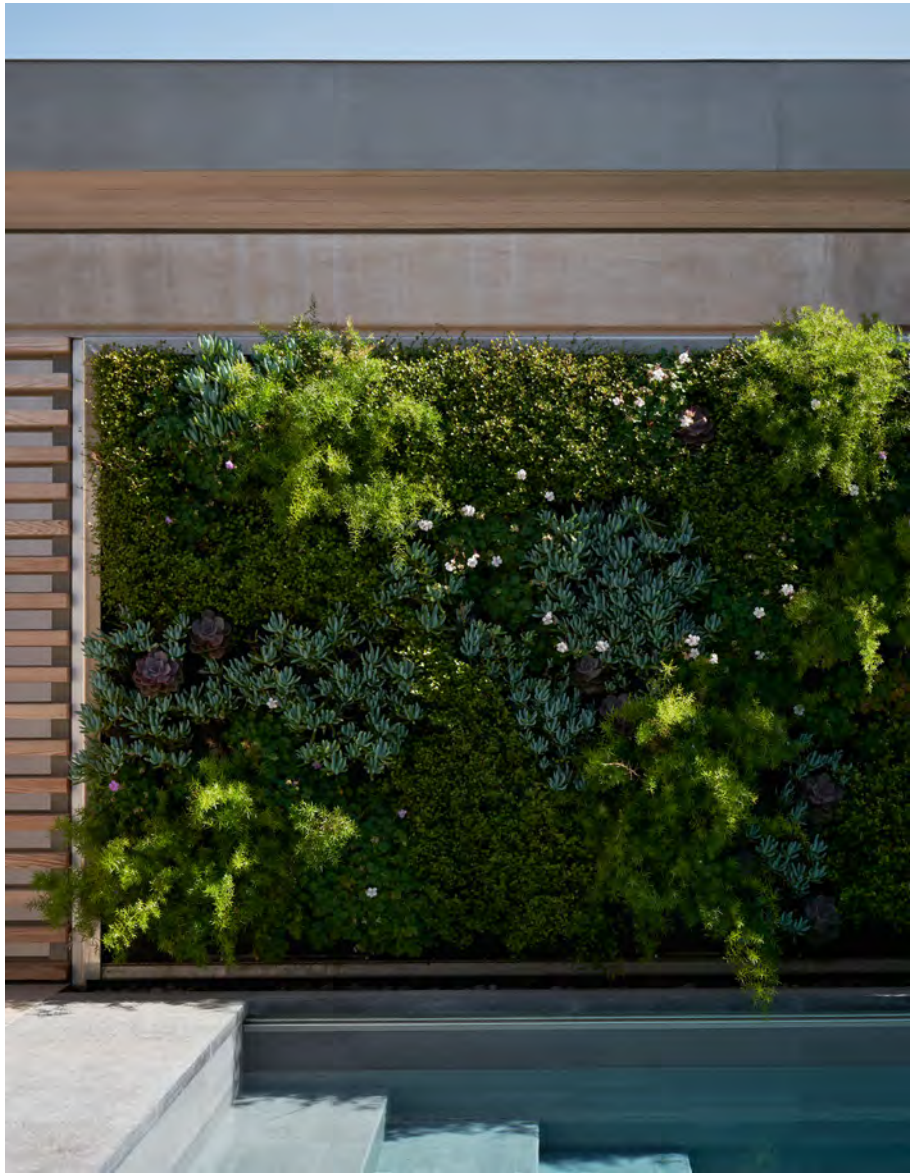
PROJECT TYPE	Single-family residence
COMPLETED	August, 2021
SIZE	6,000 square feet

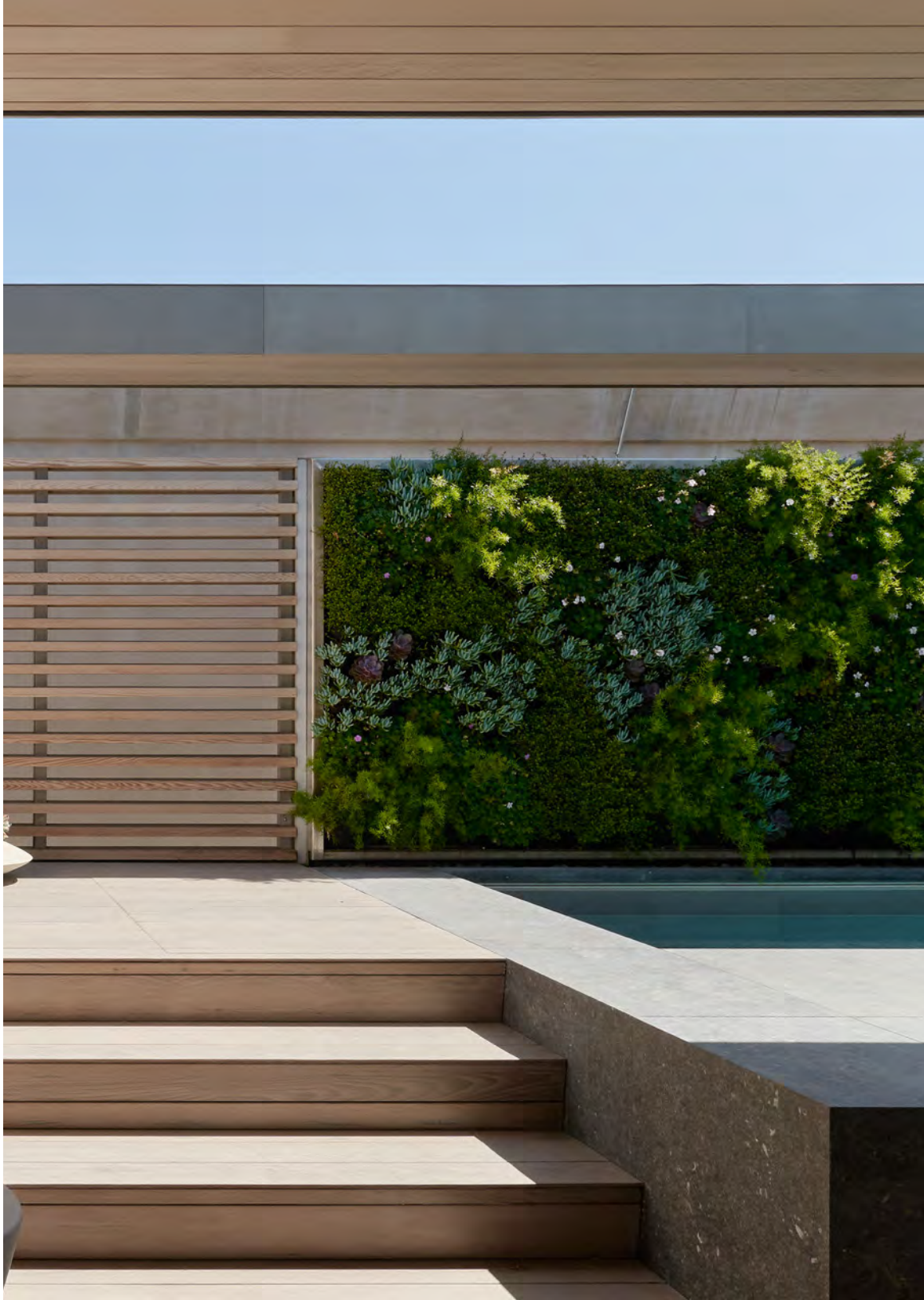
DISSOLVED EDGES LIVING SPACES CLOSE TO NATURE AND NATURAL LIGHT



DISSOLVED EDGES CENTRAL COURTYARD

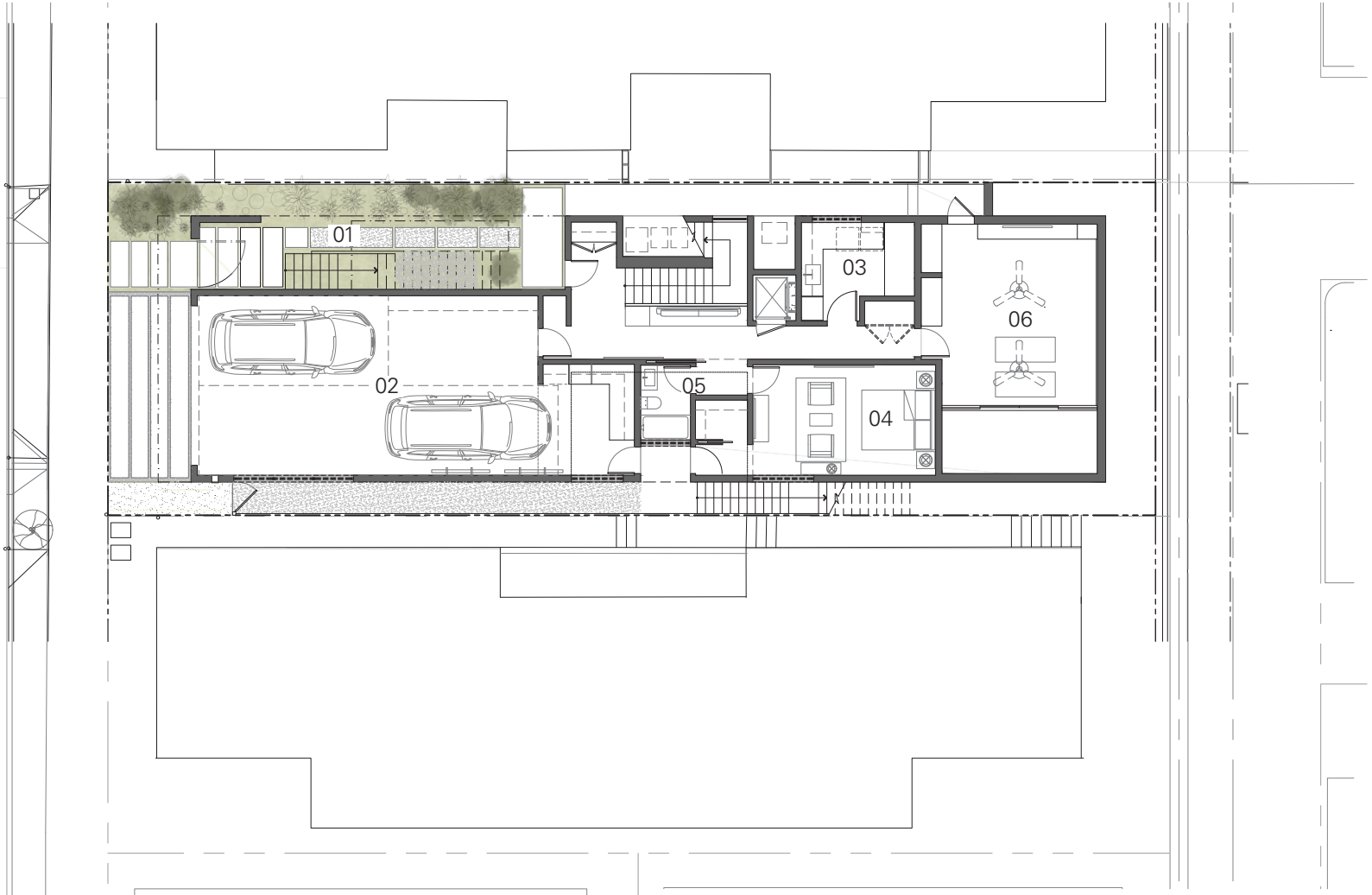
Second floor screened courtyard is open to the sky and includes a small garden and fountain. A large maple tree is a reminder of natural time and the seasons landscape.



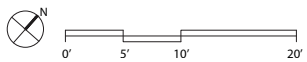


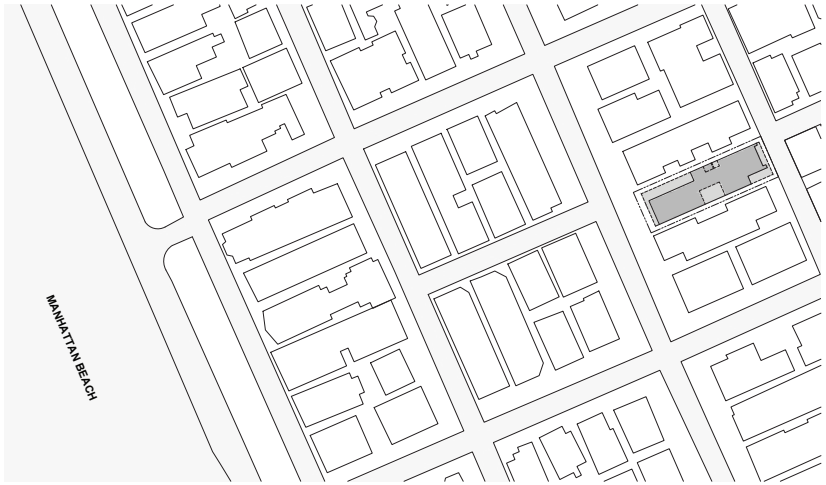
DISSOLVED EDGES CONNECTION TO LANDSCAPE

The third floor living spaces adjoin a lap pool and vertical garden open to the sky.



01 ENTRY COURT
02 GARAGE
03 LAUNDRY / MECH RM
04 GUEST ROOM
05 BATH
06 GYM

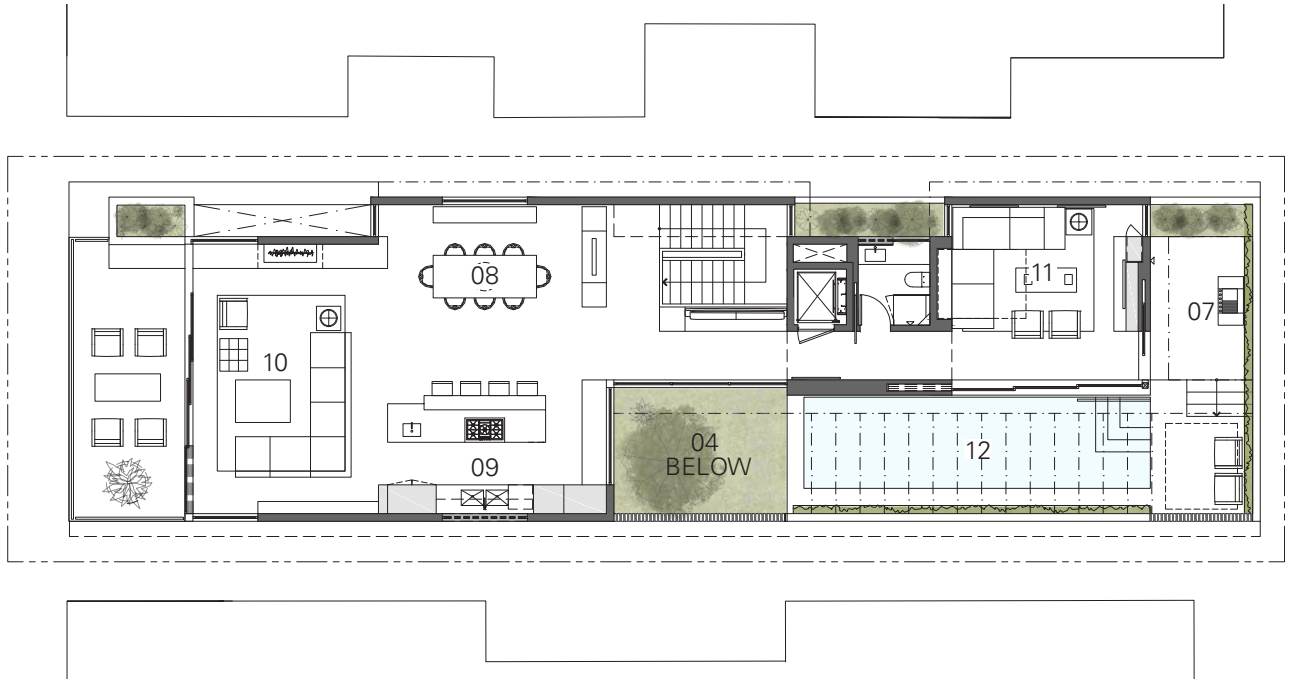




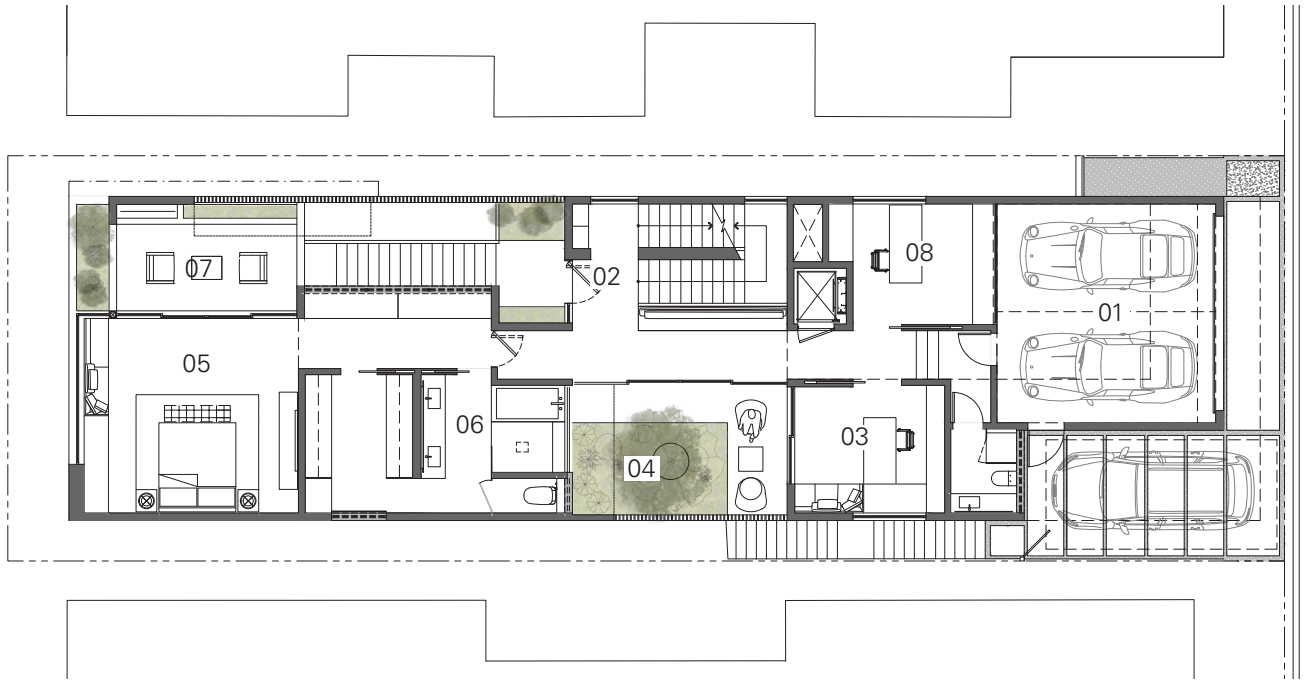
SITE PLANS

SITE / FIRST FLOOR PLAN

VICINITY PLAN



THIRD FLOOR PLAN



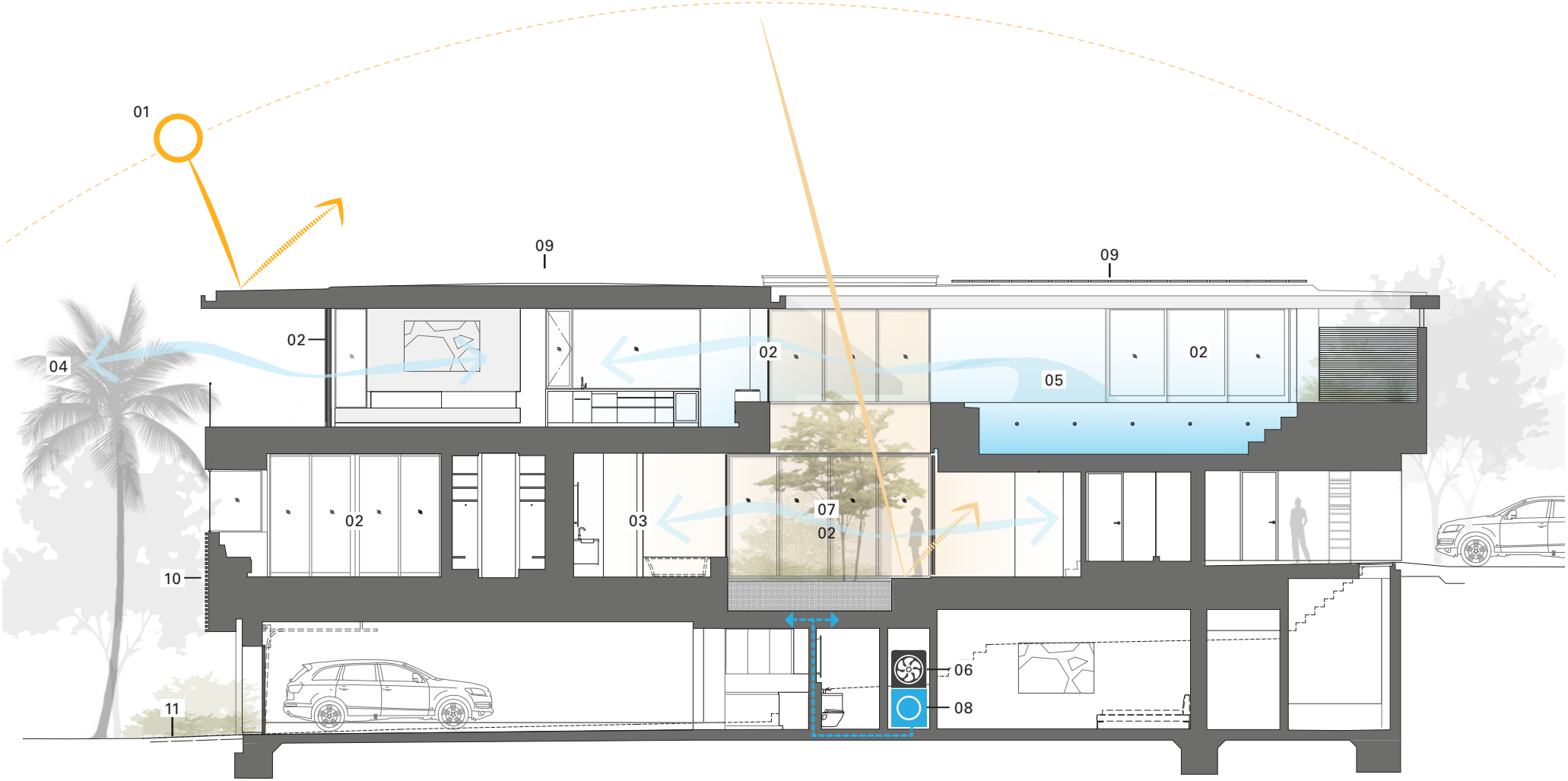
SECOND FLOOR PLAN

01 GARAGE
02 ENTRY FOYER
03 OFFICE
04 COURTYARD
05 PRIMARY BEDROOM
06 PRIMARY BATH
07 DECK
08 DINING ROOM
09 KITCHEN
10 LIVING ROOM
11 STUDY / MEDIA
12 POOL

N

0' 5' 10' 20'

FLOOR PLANS



HEATING / COOLING / VENTILATION

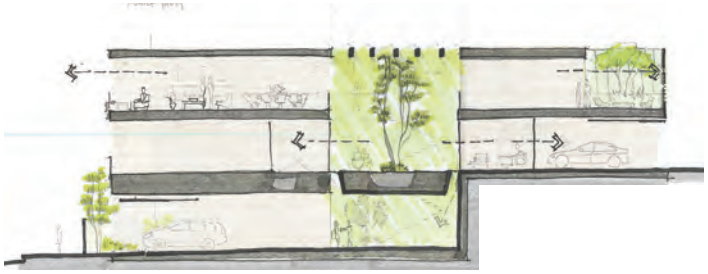
01 large overhangs for shading
02 operable glazing for passive cooling
03 courtyard for cross ventilation
04 openings oriented to capture ocean breeze
05 evaporative cooling from pool
06 high efficiency variable speed mechanical system (multi-zone)

WELLNESS

07 courtyard & large glazed openings for daylighting
08 whole house water filtration system

RESOURCES & MATERIALS

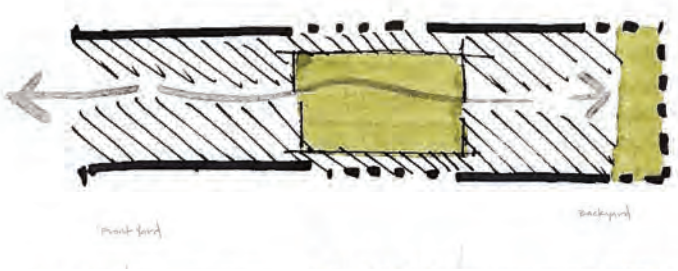
09 solar panels & battery system
10 exterior oiled cedar intended to age with time
11 non-invasive plantings & pervious surfaces



BUILDING SECTION SUSTAINABILITY INTENT

FRAMED VIEWS WATER-TO-WATER

From the farthest, highest part of the house, at the end of the pool, one can look across the water in the pool, through the house, to the ocean beyond.



FRAMED VIEWS SIGHT LINES EXTENDED

Along the entire length of the house, a slot of space sneaks through all the third floor spaces, and aligns with a narrow street which runs toward the beach, allowing a distant view of breaking waves.

DISSOLVED EDGES DISPERSED LIGHT

The volume of the house dissolves, with glimpses through openings between floors and between distant rooms filling the spaces with natural light.

MATERIAL PALETTE

Warm wood tones reflect the changing colors of the surrounding beach landscape