

## Sandstone Villa

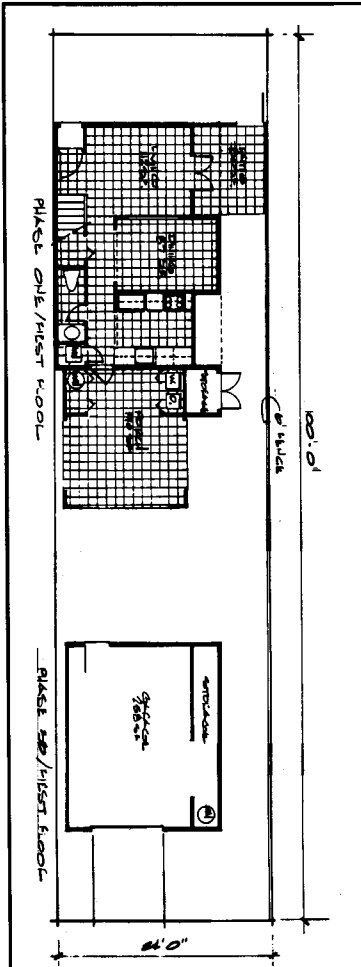
by Joseph McCarty  
Architect  
900 E. Osceola St.  
Stuart, FL 34994  
(407) 287-6735

Sandstone Villa offers very affordable maintenance and energy costs on any north-facing lot. The concrete block home features a tile roof for long-term, low-maintenance coverage and excellent fire protection.

The 900-square-foot original plan offers living room, dining room, kitchen and a powder room on the first floor, with two bedrooms and a bathroom on the second floor. A spacious screened porch, patio and second-floor balcony assure plenty of space for enjoying Florida's many mild days. The second-floor balcony space can be expanded to become a master bedroom suite, and a detached garage apartment makes a perfect guest suite or private space for an older child.

Joseph McCarty is a graduate of the University of Nebraska with a bachelor of architecture and is a registered architect in Florida. He has his own practice designing single- and multi-family residential and commercial projects.




# SANDSTONE VILLA

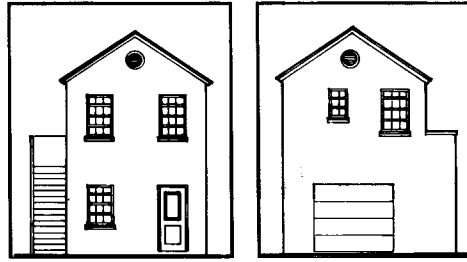


## Land Development Scheme:

Sandstone Villa will fit on lots as small as 24' x 100'. Site plan shown with rear entry garage from alley. This design could be built at a gross density of 12 units per acre, including on-street parking and space for urban parks.

## Key:

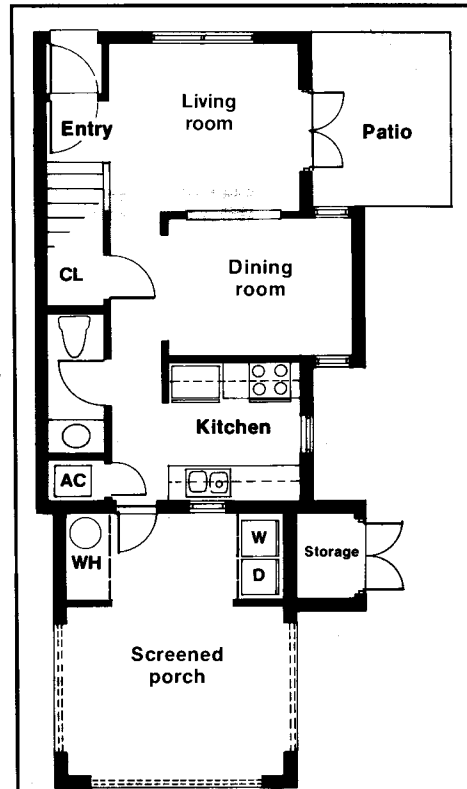
-  Base house wall
-  Expansion
-  Screen



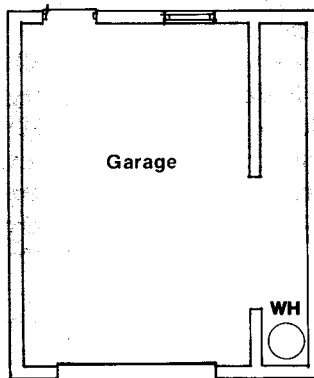
North elevation      South elevation  
Garage/Suite addition

## Judges Comments:

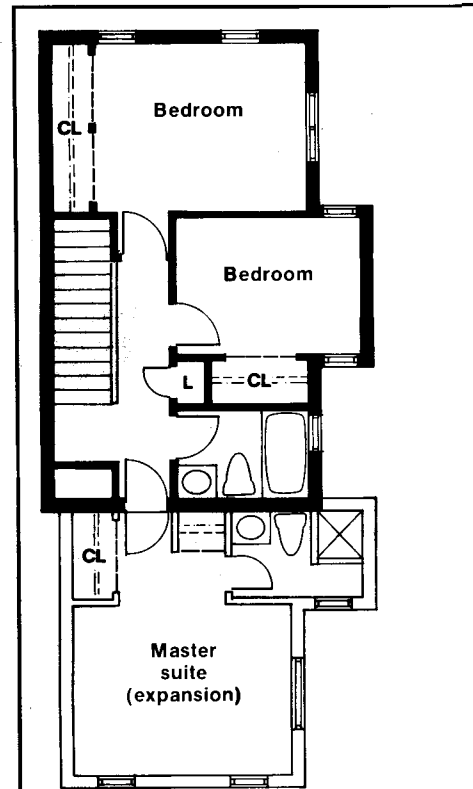
- I like it; impressive in many ways.
- Separate detached building as final phase is a nice solution.
- Living, dining spaces work well; has detail of a larger house.



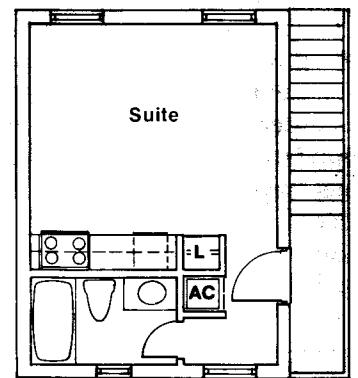
First floor



Garage addition



Second floor



Suite addition

