**17 Mile Haus**

Pebble Beach, CA

**Single Family Building**

New Build

**PHI Database ID#:** Not yet registered

**Certification Goal:**

This site and location called for something special. To find a form that would honor this site, we spent time digging into the rich legacy of Monterey modernism and its deep connection to the landscape and materials of this region. We drew inspiration directly from the vertical pines and horizontal oak trees located on the site, which we repeated, using elongated vertical and horizontal fenestration. We did the same with cedar siding, laying it both vertically and horizontally across otherwise simple forms. We borrowed our sweeping roofline and extended overhangs from the 70s modernist vernacular of this region, and used the same natural materials palette of cedar siding, slate floors, and metal roof.

**Team:**

**Owner:**
Anna and Ilya Asnis

**Architect/Designer:**
Bronwyn Barry, Passive House BB
https://www.passivehousebb.com

**PH Consultant:**
Bronwyn Barry, Passive House BB
https://www.passivehousebb.com

**MEP Design:**
Hyperlocal Workshop
https://hyperlocalarch.com

**Structural Engineer:**
Andrew Arnold
https://www.hohbach-lewin.com

**Builder:**
Carmel Building & Design
https://www.carmelbuilding.com

**Certifier:**
Steve Mann, Home Energy Services
https://green-mann.com/about

**Landscape Designer:**
Anna Asnis

**Description:**
This two-story single family home is looking to sit lightly on the land and achieve exemplary building performance.

**Size:** 2,906 FT² TFA with One Unit

**Status:** Pending-in construction phase

**DOE Climate Zone:** 3c

We detached the house, garage, and studio into separate forms to allow them to nestle carefully in between the existing trees, causing as little disruption to the site as possible. We pushed the peak of the main building roofline to the maximum allowed by the local zoning ordinance. This was done to raise the floor level as high as possible above grade because the water table at this location is very high. We wanted to keep the house well above any possible future high water marks. A cantilevered front corner exaggerates the floating effect of the raised floor, simultaneously allowing us to reduce the amount of concrete required for the foundation. No structural steel was required to support this cantilever, or the soaring ceilings and exaggerated roof overhangs, which greatly benefited our embodied carbon results.
The contractor served as the primary driver of this project. The experienced team at Carmel Building and Design provided invaluable design input and early feedback on material costs and availability, which allowed the client to make judicious choices that aligned with their disciplined budget. All this occurred during a period of extreme volatility in the construction supply chain caused by a global pandemic and the Ukrainian war. With the exception of an eight month delay in the window production schedule and subsequent delivery, the project has remained on track and on budget.

We intend to monitor this project for two years to ensure that the post-occupancy results meet our predicted targets. Extensive presentations and articles on the design and modeling of this home have already been shared. We intend to continue to share our experience — successes and mistakes — in the hopes of contributing to the collective shift in our industry towards better building outcomes that tread lightly on the land.