



Case Study 2

Indian Beach

Home Location:	Alameda Avenue, Sarasota
Architect:	CMSA
Construction Start Date:	Site work and cottage renovation: 2015
Breaking Ground on Main House:	2016
Construction Completion Date:	Estimated end of 2017
Square Footage Under Roof:	9,600 sq. ft. - V-zone construction
Square Footage Under Air :	3,827 sq. ft.
Guest House Square Footage:	2,000 sq. ft.

Indian Beach



Background info:

Mr. and Mrs. Forrester contacted Murray Homes as a result of an extensive research of home builders in Sarasota. After a complicated experience building their home on Longboat Key with a different builder, it was critical for the Forrester family to find the perfect builder.

Project scope:

The Forrester family approached Murray Homes to assist them in choosing the right land. The selection was narrowed to three lot options. Murray Homes presented pros & cons of each along with potential building costs. The Forrester family made their final decision and Murray Homes recommended CMSA to be the architect.

Challenges:

- ✓ The land contains an Indian burial ground and extensive shell midden
- ✓ On site challenges: complex drainage, tree relocation and removal, arborists, civil engineers, historic structures, various agencies involved including archeological monitoring
- ✓ Three existing homes: two were torn down and the third is being renovated into a guest house

Process:

- ✓ Twenty seven trees were relocated
- ✓ Ongoing and proactive collaboration with the state, FL Historic Preservation Society, engineering, archeological company, city arborists, and the architect CMSA
- ✓ New dock system is being designed across a marine sensitive area
- ✓ One year of planning prior to breaking ground
- ✓ Complex V-zone construction

