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## BIM Design, Patience Keys to Constructing Complex Carmel Home

By Robert Carlsen

It took a BIM program to figure out the complexities of a new home built in the hills of Carmel, not far from the city of Monterey, and even then the challenges kept coming.

"The scope of this project is on a commercial level, really," says Paul Byrne, the project's Carmel-based architect. "The scale is huge. I've done hotels smaller than this."

According to RJ Pacific's John Cureton, the project's general contractor, the "dream house" of a Hollywood writer and director measures 6,500 sq ft and sits on 20 acres off Aquajito Road. It has four bedrooms and a total of 14 rooms.

The house has a "quasi barrel vault roof," says Byrne, who has worked with Monterey-based RJ Pacific on a number of other projects, mostly commercial. The house sits on 10 different elevations.

Byrne says he used the Autodesk AutoCAD Revit-series software on the project – "the first house I've used it on." He adds the images solved three concerns – coordination challenges with the owner and the subs, the 3D visualization anticipated many potential problems, and served as a vital communication tool with an owner bent on making changes (Byrne calls him a "moving target").

"With all the changes made during the course of construction, we had what I call a flexible design," he says.

The main building is steel I-beam construction due to expansive glass, says Cureton, and special features include a "floating" mezzanine (a hanging level off the roof vault), the barrel roofs, concrete and granite countertops, three fireplaces with concrete facing and tankless toilets.

Berkeley designer Fu Tung Cheng fashioned a concrete water feature at the house's entrance as well as doing the concrete work on the counters.

Cureton's partner at RJ Pacific Rick Alexander is also serving as project manager. Completion date is now scheduled for Sept. 18.



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