



The goal for Parkview was to create homes with a more upscale, authentic style at an attainable price. Stackable wall systems and simple structural systems keep prices affordable, as well as minimizing beams

and maximizing shear walls.

“Small lots and higher density mandated thoughtful consideration of all aspects of architectural presentation and plan function,” says architect

BRONZE

**SINGLE-FAMILY PRODUCTION,
2,000 SF OR BELOW**

PARKVIEW—PLAN ONE

San Diego

ENTRANT/BUILDER/DEVELOPER: Pardee Homes

ARCHITECT: William Hezmalhalch Architects

INTERIOR DESIGNER: With-In Design

LAND PLANNER: Project Design Consultants

PHOTOGRAPHER: Jason Holmes Photography

SIZE: 1,761 sf

COMPLETION: April 2016

William Hezmalhalch. The lots vary in width from 38 to 43 feet and are 64 feet deep, enabling Hezmalhalch to enhance streetscapes and usable side yards.

Crowned with a sculpted stucco balcony, Plan One borrows from Andalusian style, with double arches that define a dramatic, formalized arrival. The architectural scale addresses the 38-foot-wide lot with massing, roof forms, and an enriched palette generating a polished presence.

BRONZE

GREEN HOME

THE NEW AMERICAN HOME

Henderson, Nev.

ENTRANT/BUILDER: Element Building Co.

DESIGNER: Element Design | Build

PHOTOGRAPHER: Jeffrey A. Davis Photography

SIZE: 6,285 sf

SALES PRICE: \$3.9 million

COMPLETION: January 2016

This 6,285-square-foot show home offers eye-popping views of the Las Vegas Strip. In addition to maximizing killer views with plenty of outdoor space, a combination of energy efficiency and comfort were high priority for the desert home.

The steep lot and its 20-foot drop brought both challenges to grapple with and assets to be capitalized. Neighborhood height regulations were able to be sidestepped, and a second floor was added. Parking—originally front-loaded—was transformed to a car court at the rear of



the home.

Windows manage solar gain, with specially designed high-performance glass and abundant overhangs. Innovative insulation and a PV array resulted in a -17 HERS score and R-values of 31 for the walls and 58 for the roof systems. To design for optimal comfort, human metabolic rates for sitting, sleeping, and being active were monitored.

The house is a smart home, featuring

automated controls for HVAC, security, entertainment, lighting, swimming pool controls, and watering the garden. The weather-sensitive irrigation system adjusts water usage relative to the immediate climate. Master suites on separate floors, Jack-and-Jill baths, and a walkout basement make the house a versatile one: suitable for families, multigenerational living, empty nester couples, or even groups of friends who want to share a house.