

ON THE BOARDS

2018 HOUSE REVIEW THEMES

MAY Master Suites and Baths

JUNE Outdoor Living

JULY One Plan, Multiple Elevations

AUGUST Luxury Homes

SEPTEMBER Kitchens

OCTOBER Pocket Neighborhoods

NOVEMBER Contemporary Designs

DECEMBER Single-Family Homes and
Neighborhoods for Rent

Our yearly look at projects in progress from the *Professional Builder* House Review design team

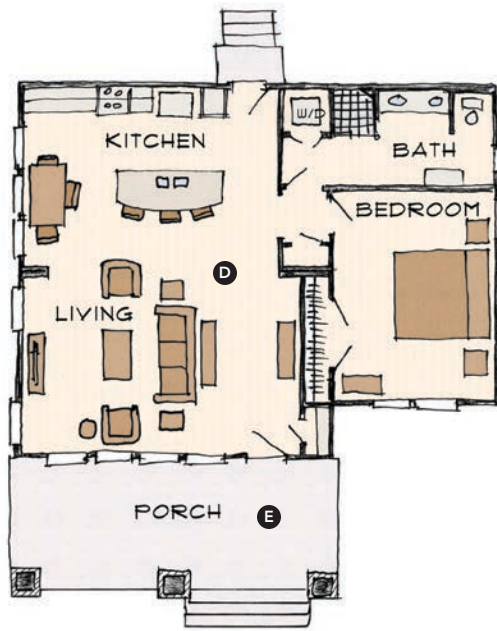
By **Larry W. Garnett, FAIBD, House Review Lead Designer**

Every year we ask members of our Design Team to share with us projects that are in design development. For some of us, this means the project is still (literally) on the boards, as we continue to adjust our sketches and concepts with our pens and pencils on tracing paper taped to our drawing board. For others, these early designs have been created on a computer, using software that, in some cases, makes the renderings appear to be authentically hand-drawn.

In some ways, this is my favorite House Review theme because it allows us to present projects that we really like, regardless of whether they may ever be built. (If they are built, there's a good chance they will be changed during the value-engineering phase—that's just the reality of the design/build process.) But for now, take a look at some of the team's latest design ideas, complete with all of the details, materials, and colors we've imagined for them.



Designed for homeowners who want to downsize and simplify their housing needs, this concept can achieve a density of 9.57 cottages per acre. The 960-square-foot one-bedroom plan features an open living/dining/kitchen area and secluded bedroom. The deep front porch, which overlooks a common courtyard, extends the living space outdoors. Because of the need for extra storage when downsizing, each resident has a personal storage room in a building that also provides a porch where neighbors can gather.



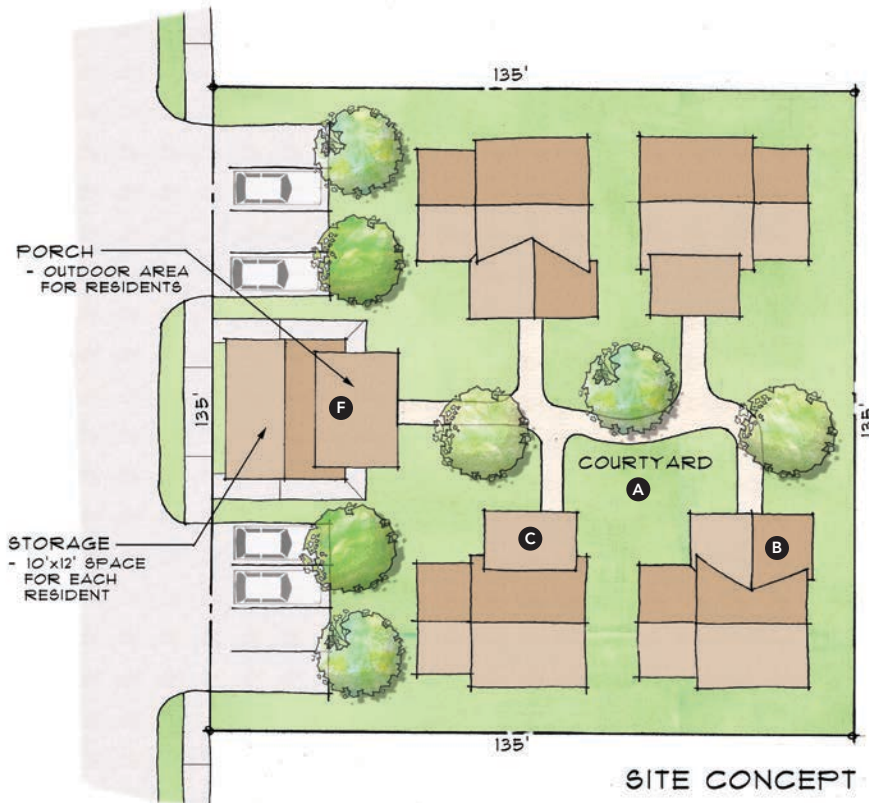
SMITHVILLE COTTAGES

DESIGNER

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PLAN SIZE

Width: 36 feet
 Depth: 38 feet
 Living area: 960 sf



- A** Each cottage overlooks a landscaped common courtyard
- B** Traditional elevation features Craftsman-style porch columns and details
- C** Transitional elevation offers a combination of stone, siding, and metal cladding
- D** Open living, dining, and kitchen
- E** 10-foot-deep front porch overlooks courtyard
- F** 10-by-12-foot storage rooms for each resident, along with a large front porch/gathering space

THE SAINT JAMES

DESIGNERS

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PLAN SIZE

Width: 70 feet
 Depth: 56 feet
 Living area: 4,166 sf



Working with Envision Homes, in Raleigh, N.C., GMD Design Group designed this house to meet the needs of the luxury buyer. Indoor-outdoor living is a primary feature of this home, which has three covered porches and an open patio. On the exterior, the modern farmhouse style exudes warmth and a sense of welcome that's lacking in many luxury homes.

- A** Large front covered porch
- B** Guest suite on the main floor
- C** Spacious owners' suite with private covered porch
- D** Great room, kitchen, breakfast, and morning rooms are all interconnected, with abundant natural light
- E** Rear covered porch for indoor-outdoor living
- F** Motor court with two-car attached and single-car detached garage
- G** Second-floor game room
- H** Three bedrooms on second floor
- I** Large walk-in storage spaces



**TRIO COLLECTION AT VIVANT,
PLAN 3**

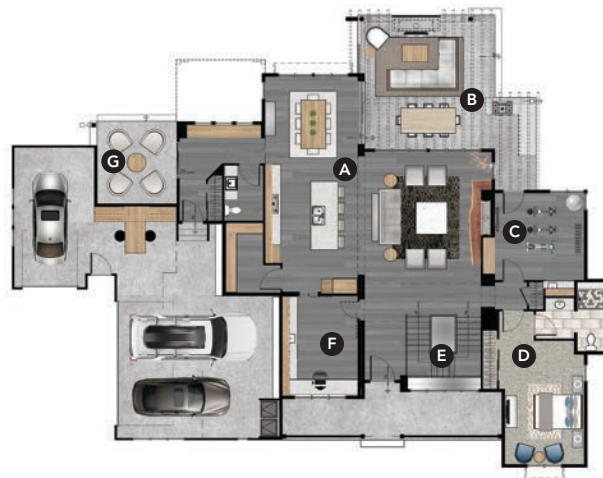
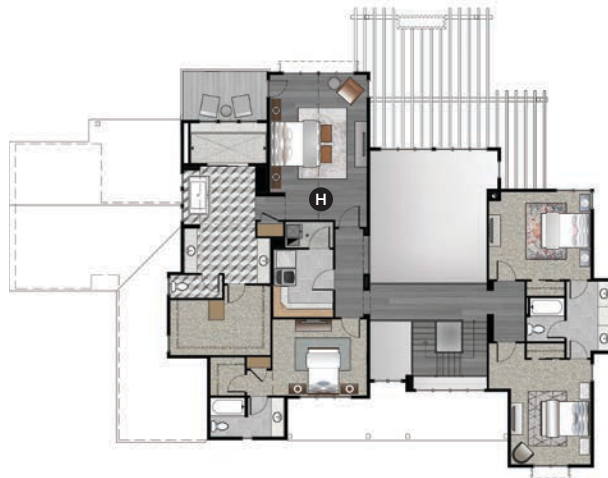
DESIGNER

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PLAN SIZE

Width: 87 feet
Depth: 66 feet
Living area: 6,055 sf

This collection targets a niche in the marketplace for production homes on large lots of approximately 1.5 acres each. The homes feature cutting-edge elevations and equally innovative plans, with a plethora of options for customization. Flexible spaces are designed to evolve to meet a growing family's needs throughout the years. Wellness was kept top-of-mind when designing this series, using a prototype wellness program developed in partnership with KGA and Trio Environments, a Denver design firm. The wellness program embodies leading industry standards in energy efficiency, sustainability, wellness, and life-cycle design principles.



- A** Main living spaces are arranged in an open L-shape. Optional corner-meet sliding glass door creates seamless indoor/outdoor connection
- B** Spacious outdoor living area with outdoor kitchen
- C** Main-level flex space, perfect for a home gym or office
- D** Main-level bedroom can be optioned into a multigenerational suite with private entrance
- E** Floating staircase is an iconic element of the front elevation
- F** Family center has plenty of space for planning, organization, and homework and is easily closed off to hide clutter
- G** Option to turn second outdoor living area into project room
- H** Spacious master suite with two-person spa shower and private master deck
- I** Lower level is great for casual entertaining, with a walk-out covered patio and plenty of space to host movie or game nights

[HOUSE REVIEW]

MONTE VISTA HOUSE

ARCHITECT

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PLAN SIZE

Width: 36 feet, 6 inches
 Depth: 44 feet
 Living area: 2,700 sf

This home is designed for an infill lot in an established downtown neighborhood. The goal is to maximize allowable square footage and take advantage of a southern exposure for solar access. As basements aren't counted in city zoning, it was decided to incorporate one in the design.



- A** Great room spans the rear of the house, with windows on three sides and a clerestory above
- B** From the game room's center, a bridge spans the basement light well, linking the house to the rear yard
- C** Mechanical room is tucked into the windowless corner of the basement, with a chase venting to the roof
- D** Volume ceiling over great room is topped by solar panels. North side has clerestory windows above the adjacent roof
- E** Master suite is two steps up from the rest of the second level, allowing for higher ceilings in the kitchen and dining areas
- F** Study or play area is adjacent to upper-level secondary bedrooms
- G** Secondary bedrooms are on the upper and lower levels, with a bath for bedroom 4 serving the game room
- H** Large laundry room has outside access, with a wall of pantry cabinets for kitchen and linen storage



[HOUSE REVIEW]

**THE PEARL AT SAN JUAN
CAPISTRANO, PLAN 3**

ARCHITECT

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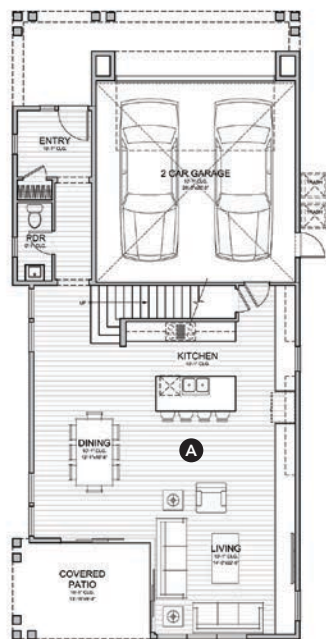
PLAN SIZE

Width: 37 feet
Depth: 87 feet
Living area: 3,037 sf

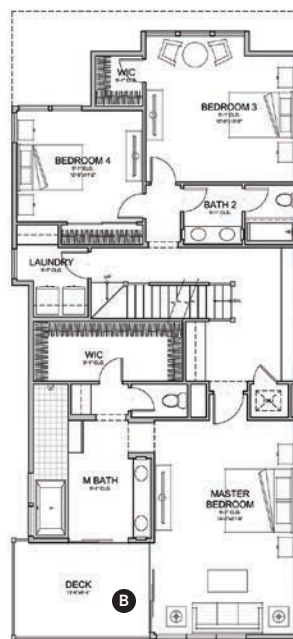


- Ⓐ Modern, open floor plan with covered patio
- Ⓑ Second-floor deck off master bedroom takes advantage of ocean views and enhances the master suite
- Ⓒ Third-floor bonus room provides additional living space
- Ⓓ Spacious roof deck for outdoor dining, entertaining, and relaxing

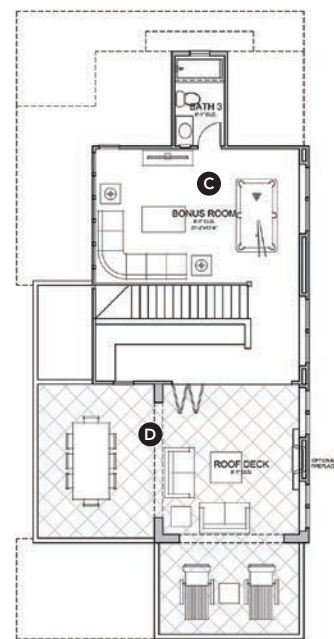
Plotted as detached condos, this community of three-story single-family homes is on a sloping hilltop site with 180-degree ocean views overlooking Dana Point. The community is a mix of standard and zipper-lot forms, typically used to gain density, but instead used here primarily to give every home an ocean view. The community features two variations of a farmhouse elevation with subtle contemporary elements, such as the use of glass to take advantage of the views. The third elevation, a Cape Cod design, is the least transitional elevation of the three. Because there are three plans and three elevations, at most you may get one or two that repeat on any given street, creating a diverse streetscape. Chosen for their steeper roof pitches, these elevations allow for the addition of the third floor, with many plans featuring third-floor roof decks to capitalize on ocean views. Other plans capture the view by setting the main living area on the second floor. Thoughtfully crafted contemporary design maximizes views and results in a compelling marriage of site characteristics and architecture.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR