

# EXPANDABLE DESIGNS

Our team of designers and architects presents four creative plans designed to grow as the family grows.

## 2011 HOUSE REVIEW THEMES

- APRIL Focus on kitchens
- MAY Townhomes/urban homes
- JULY Single-family detached housing
- AUGUST Duplex/triplex
- SEPTEMBER Green homes
- OCTOBER Cottage homes
- NOVEMBER Live/work houses

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

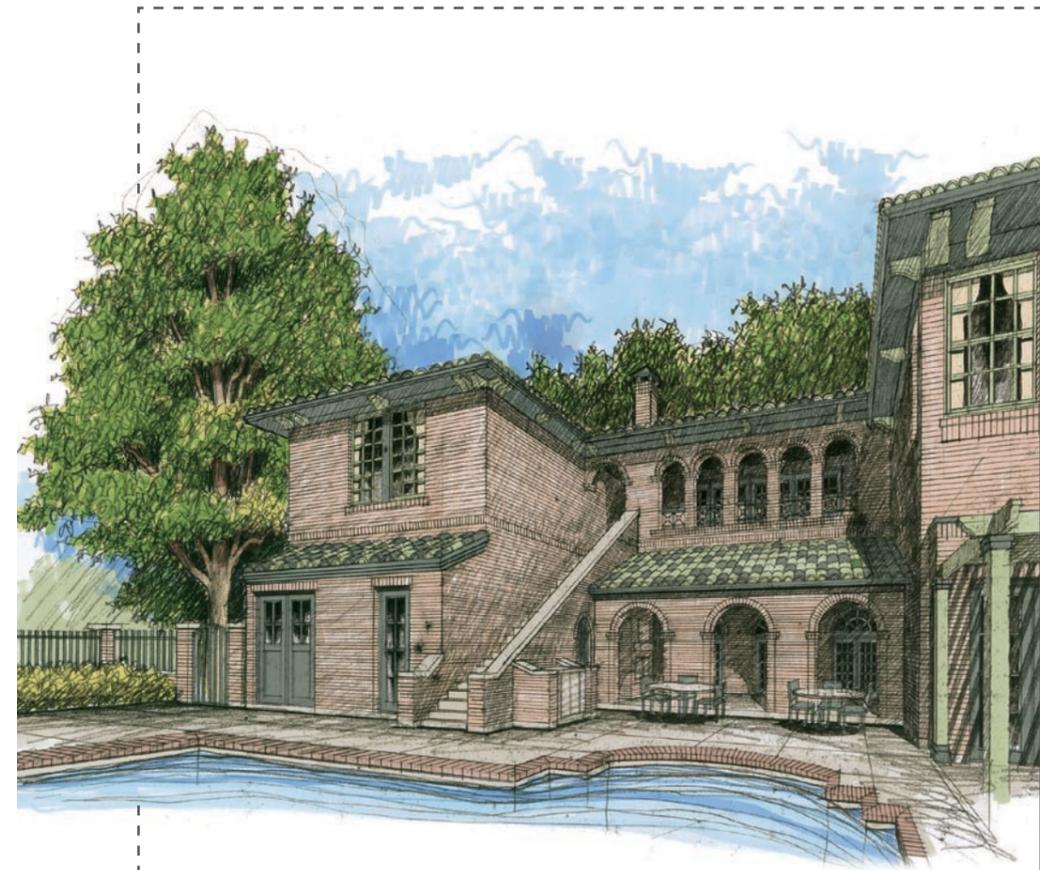
For many years, the home building industry, fueled by unrealistic lending policies, urged people to buy much larger and grander homes than they actually needed, let alone could afford. Since this is no longer an option, what's the solution for homeowners who will need more space as their family grows?

The answer can be found in the way previous generations approached the idea of homeownership. First, houses were built with the intention of staying in them for many years. Then, as families grew and finances allowed, additions were made to the existing home.

With that in mind, today's homes could be built with expansion ideas inherent in the design. In other words, the home can grow with us as our need for space and finances both increase. Perhaps affordable should no longer refer to inexpensive, but rather what we can actually afford.

This month, our House Review design team presents four ideas for efficiently designed homes with various pre-conceived options for expansion. Rather than creating designs where expanded areas become obvious add-ons, these homes maintain both functionality and outstanding curb appeal in their original form and as they are expanded.

For more information on these plans and to view additional designs, including previous House Review reports on infill housing and narrow-lot designs, visit [www.HousingZone.com/HouseReview](http://www.HousingZone.com/HouseReview).



TRINITY HEIGHTS

**ARCHITECT**  
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**PLAN SIZE**  
**House**  
First floor: 2,319 sf  
Second floor: 1,408 sf  
Width: 62 feet  
Depth: 82 feet  
Foundation: Slab  
**Expanded version**  
First floor: 2,373 sf  
Second floor: 2,879 sf  
Width: 62 feet  
Depth: 82 feet  
Additional rooms: craft room, theater, game room, bathroom

## ARCHITECT'S ESSAY

One of the common elements in many of the homes we are designing today is the ability to evolve and grow over time. In other words, we plan for growth in space and functionality upfront, and every project has a different evolution of growth. It could simply be a growing family with children. Maybe the in-laws are moving in or a married, grown child is moving back home in order to economize or save money for his or her own family. There are a good number of reasons that upfront planning for expansion makes tremendous sense.

So while keeping this in mind, we consider in the design process different options that can be implemented to cover some of the many expansion possibilities. One such plan is Trinity Heights, a four-bedroom home featuring a study, formal dining area, library, kitchen, breakfast area, family room, and three-car garage in a package of 3,727 square feet. As

the family grows, the home can grow with it, to a spacious 5,252 square feet. For instance, say the homeowners have children entering their teenage years, this plan allows them to add spaces that their friends and siblings can enjoy, such as a multi-purpose/game room, theater, craft room, and outdoor swimming pool with second-floor loggia access. The owners may also want to expand the garage to accommodate four vehicles for the children.

Trinity Heights is designed with a Mediterranean flavor, with a green barrel-tile roof, soffit brackets, and clean, simple details that give the home a strong presence with plenty of character. The home was also designed with indoor and outdoor spaces in mind so that living moves easily from the inside to the outside and vice versa. While this plan is simple and somewhat boxy, the feel of the home is spacious and sophisticated and can accommodate many different types of families for today and the coming years.



**PLAN 30504 (HOUSE);  
30505 (GARAGE)**

**DESIGNER**

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**PLAN SIZE**

**House**

Living area: 1,354 sf  
Porches: 225 sf  
Width: 34 feet  
Depth: 61 feet, 6 inches

**Expandable options**

Option 1 (bonus room): 225 sf  
Option 2 (two bedrooms and bath): 460 sf  
Option 3 (two bedrooms): 310 sf;  
adds 11 feet, 8 inches in width

**Garage**

Garage: 364 sf  
Carport: 258 sf  
Width: 24 feet, 4 inches  
Depth: 26 feet



**DESIGNER'S ESSAY**

Imagine a young couple buying an affordable house in a neighborhood with the comfort of knowing that their home could grow along with their family and finances. Consider a couple of aging baby boomers who would like to downsize to an efficiently designed, two-bedroom cottage with the peace of mind that for resale purposes they could offer their home with the option of adding more bedrooms and a bonus space?

This two-bedroom cottage could provide the perfect solution for first-time buyers, baby boomers, and many others. The core design offers a two-bedroom, open floor plan with plenty of windows for natural light and cross ventilation. However, if the need arises for more space, the options are exciting. First, a central staircase leads to a second floor that easily transforms from attic storage to either an additional two bedrooms or a game room/media center. The quaint two-bedroom cottage now becomes a four-bedroom home, while retaining its architectural integrity.

If the second-level option still doesn't provide enough space, two more bedrooms can easily be added to the side of the home. The spacious hall bath accommodates these new rooms.

The detached garage could be built along with the home, or depending on the finances, constructed later. The carport easily transforms into a spacious outdoor living area. And, when combined with the optional kitchen and toilet room in the garage, the entire space offers an efficient alternative to a separate and costly outdoor kitchen.

Garages that double as outdoor living spaces can have a dramatic impact on a neighborhood of homes with garages located at a rear alley. Imagine the added activity along what is often just a narrow passageway for cars. Weekend cookouts could easily transform the alley into a "people place" and a safe area for the children to play.



**EXPANSION  
Option 3  
2 Bedrooms**  
Remove hall closet

## EVOLUTION COTTAGE SERIES

**DESIGNER**

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**PLAN SIZE**

Phase I: 675 sf  
 Phase II: 405 sf  
 Phase III: 405 sf  
 Total: 1,485 sf  
 Width: 30 feet  
 Ceiling height: 10 and 12 feet  
 Foundation: Crawlpace

**DESIGNER'S ESSAY**

The American household is in the midst of a dramatic change. Although family size is statistically increasing, studies suggest this is principally the result of multi-generational households. Conversely, single-person households have also grown. Whether driven by desire or necessity, the market segments of aging-in-place retirees, boomerang children, and non-traditional families are growing.

Dwelling alternatives that include the adaptability, flexibility, and expandability required by these markets may be an important new consideration. One such alternative is our Evolution Cottage Series, consisting of three different modules with varying living, sleeping, and service spaces. By simply aligning the openings, an infinite number of designs can be crafted to meet specific living, budget, and contextual requirements. Once the plan is set, porches, details, and elevations are developed for the appropriate architecture, climate, and context of the site. This flexible system allows designing for the future, but building for today, while keeping costs low. Visit [www.moserdesigngroup.com](http://www.moserdesigngroup.com) for more information on the Evolution Cottage Series.

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WILLOWBROOK

**ARCHITECT**

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**PLAN SIZE**

**House**

First floor: 1,130 sf  
 Second floor: 524 sf

**Expandable options**

Option 1 (family room and covered porch): 342 sf  
 Option 2 (fourth bedroom): 343 sf

**ARCHITECT'S ESSAY**

At just over 1,650 square feet, the Willowbrook is an efficiently sized bungalow plan loaded with options to be customized for maximum convenience and interactive living spaces for growing families. These options can be included in the plans now or easily added down the road as lifestyle needs change.

This home offers the option to expand off the dining room, which is located in the rear of the home, adding a family room and an adjacent covered porch. The porch can be enhanced with a fireplace and cooking/dining area and is also accessed from the first-floor master suite.

On the second floor, buyers can add an optional fourth bedroom, located over the master suite. For buyers who choose the covered porch option, the fourth bedroom becomes enhanced, offering additional living space and windows to bring in more natural light.

