

# NARROW-MINDED

These house plans help surmount a home builder's biggest challenge: the narrow lot

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

## 2018 HOUSE REVIEW THEMES

- FEBRUARY Multi-Unit or Clustered Housing
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- APRIL On the Boards
- 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

**B**ecause land development costs are closely related to the linear footage of roads and utilities, it's not surprising to see lot widths reduced more and more each year. Though the definition of "narrow" varies from one market to another, it's not unusual to find 30-foot-wide lots in some areas. Creating functional and appealing plans in these narrow footprints becomes a difficult task—homes built within these confines might just be the most challenging residential product there is. But carefully conceived narrow-lot projects can offer appealing indoor and outdoor living spaces in a private, low-maintenance environment. This month our design team offers an assortment of plans with a variety of overall footprints, garage placements, and architectural styles. Ranging from 20 to 42 feet in width, each of these homes offers a viable solution to the narrow lot.





## STUCKI FARMS PLAN 1

### DESIGNER

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### PLAN SIZE

Width: 20 feet  
 Depth: 44 feet  
 Living area: 1,505 sf



**D**esigned for a 30-foot-wide and 55- to 60-foot-deep lot, this narrow plan features a large front porch that encourages interaction with neighbors. A private side courtyard with gates and fences at each end provides a secluded outdoor space ideal for children, pets, and outdoor entertaining. The open floor plan allows the kitchen, dining, and living areas to borrow visual space from one another, resulting in rooms that live larger than their actual size.

- A** Kitchen, dining, and living areas open to one another and all have views toward the side courtyard
- B** Two-car garage is 19 feet, 4 inches wide and 22 feet, 8 inches deep
- C** Spacious front porch, located 5 feet from the front walk, encourages interaction with neighbors
- D** Private side courtyard
- E** Adjacent home has no windows along its blank side wall, ensuring privacy
- F** Master bedroom has large, walk-in closet
- G** Master bath has a 3-by-5-foot shower and private toilet area



[HOUSE REVIEW]



CONTEA AT STONE POINT

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PLAN SIZE

Width: 23 feet  
 Depth: 45 feet  
 Living area: 1,832 sf

The key to successful narrow-lot design is functionality, so that the space includes the full-size features modern families are looking for, while maintaining openness and easy transition from one area to the next. Here, modern Italian meets comfort and convenience, with an attractive contemporary elevation featuring a budget-conscious design and a narrow space that is fully utilized. In this three-bedroom, 2½ bath open floor plan, conveniences such as a ground-floor half-bath and a full-size laundry meet the needs of today's households. The front patio takes advantage of the narrow lot, creating balance while maximizing the given space.

- A** Open floor plan enhances sense of space in the main living areas, seamlessly connecting living room, dining room, and the kitchen, which has a center island
- B** Convenient half-bath on ground floor off the kitchen
- C** Master suite has a large, full-size master bath and generous walk-in closet, in addition to a standard closet
- D** Full-size laundry on upper floor
- E** Two-car garage has optional vehicle recharging station



THE ADAIR

DESIGNERS

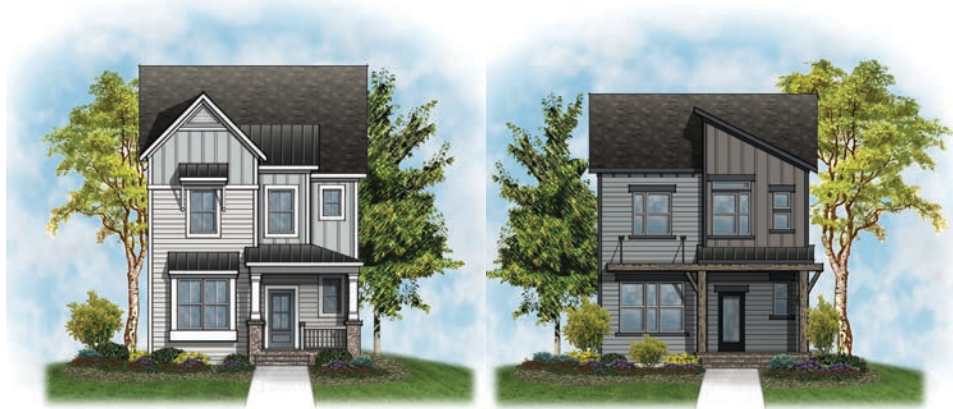
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PLAN SIZE

Width: 24 feet  
 Depth: 30 feet  
 Living area: 1,596 sf

**T**his narrow-lot home was designed with Core Homebuilders for an infill site in Atlanta. The alley-fed garage below allows the home to integrate with the site. The entry to the main floor is on the street level. Kitchen, breakfast, and great room are all open and interconnected, creating a house that seems much larger than the typical home measuring less than 1,600 square feet.

- A Driveway
- B Two-car alley-loaded garage, located below street at front of home
- C Mudroom and service entry
- D Front entry porch, located at street level
- E Open kitchen, dining, and family room
- F Stair to garage level below
- G Deck provides private outdoor space
- H Arrival at top of stair, with window for abundant natural light
- I Master suite
- J Two secondary bedrooms





[HOUSE REVIEW]



NOT SUPER SKINNY—JUST RIGHT

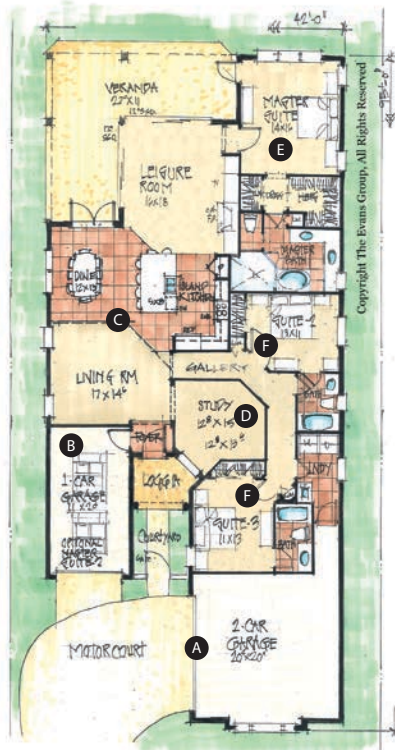
In today's market of skinnier and skinnier homes, this house isn't supermodel skinny; it's just right, with three bedrooms, three baths, and a study. The two-plus-one-car garage configuration is great for families, providing storage that's separate from cars, as well as room for the larger, more expensive toys of empty nesters. The one-car garage can flex into another suite and private bath, transforming this home into a four bedroom, four bath with a study. The floor plan is open from the foyer to the wraparound veranda, with a living room, dining room, leisure room, and a gourmet kitchen with an oversize island. The home is the right size for a wide buyer segment—not too big and not too small.

**ARCHITECT**

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**PLAN SIZE**

Width: 42 feet  
Depth: 95 feet  
Living area: 2,245 sf



- A** Side entry garage minimizes the number of garage doors on the street
- B** Popular 2 + 1-car garage configuration with flex option for suite 4
- C** Large, open floor plan
- D** Study for home office or formal dining room
- E** Large master suite with his/hers closets, separate vanities, freestanding tub, and garden shower
- F** Suites 2 and 3 create a separate zone with privacy from the rest of the home

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JOSEPHINE

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PLAN SIZE

Width: 34 feet  
Depth: 60 feet, 8 inches  
Living area: 3,197 sf



Designing homes for narrow lots can be a challenge, but it can also be a tremendous amount of fun. Because there's such a limited canvas to work on, curb appeal is critical. One of my favorite approaches to narrow-lot design is to use the "dollhouse" exterior style, which, by its nature, is playful. Typically, a dollhouse-style home will play off traditional forms and details with exaggerated scale, massing, and fenestration. Over-scaling the trim, windows, and details allows the designer to pack tremendous punch into a narrow façade.

- A Outdoor living is shielded to maintain privacy
- B Open-plan great room and kitchen allow the home's interior to read full-width
- C Dual barn doors on the den create the ability to close or open the space, based on needs
- D Flex space can convert to be all things to all people
- E Large open kitchen is perfect for entertaining
- F Space outside master suite can convert to a private deck

