

OUTDOOR SPACES

2018 HOUSE REVIEW THEMES

JULY One Plan, Multiple Elevations

AUGUST Luxury Homes

SEPTEMBER Kitchens

OCTOBER Pocket Neighborhoods

NOVEMBER Contemporary Designs

DECEMBER Single-Family Homes and
Neighborhoods for Rent

Hardworking exteriors forge a strong connection to the home's interior spaces, making a home live larger

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

Outdoor spaces often consist of manicured front lawns and covered patios overlooking a backyard. These front yards mostly serve as an attractive setting that can enhance the home, while the rear patio may rarely be used. As you'll see on the following pages, outdoor spaces can actually become essential design elements, providing functional living and entertaining areas. With plans that specify expansive glass walls and doors, the interior design relies heavily on a relationship to the outdoor living spaces. While some higher-density projects incorporate mostly hardscape areas such as decks, other common courtyard-inspired designs focus on communal outdoor areas that offer a place for neighbors to gather. Additionally, private front and side courtyards can provide a secluded space for dining and relaxing, and a swimming pool will always become one of the main focal points of an outdoor space. Take a look at how one member of our design team created a dynamic outdoor living space that utilizes a pool and fireplace, along with multifunctional guest quarters. As always, we welcome your comments and suggestions.



THE LITCHFIELD

One of the primary goals of outdoor living spaces is to physically and visually connect the interior to the exterior. From the interior main living space of the home there is a panoramic view of the multiple outdoor living experiences. The multi-slide doors create a true connection and seamless transition to the exterior. The detached guest quarters, rear lanai, and outdoor fireplace provide multiple outdoor living opportunities for the homeowner and guests.



DESIGNERS

GMD Design Group
Scott Gardner
scott@gmddesigngroup.com
919.320.3022
Donnie McGrath
donnie@gmddesigngroup.com
770.375.7351

PLAN SIZE

Width: 55 feet
Depth: 60 feet
Living area: 2,950 sf

- A** Kitchen, dining, and living spaces all have panoramic views to the exterior
- B** Large doors and windows enhance the relationship between the indoor and outdoor spaces
- C** Covered patio for eating and relaxing
- D** Outdoor gathering area with fireplace
- E** Pool
- F** Detached guest quarters

[HOUSE REVIEW]

CANOPY AT RANCHO MISSION VIEJO

ARCHITECT

Robert Hidey Architects
ahidey@roberthidey.com
949.655.1550

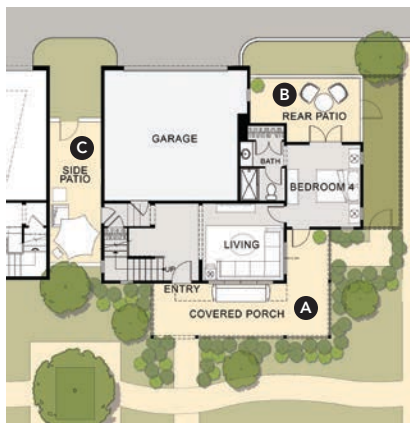
PLAN SIZE

Width: 51 feet
Depth: 51 feet
Outdoor living area: 1,816 sf



With land becoming increasingly scarce in California and the bottom line for merchant housing builders ever shrinking, high-density, single-family detached lots are largely consumed by the building footprint, leaving little space for usable outdoor areas. At Canopy—with a density of 8.3 dwelling units per acre—we worked with Warmington Residential to address the need for hardworking outdoor space in all of the models. Here, the plan includes a covered porch and two patios on the first floor, a covered deck on the second floor, and an open roof deck on the top floor that takes advantage of California’s mild climate and provides unimpeded ocean and mountain views. Plotting the units in clusters surrounded by meandering landscaped paseos with individual access to the homes resulted in residences with a feeling of both openness and privacy.

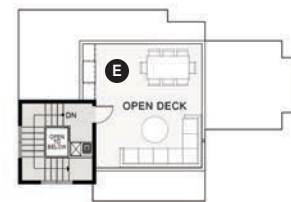
- A** Substantial covered porch within the footprint of the second-floor covered deck wraps the ground-floor living area. Large windows reveal views of the lushly landscaped paseo
- B** The rear patio off Bedroom 4 has private access, enabling it to serve as an office or studio
- C** The side patio off the entry hall provides yet another valued private space
- D** Because of the extensive glazing in the great room, the covered deck on the second story lives like an extension of the indoor living space
- E** Adding the fourth floor as an open roof deck for entertaining is an innovative housing trend that points to the future of high-density single-family products



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

PHOTO: ERIKA BIERMAN

[HOUSE REVIEW]

CRESCENDO AT CENTRAL PARK

DESIGNER

Seth Hart
DTJ Design
shart@dtjdesign.com
303.443.7533

PLAN SIZE

Width: 25 feet
Depth: 42 feet
Outdoor living area: 725 to
1,125 sf



With housing markets flourishing across the nation and prices rising, building an entry-level product with all of the features that meet buyers' expectations can be challenging. Density is often the best solution to achieve a price-sensitive product. However, maintaining meaningful outdoor living space is frequently a compromise. This project was designed as a detached townhome with 3-foot side setbacks and achieves a density of 10 dwelling units per acre. Through a combination of increased side setbacks at end lots, front courtyards for interior lots, and wide paseos where possible, ground-level outdoor space is accessible at both a private and communal level. A variety of deck options off the main floor and optional roof decks combine to create an abundance of outdoor living opportunities throughout the home. Each main floor deck is a minimum of 8 feet deep and often 16 to 20 feet wide, which allows for a large and livable outdoor entertainment area.

- A** 20-foot side setback at end lots provides generous side yards
- B** Front courtyards at interior lots create private outdoor living at ground level
- C** Large paseos offer communal outdoor living that expands and enhances private living spaces
- D** Large decks off the main floor provide multiple outdoor living spaces for quick access and flexibility
- E** Optional roof decks create the "wow" factor. With optional built-in barbecues and fire pits, these roof decks provide great outdoor entertainment spaces that also capitalize on views



[HOUSE REVIEW]

COLORADO CONTEMPORARY CUSTOM HOME

ARCHITECT

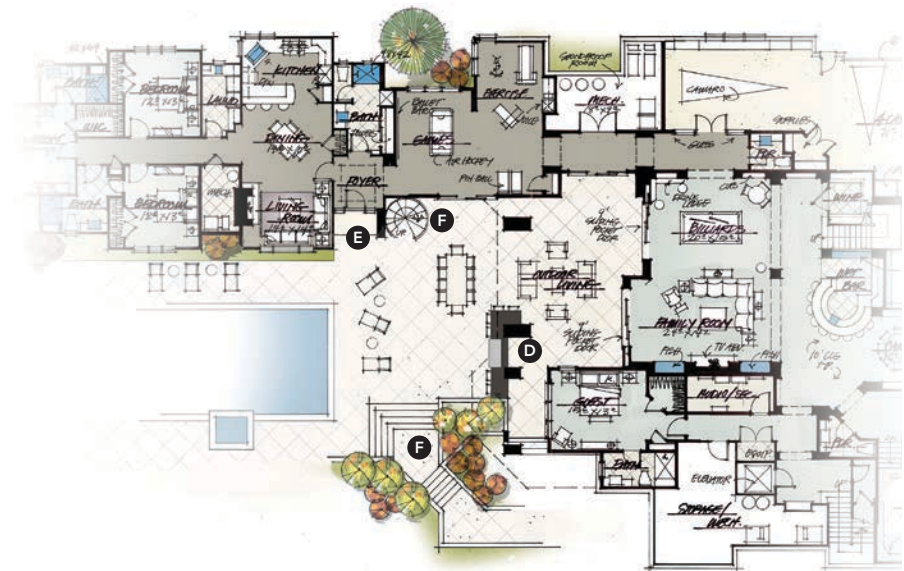
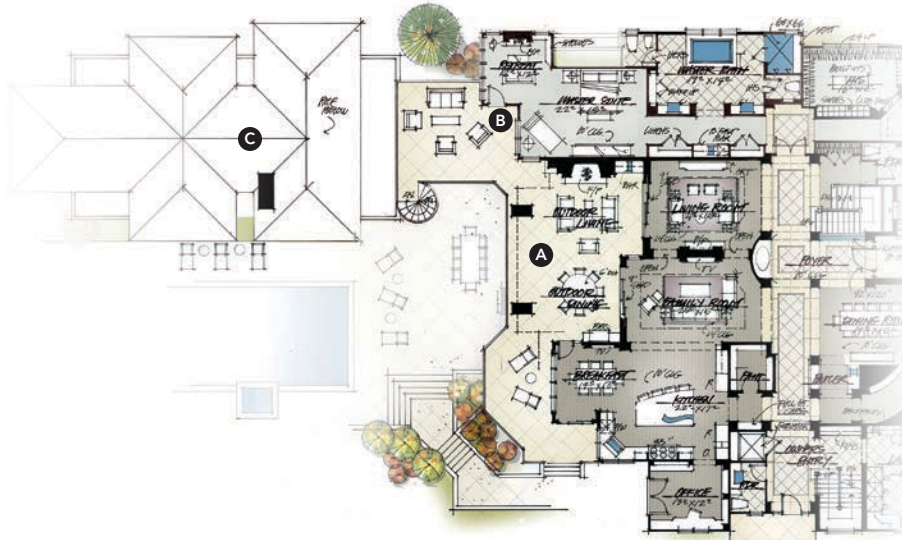
KGA Studio Architects
Paul Mahony, AIA
pmahony@kgarch.com
303.442.5882

PLAN SIZE

Width: 85 feet
Depth: 179 feet
Outdoor living area: 5,822 sf

You'd never know it from the front, but this custom home hides an abundance of outdoor living space behind it. Built on a narrow, sloping lot, the home's main level features a spacious covered outdoor room with a wet bar, fireplace, built-in grill, and expansive mountain views. The walk-out lower level is an outdoor playground with swimming pool, hot tub, fireplace, built-in grill, and plenty of space—both covered and uncovered—to spread out and relax. Nine-foot-tall sliding pocket doors on both levels create a strong indoor/outdoor connection.

- A** Main level outdoor living space provides access to outside without the need to go downstairs
- B** Master suite has direct access to secluded outdoor space
- C** The guest wing is kept to one level so as not to block views
- D** Built-in grill and bar seating
- E** Easy access to bathroom for showering after a swim
- F** Flow between lower and main level outdoor living spaces with two points of direct access



GEBERT IN-WALL SYSTEMS

**WE STAND
BEHIND THEIR
PRODUCT**

- Blu Bathworks
- Devon & Devon
- Duravit
- DXV
- Icera
- Kallista
- KOHLER
- Lacava
- Laufen
- Neo-Metro
- Roca
- TOTO
- Tynan Plumbing
- Villeroy & Boch



**KNOW
HOW
INSTALLED**

They're the originals. For over 50 years, contractors worldwide have installed Geberit carriers millions of times. Builders and plumbing professionals know they can count on proven Geberit reliability. And our carriers are fully tested and certified to work with wall-hung fixtures from a growing list of manufacturers. No other carrier can make that claim. Insist on Geberit carriers: the original and still the best.

Go to geberitnow.com/c4256c6 or call 866-787-3924 for your free contractor's carrier kit.



[HOUSE REVIEW]

ANNETTE

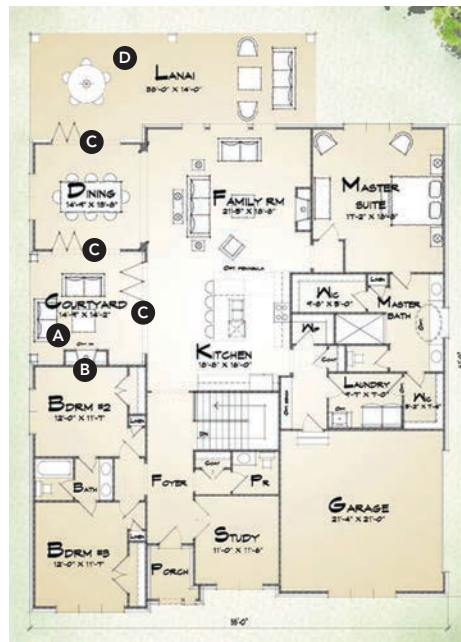
ARCHITECT

Todd Hallett, AIA
TK Design & Associates
thallett@tkhomedesign.com
248.446.1960

PLAN SIZE

Width: 55 feet
Depth: 62 feet
Outdoor living area: 732 sf

Outdoor living spaces should never be designed as an afterthought, although they often are. Outdoor living design should be much more than just a porch tacked on to the rear of the home; it should be an integral part of the overall scheme. Consideration must be given to establishing traffic circulation, spatial definition, and priority views as well as addressing any privacy concerns.



- A** Interior courtyard allows for natural light to brighten up the kitchen
- B** Courtyard fireplace transitions courtyard from an outdoor space to an outdoor room
- C** Accordion glass walls transform space to create connectivity between indoor and outdoor spaces
- D** Lanai is large enough to allow for a multitude of uses