

SMALL HOMES THAT LIVE LARGE

2012 HOUSE REVIEW THEMES

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Bigger isn't necessarily better in today's housing market. With that in mind, *Professional Builder's* House Review design team presents five small homes that pack a punch when it comes to amenities and livability.

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

A home that "lives large" doesn't necessarily have to be really small. Rather, the challenge is in finding ways to down-size spaces while at the same time making every square foot count. Many of our clients may certainly be attracted to smaller and more economical homes, but we must still create unique design elements that are both

emotionally appealing and functional. Instead of trying to build small, inexpensive houses, we must strive to build efficient, exciting homes.

With this in mind, our design team offers an array of homes that feature compact exercise spaces, home offices, and multifunctional automobile storage. From narrow-lot solutions to compact homes with detached garages, each of these designs features spaces that "live large."

Read past House Review reports at www.HousingZone.com/HouseReview.

At just under 2,000 square feet, the Greene Hill lives like a much larger home with amenities to please everyone. The stone façade, along with the bonus game area, sets this plan apart from the typical starter home.

- A** Large master bedroom with a sitting area looking out toward the backyard
- B** Kitchen island with pass-through and eating area
- C** Bonus family and game room could also become a fourth bedroom
- D** Formal dining room can be closed off to create a home office or study

GREENE HILL

ARCHITECT

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PLAN SIZE

Living area: 1,978 sf
Porches: 109 sf
Garage: 430 sf
Width: 52 feet, 8 inches
Depth: 62 feet



[HOUSE REVIEW]

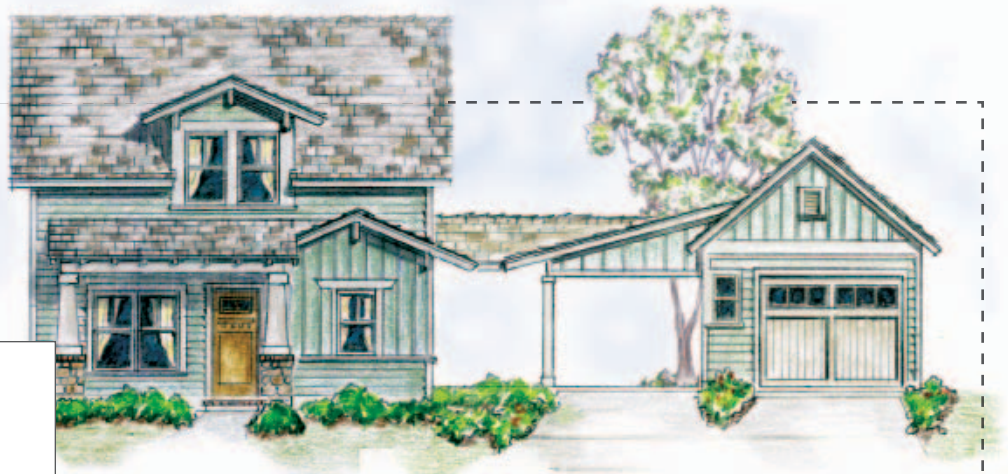
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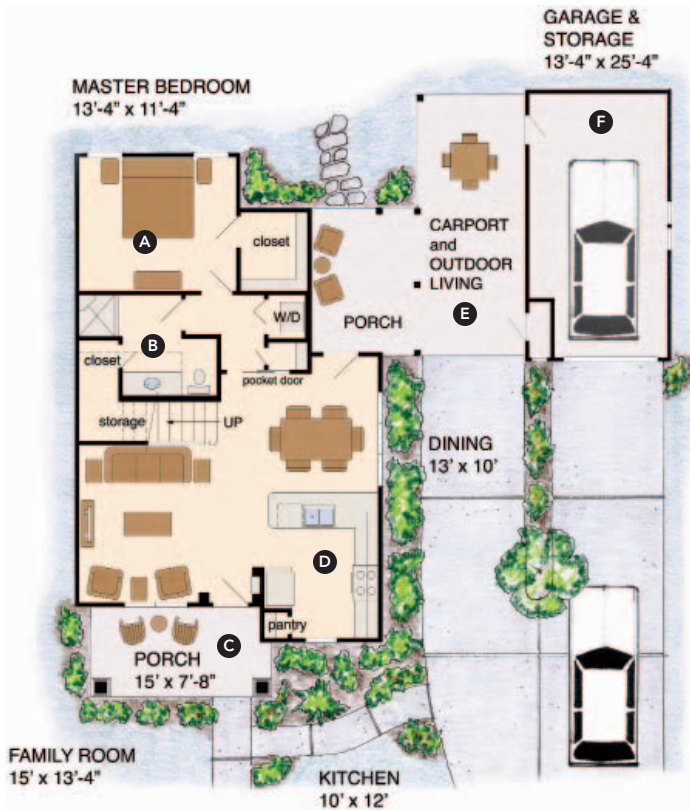
PLAN SIZE

First floor: 897 sf
Second floor: 640 sf
Total living area: 1,537 sf
Width: 26 feet
Depth: 61 feet
Overall width (with garage and carport): 54 feet



Here is a four-bedroom home for a growing young family at just over 1,500 square feet. The compact design features a functional front porch, along with a garage and carport that double as outdoor entertainment and living space. Although ideal for a narrow lot with a garage located toward the rear alley, we created this layout for an existing development where the typical 55-foot-wide, front-load garage product was not successful in the current market.

- A** Secluded master bedroom with large walk-in closet
- B** Spacious bath area strategically located to double as the downstairs powder room. Note the pocket door at the hall entrance to ensure privacy
- C** Front porch is large enough to be functional while also creating an inviting entry
- D** Efficient kitchen layout opens to dining and family area while still being secluded from front entry
- E** The multifunctional carport can expand the porch area to create an expansive outdoor entertainment space
- F** An oversized garage, along with an outdoor closet, offers valuable storage space often lacking in smaller homes
- G** Four bedrooms with an option to utilize one of the rooms as a game area



BEDROOM 2
12'-6" x 11'

BEDROOM 4
or GAMEROOM
12'-6" x 12'-10"

CUMBERLAND III

ARCHITECT

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PLAN SIZE

Living area: 2,500 sf (can be increased to 2,800 with options)
 Width: 36 feet
 Depth: 52 feet



The design concept for the Cumberland III was to create a smaller home with a big floor plan. The first floor emphasizes family interaction, convenient flexibility, and outdoor living. On the second floor, the bedrooms are spacious for a home of this size, and the deluxe master bedroom serves as a luxurious getaway space for the homeowners.

- A** Large mudroom and pantry area
- B** Command center located off the kitchen
- C** Optional outdoor lanai with outdoor fireplace
- D** Large family/dining/kitchen area with optional fireplace
- E** Outdoor courtyard accessible from family room and main foyer
- F** Two-car garage
- G** Second floor laundry room
- H** Deluxe master suite with large master bathroom and walk-in closet
- I** Two-way fireplace, visible from master bedroom and bathroom



[HOUSE REVIEW]

LIVING LARGE

ARCHITECT

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PLAN SIZE

Total size: 1,972 sf
Rooms: Three bedroom, den,
two bathrooms
Width: 40 feet
Depth: 65 feet, 4 inches

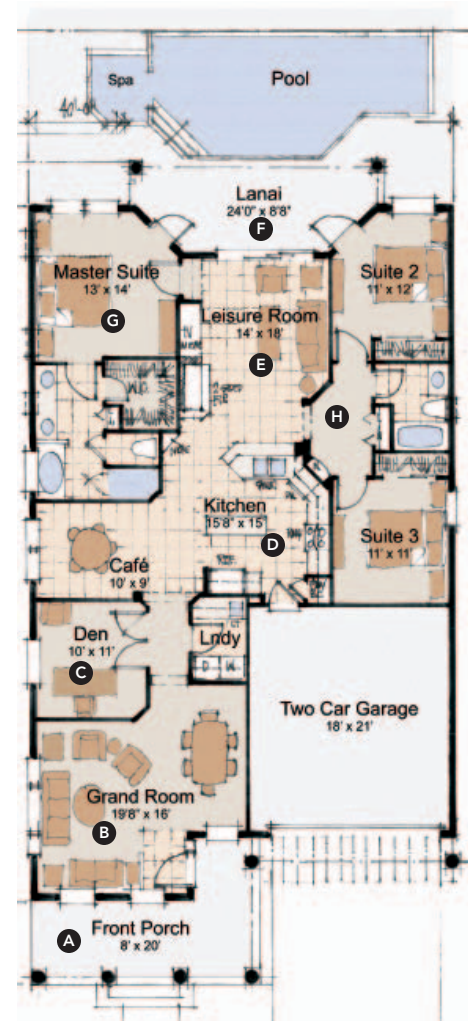


design

In today's market, the 40-foot-wide, under-2,000-square-foot plan is a mainstay and perfect for the single family. The front

porch is pulled into the front setback, as allowed by most municipalities, and the garage door is set back from the front plane of the elevation with an added trellis, creating a front elevation with character no matter the architectural style. The floor plan is right-sized with no wasted space or hallways, but it lives much larger than its actual size.

- A** Large, 8 x 20-foot front porch with room for rockers creates a street-friendly face for the home
- B** Grand room offers plenty of space for entertaining family and friends with light on two sides, creating a bright, warm interior space
- C** Den/Internet room is conveniently located close to the kitchen, laundry room, and front door
- D** Gourmet kitchen with large island is perfect for prep work and buffet-style dinners and is in close proximity to the café and formal dining room. Direct access from the garage for easy unloading of groceries
- E** Leisure room is large enough for a family with a built-in, 70-inch television, two-sided fireplace, and a large wall of glass overlooking the backyard environment
- F** Covered lanai overlooking the pool and spa with direct access from the master suite, leisure room, and second suite
- G** A true split plan with the master retreat separated from the secondary suites, creating a safe haven for mom and dad, complete with a dual vanity, large garden tub, large walk-in shower, linen closet, separated water closet, and walk-in closet
- H** Private secondary suite on the side of the home with two secondary suites, each with a closet and a shared bath — perfect for a family



THE ANDREW

ARCHITECT

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PLAN SIZE

House

Living area: 2,200 sf
 Porches: 410 sf
 Width: 34 feet
 (55 feet with garage)
 Depth: 60 feet
 (74 feet with garage)

Garage

Area: 504 sf
 Width: 21 feet
 Depth: 24 feet



In order to make homes live larger than they are, they should have long site lines, connectivity between rooms, and minimal hallways. They should also have amenities that buyers are used to seeing in much larger homes. This 2,200-square-foot home surprises buyers with a space for a treadmill or cross trainer, a doorless shower, third-floor bonus space, and laundry access from the owner's suite. This home helps buyers expose their inner rock star by living large, but does so within their budget.

- A** Strong connection between kitchen and family area. This allows for a single-room approach to dining, cooking, and relaxing — perfect for entertaining
- B** Open stairway adds transparency to the home and allows the entire space to be read from entrance
- C** Unique kitchen design with a rotated island rarely found in smaller homes helps the plan live larger
- D** Volume ceiling in the family room creates drama and helps the space grow
- E** Optional treadmill in closet space creates a home-gym feeling in a modest space
- F** Access to the laundry from the master closet helps to eliminate hall space and provides a sought-after convenience
- G** Doorless shower is a luxury typically found in much larger homes
- H** Pocket office for bill payment alleviates the need for a large formal study
- I** Master suite feels generous for the square footage
- J** Covered rear porch brings the outside in and provides an inexpensive outdoor room
- K** Stairway leads to an optional bonus room, taking advantage of attic space
- L** Hall space is limited to provide the square footage to the functional rooms
- M** Loft creates an upper family living space

