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## SAVVY SALESMANSHIP

HIGH-IMPACT IDEAS FROM  
THE 2016 NATIONAL SALES  
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# MULTIGENERATIONAL LIVING

## 2016 HOUSE REVIEW THEMES

<b>MARCH</b>	Starter Homes
<b>APRIL</b>	Multiple Exteriors for One Plan
<b>MAY</b>	Contemporary Designs
<b>JUNE</b>	Narrow Lot Designs
<b>JULY</b>	Pool Houses and Cabanas
<b>AUGUST</b>	Revising Best-Selling Plans
<b>SEPTEMBER</b>	Master Baths
<b>OCTOBER</b>	Luxury Homes
<b>NOVEMBER</b>	On the Boards
<b>DECEMBER</b>	Kitchens

An old idea is new again, with designs that answer current buyer demands

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

There's lots of talk these days about multigenerational housing, but it's actually an old idea. Before eldercare facilities took hold, aging parents and grandparents moved in with their kids. Young people, single or married, were expected to live with relatives.

The recent return to multigen living has been recession-driven: Boomers saw the return of boomerang kids and aging parents. But in addition, an influx of Asian and Latino immigrants, whose cultures emphasize multigenerational living, has fueled a trend toward family consolidation. While several generations living in one home present challenges, there are also benefits: child care, chore-

sharing, and the lost tradition of the young learning from their elders.

The term multigenerational refers to at least three generations under the same roof, though homes designed for two generations are often tagged that way. Regardless, the top concern for designs created for more than one family is privacy. Shared kitchens and living areas often work fine, but bedrooms and baths must be well-placed. The following designs present a range of solutions, from guest quarters to accommodating 12 people in seven bedrooms. As ever, we appreciate your comments and suggestions.



PHOTOS: ERIC FIGGE

**S**et on a small Newport Coast ridgeline that runs out to the water and through the hills, Fiano sits above the rest of the homes in a master planned community. While the home was designed with the classic exterior detailing of Northern Italy, interiors are modern and relevant to today's buyers. To make Fiano stand out in this affluent market, the first level features 12-foot ceilings. Ancillary use areas were added—a central court, wine room, second kitchen, large pantry, craft room, and an additional first-floor bedroom suite that can house a multigenerational family member. Plan 1's guest suite has a large, partly enclosed, private patio accessed through two sets of French doors that function as a separate entry.

## FIANO AT PACIFIC RIDGE, PLAN 1

### ARCHITECT

Robert Hidey Architects  
ahidey@roberthidey.com  
roberthidey.com  
949.655.1550

### PLAN SIZE

Width: 65 feet  
Depth: 130 feet  
Living area: 4,715 sf



- A** Guest suite is accessible from landscaped forecourt, providing separation from the main home
- B** A decorative metal gate locks off the covered breezeway leading from the street to the private courtyard
- C** Across from the guest suite, the flex room can be customized to become a home theater, office, or additional guest suite with private bath and closet
- D** Covered outdoor room features a fireplace, enabling use in cooler weather
- E** Open to the sky, the courtyard is protected from strong winds
- F** Main entry leads into a vestibule, a transitional space to the great room, dining room, or bedroom wing
- G** With ample seating and light, the great room is ideal for gatherings
- H** Extending from the great room is the covered loggia, which is deep enough for large outdoor furniture
- I** Kitchen has ample space for preparation and entertaining, including a six-seat island. Butler's pantry offers convenient storage, and holding/prep area provides additional space for caterers
- J** The elegant dining room is airy, too, thanks to French doors that open to the courtyard
- K** 2-car garage flows into the home room, a drop-zone area for backpacks, umbrellas, and shoes
- L** First-floor master suite is generously sized and easily accessible, appealing to a range of buyers
- M** Super laundry room is generously sized, serving as a space for doing laundry, storing linens and luggage, and crafting