

Professional Builder[®]

Mixed Use Local Heroes

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CONTEMPORARY DESIGNS

2018 HOUSE REVIEW THEMES

DECEMBER Single-Family Homes and
Neighborhoods for Rent

Defining contemporary design can be tricky. These projects showcase its timeless appeal

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

While there's considerable confusion regarding the variety of home styles, contemporary and modern are likely the most misunderstood. Low-slope roofs and expansive glass come to mind for many of us, while others may use "contemporary" or "modern" to label any design that deviates from the use of traditional and familiar rooflines, window patterns, and materials. Though many of these new designs utilize nonconventional forms and materials, some borrow details and material palettes from more traditional styles.

The following projects from our team feature an array of designs. One concept shown here offers both a traditional form with details that give the project a fresh, modern appeal, as well as an alternate exterior with a more contemporary look.

Regardless of the labels we attach to any structure's style, it's the thoughtful use of scale, proportion, and materials that results in a timeless design.

Using contemporary design for three-story attached product is suitable for both suburban and urban locations.



ROW TOWNHOMES



URBAN INFILL

Row Townhomes

Vertical definition to break down the scale, along with the use of traditional materials, such as board and batten and lap siding, with clean trellis and railing designs and shed-roof elements still speaks to the contemporary vernacular while feeling residential for suburban locations.



- A** Tandem unit for density
- B** Outdoor private deck space
- C** Galley kitchen allows for split dining and living

SUBURBAN ROW TOWNHOMES, URBAN INFILL LIVE/WORK

ARCHITECT

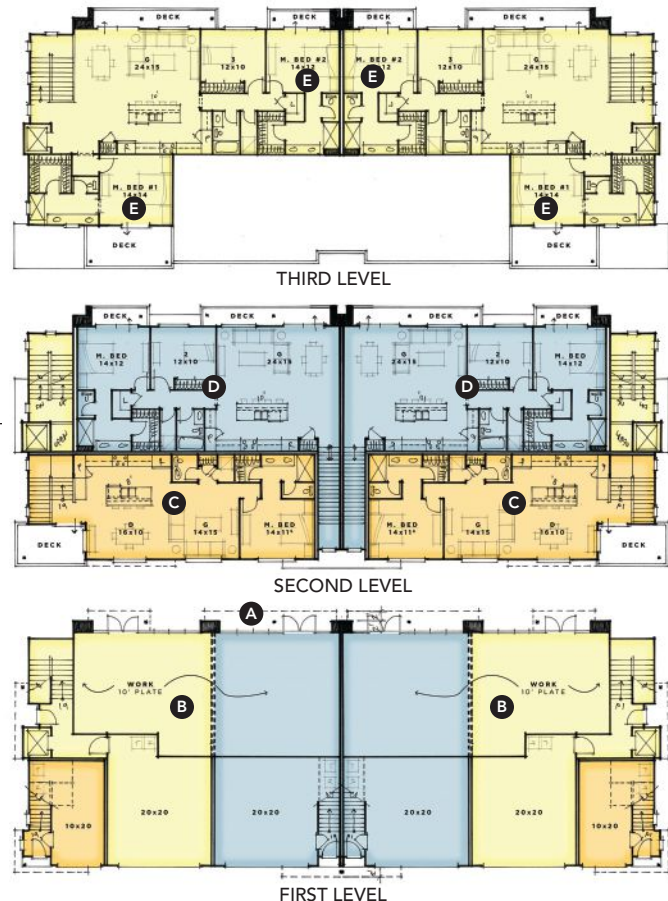
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PLAN SIZE-TOWNHOMES

Width: 120 feet, 6 inches
 Depth: 50 feet, 4 inches
 Living area (three units):
 1,538 sf, 1,810 sf, 1,826 sf

PLAN SIZE-URBAN INFILL

Width: 126 feet, 6 inches
 Depth: 48 feet
 Living area (three units):
 1,084 sf, 1,375 sf, 2,149 sf



Urban Infill

Stacking flats above a retail or commercial base allows for horizontal defining elements that emphasize contemporary components of glass railings, steel columns, and inset stained cladding, promoting a modern look and feel that's well suited to major boulevards in urban infill locations.

- A** Public storefront
- B** Work area can be converted into lock-off livable space
- C** Carriage flat over garage
- D** Shopkeeper flat over work space
- E** Dual master flat

OBERLIN RESIDENCE

ARCHITECT

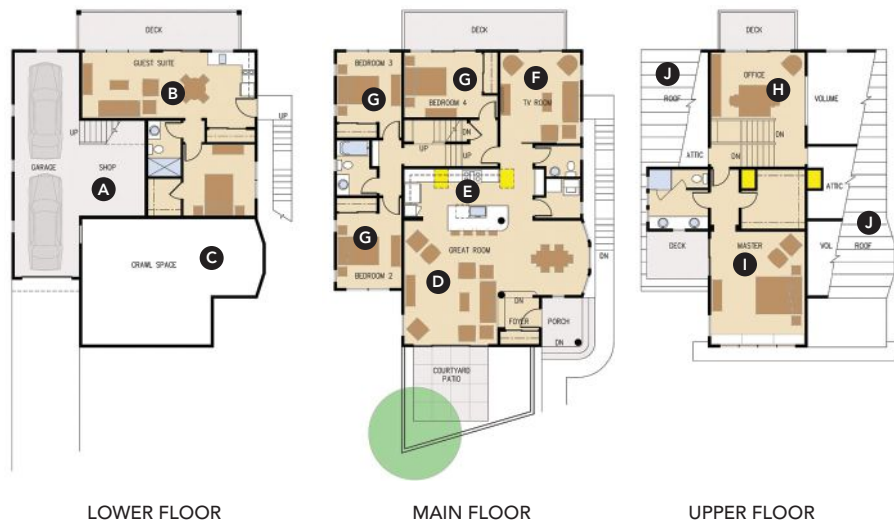
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PLAN SIZE

Width: 40 feet
Depth: 48 feet
Living area: 3,210 sf



A down-to-the-studs remodel of a 1920s Mission revival home, the downhill side of the split-level plan houses a tandem garage with two bedrooms above. On the uphill side were a number of small rooms including the kitchen, dining room, laundry, and two bedrooms, plus an oversize double-height living room. A stairway leads up to the enclosed roof deck at the home's rear, near the added master suite above the original living room.



- A** Existing tandem garage with the addition of a shop/storage area excavated out of the adjacent crawlspace
- B** Rear crawlspace previously used for storage off the garage; the 12-foot-high space is now a guest suite with a bedroom and private exterior access
- C** Existing low crawlspace unchanged
- D** Kitchen has been moved to the rear of the existing living room and the space opened up to include the dining room in one great room. High ceilings in the living area and volume in the dining area add excitement
- E** The kitchen has two skylight shafts bringing light to the rear of the space and balancing the light from high glass on the front elevation

- F** An existing bedroom was expanded to become the kids' TV and playroom opening out to a new rear balcony
- G** Three existing bedrooms are updated with new finishes and expanded closets
- H** The opening from the adult retreat that overlooks the TV room/kids' playroom can be closed off to control sound and provide additional privacy
- I** New master suite has a walk-in closet, a bathroom with glass shower and toilet surrounds, and captures views across the bay to the Golden Gate Bridge
- J** The standing-seam roof slopes up and arches over the new upper floor to fit within the zoning envelope; the low roof covers attic storage along either side of the house

[HOUSE REVIEW]

ALMERIA, PLAN I

ARCHITECT

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PLAN SIZE

Width: 50 feet
Depth: 70 feet
Living area: 3,727 sf



Planned for affluent, mature, empty-nester families, Almeria is situated in an established master planned community, notable for its eco-friendly features, preserved open space, and resort-caliber leisure amenities. The four-bedroom, 4½ bath Plan 1, with its striking contemporary massing and distinctive plan forms, was designed to attract a sophisticated audience that appreciates modern design. Its articulated volumes, intriguing stair forms, and elevated windows all invite discovery and progression through the residence, and the space planning provides residents with diverse and adaptable activity spaces and outstanding indoor/outdoor connectivity.



- Ⓐ Ⓑ Ⓒ Ⓓ For a truly unique and private entry sequence, guests climb stairs to Almeria’s porch, then move through a spacious loggia and a courtyard before reaching the home’s foyer, with its views through the great room to the rear yard
- Ⓔ The great room’s abundant natural light and view-oriented sight lines through stackable transom doors, sustain the focus on indoor/outdoor enjoyment established at the foyer
- Ⓕ Adjacent to the courtyard, the showcase two-story-volume kitchen with 12-foot-long island makes outdoor dining convenient
- Ⓖ The downstairs master suite, which enjoys direct access to an outdoor seating area, is large and luxurious. Translucent and opaque glass highlight its spa bath, and the bench seating in the shower incorporates a toiletries niche
- Ⓗ Residents enter the kitchen directly from a two-car garage and its tandem parking spot, via a small mudroom—an informal space where they can drop their bags and change their shoes before entering the formal space



- Ⓘ An exterior entry stair leads to a private bedroom suite with its own entrance, known as a maisonette
- Ⓙ The private stair makes the maisonette ideal for extended-stay guests. It can also provide a secondary income opportunity
- Ⓚ The ability to access bedroom suites 2 and 3 from a staircase directly adjacent to the garage makes them ideal for older or visiting children who desire privacy
- Ⓛ The large bonus room serves as a comfortable hangout space for the family

**THE ROWHOMES AT
BOULEVARD ONE**

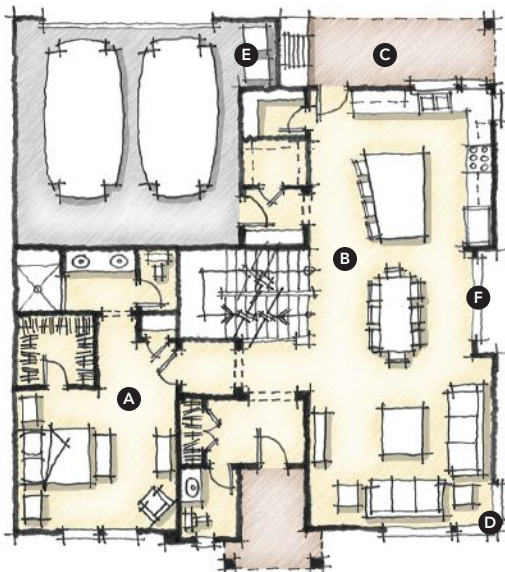
DESIGNER

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PLAN SIZE

Width: 44 feet
Depth: 48 feet
Living area: 2,735 sf

- Ⓐ Main floor master or guest suite
- Ⓑ Open floor plan to visually connect all living spaces
- Ⓒ Outdoor living space carved out of footprint
- Ⓓ Expansive corner glass window patterns
- Ⓔ Dedicated storage space in garage
- Ⓕ Thoughtful massing breaks help define interior space while enhancing exterior elevations



Townhomes are becoming more prominent in both urban and suburban communities. From Millennials to Baby Boomers, low-maintenance living appeals to a wide range of buyer types.

This townhome with ground-level living was designed with a main-floor master catering to a move-down buyer in search of single-level living or to a move-up buyer looking for a guest suite. It makes a great end unit to break down the scale of the adjoining three-story units.

The two elevations shown here illustrate how different contemporary style preferences can be achieved. Depending on location, either elevation style could be selected to enhance the context of its window groupings to create fresh, modern appeal.

The second style (top rendering, above) has a more urban feel, with flat roofs, roof decks, material blocking, and again, corner and asymmetrical window patterns for contemporary appeal.