

# Professional Builder®

## SWEET SPOTS

THE WINNERS OF THE 2016  
PROFESSIONAL BUILDER DESIGN AWARDS

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 SCRANTON  
GILLETTE  
COMMUNICATIONS  
SGC HORIZON



2016 JESSE H. NEAL  
AWARD WINNER



By Amy Albert, Susan Bady,  
Mike Beirne, Michael Chamernik,  
and David Malone

Innovation, construction quality, practical and compelling design: The factors that make a home appealing to buyers are the same ones used to judge the Professional Builder Design Awards competition.

This year's winners span an impressive range. You'll see a luxurious custom home that pays homage to its Arizona desert site, as well as a complex of 32 affordable studio apartments in Santa Monica, Calif.—the units are part of a community that offers skills training so that residents, the mentally ill and formerly homeless, may mainstream back into society. You'll learn about new homes sized right, communities that emphasize walkability, and a green house that hews to stringent sustainability certifications.

On the pages that follow, you'll see 25 winning projects that received accolades because they satisfy yet another crucial criterion: delivering what the market is demanding right now. **PB**

### THE JUDGES:

**Tony Crasi**

President, Crasi Company  
Cuyahoga Falls, Ohio

**Larry Garnett**

Owner, Larry Garnett Designs  
Glen Rose, Texas

**Seth Hart**

Senior Designer, DTJ Design  
Boulder, Colo.

**Mark Larson**

Principal, Rehkamp Larson Architects  
Minneapolis

# SWEET SPOTS

DEFT INFILL, SENSIBLE SCALE,  
MASTERFUL LUXURY—THIS YEAR'S  
WINNERS SHOWCASE DESIGNERS AND  
BUILDERS AT THE TOP OF THEIR GAME







## GOLD

### SINGLE-FAMILY PRODUCTION, OVER 3,100 SF

#### MARLOWE—PLAN 1

Los Angeles

**ENTRANT/ARCHITECT:** Robert Hidey Architects

**BUILDER:** Brookfield Residential

**PHOTOGRAPHER:** Eric Figge

**HARD COST, EXCLUDING LAND:** \$132/sf

**SIZE:** 3,147 sf

**SALES PRICE:** high \$2 million to low \$3 million

**COMPLETION:** January 2016

Marlowe was designed to resonate with young professionals in the tech industry by offering the convenience of traditional ground-floor living along with the appeal of a city loft—in this case a three-story envelope imbued with modern style.

The appeal begins at ground level where an intentional crease in the building form creates an engaging front façade, exposing more of the home to the city street it tightly abuts. Devoid of interior walls, public spaces on this level effectively flow together, bathed in natural light from broad glass sliding doors and commercial-grade windows.

On the second floor, the master suite takes full advantage of the abundant light at the front of the house. Finally, on the third floor, a large bonus room with loft-style charm opens via pocket sliding-glass doors to a large covered terrace.

Marlowe's narrow lots required special design considerations to provide adequate daylighting and usable outdoor spaces, says architect Robert Hidey. The solutions included angled lots with a 28-degree bend; third-floor roof decks; and side-yard use easements. "To maintain privacy, bedrooms are located only on upper floors," Hidey says. "The master bedroom has a deep balcony and other architectural screening features to provide additional layers of privacy."





## SILVER MULTIFAMILY

### AVANTI

Calabasas, Calif.

**ENTRANT/ARCHITECT:** Robert Hidey Architects

**BUILDER/DEVELOPER:** The New Home Company

**INTERIOR DESIGNER:** Meridian Interiors

**PHOTOGRAPHER:** Christopher Mayer

**SIZE:** 13,972 to 48,314 sf

**COMPLETION:** April 2016

This 72-unit building in the hills of suburban Los Angeles resembles a European village with Italian detail. The complex integrates three floors of condominium flats with secure reception lobbies atop

a garage podium with individual storage closets and two assigned parking stalls per unit. Luxury flats are designed to attract local move-down residents who want low maintenance and single-floor

living close to the shopping, entertainment, and restaurant amenities they know and love.

Each floor has four two- and three-bedroom residences with open floor plans illuminated by natural light and private covered decks. Spacious kitchens with oversized islands are designed for entertaining. Each unit is accessible through semi-private elevators from the furnished lobby and has a private entry vestibule that can be opened only by a coded key card.

## SILVER ON THE BOARDS

### GREYSTONE POINT

Boerne, Texas

**ENTRANT/ARCHITECT:**

Craig McMahon Architects

**CONTRACTOR:** Johnny Canavan Homes

**INTERIOR DESIGNER:** Kathleen DiPaolo Designs

**LAND PLANNER:** Ten Eyck Landscape Architects

**RENDERING:** WP Visions

**SIZE:** 5,500 sf (main house);

1,100 sf (guest house); 1,200 sf (barn)

**COMPLETION:** Summer 2017



An expansive compound with a barn, guest house, and main house will be tucked away on a 10-acre wooded property in Texas Hill Country.

Greystone Point was inspired by the South American estancia style of large rural ranches (McMahon won top honors in last year's Design Awards for a finished house built in that style). All the buildings play off the main courtyard, which contains a pool, spa, and tiered deck, along

with trees, rocks, and vegetation. Sloping terrain offers miles-long views to the west. The buildings sit deep within the property for added privacy.

"It truly feels as if you're on a much larger ranch property, as you can't see any neighboring homes," McMahon says.

The 5,500-square-foot main house has an open-layout kitchen and a dining room, living room, and covered patio. One wing of the house contains two bedrooms, two

bathrooms, and a family room, while the other has a master suite and covered patio. An 1,100-square-foot guest house has two bedrooms, two bathrooms, and a smaller-scale open living room, dining room, kitchenette, and patio. A 1,200-square-foot barn is clad with locally quarried limestone, as are the two houses.

Construction began earlier this year and will take 12 to 14 months to complete, due to the size of the project.