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Enduring Appeal

Miller and Smith celebrates 50 years of building homes in the Washington, D.C., suburbs

ALSO IN THIS ISSUE

Project Financing / 38

Tight Setbacks / 44

Builder Apps / 70

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ON THE BOARDS

2014 HOUSE REVIEW THEMES

OCTOBER Homes for Traditional Neighborhood Design

NOVEMBER Casitas and In-Law Suites

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The House Review design team offers a peek at sketches of concept designs and dream projects.

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

As architects and designers, we don't often have the opportunity to share what's on our boards. First, for some of our newer (and younger) readers, "on the boards" refers to the days when a pen and pencil were used to hand-draw sketches for new projects. For some of us, that's still the early part of the design process. For others, the initial sketches begin directly in a CAD program. Either way, the following pages offer a glimpse of what's "on the boards" of our design team. You'll see concepts ranging from a compound of small cottages to an amazing luxury home with exciting and innovative exterior design details. Along with some practical new ideas for the typical suburban single-family home in a cul-de-sac, there's also a timely design for Baby Boomers who want to spend more time traveling in their motor home.



Now under construction, the White Magnolia Apartments in Encino, Calif., will provide 50 two-bedroom, two-bath luxury apartments geared toward long-time area residents and professionals who no longer wish to care for large residences. The welcoming, village-like look for the complex was created to encourage interaction between residents and neighbors.

The biggest design challenge stemmed from the building's exceptionally narrow, linear site. To visually break up the massing, the building steps down from four stories to two stories at the corner, which is anchored by an iconic, tower-like structure. A variety of shapes and colors also breaks up the massing, adding to the village feel. Arched balconies and

a two-story arched entry provide depth and visual interest. The corner tower engages the primary common open space at the podium level, all designed by TGP, Burbank, Calif. The space houses the outdoor kitchen—one of four principal outdoor rooms—a party space adjacent to an indoor community room, a large spa area with lounge chairs, a living room with shaded and sunny areas and a fire pit, and a dining room with an outdoor kitchen, all surrounding a linear fountain.

The orientation of the building is easy to navigate with soft colors forming visual references. A Mediterranean palette of landscaping with olive trees, lavender, roses, Italian Cypress, and date palms surrounds the building's perimeter and patio.

WHITE MAGNOLIA APARTMENTS

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PLAN SIZE

Total area: 65,222 sf
 Unit size: 1,050-1,270 sf

