



2013 BALA PORTFOLIO



BALA

Best in American Living Awards

NAHB 2013

BALA Media Sponsor:

Builder

HALL OF FAME

In celebration of the BALA 30th Anniversary, the program makes its second induction into the BALA Hall of Fame to honor individuals and companies who have made significant contributions to the residential building industry.

Congratulations to the 2013 BALA Hall of Fame Class:

- Gene Dreyfus, Childs Dreyfus Group
- Donald Evans, The Evans Group
- The Green Company
- Walt Richardson, RNM Design
- Edward Robson, Robson Communities Inc.

HALL OF FAME HISTORY

In 2008, the Best in American Living Awards program honored 10 outstanding designers, builders and founders who have significantly impacted the residential design and construction field through their involvement in BALA and have influenced the building industry. We would not be here, experiencing our lives in the way we do, if these people had not envisioned and executed the design improvements we have enjoyed over the last 30 years.

The 2008 Inaugural Class of the BALA Hall of Fame included:

- Aram Bassenian and Carl Lagoni, Bassenian I Lagoni
- Barry Berkus, B3 Architects
- Jack Bloodgood, BSB Design
- Roy Diez, Professional Builder
- Carole Eichen, Carole Eichen Interiors
- J. Carson Looney, Looney Ricks Kiss
- Steve Moore, BSB Design
- Christopher Homes
- Taylor Morrison
- Capital Pacific Holdings

2013 AWARD CATEGORIES

Home of the Year
Room of the Year
Community of the Year
Remodel of the Year

Single-Family

Affordable Home
Detached Home up to 2000 sq. ft., Built for Sale
Detached Home 2001 - 3000 sq. ft., Built for Sale
Detached Home 3001 - 4000 sq. ft., Built for Sale
Detached Home over 4001 sq. ft., Built for Sale
One-of-a-Kind Home up to 4000 sq. ft.
One-of-a-Kind Home 4001 - 6500 sq. ft.
One-of-a-Kind Home over 6501 sq. ft.
Green-Built Home
International
On the Boards
Senior Housing

Multifamily

Development up to 4 Stories, For Rent
Development 5 Stories & Over, For Rent
Adaptive Reuse
International
Student Housing
On the Boards

Remodeling

Entire Home up to \$250,000 per unit
Entire Home \$250,001 and over per unit
Addition, Indoor or Outdoor up to \$150,000 per unit
Addition, Indoor or Outdoor \$150,001 & over per unit
Kitchen up to \$100,000 per unit
Kitchen \$100,001 & over per unit
Bath up to \$50,000 per unit
Specialty Project

Specialty

Design Detail

Community

Community Facility
Neighborhood
Green Community

Interior Design

Kitchen
Bath
Outdoor Room

2013 JUDGES

Victor Mirontschuk, Chair
Clark Atwood
Mary DeWalt
Michael Medick
Michael Menn
William Kreager
Ralph Spargo
Amy Albert, Builder magazine

NAHB STAFF

Jaclyn Toole
Claire Worshtil
Debra Lesesne
Debra Bassert



American Craftsman

San Diego, Calif.

Photography by Lanny Mack Photography

Project Team

Architect: IS Architecture, La Jolla, Calif.

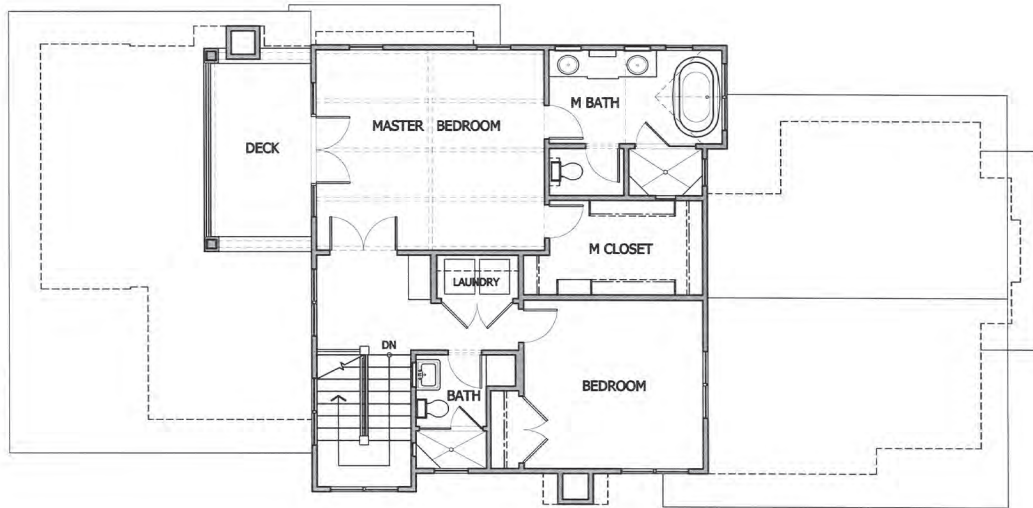
Builder: Hill Construction Company, San Diego, Calif.

Design Description

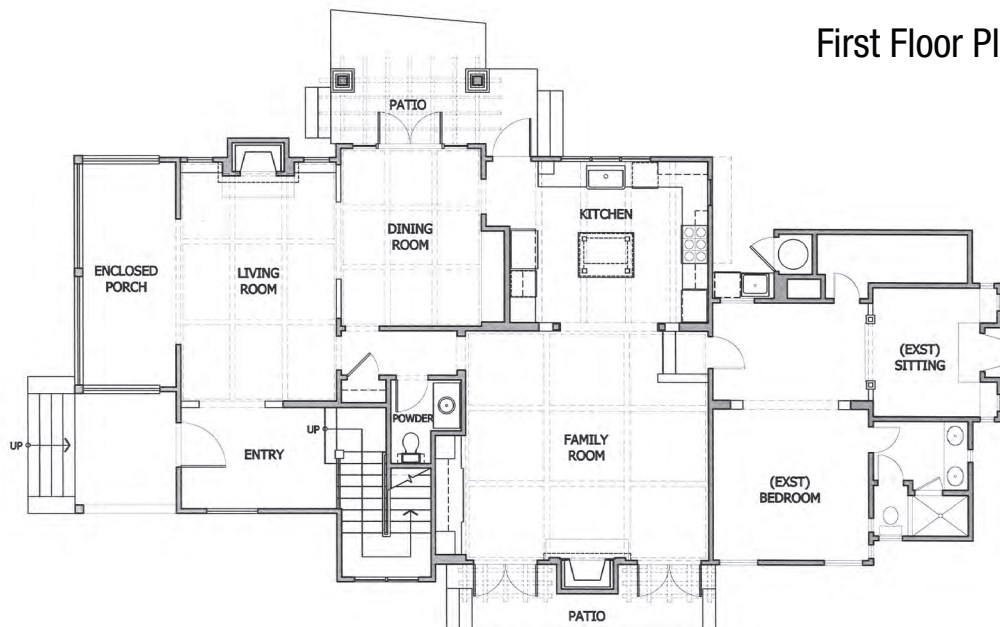
The Mission Hills community is one of the oldest and best architecturally preserved neighborhoods in San Diego. American Craftsman was designed and built to sit comfortably amongst its neighbors as though it has always belonged. Emphasis is on period-correct details such as leaded windows, fumed oak casework, and antique fireplace surrounds. The interiors are grand but warm and welcoming, a perfect place for the retired owners to host their family and friends. The home was custom designed with aging-in-place in mind, so a slow transition to full-time ground floor living is effortless.



Second Floor Plan



First Floor Plan





Lake Tibet

Orlando, Fla.

Photography by Michael Lowry Photography

Project Team

Architect: Phil Kean Design Group, Winter Park, Fla.

Builder: Phil Kean Design Group, Winter Park, Fla.

Interior Designer: Phil Kean Design Group, Winter Park, Fla.

Interior Merchandiser: Phil Kean Design Group, Winter Park, Fla.

Design Description

The objective of this remodel was to open the kitchen to the home's stunning lake views and take full advantage of the outdoor lifestyle that Florida has to offer. The cabinet design provides ample hidden storage including a hidden computer station, hidden pantry with second refrigerator and storage beneath both islands. Perfect for entertaining, corner pocketing doors open the kitchen to the lanai. The rear wall of the kitchen is framed out with frosted glass to provide privacy from adjacent homes, while adding a focal point to the space.





ROOM OF THE YEAR

Concord Riverwalk

West Concord, Mass.
Photography by Nat Rea

Project Team

Architect: Union Studio Architecture & Community Design, Providence, R.I.

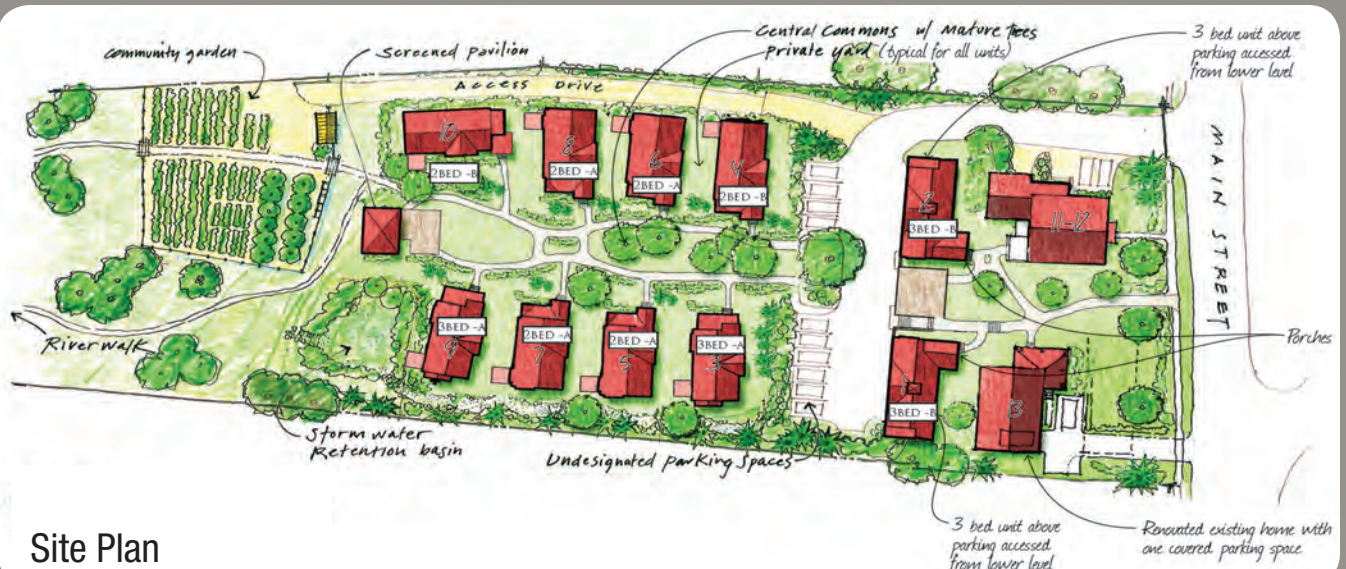
Builder: BOJ Construction, Plymouth, Mass.

Developer: NOW Communities, Langley, Wash.

Land Planner: Ross Chapin Architects, Barrington, R.I.

Design Description

This multifamily cottage community includes common space, community gardens and access to the riverfront. The community shares a screened pavilion with a fire pit, community gardens and a nature preserve along the river. Concord Riverwalk's site plan focuses on stormwater management, solar energy and protected open space. Each home within the village has natural interior light and views, while also maintaining homeowner privacy. The project follows NAHB Green Home Guidelines and Building America benchmarks and has earned an Energy Star® rating.



Site Plan



COMMUNITY OF THE YEAR

Squaw Creek Ranch

Doss, Texas
Photography by Richard Laughlin

Project Team

Architect: Laughlin Homes & Restoration, Inc.,
Fredericksburg, Texas
Remodeler: Laughlin Homes & Restoration, Inc.,
Fredericksburg, Texas

Design Description

The owners wanted to renovate and restore their pioneer homestead, while providing modern amenities and ample room for entertaining and overnight guests at their Hill Country ranch. When the structure was gutted, materials were salvaged and recycled into the restoration. Historic light fixtures, salvaged doors and lumber give the project a period feel. A new standing-seam roof was applied in the traditional style. With budget and end-use in mind, care was taken to respect the historic elements while adding the comforts of today.



After

Before





REMODEL OF THE YEAR

MIDDLE ATLANTIC

Archstone First and M

Washington, D.C.

Photography by Alan Goldstein

Project Team

Architect: Davis Carter Scott, McLean, Va.

Builder: Archstone, Washington, D.C.

Interior Designer & Merchandiser: Carlyn and Company Interiors + Design, Great Falls, Va.

Developer: Archstone, Washington, D.C.

Design Description

This development has created a vibrant metro-centric neighborhood in an area where there was nothing just over two years ago. The lobby's statement furniture pieces, such as its touch sensitive cocktail table, sculpture-like chairs and dramatic leather benches, all contribute to the buzz surrounding this outstanding project.



MOUNTAIN

Midtown

Denver, Colo.

Photography by Ron Ruscio / Vic Moss

Project Team

Architect: DTJ DESIGN, Inc., Boulder, Colo.

Builder: Brookfield Homes, Englewood, Colo.

Interior Designer: Linda Beutner Interior Designer, Denver, Colo.

Developer: Brookfield Residential, Englewood, Colo.

Land Planner: Norris Design, Denver, Colo.

Design Description

Midtown is a boutique neighborhood just 5 miles from downtown Denver. This particular home plan is inspired by nature and brings light from the central courtyard to the entire floor plan. As you enter the home, a dedicated foyer provides a garden view and delightful entry. The simple great room is bathed in light, with a direct courtyard connection. In the flow-through kitchen, ample perimeter cabinets afford a wall of windows. The split landing enhances privacy and creates a journey to separate levels for guest and master suites.

NORTH ATLANTIC

Arbor House

Bronx, N.Y.

Photography by Bernstein Associates

Project Team

Architect: Danois Architects, New York, N.Y.

Builder: Blue Sea Construction Co., LLC, Huntington, N.Y.

Interior Designer: Danois Architects, New York, N.Y.

Developer: Blue Sea Development Company, LLC, Huntington, N.Y.

Design Description

Arbor House is an affordable rental apartment building in the South Bronx designated for low-income households. Its brick colors, punched window openings and limestone-colored base replicate existing rhythms in the neighborhood. The addition of metal-clad bays and patterned concrete wall panels add a 21st century touch to these contextual elements.



PACIFIC

Alta Verde Coral Mountain J-3

La Quinta, Calif.

Photography by George Gutenberg

Project Team

Architect: Poon Design Inc., Beverly Hills, Calif.

Builder: Alta Verde Builders, Rancho Mirage, Calif.

Interior Designer: Interior Illusions, West Hollywood, Calif.

Developer: Alta Verde Group, Beverly Hills, Calif.

Design Description

The design vision for this home is called "Cali-Bali." Alta Verde has a combination of California modernism with Balinese design from resort architecture and island influences. The residence is organized by a long axis connecting the street façade; the loft-like living, dining and kitchen space; the Balinese-style cabana and the mountains beyond.



SOUTH ATLANTIC

Laurel

Bluffton, S.C.

Photography by Dickson Dunlap

Project Team

Architect: Wayne Visbeen, Grand Rapids, Mich.

Builder: Custom Classics, Bluffton, S.C.

Interior Designer & Merchandiser: Custom Classics, Bluffton, S.C.

Design Description

The Laurel was a project that required a rigorous lesson in southern architectural vernacular. As the site is located in the hot climate of the Carolina shoreline, the home aims to capture cross breezes through outdoor entertainment spaces. The home features three covered porches, one partially covered courtyard and a screened porch. The main level floor plan centers on common living spaces, while allowing for a luxurious master suite. The upstairs loft includes two bed-and-bath suites, providing ample room for guests.



SOUTH CENTRAL Squaw Creek Ranch

Doss, Texas

Photography by Richard Laughlin

Project Team

Architect: Laughlin Homes & Restoration, Inc.,
Fredericksburg, Texas

Remodeler: Laughlin Homes & Restoration, Inc.,
Fredericksburg, Texas

Design Description

The owners wanted to renovate and restore their pioneer homestead, while providing modern amenities and ample room for entertaining and overnight guests at their Hill Country ranch. When the structure was gutted, materials were salvaged and recycled into the restoration. Historic light fixtures, salvaged doors and lumber give the project a period feel. A new standing-seam roof was applied in the traditional style. With budget and end-use in mind, care was taken to respect the historic elements while adding the comforts of today.



PLATINUM

Terraces at Santiago

Santa Ana, Calif.

Photography by Applied Photography

Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.

Builder: Advent Companies, San Juan Capistrano, Calif.

Developer: C&C Development / Orange Housing Development Corp, Tustin, Calif./ Orange, Calif.

Land Planner: Bassenian Lagoni, Newport Beach, Calif.



Design Description

This new community, a collaboration between numerous public and private stakeholders, provides families affordable rental homes in downtown Santa Ana, California. The homes are within walking distance of urban transit, including Santa Ana's historic train station. The style shows respect for the rich architectural heritage of Santa Ana, including well-executed Spanish Colonial architecture. The elevations are particularly pleasing when understood in the context of affordable housing.

PLATINUM

Triada Court at the Station District

Santa Ana, Calif.

Photography by Arthur Gomez

Project Team

Architect: William Hezmalhalch Architects Inc., Santa Ana, Calif.

Builder: Related Companies of California, Irvine, Calif.

Developer: Related Companies of California, Irvine, Calif.

Land Planner: William Hezmalhalch Architects Inc., Santa Ana, Calif.



Design Description

This site was developed to create desperately needed affordable housing for families in Santa Ana. The catalyst of the design is the unique podium that was terraced to hide the parking, create retail opportunities and offer a more natural exterior. The homes of Triada Court are centered around the community building. This building provides much needed community resources such as a childcare facility, community kitchen and computer lab. The project features a series of large open courtyards, grand staircases and street-level plazas, creating spaces for community interaction.

GOLD

Bush Birch

Santa Ana, Calif.

Photography by Applied Photography

Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.

Builder: Advent Companies, San Juan Capistrano, Calif.

Developer: C&C Development / Orange Housing Development Corp, Tustin, Calif. / Orange, Calif.

Land Planner: Bassenian Lagoni, Newport Beach, Calif.

Design Description

An under-utilized corner site near downtown Santa Ana now provides affordable homes for five families in a stacked flat cluster. Each home was designed with spacious interiors appropriate for its intended family. The interior courtyards for gathering and children's play bring a sense of community to the complex. The style shows respect for the rich architectural heritage of Santa Ana, including well-executed Spanish Colonial architecture. The elevations are particularly pleasing when understood in the context of affordable housing.





PLATINUM

Midtown

Denver, Colo.

Photography by Ron Ruscio / Vic Moss

Project Team

Architect: DTJ DESIGN, Inc., Boulder, Colo.

Builder: Brookfield Homes, Englewood, Colo.

Interior Designer: Linda Beutner Interior Designer, Denver, Colo.

Developer: Brookfield Residential, Englewood, Colo.

Land Planner: Norris Design, Denver, Colo.

Design Description

Midtown is a boutique neighborhood just 5 miles from downtown Denver. This particular home plan is inspired by nature and brings light from the central courtyard to the entire floor plan. As you enter the home, a dedicated foyer provides a garden view and delightful entry. The simple great room is bathed in light, with a direct courtyard connection. In the flow-through kitchen, ample perimeter cabinets afford a wall of windows. The split landing enhances privacy and creates a journey to separate levels for guest and master suites.

SILVER

The Portland

Fort Mill, S.C.

Photography by Zan Maddox

Project Team

Architect: 505 Design, Charlotte, N.C.

Builder: Saussy Burbank, Charlotte, N.C.

Interior Designer: Saussy Burbank, Charlotte, N.C.

Developer: Clear Springs Development Company, Inc., Fort Mill, S.C.

Land Planner: 505 Design, Charlotte, N.C.

Interior Merchandiser: Connie Anderson, Charlotte, N.C.



GOLD

18 Cobblestone at The Pinehills

Plymouth, Mass.

Photography by Eric Roth



Project Team

Architect: Gordon Noseworthy, Pembroke, Mass.

Builder: Bill Wennerberg, Plymouth, Mass.

Interior Designer: Bill Wennerberg, Plymouth, Mass.

Developer: The Pinehills - Plymouth, Mass.

Land Planner: The Pinehills - Plymouth, Mass.

Interior Merchandiser: Bill Wennerberg, Plymouth, Mass.

PLATINUM

Alta Verde Coral Mountain J-3

La Quinta, Calif.

Photography by George Gutenberg

Project Team

Architect: Poon Design Inc., Beverly Hills, Calif.

Builder: Alta Verde Builders, Rancho Mirage, Calif.

Interior Designer: Interior Illusions, West Hollywood, Calif.

Developer: Alta Verde Group, Beverly Hills, Calif.

Design Description

The design vision for this home is called "Cali-Bali."

Alta Verde has a combination of California modernism with Balinese design from resort architecture and island influences. The residence is organized by a long axis connecting the street façade; the loft-like living, dining and kitchen space; the Balinese-style cabana and the mountains beyond.



GOLD

Branford Plan at Poplar Run

Silver Spring, Md.

Photography by Jim Kirby

Project Team

Architect: Bassenian

Lagoni, Newport Beach, Calif.

Builder: Winchester Homes, Bethesda, Md.

Interior Designer: Model Homes Interiors, Elkridge, Md.

Developer: Winchester Homes, Bethesda, Md.

Land Planner: Soltez, Rockville, Md.



GOLD

Magnolia Place – Plan 2

Livermore, Calif.

Photography by Eric Figge Photography, Inc.

Project Team

Architect & Land Planner: Dahlin Group

Architecture Planning, Pleasanton, Calif.

Builder & Developer: Standard Pacific Homes, West Sacramento, Calif.

Interior Designer & Merchandiser: Pacific Dimensions, Inc., El Segundo, Calif.



GOLD

Alta Verde Escena B-3

Palm Springs, Calif.

Photography by Imagine Imagery

Project Team

Architect: Poon Design Inc., Beverly Hills, Calif.

Builder: Alta Verde Builders, Rancho Mirage, Calif.

Interior Designer: Interior Illusions, West Hollywood, Calif.

Developer: Alta Verde Group, Beverly Hills, Calif.





PLATINUM

Laurel

Bluffton, S.C.

Photography by Dickson Dunlap

Project Team

Architect: Wayne Visbeen, Grand Rapids, Mich.

Builder: Custom Classics, Bluffton, S.C.

Interior Designer & Merchandiser: Custom Classics, Bluffton, S.C.

Design Description

The Laurel was a project that required a rigorous lesson in southern architectural vernacular. As the site is located in the hot climate of the Carolina shoreline, the home aims to capture cross breezes through outdoor entertainment spaces. The home features three covered porches, one partially covered courtyard and a screened porch. The main level floor plan centers on common living spaces, while allowing for a luxurious master suite. The upstairs loft includes two bed-and-bath suites, providing ample room for guests.



PLATINUM

Fairbrook Estates

San Diego, Calif.

Photography by Jeffrey Aron Photography

Project Team

Architect: Woodley Architectural Group, Inc., Littleton, Colo.

Builder: Ryland Homes, Irvine, Calif.

Interior Designer: Studio Design Group Interiors, Inc., Newport Beach, Calif.

Design Description

This home is part of an infill project where a variety of lot configurations are provided. The rear outdoor room also increases to adjust to the site. The home is zoned thoughtfully, with a bedroom wing on one side and the living area on the opposite side of the court, providing a clear separation between the passive and active sides of the home. Floor-to-ceiling glass, wood beam ceilings, and a blending of indoor and outdoor spaces provide buyers with a distinctive feel.

SILVER

La Cresta at Woodbury - Plan 2

Irvine, Calif.

Photography by Eric
Figge Photography, Inc.



Project Team

Architect: Danielian Associates Architecture + Planning,
Irvine, Calif.

Builder: Brookfield Homes, Costa Mesa, Calif.

Interior Designer & Merchandiser: Design Tec, Irvine, Calif.

GOLD

Tupelo

South Haven, Mich.

Photography by Megan
TerVeen



Project Team

Architect: Wayne Visbeen,
Grand Rapids, Mich.

Builder: Mike Schaap Builders,
Holland, Mich.

Interior Designer &

Merchandiser: Benchmark Wood Studio, Holland, Mich.

Developer: Chad VanHorn, Allegan, Mich.

Land Planner: Debest Landscaping, South Haven, Mich.

Design Description

The architectural goal of Alta Del Mar was a single-level luxury home that would capitalize fully on the close dramatic expanses of forests, canyons and ocean. This design is completely separated from established urban surroundings, yet just a short drive to services and amenities. Strengthening its exclusivity are site planning and landscaping that preserve the natural ambience and interface with an extensive trail system. Hipped roofs and box bays reflect chateau styling, enriched by arches and stonework.



GOLD

Alta Del Mar - Plan 2

Del Mar Mesa, Calif.

Photography by Eric Figge Photography

Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.

Builder: Pardee Homes, El Segundo, Calif.

Interior Designer: Pacific Dimensions, Inc., El Segundo, Calif.

Developer: Pardee Homes, El Segundo, Calif.

Land Planner: Latitude 33, San Diego, Calif.

Interior Merchandiser: Pacific Dimensions, Inc., El Segundo, Calif.

SILVER

La Cresta - Plan 3

Irvine, Calif.

Photography by Eric Figge Photography, Inc.

Project Team

Architect: Danielian Associates

Architecture + Planning, Irvine, Calif.

Builder: Brookfield Homes,

Costa Mesa, Calif.

Interior Designer: Design Tec, Newport

Beach, Calif.



Design Description

Located within a prestigious community, this home embodies architectural beauty and refinement. The open flow of the grand room, dining room and kitchen is extended outdoors through the use of bi-fold doors that completely open up the space. Offering more than just great flow and space, this home exemplifies luxury with impressive eight-foot entry doors, a spacious master suite and spa-style bathrooms. Architectural detail is expressed in an arched entryway, exterior plaster details at the roof line, coffered ceilings and custom detailed wrought-iron exterior lighting.



PLATINUM

American Craftsman

San Diego, Calif.

Photography by Larny Mack Photography

Project Team

Architect: IS Architecture, La Jolla, Calif.

Builder: Hill Construction Company, San Diego, Calif.

Design Description

The Mission Hills community is one of the oldest and best architecturally preserved neighborhoods in San Diego. American Craftsman was designed and built to sit comfortably amongst its neighbors

as though it has always belonged. Emphasis is on period-correct details such as leaded windows, fumed oak casework and antique fireplace surrounds. The interiors are grand but warm and welcoming, a perfect place for the retired owners to host their family and friends. The home was custom designed with aging-in-place in mind, so a slow transition to full-time ground floor living is effortless.

SILVER

Allenwood

Montague, Mich.

Photography by Ashley Avila Photography

Project Team

Architect: Wayne Visbeen, Grand Rapids, Mich.

Builder: Ashby Builders, Hudsonville, Mich.

Interior Designer: Francesca Owings, Grand Rapids, Mich.



GOLD

Granger Cottage

Saratoga Springs, N.Y.

Photography by Randall Perry Photography

Project Team

Architect: John Witt, Saratoga Springs, N.Y.

Builder: Witt Construction, Inc, Saratoga Springs, N.Y.

Interior Designer: E Tanny Design, Saratoga Springs, N.Y.



Design Description

This custom cottage was designed for a city lot and to make use of passive solar energy. The sunken entry creates warmth upon entering the home and walking up a few steps to the main living area. The cottage features a large kitchen with pantry, window seat and wine bar. The exterior is a mix of natural granite, cedar shakes, clapboard and board and batten.

GOLD

Hillside Retreat

Palm Springs, Calif.

Photography by Randall Perry Photography

Project Team

Architect: John Witt, Saratoga Springs, N.Y.

Builder: Witt Construction, Saratoga Springs, N.Y.

Interior Designer: BT Home Design, Saratoga Springs, N.Y.

Interior Merchandiser: MOD Creative Group, Chicago, Ill.



GOLD

Lincoln Park Luxury: 2130 Seminary

Chicago, Ill.

Photography by Herbie Rooptai

Project Team

Architect & Interior Designer: Environs Development, Chicago, Ill.

Builder & Developer: Environs Development, Chicago, Ill.

Interior Merchandiser: MOD Creative Group, Chicago, Ill.



SILVER

The Smith Residence

Sullivan Island, S.C.

Photography by Jim Somerset

Project Team

Architect: Herlong & Associates, Architects + Interiors, Sullivan's Island, S.C.

Builder: Phillip W. Smith, General Contractor, Inc., Mt. Pleasant, S.C.

Interior Designer: Herlong & Associates, Architects + Interiors, Sullivan's Island, S.C.



SILVER

Hasserton

Rockford, Mich.

Photography by Michael Buck

Project Team

Architect: Wayne Visbeen, Grand Rapids, Mich.

Builder: Scott Christopher Homes, Grand Rapids, Mich.

Interior Designer: Jeffery Roberts Interiors, Grand Rapids, Mich.

Land Planner: Stout Creek Landscapes, Inc., Belmont, Mich.



One-of-a-Kind Home 4001 - 6500 sq. ft.

SINGLE-FAMILY



PLATINUM

Bella Harbor

Port Jefferson, N.Y.

Photography by Sargent Architectural Photography

Project Team

Architect: Kean, Williams, Giambertone, Ltd.,
Cold Spring Harbor, N.Y.

Builder: Kean Development Company, Inc., Cold Spring Harbor, N.Y.

Interior Designer: Scott Snyder, Inc., New York, N.Y.

Developer: Kean Development Company, Inc., Cold Spring Harbor,
N.Y.

Land Planner: Kean Landscaping, Inc., Cold Spring Harbor, N.Y.

Design Description

Poised above a picturesque seascape, this residence's timeless beauty comes to life with a massing of gabled ends and a delightful cedar-shake clad turret, anchored with stonework in the "Richardson-Romanesque" style. Tailored with distressed antique oak floors, the interior is a union of state-of-the-art technology and architectural nuance. The lower level boasts a full oak bar, billiards area and indoor pool. Buttressed by stonewalls and staged garden beds, the outdoor pool sits amid the multi-level terraces that trace the rear of the house.

PLATINUM

Unger Residence

Henderson, Nev.

Photography by Blue Heron

Project Team

Architect: Blue Heron, Las Vegas, Nev.

Builder: Blue Heron, Las Vegas, Nev.

Interior Designer: Blue Heron, Las Vegas, Nev.

Developer: Blue Heron, Las Vegas, Nev.

Land Planner: Blue Heron, Las Vegas, Nev.

Interior Merchandiser: Blue Heron, Las Vegas, Nev.



Design Description

The design of this residence reinforces living in the desert through an incorporation of indoor and outdoor living environments. This concept begins in the front entry, with the koi pond as a linking mechanism from the front towards the rear. In the atrium, there is an intimately scaled living planter that becomes another connection between the two living areas. As the shape of the site determined the floor plan, the same concept of abstract angles was used in creating the Unger Residence's elevations.

GOLD

Private Residence

Tampa, Fla.

Photography by Jorge Alvarez Photographer

Project Team

Architect: Cooper Johnson Smith Architects, Tampa, Fla.

Builder: Alvarez Homes, Tampa, Fla.

Interior Designer: Taylor & Taylor, Miami Beach, Fla.





GOLD

Paradise Dawn

Daytona Beach, Fla.
Photography by Eric Cucciaioni

Project Team

Architect: Looney Ricks Kiss, Celebration, Fla.
Builder: Charles Clayton Construction, Winter Park, Fla.
Land Planner: Redmon Designs Co., Maitland, Fla.



GOLD

Slope Six

Park City, Utah
Photography by David Marlow and Phillip Erickson

Project Team

Architect: Bridgwater Consulting Group, Park City, Utah
Builder: Craig Construction, Park City, Utah
Interior Designer & Merchandiser: Bridgwater Consulting Group, Park City, Utah
Land Planner: Land Solutions, Park City, Utah

SILVER

Private Residence in Manalapan, Fla.

Manalapan, Fla.
Photography by Ed Butera

Project Team

Architect: Affiniti Architects, Boca Raton, Fla.
Builder: Mark Timothy, Inc. Luxury Homes, Boca Raton, Fla.
Interior Designer & Merchandiser: Marc-Michaels Interior Design, Inc., Winter Park, Fla.



SILVER

Goss Residence

Park City, Utah

Project Team

Architect: Upwall Design, Salt Lake City, Utah
Builder: Magleby Construction, Lindon, Utah
Interior Designer: Leslie Schofield, Salt Lake City, Utah
Developer: The Colony, Park City, Utah





PLATINUM

The Pearl

Sarasota, Fla.

Photography by Ryan Gamma

Project Team

Architect: Josh Wynne Construction, Sarasota, Fla.

Builder: Josh Wynne Construction, Sarasota, Fla.

Interior Designer & Merchandiser: Josh Wynne Construction, Sarasota, Fla.

Land Planner: Josh Wynne Construction, Sarasota, Fla.

Design Description

The Pearl is an amazing home designed without compromise. The clean lines and simple beauty

inspired by South Pacific-style architecture are blended seamlessly with the local style. The home's western exposure has carefully placed windows that capture the sea breezes. Windows and doors along the eastern elevation allow the breezes to carry through the home. Day-lighting was a natural result of this effort. The subtle beauty of this home is punctuated with LEED Platinum and FGBC Platinum certifications proving that beauty and sustainability can co-exist.

SILVER

Bellasol at Rosecrest

Herriman, Utah

Photography by John Bare Photography & Vivint

Project Team

Architect: KTG Group, Inc., Irvine, Calif.

Builder: Garbett Homes, Salt Lake City, Utah

Interior Designer: Garbett Homes, Salt Lake City, Utah

Developer: Garbett Homes, Salt Lake City, Utah

Land Planner: Garbett Homes, Salt Lake City, Utah

Interior Merchandiser: Garbett Homes, Salt Lake City, Utah



GOLD

Residence Eight

Denver, Colo.

Photography by Ron Ruscio

Project Team

Architect: KGA Studio Architects, Louisville, Colo.

Builder: Brookfield Homes LLC, Denver, Colo.

Interior Designer: Linda Beutner Associates, Denver, Colo.

Developer: Brookfield Residential, Denver, Colo.

Land Planner: Norris Design, Denver, Colo.



Design Description

Residence Eight followed the three principles of passive home design while maintaining minimal cost increases as compared to a standard home. There is an abundance of natural daylight, flexible spaces, and an inside/ outside connection, allowing the home to live big despite its 24-foot width. The house is sited on a small infill lot within a brownfield community, minutes from downtown Denver. The home certainly does not sacrifice livability in its pursuit of sustainability.

SILVER

Yalong Royal Moon Bay Villas

Yuyao, Ningbo, China
Photography by Li Wen

Project Team

Architect & Land Planner: Dahlin Group Architecture Planning, Pleasanton, Calif.
Builder: Huang Xuejun, China
Interior Designer: Kuanggu Interior Design Company, China
Developer: Ningbo Royal Moon Bay Tourism Real Estate, China
Interior Merchandiser: Hangzhou Kuanggu Decoration Design Consulting Co., China



PLATINUM

Big Little Rock

Iceland
Photography by Art Gray

Project Team

Architect: Minarc, Santa Monica, Calif.
Builder: Owner, Iceland
Interior Designer: Minarc, Santa Monica, Calif.
Developer: Owner, Iceland



Design Description

The community is designed with timeless elegance and craftsmanship unmatched in other senior living communities. The exterior of the nine-story tower draws on Mediterranean architectural influences and is highlighted by a copper roof dome. The foyer features dramatic grand staircases leading to the public areas found on the second floor. Colored marble flooring, multi-tiered crystal chandeliers and French-style carved moldings also enhance the elegance of The Palace at Coral Gables.



SILVER

Shea Homes at Rancho Mission Viejo

Rancho Mission Viejo, Calif.
Photography by Figge Photography

Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.
Builder: Shea Homes, Corona, Calif.
Interior Designer: Design Lines, Inc., Denver, Colo.
Developer: Rancho Mission Viejo, San Juan Capistrano, Calif.
Land Planner: Rancho Mission Viejo, San Juan Capistrano, Calif.
Interior Merchandiser: Design Lines, Inc., Denver, Colo.

GOLD

The Palace at Coral Gables

Coral Gables, Fla.
Photography by Grossman Photography

Project Team

Architect: Fullerton Group Architects, Coral Gables, Fla.
Builder: Coastal Construction, Miami, Fla.
Interior Designer & Merchandiser: Howard De Armas Group, Miami, Fla.
Developer: The Palace Group, Miami, Fla.
Land Planner: Schwebke-Shskin, Miramar, Fla.



Design Description

Active adults envisioning a single-story home to suit their independent lifestyle have found what they are looking for in this plan. This Spanish-inspired home provides must-have spaces that live larger than the overall footprint would suggest. An oversized island creates an ideal gathering space and creates a natural separation between the kitchen and great room. Both spaces open to the outdoor living room, as does the master suite. At the street side, an outdoor area off the den and a private suite for guests preserve privacy for the homeowners.



Design Description

The Hawk's Nest sits on a unique and challenging piece of mountain property. The tower cabin features up to four levels of living space, all connected by an internal spiral staircase. The architect included lots of outdoor space by designing a wrap-around deck supported by massive double sets of brackets at three corners of the tower. The home can be entered at two of the four levels utilizing a bridge leading to a nearby bank of land.

GOLD

On the Boards

Hawk's Nest

Conceptual Design, Mich.

Project Team

Architect: Wayne Visbeen, Grand Rapids, Mich.

SILVER

On the Boards

Azure

Henderson, Nev.

Photography by Blue Heron

Project Team

Architect: Blue Heron, Las Vegas, Nev.

Builder: Blue Heron, Las Vegas, Nev.

Interior Designer &

Merchandiser: Blue Heron, Las Vegas, Nev.

Developer: Blue Heron, Las Vegas, Nev.

Land Planner: Blue Heron, Las Vegas, Nev.





SILVER

The Southwestern

Dallas, Texas
Photography by Mixed Media Creations

PROJECT TEAM

Architect: Meeks + Partners, Houston, Texas
Builder: Greystar Development & Construction, Houston, Texas
Interior Designer: Marly+Co, Santa Rosa Beach, Fla.
Developer: Greystar Development & Construction, Houston, Texas
Land Planner: Meeks + Partners, Houston, Texas
Interior Merchandiser: Marly+Co, Santa Rosa Beach, Fla.

GOLD

Terraces at Santiago

Santa Ana, Calif.
Photography by Applied Photography

Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.
Builder: Advent Companies, San Juan Capistrano, Calif.
Developer: C&C Development & Orange Housing Development Corp, Tustin, Calif. & Orange, Calif.
Land Planner: Bassenian Lagoni, Newport Beach, Calif.

Design Description

This new community provides 36 affordable rental homes in downtown Santa Ana, California. Its design respects the rich architectural heritage of Santa Ana, including well-executed Spanish Colonial style. Not only are the residents proud of their own new neighborhood, but also of the broader community context of interwoven neighborhoods, supported by this project's architectural character and style.





PLATINUM

Arbor House

Bronx, N.Y.

Photography by Bernstein Associates

Project Team

Architect: Danois Architects, New York, N.Y.

Builder: Blue Sea Construction Co., LLC, Huntington, N.Y.

Interior Designer: Danois Architects, New York, N.Y.

Developer: Blue Sea Development Company, LLC, Huntington, N.Y.

Design Description

Arbor House is an affordable rental apartment building in the South Bronx designated for low-income households. Its brick colors, punched window openings and limestone-colored base replicate existing rhythms in the neighborhood. The addition of metal-clad bays and patterned-concrete wall panels add a 21st century touch to these contextual elements.

PLATINUM

Archstone First and M

Washington, D.C.

Photography by Alan Goldstein

Project Team

Architect: Davis Carter Scott, McLean, Va.

Builder: Archstone, Washington, D.C.

Interior Designer: Carlyn and Company Interiors + Design, Great Falls, Va.

Developer: Archstone, Washington, D.C.

Interior Merchandiser: Carlyn and Company Interiors + Design, Great Falls, Va.

Design Description

This development has created a vibrant metro-centric neighborhood in an area where there was nothing just over two years ago. The lobby's statement furniture pieces, such as its touch sensitive cocktail table, sculpture-like chairs and dramatic leather benches, all contribute to the buzz surrounding this outstanding project.



GOLD

AVA H Street

Washington, D.C.

Photography by Bob Narod Photography

Project Team

Architect: KTG Group, Inc., Irvine, Calif.

Builder: Avalon Bay

Communities, Inc., Arlington, Va.

Interior Designer & Merchandiser: Degen and Degen - Architecture & Interior Design, Seattle, Wash.

Developer: Avalon Bay Communities, Inc., Arlington, Va.

Land Planner: KTG Group, Inc., Irvine, Calif.



SILVER

The Citron

Silver Spring, Md.

Photography by Max Zhang of Dimension Image

Project Team

Architect: SK+I Architecture, Bethesda, Md.

Builder: Foulger Pratt Contracting, Rockville, Md.

Interior Designer & Merchandiser: Carlyn and Company Interiors + Design, Great Falls, Va.

Developer: Foulger Pratt Contracting, Rockville, Md.

Land Planner: Loiederman Soltesz Associates, Rockville, Md.



GOLD International Rongqiao

Minhou District, Fuzhou, International
Photography by Li Wen

Project Team

Architect: Dahlin Group Architecture Planning, Pleasanton, Calif.

Builder: Minhou Rongqiao Real Estate Co., Lt, China

Interior Designer: Dacheng Design, China

Developer: Minhou Rongqiao Real Estate Co., Lt, China

Land Planner: Dahlin Group Architecture Planning, Pleasanton, Calif.

Interior Merchandiser: Dacheng (Hongkong) Design Co., Ltd., Fuzhou City, Fujian Province, China



Design Description

This project is located in the coastal city of Fuzhou in Fujian Province. Much like the city of Fuzhou, Nanyu Town district features beautiful natural rivers flowing through it. The development's residences are carefully planned around these natural waterways. Man-made riverfront walks and amenities give this resort community its special character. Fully wrapped limestone elevations highlight these Northern European style homes. These classic styles reference the rich colonial architectural history. Crisp, clean interiors are a surprising complement to the carefully crafted exterior detailing.

SILVER International Shanglin Lake

Hangzhou, International
Photography by Wenjun Gao



Project Team

Architect: Bassenian Lagoni, Newport Beach, Calif.

Builder: Fuyang Jujiang Construction Co., Ltd, China

Interior Designer: Bassenian Lagoni, Newport Beach, Calif.

Developer: Zhejiang Shanglin Lake Real Estate Development Co., China

Land Planner: Bassenian Lagoni, Newport Beach, Calif.

SILVER Adaptive Reuse Van Vleet Flats

Memphis, Tenn.
Photography by Chad Mellon

Project Team

Architect: Looney Ricks Kiss, Memphis, Tenn.

Builder: Montgomery Martin, Memphis, Tenn.

Interior Designer: Looney Ricks Kiss and Parker Design Studio, Memphis, Tenn.

Developer: Henry Turley Company, Memphis, Tenn.

Design Description

This mixed-use project's industrial-sized windows, meticulously preserved façade, high ceilings and original warehouse concrete columns reflect the building's industrial past. Residents share a fitness facility, internal courtyard and skywalk to a controlled-access parking garage.





PLATINUM

929 Graduate Student Housing

Baltimore, Md.

Project Team

Architect: Marks Thomas Architects, Baltimore, Md.

Builder: Clark Residential, Bethesda, Md.

Developer: EdR, Memphis, Tenn.

Design Description

This project brings modern collegiate housing to a blighted area that formerly lacked even basic internet service. The project blends form and function to serve medical and health science graduate students at the Johns Hopkins Medical Institute. The

exterior canopy is placed at the same elevation as the foyer's ceiling to further draw eyes into the lobby. Large window bays, metal panels and corrugated metal accents were combined with traditional brick to reflect Hopkins Hospital's innovation merging with the traditional Baltimore neighborhood.



GOLD

The District on Apache

Tempe, Ariz.

Photography by A. F. Payne Photography, Inc.

Project Team

Architect: Humphreys & Partners Architects, L.P., Dallas, Texas

Builder: CEI, Franklin, Tenn.

Interior Designer: Spectrum Design, Houston, Texas

Developer: Residential Housing Development, Houston, Texas

Land Planner: Humphreys & Partners Architects, L.P., Dallas, Texas

SILVER

Sterling Highlander

Riverside, Calif.

Photography by Pro Digital Photography



Project Team

Architect: Humphreys & Partners Architects, L.P., Newport Beach, Calif.

Builder: 3411 Builders, Inc., Houston, Texas

Interior Designer: Studio Bespoke, Houston, Texas

Developer: Sterling University Housing, Houston, Texas

Land Planner: Humphreys & Partners Architects, L.P., Newport Beach, Calif.

SILVER

The District on 5th

Tucson, Ariz.

Photography by A. F. Payne Photography, Inc.

Project Team

Architect & Land Planner: Humphreys & Partners Architects, L.P., Dallas, Texas

Builder: CEI, Franklin, Tenn.

Interior Designer:

Spectrum Design, Houston, Texas

Developer: Residential Housing Development, Houston, Texas





GOLD

The Oronoco Waterfront Residences

Alexandria, Va.

Project Team

Architect: Shalom Baranes, Washington, D.C.

Builder: Davis Construction, Rockville, Md.

Interior Designer: SR/A Interior Arch. & Design, Washington, D.C.

Developer: EYA, Bethesda, Md.

Land Planner: Bowman Consulting Group Ltd., Alexandria, Va.

Design Description

An office building on the Potomac River will be transformed into an ultra high-end condominium community, creating the Oronoco Waterfront Residences. Large expanses of glass provide unparalleled views of Old Town, Oronoco Bay and the Potomac River. The design of the building's exterior reflects the historic context of Old Town Alexandria, but with a modern interpretation. Consistent with Old Town, the building is clad with red brick rising from a granite base. The Oronoco is built to LEED for New Construction standards set by the U.S. Green Building Council.

SILVER

Citrus Apartments

Ventura, Calif.

Project Team

Architect: KTGy Group, Inc, Irvine, Calif.

Builder: The Daly Group, Westlake Village, Calif.

Interior Designer & Merchandiser: KTGy Group, Inc, Irvine, Calif.

Developer: The Daly Group, Westlake Village, Calif.

Land Planner: KTGy Group, Inc, Irvine, Calif.

Design Description

This 54-unit urban infill multifamily courtyard community offers urban sustainability and access to shopping, restaurants, and public transportation. Citrus targets young urban professionals, entrepreneurs and empty nesters. All the apartments face a common courtyard, which gives it a very communal, interactive ambiance. The decorative main entrance gate creates a secure central courtyard environment for residents that incorporates outdoor living space with seating areas, outdoor kitchen, spa and fire pit plus an expansive garden and other great communal amenities.



PLATINUM

Squaw Creek Ranch

Doss, Texas

Photography by Richard Laughlin

Project Team

Architect: Laughlin Homes & Restoration, Inc., Fredericksburg, Texas

Remodeler: Laughlin Homes & Restoration, Inc., Fredericksburg, Texas

Design Description

The owners wanted to renovate and restore their pioneer homestead while providing modern amenities and ample room for entertaining and overnight guests at their Hill Country ranch. When the structure was gutted, materials were salvaged and recycled into the restoration. Historic light fixtures, salvaged doors and lumber give the project a period feel. A new standing-seam roof was applied in the traditional style. With budget and end-use in mind, care was taken to respect the historic elements while adding the comforts of today.



GOLD

Alexander Street Renovation

Houston, Texas

Photography by Mike Willcox

Project Team

Architect: Content, Houston, Texas

Remodeler: Southern Green Builders, Houston, Texas

Interior Designer: Nest & Cot, Houston, Texas

Design Description

The goal of the Alexander Street renovation was to make the home blend into the neighborhood, while maintaining the unique feel of a bungalow. From the curb, an added front porch helped provide an attractive curb appeal. The living room is quaint,

yet open to the dining room and kitchen beyond, delivering a sense of a larger space. A new master suite was added, complete with soaker tub, separate shower and walk-in closet. The completed project updated the feel of the entire home, while respecting the historic neighborhood's craftsman architecture.





PLATINUM

Mueller Remodel

Cherry Hills Village, Colo.

Photography by David Marlow

Project Team

Architect: KGA Studio Architects, Louisville, Colo.

Remodeler: Bond General Contractors, Englewood, Colo.

Interior Designer: Jan Turner Hering, Corona Del Mar, Calif.

Design Description

The goal of the Mueller remodel was to create a home worthy of its fantastic location near Cherry Hills Golf Course. An entertainment patio and two new guest suites were added in place of previous construction. The remodeled upper level was repurposed into an intimate reading retreat. The main level master suite was given vaulted ceilings and a luxurious master bath. Authentic detailing and continuity were created by abandoning modern elements that were not in character with the design. The project created a space for connecting with family and nature.

GOLD

Bertsch-Furimsky

Lakelore, N.C.

Photography by David Detrich

Project Team

Architect: Maury Hurt, Black Mountain, N.C.

Remodeler: Living Stone Construction, Black Mountain, N.C.

Interior Designer & Merchandiser: Allard & Roberts, Asheville, N.C.

Design Description

The rebuilt home features a residential elevator and open floor plan, with lots of entertainment spaces and incredible views. The project included a breathtaking great room, bar, outdoor kitchen, exercise room, media room and wine cellar. The boat house was leveled and re-surfaced, with a new deck added above. The project was completed with new retaining walls and finished with a privacy gate.



SILVER

Up to \$150,000 per unit The Griffin Residence

Lacey, Wash.

Project Team

Architect: Renewal Remodels and Additions,
Puyallup, Wash.

Remodeler: Renewal Remodels and Additions,
Puyallup, Wash.

Interior Designer: Renewal Remodels and Additions,
Puyallup, Wash.



SILVER

Over \$150,001 per unit Grand Oak Trail Addition

Bellbrook, Ohio

Photography by Jim Crotty

Project Team

Architect: Atelier Design, Centerville, Ohio

Remodeler: Daniel DeVol Custom Builder Inc.,
Bellbrook, Ohio



Before

Design Description

This home once had a small kitchen with outdated cabinets and minimal lighting but now holds an open kitchen with plenty of daylight. The kitchen now has bamboo cabinets, a double oven and a better functioning layout. A remodeled utility room incorporates space for a laundry and storage. In the new sunroom, a new double sliding door and stationary windows on the sides allow for a view of the backyard. The addition of new decks to the backyard give the homeowners a tranquil place to retreat.



Design Description

A seamless finished product, multi-purpose spaces and great outdoor views were the three key features in this remodel. The lower level portion of the addition serves as a cozy retreat complete with a limestone hearth and spectacular views. Two cased openings with true divided light transoms join the addition to the main portion of the home. The main floor addition includes custom cherry cabinetry and knotty cherry beams to create a warm and inviting room, with views overlooking the tree tops.



PLATINUM

Graff Kitchen

Alexandria, Va.

Photography by Greg Hadley

Project Team

Architect: Sonny Nazemian, Fairfax, Va.

Remodeler: Sonny Nazemian, Fairfax, Va.

Interior Designer: Sonny Nazemian, Fairfax, Va.

Design Description

The goal of this renovation was to bring contemporary living to an old kitchen. The kitchen was run down, with no working space or natural lighting. Following the remodel, a professional range became the focal point of this kitchen. A large island replaced the old peninsula to improve the overlook and traffic flow of this space. The entryways to the kitchen were widened to allow natural light into the room. More spacious than ever, this kitchen is now the perfect space for entertaining.

Design Description

This home has a beautiful view of a neighboring golf course, but its kitchen layout obstructed its breathtaking view. The design plan opened up the layout to bring in views and natural light from the backyard. The ten-foot ceilings allowed for stacked glass cabinets and crown moldings. In the kitchen, an oversized island became the focal point, complete with a dishwasher, microwave and ample seating. Hardwood floors and crystal chandeliers over the island create an elegant finish to this project, which seamlessly blends in with the rest of the home.



GOLD

Kay

Potomac Falls, Va.

Photography by Darko Zagar

Project Team

Architect: Sonny Nazemian, Fairfax, Va.

Remodeler: Sonny Nazemian, Fairfax, Va.

Interior Designer: Sonny Nazemian, Fairfax, Va.

PLATINUM

Lake Tibet

Orlando, Fla.

Photography by Michael Lowry
Photography

Project Team

Architect: Phil Kean Design
Group, Winter Park, Fla.
Remodeler: Phil Kean Design
Group, Winter Park, Fla.
Interior Designer: Phil Kean
Design Group, Winter Park, Fla.
Interior Merchandiser: Phil Kean
Design Group, Winter Park, Fla.



Design Description

The objective of this remodel was to open the kitchen to the home's stunning lake views and take full advantage of the outdoor lifestyle that Florida has to offer. The cabinet design provides ample hidden storage including a hidden computer station, hidden pantry with second refrigerator and storage beneath both islands. Perfect for entertaining, corner pocketing doors open the kitchen to the lanai. The rear wall of the kitchen is framed out with frosted glass to provide privacy from adjacent homes, while adding a focal point to the space.

GOLD

Cosmopolitan Kitchen

Austin, Texas

Project Team

Architect: Rose Bartush, Austin, Texas
Remodeler: David Wilkes Builders, Austin, Texas



Design Description

The goal of this remodel was to have a modern kitchen that flowed seamlessly from one living area into the other and to accommodate entertaining. The home has amazing views, and the kitchen needed to capitalize on that opportunity. As the center of the home, the kitchen needed to match the rest of the home in style and material. To complete the contemporary design, floor-to-ceiling windows and sliding doors were incorporated. The clean lines achieved the desired modern look while allowing open spaces.

GOLD

Haven Master Bath

Milwaukee, Wis.

Photography by Tricia Shay Photography

Project Team

Architect: the egg design group, Milwaukee, Wis.

Remodeler: the egg design group, Milwaukee, Wis.

Interior Designer: the egg design group, Milwaukee, Wis.

Interior Merchandiser: the egg design group, Milwaukee, Wis.

Design Description

Even newer homes present opportunities for improvement. The goal of this remodel was to create a new space plan and design concept that would transform the master bath into a haven, combining modern aesthetic with rustic appeal. A frosted glass barn door allows light in while creating a design solution. A warm, neutral color palette was used for visual interest. The glass-enclosed shower allows the beauty of the tile to serve as a focal point. A towel warmer and in-floor heat adds to the luxuriousness of the space.



SILVER

Graff Bath

Alexandria, Va.

Project Team

Architect: Sonny Nazemian, Fairfax, Va.

Remodeler: Sonny Nazemian, Fairfax, Va.

Interior Designer: Sonny Nazemian, Fairfax, Va.

Design Description

This recently-purchased Mount Vernon home required remodeling work, and its new owners were willing to invest in the necessary changes. They wanted more contemporary living and were willing to go through major transformation, complete with marble flooring and black vanity finishes.

PLATINUM

Specialty Project

Downtown High-rise

Sophisticate

Austin, Texas

Project Team

Architect: Webber + Studio,

Austin, Texas

Remodeler: David Wilkes Builders,

Austin, Texas

Interior Designer: Cravotta Studios,

Austin, Texas



Design Description

Overlooking the burgeoning downtown of Austin, Texas, this sophisticated remodel occupies 6,000 square feet on the 29th floor of the Four Seasons Residences. The objective was to create a polished cosmopolitan design that would serve as a perfect setting for entertaining and philanthropic activities. A floating theme is found in the apartment's freestanding bookcase that is lightened with cut-outs to window views, hovering shelves and built-in benches and bathroom counters. This high-rise apartment is a seamless melding of textures that creates a luxe, yet relaxed, environment for life in the city.

Design Description

What can be done to make a luxury home stairwell special, unique and distinctive? The answer to that question emerged in Alta Del Mar's design. A sweeping arch on the underside of the stair leads to the semi-subterranean wine room. With its own window, the landing also becomes a destination. This condensed alcove is a space to use and enjoy, fitted for storage and seating and flooded with natural light. All are situated on a unique promontory site with dramatic vistas to canyons and forest.

GOLD

Design Detail

Alta Del Mar -

Plan 4

Del Mar Mesa, Calif.

Photography by Eric Figge
Photography

Project Team

Architect: Bassenian/Lagoni

Architects, Newport Beach, Calif.

Builder: Pardee Homes, El

Segundo, Calif.

Interior Designer &

Merchandiser: Pacific

Dimensions, Inc.,

El Segundo, Calif.

Developer: Pardee Homes, El

Segundo, Calif.

Land Planner: Latitude 33, San

Diego, Calif.



PLATINUM

Lingshui Blue Bay Golf Course and Clubhouse

Lingshui, Sanya, Hainan Province,
International
Photography by Li Wen

Project Team

Architect: Dahlin Group Architecture Planning,
Pleasanton, Calif.

Builder: ZhongTian Construction Group, China
Interior Designer: Design Studio Spin Inc.,
China

Developer: Hainan Greentown Gaodi
Investment Co., China

Land Planner: JiJing Architecture Design
Co., Ltd, China

Interior Merchandiser: Hainan Greentown
Gaodi Investment Co., Lingshui, Hainan



Design Description

This beach and golf resort, like several others along Hainan's Southeast coast, supports China's economic initiative to expand international tourism. The resort's style reflects both Hainan and greater Southeast Asia architectural heritage, with a contemporary interpretation. Details crafted in a mix of steel and wood mirror the small caliber intricate wood buildings that are traditional to the island. Finally, the resort utilizes a sustainable energy strategy with extensive use of folding glass walls that create a shaded, open air dining space.

GOLD

Willowsford - The Lodge at Willow Lake

Aldie, Va.
Photography by Tom Lussier

Project Team

Architect: Rust Orling Architecture, Alexandria, Va.

Builder: L.F. Jennings, Falls Church, Va.

Interior Designer: Marlene Dennis Design, Middleburg
Va.

Developer: Corbelis Northern Virginia, Ashburn, Va.

Land Planner: LandDesign, Alexandria, Va.



GOLD

Woodlawn Village Neighborhood Center

Fort Belvoir, Va.
Photography by Maxwell MacKenzie



Project Team

Architect: Torti Gallas and Partners, Inc., Silver Spring, Md.

Builder: Fort Belvoir Residential Communities, Ft. Belvoir, Va.

Interior Designer: Envision Design, Washington, D.C.

Developer: CRB Military Housing, LLC, Ft. Belvoir, Va.

Land Planner: Torti Gallas and Partners, Inc., Silver Spring, Md.

Interior Merchandiser: Envision Design, Washington, D.C.

PLATINUM

Station 361

Mountain View, Calif.

Photography by Kevin Berne Images

Project Team

Architect: Dahlin Group Architecture Planning, Pleasanton, Calif.

Builder: Classic Communities, Palo Alto, Calif.

Developer: Classic Communities, Pleasanton, Calif.

Land Planner: Dahlin Group Architecture Planning, Pleasanton, Calif.



Design Description

Located in downtown Mountain View, this 65-home infill community recalls the romantic character of the eclectic early California 1920s and 1930s neighborhoods. The community replaced outdated, single-story, concrete office buildings and surface parking with affordable and modern homes. At the center of this community is a neighborhood park providing a comfortable gathering place and recreational area for residents. It is GreenPoint Rated and Energy Star® Certified.

GOLD

Old Town Commons

Alexandria, Va.

Photography by Thomas Arledge

Project Team

Architect: Lessard Design, Vienna, Va.

Builder: EYA, Bethesda, Md.

Developer: EYA, Chantilly, Va.

Land Planner: Bowman Consulting, Bethesda, Md.



Design Description

Once five city blocks of uninhabitable public housing, Old Town Commons has been transformed into a vibrant mixed-income neighborhood. The neighborhood is located in the heart of Old Town Alexandria, steps from the Metro, the Potomac River and historic King Street. The architecture pays homage to such details as colorful paint schemes, pent roofs and trim details. Rear-load parking garages, wide sidewalks, and community parks create a pedestrian-friendly environment. Old Town Commons is a global model for public-private partnerships and has been replicated in other projects throughout Washington and beyond.

SILVER

Walden

Enola, Penn.

Photography by Charter Homes & Neighborhoods

Project Team

Architect: Charter Architecture, Lancaster, Penn.

Builder: Charter Homes & Neighborhoods, Lancaster, Penn.

Developer: CH+N Site, Lancaster, Penn.

Land Planner: Charter Homes & Neighborhoods, Lancaster, Penn.





PLATINUM

Concord Riverwalk

West Concord, Mass.
Photography by Nat Rea

Project Team

Architect: Union Studio Architecture & Community Design,
Providence, R.I.
Builder: BOJ Construction, Plymouth, Mass.
Developer: NOW Communities, Langley, Wash.
Land Planner: Ross Chapin Architects, Barrington, R.I.

Design Description

This multifamily cottage community includes common space, community gardens and access to the riverfront. The community shares a screened pavilion with a fire pit, community gardens and a nature preserve along the river. Concord Riverwalk's site plan focuses on stormwater management, solar energy and protected open space. Each home within the village has natural interior light and views, while also maintaining homeowner privacy. The project follows NAHB Green Home Guidelines and Building America benchmarks and has earned an Energy Star® rating.

SILVER

Sheridan Station

Washington, D.C.
Photography by Maxwell Mackenzie and
Max Zhang

Project Team

Architect: SK+I Architecture,
Bethesda, Md.
Builder: WC Smith Construction,
Washington, D.C.
Developer: WC Smith, Bethesda, Md.
Land Planner: SK+I Architecture,
Bethesda, Md.



GOLD

Gables Presentation Kitchen

Newport Beach, Calif.

Photography by Scot Zimmerman

Project Team

Architect: Spectrum Architecture, Newport Beach, Calif.

Builder: MW Custom Homes, Costa Mesa, Calif.

Interior Designer & Merchandiser: Karen Butera Inc., Costa Mesa, Calif.

Design Description

Gables was designed and furnished to embrace the young family's personal aesthetic, combining a transitional style with high-fashion and vestiges of whimsy. The clean design of the kitchen allows side-by-side refrigerators to disappear behind the cabinetry. Flowing countertops of black granite are complemented by the subtle texture of the horizontally set mosaic tile backsplash. As the heart of this family home, the kitchen is the well-conceived command center for family life and entertaining.



SILVER

Paradise Dawn

Daytona Beach, Fla.

Photography by Eric Cucciaioni

Project Team

Architect: Looney Ricks Kiss, Celebration, Fla.

Builder: Charles Clayton Construction, Winter Park, Fla.

Land Planner: Redmon Design Co., Maitland, Fla.

Design Description

An incredible intercoastal waterway view sets the backdrop for a relaxing kitchen. When designing the kitchen, the homeowner desired two kitchen areas, one for entertaining guests and a second, adjacent kitchen, for overflow cooking and party preparation. The cabinets are simple shaker-style cabinets, dark in color to match the Balinese dark beams and tongue-and-groove ceilings throughout the home. An open pantry and coffee area connects this entertaining kitchen with the chef's kitchen.



PLATINUM Lake Tibet

Orlando, Fla.

Photography by Michael Lowry
Photography

Project Team

Architect: Phil Kean Design Group, Winter Park, Fla.
Builder: Phil Kean Design Group, Winter Park, Fla.
Interior Designer: Phil Kean Design Group, Winter Park, Fla.
Interior Merchandiser: Phil Kean Design Group, Winter Park, Fla.

Design Description

The master bath is strategically located on the upper level to capture the spectacular lake views. Neutral-colored materials were used to create a harmonious and tranquil atmosphere. The soaking tub features a chrome wall spout and beautiful view of the lake. The walnut tub surround, limestone, stacked quartz and Cambria create an organic, architectural space. An expansive balcony off the master bath provides a relaxing indoor/outdoor space for lounging. This bath stands out because of the functional layout, exceptional design and finishes, and its beautiful lake view.

SILVER Paradise Dawn

Daytona Beach, Fla.

Photography by Eric Cucciaioni

Project Team

Architect: Looney Ricks Kiss, Celebration, Fla.
Builder: Charles Clayton Construction, Winter Park, Fla.
Land Planner: Redmon Design Co., Maitland, Fla.



GOLD Gables Spa Bath

Newport Beach, Calif.

Photography by Scot Zimmerman



Project Team

Architect: Spectrum Architecture, Newport Beach, Calif.
Builder: MW Custom Homes, Costa Mesa, Calif.
Interior Designer & Merchandiser: Karen Butera Inc., Costa Mesa, Calif.



SILVER

Parkside Modern

Austin, Texas

Photography by Casey Dunn

Project Team

Architect: Alterstudio Architecture/Ernesto Cragnolino,
Austin, Texas

Builder: RisherMartin Fine Homes, Austin, Texas

Design Description

The development of Parkside Modern sought to preserve the natural beauty of the greenbelt while protecting the stunning view of the downtown skyline. The development includes a trio of residences on the lot, crafted seamlessly into the hillside. Natural materials were blended with modern fixtures and appliances throughout each residence. The three stunningly modern residences are perfectly positioned to enjoy the lush surrounding greenbelt and the downtown Austin skyline. Such a sleek design never looked so at home in nature.

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2013-2014 BALA DESIGN TRENDS

Design Trend #1 – White on White

Cabinets, flooring, backsplashes, counters, fixtures and appliances are beginning to lighten up. Layering white on top of white is a new approach in many kitchens and bathrooms that is giving way to a fresh and light feeling. To achieve clean lines and a modern feel, designers and builders are selecting European cabinetry, adding shiny surfaces via appliance, backsplash and countertop choices, and incorporating glass walls.

Design Trend #2 – Bold Exterior Colors

Bold colors are making their way to the exterior of homes. Whether it's through paint, a mix of cladding materials, doors, windows, porches, shutters, or trim, an extra layer of drama is being adding to the design of elevations, further enhancing curb appeal.

Design Trend #3 – Interior Courtyards

Interior courtyards are popular in all housing types right now, including in single-family homes, multifamily complexes, and within communities. The primary difference is scale. Gardens are popular with homeowners and often occupy community courtyards, while multifamily projects use interior courtyards to showcase private amenities such as pools and fire pits. Within single-family homes, courtyards provide private and safe outdoor living areas and are being shifted to side yards.

Design Trend #4 – Out-of-the-Box Amenities

Both single-family and multifamily communities and multifamily projects are being designed fully loaded, with over-the-top amenities that appeal to homebuyers. Residents want to feel as though they are living in a 4-star hotel, so builders and developers are offering features such as communal kitchens for cooking classes, pools with added wow factors such as a lazy river, a pool for dogs, electric car charging stations, spas, dog parks, concierge services, green walls and great outdoor spaces.

Design Trend #5 – Specialty Lighting

Specialty pendants and fixtures are “lighting it up” this year. Regardless of whether it involves a custom or a stock fixture, designers are finding ways to showcase them as pieces of art rather than just a functional element. Lighting is being paired with wood ceiling details to further enhance the room’s design and create a feeling of warmth.

Design Trend #6 – Historic Style with Modern Flair

New or remodeled homes, be they are Craftsman, Prairie, Mid-Century Modern, or another historic architectural style, are adding modern flair to their traditional designs through color, finish, fixture, and lighting selection, while continuing to be influenced by the past through the use of reclaimed building materials and classic proportions and detailing.

Design Trend # 7 – Blurring the Lines between Inside and Out

Lines continue to be blurred between the inside and outside of homes. No longer limited to areas with warmer climates, this is being seen all across the country. Both production and custom homes have moveable glass walls, gourmet outdoor kitchens, and interior courtyard pools, adding more everyday living space.

Design Trend #8 – Dual Master Baths

Dual master baths are all the rage! They are glamorous, yet extremely functional. Surprisingly, this can be achieved even in a smaller space, while remaining simple, functional and clean dual baths often have a shared shower and continue to feature fixtures, colors and finishes with a spa-like feel.



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