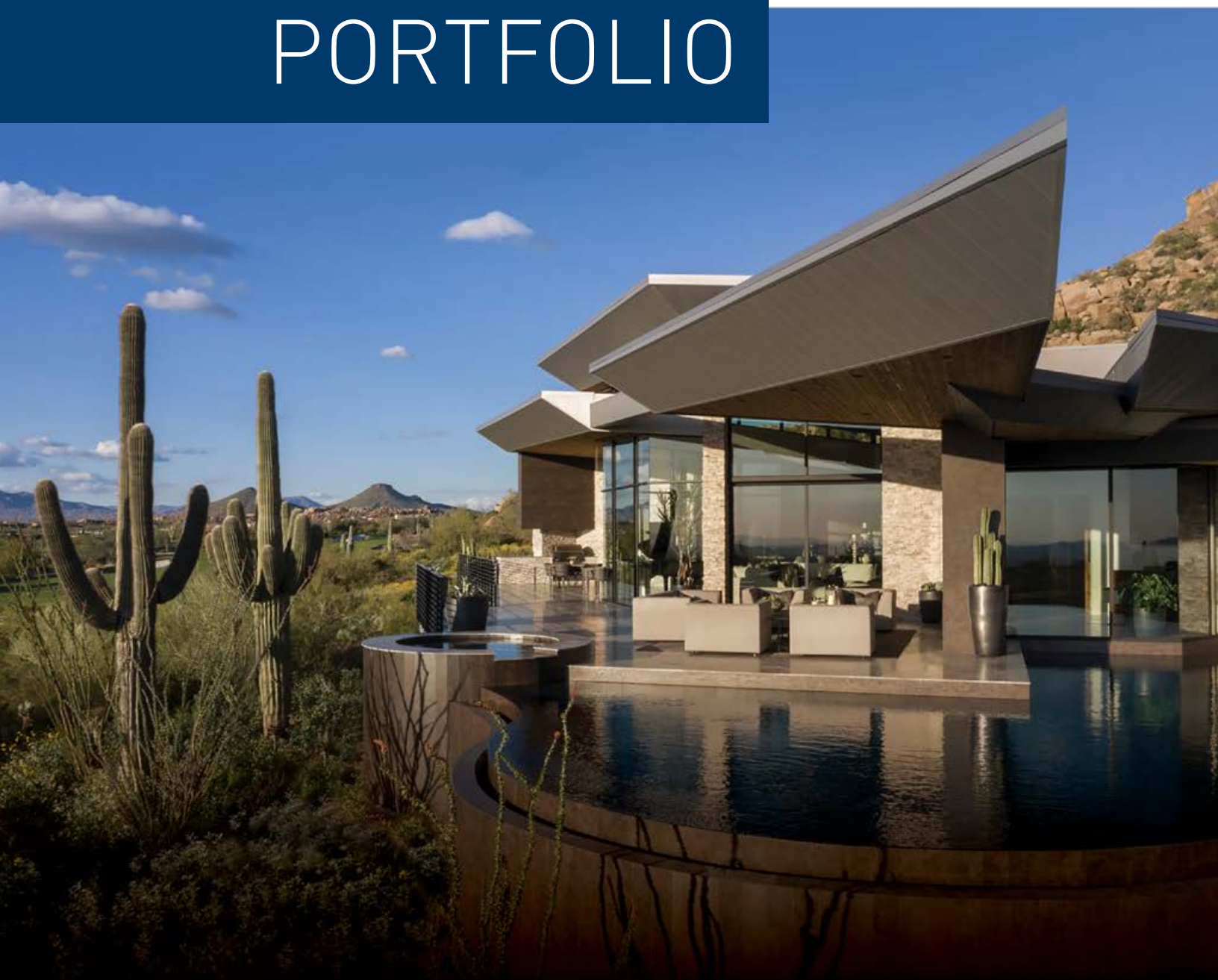


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AWARDS



2020 WINNERS PORTFOLIO



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JUDGES



David H. O'Sullivan, AIA

2020 Judging Chair | President, O'Sullivan Architects

Reading, Mass.

David has 40 years of experience in both residential and commercial design. As principal of O'Sullivan Architects, David and his team have won awards for residential, commercial and mixed-use projects. David has been an active member of the Builders and Remodelers Association of Greater

Boston (BRAGB) for over 30 years, elected to serve as a member of the Executive Committee, and in 2020, he will serve as President. He has been chairman of the 50+ New England Housing Council and Director of the Builders and Remodelers Association of Greater Boston.



Allison B. Paul, AIA, LEED AP, NCARB

2020 Judging Vice Chair | Principal of Single Family and Townhomes, Lessard Design

Vienna, Va.

Allison is a licensed architect registered in 21 states and has more than 19 years of design experience in the industry, including conceptual land planning and various residential typologies ranging from market-rate to in-fill, redevelopment to affordable housing, hybrid to single-family products, and more. Her time spent overseas

and international project experience provide her with a unique perspective on design. Allison holds a Bachelor of Architecture from California Polytechnic State University and a Master of Interior Design from the Florence Design Academy in Florence, Italy. She is an active member of AIA, NAHB, and NVBIA's WBI group.



Kathy Browning, MIRM, CMP, CGP

Model Home Merchandiser and Lead Designer, Design Consultants

Virginia Beach, Va.

Kathy is a creative and detailed merchandiser working in retail, commercial and residential design, with her work and expertise featured in many industry publications. She currently serves as 2nd Vice Chair for NAHB's Design Committee, Education Chair of the Sustainability & Green Building Subcommittee, and liaison to the Knowledge & Innovation Subcommittee. Kathy

is a professional member of the Virginia Beach's Resort Planning and Design Review Committee, a member of the University of Tennessee Interior Architecture Alumni Advocacy Board, and Alumni class representative for LEAD Hampton Roads. Kathy has been a speaker at the International Builders' Show and is the Virginia Ambassador for Wellness Within Your Walls (WWW).



David L. Copenhaver, AIA, NCARB

Senior Partner, BSB Design

Dallas, Texas

Since joining BSB Design in 1989, Dave has been involved in a multitude of project types, including single family, multifamily, mixed use and 55+ communities. As a lead designer in the firm and a member of the Board of Directors, Dave is actively involved in defining BSB's national design vision, and he maintains specific focus and leadership in Texas and the southeast. He has managed and

designed award-winning projects throughout the United States and has held key positions in several community vision committees. Dave's knowledge of the industry and design trends throughout the country is extensive, and he is a frequent speaker at industry events and conferences and contributor to trade publications.



Don Dabbert

President, Dabbert Custom Homes

Fargo, N.D.

Don founded Dabbert Custom Homes in 2010 and has nearly 30 years of experience building homes in Fargo. Don believes involvement in the NAHB brings important insight and innovation to the building industry and his own company. He is a Senior Life Delegate, has served as his State and Local HBA President, is a past BUILD-PAC

Trustee, and an NDAB Senior Officer. He also serves on several committees, such as the State and Local Government Affairs, Land Development, NAHB Board of Directors, Leadership Council, Housing Finance, Education, Land Use Policy, and is currently the NAHB State Representative for North Dakota.



Ryan Decker, NCARB

Associate, Bassenian Lagoni Architects

Newport Beach Calif.

Ryan joined Bassenian Lagoni in 2012 after earning his Master's Degree in Architecture. His expertise is in housing in all its forms: single family small lot high density, large lot, custom homes, active adult as well as multi-family. Day to day, Ryan oversees multiple projects through schematic design and

design development, leading a talented team of designers. Ryan is a licensed Architect in California and is NCARB certified.



Nigel Maynard

Editor-in-Chief, Custom Builder and PRODUCTS, SGC Horizon

Hyattsville, Md.

Nigel F. Maynard is the editor-in-chief of Custom Builder magazine and PRODUCTS at SGC Horizon. He was the Editor-in-Chief of Lebhar-Friedman's all-digital products magazine, Residential Building Products & Technology and spent 14 years at

Hanley Wood as senior editor of Builder magazine and its sister publication Residential Architect.



Chris Moore

Chief Executive Officer, DTJ Design

Boulder, Colo.

Chris has been with DTJ since 1998 and is instrumental in the growth of DTJ's national and international design practice. He specializes in concept visioning, master planning and site-specific planning and landscape architecture with a unique ability to blend architecture and landscape architecture into a complete, livable environment.

Chris is committed to designing quality residential, resort, and mixed-use places that are strategically positioned within the market. Chris has contributed to resort projects across the globe, including China, Russia, Turkey, Eastern Europe, North and South America.



Kate Pourhassanian

COO and Principal, HRI Design

Centennial, Colo.

Kate Pourhassanian is Chief Operating Officer and Principal of the award-winning, nationally recognized interior design firm, HRI Design. Parlaying over 17 years of marketing and trend development within the beauty industry into the creative discipline of interior design, Kate brings fresh perspective to the home building sector. Fusing an educational background in spiritual formation

and international beauty-brand development, Kate has a passion for the intersectionality of personal growth and the creative workplace. She serves on the Board of Directors for the International Enneagram Association, is current Co-Chair of HBA Metro Denver's SMC board, and was this past year's recipient of HBA of Metro Denver's Volunteer of the Year award.

HOME OF THE YEAR



PLATINUM

★ Best in Region—Pacific

★ Home of the Year

Detached Home Over 5,000 sq. ft., Built for Sale

The Crusader

Scottsdale, Arizona

Architect/designer | Drewett Works

Builder | Peak Ventures

Interior designer | Ownby Design

Landscape architect/designer | High Desert Designs

📷 JEFF ZARUBA

FROM THE JUDGES

“There’s a big idea in the central spine. They were looking to create something great. The plan of the house (and the roof plan), and how it sits on the site, just grabs you and is outstanding. It looks like a Frank Lloyd Wright prairie-style design.”

With a mandate from the soon-to-be-retired builder to create a modernist piece of architecture as his swan song project, the architect set out to commemorate his father’s military service as a Marine Corps aviator and pilot of the F8 Crusader. The house takes inspiration from an F8 Crusader plane, wings folded, on a carrier deck. The roof form folds and angles were the genesis of the design.

A spinal column runs through providing circulation and illumination by sky lights and clerestories, penetrating the core of the house with natural light. The resulting roof forms open up to the Sonoran desert and southward toward local landmark Pinnacle Peak. The angularity of the house allowed freedom to capture views more effectively than an orthogonal piece of architecture.

The lot sits on a peninsula, highly exposed on three sides yet with tremendous views. The manner in which the roof lines converge, as well as the folding undulations of the glazing, created pockets of privacy, allowing the occupant to feel autonomous.

Cedar ceilings and overhangs, large-format porcelain panel cladding, and split-faced silver travertine provide a warm and textured material palette. A multi-sided, split-faced fireplace anchors the great room and kitchen. The Galapagos Quartzite kitchen counters and charcoal limestone flooring cool the space and showcase the view as art.

See additional images for this project on pages 14, 23, and 67.



MULTIFAMILY COMMUNITY OF THE YEAR



PLATINUM

Multifamily Community of the Year

Development 4—7 Stories, For Rent

Vici

Little Italy, San Diego, California

Architect/designer | AO Architects

Builder | Ledcor Group

Developer | HG Fenton

 CHET FROHLIC

The seven-story, 97-unit mixed-use project resurrects an open, informal Old World charm for a new generation, with flowing relationships between indoor and outdoor spaces. Originally a public right-of-way, a new public piazza is defined, gathering residents and visitors to participate in community life. The lobby flows from an interior courtyard into the Piazza della Famiglia, celebrating the building's landmark relationship to the neighborhood. The piazza is a connection point that allows pedestrians to safely traverse two busy streets and to access the public parking structure below the piazza.

As the pedestrian moves around the building, an inviting series of commercial spaces weave into



the bustling street life. A historic façade has been restored, its transom windows uncovered to shed new light into a fresh genesis of retail concepts.

Five stories of luxury residences extend the project's themes, with large windows and livable balconies that connect the interior environment with street life. Top-floor lofts and an expansive skydeck provide open vistas and harbor views. A contextual planning approach, and a sensitive yet fearless architectural vocabulary, shape this project into the new cultural heart of Little Italy.

See additional images for this project on pages 40, and 54.

FROM THE JUDGES

“The judges praised the paseo area, and the way units are oriented toward it in right angles. They noted the lively environment and the amount of activity and the photo windows oriented to the bay. “Great placemaking, great units, very successful.””



REMODEL OF THE YEAR

PLATINUM

★ Best in Region—Midwest

★ Remodel of the Year

Entire Home, Over \$750,000

Glass House

East Grand Rapids, Michigan

Architect/designer | JVisser Design

Builder | MVM Builders

Developer | REINVENT

Interior designer | Rock Kauffman Design

Landscape architect/designer | Rocks Landscaping

📷 BRIAN KELLY PHOTOGRAPHY

In an area where land value heavily outweighs appreciation of the past, this post-and-beam mid-century modern home was destined to be razed. The tightly formatted four-bedroom lake home sits on a relatively flat lakeside lot. Sitting just above water level, an all-glass south façade provided unforgettable summers—and extremely problematic winters.

With a high water table, a slab on grade floor, outdated single-pane picture frame windows, and strong Michigan winters, the underutilized floor plan no longer worked for today's lifestyle and turned into a summer retreat. A complete renovation and addition provided full-year functionality while preserving the aesthetic and tradition of the mid-century home.

A 1,149-sf addition to the footprint allowed for an enlarged primary suite, relocation of bedroom 2 into existing garage space, a revamped entertaining kitchen and butler kitchen, and a new three-stall garage. All ceilings remained exposed by creating a new raised floor, with crawl space, to resolve water table issues and allow a new in-floor HVAC system.

See additional images for this project on pages 11, and 47.





FROM THE JUDGES

“The judges praised the home’s good exterior bones and how the renovation elevated the design and finishes. The design team worked within the style of the original home and was successful with extending the indoors to the exterior.”



BEFORE



ROOM OF THE YEAR



FROM THE JUDGES

“The judges praised the strong, linear shape that is connected to the entire house. The landscape provides a seamless transition between the interior and exterior. The fire-and-water combination feature is cool. The outside is zoned and designed well as separates, yet still very well tied together.”



PLATINUM

Room of the Year

Outdoor Room

Tonal Harmony

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder | Argue Custom Homes

Interior designer | Ownby Design

Landscape architect/designer | Refined Gardens

DINO TONN

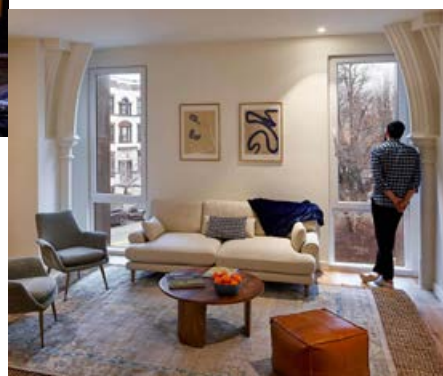
With the goal of creating a tranquil retreat, the architect sought to embrace outdoor views and spaces. Public and outdoor spaces are composed of stone-clad massing elements that open via pocketing glass doors and convert into a desert pavilion. Every room opens to exterior spaces, dramatically embracing the natural environment.

A challenge of the site included washes that traversed the lot. The pool played a large role in containment. The guest house cantilevers over one of the washes. The guest house also has a lower volume, providing a distinct communal and intimate sense.

From the casita, guests look back across the architecture and absorb the indoor-outdoor entertaining spaces, which include outdoor dining and kitchen. The pool, a compromise between her desire for a lap pool and his desire for a play pool, includes an integrated fire pit, providing activity and enjoyment for the entire family.

The owner request for a covered upper terrace created great challenges due to local codes and ordinances. But the resulting space, visible from the front of the home, is warm and welcoming and a favorite spot to watch the sun set. See additional images for this project on pages 60 and 64.





PLATINUM

★ Best in Region—Middle Atlantic

Adaptive Reuse

13th St. Sanctuary

Washington, D.C.

Architect/designer | StudioMB

Builder | Harbour Builder

Developer | Outlier Realty and BODE Development

📷 THOMAS HOLDSWORTH-ARCHITECTURAL PHOTOGRAPHER

This complex adaptive reuse project converts a neglected 1917 church into eight co-living units. Having suffered significant structural damage in the 2011 Mid-Atlantic earthquake, the building was deemed unsafe and sold. The technical challenges associated with reusing the building included introduction of new slotted window openings into the heavy masonry exterior, while paying homage to the building's original architectural elements.

The result is a bold balance of old and new and a unique approach for creating much-needed housing for Washington. While living with roommates isn't new, organized co-living is a new model that responds to increased debt, high housing costs, and a desire to offset expenses. Cost-effective and

flexible, it allows tenants to rent sleeping rooms in larger-scale units. Unlike traditional apartments, co-living uses individual leases instead of a master lease; shared kitchens, living rooms, and common areas provide community, while private bedrooms and bathrooms offer a degree of independence.

The structurally complex challenge of accommodating this new type of residential use in a grand but damaged worship space required subtle insertions that meet the demands of shared living while adhering to the city's standards for retaining significant architectural defining features.

See additional images for this project on page 41.

FROM THE JUDGES

“The judges praised the “hugely thoughtful” window design. They found the project unique and inspirational. “It makes you want to find an abandoned church and renovate it.””



PLATINUM

★ Best in Region—Midwest

✦ Remodel of the Year

Entire Home, Over \$750,000

Glass House

East Grand Rapids, Michigan

Architect/designer | JVisser Design

Builder | MVM Builders

Developer | REINVENT

Interior designer | Rock Kauffman Design

Landscape architect/designer | Rooks Landscaping

📷 BRIAN KELLY PHOTOGRAPHY

See the full description and additional images for this project on pages 6 and 47.





PLATINUM

★ Best in Region—Mountain

Community Facility

The Exchange Coffee House at The Canyons

Castle Pines, Colorado

Architect/designer | Woodley Architectural Group

Builder | Shea Homes

Developer | Waner Construction

Interior designer | Kimberly Timmons Interiors (KTI)

Interior merchandiser | Kimberly Timmons Interiors (KTI) and Strada

Land planner/landscape architect/designer | Sage Design Group

Marketing firm | Strada

ERIC LUCERO PHOTOGRAPHY

The first amenity building of a master-planned community postured on land yet untouched by development, though close enough to the city to feel connected. This building provides a visual and sensory element that shares the brand and vision for the community.

A unique take on modern farmhouse architecture with warm, gray wood siding, crisp white limestone, and standing-seam metal roof, the building is a community gathering spot for home owners and nearby Castle Pines residents. Clean lines and thoughtful details keep the coffee bar simple, yet hip and energetic.

The interior architecture features large volumes with high scissor truss ceilings that continue out onto the outdoor covered patio. The retractable doors are left open for the indoor-outdoor connection. The community information room is where guests and visitors can explore the master plan of the community.

The design approach is established by utilizing simple clean lines, thoughtful layering, and a fresh color palette. Natural materials, cozy fabrics, and textural finishes combine to create interest throughout, paying homage to the artisan spirit of the makers movement.

See additional images for this project on page 54.



FROM THE JUDGES

“The judges said the building is inviting, the amenity program is dynamic, and community engagement is high. It has wonderful spaces and great shapes to the architecture that are reminiscent of a home. Very unique.”



PLATINUM

★ Best in Region—North Atlantic

Affordable, Mid to High Rise

Creston Parkview

*Bronx, New York***Architect/designer** | Magnusson Architecture and Planning PC**Builder** | Real Builders**Developer** | Radson Development

ARI BURLING PHOTOGRAPHY

Situated on a corner lot across the street from St. James Park in the Bronx, this 189-unit development includes studios, one-, two- and three-bedroom apartments, a rear courtyard, common room, children's play area, and fitness center, as well as an 8,300-sf community facility.

Capitalizing on the location, the massing design emphasizes the angle of this inverted L-shaped structure. Eighth-floor setbacks help this large development feel more contextual as five- and six story pre-war buildings make up much of the neighborhood. Creston Parkview's masonry façade is familiar given the brick exteriors that surround it, but the dark gray shade offers a contemporary sophistication. The bright yellow and aluminum panels help to break the mass and give a more dynamic feel while also referencing the colors of the park and the nearby Jerome Avenue elevated subway.

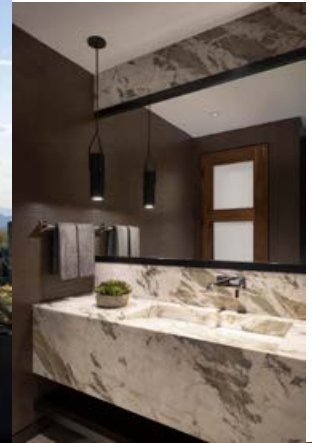
The building orientation created an opportunity for elevator lobbies with floor-to-ceiling windows that offer all residents views of St. James Park. This line of glazing splits the north, park-facing façade into two separate volumes, reducing the overall bulk of the building. Designed for energy efficiency, the building will meet Enterprise Green Community standards.

See additional images for this project on page 43.



FROM THE JUDGES

“Judges praised the nicely appointed units. They noted the good street presence against the public park.”



PLATINUM

★ Best in Region—Pacific

★ Home of the Year

Detached Home Over 5,000 sq. ft., Built for Sale

The Crusader

Scottsdale, Arizona

Architect/designer | Drewett Works

Builder | Peak Ventures

Interior designer | Ownby Design

Landscape architect/designer | High Desert Designs

📷 JEFF ZARUBA

See the full description and additional images for this project on pages 2, 23, and 67.



FROM THE JUDGES

“Everything was thought through; cool concept. All the details of the farm-to-table concept are covered. The floating awning is great. The judges praised the playful, imaginative architecture. “The window is just so cool and deserves special recognition.””



PLATINUM

★ Best in Region—Pacific Northwest

Specialty Room/Project, Production

Farm to Table Juice Kitchen

Wilsonville, Oregon

Architect/designer/builder | Renaissance Homes

PHOTOGRAPHY | DIANA SELL PHOTOGRAPHY

This unique juice kitchen was designed to handle the fresh flowers, vegetables, and herbs from the home's raised garden beds. However, it quickly became a favorite gathering spot, and was a functional transition between the dedicated barbecue porch and the main kitchen.

Featuring green tile walls, floating shelves, a sink, built-in refrigerator and wine cooler, this room feels fresh and clean, yet surprisingly functional as a catering kitchen or a wine and cocktail bar. A fun floral design tile on the floor completes the whimsical vibe.

Custom upper cabinets with glass shelves on one side, along with floating shelves on another, were bathed with hidden lighting, while abundant can lights allowed for a bright workspace. A counter-height custom tilt-out awning window creates a bar to the outdoor patio.

The placement of this room takes advantage of the perfect exposure for capturing the morning sun to start the day and ending with evening shade to escape the afternoon heat. A flat-screen television swings out for watching sports or other entertainment while barbecuing with friends or the integrated speakers and sound system can blast the tunes.

See additional descriptions and images for this project on pages 22, 59, and 62.



PLATINUM

★ Best in Region—South Atlantic

Detached Home Over 5,000 sq. ft., Built for Sale

5th Avenue Enclave

Boca Raton, Florida

Architect/designer/interior designer | Affiniti Architects

Builder | National Custom Homes

Developer | Brennan Estate Homes

Interior merchandiser | Interiors by Steven G.

📷 LIVING PROOF REAL ESTATE PHOTOGRAPHY

“The privacy that the primary suite offers creates a zone for the back. The courtyard is remarkable, and having all three secondary bedrooms overlooking the courtyard is fantastic. The judges noted the challenge of the site and how the design team addressed it.”

Situated on Boca Raton's Intracoastal Waterway, 5th Avenue Enclave reflects the modern aesthetic of the sophisticated neighborhood, and keeps pace with the emerging in-town energy. Part of the 5th Avenue Enclave Estates, the property encompasses 11,111 total square feet, with 7,910 square feet of interior living space. Living space includes two bedroom options: 5 bedrooms/5.5 bathrooms with a 952-sf bonus room or 7 bedrooms/7.5 bathrooms with no bonus room. The six-car, air-conditioned garage totals 2,038 sf with electric car charging capabilities.

See additional images for this project on page 22.





PLATINUM

★ Best in Region—South Central

Specialty Room/Project, Custom

Frederick Creek Ranch

*Boerne, Texas***Architect/designer** | Craig McMahon Architects Inc.**Builder** | Hallmark Custom Homes

CRAIG MCMAHON ARCHITECTS INC.

Located on a 700-acre ranch, this new modern barndominium was planned to be the barn for necessary ranch equipment, storing the family motor home while the design for a main family residence was in planning. As the property offered dramatic views to the Texas Hill Country, initial designs of a barn were expanded to include living quarters so the owners could enjoy the property.

The site was selected at the top of a bluff, allowing easy transition from the main roads, but pushed up to the edge to allow for views into the deep canyons to the south, dropping 100 feet down to a river basin. Since the barn and motor home drove the initial program for building height and size, a metal building design was selected. The added guest lodge engaged a similar height and scale with exposed steel detailing, allowing for a poetic beauty to the exposed structure, protecting living areas from the sun. The barndominium added 3000 sf of two-story living spaces, with four bedrooms and three baths—complete with a connecting bridge—all engaging an outdoor living experience.

See additional images for this project on page 61.

FROM THE JUDGES

“This is a very well done “shouse”: shop+house. Detailed well. “It’s everything you’d want architecturally from that region.” Well articulated.”



PLATINUM

★ Best in Region—Central

Development 8 Stories and Over, For Rent

One Cardinal Way

St. Louis, Missouri

Architect/designer | Hord Coplan Macht

Builder | Paric Corporation

Developer | The Cordish Companies

Green verifier/rater | Lorax Partnerships LLC

Interior designer | RD Jones

Landscape architect/designer | SWA / Balsley

EPIC PHOTOGRAPHY

The 29-story luxury apartment tower is located adjacent to Busch Stadium. As the signature building of a multi-block development on former surface parking lots, the project is part of a vibrant new district in downtown St. Louis.

At the sidewalk level, the design addresses a range of conditions. The southern edge, adjacent to the ballpark, supports activity on Clark Avenue, which is pedestrian-only on game days. The northern edge, on the quieter Cardinal Way, hosts neighborhood retail and the residential entry.

The generous residential amenities are located primarily at the eighth level, and include a clubroom, kitchen, fitness, game room, and indoor-outdoor bar, as well as terrace space that allows views into the stadium from a stepped belvedere and an infinity-edge pool.

The tower has a contemporary angular form, designed to stand in contrast to the traditional red brick stadium, and sculpted to maximize views onto the field. There is an affiliation with the Cardinals brand, subtly incorporating team lore in the interior finishes and artwork to create a unique residential community that appeals to superfans and urbanites alike. Its success is evidenced by robust early leasing, with many of the prime units being reserved before construction.

See additional images for this project on page 41.

FROM THE JUDGES

“The judges praised the floor plans, the strong amenities, the common spaces, and the building diversity. They noted that the baseball theme was recognized and embraced, but handled tastefully.”



SINGLE-FAMILY PRODUCTION AND SPEC



PLATINUM

Detached Home 2,001—2,500 sq. ft., Built for Sale

Painted Prairie

Aurora, Colorado

Architect/designer | DTJ Design

Builder | McStain Neighborhoods

Land planner/landscape architect | Civitas Inc.

ERIC LUCERO PHOTOGRAPHY



FROM THE JUDGES

“Judges praised the “super-efficient” floor plan and noted the staircase details. “This is a style that looks easy, but is not easily executed, and this was successful.””

Narrow-lot, alley-loaded homes are inherently faced with the challenge of quality outdoor living; the design team overcame that by carving out an 8x15 space from the building envelope to provide a substantial covered porch within the side courtyard. The dining room, living room, and the flex room surround the courtyard, which activates and brings light into each of these spaces.

When entering through the front door, volume at the stairs provides a dramatic feel and serves to celebrate the stairs as a key focal point. The bedrooms are to the front of the home, which puts the primary bedroom over the living room and looking out to the courtyard. Light floods the spacious primary bath.

The elevation for this home was crafted in a mid-century, modern style that stands out in the community. Accents of wood with dark trim, combined with the patterned horizontal siding on the body of the home, create a rich feel.



PLATINUM

Detached Home 2,001—2,500 sq. ft., Built for Sale

Town Walk—Alderney

Weaverville, North Carolina

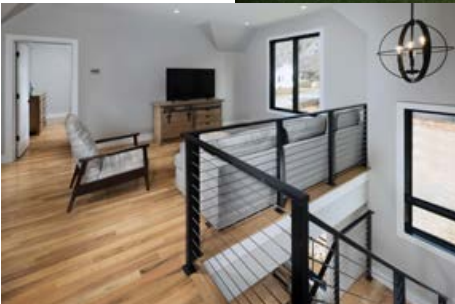
Architect/designer | Perch Plans

Builder/interior designer | Red Tree Builders

Developer | Dogwood Properties

Green verifier/rater | Vandemusser Design

FRONTIER GROUP



FROM THE JUDGES

“The judges praised the exterior elevations and the staircase. They noted the attractive layout with the kids zone upstairs and the very private primary suite. They loved the detached garage.”

This home is in a newly built pocket neighborhood, a curated collection of five modern farm-house-style homes. The first to be built, this home was designed to balance a sense of community with a sense of privacy.

Situated on a narrow, in-field lot, many aspects of the home were carefully planned to take full advantage of the setting. Large windows throughout the home were thoughtfully placed to provide both ample daylight and privacy. Bright and open, the home has ample space for a growing family, and living spaces for both work and play.

A detached garage offers flexible side entry and bonus space above, which the owners use as a fitness studio. There are multiple outdoor living spaces, an open concept kitchen with an island bar, a main living area with a fireplace, as well as a primary suite with vaulted ceilings and a zero-entry shower.

PLATINUM

Detached Home 2,501—3,000 sq. ft., Built for Sale

Sterling Grove— Sonoma Collection— The Calistoga

Surprise, Arizona

Architect/designer | BSB Design

Builder/developer | Toll Brothers

Interior designer | Est-Est Interior Design

Land planner | Greey|Pickett

 JOSHUA CALDWELL

The design team's goal was to differentiate from existing narrow-lot competition by offering a wide, shallow floor plan and demonstrate the incredible lifestyle feel achievable within a small footprint and the low maintenance opportunity it embraces. Design objectives were to leverage the benefit of a wide, shallow lot orientation with an impactful street presence while opening the entire length of the great room directly to the outdoor living space. The team also sought to establish a bold streetscape statement with a unique modern farmhouse look by using white brick in stark contrast with deep blue board-and-batten siding.



The plan emphasizes the modern utilitarian farmhouse sensibility by connecting the entry directly to the simple, expansive kitchen and a fully open great room with through-views to the rear splash pool and fire/water feature wall. A split-bedroom layout capitalizes on the plan's length, embracing a central daily living core with private living on both ends of the plan.

Design options, such as an expanded owner suite and fourth bedroom in lieu of a study, maximize lifestyle preference. A separate, lock-off casita option in lieu of a connected bedroom is available for those buyers who want an ADU with potential rental income.

FROM THE JUDGES

“The judges praised the floor plan and the development of the side yard, as it's tight to the next house. They liked the tucked-in garage and noted the exterior's materiality.”



PLATINUM

Detached Home 3,001—3,500 sq. ft., Built for Sale

The Charleston Coastal

Eagle, Idaho

Builder/interior designer | Clark & Co. Homes

 DOUG PETERSON PHOTO

Inspired by coastal breezes and Southern hospitality, the Charleston Coastal plan makes the most of its water views with floor-length windows and gracious indoor/outdoor entertaining areas. The multigenerational single-level design provides the flexibility of a second bedroom suite with its own garage and laundry to suit families in many stages of life. With attention to quality of life and

technology integration, smart home features accommodate Wi-Fi-enabled living.

At the center of this dwelling is an expansive great room that houses both the kitchen and the living area; all other rooms flow from this space. Utilizing intentional design, the floor plan achieves that hard-to-find balance of open, connected living with the need for out-of-sight yet convenient workspace and storage. Nestled between the living room and kitchen, the Zoom room offers an effective office space made private with sliding French doors. The butler's pantry, tucked behind a louvered pocket door, expands storage capacity and work surfaces while keeping this home's showpiece kitchen pristine.



FROM THE JUDGES

“The judges praised the plan's zoning, proportions, and detailing. They noted the “super-strong interiors.” The powder room is nicely buffered.”

PLATINUM

Detached Home 3,501—4,000 sq. ft., Built for Sale

Lavish Lake Living

Austin, Texas

Architect/designer | Austin Design Group

Builder | Sterling Custom Homes Inc.

Interior designer/merchandise | Mary DeWalt Design Group

APPLEBOX IMAGING

This one-story, 3541-sf plan is an entertainer's dream home. The front elevation features a modern, natural aesthetic through wood, glass, and stone materials. In the living room, retractable windows open to the patio and a view of the lake. A custom cloud ceiling feature hangs over the kitchen island with unique pendant lighting; the butler's pantry is the segue between the indoor and outdoor kitchens; its door matches the kitchen cabinetry and is hidden when closed. The outdoor kitchen has automatic screens to block sun, weather, and insects.

Sliding doors on the front and back of the home allow access to outdoor living, the kitchen, bar,



and courtyard. The indoor/outdoor bar areas are separated by a fully retractable corner window unit and a 12-foot sliding door.

The primary bedroom suite boasts miles of panoramic views; its bath features his and hers walk-in showers with a luxury bath wet area. A light-filled casita with private en suite bath has access to the courtyard; a kid's bunk room also has an en suite bath and the laundry room features a dog bath.

The climate-controlled luxury lounge in the garage has floating bars, three large TVs, shuffleboard and ping pong.



FROM THE JUDGES

“This is a very well-done home from start to finish. The judges loved the outside bar.”



PLATINUM

Detached Home 4,001—4,500 sq. ft., Built for Sale

Avanti Model Home

Oakland Township, Michigan

Builder | Mocer Homes

WAYUP MEDIA

This home presents an elegant new angle on a classic ranch design with an open-concept kitchen, dining and great room with large door walls and windows that bathe the home in

sunlight. Beautiful granite countertops span the length of the massive kitchen, which includes double wall ovens and a walk-in pantry.

The primary suite is located in a private wing with a stepped ceiling, large windows, and a spa-like bathroom with double vanities, a soaking tub and oversized shower. With two en suite guest bedrooms in the opposite wing, this home also features a large library with sitting room. A secure closet for package deliveries is accessible from the covered front porch.

FROM THE JUDGES

“The judges applauded the attention paid to the ceiling details.”





FROM THE JUDGES

“The floor plan works very well.”

the living areas for a quiet workspace. The laundry room accommodates everything from children's projects to family pets.

The main-floor primary suite blurs the line between the indoors and nature with a private atrium to be enjoyed from the soaking tub or large two-person tiled shower. Upstairs is a flex room for yoga or other exercise, while the loft/library provides a quiet space for homework, relaxing on the daybed, or gathering for family game night. A full bath, fully appointed suite, and third bedroom complete the upper floor.

See additional descriptions and images for this project on pages 15, 59, and 62.

PLATINUM

Detached Home 4,001—4,500 sq. ft., Built for Sale

Farm to Table

Wilsonville, Oregon

Architect/designer/builder | Renaissance Homes

DIANA SELL PHOTOGRAPHY

This home has an abundance of opportunities to engage with activities that deepen a connection with

loved ones, the outdoors, and dedicated space for meaningful pursuits. The true heart of the home is the kitchen with enormous island, hidden pantry, and walls of sliding glass doors to the outdoor covered living room. A unique juice kitchen is a secondary prep space and wonderful cocktail bar.

Outside, ergonomically designed garden beds and dual She Shed and He Shed outbuildings create opportunities to connect or retreat to focus on a hobby. A large home office is placed away from



PLATINUM

★ Best in Region—South Atlantic

Detached Home Over 5,000 sq. ft., Built for Sale

5th Avenue Enclave

Boca Raton, Florida

Architect/designer/interior designer | Affiniti Architects

Builder | National Custom Homes

Developer | Brennan Estate Homes

Interior merchandiser | Interiors by Steven G.

LIVING PROOF REAL ESTATE PHOTOGRAPHY



See full description and additional images for this project on page 16.



PLATINUM

★ Best in Region—Pacific

★ Home of the Year

Detached Home Over 5,000 sq. ft., Built for Sale

The Crusader

*Scottsdale, Arizona***Architect/designer** | Drewett Works**Builder** | Peak Ventures**Interior designer** | Ownby Design**Landscape architect/designer** | High Desert Designs

📷 JEFF ZARUBA

See the full description and additional images for this project on pages 2, 14, and 67.



PLATINUM

Attached Homes/Townhouses, Built for Sale

Laurelwood Towns SouthPark

*Charlotte, North Carolina***Architect/designer** | 505 Design**Builder/developer/interior designer** | Saussy Burbank**Interior merchandiser** | Bella Abode Design

📷 ZAN MADDOX PHOTOGRAPHY

This eight-unit luxury townhome development was built around existing power and telecommunication utility lines that could not be moved, proving to be the largest planning hurdle. The classic, traditional architectural style was modernized with high contrast; the eight units all have dark shutters and trim with a light limewashed brick.

Generous outdoor space was provided through first-floor patios and second-floor porches. Additionally, patio walls were provided along the four street-side units to provide privacy from car



traffic, while the four back units were left open to allow for views of the tree save area. A central alley between two buildings serves as a driveway for all units.

All three floors are connected by private elevators and stairs to appeal to an aging demographic. The second floor offers a long and continuous open space that connects the outdoors to the living/dining/kitchen area, while the first and third floors provide two-car garages, living quarters, and flex space. The third-floor primary suite is connected to the rest of the home with a grand staircase and private elevator. The suite's bath has a large walk-in shower and free-standing tub.

FROM THE JUDGES

“The judges praised the exterior and courtyard. The design creates a nice layered effect from street to door. They called the plan charming, with “a ton of detailing that is well-edited.” They called the living space “unbelievable!””

PLATINUM

On-the-Boards Single-Family Production/Spec Home

Tri-Angulate

Phoenix, Arizona

Architect/designer | Drewett Works

Builder | Bedbrock Developers

Developer | Crown Canyon Capital

IMAGERY BY DREWETT WORKS

Designed for a 2.75-acre parcel, Tri-Angulate is nestled into a dramatic hillside setting and endowed with more than 250 degrees of majestic desert canyon views. This dramatic triangular form celebrates its geometry both horizontally as well as sloping, allowing for a sense of place for the architecture within its jagged shale hillside.

The residence has a very strict palette and crisp horizontal lines, echoing the color palette and geology of the site. The copper fascia is a nod to the material indigenous to Arizona.

With vertical stone elements rising from the stony mountain beneath, a winged roof—a rigid and taut canopy—rests atop of the stone. The stacking stone used on the house grounds it into the site, evocative of the site materials and colorization.



The design is largely one room deep, which wraps the entirety of the provided building envelope. Living spaces embrace the views of nature and architecture via translucent walls.

The residence has a very strict palette and crisp horizontal lines, echoing the color palette and geology of the site; Crisp horizontal roof lines are accentuated by the stacking nature of the architecture and horizontally scored plaster walls.

FROM THE JUDGES

“This plan is very dramatic and very successful for its site.”



GOLD

Detached Home up to 2,000 sq. ft., Built for Sale

Sterling Grove—Providence Collection—The Smithfield

Surprise, Arizona

Architect/designer | KTG Architecture + Planning

Builder/developer | Toll Brothers

Interior designer | Design Line Interiors

Land planner | EPS Group Inc.

JOSHUA CALDWELL



GOLD

Detached Home 3,001—3,500 sq. ft., Built for Sale

Founders Pointe at Midtown

Mount Pleasant, South Carolina

Architect/designer | Danielian Associates Architects + Planners

Builder | Crescent Homes

KEEN EYE MARKETING



GOLD

Detached Home 3,501—4,000 sq. ft., Built for Sale

Shea Solstice

Littleton, Colorado

Architect/designer | DTJ Design

Builder/developer | Shea Homes

Interior designer | HRI Design

Land planner | DHM Design

DAVID PATTERSON PHOTOGRAPHY AND ERIC LUCERO PHOTOGRAPHY



GOLD

Detached Home Over 5,000 sq. ft., Built for Sale

Urban Modern

*Paradise Valley, Arizona***Architect/designer** | Drewett Works**Builder/developer** | Bedrock Developers**Interior designer** | Ownby Design**Landscape architect/designer** | Berghoff Design Group

CAM MARK BOISCLAIR PHOTOGRAPHY INC.



GOLD

Attached Homes/Townhouses, Built for Sale

Valley & Park

*Reston, Virginia***Architect/designer** | KTG Architecture + Planning**Builder** | Toll Brothers

CAM BENJAMIN C TANKERSLEY PHOTOGRAPHY



GOLD

Green Detached Home, Built for Sale

Flora Farmhouse

*Seattle, Washington***Architect/designer** | Alloy Design Group**Builder/developer** | Dwell Development**Green verifier/rater** | Evergreen Certified**Marketing firm** | Three Six Oh Media

CAM TUCKER ENGLISH PHOTOGRAPHY



GOLD

On-the-Boards Single-Family Production/Spec Home

Kimpton

*Holland, Michigan***Architect/designer** | Visbeen Architects

CAM IMAGERY BY VISBEEN ARCHITECTS



SILVER

Detached Home up to 2,000 sq. ft., Built for Sale

Bayou Low Country

*Saugatuck, Michigan***Architect/designer** | 42 North—Architecture + Design**Builder** | Cnossen Construction**Interior designer** | Whit and Willow

CAM ASHLEY AVILA PHOTOGRAPHY



SILVER

Detached Home up to 2,000 sq. ft., Built for Sale

Sterling Grove—Concord Collection—The Midwood

*Surprise, Arizona***Architect/designer** | BSB Design**Builder/developer** | Toll Brothers**Interior designer** | Est-Est Interior Design**Land planner** | GreeylPickett

CAM JOSHUA CALDWELL



SILVER

Detached Home 2,001—2,500 sq. ft., Built for Sale

Homestead at Irby Ranch—Plan 1

Pleasanton, California

Architect/designer | Dahlin Group Architecture Planning

Builder | Meritage Homes

📷 JOHN A. BENSON PHOTOGRAPHY



SILVER

Detached Home 2,501—3,000 sq. ft., Built for Sale

Chicago Modern

Chicago, Illinois

Builder/developer/interior designer | United Chicago Builders

📷 STUDIO M87



SILVER

Detached Home 2,501—3,000 sq. ft., Built for Sale

Sterling Grove—Napa Collection—St. Helena

Surprise, Arizona

Architect/designer | KTG Architecture + Planning

Builder/developer | Toll Brothers

Interior designer | Design Line Interiors

Land planner | EPS Group Inc.

📷 JOSHUA CALDWELL



SILVER

Detached Home 4,001—4,500 sq. ft., Built for Sale

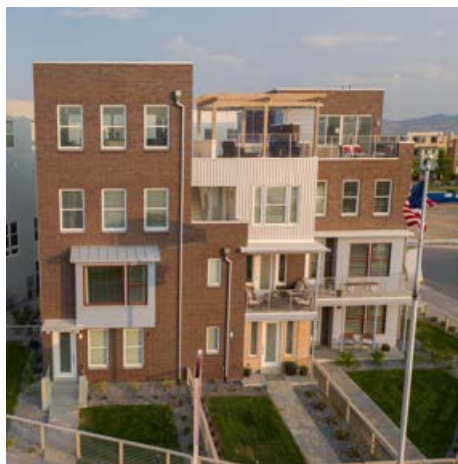
Abbott Oaks

Campbell, California

Architect/designer | Dahlin Group Architecture Planning

Builder | Pinn Brothers Fine Homes

📷 F8 REAL ESTATE MEDIA



SILVER

Attached Homes/Townhouses, Built for Sale

Major League by Sego Homes

South Jordan, Utah

Architect/designer/land planner | Urban Design Associates

Builder/interior designer | Sego Homes

Developer | Daybreak

Green verifier/rater | STS Testing, buildingsciencwest.com

Landscape architect/designer | G Brown Design

📷 COLE JAMES PHOTOGRAPHY



SILVER

On-the-Boards Single-Family Production/Spec Home

Tribeca

Sarasota, Florida

Architect/designer | Visbeen Architects

📷 IMAGERY BY VISBEEN ARCHITECTS

PLATINUM

★ **Wow! Award for Views Through the Porte Cochere**

One-of-a-Kind Custom Home 2,001—3,000 sq. ft.

Contrasting Guest House

Beverly Hills, California

Architect/designer/land planner | Landry Design Group Inc.

Builder | Golenberg & Co.

Interior designer | Frank Pennino & Associates

Landscape architect/designer | Clark and White Landscape

MANOLO LANGIS

See full description and additional images for this project on page 68.



PLATINUM

One-of-a-Kind Custom Home 4,001—5,000 sq. ft.

Casual Desert Modern

Oro Valley, Arizona

Architect/designer/landscape architect | Soloway Designs Inc.

Builder | Madan Builders

Interior designer | CelayaSoloway Interiors LLC

KURT MUNGER PHOTOGRAPHY

The rugged desert setting inspired this desert modern home. Approaching the circular auto court, the low-lying horizontal architecture, with its undulating façades, reflects the depth-of-view of mountains in the background. The entry's cantilevered roof helps frame the floor-to-ceiling window walls to the great room, and straight through to the covered rear patio.

Light-colored stucco, complemented with natural rectangular stone accent walls, provides a calming

first impression. The entry door, inspired by the owner's company logo, was designed by the architect. A silver travertine wall extends from outside to inside, visually guiding guests into the great room's expansive living and entertaining space. The pewter limestone wall containing a horizontal fireplace sets a casual ambiance. Clerestory windows provide added light with minimal solar loading.

The covered rear patio extends across the home, its cantilevered roof providing unobstructed views by a pair of inverted L-shaped steel supports. A negative-edge pool and outdoor kitchen are just a few steps down.

FROM THE JUDGES

“The judges said the home was nestled very nicely into its site. They noted the clever TV that tucks away to reveal the view.”





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FROM THE JUDGES

“The judges loved the great room space. The design team did a good job of breaking down mass and working elevation. They designed cozy places to live despite this being a large house. They called the house both very tasteful and very playful. Very well done.”

PLATINUM

One-of-a-Kind Custom Home 5,001—6,000 sq. ft.

Contemporary Farmhouse

Parker, Colorado

Architect/designer | KGA Studio Architects

Builder | Ascent Builders

Interior designer | Coesivo Design Group

Landscape architect/designer | Lifescape Colorado

DAVID PATTERSON PHOTOGRAPHY

This home started with the dream of a home centered around a fireplace, and a great hall reminiscent of old churches in Nova Scotia, where the home owners are from. The floor-to-ceiling, see-through fireplace separates the foyer and the great hall, creating a warm welcome for guests. It serves as the hub, and a grounding element for the entire space. Part way up, there is an opening in the chimney, which mimics and lines up with the gable end window. This home is all about the great hall.

The symmetrical layout adds drama, is full of natural light, and right-sized to be very livable. Multiple French doors on one side open up to the back patio, which in turn spills directly into native Colorado prairie grasses.

With 3,372 sf on the main level, the home is designed for main-level living. The plan is arranged into five pods with gable roofs: the great hall, primary suite, guest suite, laundry, and garage. The pods are linked by flat roof connectors.

PLATINUM

One-of-a-Kind Custom Home 5,001—6,000 sq. ft.

Hacienda del Carnero

La Quinta, California

Architect/designer | Danielian Associates Architects + Planners

Builder | Sun Vista Development

Interior designer | Kristen Smokowski

DARLENE HALABY PHOTOGRAPHY

Simple elegance, pure elements of design, and an elevated everyday living experience were the goals for this residence. The design layout, elevations, and massing were inspired by classic Wallace Neff buildings and historic Spanish haciendas. The architecture was thoughtfully designed to complement the owner's large collection of art throughout the home; each gallery area was enhanced with gallery lighting fixtures and natural lighting.

The home features multiple courtyards with varying layers of privacy and unexpected interest in the construction details. To contrast the Old World feel of traditional massing elements, this home uses large modern steel windows and a contemporary European kitchen and cabinetry throughout.

FROM THE JUDGES

“Everything is so refined and understated. The floor plan is stellar. The front elevation is simple and pleasant. The simplicity carried throughout the home is really lovely.”

The focal point of the home is the central courtyard featuring a bright blue zero-edge pool and drought-resistant landscaping, creating a private oasis atmosphere in the desert environment. This residence was designed to be the perfect entertaining space for large parties, while also having a cozy old soul feel when it's just the owners. The home's orientation captures and frames the surrounding views of the golf course and richly colored local mountains.





PLATINUM

One-of-a-Kind Custom Home 6,001—8,000 sq. ft.

Sanctuary

La Jolla, California

Architect/designer | House Design Architects

Builder | Hill Construction Company

Interior designer | Lucas

📷 AARON LEITZ

Inspired by the owner's luxury yacht, this oceanfront home serves a dual purpose—the perfect setting for weekend entertaining and a private sanctuary to decompress. Centered around a 50-foot pocketing glass wall, the magnificent open-plan living room unlocks the entire main floor to breathtaking views of the Pacific.

The living room ceiling, made of hemlock boards, blends with grains of the oak kitchen cabinetry to achieve seamless continuity. A sunken outdoor seating area maintains an elevated sense of privacy and creates a snug nook at the core of the home.

Teak built-ins and metal accents offer a rich nod to the yachting life. A cantilevered staircase ascends to the upstairs home office. A two-story board-formed concrete wall spans the full length of the home, dividing the living spaces from bedrooms. Suede wall panels with inlay nickel detailing and a custom built-in leather bed were tailored for the master bedroom.

A translucent glass screen wall shields the home from neighbors and helps focus one's gaze to the lowered infinity-edge pool and the ocean.

FROM THE JUDGES

“Judges praised the staircase, the sunken courtyard/firepit and its glass surround, and the materiality. They noted the clean lines, the windows, and the “nice scale” for the size of the house.”



FROM THE JUDGES

“Judges praised the well-organized, museum-like space with its good sight lines, calling the home itself a sculpture. The house is cohesive as a design thought with great outdoor space. They noted the interesting ceilings throughout.”

PLATINUM

One-of-a-Kind Custom Home Over 8,000 sq. ft.

Ridge House

Los Angeles, California

Architect/designer/land planner | Landry Design Group Inc.

Builder | Peter McCoy Construction

Interior designer | The Wiseman Group

Landscape architect/designer | Stephen Billings Landscape Architecture

📷 ROGER DAVIES

The clients desired a contemporary home with an open floor plan that takes advantage of the spectacular views from their property while embracing indoor-outdoor living. They wanted to explore a modern vernacular that would incorporate soft curves and work with various materials and texture. In response to their request a warm and unique façade was created by using curved walls of Amalfi limestone and orthogonal walls of Western red cedar. These materials were also implemented in architectural elements such as clerestories and distinctive curved ceilings with rhythmic braces for support.

In the interior, sliding glass doors open the two-story great room to the covered loggia, creating transparency to the outdoors. The residence takes advantage of the sloped site with rooms on both levels featuring glassed openings to allow the flow of natural light and to open to the views beyond. An outdoor cast glass staircase connects the upper and lower levels of this home. The water from the upper-level spa cascades to the pool below, concealing a hidden grotto. Nestled into the hillside, the recreation room and gym open onto another covered loggia and to the custom fire pit and infinity-edge lap pool.

★ **Judges' Discretionary Award for Creative and Contextual Siting**

One-of-a-Kind Custom Home Over 8,000 sq. ft.

Sedona Moongate

Scottsdale, Arizona

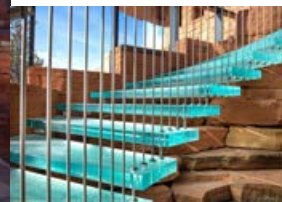
Architect/designer/interior designer | SWABACK PLLC
Builder | 180 Degrees

📷 DINO TONN PHOTOGRAPHY

The Moongate residence seemingly rises out of the red rocks, its curving glass walls strategically placed to capture nearby mountain views and other landmarks. Two half-circle wings, joined by a rectangular entryway and gallery, includes swooping roof overhangs, canted to shade windows and balconies during the summer while allowing winter sun to flood the interior. While the house has a large footprint, the approach to the site does not reveal this. The house is situated in such a manner that its size is not fully realized until one is inside.

The foyer's glass staircase, suspended by steel rods, is the home's pièce de résistance, an engineering feat that makes the crystalline treads appear as though they are floating up past a wall of windows.

The dwelling's circular motif is echoed in the floor, custom door, and lighting element in a foyer off the garage. At the home's entryway, the stacked



sandstone base, invisibly mortared, gives the effect that the structure was built into an escarpment. Inside, a second-story glass floor above the front door allows the homeowner to peer down at visitors. The placement of windows and captured views provide 270 degree views with the feeling that the experience is completely private.

A wall by the entrance from the garage is clad in backlit onyx. In the kitchen, the custom cabinetry is suspended via a steel frame from beneath the granite counters, allowing the fixtures to float above the floor.

FROM THE JUDGES

“The judges said the house felt carved out of the site, leading to their decision to present it with the award for creative and contextual siting. They praised the integration of the glass and the framing views. They said it looked “so cool from the outside.””



FROM THE JUDGES

“The judges called the plan well organized, with good scale and nice finishes. They praised the staircase.”

PLATINUM

On-the-Boards Single-Family Custom Home

Brentwood Modern

Los Angeles, California

Architect/designer/land planner | Landry Design Group Inc.

📷 IMAGERY BY LANDRY DESIGN GROUP INC.

For their new residence located on a sloped lot, the clients desired a contemporary home that takes advantage of the views while embracing



an indoor-outdoor lifestyle. The experience of entering the home begins with a sense of privacy when arriving at the motor court. Using a series of thick stone vertical fin walls, the design team created a curve and rhythm to the façade. A circular flat roof connects the stone walls and windows below and defines the motor court.

Sun control was essential to the clients, and the curved design, as well as the series of brise soleil fins, not only provided the desired effect of privacy, but also allowed for ventilation and natural light while protecting the home from the direct sunlight.

Centrally located, the motor court became a design feature that acts as a separation between the public living areas and the private bedrooms. The entertaining spaces are located on one side of the house and connect to a covered loggia that opens to the infinity-edge pool and lawn. The primary suite, sequestered in the opposite wing, takes advantage of the ocean views and enjoys a private garden with a hot tub.

PLATINUM

On-the-Boards Single-Family Custom Home

Ventana Canyon

*Tucson, Arizona***Architect/designer/landscape architect** | Soloway Designs Inc.**Interior designer** | CelayaSoloway Interiors LLC

IMAGERY BY SOLOWAY DESIGNS

Surrounded by the Santa Catalina Mountains and isolated from other homes, this residence appears to float within its environment. The client's vision is biophilic, a home seamless with this amazing environment—modern and dynamic, yet having simple lines. Flying roofs and huge cantilevers—not only in the roofs, but at the house and patios—present a floating, yet natural effect that mimics the surrounding rock outcroppings.

The home is suspended above a creek 30 feet below. The pool, with its three-sided infinity edge, is the visual connection between the home and the creek. This can be seen not only from the drive into the home, but from all the main rooms through slanted glass window walls; an example of view architecture.



FROM THE JUDGES

“The judges said the home is “pushing the envelope for on-the-boards,” doing something new on siting and approach. It has a thoughtful arrival sequence, stretches out into the landscape and transitions from upper to lower levels very well. “Clever.””

The clients can enjoy 360-degree sunsets, enhanced with a choice from the wine cellar, accessed through a hidden door in the floor of the great room. The auto court and garages are under the home and a temperature-controlled aquarium greets guests at the exterior entry stairs. Solar orientation, low-E glazing, and low-maintenance building materials, including steel, stone, cement board, and metal panels, address sustainability and maintainability.



GOLD

One-of-a-Kind Custom Home up to 2,000 sq. ft.

The Jasmine Cottage

*Greenville, South Carolina***Architect/designer** | Lew Oliver Inc.**Builder** | Hartness Construction, LLC**Developer** | Hartness Development Inc.**Interior designer** | ID Studio Interiors**Landscape architect/designer** | Byington Landscape Architects, PLLC**Marketing firm** | Collins & Fine Group

VENTRESS GROUP



GOLD

One-of-a-Kind Custom Home 2,001—3,000 sq. ft.

Greenlea

*Holland, Michigan***Architect/designer** | Visbeen Architects**Builder** | Bouwkamp Builders**Interior designer** | Cyndy Schurman Interiors

ASHLEY AVILA PHOTOGRAPHY



GOLD

One-of-a-Kind Custom Home 2,001—3,000 sq. ft.

Solomon Circle

*Hendersonville, North Carolina***Architect/designer** | Real Design Architecture and MAOWings**Builder** | BlueStone Construction**Landscape architect/designer** | Robinson Design Engineers and E&Y Landscaping

MARK HERBOTH PHOTOGRAPHY



GOLD

One-of-a-Kind Custom Home 3,001—4,000 sq. ft.

Eagle's Nest

Marana, Arizona

Architect/designer/landscape architect | Soloway Designs Inc.

Builder | CAOS Construction

Interior designer | CelayaSoloway Interiors LLC

📷 KURT MUNGER PHOTOGRAPHY



GOLD

One-of-a-Kind Custom Home 3,001—4,000 sq. ft.

Mayview

Montague, Michigan

Architect/designer | Visbeen Architects

Builder | Ashby Custom Builders

Interior designer | Portobello Road

📷 ASHLEY AVILA PHOTOGRAPHY



GOLD

One-of-a-Kind Custom Home 4,001—5,000 sq. ft.

Mountain Modern

Ada, Michigan

Architect/designer | 42 North—Architecture + Design

Builder | Epique Homes

Interior designer | Refresh Design

Land planner | J&B Enterprises of Rockford

Landscape architect/designer | Landscapes By Design

📷 BRIAN KELLY PRODUCTIONS



GOLD

One-of-a-Kind Custom Home 4,001—5,000 sq. ft.

Woodside Residence

Franklin, Michigan

Architect/designer | Martini Samartino Design Group

Builder | Kelly Building & Development Company LLC

Interior designer | Marianne Jones LLC

📷 KARL MOSES PHOTOGRAPHY



GOLD

One-of-a-Kind Custom Home 5,001—6,000 sq. ft.

Bay Front

Newport Beach, California

Architect/designer | Brandon Architects

Builder | Patterson Custom Homes

Interior designer | Tru Studio

Landscape architect/designer | David A. Pedersen Landscape

📷 LANGO WORKS



GOLD

One-of-a-Kind Custom Home 6,001—8,000 sq. ft.

Caruthers Lane

Houston, Texas

Architect/designer/builder/interior designer |

Frankel Building Group

📷 KERRY KIRK PHOTOGRAPHY



GOLD

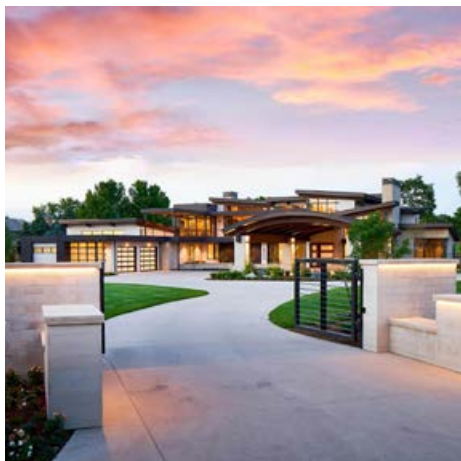
One-of-a-Kind Custom Home 6,001—8,000 sq. ft.

The Farm

Santa Ynez, California

Architect/designer | Brandon Architects**Builder/developer** | Patterson Custom Homes**Interior designer** | Blackband Design**Landscape architect/designer** | BCLA Inc.

📷 LANGO WORKS



GOLD

One-of-a-Kind Custom Home Over 8,000 sq. ft.

Cherry Hills Village Residence

Cherry Hills Village, Colorado

Architect/designer | KGA Studio Architects**Builder** | Montare Builders**Interior designer** | Mandil Inc.**Landscape architect/designer** | Lifescape Colorado

📷 DAVID PATTERSON PHOTOGRAPHY



GOLD

Accessory Dwelling Unit (ADU)

Silverado Guesthouse

Healdsburg, California

Architect/designer | Taylor Lombardo Architects**Builder** | FORMA Construction**Marketing firm** | Wagner Creative

📷 PAUL DYER PHOTOGRAPHY



GOLD

On-the-Boards Single-Family Custom Home

Broken Spur Residence

La Verne, California

Architect/designer | YNL Architects

📷 IMAGERY BY MERÈCES ARCH-VIZ & 3D DESIGN STUDIO



SILVER

One-of-a-Kind Custom Home 3,001—4,000 sq. ft.

Soaring Plains

South Charleston, Ohio

Architect/designer/interior designer | Springhouse Architects**Builder** | Glen Courtright**Landscape architect/designer** | Yellow Springs Design

📷 KELLY ANN PHOTOGRAPHY



SILVER

One-of-a-Kind Custom Home 5,001—6,000 sq. ft.

Mountain Contemporary

Grand Junction, Colorado

Architect/designer/landscape architect | Soloway Designs Inc.**Builder** | Porter Homes**Interior designer** | Celaya|Soloway Interiors LLC

📷 KURT MUNGER PHOTOGRAPHY



SILVER

One-of-a-Kind Custom Home Over 8,000 sq. ft.

What the Farmhouse

Larkspur, Colorado

Architect/designer | Sund Architecture

Builder | Kirella Homes

Interior designer | D'Amore Interiors

📷 TG IMAGE



SILVER

Green One-of-a-Kind Custom Home

GREENLAB

Dallas, Texas

Architect/designer | GGO Architects

Interior designer | Faulkner Design Group

📷 FAULKNER DESIGN GROUP



SILVER

On-the-Boards Single-Family Custom Home

Snows Lane

Park City, Utah

Architect/designer | Brandon Architects

📷 IMAGERY BY BRANDON ARCHITECTS



PLATINUM

Development up to 3 Stories, Built for Sale, Urban

Pilsen Modern

Chicago, Illinois

Builder/developer/interior designer | United Chicago Builders

STUDIO M87

Pilsen Modern is a very special project designed with neighborhood character in mind. The area, known for its street art, is a vibrant mix of art galleries, pop-up shops and industrial buildings/warehouses, so the goal was to create a space that combines functionality and art. The exterior was done in a vibrant contemporary, industrial style to reflect the area's heritage.



The architectural plans maximized usage of this smaller Chicago lot. Each townhome has four levels of livable space, including a large roof deck with stunning downtown views. The floor plan features 3 bedrooms and 3.5 bathrooms and a large living room opened to kitchen and dining area.

The design combines an industrial look with modern elements, using custom art pieces, such as the powder room mirror metal frame, which was custom made for this project.

FROM THE JUDGES

“Noting the constraint of the site, the judges praised the plan’s “very efficient compact boxes.” The interiors and exteriors really pulled it together.”



PLATINUM

Development up to 3 Stories, Built for Sale, Suburban

Waterline

Richmond, California

Architect/designer | Dahlin Group Architecture Planning
Builder | Shea Homes

ERIC FIGGE PHOTOGRAPHY

This new waterfront community is designed to respect the unique site, capture stunning views and appeal to those who seek a water-oriented lifestyle. The community offers 60 condos and flats, seven unique floor plans that include one-, two-, and three-story living options to suit a broad set of needs.

The challenge was to accommodate the desired number of units without sacrificing a high percentage of premium-view units. This was solved by accommodating two types of buildings.

The difference in height, along with the strategic placement of each building, helps maximize view corridors from each unit without blocking the views from the existing homes. Specifically, two-story architecture along the bay and four-story inland complement the landscape slope.

The contemporary craftsman style architecture has large windows and see-through decks to capture the views, with some large enough to furnish as outdoor rooms that live toward the water. Plans feature spacious great rooms and kitchens with oversized islands for entertaining, as well as generous primary suites oriented to the views.

In total, nine buildings are strategically placed to create focused views of the bay or skyline and ample green space in between, including a community garden.

FROM THE JUDGES

“The judges praised the community plan and noted the well-executed individual home plans.”



Judges' Discretionary Award for Innovative Site & Concept Strategies

Development up to 3 Stories, For Rent

Bungalows on the Lake at Prairie Queen: Phase 1

Papillion, Nebraska

Architect/designer/land planner | Opticos Design Inc.

Builder/developer/marketing firm | Urban Waters

Green verifier/rater | REScheck Republic

Landscape architect/designer | Garth Goode

 TOM KESSLER PHOTOGRAPHY AND OMAHA DRONE SERVICES

This 50-acre, 747-unit project is the country's first missing middle neighborhood. Phase 1 with 132 units is completed and 100 percent leased. The concept meets the growing demand for more sophisticated rental housing by delivering house-scale, multi-unit buildings, that live much like a single-family home, that are oriented within a street-and block framework to deliver not just a multifamily project but rather a neighborhood.

There are six core building types; no building has more than eight units. There are no shared corridors

or elevators; private outdoors spaces for units make it optimal in response to COVID. A neighborhood main street was created with live-work units, one of which is occupied by a pizza shop.

The project has been built in sub-phases with about 40 unit in each sub-phase. For the builder, this approach provides agility: tiered financing for each sub-phase, tiered occupancy so that revenue streams begin as each building is completed, and the ability to exchange unit types within the same building footprint to respond to the market.



FROM THE JUDGES

“The judges praised the creative land planning and density of the site. They noted the mix of different styles to make it more like a neighborhood and the amount of variety, which isn't typical in for-rent communities.”

PLATINUM

Multifamily Community of the Year

Development 4—7 Stories, For Rent

Vici

Little Italy, San Diego, California

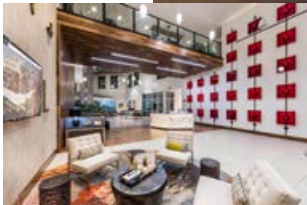
Architect/designer | A0 Architects

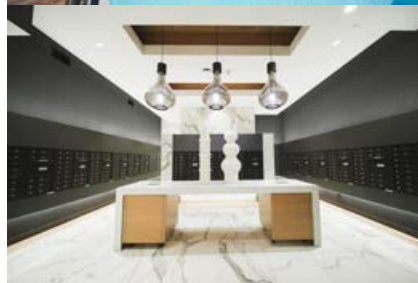
Builder | Leducor Group

Developer | HG Fenton

 CHET FROHLIC

See the full description and additional images for this project on pages 4 and 54.





FROM THE JUDGES

“The judges praised the floor plans, the strong amenities, the common spaces, and the building diversity. They noted that the baseball theme was recognized and embraced, but handled tastefully.”

PLATINUM

★ Best in Region—Central

Development 8 Stories and Over, For Rent

One Cardinal Way

St. Louis, Missouri

Architect/designer | Hord Coplan Macht

Builder | Paric Corporation

Developer | The Cordish Companies

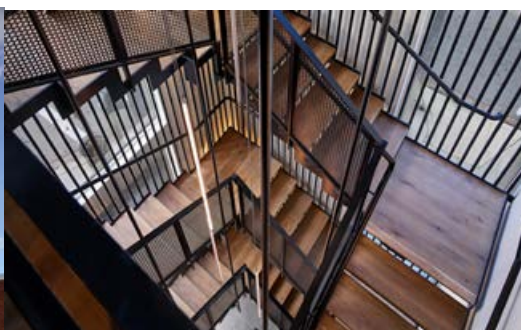
Green verifier/rater | Lorax Partnerships LLC

Interior designer | RD Jones

Landscape architect/designer | SWA / Balsley

EPIC PHOTOGRAPHY

See the full description and additional images for this project on page 18.



PLATINUM

★ Best in Region—Middle Atlantic

Adaptive Reuse

13th St. Sanctuary

Washington, D.C.

Architect/designer | StudioMB

Builder | Harbour Builder

Developer | Outlier Realty and BODE Development

THOMAS HOLDSWORTH-ARCHITECTURAL PHOTOGRAPHER

See the full description and additional images for this project on page 10.



FROM THE JUDGES

“The judges said the project was very well done and praised its remarkable views. It is at the level one would expect of today’s best dorms.”

PLATINUM

Student Housing, Large Scale

University of Illinois at Chicago, The Academic and Residential Complex (ARC)

Chicago, Illinois

Architect/designer | Solomon Cordwell Buenz

Builder | Pepper Construction Group

Developer | American Campus Communities

Interior designer | Sixthriver Architects (residential program interiors)

Landscape architect/designer | site design group ltd.

PHOTOGRAPHY | HALL+MERRICK PHOTOGRAPHERS AND DAVE BURK PHOTOGRAPHY

The LEED Gold mixed-use building project is composed of two volumes: an angular, 10-story residence tower and a curvilinear, two-story academic structure, connected physically on two levels and visually through a distinctive façade of glazed and concrete components. The ARC serves as a bridge between UIC’s architecturally

significant past and its future. Designed with a nod to Walter Netsch, the original campus architect, the façade and interior designs echo the geometric movement expressed in Netsch’s famous field theory and distinctive architecture.

The ARC represents the next step in the evolution of campus residential design, mixing living and learning environments into one facility to build a community of learners.

The residential tower includes 554 beds in traditional and semi-suite units, blended together on each floor. Also included are two faculty-in-residence apartments. Shared amenities include a campus-facing study and city-facing social lounge on each floor, a fitness center, laundry lounge, and a ground-floor Starbucks. The top floor features a sky lounge with commanding views of downtown Chicago, perfect for residential life programming. Student residents enjoy 24-hour access to the various learning oasis spaces located throughout the classroom building, essentially doubling the square footage of amenity space.

PLATINUM

Affordable, Low Rise

Carson Arts Colony

Carson, California

Architect/designer | Y&M Architects

Builder | Angeles Contractor Inc.

Developer | Meta Housing Corporation

Interior designer | JAG Interiors Inc.

PHOTOGRAPHY | PANIC STUDIOS LA

The project site is a narrow through lot between single-family residential and a commercial business park. Design challenges came from the long, narrow site and limited amount of usable area due to fire department and parking requirements. To avoid perceptions of length, repetition, and a long façade, the solution was to standardize the units for efficiency, but configure them into different shaped buildings and orient them across the site—creating a cohesive project tied together with similar materials, but unique in how the buildings and spaces feel as one progresses through the site.

Each of the courtyards break up the massing and create different spaces for the residents,



including a sculpture garden, outdoor work areas, and smaller gathering/sitting areas. Neighbors’ concerns about privacy with having a multistory residential building in their backyard were addressed by strategically designing the buildings away from the houses and minimizing the line of sight by orienting most units away from the homes. Trees were planted along the property line to screen views.

The amenities have an emphasis on the arts and include music rooms, workshops, a pottery space, a gallery, a digital media lab, a community room, mural walls, a children’s play area, and a community garden.



FROM THE JUDGES

“The judges praised the exterior; the mix of light and dark is nice. The amenity package is robust and the interior design specs are strong.”



PLATINUM

★ Best in Region—North Atlantic

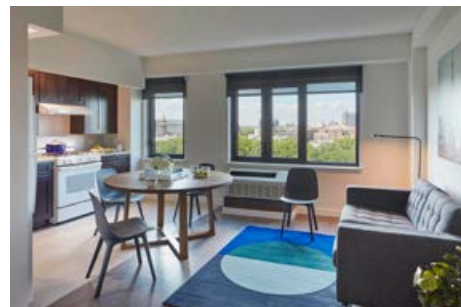
Affordable, Mid to High Rise

Creston Parkview

*Bronx, New York***Architect/designer** | Magnusson Architecture and Planning PC**Builder** | Real Builders**Developer** | Radson Development

📷 ARI BURLING PHOTOGRAPHY

See the full description and additional images for this project on page 13.



GOLD

Development up to 3 Stories, Built for Sale

The Met at Boulevard One

*Denver, Colorado***Architect/designer** | KTG Architecture + Planning**Builder/developer** | Metropolitan Homes**Landscape architect/designer** | Consilium Design

📷 MICHELLE MEUNIER PHOTOGRAPHY



GOLD

Development 8 Stories and Over, Built for Sale

Residences by Armani/Casa

*Sunny Isles Beach, Florida***Architect/designer** | Pelli Clarke Pelli**Builder** | MV Group USA**Developer** | Related Group and Dezer Development**Interior designer** | Armani/Casa Interior Design Group**Landscape architect/designer** | Enzo Enea

📷 LIFESTYLE PRODUCTION GROUP



GOLD

Development 8 Stories and Over, Built for Sale

The Bristol

*West Palm Beach, Florida***Architect/designer** | Solomon Cordwell Buenz**Builder** | Suffolk Construction**Developer** | Golub & Company**Interior designer** | Amir Khamneipur Design**Landscape architect/designer** | EDSA

📷 MICHAEL STAVARIDIS PHOTOGRAPHY AND PETER MURDOCK PHOTOGRAPHY



GOLD

Development up to 3 Stories, For Rent

Trinity Union

Euless, Texas

Architect/designer | Womack + Hampton

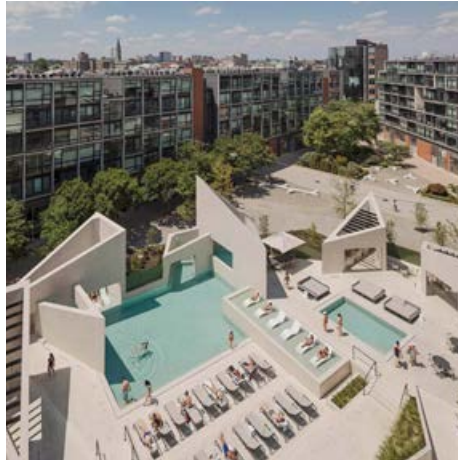
Builder | CBG Building Company

Developer | Tonti Properties

Interior designer | Moore Design Group

Land planner | Enviro Design

📷 JPM PREMIERE REAL ESTATE PHOTOGRAPHY



GOLD

Development 4—7 Stories, For Rent

The Piazza

Philadelphia, Pennsylvania

Architect/designer | Digsau (The Cove)

Builder | Post General Contracting

Developer/interior designer | Post Brothers

Landscape architect/designer | Shearon Environmental Design

Marketing firm | Creative Soldier

📷 SAM OBERTER AND BASEL ALMISSHAL



GOLD

Development 8 Stories and Over, For Rent

Rise & Bolden

Tysons, Virginia

Architect/designer | Shalom Baranes

Builder | Clark Construction

Developer | The Meridian Group and KETTLER

Interior designer | Perkins Eastman (Rise), RD Jones + Associates (Bolden)

Landscape architect/designer | LandDesign

📷 SCOTT GOODSON AND MATTHEW BORKOSKI



GOLD

Adaptive Reuse

The Grand Palmer Lodge

Chicago, Illinois

Architect/designer | Pappageorge Haymes Partners

Builder | MC Construction Group

Developer | Ranquist Development, Campbell Coyle Real Estate, and New Era Chicago

Interior designer | SK Design Group LLC

📷 ALEKS EVA PHOTOGRAPHY



GOLD

Student Housing, Small Scale

City Centre

Ithaca, New York

Architect/designer | Humphreys & Partners Architects

Builder | Purcell Construction

Developer | Newman Development Group

Green verifier/rater | New York State Energy Research and Development Authority

Interior designer | RD Jones + Associates

📷 B SQUARE WEB INTERNET INC.



GOLD

Student Housing, Small Scale

Wisconsin Evans Scholars House

Madison, Wisconsin

Architect/designer | AG Architecture

Builder | J.H. Findorff & Son Inc.

Developer | Western Golf Association and Evans Scholars Foundation

Interior designer | Creative Business Interiors

Landscape architect/designer | New Eden Landscape Architecture

📷 TRICIA SHAY PHOTOGRAPHY



GOLD

Student Housing, Large Scale

Vantage

*Philadelphia, Pennsylvania***Architect/designer/landscape architect |** Niles Bolton Associates**Builder |** INTECH Construction**Developer |** The Goldenberg Group**Interior designer |** RD Jones + Associates

📷 HALKIN MASON PHOTOGRAPHY



GOLD

On-the-Boards Multifamily Project

The Eden @ 1340 S. Hill St.

*Los Angeles, California***Architect/designer |** Humphreys & Partners Architects**Builder |** CBG Building Company**Developer |** DevelUp Inc.**Interior designer |** Design Syndicate

📷 IMAGERY BY DEVELUP INC.



GOLD

On-the-Boards Multifamily Project

VRV

*Stanton, California***Architect/designer |** AO Architects**Builder |** Johnstone Moyer Inc.**Developer |** Bonanni Development

📷 IMAGERY BY AO ARCHITECTS



GOLD

Affordable, Low Rise

Courson Arts Colony East

*Palmdale, California***Architect/designer |** KTG Architecture + Planning**Builder |** Optimus Construction Inc.**Developer |** Meta Housing Corporation**Interior designer |** JAG Interiors Inc.

📷 JOHN BARE PHOTOGRAPHY



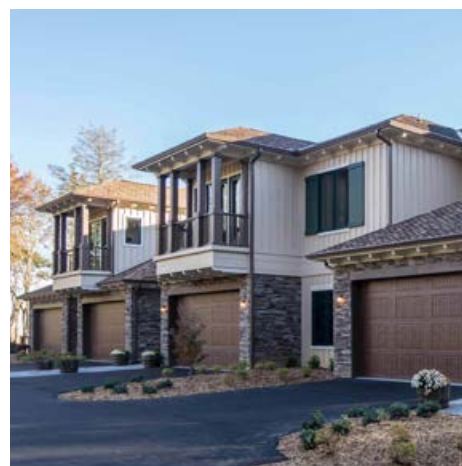
GOLD

Affordable, Mid to High Rise

Villas at the Ridgeway

*Yonkers, New York***Architect/designer |** Magnusson Architecture and Planning PC**Builder |** Sisca Northeast**Developer |** The Community Builders Inc.**Landscape architect/designer |** terrain-NYC

📷 ARI BURLING PHOTOGRAPHY



SILVER

Development up to 3 Stories, Built for Sale

The Brooks

*Linville, North Carolina***Architect/designer |** Stofft Cooney Architects**Builder/developer |** The Lutgert Companies**Interior designer |** Clive Daniel Home**Land planner |** David Stern**Landscape architect/designer |** Linville Ridge

📷 TOMMY WHITE



SILVER

Development up to 3 Stories, For Rent

Kinstead

McKinney, Texas

Architect/designer | JHP Architecture/Urban Design

Builder | Stanford Construction

Developer | ZOM Living

Interior designer | RD Jones & Associates

📷 WHITNEY COX PHOTOGRAPHY



SILVER

Development 4—7 Stories, For Rent

Broadstone Arden at Park & Paseo

Santa Ana, California

Architect/designer | AO Architects

Builder/developer | Alliance Residential

Interior designer/merchandiser | H. Hendy Associates

Landscape architect/designer | MJS

Marketing firm | Palmer Public and Studio Fabric

📷 VINCENT IVICEVIC AND ADRIAN TIEMENS PHOTOGRAPHY



SILVER

Development 8 Stories and Over, For Rent

LVL 29

Plano, Texas

Architect/designer | Humphreys & Partners Architects

Builder | Hunt Construction

Developer | NE Development

Interior designer | Henderson Design Group

📷 NE DEVELOPMENT



SILVER

Adaptive Reuse

Motley School Apartments

Chicago, Illinois

Architect/designer | Pappageorge Haymes Partners

Builder | Svigos Development Inc.

Developer | Svigos Asset Management

📷 PAPPAGEORGE HAYMES PARTNERS



SILVER

Student Housing, Large Scale

Plaza Verde

Irvine, California

Architect/designer | KTG Architecture + Planning

Developer | American Campus Communities

Interior designer | CRA Design

📷 CREATIVE NOODLE



SILVER

On-the-Boards Multifamily Project

Three Light

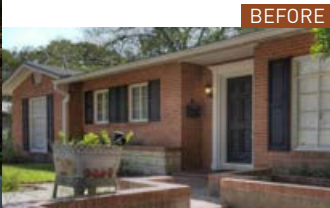
Kansas City, Missouri

Architect/designer | Hord Coplan Macht

Developer | Cordish Living

Interior designer | RD Jones + Associates

📷 IMAGERY BY MENARD OSEDA



BEFORE

FROM THE JUDGES

“The judges praised the substantial addition to the floor plan, which created a beautiful backyard space. They noted the exterior see-through fireplace and the view from the pool back into the house.”

PLATINUM

Entire Home, \$250,001—\$750,000

House 616

Alamo Heights, Texas

Architect/designer | Craig McMahon Architects Inc.
Built by owner

DROR BALDINGER PHOTOGRAPHY

The owners wanted to salvage and repurpose a dated 60s-era ranch home to create a modern, open home, engaging the spirit of the mid-century California modern architects, such as Eichler

and May. The existing 2,100-sf home required extensive work and needed a 1,500-sf addition to meet program needs.

Careful attention to scale was given to the detached structure as to not overwhelm the main home and outside spaces. Materials were carefully chosen to blend old and new with a purposeful direction to make the exterior more modern and appealing from the street.

By removing the maze of original spaces, such as a formal living room, separate family room, and compartmentalized kitchen, the new plan embraces the great room living concept, allowing the family to see in and through the home in all directions. The unusually long screened porch was salvaged and recreated into a modern connection to the back yard.

The completed 3,600-sf, five-bedroom, four-bath home includes a detached, stackable four-car garage designed as a pool cabana and workshop (designed to house a car lift) that integrates into the landscape surrounded by a pool, all sympathetically scaled with the sloping site.

PLATINUM

★ Best in Region—Midwest

★ Remodel of the Year

Entire Home, Over \$750,000

Glass House

East Grand Rapids, Michigan

Architect/designer | JVisser Design

Builder | MVM Builders

Developer | REINVENT

Interior designer | Rock Kauffman Design

Landscape architect/designer | Rocks Landscaping

BRIAN KELLY PHOTOGRAPHY

See the full description and additional images for this project on pages 6 and 11.



BEFORE



BEFORE



FROM THE JUDGES

“The judges applauded how the design team extended the indoor to the exterior and how the front configuration offers protection to the frontage road. “The way the team addressed the water led to successful design solutions.” The courtyard is nice. Beautiful views to the water.”

PLATINUM

Entire Home, Over \$750,000

Samson Beach House

Malibu, California

Architect/designer/land planner | Landry Design Group Inc.

Builder | Albino Construction

Interior designer | Joan Behnke and Associates

📷 JOSE MANUEL ALORDA

The challenge of this project was to create a more open, airy, and functional plan for an existing structure on a constrained site, while providing a modern, dramatic design for a beachfront

residence. The existing house featured small rooms and low ceilings, which had to be updated while adhering to code restrictions that required preserving 50 percent of the existing exterior walls.

Inspired by the great arc forms of sculptor Richard Serra, sweeping stucco curves echo the rhythm of ocean waves and suggest the form of large sails. These are punctured by the crisp lines of cube forms, creating a sculptural composition. Upon approaching the property, a large cube made of custom-designed cast aluminum panels (concealing the garage and bedrooms above) punches through the main plane. The strength and simplicity of these forms provide privacy and add a protective sound buffer from the busy street.

This dramatic language is repeated in the entry courtyard and on the private ocean side of the house, where solid material is replaced with clear glass piercing the curved planes. Ceiling and roof plates were raised, and openings widened to provide a transparent indoor/outdoor connection, while flooding the new spaces with natural light.



PLATINUM

Addition, Indoor or Outdoor, Over \$100,000

Two Creeks Screened Porch

Ada, Michigan

Architect/designer | Visbeen Architects

Builder | Segard Builders

Interior designer | Vision Interiors

📷 M-BUCK STUDIOS

During renovation at Two Creeks, the original screened porch needed to make way for the addition of the great room. But with the client's love of entertaining, outdoor living was a must.

The outdoor living space flows from the great room's south end, easily opening up outdoor options for events. The porch overlooks the valley and wraps around the house to a large grass lawn.



Multiple access points off the side of the house mean roving in and out as the clients desire.

With arguably some of the best summers in the world, Michigan's cooler seasons prove a bit more challenging. The retractable screens and vinyl walls easily open and close this outdoor living room, where professional ventilation means using the commercial-grade stainless steel kitchen and pizza oven is as easy in November as in July. Vaulted, wood-paneled, heated ceilings to the porch, which has its own fireplace, dining room, and kitchen.

FROM THE JUDGES

“This little outdoor room was great. It goes above and beyond.”

PLATINUM

Kitchen, \$75,000—\$125,000

Luxe Modern in the Burbs

Naperville, Illinois

Architect/designer | Meyer Design

Builder | SG Home Builders

Interior designer | LC Interiors

 PICTURE PERFECT HOUSE

This project was designed for a couple with teenagers. The original layout wasn't bad, but it didn't work well for the clients, who love cooking and hosting, and found themselves with an unused dining room. The design team replaced the dining room with a larger kitchen area and pantry to accommodate the client's current needs.

The inspiration was the client's love of modern design, entertaining, and technology. The island has a bar-height seating area, attached dining banquette, and a sink with inserts for food prep and serving. Modern walnut and black stained slab cabinets add warmth, depth, and sophistication. Appliances, including an induction cooktop, glass-front refrigerators, and a steam oven, bring this kitchen into 2020 with a high level of technology. The all-black pantry and dry bar extend the kitchen and entertaining zones.


FROM THE JUDGES

“The judges praised the lush material choices. Pairing black with wood is a very strong combo. The back pantry/prep kitchen is very well executed.”


PLATINUM

Kitchen, \$75,000—\$125,000

Marlier Kitchen

Scottsdale, Arizona

Architect/designer | Craig Wickersham

Builder | R-Net Custom Homes

Interior designer | AB Design Elements

 ORIGINAL PROOFS

This kitchen and bar were part of a whole-home gut and remodel. The kitchen stayed in same location with a new layout and the addition of a bar, which is close to the kitchen and ties into the style. The design team was tasked with bringing a modern style into a previously rustic Southwest home. The exterior, per HOA, remains rustic stone partially sheathed in stucco, meant to give an aging Tuscan look.

To respect that aesthetic, the remodeled kitchen incorporates textured surfaces, layered wood

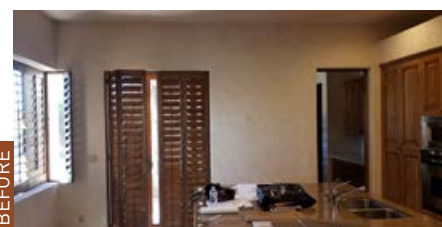
tones, and handmade tiles. The team added modern luxury appliances, stylish matte gold hardware and lighting, and a modified-inset slab cabinet door for an overall contemporary style.

Key features included reorienting the layout toward the views and new appliances, including a new hearth oven that was the 'Wow' element for owners who love to entertain and cook interactively with guests. Other focal design elements are the dimensional hood material, the 10-foot ceiling-height cabinets, and the large realigned window that wraps the corner.

Art objects and sculptural lighting were incorporated into the design. Custom glass inserts in the hutch cabinet conceal extra dishes and additional pantry storage. Hand-painted backsplash tiles were made locally. The natural wood tone balances the taupe cabinets, some of which have a wire brushed texture.

FROM THE JUDGES

“This was a huge upgrade from the existing kitchen. The bar area is well done. The judges praised the good use of windows.”



BEFORE



GOLD

Entire Home, up to \$250,000

Southside Mid-Century Modern Transformation

Des Moines, Iowa

Architect/designer | Unfold Architecture

Builder | Zenith Design Build

Interior designer | Aurora Design Group

📷 LAUREN KONRAD PHOTOGRAPHY



GOLD

Entire Home, \$250,001—\$750,000

Mid-Century Mod Family Home Addition

Houston, Texas

Architect/designer | 2Scale Architects

Builder | Steven Allen Designs

Interior designer | Pamela Hope Designs

Landscape architect/designer | Zone Nine Landscape & Design

📷 JULIE SOEFER PHOTOGRAPHY



GOLD

Addition, Indoor or Outdoor, up to \$100,000

Rosemary House

Northbrook, Illinois

Architect/designer | Kioxin Inc. Architecture

Builder | Concept Development

Interior designer | Jill Goetz Design

📷 LASOFOTO



GOLD

Addition, Indoor or Outdoor, Over \$100,000

Dreamland

San Antonio, Texas

Architect/designer | Craig McMahon Architects Inc.

Builder | Gilliland Construction

Interior designer | Studio E

Landscape architect/designer | Lee Land Design

📷 CRAIG MCMAHON ARCHITECTS INC.



GOLD

Kitchen, up to \$75,000

The Julie

Pinckney, Michigan

Architect/designer | TK Design & Associates

📷 MI REAL ESTATE PHOTOGRAPHY



GOLD

Kitchen, \$75,000—\$125,000

Hip Family Kitchen Reno

Houston, Texas

Architect/designer | 2Scale Architects

Builder | Steven Allen Designs

Interior designer | Pamela Hope Designs

Landscape architect/designer | Zone Nine Landscape & Design

📷 JULIE SOEFER PHOTOGRAPHY



GOLD

Kitchen, \$75,000—\$125,000

Historic Rejuvenation

Providence, Rhode Island

Builder | Sweenor Builders

Interior designer | Digs Design Company

Woodworking | Jutras Woodworking

GREG PREMUE PHOTOGRAPHY



GOLD

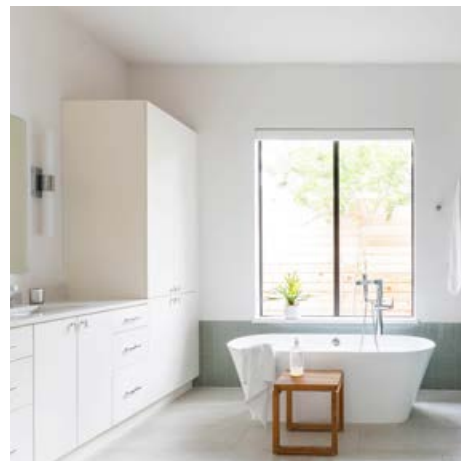
Kitchen, over \$125,000

Stunning Modern Kitchen

Ashburn, Virginia

Architect/designer | Michael Nash Design Build & Homes

MICHAEL NASH DESIGN BUILD & HOMES



GOLD

Bath, up to \$50,000

Sleek Euro-Style Owner Bathroom

Houston, Texas

Architect/designer | 2Scale Architects

Builder | Steven Allen Designs

Interior designer | Pamela Hope Designs

Landscape architect/designer | Zone Nine Landscape & Design

JULIE SOEFER PHOTOGRAPHY



GOLD

Historic Preservation/Restoration

Jenschke Sunday Haus

Fredericksburg, Texas

Architect/designer/builder | Laughlin Homes & Restoration

MCKENZIE BAIRD PHOTOGRAPHY



GOLD

Historic Preservation/Restoration

Sultemeier Homeplace

Fredericksburg, Texas

Architect/designer/builder | Laughlin Homes & Restoration

WINGMAN IMAGERY



GOLD

Aging in Place

Buchanan Owner Bathroom Remodel

Oceanside, California

Builder | Aging-In-Place Remodeling

PRODIGY STUDIOS



SILVER

Entire Home, up to \$250,000

Jenschke Sunday Haus

Fredericksburg, Texas

Architect/designer/builder | Laughlin Homes & Restoration

📷 MCKENZIE BAIRD PHOTOGRAPHY



SILVER

Entire Home, up to \$250,000

The Julie

Pinckney, Michigan

Architect/designer | TK Home Design

📷 MICHIGAN REAL ESTATE PHOTOGRAPHY



SILVER

Entire Home, \$250,001—\$750,000

6503 Brookes Hill Ct.

Bethesda, Maryland

Architect/designer/builder/landscape designer | MSEG LLC

Interior designer | Peltier Interiors

📷 BTW IMAGES



SILVER

Entire Home, Over \$750,000

Eastern Bay Escape

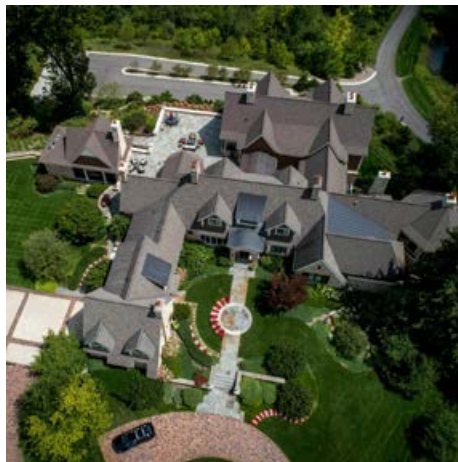
Stevensville, Maryland

Architect/designer | Becker Morgan Group

Builder | John W. Coursey and Son

Interior designer | Erin Paige Pitts Interiors

📷 GEOFFREY HODGDON PHOTOGRAPHY



SILVER

Entire Home, Over \$750,000

Two Creeks

Ada, Michigan

Architect/designer | Visbeen Architects

Builder | Segard Builders

Interior designer | Vision Interiors

📷 M-BUCK STUDIOS



SILVER

Addition, Indoor or Outdoor, Over \$100,000

Gorgeous Outdoor Living

Vienna, Virginia

Architect/designer/builder | Michael Nash Design Build & Homes

📷 MICHAEL NASH DESIGN BUILD & HOMES



SILVER

Kitchen, up to \$75,000

Sultemeier Homeplace

Fredericksburg, Texas

Architect/designer/builder | Laughlin Homes & Restoration

WINGMAN IMAGERY



SILVER

Kitchen, over \$125,000

Elegant & Bright Kitchen Remodel

McLean, Virginia

Architect/designer | Michael Nash Design Build & Homes

MICHAEL NASH DESIGN BUILD & HOMES



SILVER

Historic Preservation/Restoration

Blue Spruce

Seattle, Washington

Architect/designer/builder | Dwell Development

TUCKER ENGLISH PHOTOGRAPHY



SILVER

Historic Preservation/Restoration

Design Styles Architecture—Design Center

Tampa, Florida

Architect/designer/interior designer | Design Styles Architecture
Builder | KMG

DESIGN STYLES ARCHITECTURE

PLATINUM

Mixed-Use Community, Multifamily

Vici

Little Italy, San Diego, California

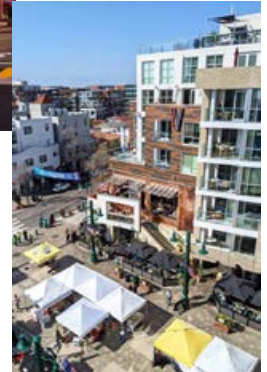
Architect/designer | AO Architects

Builder | Ledcor Group

Developer | HG Fenton

📷 CHET FROHLIC

See the full description and additional images for this project on pages 4 and 40.



PLATINUM

🏆 **Best in Region—Mountain**

Community Facility

The Exchange Coffee House at The Canyons

Castle Pines, Colorado

Architect/designer | Woodley Architectural Group

Builder | Shea Homes

Developer | Waner Construction

Interior designer | Kimberly Timmons Interiors (KTI)

Interior merchandiser | Kimberly Timmons Interiors (KTI) and Strada

Land planner/landscape architect/designer | Sage Design Group

Marketing firm | Strada

📷 ERIC LUCERO PHOTOGRAPHY

See the full description and additional images for this project on page 12.





FROM THE JUDGES

“The judges praised the true community-wide benefit created with the plaza and interaction of the buildings. They liked how the elevation defines edges with color and massing. The space overlooking the plaza is nice.”

PLATINUM

On-the-Boards Community

255 South State Street

Salt Lake City, Utah

Architect/designer | KTG Architecture + Planning

Builder | Wadman Corporation

Developer | Brinshore Development LLC

Interior merchandiser | SAINT Studio

Landscape architect/designer | ArcSito Design

IMAGERY BY KTG ARCHITECTURE + PLANNING

The 80 percent affordable development adds needed housing to the downtown business district.

The aesthetic combines elegant and contemporary glass and sleek metal with the industrial feel of an artist loft utilizing galvanized steel, zinc paneling, and brick. The midrise tower utilizes standard construction techniques and materials such as wood, concrete and steel; the 14-story high-rise tower leverages a steel structural system aimed at shortening overall construction timeline and achieving more affordable construction costs.

Ten levels of load-bearing, factory panelized walls sit above a three-level concrete podium and create the framework for residential units. Design guidelines called for a midblock crossing and preservation of an existing two-story historic building. Architects turned the crossing into an outdoor public paseo that bisects the development, inviting the public to move from the sidewalk through the community, creating an active public space.

The paseo is capped by an outdoor gathering space/amphitheater and a historic home, which is renovated as a residence above a ground-floor restaurant. Commercial tenants, restaurants, a food hall, and live-work units line the paseo on the ground floors.

The food hall is unique to the community and draws lunchtime workers during the day and urban dwellers at night, creating a 24/7 environment. The transit-oriented development is walkable to metro stops.

PLATINUM

On-the-Boards Community

Baseline East Village

Broomfield, Colorado

Developer | McWhinney

Land planner/landscape architect/designer |

Norris Design

IMAGERY BY NORRIS DESIGN

Baseline East Village is a new residential community at the intersection of urban life and outdoor adventure that completes the Denver/Boulder triangle. Baseline East Village is designed as the next generation of sustainable urban living and will be part of the nation's first Pollinator District. Pollinator Districts are communities committed to conserving and improving habitat for pollinators in all aspects of development and operation.

Pollinator Districts engage all the people who live, work, and play in these spaces, encouraging them to experience nature and build a greater appreciation for these critical species and their habitats. This new walkable, urban residential neighborhood is designed around a network of connected gardenways and pocket parks that support, enhance, and protect pollinator habitat.



To enhance a fluid, connected lifestyle, the Community Street in Baseline is an inventive way to lay out critical community infrastructure. A true living street, Community Street gives the public realm back to pedestrians by moving fire lanes to the alleys and artfully incorporating utilities. Colorful planters, a mix of overhead and in-ground lighting, and site furniture are focal points. The community parks within Baseline East Village provide community gathering space right alongside pollinator habitats with the goal to educate the community.

FROM THE JUDGES

“The judges praised the interesting streetscape, the focus on water conservation and land use, and trying to create different types of environments within the community. It does a lot well.”



GOLD

Single-Family Community, 100 Units and Over

Summit Sky Ranch

Silverthorne, Colorado

Architect/designer | Craine Architects
Builder | Maryland Creek Ranch Builders
Developer | Summit Sky Ranch
Land planner/landscape architect/designer | Norris Design

 NORRIS DESIGN



GOLD

Infill Community

Webster Green

Bronx, New York

Architect/designer | Magnusson Architecture and Planning PC
Builder | Galaxy GC Group
Developer | The Doe Fund and Robert Sanborn Development
Landscape architect/designer | terrain-NYC

 IMAGENSUBLIMINAL



GOLD

Community Amenity

RainDance River Resort

Windsor, Colorado

Developer | Water Valley Land Company
Land planner/landscape architect/designer | Norris Design
Marketing firm | Art + Business ONE

 NORRIS DESIGN



GOLD

Community Facility

Summit Sky Ranch Aspen House

Silverthorne, Colorado

Architect/designer | Craine Architects
Builder | Maryland Creek Ranch Builders
Developer | Summit Sky Ranch
Land planner/landscape architect/designer | Norris Design

 NORRIS DESIGN



GOLD

On-the-Boards Community

Pinewood Forest

Fayetteville, Georgia

Architect/designer/land planner | Lew Oliver Inc.
Builders | Redwood Homes, 1023 Construction, McKinney Builders, Brett Baker, Brightwater Homes, and Simply Southern
Developer | Pinewood Forest Development
Landscape architect/designer | Phillip Shell, Jake Pitman, HGOR, Chau Wall, and Bellwether Landscape Architects

 IMAGINE MEDIA AND SARAH DORIO



SILVER

Community Amenity

Beer Garden & Outdoor Dining on The Pinehills Village Green

Plymouth, Massachusetts

Architect/designer/land planner/landscape architect/designer | Pinehills LLC and Egan Landscape Co.
Builder/developer | Pinehills LLC and New England Development
Marketing firm | Mattson Creative, Strada Advertising, Aigner Prenskey Marketing, Think Furst, and Kulli Marketing

 DAN CUTRONA PHOTOGRAPHY



SILVER

Community Facility

Harmony Golf Club

Timnath, Colorado

Architect/designer/land planner/landscape architect/designer | DTJ Design

Builder | Beacon Construction

Developer | Harmony LLC

Interior designer/merchandise | Studio 10

📷 TIM O'HARA PHOTOGRAPHY



SILVER

On-the-Boards Community

RainDance

Windsor, Colorado

Developer | Water Valley Land Company

Land planner/landscape architect/designer | Norris Design

Marketing firm | Art + Business ONE

📷 IMAGERY BY NORRIS DESIGN



PLATINUM

Kitchen, Custom

Nyumbani

Orlando, Florida

Architect/designer/builder/interior designer/merchandiser | Phil Kean Design Group

Green verifier | Two Trails Inc.

Landscape architect/designer | Mills Design Group

UNEEK IMAGE

This home was built in a neighborhood of vacation homes priced at \$5 million and up. The home's earthy color palette and indoor/outdoor connections lend to the home's name, Nyumbani, which means home in Swahili, inspired by the movie The Lion King.

The home was designed to accommodate a large family and guests. The oversized kitchen and its connection to outdoor living were planned to

create a resort-like dining and entertainment atmosphere. With three islands, the first offers a breakfast bar; the middle features induction, gas, and Teppanyaki cooktops with a ceiling mounted hood; and the third supports the wine system with a bar sink and icemaker. The kitchen also has a built-in coffee maker, two dishwashers, and two pantries, one with a catering kitchen.

Inside the home, the kitchen opens to the family and dining rooms. It also opens to an outdoor counter bar for six via a large pocketing window. Beyond the bar is an outdoor dining room and summer kitchen.

The architectural details help create the luxury resort feeling. From the three-tier backlit floating ceiling, art niches, floating shelves, and use of warm walnut against a white canvas, the kitchen is a statement of thoughtful visual design.

FROM THE JUDGES

“The design fits the buyer's professional chef/cooking desire. The judges praised the “super-strong indoor/outdoor connection.” They noted the ceiling detail stands out and frames the kitchen. They liked the various uses for the islands.”

PLATINUM

Kitchen, Custom

What the Farmhouse

Larkspur, Colorado

Builder | Kirella Homes

Interior designer | D'Amore Interiors

TG IMAGE

The clients wanted a bright and airy kitchen that still felt warm and grounded to match the architectural style of their new home. The design team carefully placed large wooden trusses to show off the expansive ceiling height, meanwhile grounding it with warmth and weight. A 10-foot, steel-and-brass range hood was mounted above the 60-inch

range. Side-by-side, 36-inch refrigeration columns created a 72-inch appliance mass to address with custom panels and hardware.

Unable to source the desired hardware for the refrigerator panels, the design team crafted them custom. The remaining hardware was a curated collection of multiple styles to create a bespoke furniture feeling with the cabinets. A fireplace was designed for the end of the kitchen layout to accommodate built-in window seats with a more intimate dinette area in one corner, as well as a café-inspired lounge in the other. The coffee bar around the corner has a burst of color by introducing blue cabinets with a brass countertop.

FROM THE JUDGES

“This is a wonderful example of a kitchen as great room. It reads as a whole space. The judges praised the custom refrigerator detail, the shiplap, and the memorable, substantial range hood.”





FROM THE JUDGES

“The judges praised the back kitchen and outdoor juice bar. They noted the good design details and the scale of the space. “I want to be there and cook.””

PLATINUM

Kitchen, Production

Farm to Table

Wilsonville, Oregon

Architect/designer/builder | Renaissance Homes

DIANA SELL PHOTOGRAPHY

Light-filled spaces and healthful features are found throughout this home, but are especially apparent in the kitchen. The central placement of the kitchen within the home expands into the large dining area and two-story great room with walls of sliding glass doors to the outdoor entertainment area beyond.

The kitchen features an oversized, 10-foot island; professional-grade appliances are convenient, yet tucked away, so not to dominate the aesthetics. Countertops are PentalQuartz, a durable, nonporous surface with a Greenguard Gold rating for sustainability.

An unobtrusive pantry room with a hidden panel door conceals additional appliances that typically litter the counter. The adjoining juice bar and beverage center features gorgeous green tile walls, floating shelves, an additional sink, and refrigeration. A custom tilt-out awning window and bar open to the outdoor garden and built-in barbecue porch.

See additional descriptions and images for this project on pages 15, 22, and 62.

PLATINUM

Kitchen, Production

Lavish Lake Living

Austin, Texas

Architect/designer | Austin Design Group

Builder | Sterling Custom Homes Inc.

Interior designer/merchandise | Mary DeWalt Design Group

APPLEBOX IMAGING

This lakefront kitchen is functional, beautiful, and designed for entertaining. The indoor-outdoor elements are perfect for grilling, watching TV, or sitting by the fireplace.

The kitchen boasts a high-end appliance suite that includes a wine dispenser, ice maker, beverage refrigerator, and sink at the beverage bar. The custom corner slider bar window opens fully to access the outdoor bar and kitchen creating a fun al fresco ambiance. Outdoor access can also be gained via the butler's pantry, where a trash drawer, ample storage, and second freezer create a convenient workspace.

Other features include a hidden door to the butler's pantry, pop-up plugs on the countertops, and custom drawers to help the cook organize. Everything about the outdoor kitchen complements the indoor kitchen.



FROM THE JUDGES

“Judges praised the great outdoor connection with bar area. They noted the butler's pantry is connected to the summer kitchen, “which is cool and makes sense”. They loved the multicolored cabinet.”





PLATINUM

Owner Suite, Custom

Tonal Harmony

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder | Argue Custom Homes

Interior designer | Ownby Design

Landscape architect/designer | Refined Gardens

📷 DINO TONN PHOTOGRAPHY

See the full description and additional images for this project on pages 9 and 64.



PLATINUM

Owner Suite, Custom

What the Farmhouse

Larkspur, Colorado

Builder | Kirella Homes

Interior designer | D'Amore Interiors

📷 TG IMAGE

This primary suite is part of a custom home with a modern glamorous farmhouse style designation. The bed floats in the middle of the room with a sheer drapery panel partition behind it, creating a hallway effect between the bedroom and bathroom, and resolving an architectural layout flaw that restricted the width for a bed and nightstands due to the bathroom doorways.

The white quartz ledgerstone fireplace, along with reclaimed wood flooring, Grizzle Grey walls and whimsy puddle drapery panels, create a dreamlike ambiance. The bathroom features his and hers vanities made of a warm grey, glazed knotty hickory, with quartz countertops and oversized black-and-white semi-vessel sinks. The vintage-inspired faucets are finished in gunmetal with solid crystal handles.

Heavily framed mirrors and white shiplap walls added visual weight, while crystal chandeliers with individual ceiling soffits accented the expansive architecture. The black-and-white clawfoot tub sits in front of a large double shower enclosure with exposed pipe fixtures. The window and shower doors were made to match the exterior windows. The adjoining closet has an expanse of enclosed wardrobes with a glamorous dressing area.



FROM THE JUDGES

“The judges praised the bed, the divider screen, and the “fantastic shoe rack.” They noted how the back hallway/dressing area ties into the window view, and the shiplap farmhouse materials. The room layout and flow make it a very strong plan.”



PLATINUM

Owner Suite, Production

Lavish Lake Living

Austin, Texas

Architect/designer | Austin Design Group

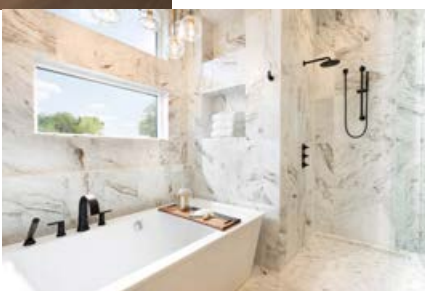
Builder | Sterling Custom Homes Inc.

Interior designer/merchandise | Mary DeWalt Design Group

APPLEBOX IMAGING

FROM THE JUDGES

“Judges praised the “awesome suite area” in the floor plan. They noted the dual showers and toilets; truly a his-and-her bathroom.”



The entire suite has spared no details. The bedroom is stunningly beautiful, enhanced by the panoramic views and dramatic bed wall. The bath walls and floors are covered with marble and his-and-hers showers are separated with a soaking tub. A glamorous closet with a built-in dresser and bench, as well as a bodacious light fixture, make getting dressed an event.

PLATINUM

★ Best in Region—South Central

Specialty Room/Project, Custom

Frederick Creek Ranch

Boerne, Texas

Architect/designer | Craig McMahon Architects Inc.

Builder | Hallmark Custom Homes

CRAIG MCMAHON ARCHITECTS INC.

See the full description and additional images for this project on page 17.





FROM THE JUDGES

“This is so unusual and so well done. It fits well with the house and the outdoors. It’s great to be able to open it up and play to the outdoors. Very cool.”



PLATINUM

Specialty Room/Project, Custom

Mini Amphitheater

Grand Junction, Colorado

Architect/designer/landscape architect/designer | Soloway Designs Inc.

Builder | Porter Homes

Interior designer | Celaya|Soloway Interiors LLC

📷 KURT MUNGER PHOTOGRAPHY

Setting for musical inspiration: a 360-degree view of one of the grand landscapes of the American West, the Colorado National Monument. The music room—more of a mini amphitheater—blends acoustics and mountains for evenings of enjoyment.

Curved walls and ceiling soffits not only build drama, but help create unique sounds, especially with acoustic material coatings. There’s wall space to display guitars and a desk area. With the sliding window walls closed, the room is acoustically balanced place to practice. Open the doors, especially in the evening, and it’s a ready-made stage for impromptu concerts, jam sessions, or sing-alongs.

PLATINUM

★ Best in Region—Pacific Northwest

Specialty Room/Project, Production

Farm to Table Juice Kitchen

Wilsonville, Oregon

Architect/designer/builder | Renaissance Homes

📷 DIANA SELL PHOTOGRAPHY

See additional descriptions and images for this project on pages 15, 22, and 59





GOLD

Owner Suite, Custom

Owner Suite

Marana, Arizona

Architect/designer/landscape architect/designer | Soloway Designs Inc.

Builder | CAOS Construction

Interior designer | Celaya/Soloway Interiors LLC

KURT MUNGER PHOTOGRAPHY



GOLD

Specialty Room/Project, Custom

Game Area GJ

Grand Junction, Colorado

Architect/designer/landscape architect | Soloway Designs Inc.

Builder | Porter Homes

Interior designer | Celaya/Soloway Interiors LLC

KURT MUNGER PHOTOGRAPHY



SILVER

Kitchen, Custom

Chateau Serendipity

Fredericksburg, Texas

Architect/designer/builder | Laughlin Homes & Restoration

WINGMAN IMAGERY



SILVER

Kitchen, Production

Shea Canyons Retreat—5086 Haven

Castle Pines, Colorado

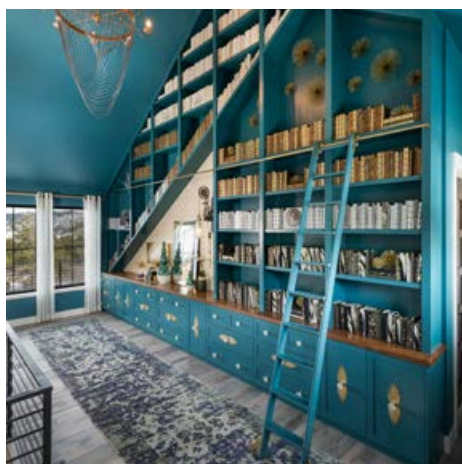
Architect/designer | Bassenian | Lagoni Architect

Builder/developer | Shea Homes

Interior designer/merchandise | Kimberly Timmons Interiors (KTI)

Landscape architect/designer | Sage Design Group

ERIC LUCERO PHOTOGRAPHY



SILVER

Specialty Room/Project, Custom

Books & Boujee

Larkspur, Colorado

Builder | Kirella Homes

Interior designer | D'Amore Interiors

TG IMAGE



SILVER

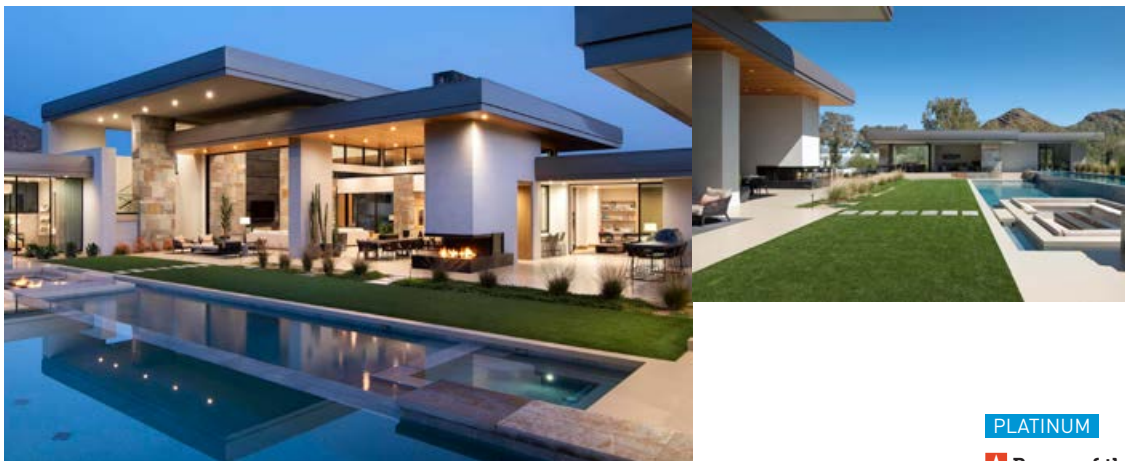
Specialty Room/Project, Production

The Charleston Coastal

Eagle, Idaho

Builder/interior designer | Clark & Co. Homes

DOUG PETERSEN PHOTO



PLATINUM

Room of the Year

Outdoor Room

Tonal Harmony

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder | Argue Custom Homes

Interior designer | Ownby Design

Landscape architect/designer | Refined Gardens

📷 DINO TONN

See the full description and additional images for this project on pages 9 and 60.



PLATINUM

Design Detail

Nyumbani

Orlando, Florida

Architect/designer/builder/interior designer/merchandise | Phil Kean Design Group

Green verifier | Two Trails Inc.

Landscape architect/designer | Mills Design Group

📷 UNEEK IMAGE

This luxury home was built in a neighborhood of vacation homes priced at \$5 million and up. The warm, modern home embraces the mid-century modern architectural inspirations of Frank Lloyd Wright, Rudolf Schindler, and Richard Neutra. It features extraordinary interior detailing throughout. The home's earthy color palette and open feel

lend to its name, Nyumbani, which means home in Swahili, and is inspired by the movie The Lion King.

The foyer is graced with unique architectural stairs, with complementing features all around. The juxtaposition of the rich warmth of the walnut stairs with the earthy, textured ledgestone feature wall creates the initial 'wow' factor of the home.

The beauty of the ledgestone is viewable through the stairs' glass balustrade. The pairing of the glass over the stone creates the perfect canvas for the linear design of the understated walnut handrail. An eye-catching pendant featuring multiple crisscross arms with bulbs at each end represents a starry sky in this Lion King-inspired home. The stairs end in an art niche and the rich walnut of the stairs continues down the hallway. The foyer also features LED step lighting and a four-sided glass fireplace.

FROM THE JUDGES

“The staircase is like a sculpture. It provides major impact and is very memorable. The contrast of materials makes it relatable and a welcoming, fun feature in contrast to the white surroundings. It adds a playful element to the space.”



FROM THE JUDGES

“This is a game-changing piece. It’s successful in an area you wouldn’t expect to be successful as car-free. The judges noted that the development overcame several challenges (zoning, utilities) and solved a complex puzzle.”

PLATINUM

The Game Changer

Culdesac Tempe: A Car-Free Community

Tempe, Arizona

Architect/designer/land planner | Opticos Design
Builders | Wespac and Porchlight Homes
Developers | Culdesac and Sunbelt Holdings
Landscape architect/designer | Floor Associates

IMAGERY BY RAYVAT ENGINEERING AND ZANETTA ILLUSTRATION

When built in late 2021, this 15.5-acre, 636-unit acre project will be the first car-free community built from scratch in the United States. No residential parking is provided, but the project is mobility rich with adjacency to light rail, ample bike parking, integrated rideshare, and on-site carshare.

The project also introduces a unique, desert-responsive multifamily product type and placemaking: a palette of walk-up, two- to three-story buildings, each with no more than eight units thoughtfully oriented around a series of shaded, semi-private, shared courtyards. The unit sizes range from 685 to 1200 sf. Bookable (hourly/daily) spaces, such as studio units for guest and flex working spaces, are distributed throughout the plan to enable comfortable, small-space living.

The site plan delivers a compact, desert-responsive pattern, providing a sense of discovery through a fine-grain, network of narrow, shaded, pedestrian-only paseos, intimate courtyard spaces, and a main central plaza activated by 16,000 sf of retail, including a small grocer, a co-working space, a coffee shop, restaurant, and food trucks. The project is entitled and demand is strong, with more than 100 percent of the 130 Phase 1 units having deposits.

PLATINUM

The Game Changer

The Link

Cleveland, Ohio

Architect/designer | Dahlin Group Architecture Planning

IMAGERY BY DAHLIN GROUP ARCHITECTURE PLANNING

Designed for a Zero Threshold design competition, the concept encouraging urban design strategies that eliminate physical and social barriers. The concept is a cluster of modular homes featuring physically, socially, and economically accessible/barrier-free design and a shared communal environment: triple lot configuration as one shared block. Street-facing homes respect the rhythm and scale of the neighborhood character while clustered around an internal central community space designed for gathering, outdoor dining, kids play, and community gardening.

Accessibility to the courtyard from each home is provided by a raised circulation path, creating a



level platform upon approach to the central garden from the street. The path has a porous edge to buffer between the path and the homes for snow accumulation.

Accessory dwelling unit design is based on a modular tiny home model. A post-and-beam system offers infinite configurations of pre-fabricated walls, roof panels, and girders. Parts can be cut with CNC machines, shipped to the site, and assembled in a very short timeframe. Walls and panels are insulated and weather tight. Cost is less than \$150/sf.

FROM THE JUDGES

“This can be brought into inner city neighborhoods with minimal disruption. It’s a cool concept, splitting lots to create higher density single family. It is 100 percent accessible for aging in place and has strong legs as a design concept.”



FROM THE JUDGES

“This is a great production house. The builder figured out how to do it well AND sell it, which is important!”

PLATINUM

Healthy Home

The Vitality Collection by Thrive Home Builders

Denver, Colorado

Architect/designer | DTJ Design

Builder/marketing firm | Thrive Home Builders

Developer/land planner | Brookfield Properties Development

Green verifier/rater | EnergyLogic

Interior designer/merchandiser | TRIO

Landscape architect/designer | Valerian

📷 ERIC LUCERO PHOTOGRAPHY



This home was designed to meet the challenges of healthy living; working, learning and playing from home; carbon-free living; net-zero energy; and battery energy storage, all in a stunning state-of-the-art home. The exterior design began with a key driver being the traditional farmhouse style. The grand front porch embraces the street, and the projected gable end mass is the cornerstone of the style.

The floor plan design focused on a dramatic entrance using the stairs and volume ceiling to open the space and flow directly into the open concept living. This LEED Platinum, HERS 5, zero-energy, solar-powered home was also designed to address changing home owner needs resulting from the pandemic. Numerous multiuse spaces, including a traditional study, loft, and spacious basement, allow the owners to work, learn, and play from home.

To address increased online shopping, a secure package drop closet with lock was incorporated on the front porch. In addition to zero-carbon features, health was built into this home with a systematic, ground-up approach beginning with EPA's Indoor airPLUS standard. The complete indoor air quality system includes MERV 13 activated carbon filter, whole-home HEPA bypass filter, balanced ventilation, steam humidifier, and active radon system.



★ Judges' Discretionary Award for Lifestyle Changer

The Game Changer

Plummer Residence | Cape May Signature Series

Benbrook, Texas

**Architect/designer/builder/interior designer/
landscape architect/designer** | Couto Homes Inc.

📷 NORMAN & YOUNG

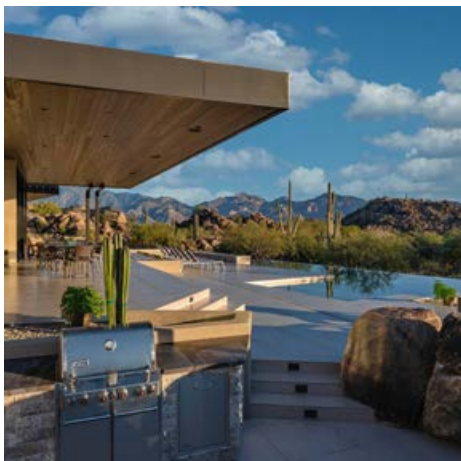


This home needed to have some ADA features, as the owners have a disabled son. One thing they had struggled with in their previous home was their son being able to get to the shower on his own. The design team created a track system that goes across the room from the bed to the shower. The clients and their son were happy with the outcome, and he continues to use the track system in his day to day life.



FROM THE JUDGES

“This innovation likely changed the client's life and is a game changer.”



GOLD

Outdoor Room

Outdoor Space

Oro Valley, Arizona

Architect/designer/landscape architect/designer | Soloway Designs Inc.

Builder | Madan Builders

Interior designer | CelayaSoloway Interiors LLC

📷 KURT MUNGER PHOTOGRAPHY



GOLD

Design Detail

Two Creeks

Ada, Michigan

Architect/designer | Visbeen Architects

Builder | Segard Builders

Interior designer | Vision Interiors

📷 M-BUCK STUDIO



GOLD

Healthy Home

BUILDER Chowa Concept Home

Las Vegas, Nevada

Architect/designer | KTG Architecture + Planning and Sekisui House

Builder/developer | Woodside Homes

Interior designer | Ryan Young Interiors

Landscape architect/designer | Summers/Murphy & Partners

📷 KIP DAWKINS PHOTOGRAPHY AND SQUARE SHOOTING



GOLD

Healthy Home

Greater New Orleans Parade of Homes—Reve Inc.

Luling, Louisiana

Architect/designer/builder | Reve Inc.

Developer | Ashton Plantation

Green verifier/rater | Baum Environmental Group Inc.

Interior designer/merchandise | DES/ Sorte

Landscape architect/designer | Martin's Nursery

Marketing firm | Latter & Blum

📷 SARA ESSEX BRADLEY PHOTOGRAPHY



SILVER

Outdoor Room

The Crusader

Scottsdale, Arizona

Architect/designer | Drewett Works

Builder | Peak Ventures

Interior designer | Ownby Design

Landscape architect/designer | High Desert Designs

📷 JEFF ZARUBA



SILVER

Design Detail

Sweetwater Plan Owner Bedroom Wall Detail

Wichita, Kansas

Architect/designer/builder | Craig Sharp Homes

📷 AEV REAL ESTATE PHOTOGRAPHY



SILVER

The Game Changer

Reign Living at the Stadium

*Columbia, South Carolina***Architect/designer/land planner** | Miller Architecture**Builder** | McCrory Construction**Developer** | Reign Living WB LLC**Interior designer** | Studio 21 Interiors**Landscape architect/designer** | Cox and Dinkins Inc.**Marketing firm** | Peak Campus

TIM BUCHMAN PHOTOGRAPHY



PLATINUM

★ **Wow! Award for Views Through the Porte Cochere***One-of-a-Kind Custom Home 2,001—3,000 sq. ft.*

Contrasting Guest House

*Beverly Hills, California***Architect/designer/land planner** | Landry Design Group Inc.**Builder** | Golenberg & Co.**Interior designer** | Frank Pennino & Associates**Landscape architect/designer** | Clark and White Landscape

MANOLO LANGIS

The client wanted a modern guest house and innovative entertaining space that took advantage of the hillside lot and surrounding pine tree views without crowding the existing traditional house. Materials reflect the native landscape and create a compelling relationship between the old and the new.

A sleek, cantilevered roof structure defines the gathering space and frames the treetops beyond. A Brad Howe custom sculpture commissioned

by the owners provides a focal point. Glass doors open onto the covered patio, connecting the inside to the outside where lush canyon views continue uninterrupted. The upper level serves as a multi-purpose entertainment space, complete with a wet bar and a drop-down projector screen and blackout curtains for film screenings. Stairs descend to a private guest suite.

See additional images for this project on page 27.

FROM THE JUDGES

“I would come to be their guest any time.” The judges loved how the guest house is built around the sculpture, as if it were a tree that was there before the house.”



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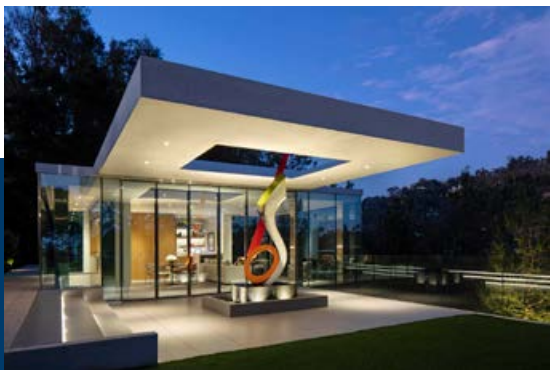
SUPPORTING CONTRIBUTORS


KEPHART

KTGY Architecture + Planning

TRIO Design

Wellness Within Your Walls



 (TOP LEFT) MANOLO LANGIS
 (BOTTOM LEFT) KURT MUNGER PHOTOGRAPHY
 (CENTER) ERIC LUCERO PHOTOGRAPHY
 (RIGHT) TG IMAGE

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