

STARTER HOMES

2019 HOUSE REVIEW THEMES

- AUGUST** New Urbanism for the Small Builder
- SEPTEMBER** Kitchens
- OCTOBER** Contemporary / Modern Homes
- NOVEMBER** Master Baths
- DECEMBER** On the Boards

These single-family detached designs help serve a critical market segment, no matter the age of the buyer

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

Providing homes for first-time buyers continues to be one of our greatest challenges. It's also perhaps the most critical. While smaller, usually less-expensive starter homes historically help enable younger buyers enter the housing market, the designs presented this month also appeal to older buyers looking to downsize and achieve more affordable living options.

Certainly, the challenge to build cost-effective starter homes (detached or not) becomes greater every day as land prices steadily rise and the labor shortage continues to impact production and costs. For those builders interested in exploring this important market segment, these innovative and cost-efficient detached home designs offer solutions that are both beautiful and functional.



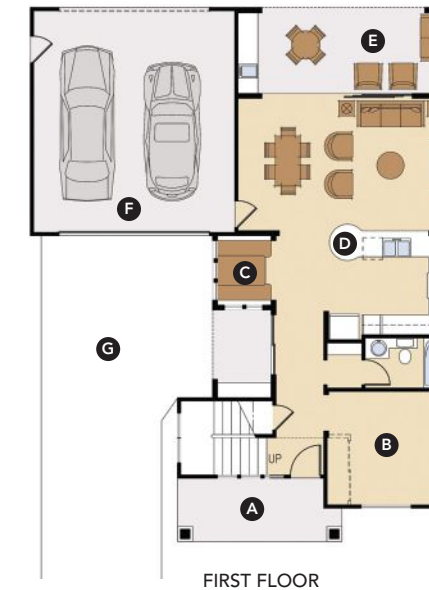
STARTER HOME – PLAN 1

ARCHITECT
Richard Handlen, AIA, LEED AP
EDI International
richard.handlen@edi-international.com
415.362.2880

PLAN SIZE
Width: 42 feet
Depth: 50 feet
Living area: 1,865 sf

We often think of first-timers as a young couple with kids or with plans for them, resulting in designs with a family focus and the flexibility to expand as needed.

- A** A front porch is critical to establish relationships with neighbors and the community
- B** Flex space can serve several functions: an adult escape, formal dining, home office, kids' playroom, or a guest bedroom
- C** A windowed alcove with optional table and benches is ideal for visiting with the cook or supervising homework
- D** Kitchen and great room are the home's hub, with expansive views to the rear yard and motor court
- E** An optional outdoor room adds a shaded or protected space to enjoy the yard
- F** This garage placement brings the garage door off the street; flip the door to the back for an alley or corner lots



- G** The motor court doubles as a play or entertaining area adjacent to the kitchen and side porch. On an alley lot, this becomes a patio, grassy yard, and/or kitchen garden

- H** On the second floor, the central gathering room lives large for the family to play, study, or lounge. Laundry space is open, with the option to wall it off