

[HOUSE REVIEW]

BERRYESSA II

ARCHITECT

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PLAN SIZE

Width: 45 feet
 Depth: 60 feet
 Living area: 2,100 sf

- A** Option to extend slab 6 feet forward to add short wall
- B** The actual porch is inset and wide enough for a bench to take off shoes or boots before entering the house
- C** The front door leads to a cathedral-like gallery with clerestory windows on one side (indicated in yellow) while an adjacent laundry room borrows light with a high, obscured glass window; the clerestory can be flipped to the opposite side depending on site orientation
- D** Flex space is ideal for the seldom-used family dining room set that empty nesters can't seem to live without. It also can function as a study, den, or home office for the young family
- E** While unusual to have a secondary bedroom suite in a house of this size, it's handy for guests or grandparents
- F** For the move-down market, the two front bedrooms can be utilized for grandkid overnights, offices, hobby rooms, or storage; for the young family, they make up the kids' wing

Whether it's room for holding onto memories or room to make more memories, the needs of move-down and first-time buyers have a lot in common. Empty nesters need to house items accumulated over the years; young buyers are looking for space to grow their families. They both must consider cost but also want something with impact that they can be proud of. This plan fills out the buildable footprint with no extra room for a true porch. To compensate, there's the option of extending the slab and adding a short wall, creating a patio without going beyond the front yard setback or incurring the cost of a roof porch. This house is oriented north-south, which provides plenty of south-facing roof for solar collectors and northern light for the clerestory windows.

