

DESIGNING THE GENERATION "X" HOME

FOR TODAY'S FAMILY BUYER

Featuring the BUILDER
Concept Home 2012 at
Eagle Creek in Orlando,
Florida and showcased
at the International
Builders' Show

a **CMH ASSOCIATES** publication

February 2012



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CONCEPT FOR THE AGES

Each year, BUILDER magazine has one Concept Home featured during the annual International Builders' Show to showcase the latest home design trends, construction methods and newest products in home building. For the 2012 show in Orlando, BUILDER magazine has partnered with Centerline Homes to build three concept homes. This is the first time that three homes were built for the show. This year's homes, named "A Concept For The Ages", features one home specially designed to attract each of the three major new homebuyer segments: Generation Y (ages 21-33), Generation X (ages 34-45) and Baby Boomers (ages 46-65) (ages are approximate and may vary). Canin Associates' Architectural Design Studio was honored to be chosen to provide the Architectural Design for the Generation "X" Home and Canin's Landscape Architecture Studio provided the Landscape Architecture for all three homes. The other two homes – The Gen "Y" and Gen "B" (Baby Boomer) homes were designed by Mike Woodley of Woodley Architectural Group.

The purpose of the Gen "X" showcase home is to demonstrate the latest home design trends for today's family buyer. Designed with a "Right Size" floor plan, the "ModMed" Gen "X" home includes an efficient floor plan design with adequately sized rooms the family will use everyday.

Because the Gen "X" home is filled with features that can easily be overlooked when touring through it, this guide was written to outline and summarize the design intent behind the Gen "X" home in a room-by-room tour format.



According to 2011 statistics by the National Association of Home Builders (NAHB) and BUILDER magazine:

- *Gen X is a diverse age group comprised of singles, couples or young and growing families*
- *Gen X represents 32% of the population of home-buying age*
- *Gen X represents 41% of all prospective home buyers*
- *Gen Xers are in full force with their careers and they need to accommodate growing families*

Boyce Thompson, Editorial Director of BUILDER magazine, added the following to the design program:

Possible Design Directions for Gen X'ers

- *Lots of technology*
- *Places to hang out together as a family*
- *A guest bedroom for visiting families that could serve another purpose*
- *Home office near the kitchen would be a huge convenience*
- *Use every nook and cranny to provide cool features for kids—lockers, cubbies, bulletin boards for art projects*

DESIGNED FOR THE BUYER

- Standard plan features 4 Bedrooms, 4 bathrooms
- 4,027 square feet of air conditioned space, 6,579 total under roof (including the Guest Suite)
- Multi-Generational Optional Guest Suite above the Garage (+ 705 sq. ft.)
- 3 car garage
- Two stories





DESIGNED FOR THE LOT

- The Gen “X” home is located on a cul-de-sac fronting onto a pond with vistas of the Eagle Creek Golf Course and a natural conservation area in the background
- It is oriented on a northeast-southwest axis – with the front of the home facing southwest and the back facing northeast
- The morning sunrise is a special secret for the family and may rarely be experienced by visitors – the sunrise beams light through the master bedroom, kitchen and everyday living areas making every morning a good morning
- The pie shaped lot allows for wide recreational side yards that can easily accommodate swing sets, play areas for the kids and pets or room to practice a chip shot
- The home’s footprint is built to the extreme allowable setback corners taking full advantage of the allowable buildable area
- Side-facing garage designed with appropriate turn radius allows convenient back-out maneuvers
- One major design goal was to design the home to take full advantage of the amazing views so the view benefit is worth every penny of the lot premium
- The backyard water feature doubles as a pool with a hot tub and lounge ledge; integrated with the outdoor living space it is terrific for family gatherings and fun with friends

DESIGNED FOR THE COMMUNITY

- Responding to new home buyers’ preferences, the front elevation was designed with a **fresh contemporary façade** and nicknamed “ModMed” – Modern Mediterranean – designed in an architectural style that is a blend of old and new
- Some materials used are reminiscent of historic Mediterranean architecture: white stucco, terra cotta roof tiles, Cedar wood accents
- Other Contemporary materials: Cut stone, proportioned geometric window shapes, simple building proportions, modern styled light fixtures, uncluttered appearance
- Color scheme: white gives this home a clean look and a commanding presence on the cul-de-sac
- The attention-getting ThermaTru fiberglass entry door is the central focal point of the entire front elevation as well as the streetscape of all three showcase homes



DESIGNED FOR A BUDGET

- Simple boxy, rectangular shape intended for efficient construction and to maximize square footage
- Simple hip roof
- The floor plan is designed on a modular grid system for an economical structural system and floor joist layout that allows the maximum use - and less waste of - building materials
- Uncomplicated details
- Designed within the confines of Centerline Homes' construction budget to achieve good design and controlled construction costs for the price point



conceptual design



DESIGNED FOR "RIGHT SIZE" LIVING

- All rooms are designed to be adequate, not oversized nor undersized, and designed for the family's comfort – each room thoughtfully sized for comfortable circulation and furnishings
- **"No Wasted-Space" design** preferred by today's consumers
- Absence of seldom-used formal rooms; instead provides a larger kitchen and living spaces that will be used everyday
- **Four-fixture master bathroom** (double sinks, toilet and shower) with a larger shower in place of offering a seldom-used soaker tub
- **Outdoor Living** room is deep enough for furniture settings and to live outdoors

DESIGNED WITH "FEEL GOOD" INTERIOR SPACES

- Rooms that flow and live well
- **Plenty of natural light**
- **Strong indoor/outdoor room relationships**
- Expansive site lines and open to views
- Contemporary, uncluttered interior style
- Gridded interior columns are wrapped with Eldorado stone and serve as a visual design device to lead your eye through the space to the outdoor living areas and to the remarkable view beyond
- Interior overhead beams finished with Fypon wood grain composite material adds to the ModMed interior character



FIRST FLOOR

DESIGNED WITH THE LATEST HOME DESIGN TRENDS BUYERS WANT:

FOYER / ROTUNDA

- Dramatic two story rotunda is right-sized to greet guests and to make a positive first impression
- Immediate sight lines straight through the house to the incredible natural and golf views that the Eagle Creek Community offers
- The center of the rotunda is the prime focal point of the first floor and offers a 90 degree view cone – visitors get a panoramic view through the kitchen to one side and through the glass of the family office on the other side for an expansive view through the home
- The stylish stairs by Symmetrical Stairs adds to the drama of the rotunda; the first flight features a stained wood mono-stringer with wood treads, stained wood railings and metal balusters
- Blueworld's Home Elements wall water feature welcomes visitors with a calming, trickling water sound

HOME TECHNOLOGY CLOSET

- Integrated wiring collects in one place for the security system, data, whole house audio and video components
- Centrally located for easy access from common areas

EVERYDAY LIVING

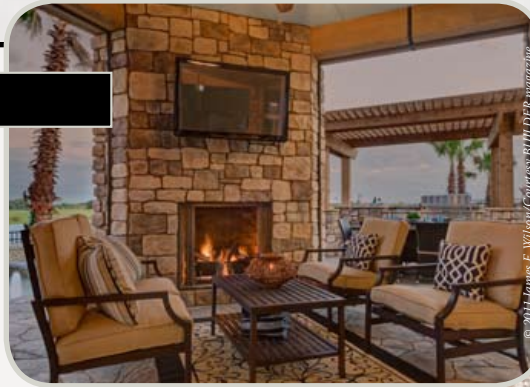
- Integrated with the Kitchen, Dining and Outdoor Living areas
- No wasted formal rooms or nooks
- Large open Living space lets family and friends mingle
- Comfortable place to relax, watch TV, eat, hang out together or to enjoy Heat n Glo's Red 40 see-through fireplace with glass media and cobalt blue LED lighting



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OUTDOOR LIVING

- Feature Heat n Glo's Carolina outdoor gas fireplace
- Outdoor furniture seating around the outdoor TV and fireplace
- Optional Phantom motorized screens for pest-free enjoyment
- Separate gas grilling area and bar with a shade trellis
- Strong Indoor/outdoor connection: with WinDoor's Series 6000 glass doors fully open, the living space doubles with a tremendous amount of visual and movement flow
- The Sherwin Williams Sky Blue ceiling paint repels bugs – it mimics a clear blue sky and keeps mud daubers, spiders and other insects from nesting on the ceiling



FAMILY OFFICE / FLEX ROOM

- Ideal for the entire family to be productive together when checking E-mails, updating their Facebook status, paying bills, working from home, studying or doing homework
- Place for wireless router, printer and supplies
- Glass allows the family to still enjoy views while working
- The see-through fireplace doesn't fully obstruct the prime view and provides a feature that can be enjoyed by two rooms
- Take a peek behind the barn door - the family safe is hidden in a secured closet behind it!
- The floor area of the Family Office was designed with dimensions to allow for an optional guest bedroom, closet and bathroom suite to plug right into the same floor area without changing the exterior walls
- **Flex Room Design:** the room can also be used as a Toddler's Play Room, Fitness Room, Game Room, Guest Room, Hobby/Craft Room or left open as an expansion to the Everyday Living Room

LAUNDRY ROOM / PET SUITE

- **Pet Friendly Design** – the Laundry Room doubles as a pet suite
 - Below-counterspigottoconveniently fill the pet's water dish. The water supply there can otherwise connect to an optional countertop laundry sink
 - Below-counter open space is for a pet bed and toys or for the "Laundry Queue" – an area out of the way to store laundry baskets to keep from tripping over them
- Laundry Drop from the master closet and a Chute from upstairs
- Timberlake Cabinetry's wooden shelves for pet food and medication storage, household cleaners, wholesale club and household paper goods storage
- Closet niche for Swiffers and brooms
- Whirlpools' Duet water and energy efficient front-load washer and dryer with detergent tower between them



ELEVATOR CLOSET

- The elevator is optional. If not opted for, the elevator shaft becomes stacked storage closets – one on each floor



FAMILY ENTRY / DROP ZONE

- When entering from the garage, there is an immediate site line to the view through the kitchen
- Family Entry Hallway has a window to allow daylight and to allow pets to watch for visitors. The hallway is ideal if a pet gate is necessary
- An opening in the stair landing is a view portal that provides a peek at the drama in the rotunda
- Lockers for school books, backpacks and sports gear
- Bench seat to take off shoes with shoe storage below
- Drop counter for a purse, cell phones, wallets, keys, mail
- Timberlake Cabinetry provides creative storage solutions for general use and cell phone chargers

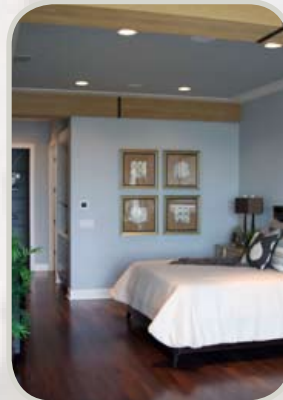
MASTER SUITE RETREAT

- Master Bedroom on first floor preferred by most new home buyers
- Adequately-sized sleeping area
- There are no windows in the sleeping area - morning light is controlled through the blinds on the windows in the retreat
- The sleeping area expands with a couples retreat for watching TV, reading, working on a laptop or for just sitting and sipping a drink while enjoying the quiet and the view
- Retreat area also works as a place for a pet bed or for a nursery
- Corner sliding glass doors open the retreat to the outdoors, the covered outdoor living and to the sounds of cascading water
- Hot tub is just a few steps away
- Closet and bathroom are oriented away from the sleeping area so a sleeping spouse is not disturbed
- Cabinet feature serves as a focal point from the foyer, provides storage for family photo albums and has a dimmable night light for midnight trips to bathroom



WALK-IN CLOTHES CLOSET

- Large and generous, plenty of rod space for two
- Laundry drop door into the laundry room eliminates the need for a hamper



MASTER BATHROOM

- Four fixture bathroom sized "just right" for two
- Larger shower preferred by today's buyers
- The shower experience features Kohler's DTV shower spa system with overhead chromotherapy rain shower head and multiple body spray jets – and it's a steam shower too!
- Linear shower drain by QuickdrainUSA, soap and shampoo can be stored in Kohler's shower lockers
- Kohler glass vessel sinks with Timberlake's storage cabinets
- Power outlets in the cabinets! For her, a place to plug in a hair dryer and for him, a shaver
- Windows allow natural light; they are placed high to afford privacy
- Privacy for the toilet



KITCHEN

- Social Kitchen is integrated with the family Living area and Dining table
- Central in the heart of the plan, the Kitchen is positioned to see TVs in both the Everyday and Outdoor Living rooms. The Kitchen is also placed so that, with groceries, it is a short trip from the garage
- Sliding glass windows:
 - allows supervision of the kids in the pool when making a quick trip to the kitchen
 - allows food and drinks to pass-through to the outdoor eating bar – perfect to feed kids in wet bathing suits – or to receive dirty dishes from the outdoor eating area
 - The sink is positioned to enjoy the view
- Large island with work area and bar top – guests or family can keep company in the kitchen and sit facing the view
- KitchenAid appliances
- Gas cooktop with griddle and feature exhaust hood
- Base cabinet drawers instead of doors for efficient kitchen storage
- Instead of a walk-in Pantry – a pull-out Pantry saves floor area and still allows maximum storage efficiency
- Wine refrigerator / wine rack / wine glass storage doubles as a view-portal from the Entry



GUEST / POOL BATH

- Pool towel cabinet in vestibule
- Feature spray shower with European-style stone shower drain with tiles designed as stepping stones through the wet area
- Shower area doubles as a changing room – it allows wet bathing suites to drip there instead of on the tile floor
- Access for guests from inside and for pool users from the outside



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GARAGE

- Adequately sized to park 3 cars with full car door swings
- Extra storage space purposely added for bikes, lawn and sports equipment with lots of vertical wall storage
- Gladiator Garage Works cabinets and organizers
- Workbench corner
- High, small windows allow daylight into garage without exposing the garage contents to the street
- Beam central vacuum system
- AO Smith propane water heater tank



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SECOND FLOOR



HANGOUT

- Kids Zone: A room for the kids to hang out with their friends to watch Nickelodeon, MTV, movies or to play X-Box
- Family night Kinect competitions
- Cabinets and counter for snacks, under-counter refrigerator for bottled water and soft drinks, saving trips downstairs



VIEW DECK

- Most significant central point of the home to enjoy the commanding 180 degree panoramic vistas
- Elevated to enjoy cool evening breezes
- Best enjoyed watching the sun come up in the morning when the water in the pond is still and, like a mirror, reflects the sunrise
- Perfect to enjoy views of the conservation areas in the distance

BEDROOMS

- Generously sized
- Two bedrooms in the back enjoy the view and have bay window seat storage lockers. To compensate, the bedroom in the front is larger



SHARED BATHROOM

- Private tub and water closet so two can use the bathroom at the same time
- Dual sinks with built-in step stools for younger kids
- Plenty of natural lighting
- Linen Closet
 - Centrally located between bedrooms and across from the bathroom
 - Large enough for bed sheets and comforters for three bedrooms and for towels for two bathrooms

OTHER BATHROOM

- Has a shower for young adults



UPSTAIRS LAUNDRY / LAUNDRY CHUTE

- For teen-in-training to do own laundry
- Allows for convenience for washing kid's towels and clothes upstairs (saves hauling extra loads up and down the stairs)
- Folding counter
- Timberlake cabinets provide storage for cleaners and detergents
- Parents can drop used bed sheets down to the larger washer and dryer
- Younger kids can drop clothes and plush toys

GUEST SUITE

(Multi-Generational or Future Rental)

- Offers secure, private independent living
- Connecting door to upstairs near elevator
- Option for exterior stair behind garage if used as a rental for a college student or renter
- Small kitchenette with KitchenAid under-counter refrigerator/freezer drawers, sink, dishwasher drawers and under-counter microwave
- Bright natural light
- Large Living area and a place for a table and chairs
- Laptop desk in the bay window
- Storage cabinets
- Bed alcove with wardrobe cabinets
- TV positioned so it can be watched from the living room or swivels 180 degrees to watch from the bed
- Separate toilet and accessible tub
- Views to the golf course through the side window
- This Suite, too, enjoys indoor/outdoor space with it's own outdoor Sunset Terrace, which substantially increases the Living Area
- Suite has its own Laundry and Storage Room for independent living



The latest home building research and consumer preference surveys reveal that new homebuyers prefer homes that are "right sized" for their budgets with no wasted space. They prefer quality of space over quantity of space. The Gen "X" ModMed showcase home demonstrates these latest trends not only for the Gen "X" homebuyer, but across all new homebuyer demographics: designed with quality spaces that include buyer "hot buttons" with a multi-generational guest suite, flex spaces and strong indoor/outdoor room connections.

Canin Associates enjoyed working together with such a professional and outstanding team – Centerline Homes, Hanley Wood, Kay Green Design and so many other trade partners that helped turn this vision for the Gen "X" home into a reality. ●

FOR MORE INFORMATION



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Home Construction:
www.CenterlineHomes.com



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www.kaygreendesign.com



BUILDER magazine:
www.builderconcepthome2012.com



Eagle Creek Community:
www.eaglecreekcommunity.com



DESIGNERS



Canin Associates is an interdisciplinary design firm of planners, landscape architects and architects in Orlando, Florida with a track record spanning 31 years. The firm is comprised of idea-based professionals committed to creating sustainable communities and environments that enrich the quality of life treasured by current and future generations.

Canin Associates believes in designing great people places and this philosophy is integrated into all design concepts. The firm aspires to design places where people can relax, enjoy renewal of spirit and energy, where they can celebrate and rediscover simple pleasures and connect with family and friends.



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CPBD, AIBD, CGP

Tony Weremeichik is the Principal of the Architectural Design Studio at Canin Associates - an urban planning, landscape architecture and architectural design firm in Orlando, Florida. His wide-ranging expertise in housing design includes advancing innovative design trends in new home, custom home and remodeling design. Tony has over 20 years of experience designing residential, mixed-use and community buildings in master planned communities and resorts throughout the United States, Europe and the Caribbean. Tony can be reached at tweremeichik@canin.com.



More informative articles on today's home design trends are available at:

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February 2012

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