

High-density means different things to different people. In this case, we maximized the density of a site in Minturn, Colo. The builder's pro forma required three homes to make this deep, narrow site work financially. The footprint had to be minimized, so the concept was developed to include two stacked flats (one over garage space, the other over a live/work office) and a two-story home.

- A** Lower unit provides a live/work lifestyle or acts as a small separate apartment
- B** Stacked flat above the garages minimizes footprint
- C** Two-story great room creates volume and allows light into space
- D** First-floor master suite creates multi-generational living option
- E** Open kitchen makes space feel larger than it actually is
- F** Overlook into great room creates connectivity between spaces
- G** Private balcony brings the outside in
- H** Study is open to the living space while stair separation provides privacy
- I** Efficient third floor allows for two bedrooms and jack and jill bathroom
- J** Open stairway makes the space feel large
- K** Informal desk niche appeals to Gen X buyers
- L** Two-way fireplace from living area to master suite adds drama and can be closed for privacy



MINTURN, COLORADO PLAN

ARCHITECT

Todd Hallett, AIA, CAPS
TK Design and Architecture
thallett@tkhomedesign.com
517.548.7274
www.tkhomedesign.com

PLAN SIZE**Unit A**

Living area: 1,267 sf
Live/work area: 676 sf
Porches: 120 sf

Unit B

Living area: 1,951 sf
Porches: 75 sf

Unit C

Living area: 1,892 sf
Porches: 140 sf