

THE GEMSTONE

**ARCHITECT**

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**PLAN SIZE**

**House**

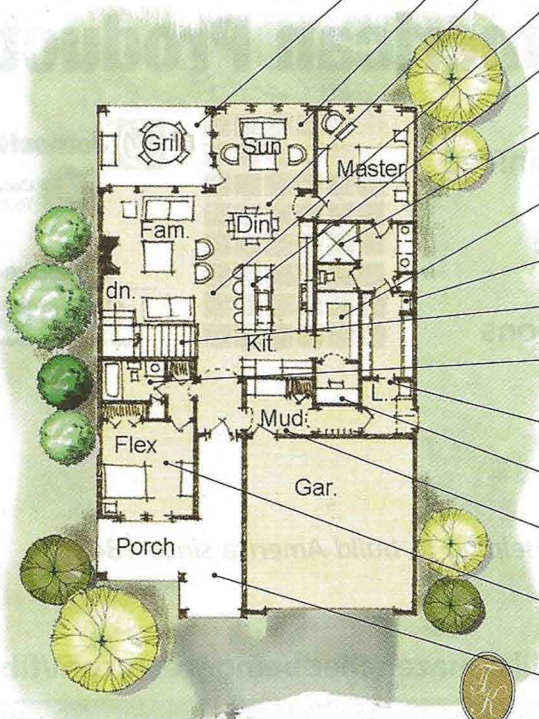
Living area: 1,575 sf  
Porches: 354 sf  
Width: 40 feet  
Depth: 62 feet

**Garage**

Area: 450 sf  
Width: 21 feet, 4 inches  
Depth: 22 feet



**T**his issue we are focusing on right-sizing home designs. As an advocate for Lean design, I appreciate this timely subject. Buyers are very focused on value. Value is the driver to design and build homes that are efficient and void of waste. Multiple hallways, oversized foyers, and unnecessary rooms are a thing of the past. Lean-designed homes meet the buyers' current needs while providing forward-looking spaces that reflect the demands of changing technology. This 1,575-square-foot home is designed for the empty nester and can be built as a single home or set up for a multi-family project.



- Bringing the outside in by creating a covered rear porch
- Sunroom is a flex space that can be converted to extended dining space
- Eliminate extra dining space and have one space that is flexible enough to allow for an expanded dining table
- Eliminate wasted hallway space and provide circulation from room to room
- Large island provides a comfortable space for everyday eating. A double dishwasher provides ultimate convenience
- The master tub has been eliminated. A large garden tub is no longer a requirement. Instead, allow for a large, two-headed shower.
- The enlarged pantry allows for food storage and the ability to create an appliance garage
- Travel compartment allows for on-the-go organization of carry-ons, toiletries, and other travel necessities
- Relocating the stairs provides the opportunity to right-size the foyer
- Secondary bath utilizes a tub/shower combo to replace the tub in the master bath
- Sliding door allows access from the master closet to the laundry room, so dirty clothes go directly into a hamper or the washer
- Pocket office takes the place of a large formal study
- Right-sized mudroom accommodates a bench, small closet, and a drop zone/charging station
- Flex space is critical to empty nesters. It can act as a study, guest bedroom, hobby space, or TV room.
- Right-sized front porch — instead of being decorative, this space is large enough to allow for furniture and serves as an outdoor room.