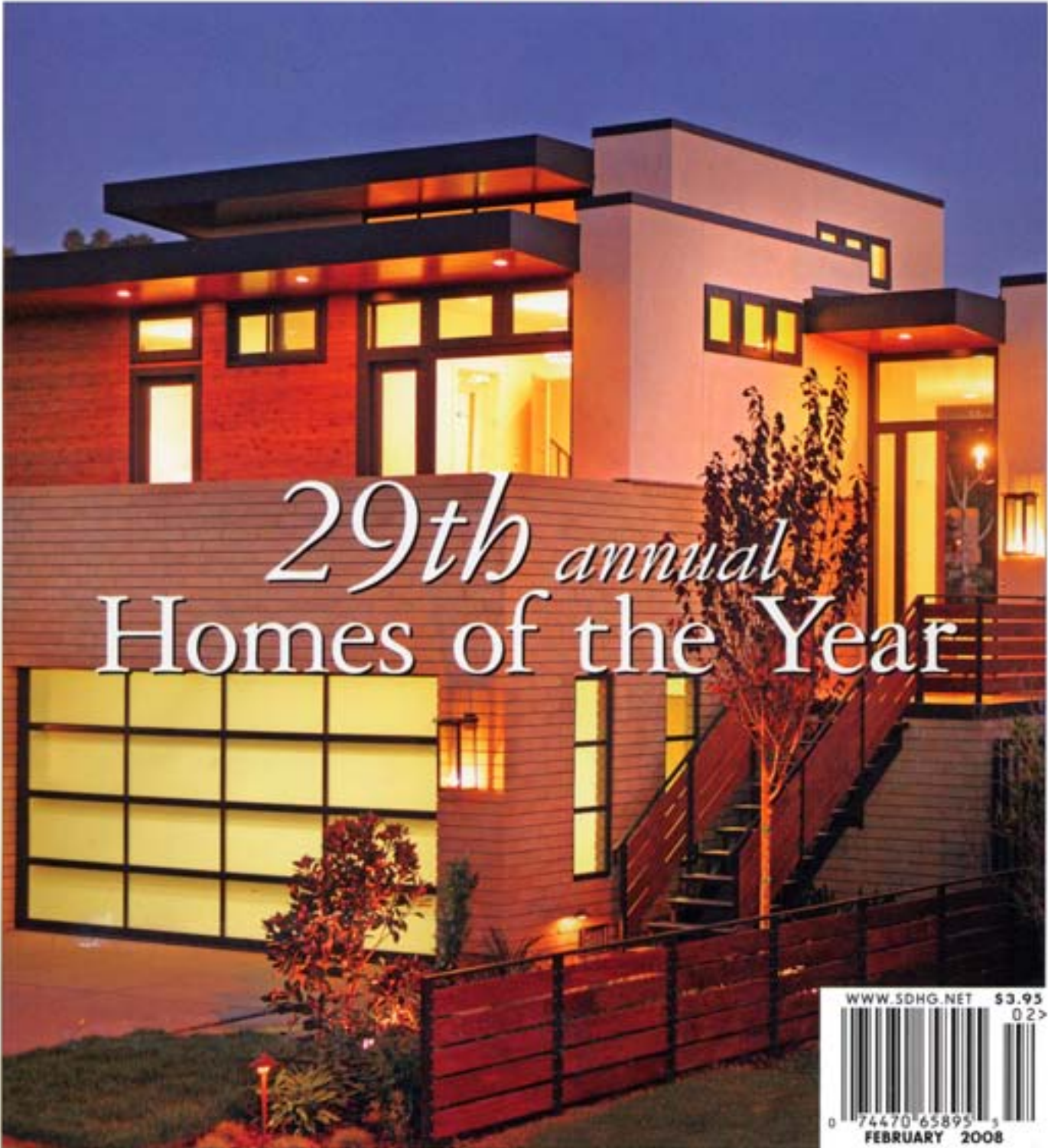


# SAN DIEGO HOME/GARDEN

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# SITE CHALLENGE AWARD

PHOTOGRAPHY BY PAUL BODY



ARCHITECT:

**ALLARD JANSEN**  
Architects

*Challenge:*

Design a residence on a small lot that's in a flood plain

*Solution:*

Create a storage-only basement flood zone and design a light-filled home above with a simple and efficient plan and durable materials

## A FOR ALLARD

Architect Allard Jansen's commission to design a new home in Del Mar included a set of challenges that transcended the small size of the 45-by-100-foot building lot. The key one was the low-lying San Dieguito River flood plain the property sat on – requiring that the building's finished floor be seven feet above existing grade.



Building materials included 4-by-8-by-16-inch blocks from RCP Block's Precision line for the garage and walls surrounding the floodway; tongue-and-groove cedar siding on the upper walls and under the eaves; bronze-finished aluminum windows, doors and flashing; an ipe wood deck serving two bedrooms above the garage; porcelain tile for the patio and master-bedroom deck; and galvanized steel railings throughout.

*text continued on page 79*

**SITE CHALLENGE AWARD**

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The straightforward main-floor plan includes a rectangular great space comprising kitchen, dining and living areas in the rear of the house. Each space has easy access through sliding glass doors to a generously sized patio, anchored by a fireplace on one end and a barbecue at the other.

In the front of the first floor, two bedrooms sandwich a common bathroom and a deck overlooks the neighborhood from atop the garage. Above, a master bedroom railed deck overlooks the patio.

Behind the garage, a flood basement with five feet of headroom offers 1,000 square feet of storage-only space. It is rigged with automatic Smart Vents, which provide flood protection as well as air ventilation.

Jansen's plans required a Design Review Permit from the City of Del Mar, a Flood Plain Development Permit from the Federal Emergency Management Agency and a Coastal Development Permit from the California Coastal Commission.



"Our goal in dealing with the flood-plain requirements and the floor area restrictions," Jansen says, "was to create a simple, efficient plan that would maximize light, air and privacy as well as have a strong connection between indoor and outdoor living."

The finished home's 1,808 square feet of interior living space include public spaces, two bedrooms and two baths on the main floor plus the master

suite in a loft-like space above and the garage below in front.

"We chose durable materials appropriate to the neighborhood context that would perform well under a marine environment and satisfy the client's desire for authentic materials with a contemporary aesthetic," says Jansen, whose team included project architect James Schettino and general contractor Chris Abbott of Abbott Construction Company.



**OPPOSITE top:** The master bedroom's galvanized steel-railed deck overlooks the patio in the rear of the house.

**OPPOSITE bottom:** Floor plans. **THIS PAGE,** clockwise from left: Garage and lower walls are made with blocks

from RCP Block's Precision line. Tongue-and-groove cedar siding was used for the upper walls and under the eaves. **FLOOD** zone is surrounded by block walls. It is used for storage only. **BUILDING** materials are highlighted in this detail shot.