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## BIG HOUSE CONCEPT CATCHES EYE OF CONDO BUILDERS

**Pardee Homes** and **Pacific West Companies** are among the residential builders beginning to utilize **The Big House** attached housing concept in new condominium projects. Pacific West will use the concept in a number of Northern California condo projects, and Pardee plans its first project using the design in Southern California. **Humphreys & Partners Architects LP** developed The Big House plan and holds a copyright on the design. Humphreys President **Greg Faulkner** reports that designing housing based on The Big House blueprint now comprises about 30% of Humphreys & Partners' business. The Big House is an attached concept used to make a condominium, townhome or apartment building look like one big two-story home. The advantage is that many cities that limit attached housing, look more favorably on condominiums and townhomes that have the look of a big home through a compact design. Parking lots, balcony rows and breezeways have been eliminated. Despite the single-house look, each residence in the building has its own entry. The key is to separate the doors so they are not lined up near to one another like in apartments. One entrance is played-up to look like the main entrance to the home. Each level of The Big House holds six to eight units, with each having one to three bedrooms and a one-car garage. The design offers a density of 15 units per acre.

Pardee Homes plans to use The Big House concept on some of its condo and apartment projects. **David Dunham**, senior vice president of Pardee's Multi-Family and Individual Development office, will follow The Big House design for a Pardee Homes Otay Mesa condo project now in the entitlement process. Pacific West Companies has four new condo projects that employ The Big House concept: the 154-unit **Jasmine** in Elk Grove, the 252-unit **Riva** in West Sacramento, the 245-unit **Syrah** in Sacramento and the 122-unit **Vessona** in Folsom. Pacific West's version of The Big House includes a loft. Condo prices at Jasmine, Riva, Syrah and Vessona range from \$250,000 to \$400,000. The company also plans to build condos using The Big House design in Clovis. The yet-to-be-named Clovis project is in the design stages. **Dane Hillyard**, principal at Pacific West Companies, sees opportunities for growth in The Big House concept throughout California.