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WINNERS BOOK

The Gold Nugget Awards continues its 49 year legacy of excellence born in 1963 – and consistently sustained by innovation, imagination and vitality of entrants from United States and all International countries. Determined from over 456 entries, this year's Merit and Grand Award winners can be justly proud of their honors.

We salute them, thank them for their steadfast support of Gold Nugget in our 5th decade as we continue to recognize those who improve our communities through exceptional concepts in design, planning and development. For more information on the Gold Nugget Awards and this year's winners visit us online at www.goldnuggetawards.com

2012 Gold Nugget Judges



Left to Right: Shane Parrish, Steve Moore, Lisa Parrish, Rick New, Amy Albert, Carl Lagoni, Deanna Sihon, Daniel Gehman

Deanna Sihon

New Home Trends
Seattle, WA

Daniel P. Gehman, AIA

Associate
Harley Ellis Devereaux
Los Angeles, CA

Stephen C Moore

CGP Certified Green Professional
BSB Design
Des Moines, IA

Carl Lagoni, AIA

Vice Chairman
Bassienian Lagoni Architects
Newport Beach, CA

Rick New

Principal
Simple Minds Studios
Boulder, CO

Amy Albert

Design Editor of Builder Magazine,
Washington DC

Non-Voting Facilitators

Lisa & Shane Parrish

Gold Nugget Administrators

Peter M. Mayer

JUDGING CHAIRMAN & EXECUTIVE PRODUCER

Home of the Year



Judges Statement: A production home with a custom state of mind, Modern Farmhouse raises the bar for semi-custom builders everywhere. Architect Mike Woodley took best elements of traditional farmhouse design, pared them down to their simplest forms, and created a house that lives for now—and for many years to come. The home’s open-plan design is made for flexible living, while its upstairs apartment speaks to multi-generational needs. Generously-sized windows open out onto the land, owning the site, letting light in, and blurring the divide between inside and out.

Also known as the St. Jude Dream House, Modern Farmhouse was conceived as a one-off and was auctioned off as part of a charity auction for St. Jude’s Cancer Center. But the home has been so well-received that more like it are in the works. Forward-thinking, sensitive interpretation of traditional design, accessibility and great looks are what helped Modern Farmhouse nab this year’s Gold Nuggets Award for Home of the Year.

Photographer: HDR Homes

Grand Award

Modern Farmhouse/St. Jude’s Dream House

Castle Rock, CO

Builder: Joyce Homes

Architect/Designer: Woodley Architectural Group, Inc.

Interior Design: Kimberly Timmons Interiors



Best Public/Private Special Use



Photographer: Mark Davidson Photography

Judges Statement: *The Silver LEED Animal Care Facility, located on a site that's three acres across, reflects Palm Springs' unique mid-century architectural heritage. The facility features a central indoor/outdoor kennel design with public adoption access within an inviting garden courtyard equipped with misters and fabric shade structures. The facility also includes cat community rooms, special canine "living rooms" adjacent to an indoor/outdoor socialization area, secure animal control work areas, a training room for educational and evening uses, and a fully equipped clinic for in-house medical procedures.*

Grand Award

Palm Springs Animal Shelter

Palm Springs, California
Builder: W.E. O'Neil Construction
Architect/Designer: Swatt | Miers Architects
Interior Design: Swatt | Miers Architects



Award of Merit

Grossmont Trolley Station

La Mesa, California
Builder: Riha Construction
Developer: SANDAG
Architect/Designer: ARK Architects, Inc.
Land Planner: Gillespie Moody Patterson, Inc.

Dierberg Winery

Santa Ynez, CA
Builder: Melchiori Construction
Developer: Dierberg Winery
Architect: B3 Architects, Berkus Design Studio
Land Planner: B3 Architects, Berkus Design Studio
Interior Design: B3 Architects, Berkus Design Studio & the Dierberg Family

Semper Fidelis Memorial Chapel and Park

Quantico, Virginia
Builder: Forrester Construction
Owner: United States Marine Corps Heritage Foundation
Architect/Designer: Fentress Architects

Best Public/Private Recreational Use Facility



Photographer: Curtis Martin Photography, Josh Parree Architectural Photography



Judges Statement: *Designed after a historical mining camp, this recreational use project targeting middle school children was perfectly designed by offering all of the amenities and features to attract the target market. Complete with an activity center for sports, a water park to cool off in the heat of the summer, outdoor amphitheater, meeting hall with full stage and stage system, sand volleyball, disk golf and general store, this summer camp can host up to 350 kids at a time.*

Grand Award

Creekside at Young Life's Washington Family Ranch

Antelope, Oregon

Builder: Sunwest Builders, Redmond Oregon

Developer: Young Life's Washington Family Ranch

Architect/Designer: Ankrom Moisan Architects

Interior Design: Ankrom Moisan Architects



Award of Merit

Boys and Girls Club of Carlsbad

Carlsbad, CA

Builder: Boys & Girls Clubs of Carlsbad

Developer: Boys & Girls Clubs of Carlsbad

Architect/Designer: Dahlin Group Architecture
Planning

LandPlanner: Dahlin Group Architecture
Planning

Interior Design: Dahlin Group Architecture
Planning

Lambert Ranch

Irvine, CA

Builder: The New Home Company

Developer: LR8 OWNER, LLC

Architect/Designer: Robert Hidey Architects

Land Planner: Adams Streater Civil Engineers

Interior Design: Meridian Interiors

Siena Youth Center

Redwood City, CA

Builder: W. L. Butler Construction, Inc.

Developer: The St. Francis Center of Redwood
City, Inc.

Architect/Designer: B. H. Bocoock, Architect AIA

Best Public/Private Recreational Use Project RESORT



Photographer: Werner Segarra Photography Inc.

Judges Statement: *The centerpiece of a large master planned private golf community, this facility represents the next evolution of the private “lifestyle club”. Designed within a traditional “Hawaiian Plantation” architectural style, the project was conceived to preserve and reflect its local heritage while creating the next level of a luxurious yet comfortable Hawaiian environment. In keeping with the quality and overall vision of the community, the team displayed a tremendous commitment to bring this project to completion through the challenging economy at a time that many projects were abandoned or placed on indefinite hold. Done without compromise, yet without excess, this facility and related project amenities are the initial phase of what will become a true “living community” that embodies the Aloha spirit.*

Grand Award

Kukui’ula Clubhouse and Spa

Poipu, Kauai

Builder: Linthicum Custom Builders, LLC

Developer: Kukui’ula Development Company (Hawaii) LLC

Architect/Designer: Oz Architects, Inc.

Landscape Architect: McCelvey and Associates

Interior Design: Merrill & Associates



Award of Merit

The Lodge at Martis Camp

Truckee, CA

Builder: Hayhoe Construction

Developer: DMB / Highlands Management Group

Architect/Designer: Swaback Partners, pllc

Land Planner: Ron Todd

Interior Design: Vallone Design

The Beach Club at Miromar Lakes Beach & Golf Club

Miromar Lakes, Florida

Builder: Boran Craig Barber Engel

Developer: Miromar Development Corp.

Architect/Designer: David Humphrey/
Humphrey Rosal Architects

Interior Designer: Juan Montoya/Juan Montoya
Design Studio

MinSheng HaiTang Bay Beach Retreat

HaiTang Bay, SanYa,
HaiNan Island, China

Builder: HaiNan JiangFeng Tourist
Development Ltd.

Developer: HaiNan JiangFeng Tourist
Development Ltd.

Architect/Designer: Bing Hu, AIA/Claudio
Munoz H&S International

Interior Design: Allen + Philip

Best Office/Professional Building



Photographer: Jason Knowles



Judges Statement: *There is a lot to love about this project. The light-filled and animated interior spaces should provide a very stimulating work place. Metaphors were flying during the judges' meeting when it came time to talk about the super-articulated exterior: DNA? Cell division? It is marvelous to look at and shows the collective inspirational powers of the aggregated research facilities.*

Grand Award

Sanford Consortium for Regenerative Medicine

La Jolla, California

Builder: Hensel Phelps

Developer: Lankford & Associates

Architect/Designer: Fentress Architects

Associate Architect: Davis Davis Architects





Photographer: Jeffrey Totaro Architectural Photographer

Judges Statement: *This team really managed to put the “Accel” into accelerate. The bright, open space achieves a jewel-box intricacy through the deft handling of every system put into place—transparent walls, wood cabinetry, slick lighting, and exposed HVAC ducts. All these elements work together to make the diminutive suite feel and perform like a much larger space.*

Grand Award

Accel Partners

New York City, New York
Builder: Talisen Construction Corporation
Architect/Designer: DES Architects + Engineers
Interior Design: DES Architects + Engineers



Award of Merit

Cinepolis Luxury Theater

Del Mar, CA
Builder: Swinerton Builders
Developer: Cinepolis Luxury Cinemas
Architect/Designer: SMS Architects

Southland Industries Regional Corporate Office

Garden Grove, CA
Owner/Developer: Southland Industries
Builder: Penta Building Group
Architect/Designer: LPA, Inc.

EPIC Headquarters

San Francisco, California
Builder: RNM Properties
Developer: Edgewood Partners Insurance Center
Architect/Designer: MBH Architects
Interior Design: MBH Architects

661 Bryant

Palo Alto, CA
Builder: W. L. Butler Construction, Inc.
Developer: Embarcadero Capital Partners, LLC
Architect/Designer: Gensler Architecture,
Planning, Design

La Soie Bridal Boutique

Santa Barbara, California
Builder: Dickinson Cameron
Developer: La Soie Bridal Boutique
Interior Design: AWDA/Alex Wu

Best Retail Project



Photographer: Tropical Light

Judges Statement: This 6,144-square-foot casual dining restaurant is located on the Hawaiian island of Maui. The objective of the restaurant is to be informal and give the sense of dining on a friend's porch with local touches and a casual tone. This familiar atmosphere started with the space being sited similar to a typical Hawaiian home that is up-slope from the ocean and not directly on the water. This provides distinctive views of both the ocean and volcanoes on Maui. The diverse scenes and views naturally divided the restaurant into relaxed areas that provide various dining experiences, including a social lounge, dining room, 40-foot-long bar, pub dining area, kiawe wood fired pizza bar and outdoor dining lanai. The design utilizes distinctive, local and sustainable Monkeypod wood at unique communal areas including the pizza bar top, the community table, and the host stand.

Grand Award

Monkeypod Kitchen by Merriman

Wailea-Makena, HI
Builder: Armstrong Builders, LLC
Architect/Designer: MC Architects
Interior Design: Shook Kelley

AWARD OF MERIT

Safeway

Burlingame, CA
Builder: W. L. Butler Construction, Inc.
Developer: Safeway, Inc.
Architect/Designer: PSM Architects
Land Planner: Property Development Centers

Island Cinema

Newport Beach, CA
Builder: Cuesta Construction
Developer: Irvine Company, LLC
Architect/Designer: Perkowitz+Ruth Architects
Interior Design: Perkowitz+Ruth Architects

Hillsdale Shopping Center

San Mateo, CA
Builder: W. L. Butler Construction, Inc.
Developer: Bohannon Development
Architect/Designer: ELS Architecture and Urban Design

Willow Glen Town Square

San Jose, CA
Builder: W. L. Butler Construction, Inc.
Developer: Paja Investments
Architect/Designer: Kahn Design Associates





Photographer: City of Industry

Judges Statement: *It is a difficult proposition to retask a building of this size and personality--to overcome preconception and diminished expectation. Congratulations to the design team for taking an aggressive attitude into the battle. This out-of-the-box solution begins with the removal of excess parking to humanize the new space with landscape, as well as an appropriately scaled arrival point. The exterior establishes immediate identity and anticipation. The interiors speak to the cutting-edge spirit of the tenant, complete with the playful canting of the circulation axis adding a touch of whimsy, challenging the regimented efficiency we expect from this building type.*

Grand Award

Unical Aviation, Inc.

Industry, CA
Builder: Oltmans Construction
Developer: Unical Aviation, Inc.
Architect/Designer: Withee Malcolm Architects, LLP
Land Planner: Withee Malcolm Architects, LLP
Interior Design: Withee Malcolm Architects, LLP



AWARD OF MERIT

5390 Long Beach Boulevard

Long Beach
Builder: Howard CDM
Developer: City of Long Beach Redevelopment Agency
Architect/Designer: Urban Arena, LLC

Del Mar Highlands Town Center

Del Mar, CA
Builder: Simac Construction, Inc.
Developer: Donahue Schriber
Architect/Designer: Perkowitz+Ruth Architects

420 East 4th Street

Long Beach, CA
Builder: JR van Dijs, Inc.
Developer: Maverick Apartment Investments
Architect/Designer: Studio One Eleven / Interstices, Inc.

Aether

Los Angeles, CA
Builder: Dobkin Construction
Developer: Aether Apparel
Architect/Designer: Assembledge+
Interior Design: Alison West



Before



Judges Statement: *This Port combined two adjacent container terminals to form a single 260-acre-mega terminal. These terminals are a vital link in the nation's import / export business where shipping containers are transferred between ships, trucks and trains. A wide variety of vehicles, cranes and trailers (chassis) are used for these transfers. The Maintenance and Repair Building services and repairs all terminal equipment including over 300 vehicles and over 1000 chassis.*

Despite its industrial shop environment, this building provides a healthy and pleasant workplace. Each shop has natural lighting from skylights and high windows over the roll-up doors. Sections of the roll-up doors are perforated to provide views to the exterior for the workers. Even the warehouse is naturally lit with a clearstory that projects through the second floor office's roof. This building is one of the first sustainable-designed buildings on a container terminal in this port to achieve a LEED rating of Gold.

Grand Award

Port of Long Beach - Pier G Maintenance and Repair Building

Long Beach, California

Builder: W E O'Neil

Developer: Port of Long Beach

Architect/Designer: Tate Snyder Kimsey Caldwell Architects

Land Planner: Moffatt Nichol

Programming Architect: Robert Stewart Architects

Award of Merit

Bud Clark Commons

Portland, OR

Builder: Walsh Construction Co.

Developer: RAC Housing LP (Home Forward)

Architect/Designer: Holst Architecture

Interior Design: Holst Architecture (Czopek & Erdenberger coordinated interior furniture)

AC Transit Hydrogen Fueling Facility

Emeryville, CA

Builder: W. L. Butler Construction, Inc.

Developer: AC Transit Authority

Architect/Designer: Jacobs

Land Planner: Jacobs

Port of Long Beach Pier G West Arrival Building

Tate Snyder Kimsey Caldwell

Builder: W E O'Neil

Developer: Port of Long Beach

Architect/Designer: Tate Snyder Kimsey Caldwell Architects

Land Planner: Moffatt Nichol

Programming Architect: Robert Stewart Architects

Pleasant Hill Community Center

Pleasant Hill, CA

Builder: Public Bid (Pleasant Hill Recreation & Parks District)

Developer: Pleasant Hill Recreation & Parks District

Architect/Designer: Dahlin Group Architecture Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: Dahlin Group Architecture Planning

Best Educational Project (excludes housing)



Photographer: Costea Photography Inc.

Judges Statement: While the design team described the many significant sustainable features of this classroom building, the judges were undoubtedly seduced by its forms, which prove that high performance can definitely come in a stunning package. Crisp and taut on the outside, it opens at its heart to a sculpture gallery of whimsical and memorable forms. The photography included in this submittal was stunning, and together with the diagrams, helped to explain and flaunt the building at the same time.

Grand Award

Palomar College - Multi-Disciplinary Building

San Marcos, CA
 Builder: CW Driver
 Owner/Developer: Palomar Community College District
 Architect/Designer: LPA, Inc.

Award of Merit

Cerritos College - Southland Cerritos Center for Transportation Technology

Norwalk, California
 Builder: EMAE International
 Developer: Cerritos Community College District
 Architect/Designer: Tate Snyder Kimsey Caldwell
 Interior Design: Tate Snyder Kimsey Caldwell

Juanita Tate Elementary School

Los Angeles, CA
 Builder: Suffolk-Roel
 Architect/Designer: Dougherty + Dougherty Architects LLP
 Interior Design: Dougherty + Dougherty Architects LLP

Children's Museum

Santa Barbara, CA
 Builder: Signal Construction
 Developer: City of Santa Barbara - Children's Museum Santa Barbara
 Architect: B3 Architects, Berkus Design Studio
 Land Planner: B3 Architects, Berkus Design Studio
 Interior Exhibits: Creative Machines and Gyroscope

Montclair Elementary School New Classroom Building & Renovation

Oakland, CA
 Builder: West Bay Builders
 Developer: Oakland Unified School District
 Architect/Designer: Gould Evans Baum Thornley
 Land Planner: Gould Evans Baum Thornley
 Interior Design: Gould Evans Baum Thornley



Best Custom Home under 3,000 sq. ft.



Photographer: HDR Homes



Judges Statement: This home found an enthusiastic audience with the judges for its modern expression of the traditional farmhouse. Avoiding trendy clichés, the home embraces a wraparound porch which grounds the building mass and provides a truly amazing outdoor space. Color and accent materials are appropriately used to enhance the overall composition and create sophistication in a simple rural vocabulary.

The plan is no less inventive with formal and informal offices and a fantastic great room and kitchen. The fully stacked second floor is functional and efficient. The lack of gratuitous volume on the first level is appreciated as the glazing patterns emphasize the horizontal lines of the spaces with solid effect.

Grand Award

St. Jude Dream Home

The Meadows, Castle Rock, CO

Builder: Joyce Homes

Architect/Designer: Woodley Architectural Group, Inc.

Interior Design: Kimberly Timmons Interiors

Award of Merit

204 Agate

Balboa Island, Newport Beach, CA

Builder/Developer: Classic Communities

Architect/Designer: Woodley Architectural Group, Inc.

Napa Guest House

Napa, CA

Builder: Thomas Trainor, General Contractor

Architect/Designer: SDG Architecture + Engineering

The Nob Hill Haus

Los Angeles, CA

Architect/Designer: Frank Pasker

Interior Design: GRIT LEIPERT



Best Custom Home 3,000 to 5,000 sq. ft.



Photographer: Bernard Andre, Bernard Andre Photography

Judges Statement: Thrash House is a lovingly—nay, obsessively!—restored old home that the entire jury was smitten by. Painstaking attention includes original floors, molding, and window detail restored to their former glory, underscoring the sustainable mindset that was evident throughout this mindful remodel. Thrash House’s updated bathrooms and kitchen are deluxe and comfortable, and its light, bright interior spaces give a fresh look at what a grand old restored craftsman can be. Thrash House is remodeling done right, doffing a cap to tradition with a respectful and discerning eye..

Grand Award

Thrash House

Los Gatos, CA
 Builder: Robson Properties, Inc.
 Developer: Robson Properties, Inc.
 Architect/Designer: Sal Caruso, Salvatore Caruso Design Corporation
 Interior Designer: Marie Peterson, Chelsea Court Designs

Award of Merit

515 Ridge

Houston, Texas
 Builder Name: Allegro Builders
 Architect/Designer: Allegro Builders
 Interior Designer: Nelson Valena

Sinclair Residence

Fountain Hills, Arizona
 Builder: Build Inc.
 Owner: Stephen & Francesca Sinclair
 Architect/Designer: Knoell & Quidort Architects
 Interior Design: Knoell & Quidort Architects

Martingale

Snowmass, Colorado
 Builder: Lone Pine Construction
 Developer: Ron and Lynda Charfoos
 Architect/Designer: Charles Cunniffe Architects
 LandPlanner: Charles Cunniffe Architects
 Interior Design: Charfoos Design

The 2012 New American Home

Winter Park, FL
 Builder: Phil Kean Designs, Inc.
 Architect/Designer: Phil Kean Designs
 Interior Design: Phil Kean Designs

Belmont Shores

Belmont Shores, CA
 Builder: Kershaw-Parrish, Inc.
 Architect/Designer: Biglin Architectural Group – Brian Biglin, AIA
 Interior Design: Kim Alexandriuk Interior Design



Best Custom Home 5,000 to 10,000 sq. ft.



Photographer: David Marlow Photography



Judges Statement: *This is an exceptional home. A solution that is simple yet complex. A plan that is rational yet flirtatious. A character that is restrained yet audacious, simultaneously modest and arrogant. It's like a great first date... you don't want it to end. There is so much nuance to this home it is truly mesmerizing. It might go on the bucket list.*

Grand Award

Private Residence

Park City, Utah
 Builder: Morgan Builders
 Architect/Designer: Bridgwater Consulting Group
 Landscaping: Kappus Landscaping
 Interior Design: Audrey Alberts Design

Award of Merit

7377 Birdview

Malibu, CA
 Builder: Owl Partners, Inc.
 Developer: Owl Partners, Inc.
 Architect/Designer: Douglas W. Burdge, AIA/ Burdge & Associates, Architects, Inc.
 Land Planner: Jay Griffith/Jay Griffith Landscape Design
 Interior Design: Tim Clarke/ Tim Clarke, Inc.

Oak Knoll Residence

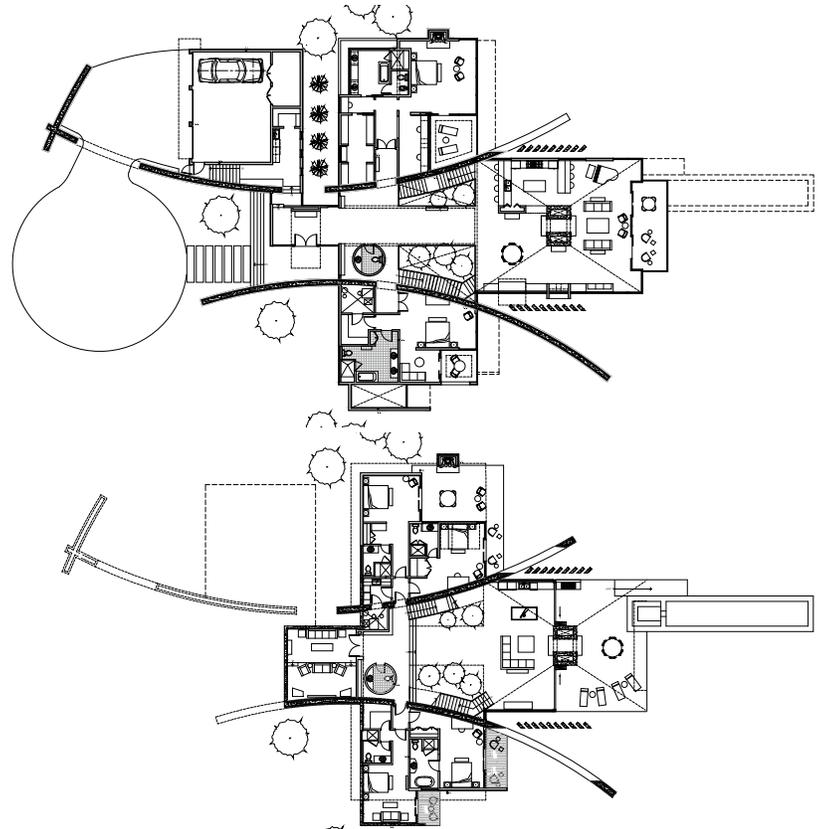
Pasadena, California
 Builder: Bonomo Development, Inc.
 Architect/Designer: Lim Chang Rohling & Associates, Inc.
 Land Planner: Lim Chang Rohling & Associates, Inc.

Pass Residence

Scottsdale, AZ
 Builder: Platinum Homes
 Architect/Designer: Tate Studio Architects / Mark A. Tate, AIA

Finefrock Residence

Malibu, CA
 Builder: Tyler Development
 Architect/Designer: Landry Design Group
 Land Planner: Landry Design Group
 Interior Design: Kathryn Designs



Best Custom Home over 10,000 sq. ft.



Photographer: Mark Davidson

Judges Statement: *this home was built to evoke an ancient Roman village evolving through time. The Signature of this home is expansive courtyard that allows for interaction and indoor/ outdoor living from the majority of rooms in the home. These include the great room, dining area, kitchen, entry foyer, owner's bedroom suite and second floor game room and guest suite. The home is uncompromising, both in its classic Italian architecture with Tuscan farmhouse influence and functional considerations to desert/golf lifestyle. A defined, three-level tower anchors the courtyard along with an inspiring, multiple-arched open air bridge flanked by two exterior stair cases linking the two distinct wings of this home. The classic designed pool becomes the central focal point of the courtyard. The result of the interaction of rooms with the courtyard creates the feeling of an ancient Italian village where the central courtyard becomes the gathering place. But this is only half the story, once you enter the home you are greeted by a breathtaking view of the golf course and picturesque desert mountains beyond the courtyard. The homes central living area is uncompromising in its indoor/outdoor lifestyle, accentuated by a series of disappearing doors. With the drama of the courtyard, the indoor/outdoor living provided by the floor plan, the attention to uncompromising architectural detailing, this home has optimized golf/desert lifestyle living with a old world philosophy.*

Grand Award

McKeever Residence

La Quinta, CA
Builder: Discovery
Architect/Designer: South Coast Architects, Inc.
Land Planner: SJA Landscape Architects
Interior Design: McKeever & Company

Award of Merit

BGR Residence

Orange County, CA
Builder: Finton Construction
Architect/Designer: Landry Design Group, Inc.

Glencoe Residence

Arcadia, California
Builder: Race Point, Inc.
Architect/Designer: Lim Chang Rohling & Associates, Inc.
Land Planner: Lim Chang Rohling & Associates, Inc.
Interior Design: Meridian Design / Objekt Design

Jigsaw Ranch

Aspen, Colorado
Builder: Wodehouse-Augello Builders
Developer: Rosenthal Family
Architect/Designer: Charles Cunniffe Architects

Sunset Residence

Beverly Hills, CA
Builder: Finton Construction
Architect/Designer: Biglin Architectural Group – Brian Biglin, AIA
Interior Design: Biglin Architectural Group – Brian Biglin, AIA



Best On the Boards Custom Home



Judges Statement: High above the famed Sunset Strip, sits the ultimate 7,483 sq ft livable party pad. With 270 degree views stretching from Santa Monica to Downtown Los Angeles, and back to the lush canyons above Sunset Plaza. With a challenging down slope driveway measuring 35 vertical feet, the design is able to reduce this distance to just 22 feet by arriving at a landscaped motor court above the 5-car garage. The walls of the motor court carve into the hill, keeping the main house forward on the lot while preserving a generous pad area for the lawn, a circular swimming pool and spa, and garden terrace with a fire pit- all overlooking the LA basin beyond.

From the motor court, you are greeted by an elegant combination of modern forms and materials. A two-story glass and steel stair tower rising from a serene reflecting pool is engaged by gently curving walls clad with Italian limestone, cut in a bamboo-inspired pattern. Passing through an oversized pivoting front door cut into a bronze metal wall, you arrive on the middle level of the 3-story residence, overlooking the great room below and spectacular views beyond. One level up is a generous master suite complete with retractable glass walls in the bathroom that give the feeling of an outdoor room, whether in the steam shower, the oversized soaking tub, or lounging on one of the large terraces.

The lower level of the home is for living and entertainment. Major rooms open to the great lawn, pool, covered loggia bar, and outdoor kitchen. Whether you are outside by the pool, or having a drink at the wine bar before enjoying a movie in the theater, the curved plan provides amazing views from every room and a great flow for large parties and intimate gatherings.

Grand Award

Franklin Residence

Los Angeles, CA

Builder: Finton Construction

Architect/Designer: Landry Design Group, Inc.

Interior Design: Franco Studio

Award of Merit

Cheung's Residence

San Gabriel, CA

Developer: Mei-Li Cheung

Architect/Designer: Yu-Ngok Lo, AIA, LEED AP

Castle Creek Ranch

Aspen, Colorado

Builder: David Lambert Construction

Developer: Somers Family

Architect/Designer: Charles Cunniffe Architects

Land Planner: Haas Land Planning

Interior Design: Charles Cunniffe Architects

The Corporate Villa

Chongqing, China

Builder: Sino Ocean

Developer: Sino Ocean

Architect/Designer: AWDA

Interior Design: AWDA

Beverly Estates

Beverly Hills, CA

Builder: Winters Schram Associates

Architect/Designer: Biglin Architectural

Group – Brian Biglin, AIA

Interior Design: Biglin Architectural

Group – Brian Biglin, AIA

d'Ameral

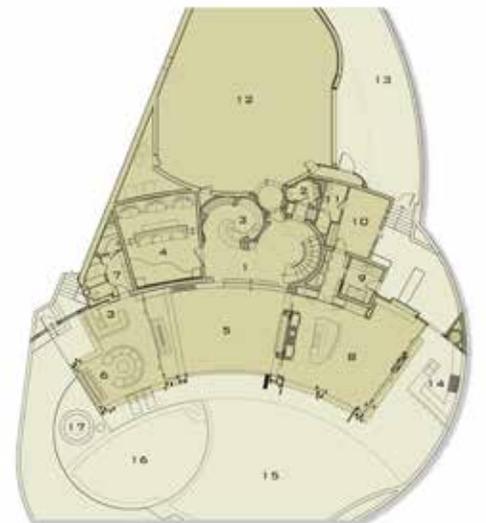
Pate Smeall Architects

Builder: Medscom Property and Development

Developer: Medscom Property and Development

Architect/Designer: Pate Smeall Architects

Land Planner: Pate Smeall Architects



Best Renovated or Restored Single House



Photographer: CamWest Development

Judges Statement: *This home was built in 1914, later remodeled, and used as a funeral home for more than 75 years. Over time, it had several additions that did not match the quality of the original design. The 2.5 acre site was developed for 25 new homes, where this house was restored as part of the development plan. It was also relocated to a more "park-like" setting within the overall site and carefully renovated with the original details and an updated plan for a 21st century family. In so doing, the house conferred a Landmark quality to the new community. The floor plan was modified to remove the years of additions to the home. On the first floor, walls were removed to make the plan more open for entertaining. The refurbishing not only maintained the character of the original architecture and design, but established the charm and character for the new community.*

Grand Award

Nettleton Mansion

Kirkland, Washington

Builder: CamWest Development

Developer: CamWest Development

Architect/Designer: Dahlin Group Architecture Planning

Land Planner: Dahlin Group Architecture Planning

Interior Design: CamWest Development

Award of Merit

Hillside Residence

Northern California

Builder: Surebilt

Architect/Designer: LCA Architects

Interior Design: Charlene Clouse

Martingale

Snowmass, Colorado

Builder: Lone Pine Construction

Developer: Ron and Lynda Charfoos

Architect/Designer: Charles Cunniffe Architects

Land Planner: Charles Cunniffe Architects

Interior Design: Charfoos Design

Dahlia

Corona Del Mar, California

Contractor: Robert Louis Design and Construction Consultant

Architect/Designer: Robert Hidey Architects

Interior Design: Cee Atcheson

Thrash House

Los Gatos, CA

Builder: Robson Properties, Inc.

Developer: Robson Properties, Inc.

Architect/Designer: Sal Caruso, Salvatore Caruso Design Corporation

Interior Designer: Marie Peterson, Chelsea Court Designs



Before

Best Renovated or Restored Residential Project



Grand Award

Magnolia Terrace

Emeryville, CA

Builder: D & H Construction

Developer: Housing Consortium of the East Bay (HCEB)

Architect/Designer: Gonzales Architects

LandPlanner: TDelany/SEAM Studio

Award of Merit

Marcus Garvey

San Francisco

Builder: Portrait Homes, Inc

Developer: Related California

Architect/Designer: Gelfand Partners Architects

Interior Design: Chameleon Design

Olive Street

Los Angeles

Builder: Portrait Homes, Inc.

Developer: Related California

Architect/Designer: Musser Architects, Killefer Flammang Architects

Interior Design: Chameleon Design

Angelus Plaza

Los Angeles, CA

Builder: Valley Commercial Contractors

Developer: Retirement Housing Foundation

Architect/Designer: KTGy Group, Inc.

Land Planner: Doworski Associates

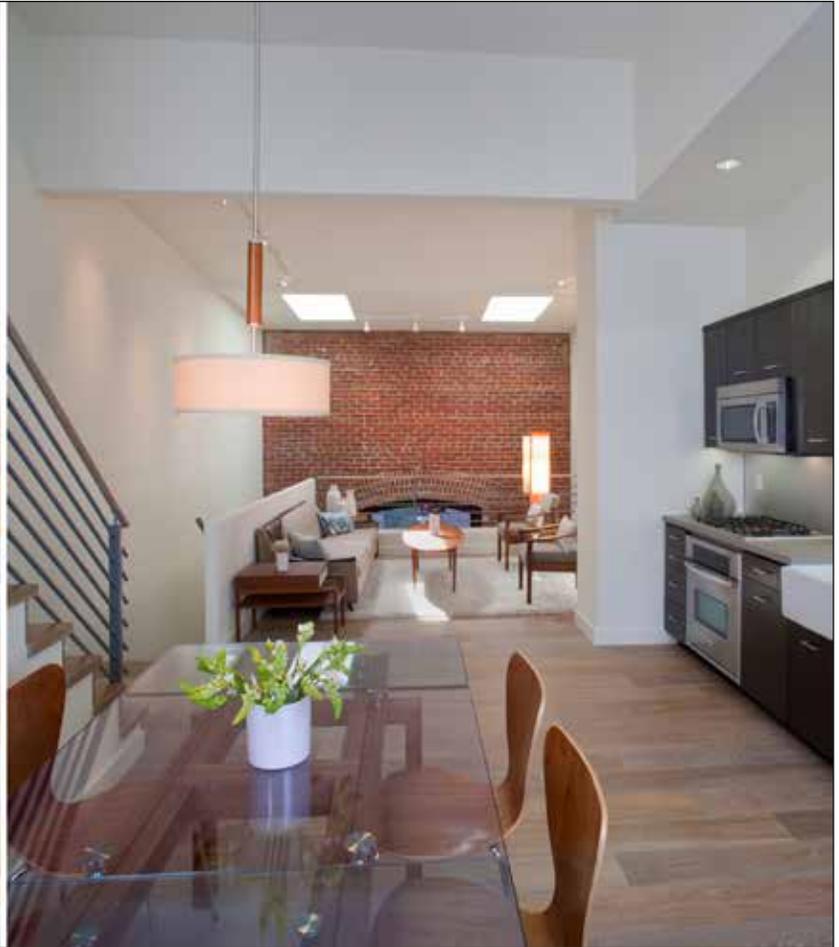


Photographer: Rien Van Rijthoven Architecture Photography



Before

Judges Statement: *This rescue of a Victorian box building was even more notable for the way it embraces a creative use of space for people in need. The judges really responded to the project's new thinking about how to accommodate the desire for independent living space in a form that is both respectful and achievable. Creative space planning for 5 studio spaces ranging from 265 sf to 525 sf signals a wonderfully sensitive way to provide special-needs living environments that blend into existing neighborhoods.*



Photographer: Tara Wujcik Photography

Judges Statement: Somewhere in its heart this building is rejoicing because of the love lavished on it in the adaptive re-use. The design team managed to eliminate the "angry attacking alien robot" look of the existing building, giving the sleek new skin relief, color, and texture. Re-purposing the existing top floor's cantilevered bays as continuous penthouse terraces not only contributed to the gracious living of those dwellings, but cured the extreme top-heaviness of the existing building.

Grand Award

940 E 2nd Street

Los Angeles, CA
 Builder: R.D. Olson Construction
 Developer: Canyon Johnson Urban Funds
 Architect/Designer: Rockefeller Partners Architects

Award of Merit

The Palace

Long Beach
 Builder: Dreyfuss Construction
 Developer: LINC Housing
 Architect/Designer: Killefer Flammang Architects

St. Joseph's Senior Apartments

Oakland, CA
 Builder: James E. Roberts-Obayashi Corporation
 Developer: BRIDGE Housing Corporation
 Architect/Designer: Van Meter Williams Pollack

Latitude 33 - Sky Collection

Marina del Rey, California
 Builder: PCL Construction Services, Inc. & Possell Construction Co., Inc.
 Developer: Lennar & Sunbrook Partners
 Architect/Designer: Van Tilburg, Banvard & Soderbergh, AIA
 Land Planner: Van Tilburg, Banvard & Soderbergh, AIA
 Interior Design: KAA



Best Mixed Use Project



Photographer: Treve Johnson Photography Daniel Gaines



Judges Statement: According to the judges, this project defines a right-now market solution: an upscale urban/suburban, mixed-used TOD living environment that's coveted by working professionals. Located near light rail and in between two major freeways, the community includes 284 well-appointed apartment homes, with 15% of units set aside as affordable for low income tenants, 46,000 SF of retail amenities, and a multitude of gathering/recreation spaces for residents.

Grand Awards

Via

Sunnyvale, CA

Builder: ZCON Builders

Developer: Essex Property Trust

Architect/Designer: KTGy Group, Inc.

Land Planner: KTGy Group, Inc.

Interior Design: CDC Creative Design Consultants, LLC



Best Mixed Use Project



Photographer: Brian Henniker Photography Chet Frohlich

Judges Statement: *The judges liked the way this project transforms an under-utilized city block while reinforcing the historic character of the area and city. Art Deco/Moderne exterior design details connect the building to its surroundings while thoroughly modern units and amenities offer residents a completely contemporary lifestyle.*

Grand Awards

5550 Wilshire

Los Angeles, CA
Builder: American Constructors
Developer: Legacy Partners
Architect/Designer: TCA Architects
Interior Design: Faulkner Design Group

Award of Merit

The Gateway at City Center

Carson, CA
Builder: Hill Contracting Group
Developer: Thomas Safran & Associates
Architect/Designer: Withee Malcolm Architects, LLP
Land Planner Withee Malcolm Architects, LLP
Interior Design: Wendy Weiner Interior Design

The Avenue

Hollywood, CA
Builder: Arbor Building Group
Developer: Resmark Companies
Architect/Designer: Cuningham Group Architecture, Inc.
Interior Design: Laurence Lee Associates

West 27th Place

Los Angeles, CA
Builder: Cobalt Construction
Developer: Symphony Development & CityView Los Angeles Fund
Architect/Designer: Clark & Hedrick, Inc.
Land Planner: Clark & Hedrick, Inc.
Interior Design: The Design Studio



Best On-the Boards Mixed Use Project



Judges Statement: *This project fires on all cylinders, and on top of that has a giant, iconic chimney which is certain to end up in the community's logo. The scale and massing of the new buildings work harmoniously not only with the on-site landmark, but with the surrounding neighborhood. Curbside planters go above and beyond the call of duty by filtering storm water from the surrounding streets in addition to that of the building itself. They also create a kind of "moat" around the complex that adds a charming detail. This entry had some of the best SketchUp images the jury saw.*

Grand Award

Stack House Apartments & Supply Laundry Building

South Lake Union, Seattle, WA
 Builder: Exxel Pacific
 Developer: City Investors XVIII LLC
 Architect/Designer: Runberg Architecture Group, PLLC
 Land Planner: The Berger Partnership
 Interior Design: Two 9 Design, LLC

Award of Merit

Totem Station

Kirkland, Washington
 Builder: CamWest Development Inc.
 Developer: CamWest Development Inc.
 Architect/Designer: Dahlin Group Architecture Planning
 Land Planner: Dahlin Group Architecture Planning

Queen Anne Market Mixed Use

Seattle, WA
 Builder: Charter Construction
 Developer: Emerald Bay Equity
 Architect/Designer: Tiscareno Associates
 Interior Design: Tiscareno Associates

Grafton Plaza

Danville, CA
 Developer: Jennifer Lin
 Architect/Designer: William Hezmalhalch Architects, Inc.
 Land Planner: William Hezmalhalch Architects, Inc.

9th and Broadway

San Diego, CA
 Developer: BRIDGE Housing Corporation
 Design Architect: Studio E. Architects
 Architect of Record: MVE Institutional
 Interior Design: Studio E/ Chameleon Design



Photographer: Applied Photography

Judges Statement: *This project is a great example of the synergy found in emerging, second-generation affordable housing. Reclaiming a blighted creek that bisects the community, the site plan encourages interaction with a public trail system and empowering architecture. The thoughtful solution overcomes an engineered parking solution by siting main buildings at a slight angle to the street, creating a second sight line and layering of buildings. Dormers, bay windows and color add an additional level of scale and care.*

Grand Award

Riverwalk

San Diego, CA

Builder: Affirmed Housing Group

Developer: Affirmed Housing Group

Architect/Designer: Studio E Architects

Land Planner: Darsono Design

Interior Design: Affirmed Housing Group

Award of Merit

Valley Vista Senior Community

San Ramon, CA

Builder: James E. Roberts Obayashi Corporation

Developer: ABHOW / Satellite Housing, Inc.

Architect/Designer: HKIT Architects

Doria

Irvine, CA

Builder: Wermers Multi-Family

Developer: Jamboree Housing Corporation

Architect/Designer: KTG Group, Inc.

Land Planner: KTG Group, Inc.

Interior Design: Ver Designs

Bonterra

Brea, CA

Builder: Advent Companies

Developer: Jamboree Housing Corporation

Architect/Designer: KTG Group, Inc.

Interior Design: Creative Design Consultants

Affordable Project - over 30 du/acre



Photographer: Babes Photos



Judges Statement: Located adjacent to a light rail station, and across the street from the City's main high school, these 65 affordable rental dwellings sit on 2/3rds of an acre, combining a first floor garage and social services with family flats and townhomes above on the first three housing floors, topped with double-height lofts for singles and couples on the top floor. The dwellings are organized around a central courtyard above the garage and services. The 2- and 3-bedroom family dwellings are designed as flats with townhomes above them on the lower 3 housing floors so children have immediate access to the court. The childless households occupy the top floor lofts with views. While the family flats are entered directly from the court, the family townhomes are just one flight up, accessed by an open walkway. All of the family dwellings have natural through-ventilation, while the lofts have natural vertical stack ventilation. Natural ventilation, with less dependence on air conditioning, was a requirement expressed by the Native American community.

Grand Award

Devine Legacy

Phoenix, AZ
Builder: Adolf & Peterson Construction
Developer: Native American Connections
Design Architect/Designer: Pyatok Architects, Inc.
Executive Architect: Perlman Architects of AZ
Interior Design: Lawrence Lake ASID



Award of Merit

Salishan Gardens

Tacoma, Washington
ABHOW

LaKretz/Juanita

Los Angeles
Builder: Portrait Homes
Developer: The Related Companies of California
with PATH Ventures
Architect/Designer: Killefer Flammang Architects
Interior Design: Mannigan Design, Inc.

Drs. Julian and Raye Richardson Apartments

San Francisco
Builder: Cahill Contractors
Developer: Mercy Housing California
Developer: Community Housing Partnership
Owners' Representative: Design Studios
Gonzalo Castro
Architect: David Baker + Partners
Associate Architect: Baker Vilar Architects
Interior Design: David Baker + Partners

Luxe@Broadway

Santa Monica, CA
Builder: Frymer Development, Inc.
Developer: NMS Properties
Architect/Designer: Killefer Flammang Architects

Multi-Family Housing Project - under 15 du/acre (For Sale or Rent)



Grand Award

Sunset Walk

Issaquah Highlands, WA

Builder/Developer: Pulte Homes

Architect/Designer: Dahlin Group Architecture Planning

Judges Statement: *This townhome community site plan did a smart job offering localized green spaces and paseos to personalize each home's entry encounter. The large open space softens the circulation spine that bisects the property and provides a great community focal point. The exteriors are a combination of fun, fresh forms and bold colors that give these first-time buyers an individual identity for each unit among the overall building. The interiors live openly, maximizing the compact square footage for a pleasant daily living experience.*

Award of Merit

Saratoga

Saratoga, CA

Builder/Developer: SummerHill Homes

Architect/Designer: William Hezmalhalch Architects

The Bungalows at Pacific Shores

Huntington Beach, CA

Builder/Developer: Christopher Homes

Architect/Designer: Lim Chang Rohling

The Villas at Pacific Shores

Huntington Beach, CA

Builder/Developer: Christopher Homes

Architect/Designer: MSA Architects



Multi-Family Housing Project - 15 to 30 du/acre (For Sale or Rent)



Photographer: Sargaent Photography

Judges Statement: *The rich architectural heritage of the region shows through in this stylish neighborhood of affordable two- and three townhomes within walking distance of downtown. Attractive courtyards, variable massing and articulation of the buildings contribute to its street appeal. The project includes five different floor plans and is anticipated to achieve a LEED Platinum rating.*

Grand Awards

Los Portales

Santa Barbara, CA

Builder/Developer: City Ventures

Architect/Designer: William Hezmalhalch Architects

Interior Design: Parker Rose Design

Multi-Family Housing Project - 15 to 30 du/acre (For Sale or Rent)



Photographer: A.G. Photography, Inc

Judges' Statement: *The judges were impressed with architecture that draws on regional influences – Southern California's "strand homes" – to create a three-story townhome community that's right at home in its beach-urban setting. Careful respect was given to the adjacencies in this location with the goal of blending new housing seamlessly into an established community.*

Grand Awards

Latitude 33 - Beach Collection

Marina del Rey, California
Builder/Developer: Standard Pacific Homes
Architect/Designer: Van Tilburg, Banvard & Soderbergh, AIA
Interior Design: Pacific Dimensions Inc.

Award of Merit

Fusion

Sunnyvale, CA
Builder/Developer: O'Brien Homes/Sunnyvale Associates, LLC
Architect/Designer: KTG Y Group, Inc.
Interior Design: CDC Designs/Straprans Design

Origen

San Diego, CA
Builder/Developer: Shea Homes
Architect/Designer: Woodley Architectural Group, Inc.
Interior Design: Design Line Interiors

Courier Place

Claremont, CA
Builder: Advent Companies
Developer: Jamboree Housing Corporation
Architect/Designer: William Hezmalhalch Architects, Inc.
Interior Design: Ver Designs

Multi-Family Housing Project - 30 to 50 du/acre (For Sale or Rent)



Photographer: John Sutton Photography



Judges Statement: *Simple, strong, and confident* were some of the words the jury used to describe the design of this project. Materials are handled with tremendous respect and confidence, and nothing feels overdone or out of place. A favorite detail of the jury were the copper-sheathed chimneys that collected the fireplace flues and ornamented the facades.

Grand Award

1838 Ogden Drive

Burlingame, CA

Builder: Carmello, Inc.

Developer: Mills Ogden Villa, LLC

Architect/Designer: Levy Design Partners

Award of Merit

450 Orange

Coronado, CA

Builder: Competitive Edge Construction

Developer: San Diego Interfaith Housing Foundation

Architect/Designer/Interiors: Rodriguez Associates
Architects & Planners, Inc.

Primera Terra

Playa Vista, CA

Builder/Developer: KB Home

Architect/Designer: KTG Group, Inc.

Interior Design: Triomphe Design

Via

Sunnyvale, CA

Builder: ZCON Builders

Developer: Essex Property Trust

Architect/Designer: KTG Group, Inc

Interior Design: CDC Creative Design Consultants,

Beverly West

Los Angeles, California

Builder: Emaar LA Properties, Inc.

Architect/Designer: Robert Hidey Architects

Interior Design: Meridian Interiors

Multi-Family Housing Project - over 50 du/acre (For Sale or Rent)



Photographer: Raef Grohne

Judges Statement: *This project manages to be highly animated and stately at the same time. The dark, rich materials of the body provide the perfect backdrop for the punch of the redwood accents and the persimmon trim. Architectural references abound, from Wright to Reston, yet the community embodies an emerging Northwest nomenclature. The highly contextual exterior encloses super-chic and ultra-urban interiors. It's like a wolf in sheep's clothing.*

Grand Award

Ultima

Vancouver (West Side, UBC), British Columbia, Canada
Builder/Developer: Adera Development Corporation
Architect/Designer: Rositch Hemphill and Associates
Interior Design: Portico Design Group, Ltd.

Award of Merit

seven35

North Vancouver, British Columbia, Canada
Builder/Developer: Adera Development Corporation
Architect/Designer: Integra Architecture Inc.
Interior Design: Calvert Design Studio

Raincross Promenade

Riverside, CA
Builder/Developer: Regional Properties, Inc.
Architect/Designer: Newman Garrison + Partners
Interior Design: Ambrosia Interior Design, Inc.

Skye 2905

Denver, Colorado
Builder/Developer: Trammell Crow Residential
Architect/Designer: KEPHART community :: planning :: architecture
Interior Design: Studio 4D Inc

Westgate Pasadena

Pasadena, CA
Builder: Regis Contractors
Developer: Sares-Regis Group
Architect/Designer: TCA
Interior Design: Style Interiors



Judges Statement: This infill solution recalls the college town practice of re-tasking older homes for group living—but here, it's done in a much form that's much more responsive to today's college students. The striking interior communal spaces encourage group interaction, and the judges especially liked the retractable window wall on the front elevation that embraces the outdoors in a creative way. As a contemporary twist on communal living, the project feels like a comfortable yet eco-friendly look place to hang out. And the high performance nature of the entire project makes it that much more important for its success for the university.

Grand Award

The Gee

Spokane, Washington
 Builder/Developer: Active West Builders
 Architect/Designer: RnD Architects

Award of Merit

West 27th Place / USC
 Los Angeles, CA
 Builder: Cobalt Construction
 Developer: Symphony Development & CityView Los Angeles Fund
 Architect/Designer: Clark & Hedrick, Inc.
 Interior Design: The Design Studio

John W. Finn Hall Naval Base Coronado
 Coronado, CA
 Builder: Hensel Phelps Construction Co.
 Developer: United States Navy
 Architect/Designer #1: Joseph Wong Design Associates Inc.
 Architect/Designer #2: RJC Architects
 Interior Design: Joseph Wong Design Associates, Inc.

University of Washington Poplar Hall
 Seattle, WA
 Builder: Walsh Construction Co. – Washington
 Developer: University of Washington
 Architect: Mahlum





Photographer: KCM Architectural Lighting

Judges Statement: *Santa Monica and La Brea is a significant Los Angeles intersection, and this mixed-use community responds to the challenge. In addition to including all the necessary ingredients in the right proportion to make the development hum, its design brings a fresh palette to the table with the lemon-yellow accents on the key corner building. Elongated balconies at the upper floors create a dramatic “top” for the building without adding heaviness. The layering of amenities and features from the street to the inner courtyard create a dynamic flow between them.*

Grand Award

Santa Monica and La Brea

West Hollywood, CA
Builder: White Residential, Inc.
Developer: Essex Property Trust / Monarch Group
Architect/Designer: Newman Garrison + Partners
Interior Design: Zauner Manhattan Design

Award of Merit

Sail

Vancouver (West Side, UBC), British Columbia, Canada
Builder/Developer: Adera Development Corporation
Architect/Designer: Rositch Hemphill and Associates
Interior Design: Portico Design Group, Ltd.

Fountain and La Brea

West Hollywood, CA
Builder: White Residential, Inc.
Developer: Essex Property Trust / Monarch Group
Architect/Designer: Newman Garrison + Partners
Interior Design: Zauner Manhattan Design

Fred Young Farm Worker Apartments

Indio, California
Builder: Sun Country Builders
Developer: Coachella Valley Housing Coalition
Architect/Designer: John Cotton Architects

Stack House Apartments & Supply Laundry Building

South Lake Union, Seattle, WA
Builder: Exxel Pacific
Developer: City Investors XVIII LLC
Architect/Designer: Runberg Architecture Group, PLLC
Interior Design: Two 9 Design, LLC

Seniors Housing Community - Age Qualified



Grand Award

Mirabella Portland

Portland, Oregon

Builder: Hoffman Construction Company

Developer: Pacific Retirement Services

Architect/Designer: Ankrom Moisan Associated Architects

Judges Statement: *The judges were impressed with this non-traditional Continuum Care Retirement Community (CCRC) with Platinum Leed Certification located in Downtown Portland, Oregon and close to Oregon Health and Sciences University (OHSU) Center for Health & Healing. The thoughtful design allows all residents easy access to elevators. In order to offer outdoor living space for the residents, a 5th floor outdoor park was designed as well as observation decks on the 24th and 25th floor. The judges felt that the lifestyle offered by this CCRC is where retirement housing is heading: housing within an urban core that pays careful attention to both the environment and the residents' quality of life.*

Award of Merit

Merrill Gardens at Bankers Hill

San Diego

Builder: SRM Construction

Developer: Merrill Gardens Senior Living

Architect/Designer: Benson & Bohl Architects

Interior Design: NAC Architecture

Magnolia Courts at La Verne

La Verne, CA

Builder/Developer: Hsientein La Verne Investment, Inc.

Architect/Designer: Dahlin Group Architecture Planning

Interior Design: Designs by Chery

Meadow Ranch

Couer d'Alene, Idaho

Builder/Developer: Active West Builders

Architect/Designer: RnD Architects

The Mather

Evanston, IL

Builder: Power Construction

Developer: Mather LifeWays

Architect/Designer: Solomon Cordwell Buenz

Land Planner: Okrent Associates, Inc., Chicago, IL

Interior Design: Interior Design Associates



Photographer: Lawrence Anderson Photography





Photographer: Michael Arden Photography

Judges Statement: *Infill done right is hard enough to pull off. Pico Veteran does all that and a lot more: It's affordable housing for seniors in an established pocket of West Los Angeles that's prime real estate, because it's close to both amenities and it's transit-friendly. Handsome elevations and light-filled spaces show that affordable housing doesn't have to look "affordable."*

Grand Award-Suburban

Pico Veteran Senior Housing - Zev Yaroslavsky Apartments

Los Angeles, CA
 Builder: Alpha Construction
 Developer: Menorah Housing Foundation
 Architect/Designer: Van Tilburg, Banvard & Soderbergh, AIA

Award of Merit

Valley Vista Senior Community

San Ramon, CA
 Builder: James E. Roberts Obayashi Corporation
 Developers: ABHOW & Satellite Housing, Inc.
 Architect/Designer: HKIT Architects

City Center

Ontario, CA
 Builder: Portrait Homes
 Developer: The Related Companies of California
 Executive Architect: Withee Malcolm Architects, LLP
 Design Architect: Gary R. Collins, AIA
 Interior Design: Chameleon Design

Dana Strand

Los Angeles, CA
 Builder: ROEM Builders
 Developer: ROEM Development Corporation
 Architect/Designer: KTG Group, Inc.
 Interior Design: Style Interior Design

St. Joseph's Senior Apartments

Oakland, CA
 Builder: James E. Roberts Obayashi Corporation
 Developer: BRIDGE Housing Corporation
 Architect/Designer: Van Meter Williams Pollack



Judges Statement: *This winning concept embraces a 40' grade change with a solution that expresses vertical transition in building and landscape forms with purpose and flair. At 45+du/ac, the project will deliver much needed affordable, age-qualified housing near transit and a local park. The architecture is rich and sophisticated, with a variety of plan options and locations. Saturated color and natural materials settle the building seamlessly into its environs, and the understated aesthetic of the building respects neighboring structures.*

Grand Award

Orinda Seniors

Orinda, CA

Builder/Developer: Eden Housing

Architect/Designer: Dahlin Group Architecture Planning

Award of Merit

Vivante on the Coast

Costa Mesa, CA

Developer: Nexus Companies

Architect/Designer: HPI Architecture

Interior Design: Studio SIX 5

Figueroa Senior Housing

Los Angeles, California

Builder: Optimus Corporation

Developer: Meta Housing Corporation

Architect/Designer: John Cotton Architects

Interior Design: Aylin Inel Interiors

Atria Montego

Walnut Creek, CA

Builder/Developer: Atria Senior Living Group

Architect/Designer: Dahlin Group Architecture Planning

Rincon del Rio

Nevada County, CA

Developer: Young Enterprises

Architect/Designer: McCamant & Durrett Architects

LandPlanner: SCO Planning, Engineering, & Surveying

Landscape Design: Lantex Landscape Architecture Inc

Multi-Generational Concepts



Judges Statement: Architecture that combats isolation remains crucial for residents in any age group, but especially for the elderly. Armstrong Place is a combination complex of affordable apartments for seniors and affordable townhomes for growing families, and it sets a multigenerational standard. Façade and courtyard are separated by landscaped public space, with a patchwork-like façade whose colors and pattern takes its cue from African textiles. The exterior carries out that playful theme and establishes this housing project as a point of pride for the neighborhood and for the city of San Francisco.

Grand Awards

Attached Housing

Armstrong Place Senior and Family Housing

San Francisco

Builder: Nibbi Brothers General Contractors

Builder: James E. Roberts Obayashi Corporation

Developer: BRIDGE Housing

Architect/Designer: David Baker + Partners

Associate Architect: Full Circle Architecture

Associate Architect: TSH International Architecture and Design

Landscape Architect: Adrienne Wong Landscape Architects

Interior Design: Marie Fisher Interior Design



Photographer: Christopher Mayer Photography



Judges Statement: *This winner in a new category captured the judge's imagination for the creative way it preserves privacy in a multi-generational living arrangement. Efficient floor plans present buyers with multiple living options in the aptly-named family compound.*

Grand Awards

Detached Housing

The Hill at Lambert Ranch – Residence One & Two

Irvine, California
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streater Civil Engineers
 Interior Design: Meridian Interiors

Award of Merit

St. Joseph's Senior Apartments

Oakland, CA
 Builder: James E. Roberts Obayashi Corporation
 Developer: BRIDGE Housing Corporation
 Architect/Designer: Van Meter Williams Pollack

Courier Place

Claremont, CA
 Builder: Advent Companies
 Developer: Jamboree Housing Corporation
 Architect/Designer: William Hezmalchalch Architects, Inc.
 Interior Design: Ver Designs

The Field at Lambert Ranch – Residence Two

Irvine, California
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streater Civil Engineers
 Interior Design: Meridian Interiors

Chaparral at Rosena Ranch

Rosena Ranch
 Builder: Lennar Homes
 Architect/Designer: Kevin L. Crook Architect, Inc.
 Interior Design: Creative Design Consultants



Infill, Re-development or Rehab Site Plan - up to 5 Acres



Photographer: Josh Pardee Photography

Judges Statement: Answering the call for reasonably-priced homes built at high-density, Division 43 is made up of 29 tiny condos, ranging from studios to compact two-bedroom homes. This space-savvy, inventive-looking infill project in a walkable neighborhood promotes a car-free existence (facilities can handle parking of a sort -1.5 bicycles per household). Division 43 is a boon for both residents and for the neighborhood, and it got the judges' attention for being an innovative solution to urgent issues of affordability and density.

Grand Award

Division 43

Portland, OR
 Builder: D.R. Horton
 Architect/Designer: Woodley Architectural Group, Inc.
 Interior Design: Creative Design Consultants, LLC

AWARD OF MERIT

450 Orange

Coronado, CA
 Builder: Competitive Edge Construction
 Developer: San Diego Interfaith Housing Foundation
 Architect/Designer: Rodriguez Associates Architects & Planners, Inc.

The Mather

Evanston, IL
 Builder: Power Construction
 Developer: Mather LifeWays
 Architect/Designer: Solomon Cordwell Buenz
 Land Planner: Okrent Associates, Inc., Chicago, IL
 Interior Design: Interior Design Associates



Santa Clara University Villas

Santa Clara, CA/San Jose, CA
 Builder/Developer: The Sobrato Organization
 Architect/Designer: KTG Group, Inc.

Flats at Atlas

Washington, D.C.
 Builder: Clark Builders Group LLC
 Developer: Clark Realty Capital, L.L.C.
 Architect/Designer: Niles Bolton Associates
 Land Planner: Studio 39
 Interior Design: RD Jones + Associates

On the Boards Site Plan



Judges Statement: This mixed-use village, located on a former hospital site, will average almost 30 units/acre and provide a mix of housing, retail and medical uses. A one acre "central park" is the major organizing element of the plan with smaller scaled outdoor spaces serving the residential uses. Vehicular flow is straightforward and direct, enjoying an active street and appropriately scaled buildings. The plan is a clear winner and example for future small site developments.

Grand Award

Central Park Village

Brea, CA
 Builder/Developer: J.H. Real Estate Partners, Inc.
 Architect/Designer: Withee Malcolm Architects



AWARD OF MERIT

New Brighton

Sacramento, CA
 Developer: Stonebridge Properties, LLC
 Land Planner: Wood Rodgers, Inc.
 Land Planner: SWA Group
 Architect/Designer: Jeffrey DeMure & Associates

Robertson Ranch

Carlsbad, CA
 Builder/Developer: Shapell Homes
 Architect/Designer/Planner: Dahlin Group
 Architecture Planning

Station 361

Mountain View, CA
 Builder/Developer: Classic Communities
 Architect/Designer/Planner: Dahlin Group
 Architecture Planning
 Interior Design: Creative Design Consultants

Miraflores Housing Development

Richmond, California
 Developers: City of Richmond, EDEN Housing and CHDC
 Architect/Designers: Gonzales Architects and Winslow Architecture (for sale housing) and HKIT Architects (senior housing)
 Land Planners: Gonzales Architects and Winslow Architecture

Single Family Detached Home - any size on Compact Lot



Photographer: Josh Pardee Photography

Judges Statement: Answering the call for reasonably-priced homes built at high-density, Division 43 is made up of 29 tiny condos, including two-bedroom homes at just under 700 square feet. Micro-housing in a walkable neighborhood promotes a car-free existence (facilities can handle 1.5 bicycles per household), Division 43 nabbed a grand award for being an innovative answer to single-family housing, delivering contemporary good looks and efficient functionality on an affordable scale.

Grand Awards

Division 43

Portland, OR

Builder: D.R. Horton

Architect/Designer: Woodley Architectural Group, Inc.

Interior Design: Creative Design Consultants, LLC

Award of Merit

Los Arboles

Simi Valley, CA

Builder: TriPointe Homes

Developer: Community Dynamics

Architect/Designer: JZMK Partners

Land Planner: Fonda-Bonardi Hohman

Interior Design: KemerReed Design Group



Single Family Detached Home - under 1,700 sq. ft.



Judges Statement: The judges appreciated the creative way plotting and architecture combined to achieve the goal of an affordable detached community for the Gen Y buyer. Reciprocal easements and interlocking yards achieved a density usually found only in attached homes. A strong indoor/outdoor relationship combines with an open floor plan to create homes that live bigger than their modest square footages.

Grand Awards

Elev8ions

Clovis, CA
 Builder/Developer: Wilson Homes
 Architect/Designer: William Hezmalhalch Architects
 Interior Design: Interior Lifestyles

Award of Merit

Terra Sol

South Salt Lake, UT
 Builder/Developer: Garbett Homes
 Architect/Designer: KTG Group, Inc.
 Interior Design: Osmond Designs

Meadow Ranch, Lot 19

Coeur d'Alene, Idaho
 Builder/Developer/Interiors: Active West Builders
 Architect/Designer: RnD Architects



Single Family Detached Home - 1,700 to 2,500 sq. ft.



Photographer: Anthony Gomez

Judges Statement: This 1,724 sq. ft. 3 bedroom home situated on a 2,625 square foot lot lives big and offers abundant indoor and outdoor living space. The great room plan opens up to a side yard which makes the living space feel even larger. Additional features include a five piece master bath, dual vanity sinks in secondary bath, a walk-in closet in the secondary bedroom, a pantry built into the stairs and a walk in laundry room with built in ironing station and storage. An outstanding example of efficiency and quality in smaller spaces.

Grand Award

Colony Park

Anaheim, California
 Builder/Developer: Brookfield Homes
 Architect/Designer: Robert Hidey Architects
 Interior Design: Design Line Interiors

Award of Merit

Belmaison

San Ramon, California
 Builder/Developer: Shapell Homes
 Architect/Designer: Robert Hidey Architects
 Land Planner: RJA-GPS
 Interior Design: DesignTec

Solaris

South Jordan, UT
 Builder/Developer: Garbett Homes
 Architect/Designer: KTYG Group, Inc.

Gen Y

Orlando, FL
 Builder: Centerline Homes
 Architect/Designer: Woodley Architectural Group, Inc.
 Interior Design: Kay Green Design, Inc.

The Rosamond

Denver, CO
 Builder: Berkeley Homes
 Developer: Lowry Redevelopment Authority
 Architect/Designer: Godden|Sudik Architects
 Interior Design: Captivating Design Services



Single Family Detached Home 2500 to 3500 sq. ft.



Judges Statement: . With a mixture of elevation styles and floor plans that appeal to the Gen Y buyer; and plans that allow a family to mature in place with ample room to raise children from "kindergarten to cap and gown"; and energy management design features including roof designs that would provide a solar roof no matter a home's street orientation. This 3,149 SF Plan can be built on front- or alley-loaded sites or placed "on the greens" where front doors face private pocket parks. An over-the-garage bonus room provides for an optional kid's play room, a bunk room, a guest suite, or a "man cave". The home environment can be controlled with an iPad dashboard. Great job.

Grand Award

PURE Stapleton

Denver, CO
 Builder: Infinity Home Collection
 Architect/Designer: KGA Studio Architects
 Interior Design: HRI Design

Award of Merit

Sandalwood at La Costa Oaks Residence One

Carlsbad, CA
 Builder: ColRich Residential
 Developer: Morrow Development
 Architect/Designer: Woodley Architectural Group
 Land Planner: Hunsaker & Assoc.
 Interior Design: Design Line, Inc

Overlook Plan 1

Lone Tree, CO
 Builder: Celebrity Custom Homes
 Architect/Designer: Woodley Architectural Group
 Interior Design: Kimberly Timmons Interiors

The Field at Lambert Ranch – Residence Two

Irvine, California
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streater Civil Engineers
 Interior Design: Meridian Interiors

Gen B

Orlando, FL
 Builder: Centerline Homes
 Architect/Designer: Woodley Architectural Group
 Interior Design: Kay Green Design, Inc.



Single Family Detached Home Over 3500 sq. ft.



Photographer: Christopher Mayer Photography

Judges Statement: . This home offers formal and informal living spaces yet lends itself to an elegant casual lifestyle. The home has a main floor master bedroom along with a 2nd floor master bedroom, meeting the needs of many of today's homebuyers by offering plenty of room for a multi-generational family. The kitchen includes an oversized island that seats 7, as well as a large butler pantry adjacent to the wok kitchen. The great room opens to a wonderfully appointed loggia. Here, attention to space, quality, design, and detail is unsurpassed.

Grand Award

The Grove at Lambert Ranch- Residence Three

Irvine, California
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streeeter Civil Engineers
 Interior Design: Meridian Interiors

Award of Merit

Sandalwood at La Costa Oaks - Residence Three

Carlsbad, CA
 Builder: ColRich Residential
 Developer: Morrow Development
 Architect/Designer: Woodley Architectural Group
 Land Planner: Hunsaker & Assoc.
 Interior Design: Design Line, Inc

The Grove at Lambert Ranch- Residence Two

Irvine, CA
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streeeter Civil Engineers
 Interior Design: Meridian Interiors

The Hill at Lambert Ranch - Residence Three

Irvine, CA
 Builder: The New Home Company
 Developer: LR8 OWNER, LLC
 Architect/Designer: Robert Hidey Architects
 Land Planner: Adams Streeeter Civil Engineers
 Interior Design: Meridian Interiors

Wilder Lot 114

Orinda, CA
 Builder/Developer: Brook Street
 Architect/Designer: Robert Hidey Architects
 Land Planner: Hart Howerton
 Interior Design: Mema Design

Arista at the Crosby - Plan 3

Rancho Santa Fe, CA
 Builder: Davidson Communities
 Developer: MKEC-Davidson Crosby, LLC
 Interior Design: Design Line Interiors



On the Boards Single Family Detached



Judges Statement: *These three-story single family detached homes combine color and form to create contemporary elevations that animate the streetscape. A mix of materials and glazing create an engaging geometric pattern. Floor plans range from 1,467 to 1,890 SF and include private outdoor living spaces, even on tight lots.*

Grand Awards

R & D 35x50 Lots Conceptual

Architect/Designer: KTG Y Group, Inc.



On the Boards Single Family Detached



Judges Statement: *The phrase "weekend home upstate" probably conjures visions of rustic cabins with timber frame interiors. Say hello to Chapin Cabins, which scored a grand award for its vibrant color, its smart envisioning of the open plan, its sense of play, and a complete re-envisioning of what a weekend home can be.*

Grand Awards

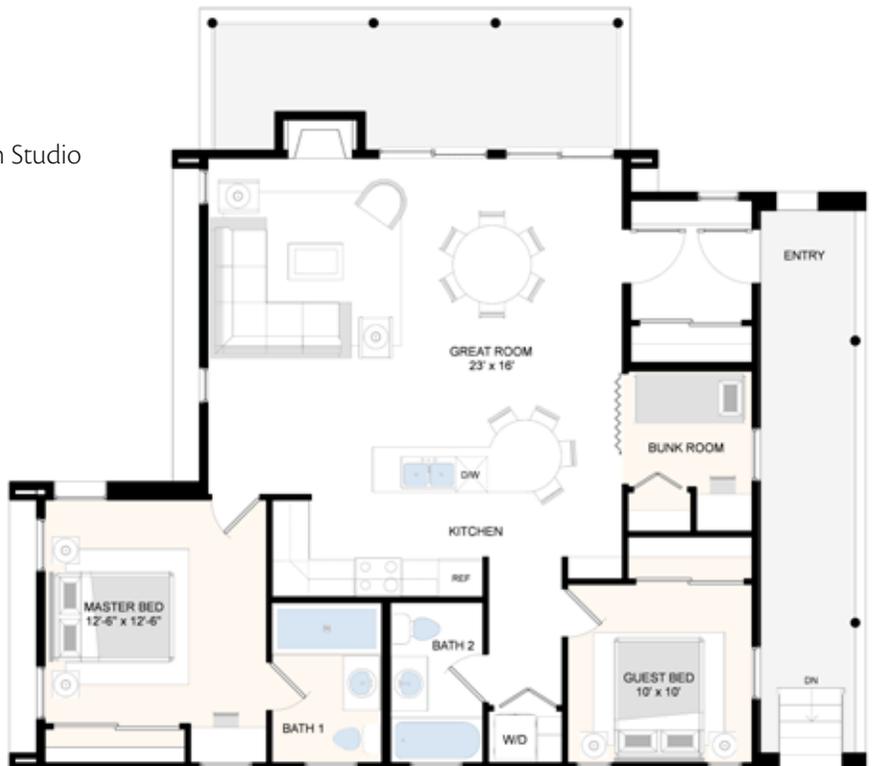
Chapin Cabins

Upstate New York

Builder: Howard Schoor

Developer: Woodstone Development, LLC

Architect/Designer: B3 Architects – Berkus Design Studio



Prefab or Modular Housing Concept



Grand Award

Krubiner House - Simpatico Homes

Emeryville, CA

Builder: Eco Offsite

Developer: Simpatico Homes

Architect/Designer: Swatt | Miers Architects

Judges Statement: *What's not to love about this project? In the eyes of the jurors, it was the modular project that didn't forget the modules. It is evident from the plans that the rules of prefabricated modular design and construction were ardently adhered to, which is an admirable display of discipline and rigor, and the end result is truly a delight. The judges were hopeful that this prefab example will inspire designers and builders to follow in this team's footsteps and expand the concept from single- to multi-family.*

Award of Merit

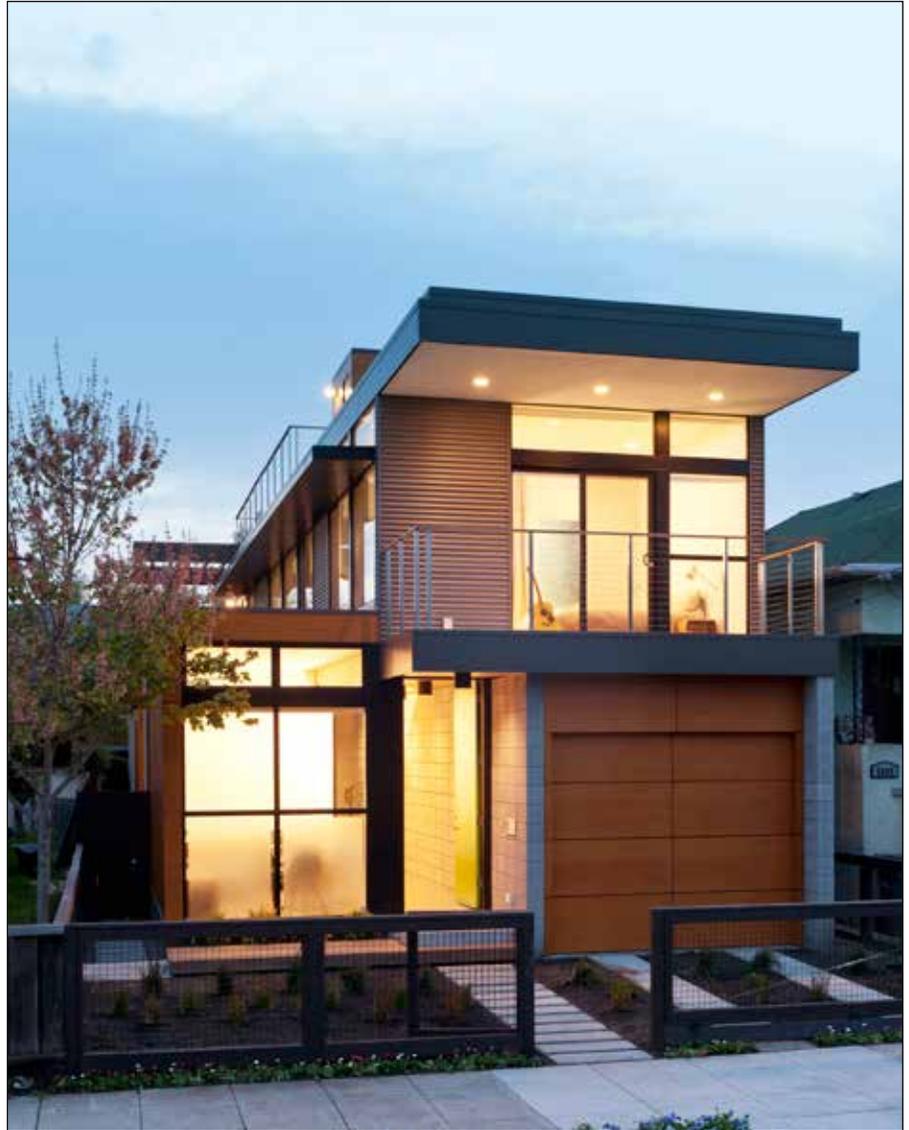
Superba House

Venice, CA

Builder: Core Construction

Developer: mnm.MOD

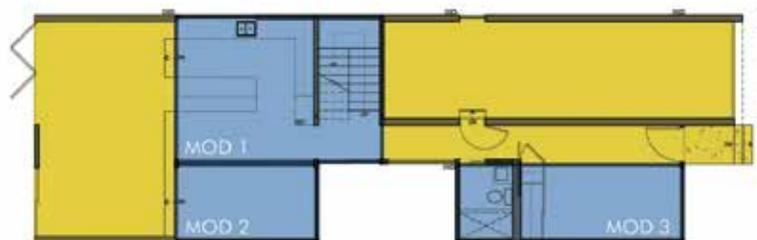
Architect/Designer: MINARC



Photographer: Russell Abraham Photography



UPPER LEVEL PLAN



LOWER LEVEL PLAN

Green Sustainable Residential Community



Community Statement The community is comprised of USGBC® LEED® Certified Homes – primarily Platinum Certified. They are also Energy Star Certified achieving HERS scores as low as 46 and ASHREA scores of 62.2. It achieved LEED-ND (neighborhood development), won the Idaho Smart Growth & Green Building Award and the National Outstanding LEED-Homes Production Builder Award for 2012. It's approved for Federal 2005 EPACT Energy Efficient Home Tax Credit.

The development reduces emissions, diverts 95% of construction waste from landfills, captures 100% of storm water on site, uses water-efficient fixtures and incorporates recycled and local materials in responsible ways such as precut, advanced framing.

The homes provides healthy living through universal design, radiant floor heating and LEED IAQ measures for ventilation and low-emission materials; and, in the neighborhood through pedestrian-friendly design – front porches, community gardens, gathering places and activities. Other attributes include -

Community connectivity to medical, schools, bike/bus routes Infill site with existing infrastructure Compact development - sustainably-sized homes and lots @ 7 units/acre Low-maintenance yards - no turf; drought-tolerant plants with drip irrigation Low-flow faucets, toilets, showerheads Recycled, low emission and locally-sourced materials

Overall, the community offers long-term economic value by prioritizing energy and water conservation, durability management and quality construction.

Grand Award

Meadow Ranch

Coeur d'Alene, Idaho

Builder/Developer: Active West Builders

Architect/Designer: RnD Architects

Award of Merit

seven35

North Vancouver, British Columbia, Canada

Builder/Developer: Adera Development Corporation

Architect/Designer: Integra Architecture Inc.
Interior Design: Calvert Design Studio

YWCA Family Village

Issaquah, Washington

Walsh Construction Co. – Washington

San Pasqual Academy

Escondido, CA

Builder: Legacy Building Services

Developer: County of San Diego – Department of General Services

Executive Architect: Roesling Nakamura Terada Architects, Inc.

Associating Architect: Rodriguez Associates Architects & Planners, Inc.

Land Planner: County of San Diego/

Delorenzo Inc.

Interior Design: Roesling Nakamura Terada Architects, Inc.

Terra Sol

South Salt Lake, UT

Builder/Developer: Garbett Homes

Architect/Designer: KTG Group, Inc.

Interior Design: Osmond Designs

Mirabella Portland

Portland, Oregon

Builder: Hoffman Construction Company

Developer: Pacific Retirement Services

Architect/Designer: Ankrom Moisan Associated Architects



Green Sustainable Commercial Project



Photographer: Costea Photography, Inc.



Judges Statement: Sometimes simplicity of concept can create major impact; such is the case with this bold and confident special-purpose building. The design team accepted the constraints of the site and punched back with a singular iconic stroke. The jury appreciated the diagrams included to explain the passive sustainable concepts incorporated into the building while still being arrested by its billboard audacity. This will clearly become a campus landmark.

Grand Award

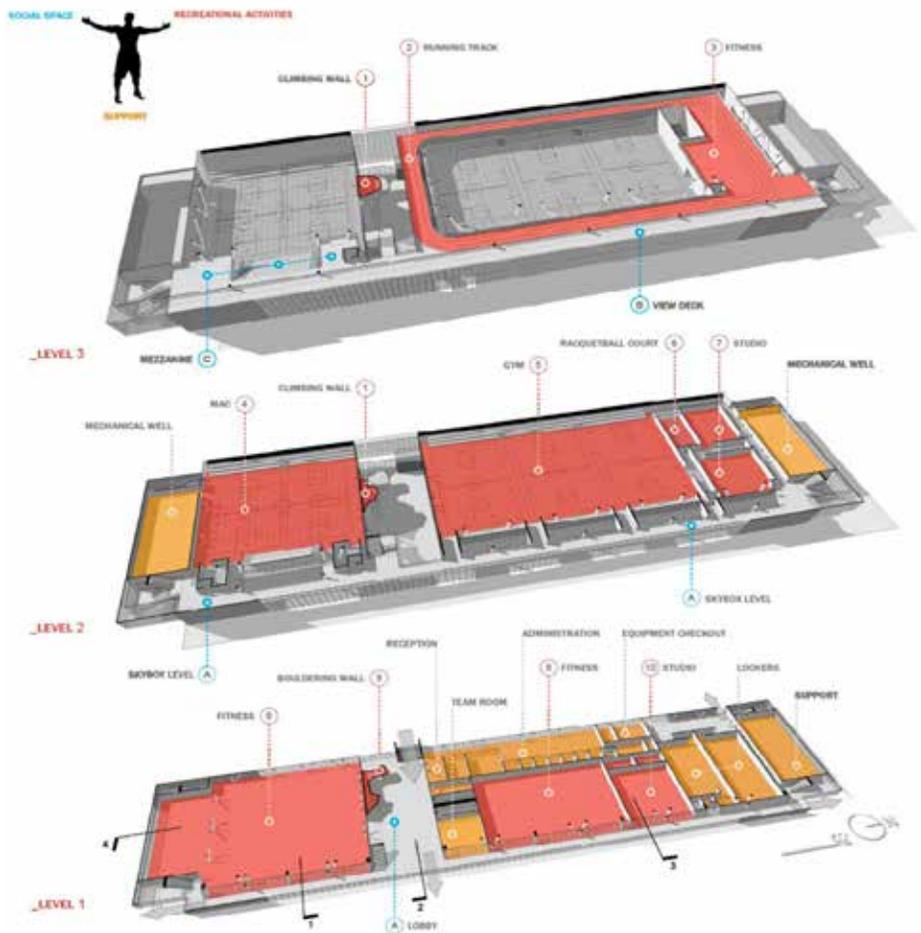
California State University, Northridge - Student Recreation Center

Northridge, CA
 Owner/Developer: California State University - Northridge
 Builder: C.W. Driver
 Architect/Designer: LPA, Inc

Award of Merit

Doerr-Hosier Center

Aspen, Colorado
 Builder: Shaw Construction
 Developer: The Aspen Institute
 Architect/Designer: Jeffrey Berkus Architects, Inc.
 Interior Design: River Terrace Design



Zero Net Energy Home Design



Grand Award

Residence 205

Community Statement: Our goal for the Residence 205 Net Zero EnergySmart home was to take our extremely efficient, award winning floorplan, which has been designed to fit today's homebuyers wants, needs and tastes, and take it to the next level by eliminating the estimated annual electricity usage. Our award winning home already addresses several major areas of energy consumption; including appliances, lighting, HVAC, water heating, and the thermal envelope, so the final step in the design phase was to size a solar system specifically to zero out the estimated annual electricity usage for the home.

We understand that the thermal envelope is where most of the opportunity exists in saving energy, so we start there. By using higher density R-15 wall insulation, Anlin argon gas filled, dual-pane/dual-glazed Monte Verde windows, radiant barrier roof sheathing, and Cool Roof Rating Council recognized roofing tiles, our envelope assemblies are far from the "typical construction" practices. By employing "Best Practice" construction techniques throughout the build of the home, we ensure the homes thermal performance is top notch, minimizing the heat gain and loss of the home.

We address the other high-energy use areas of the home by installing high efficiency equipment. A never-ending supply of hot water is supplied by an 96% efficient Rinnai Tankless water heater. All the rooms of the home are perfect, tempered thanks to the 16 SEER / 13 EER cooling system and the 95% AFUE heating system that delivers its conditioned air using a 2 speed, Electronically Controlled Motor, through an engineered duct system, which is insulated to a full R-8. Last, but not least, we install high efficacy lighting and EnergyStar® rated appliances to ensure even the energy you must use is used efficiently.

All of our homes start with this approach to reducing overall energy consumption. The Residence 205 Net Zero EnergySmart home exceeds the California Energy Code by more than 30% (see diagram 1) and requires only a 4.7kW PV solar system to eliminate its estimated annual electrical usage. By minimizing the overall energy consumption of the home first, we minimize the PV system size needed to meet our goal of 100% electricity offset, and can still offer the homebuyers something they can afford. Being the first build to offer multiple floor plans with Net Zero electric technology in our area has giving us a competitive advantage all while saving resources.





Judges Statement: *The GreenPoint Rated label is the mark of quality for green home construction. It is a recognizable, independent seal of approval that verifies a home has been built or remodeled according to proven green standards. Homes are evaluated in five environmental categories; energy, indoor air quality, resource conservation, water and community design.*

Since the program launched in 2006, over 11,000 new homes throughout California and Nevada have been GreenPoint Rated. These homes have saved over 112 million gallons of water and avoided nearly 9,000 tons of greenhouse gases, the equivalent of taking more than 1,500 cars off the freeway for an entire year.

It is our production builders that we have to thank for delivering these results and building increasingly better performing and more sustainable homes. This year's Grand Prize winner, Meritage Homes Ragle Ranch community in Santa Rosa, is one of those builders who have shown true leadership in the field of green homes.

Using cutting edge construction practices, the Meritage homes perform at least 39% better than California's energy code, which is in itself more rigorous than our national code. Meritage incorporated advanced ventilation practices to bring fresh air into their tightly built home, water-efficient indoor fixtures, appliances, and outdoor landscaping techniques, and used low-emitting products throughout the home for better indoor air quality.

All of the homes are oriented for solar and come prepared to receive an optional combined solar electric and solar water system. A park and open space provides recreational area for the community recreation and gatherings.

Meritage also had their work verified by third party professionals like EnergyStar and GreenPoint Rated, so they could provide their customers with proof of a green home.

We are proud to give this year's Grand Prize in the GreenPoint Rated category to the Meritage Homes Ragle Ranch community in Santa Rosa and recognize them for raising the bar for green homes in the production home market.

Grand Award

Ragle Ranch by Meritage Homes

Santa Rosa, CA

Builder/Developer: Meritage Homes

Award of Merit

Harmon Gardens

Berkeley, CA

Builder/Developer: Affordable Housing Associates

The Nob Hill Haus

Los Angeles, CA

Architect/Designer: Frank Pasker

Interior Design: GRIT LEIPERT

Magnolia Terrace

Emeryville, CA

Builder: D & H Construction

Developer: Housing Consortium of the East Bay (HCEB)

Architect/Designer: Gonzales Architects

LandPlanner: TDelany/SEAM Studio

Building Industry Community Spirit Award



2011 St. Jude Dream Home

Chestnut Grove, Fresno, California
Builder/Developer: De Young Properties
Architect/Designer: Michael R. Rupard, AIA
LandPlanner: Quad Knopf



Judges Statement: *In a prime location with an open-air courtyard and 3 clean-air gas fireplaces, a Dream Home was the first-place prize in the 2011 St. Jude Dream Home Giveaway to benefit St. Jude Children's Research Hospital. The event sold all 10,000 tickets and successfully raised \$1,001,180. 100% of the proceeds were donated to St. Jude Children's Research Hospital, which works around the clock to develop cures to save the lives of boys and girls. Over a majority of all land costs and work performed were donated on a pro-bono basis by the builder and trade partners. To date, the builder has been the major donor and builder of five St. Jude Dream Homes, to raise \$4,476,025 to help the kids of St. Jude fight cancer and other catastrophic childhood diseases.*

The EnergySmart state-of-the-art home, combined with a solar power system, was designed to reduce annual electricity costs to zero. Also, this Net Zero home was GreenPoint Rated, Energy Star certified and built to the California Advanced Homes Program Tier 2 standards for assurance that it is healthier to live in and saves the winning family money on their power bill. A win also for the children of St. Jude.

Hill View Acres Childrens Home #2

Chino, CA
Builder: Lennar Charitable Housing Foundation
Developer: Hill View Acres Children's Home
Arhcitect/Designer: Kevin L. Crook Architect, Inc.



Judges Statement: *Acres Boy's Cottage #2. The goal was to create a less institutionalized more residential setting within a 5,427 square foot facility accommodating 12 children in 6 bedrooms. Bathroom facilities for up to 9 children simultaneously 3 staff bedrooms each with private bathroom Large central "Living Room" / Activity Area Dining facility for 20 Kitchen with dual refrigerators, ranges and dishwashers Laundry rooms with dual washers and dryers. Social worker office Visitor Room Bike storage The plan was designed to allow for easy monitoring of the young residents inside the facility as well as to create a controlled "front yard" courtyard area. The finishes and detailing used for both the interiors and exterior elevations were selected to foster an atmosphere of "home" and "neighborhood"*

Phoenix Dream Center Dream Rooms

Phoenix, AZ
Builder/Developer: Desert Star Construction
Interior Design: Amelia Kizerian Interiors
Interior Design: Janet Brooks Design
Interior Design: Treken Interiors
Interior Design: Karen Rapp Interiors
Interior Design: Overstreet Interiors
Interior Design: Vallone Design
Interior Design: Ownby Design
Interior Design: OZ Architects
Interior Design: TM Design Studio
Interior Design: Palm Design Group



Photographer: Mark Boisclair Photography

Judges Statement: *Ten top Arizona Designers volunteered their services and were given freedom to create a "Dream Room". Designers, trade contractors, suppliers, and many others devoted thousands of man hours to bring these ten renovated "Dream Rooms" to fruition. Their generous donations of time and materials allowed 100% of the costs to be underwritten.*

The mission of Phoenix Dream Center - Rescue Project is to offer safe refuge and specialized assistance to victims of human trafficking. This facility was in desperate need of repair. Desert Star recognized the need to provide a secure place for the women, but also wanted it to be a compassionate haven where they have the opportunity for restoration. As structural repairs were in process, dreams were also underway as to how to transform these rooms into a place for these girls to be healed and dream "new dreams" of what their future might be. They were traumatically robbed of their childhood so the idea of a "Dream Room" was birthed. DSC was honored to lead and work alongside all of those on the "Dream Team" to bring this to reality in less than 4 months. An additional 21 rescued women can now reside within a "Dream Room".

Building Industry Community Spirit Award



Grand Awards

St. Jude Dream Home

The Meadows, Castle Rock, CO

Builder: Joyce Homes

Architect/Designer: Woodley Architectural Group, Inc.

Interior Design: Kimberly Timmons Interiors



Photographer: HDR Homes

Judges Statement: Drawing from the rural roots of the surrounding master plan, this home employs a modern farmhouse aesthetic. A variety of siding types, metal siding accents, and a playful palette of colors provide a fresh alternative for a marketplace in search of a less predictable vernacular. A large wrapping front porch surrounds the main living areas, affording views to the open space, which borders the home. At the rear, the porch leads to an above-the-garage guest house, perfect for extended family or a college student's work studio. The open floor plan responds to buyers desiring a simple plan form that allows for the family to gather in one space. Four bedrooms, three-and-half baths, and two offices on the main floor provide all the function required for growing families.

Children's Museum

Santa Barbara, CA

Builder: Signal Construction

Developer: City of Santa Barbara - Children's Museum Santa Barbara

Architect: B3 Architects, Berkus Design Studio

Interior Exhibits: Creative Machines and Gyroscope



Judges Statement: The Children's Museum is a playground for the young mind in a historic Spanish colonial district. It will function as a high-performing, energy efficient structure with a LEED Gold Certification. Five years of pro-bono time has been dedicated to the design and overall vision for this project, ultimately creating a sustainable center for education through hands-on learning and participation. The building itself, located on a city-owned brownfield site, will serve as an exhibit of sustainability with implementations such as reclaimed materials and a green roof. The museum is also in close collaboration with the local University of California Santa Barbara (UCSB) to implement energy performance displays throughout the building. These displays will communicate an awareness of energy consumption within the building, providing youth with an understanding of how a building functions, and the importance of energy efficiency. The creative reuse of everyday materials and the implementation of energy-consumption displays will inspire children to become designers and innovators in their everyday lives, as well as promote awareness of energy-conservation. The Children's Museum will be a safe, welcoming environment for children, families, and the local and outside communities alike to come together to play, learn and share.

International Residential Project - Detached



Judges Statement: *This community creates a garden oasis in a high density neighborhood in the heart of China's busiest city. The creativity employed in the planning and architecture deliver on the luxury lifestyle that combines a pastoral setting with city living. The formal architecture and highly detailed elevations combined with innovative floor plans, and the packaged served to impress the judges.*

Grand Awards

Lagoon Manor

Beijing, China
Builder: China Construction Sixth Engineering Division Corp. Ltd
Developer: Beijing Zhonghai Real Estate Co., Ltd.
Architect/Designer: Dahlin Group Architecture Planning
Interior Design: Shenzhen Ziren Environmental Design Co., Ltd

Award of Merit

Mesoyios Park Plots & Residences

Cyprus
Builder: Georgiou & Lagos
Developer: Lefteris Livadhiotis & Sons Property Developers
Architect/Designer: Yiannakis Demetriou

Horizon Heights Residences

Cyprus
Builder: Georgiou & Lagos
Developer: Lefteris Livadhiotis & Sons Property Developers
Architect/Designer: Yiannakis Demetriou

Dianshan Lake Villas

Kunshan City, China
Builder/Developer: Kunshan Zhongxu Real Estate Development CO. LTD.
Architect/Designer: Dahlin Group Architecture Planning
Interior Design: Ryan Young Interiors and I_International Group USA Corp

La Cadere II

Chengdu Mumashan, China
Builder: Sichuan Construction Mechanization Engineering Company
Developer: La Cadere Group
Architect/Designer: Dahlin Group Architecture Planning
Interior Design: Thomas Chan Designs Ltd





Judges Statement: *Ambitious and inventive, this community delivers on many levels. Combining a traditional Chinese housing cluster with a not-so-Chinese Mediterranean character, the designers were able to create intimate spaces within this very large project. The unit plans are solid and detailing is consistent, well proportioned and appropriately restrained.*

Special recognition is deserved for the beautifully landscaped grounds which mitigate the immense underground parking structure while reinforcing the architectural character. The absence of vehicular traffic within the plan provides a continuous landscape experience and connectivity.

Grand Award

CIFI Residential Community

Shanghai, China

Builder: Jiangxi Construction Engineering (group) Corporation

Developer: Shanghai XuPu Real Estate Co., Ltd (CIFI Group)

Architect/Designer: Joseph Wong Design Associates, Inc. (JWDA)

Interior Design: WINTOP Design, LTD (Shanghai)

Award of Merit

Jindu Lingping

Hangzhou, China

Builder: Zhejiang Qianjiang construction group Co, LTD

Developer: Hangzhou Beili Jindu Property Co., Ltd.

Architect/Designer: Dahlin Group Architecture Planning

Interior Design: Patrick Fong Design Ltd.



Grand Award

Chaz.Yorkville

Builder:PCL Constructors Canada

Developer:45 Charles Ltd. & Edenshaw Homes Limited

Architect/Designer: Page & Steele / IBI Architects

Interior Design:Cecconi Simone

Judges Statement: *A visually stunning addition to the skyline, this high-rise condominium wooed the judges with its courage and sophistication. The sleek design of the 39-story tower resists stereotypical description. Its recessed balconies allow the building skin to remain uncluttered, providing great contrast for select elements such as the residents club occupying the 36th and 37th floors. A variety of units address a range of buyer tastes and needs. The unique corner plans create faceted building edges that project through all levels, eliminating hard edges while expanding interior space.*

Award of Merit

seven35

North Vancouver, British Columbia, Canada

Builder/Developer: Adera Development Corporation

Architect: Integra Architecture Inc.

Ultima

Vancouver (West Side, UBC), British Columbia, Canada

Builder/Developer: Adera Development Corporation

Architect: Rositch Hemphill and Associates

Interior Design: Portico Design Group, Ltc.

Kensington Housing Development

Kensington Melbourne

Builder: Becton Kensington Construction Pty Ltd

Developer: Becton Property Group

Architect/Designer: Billard Leece Partnership

Interior Design: Becton Property Group

Jinshan Town Center

Guangzhou, China

Builder: Jiangsu Huajian

Developer: China Merchant Property Development

Architect/Designer: Dahlin Group Architecture Planning

Interior Design: China Merchant Property Development



Photographer:Joy Von Tiedman/Melissa D'Souza



Judges Statement: *This plan is recognized with equal measure for its creative energy and respect of the existing community fabric. Continuity of old and new is achieved with the preservation of numerous existing structures, established local reference points within the community. Of particular importance are twin 200' concrete towers which are a key element of the overall solution serving as the hub of activity. The brownfield site will be home to a diverse mix of uses including hospitality, academics, live/work, international commerce and a working waterfront zone. There's even room for a small organic garden. Nice job!*

Grand Award

El Mangle

La Paz, Mexico
 Owner/Developer; Baccharis LLC
 Architect/Designer; Jeffrey Berkus Architects in collaboration with Diego and Lucia Comacho
 Land planner; Jeffrey Berkus AIA in collaboration with Baccarris LLC.

Award of Merit

River District Vancouver

Vancouver, B.C. Canada
 Developer: ParkLane River District Developments Ltd.
 Architect/Designer: James KM Cheng Architects
 Land Planner: Duany Plater-Zyberk & Company

Marina Azul

La Paz, Baja Mexico
 Developer: The Land Lab
 Lead Architect/Designer: Studio 81 International
 Lead Land Planner: Studio 81 International
 Consulting Land Planner: Wang Associates International
 Consulting Hospitality Planner: WATG

La Cadiere II

Chengdu Mumashan, China
 Builder: Sichuan Construction Mechanization Engineering Company
 Developer: La Cadiere Group
 Architect/Designer: Dahlin Group Architecture Planning
 Land Planner: Dahlin Group Architecture Planning

Coca Island

HaiTang Bay, SanYa, HaiNan Island, China
 Builder: HaiNan JiangFeng Tourist Development Ltd
 Architect/Designer: Bing Hu, AIA, H&S International/Allen+Philp

Xi Cheng

Shenzhen, China
 Owner/Developer: Shenzhen CMOCT Real Estate Ltd.
 Architect/Designer/Planner: DDG



Judges Statement: *Inspired by the natural environment, this beach retreat draws from water as a design element throughout. Still water reflects the sky, plants and buildings. Moving water introduces contrasting sound to complement the natural surf and pooled water provides for swimming and relaxation. The architecture is incredibly strong and balanced, an incarnation of ultimate luxury. The project is wonderfully scaled and detailed; it's an amazing study in composition and harmony of materials. Nothing should be added and nothing taken away.*

Grand Award

Coca Island

HaiTang Bay, SanYa, HaiNan Island, China
 Builder: HaiNan JiangFeng Tourist Development Ltd
 Architect/Designer: Bing Hu, AIA, H&S International/Allen+Philp

Award of Merit

River District Vancouver

Vancouver, B.C. Canada
 Builder/Developer: ParkLane Homes
 Architect/Designer: Hughes Condon Marler Architects
 Land Planner: PWL Partnership
 Interior Design: Braun Allison

Red Flag Valley Resort and Golf Residence

Dalian, China
 Builder: Haichang Construction Company
 Developer: China Haichang Tourism Group
 Architect/Designer: Joseph Wong Design Associates, Inc. (JWDA)

Poly Clubhouse

Chengdu, China
 Builder/Developer: Xindu District, Chengdu Poly Investment Co., Ltd.
 Architect/Designer/Planner: Dahlin Group Architecture Planning



International On the Boards Project



Judges Statement: Judges took note of the careful way this on-the-boards resort community preserves the unique ecological features of the 2,000 acre site both during development and going forward. The design and development team also incorporate the traditions and expressions of central China throughout the mixed-use resort village. The character of the architecture integrates a distinctive blend of traditional forms with modern spaces and function.

Grand Award

Pai Hu

Wuhan, China

Developer: Xiantao Pai Hu Development Company, LTD.

Architect/Designer/Planner: DTJ DESIGN, Inc

Award of Merit

KSCH Residence

Bahrain

Architect/Designer: Landry Design Group, Inc.

Marina Azul

La Paz, Baja Mexico

Developer: The Land Lab

Lead Architect/Designer: Studio 81 International

Lead Land Planner: Studio 81 International

Consulting Land Planner: Wang Associates International

Consulting Hospitality Planner: WATG

The Center of Performance Arts

Jiangsu, China

Developer: Jiangsu Government

Architect/Designer/Planner: AWDA

Cantilever Homes

Kunming, China

Builder/Developer: Jinyang Real Estate Development, Ltd.

Architect/Designer/Planner: Danielian Assoc.



Photographer: Bing Hu



Judges Statement: *The MinSheng Beach Retreat is a super luxurious “hotel within a hotel” retreat just steps from the main Westin Beach Resort. Inspired by the natural environment that it is constructed in, the Beach Retreat draws from water, one of the five elements from the Chinese tradition and incorporates it as an architectural element throughout the compound. Still Water is used to reflect the sky, plants and buildings. Moving Water is used to introduce not only movement but also additional sounds to complement the natural surf. And water is used for recreation for swimming and relaxing.*

The interplay of light and water draws inspiration from its intersections, allowing different and unique expressions for each individual part and yet allows it all to be part of the whole.

The Retreat was envisioned as a series of graceful spaces with meandering pools surrounded by a private resort within the greater resort. It is a gesture towards creating the ultimate in exclusivity, luxury and privacy.

As the American architect Frank Lloyd Wright paraphrased LaoTse: The reality of the building does not consist in roof and walls but in the space within to be lived in

Grand Award

MinSheng HaiTang Bay Beach Retreat

HaiTang Bay, SanYa,

HaiNan Island, China

Builder: HaiNan JiangFeng Tourist

Development Ltd

Developer: HaiNan JiangFeng Tourist

Development Ltd

Architect/Designer: Bing Hu, AIA/Claudio

Munoz H&S International

Interior Design: Allen + Philp



Residential Project of the Year - Detached Product



Judges Statement: *The energy-forward homes of Solaris are part of a master-planned community in South Jordan, Utah. Their bright colors and modern lines attract attention, and as does the fact that living here means very low utility bills – as in \$5 a month. In an extreme climate like Utah, that’s an achievement, and it’s thanks to solar or geothermal standard in all of its contemporary-looking, one-family homes. Solaris got a Project of the Year nod from the judges for its light, bright spaces, its eco-forward approach, and its reinvention of the detached, single-family home development.*

Grand Award

Solaris

South Jordan, UT
Builder/Developer: Garbett Homes
Architect/Designer: KTG Group, Inc.

Award of Merit

PURE

Stapleton Denver, CO
Builder: Infinity Home Collection
Architect/Designer: KGA Studio Architects
Interior Design: HRI Design

Sandalwood at La Costa Oaks

Carlsbad, CA
Builder: ColRich Residential
Developer: Morrow Development
Architect/Designer: Woodley Architectural Group
Land Planner: Hunsaker & Assoc.
Interior Design: Design Line, Inc

Arista at the Crosby

Rancho Santa Fe, CA
Builder: Davidson Communities
Developer: MKEC-Davidson Crosby, LLC
Interior Design: Design Line Interiors

Lambert Ranch

Irvine, CA
Builder: The New Home Company
Developer: LR8 OWNER, LLC
Architect/Designer: Robert Hidey Architects
Land Planner: Adams Streater Civil Engineers
Interior Design: Meridian Interiors

Residential Project of the Year - Attached Product in an Urban setting



Photographers: Bruce Damonte | Proehl Studios



Judges Statement: An infill project built on a part of downtown San Francisco that was scarred by the Loma Prieta quake in 1989, the Drs. Julian and Raye Richardson Apartments provide housing for homeless in transition, with a bakery in the building providing job training to residents. The energetic rhythm of the project's façade makes it a standout on the street, and its light-filled hallways, gathering rooms and apartments--as well as a green roof where residents can grow their own food--garnered this inspiring and inspired project a Residential Project of the Year Award.

Drs. Julian and Raye Richardson Apartments

San Francisco
 Builder: Cahill Contractors
 Developer: Mercy Housing California
 Developer: Community Housing Partnership
 Owners' Representative: Design Studios Gonzalo Castro
 Architect: David Baker + Partners
 Associate Architect: Baker Vilar Architects
 Interior Design: David Baker + Partners

Award of Merit

seven35

North Vancouver, British Columbia,
 Canada
 Builder/Developer: Adera Development Corporation
 Architect/Designer: Integra Architecture Inc.
 Interior Design: Calvert Design Studio

Primera Terra

Playa Vista, CA
 Builder/Developer: KB Home
 Architect/Designer: KTG Group, Inc.
 Interior Design: Triomphe Design

Division 43

Portland, OR
 Builder: D.R. Horton
 Architect/Designer: Woodley Architectural Group, Inc.
 Interior Design: Creative Design Consultants, LLC

Westgate Pasadena

Pasadena, CA
 Builder: Regis Contractors
 Developer: Sares-Regis Group
 Architect/Designer: TCA
 Interior Design: Style Interiors



Residential Project of the Year - Attached Product within a Suburban setting



Photographer: Christopher Mayer Photography

Judges Statement: *This luxury housing in the suburbs has varied facades that make it a standout. Well-conceived outdoor spaces, spacious, high-functioning kitchens, and smartly planned kitchen spaces helped it nab a Project of the Year Award.*

Grand Award

The Villas at Pacific Shores

Huntington Beach, CA

Builder/Developer: Christopher Homes

Architect/Designer: MSA Architects

Award of Merit

Village Bel Air

Los Angeles, CA

Builder: TriCal Construction Inc.

Developer: Sepulveda Bronwood, LP

Architect/Designer: Clark & Hedrick Architects

Interior Design: Design West

Origen

San Diego, CA

Builder/Developer: Shea Homes

Architect/Designer: Woodley Architectural Group, Inc.

Interior Design: Design Line Interiors

The Bungalows at Pacific Shores

Huntington Beach, CA

Builder/Developer: Christopher Homes

Architect/Designer: Lim Chang Rohling

Brighton Place

Poway, CA

Builder: Sun Country Builders

Developer: San Diego Interfaith Housing Foundation

Architect/Designer: Rodriguez Associates Architects & Planners, Inc.



Photographer: Bernard Andre, Bernard Andre Photography



Grand Award

Thrash House

Los Gatos, CA

Builder: Robson Properties, Inc.

Developer: Robson Properties, Inc.

Architect/Designer: Sal Caruso, Salvatore Caruso Design Corporation

Interior Designer: Marie Peterson, Chelsea Court Designs

Award of Merit

Circle-Kitchen

Corona Del Mar

Builder: Spinnaker Development, LLC

Architect/Designer: Craig Hampton

Interior Design: Details A Design Firm

Star Mesa Kitchen

Aspen, Colorado

Builder: Construction Services Company, Inc.

Architect/Designer: Charles Cunniffe Architects

515 Ridge

Houston, Texas

Builder Name: Allegro Builders

Architect/Designer: Allegro Builders

Interior Designer: Nelson Valena

The Century

Century City

Builder: Webcor Builders

Developer: Related Companies

Architect/Designer: Robert A.M. Stern Architects (Design Architect)

Architect/Designer: HKS Architects, Los Angeles Office

(Architect of Record)

Interior Design: Marmol Radziner & Associates



Photographer: Erhard Pfeiffer

Grand Award

Finefrock Residence

Malibu, CA

Builder: Tyler Development

Architect/Designer: Landry Design Group

Land Planner: Landry Design Group

Interior Design: Kathryn Designs

Specialty Space - Can be indoor or outdoor or both



Photographer: Christopher Mayer Photography



Grand Awards

Weiss Wine Tower

Napa, CA

Builder: Grassi Construction, Inc.

Architect/Designer: Dahlin Group

Architecture Planning

Interior Design: InDesign One



Specialty Space - Can be indoor or outdoor or both



Grand Awards

The New American Home

Winter Park, Florida

Builder: Phil Kean Designs, Inc.

Architect/Designer: Phil Kean Designs

Interior Design: Phil Kean Designs



Judges Special Awards of Excellence



As part of the Gold Nugget Awards judging... the Jury has the discretion to recognize projects and concepts with Judges Special Awards of Excellence. This years award honorees all fill an important element to our society... needs based housing.

The Patriot Home - The Wounded Warrior Home Project at Fort Belvoir

Fort Belvoir, Virginia
Builder: Clark Builders Group LLC
Developer: Clark Realty Capital, LLC
Architect: Michael Graves and Associates

Designed as a prototype single-family home that aims to address the wide variety of physical and mental injuries afflicting our nation's growing number of active-duty Wounded Warriors. This single-story home's yellow façade is "uniquely normal" and fits seamlessly within the neighborhood. Despite its unassuming exterior, the home far exceeds accessibility standards to suit the Wounded warrior and, his/her family. This endeavor contributes to a broader dialogue on leveraging thoughtful, human-centered design to better accommodate all persons with disabilities. Through universal principles, the Patriot Home radically transforms accessible housing – meeting the needs of deserving soldiers and function as a model for future homes.



San Pasqual Academy

Escondido, CA
Builder: Legacy Building Services
Executive Architect: Roesling Nakamura Terada Architects, Inc.
Associating Architect: Rodriguez Associates Architects & Planners, Inc.
Land Planner: County of San Diego/ Delorenzo Inc.
Interior Design: Roesling Nakamura Terada Architects, Inc.

This sustainably designed development is located on a High School campus for foster children. It provides transitional housing for graduating students. These homes replace those lost in the devastating 2007 San Diego Witch Creek Fire. A new administration center replacing the one lost in the fire was also constructed. The architects designed the buildings to provide young adults a balance of supervision, education and independence.

This campus housing is an architecturally impressive project with a purpose, serving as a tool to support the lives of young adults. This community brings them stability, knowledge and preparation for their future.



SEASONS at Compton

Compton, CA
LINC Housing Corporation
Builder: CMSI/Advent Companies
Developer: LINC Housing
Interior Design: Inside Matters

Featuring 84 one and two bedroom apartments that serve a blend of limited-income seniors, seniors with developmental disabilities, seniors who care for dependents with developmental disabilities and recently homeless seniors with disabilities – one of the few examples of integrating these underserved populations. This program is a thoughtful cutting-edge community with stand-out features to meet their unique needs.



Bridge Meadows

Portland, Oregon
Guardian Real Estate Services LLC
Builder: Walsh Construction
Developer: Guardian Real Estate Services LLC
Architect/Designer: Carleton Hart Architects
Interior Design: Glow Interior Design

The concept of this project is to integrate two demographics - senior households and families raising foster children - in a mutually respectful and supportive living environment. It is designed with community always at the forefront of design.

Living units surround a common courtyard with sustainable, native species landscaping, hard structure play areas, and community gardens designed to teach families and seniors the benefits of natural food sources.



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Builder

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