

# PROBUILDER

PROFESSIONAL BUILDER

THE OFFICIAL PUBLICATION OF NAHB

JANUARY/FEBRUARY 2024

## THE NEW AMERICAN HOME 2024

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**PERHAPS MY  
FAVORITE  
ISSUE TO  
DATE...**

## SINGLE-FAMILY BUILD-TO-RENT

By Larry W. Garnett, FAIBD,  
House Review Lead Designer

Interest in and production of new single-family rental homes has steadily increased during the past few years, fueled most recently by housing price inflation and rising mortgage rates.

Now there are entire neighborhoods of single-family build-to-rent (SFB2R) homes that provide an alternative for folks who would rather live in a detached home than a multifamily community.

While SFB2R communities are certainly appealing, often offering a full slate of amenities akin to for-sale projects, smaller-scale opportunities also are emerging for single renters seeking compact homes with a small, private yard for outdoor living and for their pets.

In addition, more communities are allowing homeowners to build secondary living structures on their properties to offer as affordable “cottage” rentals or as independent living options for family members.



### 55+ COTTAGES

#### DESIGNER

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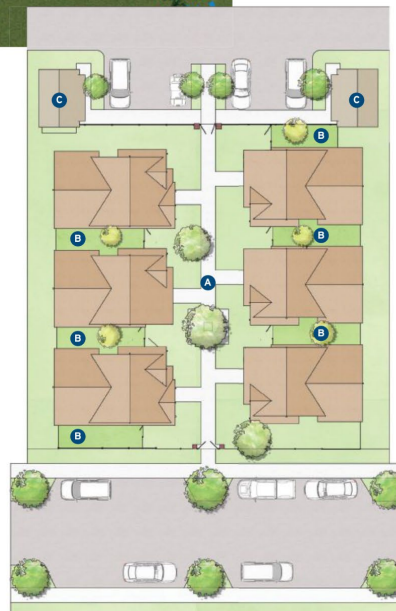
#### DIMENSIONS

Width: 24 feet  
Depth: 40 feet  
Total built area: 960 sf  
Renderings: Larry Garnett

Developed as a 55-plus neighborhood, these single-bedroom cottages also appeal to younger individuals seeking detached rental housing.

The open floor plan includes an alcove with a built-in desk, file storage, and shelves, and each cottage has a private side yard ideal for pets. Residents are provided with a secure 6-by-12-foot storage space adjacent to the resident parking area. Inset parking along the street allows guests to enter the courtyard through a wrought-iron gate.

- A** Common courtyard
- B** Private side yards ideal for pet owners
- C** Individual storage for each resident
- D** Front porches overlooking common courtyard provide outdoor living space
- E** Study alcove with built-in desk







### COTTAGE PLAN

#### DESIGNER

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#### DIMENSIONS

Width: 18 feet  
Depth: 32 feet  
Living area: 576 sf

**Build-to-rent housing** is one of the fastest growing segments in the single-family construction market.

Increasing property taxes and lack of affordability, as well as less home maintenance and the ability to live more "mobile," make B2R appealing for all demographics.

The primary challenge is applying cost-effective construction techniques while offering a quality product that's competitive in the market. The techniques below, especially when applied at scale, can help achieve an efficient yet pleasing design.

- A** Simple foundation shape reduces concrete
- B** Exterior dimensions in 2-foot increments create less material waste
- C** Consistent bathroom layouts and appliance offerings
- D** Consistent window sizes and minimal window counts, particularly on side elevations, as well as standardized interior door sizes and removal of closet doors
- E** Familiar, simple-yet-elegant elevation styles and roof forms create variety while reducing costs and maintenance



### THE AUBREY

#### ARCHITECT

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#### DIMENSIONS

Width: 30 feet  
Depth: 30 feet  
Living area: 1,000 sf

**Build-to-rent designs** must be both efficient to build and functional.

Cost is a major factor in determining feasibility. Lean design is a great tool for achieving cost savings without sacrificing aesthetics or construction quality.

- A** Squares are by far the most cost-efficient building shape
- B** Don't overlook storage—a valued amenity for this market
- C** An open floor plan makes the home feel larger
- D** A balcony that is the width of the building is a cost-effective way to extend living space





**WESTVIEW**

**DESIGNER**

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**DIMENSIONS**

Width: 40 feet  
 Depth: 64 feet  
 Living area: 1,639 sf

**This home was designed** for a premium home-rental experience.

The focus is an outdoor living space that wraps around the home's main living areas, providing multiple access points to the outdoors. The layout also puts distance between the secondary bedrooms and the owner's suite to reduce noise transfer and offer greater privacy.

- A** Large entry porch
- B** Entry and dining space with views to the rear yard
- C** Secondary bedrooms separated from owner's suite
- D** Open kitchen, family, and dining spaces
- E** Walk-in pantry, drop zone, and home office alcove
- F** Large, covered wraparound outdoor space
- G** Owner's suite at rear of home overlooking the yard







# PROBUILDER SHOW VILLAGE

## Join us at the International Builders' Show to celebrate our 30-year milestone February 27-29, 2024.



**MALIBU HOME** A small footprint home featuring an open-air kitchen/patio with easy access to the living room, thanks to an amazing bi-fold glass door.



**CANYON HOME** This home is stunning inside and out. Admire the eye-catching exterior. Then explore the clever split bedroom design, which provides privacy and separation for the luxurious primary suite.



**THE CARMEL HOME** An ADU boasting a king-sized main suite toward the back for privacy, plus an oversized hallway with a full-size stack washer & dryer, linen and pantry storage.



**GLACIER HOME** The perfect blend of wants and needs. Discover the spacious living area, large utility room, 3 walk-in closets and the oasis that is the primary bedroom – complete with en-suite bathroom featuring a double vanity.

**VIA HOME** This tiny home on wheels is focused on eco-conscious, durable materials. Experience best practices in building science, ergonomics and aesthetics brought together in a CNC-built park model with exceptional curb appeal.



+  
5 intriguing homes built onsite featuring innovative products



+  
Live how-to best-practice demonstrations by our ProTradeCraft team

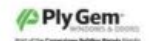


+  
The crowd-pleasing Jobsite Skills Challenge Competition



+  
Games, prizes, giveaways, after-hours Block Parties, and more!

### THANK YOU TO OUR PARTNERS





SHOW VILLAGE  
2024 AT IBS

# YOUR GUIDE TO SHOW VILLAGE

THE ANCHOR OF THE  
OUTDOOR EXHIBITS AT THE  
INTERNATIONAL BUILDERS'  
SHOW IS CELEBRATING ITS  
30TH ANNIVERSARY.  
JOIN US!

The International Builders' Show can get a little crazy, so we thought we'd make it easy for you to find and get a sense of Pro Builder Show Village 2024, located right across the street from the Central Hall entrance to the Las Vegas Convention Center.

Check out all there is to see and do!

Where's Pawley Benjamin? Find our cuddly 30th anniversary mascot on the Show Village map and stop by at the show to get one of your own.



TO CENTRAL HALL

Your self-guided tour of Show Village demonstration homes starts with the Canyon (left) and the Glacier models from Genesis Homes that defy the HUD-code stigma and target move-up buyers with marketable façades and open floor plans.

It's an outdoor trade show! Visit one, two, or all 12 of our sponsors exhibiting in Show Village. Chances are good you'll see something new.

More sponsor booths!

Tour Cavco's "dual pod" tiny home (left) and its cozy coastal Wedge model (below), marrying high style with construction cost efficiencies.

Take a break, get some fresh air, and invite a friend, colleague, or client for a chat in the great outdoors at Show Village.

The ProTradeCraft Live Construction Training Zone offers a full schedule of installation instruction for the latest new products and best building practices. Stick around and get involved in the daily Skills Challenges (with prizes!).

