

ARCHITECTURE NEWS

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ELEVATED BEACHFRONT

STONE HARBOR, NJ

BUILDER: DL MINER

INTERIOR DESIGNER: BEACH DWELLINGS

SIZE: 3,895 S.F.



ONE OF THE MORE UNIQUE BEACHFRONT PROPERTIES IN STONE HARBOR, THIS HOME IS LOCATED IN A FEMA V ZONE WHICH REQUIRES THE HOUSE BE BUILT HIGHER OUT OF THE GROUND AND TO A HIGHER STANDARD OF CARE WHEN IT COMES TO THE FLOOD RESISTANT CONSTRUCTION. THE END RESULT IS A HOUSE WHICH INCLUDES A FULL GROUND LEVEL FOR STORAGE, ENTRY, GARAGE, WORKSHOP, ETC. THE HOME WAS DESIGNED WITH MULTIPLE LEVELS TO TAKE ADVANTAGE OF THE EXTRA HEIGHT AFFORDED BY THE V ZONE CONSTRUCTION REQUIREMENTS. FIRST FLOOR CONSISTS OF 4 BEDROOM SUITES, A DEN, AND A BEACH ROOM / LAUNDRY. THE MAIN LIVING SPACE HAS A SOARING TWO-STORY CEILING VOLUME, A KITCHEN SITUATED ON THE BEACHFRONT FOR DIRECT VIEWS, AND THE MASTER BEDROOM SUITE. THE INTERIOR STAIR ASCENDS TO A LOFT OPENING OUT ONTO A ROOF DECK.



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SLEEK BEACH BLOCK
STONE HARBOR, NJ
BUILDER: WINFIELD DEVELOPERS
SIZE: 2,687 S.F.



CLEAN AND CONTEMPORARY IS THE LOOK OUR CLIENTS WERE AFTER FOR THIS HOME DESIGN THIRD BACK FROM THE BEACH. SIMPLE WINDOWS, STREAMLINED TRIM, DURABLE MATERIALS, AND A SLEEKER COMPOSITION ALL COMBINED TO ACHIEVE OUR CLIENT'S GOALS. THE HOME FLOWS THROUGH THE CABANA ROOM ON THE FIRST FLOOR OUT TO A POOL AREA, OUTDOOR KITCHEN, AND FIREPLACE, TO MAXIMIZE POTENTIAL FOR OUTDOOR LIVING AND ENTERTAINING.

FARM ANNEX

STOCKTON, NJ

BUILDER: BAXTER CONSTRUCTION

INTERIOR DESIGNER: GREENEYED DESIGN

SIZE: 2,829 S.F.



LOCATED ON A CENTURIES-OLD FARM ALONG THE DELAWARE RIVER IN CENTRAL NEW JERSEY THIS BUILDING WAS CREATED TO REPLACE A CIRCA 1950 ONE BEDROOM APARTMENT ATTACHED TO THE HISTORIC FARMHOUSE. OUR CLIENTS' GOAL WAS TO CREATE A CONTEMPORARY FARMHOUSE/ BARN FEEL TO THE ADDITION TO DIFFERENTIATE IT FROM THE HISTORIC FARMHOUSE, AND TO CREATE A COMFORTABLE WEEKEND RETREAT FOR HIS FAMILY AND EXTENDED FAMILY TO USE. THE MAIN TWO-STORY FARMHOUSE SERVES AS AN INN AND WEDDING VENUE SO THIS ADDITION WOULD ALLOW THE FAMILY TO FULLY UTILIZE THE PROPERTY EVEN WHEN THERE ARE EVENTS GOING ON. THE DECISION WAS MADE TO DESIGN THE BUILDING IN THE CONVENTIONAL FASHION BUT HAVE IT BUILT IN A FACTORY USING MODULAR CONSTRUCTION TO SAVE TIME DURING CONSTRUCTION AND NOT TO LOSE TIME DUE TO POTENTIAL BAD WEATHER OVER THE WINTER WHEN THE ADDITION WAS BUILT. BECAUSE IT IS A PROJECT THAT INVOLVES MULTIPLE FAMILY MEMBERS A STRICT BUDGET WAS ESTABLISHED TO BE MET ALONG THE WAY.

EUROPEAN FLAIR

STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: DORE SORNBERGER

SIZE: 3,190 S.F.



OUR CLIENT FOR THIS PROJECT HAS BUILT A FEW HOMES IN STONE HARBOR OVER THE YEARS AND DECIDED THAT THIS WILL BE HER ULTIMATE HOME AND THE LAST HOME SHE WOULD BUILD. THEREFORE NO EXPENSE WAS SPARED IN THE CREATION OF EXQUISITE DETAILS AND FINISHES THROUGHOUT THE HOME. THE INSPIRATION FOR THE STORYBOOK DESIGN IS A HOME OUR CLIENTS SAW IN A MAGAZINE AND FELL IN LOVE WITH. THE HOME WAS DESIGNED AROUND MUCH OF OUR CLIENT'S EXISTING FURNITURE AND ARTWORK. SOME OF THE UNIQUE FEATURES INCLUDE A LANTERN CUPOLA ABOVE THE MAIN LIVING SPACE FOR LIGHT AND VENTILATION, AND A DRAMATIC ROCK WALL WATERFALL CASCADING INTO THE POOL.

BAYFRONT ON NARROW LOT

STONE HARBOR, NJ
BUILDER: DL MINER
SIZE: 3,196 S.F.



THIS TWO STORY BAYFRONT HOME TAKES ADVANTAGE OF FEMA RULES TO ALLOW FULL STORAGE UNDER THE HOUSE. THE NARROW LOT CREATES THE OPPORTUNITY TO FOCUS THE LIVING SPACE OVER THE OUTDOOR LIVING AREA TO THE BAY BEYOND.

SECOND FROM BEACH

STONE HARBOR, NJ
BUILDER: DL MINER
INTERIOR DESIGNER: SUMMERHOUSE
SIZE: 3,300 S.F.



THIS HOME WAS BUILT FOR A FAMILY WHO LIVES IN ENGLAND AND VISITS THE US FOR 1 MONTH A YEAR. THEY PURCHASED THE PROPERTY FROM THE BEACHFRONT NEIGHBOR SO THE HOUSE COULD BE BUILT AT THE SAME TIME AS THE BEACHFRONT HOUSE. THIS ALLOWED FOR THE DESIGN TO BE COORDINATED TO ALLOW FOR THE BEST VIEWS FROM THIS HOUSE WHILE NOT COMPROMISING THE PRIVACY FOR THE BEACHFRONT HOMEOWNERS. A ROOF DECK WAS DESIGNED ON THE WEST SIDE OF THE HOUSE TO ALLOW FOR VIEWS AROUND AND OVER THE BEACHFRONT HOME'S REAR YARD.

BAYFRONT REMAKE

AVALON, NJ

BUILDER: ROCKWELL CUSTOM

SIZE: 3,080 S.F.



OUR CLIENT PURCHASED THIS OLDER BAYFRONT HOME IN THE EARLY SPRING AND APPROACHED US WITH A REQUEST TO HELP HIM FAST TRACK THE DESIGN AND CONSTRUCTION TO HELP ACHIEVE A WHOLE HOUSE RENOVATION AND REMAKING AND STILL BE ABLE TO USE THE HOUSE IN THE COMING SUMMER SEASON. WORKING CLOSELY WITH HIM THROUGHOUT DEMOLITION AND CONSTRUCTION WE REDESIGNED INTERIOR SPACE FOR BETTER FLOW AND FUNCTIONALITY WHILE COMPLETELY MAKING OVER THE EXTERIOR WITH LOW MAINTENANCE MATERIALS.

POOL HOUSE MAKEOVER

MOORESTOWN, NJ

BUILDER: T & T PAINTING

INTERIOR DESIGNER: GREENEYED DESIGN

SIZE: 1,250 S.F.



THE INTERIOR DESIGNER FOR THIS PROJECT HAD LONGTIME CLIENTS COME TO HIM WITH THE REQUEST TO REMAKE THEIR POOL CABANA IN TIME FOR THEIR DAUGHTER'S HIGH SCHOOL GRADUATION PARTY, FOUR MONTHS LATER. WE WERE CALLED IN TO DEVELOP THE ARCHITECTURAL DESIGN TO BETTER MATCH WITH THE DESIGN OF THE MAIN HOUSE THAN THE CURRENT BUILDING DID, AND TO EXPAND AND MAKE THE CABANA A YEAR-ROUND ENTERTAINMENT GET AWAY. WORKING TOGETHER WE REDESIGNED THE KITCHEN, DEVELOPED NEW BATHROOM AND CHANGING ROOMS, REWORKED THE SITTING AREA AND ADDED A SUNROOM AREA. BY CLOSE COLLABORATION AND TEAMWORK THE GOAL WAS MET AND THE BUILDING WAS FINISHED IN TIME FOR THE PARTY.

CLASSIC COTTAGE

AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: GYPSY LANE HOME

SIZE: 2,286 S.F.



BEFORE



BEFORE



HAVING GROWN UP IN ONE OF THE ORIGINAL AVALON BUNGALOWS BUILT IN THE EARLY 20TH CENTURY OUR CLIENT, WHILE NEEDING TO UPGRADE THE HOUSE, DID NOT WANT TO DESTROY THE CHARACTER AND CHARM OF THE FAMILY BEACH COTTAGE. WORKING CLOSELY WITH THE BUILDER AND THE BOROUGH WE WERE ABLE TO FULLY RENOVATE AND MODERNIZE THE HOME, UPGRADE ALL OF IT SYSTEMS, AND CREATE MUCH MORE COMFORTABLE ATTIC LOFT BEDROOM SPACES WITH A FULL BATHROOM, WHILE STILL MAINTAINING THE CHARM OF THE ORIGINAL COTTAGE. DETAILS SUCH AS THE SCREENED PORCH, INTERIOR CASEWORK STAINED GLASS, AND A UNIQUE STAIR GEOMETRY WERE ALL WORKED INTO THE DESIGN.

MODERN BAYFRONT

AVALON MANOR, NJ

BUILDER: DL MINER

*INTERIOR DESIGNER: EXQUISITE
DESIGN*

SIZE: 6,581 S.F.



25 YEARS AGO WE DESIGNED A BAYFRONT HOME FOR THIS FAMILY. FAST FORWARD TO THE PRESENT DAY, OUR CLIENTS PURCHASED THE TWO LOTS ACROSS THE STREET FROM THEIR CURRENT HOUSE, WHICH, RATHER THAN SITUATED ON A CANAL, HAS FULL BAYFRONT ACCESS ON TWO SIDES. WE WORKED WITH OUR CLIENTS TO HELP REBUILD BULKHEAD AND WATERFRONT STRUCTURES AND TO DESIGN THEM A CONTEMPORARY HOME WITH OPEN WALLS OF GLASS, TWO-STORY CEILING VOLUMES IN THE MAIN LIVING SPACE, AND A WISH LIST OF AMENITIES INCLUDING AN OUTDOOR KITCHEN / CABANA, ELEVATED SWIMMING POOL, FIRST FLOOR MASTER SUITE FOR ONE-STORY LIVING, AN APARTMENT OVER THE GARAGE FOR LONG-TERM GUESTS, MEDIA ROOM, AND THREE OTHER BEDROOM SUITES, ALONG WITH AN ELEVATOR AND THREE CAR GARAGE. ONE HIGHLIGHT OF THE DESIGN IS A BUILT-IN WINE REFRIGERATION AREA WITH BAR AND STORAGE AREA INTEGRATED INTO THE HELICAL STAIR WHICH LEADS TO THE SECOND FLOOR AND BALCONY ABOVE.

RESORT LIVING

STONE HARBOR MANOR, NJ

BUILDER: OWNER

SIZE: 4,379 S.F.



SITUATED ON A QUIET STREET IN STONE HARBOR MANOR IS BAYFRONT HOUSE FEATURING AN EXTENSIVE OUTDOOR ENTERTAINING SPACE INCLUDING A CABANA WITH A FIREPLACE AND AN ELEVATED SWIMMING POOL WITH INFINITY EDGE. THE MAIN LIVING LEVEL IS THE SECOND FLOOR WITH KITCHEN AND DINING AREAS OVERLOOKING THE BAY. THE MASTER BEDROOM IS ON THE STREET SIDE AND IS CONNECTED TO A HOME OFFICE.

AFFORDABLE HOMES
EWING, NJ
TRENTON, NJ
MT LAUREL, NJ
BUILDER: HABITAT FOR HUMANITY



HABITAT FOR HUMANITY IS AN ORGANIZATION WHICH IS STRONGLY SUPPORTED BY OSK DESIGN PARTNERS. THE PROGRAM AT HABITAT IS TO PARTNER WITH FAMILIES IN NEED WHO HELP BUILD THEIR OWN HOME THROUGH SWEAT EQUITY HOURS, TAKE CLASSES ON FINANCIAL MANAGEMENT AND HOMEOWNERSHIP, THEN TAKE ON THE MORTGAGE TO REPAY HABITAT FOR THE HOME BASED ON THEIR MEANS. THAT MONEY IS USED TO BUILD FUTURE HABITAT HOMES THEREBY PAYING THE PROCESS FORWARD TO PROVIDE SAFE, AFFORDABLE HOUSING FOR FAMILIES. THE PROJECTS PICTURED HERE INCLUDE A SEVEN UNIT ROW HOME DEVELOPMENT IN EAST TRENTON, NEW JERSEY A TWO STORY HOME IN MOUNT LAUREL NJ AND A SINGLE-STORY DETACHED HOME IN EWING, NEW JERSEY. ONGOING PROJECTS BEING DESIGNED BY OSK INCLUDE HOMES IN EWING, HAMILTON, BURLINGTON, AND MANY OTHER MERCER COUNTY AND BURLINGTON COUNTY SITES.

COMING SOON

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