

ARCHITECTURE NEWS

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ELEVATED BAYFRONT

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER

INTERIOR DESIGNER: SUSAN N. MURKLEY DESIGN

SIZE: 3467S.F (LIVING), 3872S.F (TOTAL)



FOR A COUPLE OF YEARS PRIOR TO SUPERSTORM SANDY FEMA HAD BEEN WORKING ON REVIS-
ING THE FLOOD INSURANCE RATE MAPS FOR NEW JERSEY. FEMA HAD ROUGH WORKING DRAFTS
OF THE NEW MAPS WITH THE NEW FLOOD ZONES OVERLAID ONTO THEM. THEIR INTENT WAS TO
TAKE PUBLIC COMMENT AND RELEASE PRELIMINARY MAPS SOMETIME IN 2013. EVEN THOUGH
THESE MAPS WERE NOT READY FOR PUBLIC CONSUMPTION GOVERNOR CHRISTIE DECIDED TO
MAKE THEM MANDATORY WHICH RESULTED IN NUMEROUS CASES OF FLOOD ELEVATIONS MANY FEET
HIGHER THAN WHAT WAS PREVIOUSLY REQUIRED AND WHAT WAS ULTIMATELY INTENDED BY
FEMA. A HANDFUL OF HOMES WERE DESIGNED AND BUILT IN THE SIX-MONTH PERIOD THAT
THESE MAPS WERE IN IN FORCE. THE RESULT FOR THIS BAYFRONT HOUSE IN STONE HARBOR WAS A
FULL LOWER LEVEL UNDER THE HOUSE WHICH CAN BE USED FOR GARAGE AND STORAGE SPACE.
THE HOUSE HAS A WIDE OPEN FIRST FLOOR LIVING PLAN WITH KITCHEN OPENING OUT INTO A
THREE SEASON CABANA ROOM PROTECTED BY FOLDING WALLS/GLASS DOORS. THE FOCUS OF THE
LIVING SPACE IS TOWARD THE IN GROUND SWIMMING POOL, PATIO AND DECK SPACE, AS WELL AS
OUT TO THE DOCKS AND WATER. THE FIRST FLOOR HAS A CONVENTIONAL POWDER ROOM AS WELL
AS AN OUTDOOR-ACCESSED POWDER ROOM. THERE ARE ALSO TWO OUTSIDE SHOWERS, ONE OPEN
TO THE SKY AND ONE WITH A ROOF FOR PRIVACY. THE GUEST BEDROOM SUITE ROUNDS OUT THE
FIRST FLOOR. ON THE WATER AT THE SECOND FLOOR LEVEL IS THE MASTER BEDROOM SUITE AND
ALSO A BEDROOM SUITE FOR THE FAMILY'S CHILDREN INCLUDING A BUNK ROOM AND A SMALL
DEN. THREE MORE GUEST BEDROOM AND BATHROOMS ROUND OUT THE SECOND FLOOR AND THEY
ALL OPEN OUT ONTO A SECOND-FLOOR SCREEN PORCH OVERLOOKING THE BIRD SANCTUARY.
FROM THERE THE MAIN STAIR LEADS UP TO A ROOFTOP DECK DESIGNED WITH A HOT TUB.

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FISHING "SHACK" 2014 STYLE

LOCATION: AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

SIZE: 2066S.F (LIVING), 2319S.F (TOTAL)



A TINY BUILDABLE FOOTPRINT DICTATED THAT THIS BAYFRONT FISHING CABIN BE DESIGNED VERTICALLY. A FULL FIRST FLOOR ENTRY, GARAGE, AND STORAGE AREA WAS ALLOWED DUE TO THE TEMPORARY FEMA MAP REGULATIONS IN EFFECT WHEN THE HOUSE WAS BUILT. (FOR MORE INFO SEE ARTICLE ON PAGE 1) THE FIRST LIVING LEVEL INCLUDES A BEDROOM SUITE, A MUDROOM/TACKLE ROOM, LAUNDRY ROOM, AND ANOTHER BEDROOM SUITE. THE SECOND LEVEL IS THE MAIN LIVING LEVEL INCLUDING A KITCHEN AND LIVING SPACE ALONG WITH THE POWDER ROOM. THE THIRD LEVEL INCLUDES THE MASTER SUITE. ENVIRONMENTAL REGULATIONS REQUIRED THAT THE DOCK BE ELEVATED ALMOST TO THE FIRST FLOOR LEVEL WHICH CREATED AN OPPORTUNITY FOR THE MOST CONVENIENT ACCESS FROM THE FISHING BOATS RIGHT INTO THE TACKLE ROOM AND LAUNDRY.

BLUEBERRY BEACH

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: GREENEYED DESIGN

SIZE: 3471s.f (LIVING), 3514s.f (TOTAL)



THE PRIMARY FOCUS OF THIS BEACHFRONT HOME IN STONE HARBOR IS A LARGE OPEN SECOND FLOOR WITH VIEWS OUT TO THE OCEAN ALONG WITH THE MASTER SUITE SHARING THAT VIEW, BUT EQUALLY IMPORTANT WAS THE OUTDOOR LIVING SPACE SURROUNDING THE SWIMMING POOL AND CABANA AND DECK SPACE. LEADING FROM THE SECOND FLOOR TO THE ROOF DECK IS AN OPEN INTERIOR STAIR. THE BALCONY OVERLOOKING THE LIVING SPACE HAS A DRAMATIC VIEW TO THE BEACH. THE FIRST FLOOR CONTAINS FIVE BEDROOM SUITES DESIGNED FOR THE COMFORT AND CONVENIENCE OF THE CHILDREN AND GUESTS. AMPLE COVERED AND OPEN PORCHES GIVE MANY DIFFERENT OPPORTUNITIES FOR OUTDOOR REST AND RELAXATION.

TRADITIONALLY STONE HARBOR

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER

INTERIOR DESIGNER: HOMEOWNER

SIZE: 3403S.F (LIVING), 3795S.F (TOTAL)



A TRADITIONAL BEACH COTTAGE EXPERIENCE WAS DESIRED BY THE OWNERS OF THIS HOME SO THE HOUSE WAS DESIGNED IN A TRADITIONAL FASHION WITH THE LIVING SPACE OCCUPYING THE FIRST FLOOR OVERLOOKING THE FRONT PORCH. THE FIRST FLOOR ALSO INCLUDES A DEN/OFFICE/SPARE BEDROOM. THE KITCHEN AREA OPENS OUT TO AN EXPANSIVE SCREENED IN PORCH THAT OVERLOOKS A POOL AND BACKYARD CABANA AREA. THE SECOND FLOOR EN SUITE BEDROOMS INCLUDE THE MASTER BEDROOM AREA PLUS A BUNK ROOM WITH BUILT-IN BUNKS AND THE DRAMATIC CURVING BACK STAIRS LEADING TO A ROOF DECK WITH SUNSET AND FIREWORKS VIEWS.

FAMILY RETREAT

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER

SIZE: 3225S.F (LIVING)



40 SOME YEARS AGO A FAMILY HOME WAS BUILT ONE HOUSE OFF THE BEACH IN STONE HARBOR. THE FAMILY GREW UP VACATIONING IN THE HOME AND ONCE THE CHILDREN WERE GROWN THEY DECIDED THAT THEY NEEDED A HOME THAT WOULD ACCOMMODATE ALL OF THEIR FAMILIES AS WELL AS INCORPORATING UP-TO-DATE MATERIALS AND MUCH BETTER ENERGY EFFICIENCY. THE RESULTANT DESIGN WILL SERVE THREE GENERATIONS OF THE FAMILY

TOO NICE TO DEMOLISH

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: HOMEOWNER

SIZE: 2688S.F (LIVING)



FOR MANY YEARS THE OWNER OF THIS HOME SEARCHED FOR A BEACH BLOCK PROPERTY ON WHICH TO BUILD THEIR PERFECT VACATION HOUSE. THEY FINALLY FOUND THE RIGHT STREET AND THE RIGHT LOT BUT IT HAD A CATCH. THERE WAS A BEAUTIFULLY CONSTRUCTED HOME ALREADY ON THE PROPERTY THAT WAS ONLY EIGHT YEARS OLD. AFTER MUCH DEBATE AND SOUL-SEARCHING THEY DECIDED THE RIGHT THING TO DO WOULD BE TO FIND ANOTHER LOCATION AND MOVE THE HOUSE. A SUITABLE LOT WAS LOCATED ABOUT FOUR BLOCKS AWAY AND THE HOUSE WAS MOVED TO THE NEW LOCATION. THE BACKYARD WAS DESIGNED WITH A POOL AND A CABANA AND THE REAR DECKS AND PORCHES WERE REDESIGNED TO SUIT THE NEW LOCATION. THE ENTIRE MOVE AND RELOCATION WAS ACCOMPLISHED WITHOUT A SINGLE

RETIREMENT IN HUNTINGDON VALLEY

LOCATION: HUNTINGDON VALLEY, PA

BUILDER: JOE GERS

SIZE: 7429S.F (LIVING), 9889S.F (TOTAL)



THIS HOME DESIGN FOR A RETIRED COUPLE IS ORGANIZED WITH THE MAIN LIVING SPACES FOCUSING ON THE ENTRY LEVEL AND LOWER LEVEL OF THE HOUSE. THE MAIN, FORMAL LIVING SPACE INCLUDES A SEMI OPEN PLAN WITH KITCHEN AREA AND DINING ROOM. AN OPEN STAIRWAY LEADS TO A LOWER LEVEL ENTERTAINMENT AREA WITH FULL BAR, LARGE-SCREEN TV VIEWING AND GAME AREAS. THE MASTER BEDROOM SUITE IS ON THE MAIN LIVING LEVEL AND INCLUDES HIS AND HERS BATHROOMS AND DRESSING ROOM. A SMALL APARTMENT FOR A LIVE-IN CAREGIVER WAS DESIGNED ABOVE THE THREE CAR GARAGE.

WALLS OF GLASS IN LONGPORT

LOCATION: LONGPORT, NJ

BUILDER: JOHN VAN DUYN

INTERIOR DESIGNER: EBERLINE DESIGN

SIZE: 5023S.F (TOTAL)



IN RESPONSE TO ITS DRAMATIC LOCATION ON THE BEACH AT THE POINT IN LONGPORT THIS RENOVATION WAS DESIGNED TO MAXIMIZE THE VIEWS FROM ALL ROOMS. EXTENSIVE USE OF FOLDING AND DISAPPEARING WALL SYSTEMS WAS IMPLEMENTED AS WELL AS LARGE PICTURE WINDOWS TO CREATE DRAMATIC VISTAS FROM EVERY ANGLE. A NEW SWIMMING POOL AND OUTDOOR ENTERTAINMENT AREA WAS DESIGNED TO ENHANCE USE AND ENJOYMENT OF THE PROPERTY. VARIANCES FROM THE ZONING CODE AND A PLANNING BOARD APPEARANCE WERE REQUIRED TO GAIN THE APPROVAL FOR THE MODIFICATIONS NECESSARY. SIGNIFICANT STRUCTURAL UPGRADES AND INTERIOR RENOVATIONS WERE ALSO INCORPORATED SO THAT THE HOME IS ESSENTIALLY ALL NEW.

OLD TIME SEASHORE COTTAGE

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: HOMEOWNER

SIZE: 1595S.F (LIVING), 2065S.F (TOTAL)



OCCUPYING JUST OVER 1500 SQUARE FEET OF LIVING SPACE THIS BEACH COTTAGE IN STONE HARBOR WAS DESIGNED TO ACCOMMODATE THIS FAMILY'S CURRENT AND FUTURE NEEDS. ONE OF THE KEY ELEMENTS IN THE DESIGN IS THE SCREEN PORCH ACROSS THE FRONT OF THE HOUSE THAT CONTAINS THE MAIN LIVING AREA AND DINING AREA. JUDICIOUS STRUCTURAL DESIGN AND SPECIFICATION OF MATERIALS HELPED KEEP THE RELATIVELY MODEST BUDGET FOR THIS PROJECT ON TRACK.

CUTE COTTAGE ON THE WATER

LOCATION: STONE HARBOR, NJ

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: BEACH DWELLINGS

SIZE: 2966S.F (LIVING), 3008S.F (TOTAL)



UNIQUE FEATURES INCLUDED IN THIS SPECULATIVE HOUSE ON THE BAY INCLUDE AN ELEVATED SWIMMING POOL THAT IS UP AT THE FIRST FLOOR LEVEL, A COVERED AND ENCLOSED PORCH ALONG WITH OPEN DECKS STEPPING DOWN TO THE DOCKS, A SECOND FLOOR DEN NESTLED IN BETWEEN THE BEDROOM SUITES, AND INTERIOR ACCESS TO A ROOF DECK WHICH AFFORDS SPECTACULAR BAY AND SUNSET VIEWS.

LENGTHWISE ON THE WATER

LOCATION: MARGATE
BUILDER: LEEDS CONSTRUCTION N.J
INTERIOR DESIGNER: HOMEOWNER
SIZE: 4097s.F (LIVING), 4285s.F (TOTAL)



LOCATED ON A DOUBLE WITH LOT ON THE BAY IN MARGATE THIS HOME WAS DESIGNED WITH AN EXPANSIVE FIRST-FLOOR LIVING ROOM, DINING ROOM, AND KITCHEN SPACE RUNNING THE ENTIRE LENGTH OF THE BUILDING. ON THE STREET SIDE ARE THE ENTRY, A DEN/SPARE BEDROOM, THE STAIRS, AND THE ENTRY TO THE GARAGE AND MUD/LAUNDRY ROOM. A DETACHED GARAGE FILLS OUT THE STORAGE REQUIREMENTS FOR THE FAMILY. ON THE SECOND FLOOR ARE THE MASTER BEDROOM SUITE ALONG WITH TWO ADDITIONAL BEDROOM SUITES, ALL WITH OUTDOOR BALCONY SPACE AND BAY VIEWS. THE THIRD LEVEL INCLUDES TWO ADDITIONAL GUEST BEDROOMS WITH BATHROOMS PLUS ATTIC STORAGE. GREAT CARE WAS TAKEN IN NAVIGATING THE COMPLEX FORMULAS IN MARGATE FOR THIRD FLOOR DESIGN WITHIN THE ALLOWABLE

COMING SOON

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