

SMART AND BEAUTIFUL DUPLEXES

HOUSE REVIEW:

CARDIFF DUPLEX

ARCHITECT

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DIMENSIONS

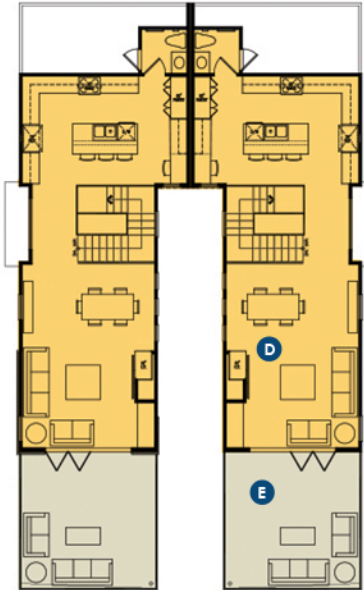
Width: 39 feet 8 in.
Depth: 65 Feet
Living area (per unit): 2,214 sf



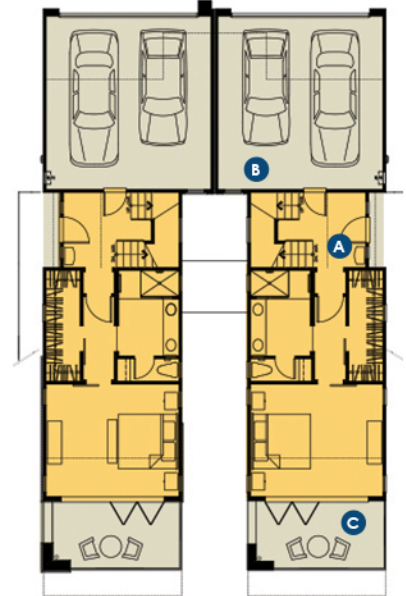
The Cardiff Duplexes appear as detached townhomes homes to the street and are only connected by their respective garages.

These duplexes located in the beachside community of Cardiff-by-the-Sea, in Encinitas, Calif., were designed to have their own identity while also relating to the surrounding neighborhood. The downward sloping lot created a challenge in orienting spaces to the ocean views while also maximizing living area and respecting the building height. The solution was to create three levels of living. The first level at grade has the main entry, primary bed and bath, a deck, and a garage.

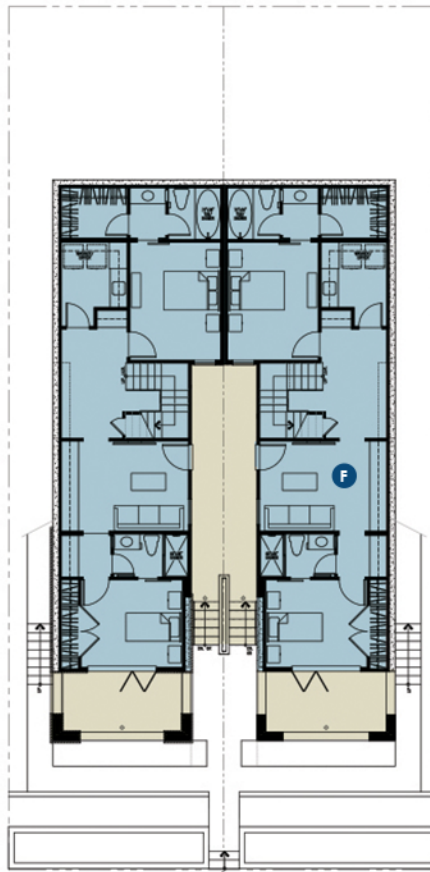
The second level includes the living area and a massive entertaining deck to maximize the 180-degree ocean views. The basement level has its own entry and features two living suites, as well as a central living space. A central staircase connects all the levels internally. The contemporary-style elevations relate to the context of the neighborhood with a variety of materials including stucco, stone veneer, horizontal wood siding, and glass railings to maximize ocean views.



SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR

- A** Main entry level with primary bedroom and primary bath
- B** Two-car garage for each unit
- C** Private deck off primary bedroom
- D** Main living area adjacent to dining and kitchen at second floor
- E** Deck off Living space with 80-degree views of ocean
- F** Basement level living space is shared between two suites