

"If you can dream it, We can build it."



Dream.

Design.

Build.



**Jericho Circle
Pure Artistry**



**Project by Abstact
Homes**

By: Greg Akeson

Abstract Homes: *Pure Artistry*

A Hands-On Builder

President of Abstract Homes and Renovations Inc., Sandro Stefanucci, is a hands-on builder and an active part of every aspect of his company, from overseeing operations to donning a toolbelt to work alongside his skilled labourers. Incorporated in 2000 when Cheri Stefanucci joined as a partner, Abstract Homes does custom builds, laneways, infills, additions, renovations, and project management. Both Sandro and Cheri have been in the business for 38 years. Sandro got his start in cedar shake roofing in the early 1980s but soon transitioned into building after mentoring with a builder. It was in 1987 when Sandro built his first house from the ground up. Transitioning into the building trade was a natural progression for Sandro as he can do anything involved in the construction of a home. As a result, Abstract Homes was born.



An Interview with Sandro Stefanucci



Creating Award-Winning Homes

From initial concept to finished build, the process of creating an award-winning home involves several key stakeholders. First, an architect is needed to make the design, such as a prominent and well-known Vancouver Architect, who designed one of Abstract's many award-winners. From this initial stage, and in consultation with a builder, a budget number is arrived at and the build can proceed. In the case of this design, Sandro explains: "Excelsior Architectural provided exterior cladding and rain screening and there was a lot of detail on the 'eyebrows,' part of the roof structure that protrudes from the building. It is very detailed with Galvalume metal, and it wraps around so it is very specific; the 'eyebrows' brought the exterior of the award-winning home to life."

Pure Artistry



Georgie Nominated Project

Abstract's 2022 Georgie Award nominated project, entitled Pure Artistry, is simply that. It is a unique project in that the basement of the infill structure is fully underground. This equates to about 40 percent of the overall structure. The project was also challenging as the lot size is quite small and thus the addition measures in at under 2000 square feet. For such a small lot size, the addition boasts space for vegetation and box gardens and works in harmony with nature. Peering out through the windows of the large, brightly lit rooms, one is transported from the home's urban setting to a peaceful home in the country. The thought, care, and design taken in this project earned it a place amongst finalists during the 2022 Georgie's.

Being on the Same Page With Budget

A key piece of advice for staying within a budget is to have the architect/designer and builder on the same page as to what is most important to the clients, such as budget or the look of the home. Builders help to bring architects back to the clients' budgets and to limit superfluous design elements that in the end, though they may look nice, can quickly put a project over budget. As Sandro says "architects like pretty looking things and most of the time that can cost a lot of money, so having the builder collaborate with the designer or architect helps bring things back to reality, depending on the budget. That is the best way to stay on top of things: by having the builder involved in the design process. The builder has up-to-date pricing as they are always purchasing products daily.



Age-In-Place

One of Abstract's recent projects of note is an "age-in-place" build for health analyst and retired Vancouver Doctor. Aging in place is essentially the ability to live in the same house independently, safely, and comfortably as you age. The concept involves making modifications to an existing structure or building a new structure to meet accessibility standards for aging populations. Most of the time, builders do not know what they are up against until they look behind the drywall of existing structures. In the case of this age-in addition, the old exterior walls were a mess of do-it-yourself framing, which were challenging to correct and created a lot of hoops to jump through. Even after almost 40 years in the industry, challenges like this can be a surprise to Sandro, but he has the experience nonetheless to make the correct decisions when problems are encountered.



Sandro's Tips

Sandro's tips for the average homeowner or professional include making sure you always use qualified people and not to get hung up on the square foot cost, which in itself is a whole other conversation. A sq ft price can only be determined by having all the plans and specifications available for quoting, which usually takes a couple of weeks to complete.

Abstract Homes has recently worked alongside Maison d'être Design-Build on a 2023 Georgie nominated project, for which Maison d'être completed the interior work and Abstract completed the exterior work.

For more information on Abstract Homes, visit
<https://www.abstrachomes.com/>



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