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THE NEW
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DESERT DREAMS

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ONE PLAN, MULTIPLE ELEVATIONS

By Larry W. Garnett, FAIBD
House Review Lead Designer

To construct homes economically, builders rely on a limited number of standardized floor plans. At the same time, they must respond to demand for unique and varied exteriors across all market segments. Careful attention to details and materials allows cost-efficient plan repetition while delivering interesting and varied streetscapes, even when identical floor plans are set side by side.





THE VILLAS AT SEVEN DESERT MOUNTAIN, PLAN 2Y

ARCHITECT

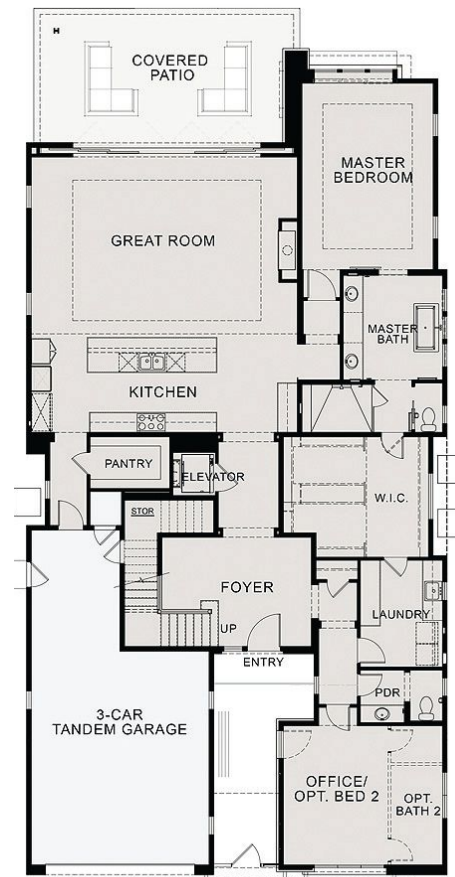
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DIMENSIONS

Width: 45 feet
 Depth: 92 feet
 Living area: 3,918 - 4,680 sf

Inspired by the spectacular setting of The Villas at Seven Desert Mountain, in Scottsdale, Ariz., a contemporary desert architecture theme was chosen for this luxury golf community that mainly targets active adults. Working with Camelot Homes, defining elements were modified to create unique elevations for each home, resulting in a neighborhood that feels more custom than tract. Homes share materials, such as stucco, wood siding, and stone veneers, to create a cohesive sense of community. Defining characteristics and details such as steel elements and metal railing designs, along with varying fenestration patterns, create differentiation, resulting in 21 unique elevations for the 49 lots. The homes' massing can be individualized even further as buyers select options ranging from casitas, additional garage space, extended covered patios, and expansive sliding-door options.

- A** Use of common materials on different elements provides cohesiveness
- B** Defining details help differentiate elevations
- C** Varying rooflines and fenestration patterns create diversity



FIRST FLOOR



SECOND FLOOR

WUTHRIDGE RESIDENCES PLAN E

DESIGNER

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DIMENSIONS

Width: 26 feet
 Depth: 76 feet
 Living area: 1,673 sf

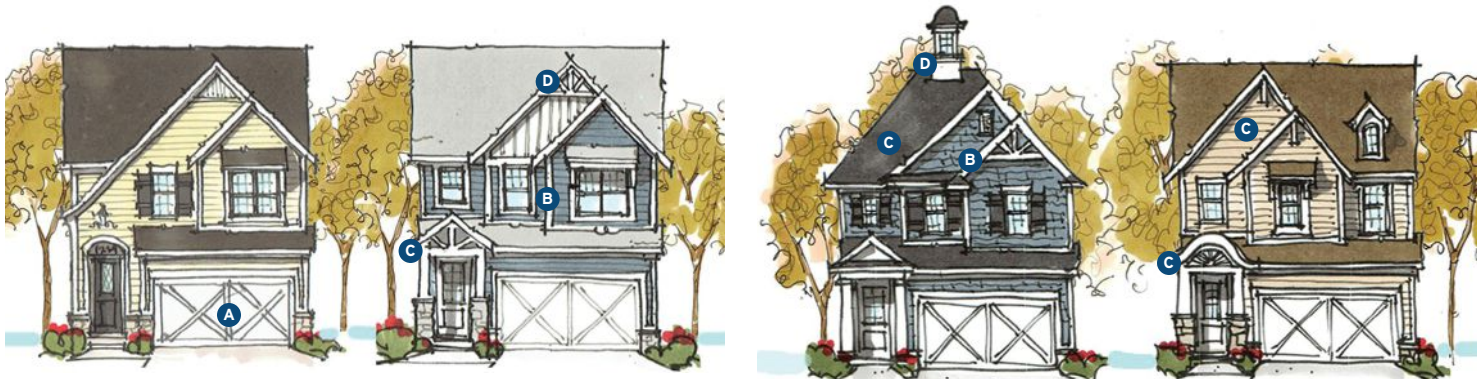


In a planned neighborhood of 46 homes, the builder/developer requested two elevations for each of the five floor plans. With lot widths varying from 36 feet to 40 feet, the narrow footprints are definitely a challenge. The key element is the rear-entry garages, which create more opportunities for different front façade designs. Offering the option of brick or siding also makes a huge difference. However, when you analyze the major components of any home, you'll find the roof is usually the dominant element. Varying the roof pitches provides for dramatic elevation changes.

- A** Brick or clapboard siding creates variety
- B** Different roof pitches allow for dramatic variations in elevations
- C** Rear-entry garages make more front-façade options possible



HOUSE REVIEW:



CATIE

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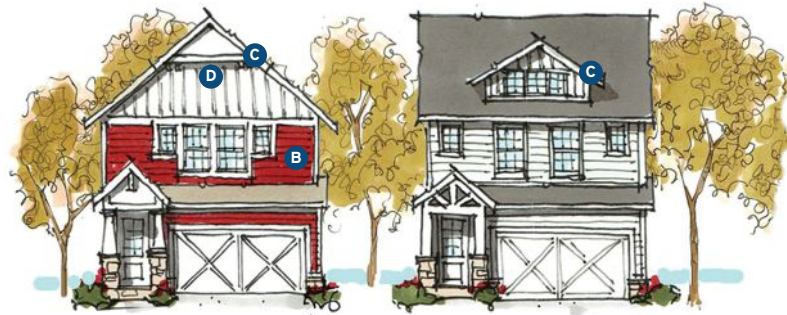
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DIMENSIONS

Width: 25 feet

Depth: 60 feet

Living area: 2,326 sf



Effectively creating multiple elevations for one plan can be challenging. There are many variables to consider, including architectural styling, color, cost, massing, and fenestration. This home was designed for a lakefront community within which the builder wanted to create a micro-community of six homes side by side, establishing a unique identity for his brand. There were several challenges to overcome, not least of which is the fact that the homes are just 25 feet wide and have front-facing garages. The solution was to create an open plan with plenty of glass on the lakefront, while also achieving distinct character on the street side.

- A** Narrow footprints with front-facing garages make elevation options challenging
- B** Use of diverse colors and textures helps to vary the elevations
- C** Different roof forms, gables, and entry pediments distinguish one home from another
- D** Small details have big impact



FIRST FLOOR



SECOND FLOOR

HOUSE REVIEW:

THE DELRAY

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DIMENSIONS

Width: 50 feet

Depth: 60 feet

Living area: 1,872 sf

Working with HHHunt Homes, GMD Design Group created the Delray, one of four plans for an active adult cluster development. The site plan of the cluster (far right) is designed to create great streetscapes by limiting the number of driveways. This approach allows the exterior of the homes to be the primary focus, with elevations devoid of garage doors. The plan's massing also allows for a variety of authentic styles, and all elevations have a strong emphasis on front porches. The Delray plan is presented here in eight elevation styles for the four plans: Modern Farmhouse, Greek Revival, Craftsman, and European Cottage.

- A, B** Modern Farmhouse
- C, D** Greek Revival
- E, F, G** Craftsman
- H** European Cottage



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