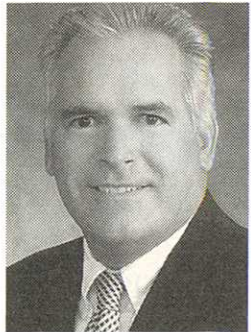


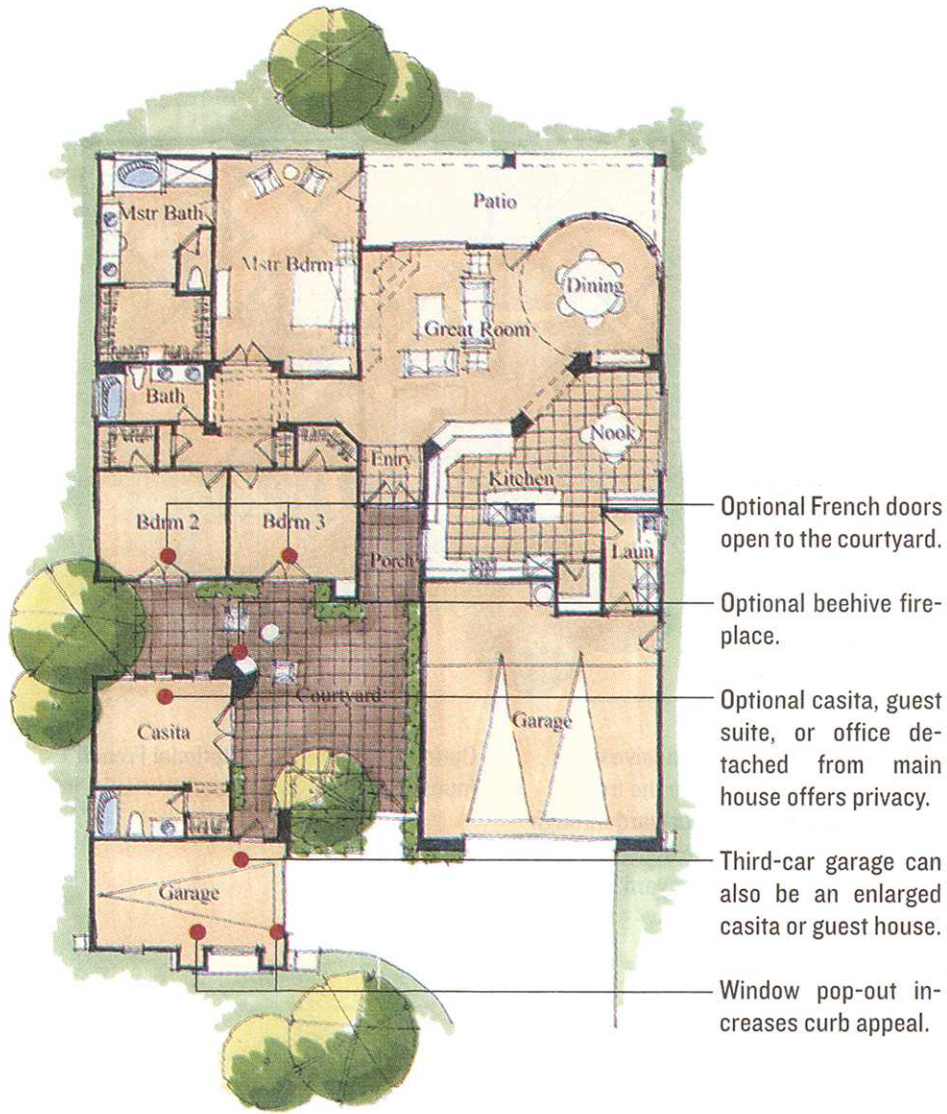
Holding Court



GUEST ARCHITECT:
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 PHOENIX
 480-598-2105

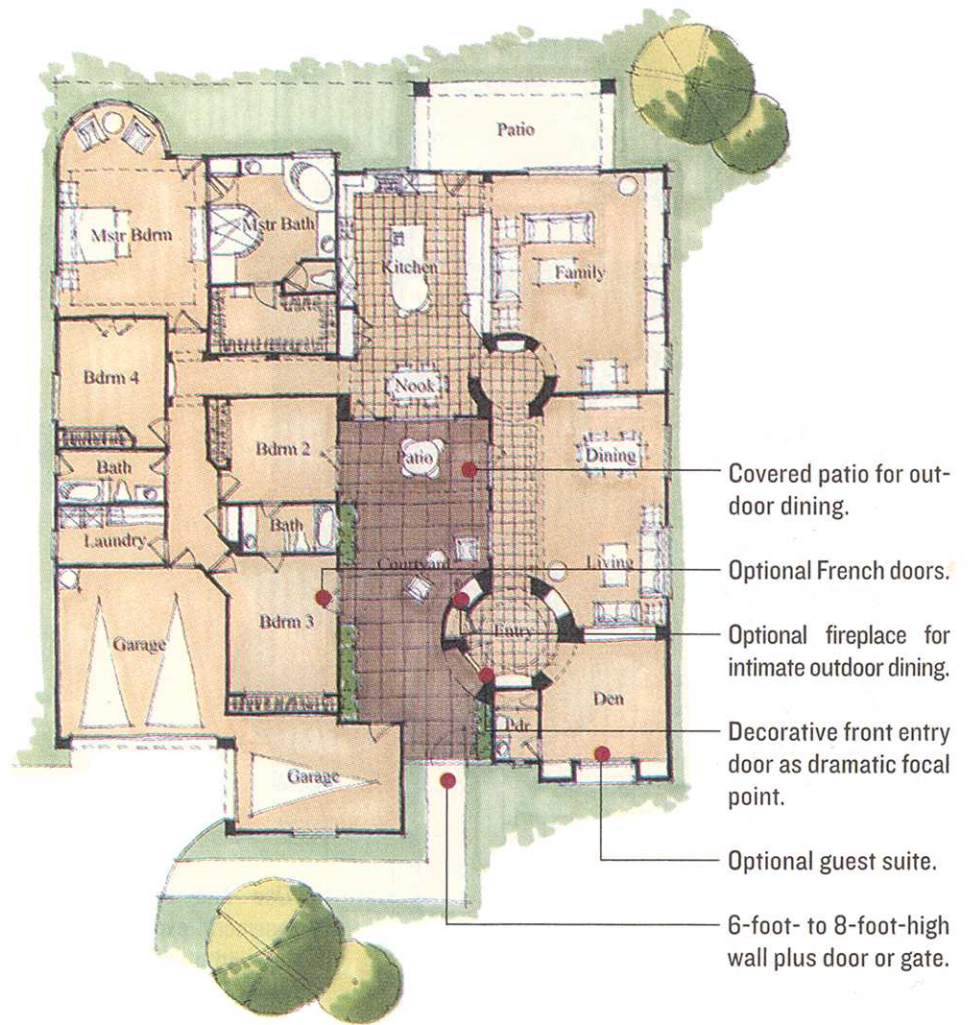
Q: How can I reorient the house, garage, and walls on a basic plan to create usable courtyard space?

A: COURTYARDS OFFER A GREAT ADDITIONAL LIVING AREA AS WELL AS SECURITY, PRIVACY, and transition space. You can create dramatic courtyards and more diverse street scenes by reorienting the walls, rooms, and garages of simple plans and by incorporating “use and benefit easements” to widen side yards. Front or side courtyards provide extra private space when view fences (such as on a golf course) sacrifice rear yard privacy. Below are four examples that range from 1,820 square feet to 3,687 square feet and demonstrate varied garage, house, and wall configurations. *(see page 84)*



PLAN 1: 2,409 SQUARE FEET

Plan one takes a basic garage-dominant plan and adds a third-car side entry garage at a 90-degree angle to the two-car garage. This creates a large courtyard behind the third-car garage, allowing room for an optional casita. An optional high wall with a door or gate provides intimacy within the courtyard for relaxing or entertaining.



PLAN 2: 3,687 SQUARE FEET

Plan two involves orienting rooms around a central courtyard space, opening several to an interior view, and creating a bright and open plan that integrates indoor and outdoor spaces. The covered patio is convenient rain or shine.

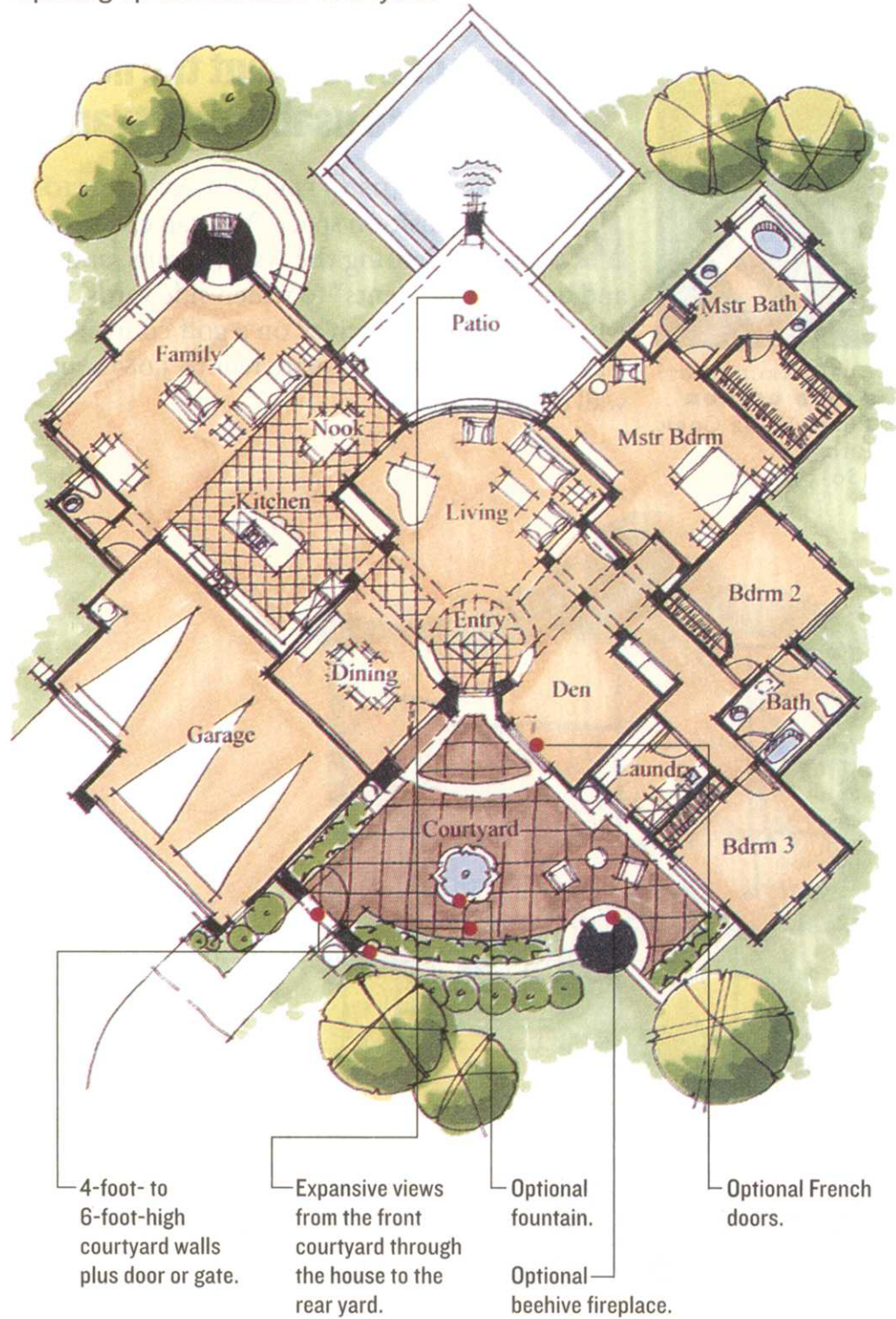
PLAN 3: 1,820 SQUARE FEET

Plan three features a "use and benefit easement" to widen the courtyard on a side yard by allowing landscaping to extend up to the neighbor's side wall. The neighbor's wall would have only high windows in order to maintain privacy.



PLAN 4: 3,058 SQUARE FEET

Plan four shows a front courtyard created by adding 4-foot- to 6-foot-high walls and courtyard entry door or gate on a turned 45-degree-angle house. The result is a unique front elevation with several rooms opening up to a dramatic courtyard.



HAVE A DESIGN QUESTION?

SEND QUERIES AND CLEARLY READABLE PLANS (ON 8.5 X 11 PAPER) TO: CAROLYN WEBER, FIRST DRAFT, ONE THOMAS CIRCLE, N.W., SUITE 600, WASHINGTON D.C. 20005