



Floor Plans Offered Getting Closer and Closer to "Final"!

(at the end of this section, floor plans are shown in black only, for printing.)

Those of you that have been following this site will hopefully see this as a big step towards the goal of becoming the best we can be...(and recognizing that tweaks are easiest to make on paper).

So as of late 2016, these are floor plans as drawn by our architect, well representing our intention.

And when I say, "we", I intend to include the many of you who have contributed to this effort.

These are working plans in fact, in the process of being bid. But here, we might review how we've adapted these actual plans to the concerns and goals heard...around a simple layout by far the most popular option.

Because all homes will fit within a "footprint", there are necessary standards. Here's the land plan for the 1st phase, just off of Dorothy Drive, with homes arranged around or in "Courtyards",little neighborhoods, where every home is on a cul-de-sac.

Then, while there are provisions for differences, we will be creating an architectural "family". Within limits, there are provisions for individualization. Garage fronts are not extending far from front plane of the home itself...(fixing a pet peeve of many designers).



The configuration is still 2-family, but buyers will own their own home and the land around it. It's NOT a "Condo". There will be one common wall, where significant savings are earned; all while we create a larger, still-single family appearance. All foundations have been carefully drawn for economical construction, and are identical for all units shown.

Note we've created a lot of opportunities for mixing and matching: First, we have two separate floor plans that can be mixed in any configuration, or flip-flopped. And each of them will have an optional upstairs "bonus room" or guest suite. And after that, they could even add a second storage room.

The roofs over garages will be plain except if bonus rooms are elected, where then, a dormer is necessary...either a "gabled" dormer or a "shed" dormer, (but not 2 different ones.) And then, simple, coordinated porches could be added anywhere, in two sizes. So our "looks" will be far from identical.

Exteriors are destined to be finished generally with stucco, in various light pastel colors, either alone or with (the same) stone coordinating them all...but that's another subject for "Exteriors".

Finally, since we consider it to have been successful and helpful, we've made provisions to continue soliciting your responses in our "Interaction Section", in a file called "Survey and Comments". So you might take some notes on these, forwarding any comments as appropriate.

The page on "Specifications" below is still under development.

Otherwise, we hope you like what you see in these actual working plans: