

# PLANTS & PROPERTY VALUES

*Improving Curb Appeal*

**A PERSONAL  
WORKBOOK**

**PREPARED BY:**

Rebecca Tilson Thacker



# WELCOME TO PLANTS & PROPERTY VALUES

CURB APPEAL WORKBOOK

## MODULE 1 CHECKLIST

### WATCH MODULE 1 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module one video

### WATCH MODULE 1 REAL ESTATE AGENT Q & A VIDEO

- Use the notes section to jot down your favorite definition of curb appeal

### COMPLETE ASSIGNMENT 1 CURB APPEAL ASSESSMENT

- Fill in assesment

### COMPLETE ASSIGNMENT 2 CREATE YOUR CUSTOMER AVATAR

- Examine your neighborhood demographics
- Review the attributes of your home

### COMPLETE ASSIGNMENT 3 ESTABLISH A BUDGET

- Determine the potential value add

## WELCOME TO THE COURSE!

In this course, we are going to explore the six principles of landscape design. As we discuss these principles, I trust you will utilize this workbook to apply the concepts to your personal home or house.

## MODULE ONE:

Before we dive into the six principles lets start with examining your current situation. We will first work to define curb appeal, identify customer needs, determine the state of your home from curb view, and establish a general budget.

## NAVIGATING THE COURSE

In this module, and all the modules to follow, I have provided a simple checklist for you to use as you work through the material. For best results, take the course one step at a time.



# REAL ESTATE AGENT VIDEO

## MY FAVORITE TIPS FROM THE VIDEO:

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## AFTER WATCHING THE VIDEOS, MY DEFINITION OF CURB APPEAL IS:

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## MY BIGGEST AHA MOMENT FROM THIS VIDEO:

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# ASSIGNMENT #1

INITIAL CURB APPEAL ASSESSMENT

## COMPLETING YOUR CURB APPEAL ASSESMENT

The purpose of this assessment is to take an honest look at the state of your property as viewed from the road or curb. It can be difficult to figure out what action steps to take if you haven't yet examined where your house is currently, and how you got there.

While some of these questions may be hard to answer or involve elements that do not apply, resist the urge to skip them!

If you determine action is needed to improve your curb appeal, this assessment will serve as your "before" and be a great reference.



### Definition of curb appeal

**"Curb appeal refers to the attractiveness of an exterior of a property when viewed from a public space such as a street or sidewalk."**

**E. Johnson, A. Tidwell & S. Villupuram**

# PHOTO OF CURRENT CURB VIEW OF HOME



## Photo directions

Take a photo of your home from the public view or first impression a buyer or appraiser would see. Don't skip this step! If you have printed the workbook go ahead and print a few additional photos to reference as we look through the principles of landscape design. If possible print in color.



# INITIAL ASSESSMENT



## THE BASICS

Address:

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Appraised  
Value/Zestiment

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Planting Zone:

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Community Type  
(Urban/Suburban/Rural)

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## QUESTIONS

Do you feel that your current landscaping is a strong reflection of your home? YES NO

Why or Why not?



# INITIAL ASSESSMENT



**What do you currently use the public space for?**



**What would you enjoy using the space for in the future?**



**What do you like about the curb appeal?**

# INITIAL ASSESSMENT



**What negative issues are there related to curb appeal?**



**Why do you want to improve your home's curb appeal?**



**What frustrates you most about the front view or your home?**

# INITIAL ASSESSMENT



**In a perfect universe, where everything happens exactly the way you want it, how do you visualize the front view of your home?**



**At this point, what are the top 3 things you hope to address or improve upon related to curb appeal?**



**What other things would have to happen for you to feel you have successfully improved your curb appeal?**



## Categorizing your curb appeal

As the final part of assignment one, you will categorize your home's street view curb appeal into one of four categories.

These categories were created by Erik B. Johnson, Alan Tidwell and Sriram V. Villupuram in their work Valuing Curb Appeal in 2019.

The photos and category descriptions on the next two pages of the workbook are taken directly from their work and will be utilized for our own learning. The full article can be accessed at

<https://link.springer.com/article/10.1007/s11146-019-09713-z>

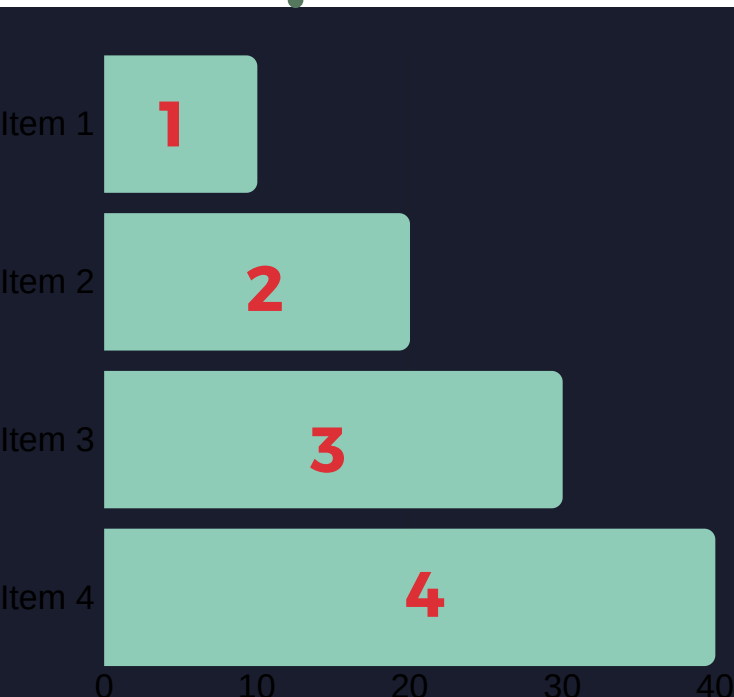




Fig. 2 Curb Appeal: Category 1

"CATEGORY 1 PROPERTIES ARE CHARACTERIZED BY BROKEN CONCRETE DRIVEWAYS/SIDEWALKS, OVERGROWN EDGING, MULTICOLORED (BROWN AND GREEN YARDS) AND GENERALLY LOW MAINTENANCE. EXAMPLES OF CATEGORY 1 ARE SHOWN IN FIG. 2."

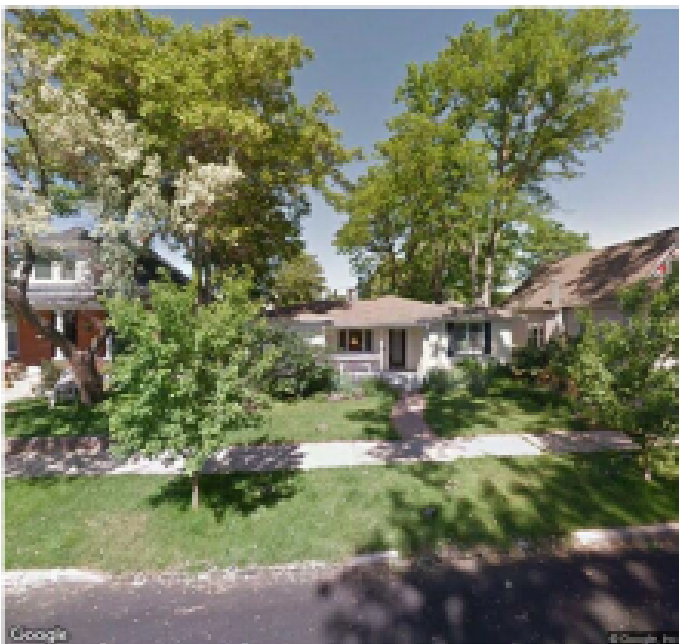


Fig. 3 Curb Appeal – Category 2

"CATEGORY 2 MAY STILL EXHIBIT SIGNS OF OVERGROWTH AND OFTEN HAVE AN EXCESSIVE AMOUNT OF CONCRETE OR IRREGULAR LANDSCAPING. THE MAIN DIFFERENCE BETWEEN CATEGORY 1 AND CATEGORY 2 IS THAT FOR THE CATEGORY 2 ASSIGNMENT THERE APPEARS TO BE A REASONABLE ATTEMPT AT SOME FORM OF LANDSCAPING. WE SHOW EXAMPLES OF CATEGORY 2 CURB APPEAL IN FIG. 3"



Fig. 4 Curb Appeal - Category 3

"CATEGORY 3 CURB APPEAL IS CHARACTERIZED BY HIGH MAINTENANCE WITH UNIFORMLY COLORED YARDS. IF THERE IS A DRIVEWAY, IT IS NOT CRACKED AND IS EDGED WELL. TREES ARE WELL TRIMMED AND PROPORTIONAL. WE SHOW EXAMPLES OF CATEGORY 3 CURB APPEAL IN FIG. 4."

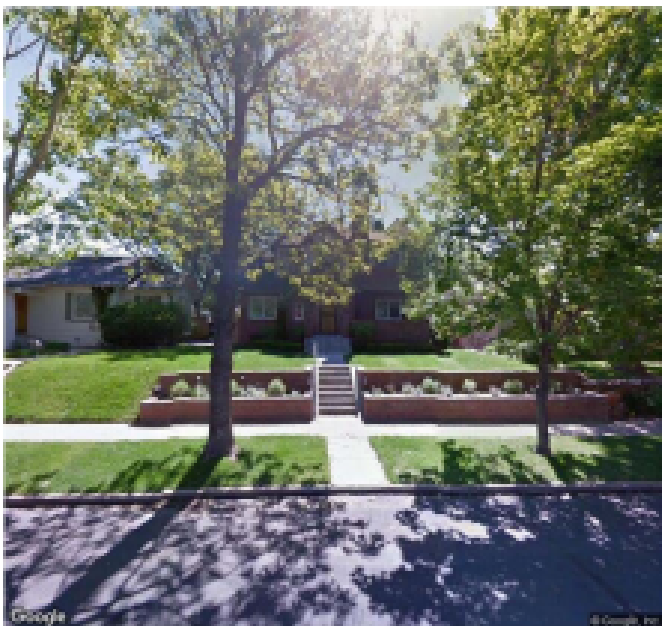


Fig. 5 Curb Appeal – Category 4

"THE HIGHEST POSSIBLE CURB APPEAL CATEGORIZATION WE ASSIGNED IS 4. CATEGORY 4 PROPERTIES ARE CHARACTERIZED BY EXTENSIVE LANDSCAPING, UNIFORM LAWNS, SOME NONLINEAR FEATURES FROM DRIVEWAYS OR WALLS, AND POTENTIALLY WELL-MAINTAINED GARDENS. EXAMPLES OF THE CATEGORY 4 CURB APPEAL ARE SHOWN IN FIG. 5."

# MY HOME IS CURRENTLY

A CATEGORY \_\_\_\_\_

BECAUSE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# MY GOAL IS FOR MY HOME TO BE

A CATEGORY \_\_\_\_\_

BECAUSE  
\_\_\_\_\_  
\_\_\_\_\_  
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# CATEGORY REPORT



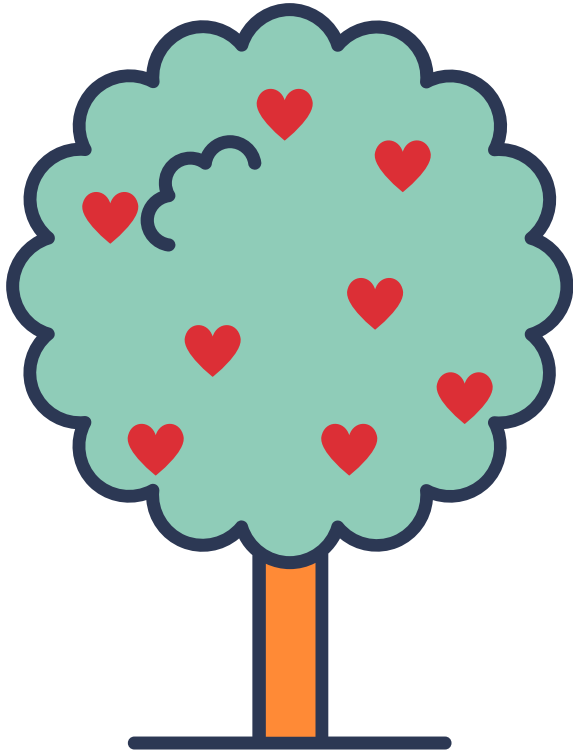


# **ASSIGNMENT #2**

CREATING YOUR END USER AVATAR



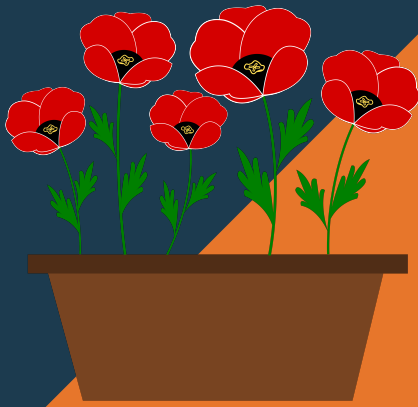
## COMPLETING YOUR CURB APPEAL AVATAR



Now that you have evaluated your current curb appeal. Let's start looking toward the future. Even though we have not yet covered landscape principles, you need to keep a few items in mind as we go through the course.

First, who is the end user for this landscape? Knowing who you are creating the space for is key. If you are simply looking to improve your home for an appraisal or your own use, your avatar is simple. Its you! You choose your preferences (while following landscaping principles) and the planned uses.

Where it may get more complicated is if you are planning to sell your home in the near future. For instance you may prefer a "wild" or "natural style"; however you are in a neighborhood with families that have manicured front lawns. You may enjoy lavish gardens, yet you live in a retirement area with a low maintenance home that would likely be purchased by individuals downsizing. Therefore, a high-maintenance landscape could be a detriment for potential buyers. Creating a very specific imaginary buyer will facilitate making landscaping decisions for potential buyers. For assignment #2 we will explore some of these ideas with respect to your home.



**Give a name to the person or couple that you expect to use this landscape**

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**What does he/she do for work? How much do they make?**

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**What are their ages? What are common interest for their ages?**

# CREATE YOUR AVATAR

MY AVATAR(S)

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**NAME(S)**

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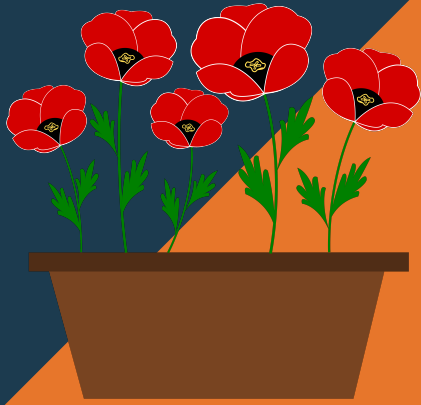
**OCCUPATION(S)**

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**AGES**

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**What are their hobbies? Do any of these utilize the front lawn**

# CREATE YOUR AVATAR

MY AVATAR(S)

## HOBBIES

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**How busy do they feel? How much time can they dedicate to front lawn maintenance**

## FREE TIME

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**Now that you have reviewed what a likely buyer would be for your home, what type of front yard would be important to this person?**

## WHAT LAWN DOES YOUR AVATAR(S) PREFER?

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# **ASSIGNMENT #3**

ESTABLISH AN APPROXIMATE BUDGET BY  
DETERMINING PROJECT PROFITABILITY



# BUDGET

## Relate your budget to value added

While it is not recommended to establish a detailed budget prior to understanding or reviewing landscape design principles, an idea of the potential value added may assist in planning for the scope of the project.

This course aims at improving curb appeal while also improving the value of the home. By relating the potential gains of good curb appeal to the percentage of improved home value a general number can be established of recommended investment/spending.

Please keep in mind, you should establish your final budget by considering your personal financial goals and situation at the end of the course.

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## Value add %s

7% to 14% - E. Johnson, A. Tidwell, & V. Villupuram, 2019

10% to 12% - Elam & Stigarll, 2012

17% - Elam & Stigarll, 2012 \*In some cases\*



## Review Your #s



Property value

Expected % increase



Expected increase in property value



## Example



\$200,000.00

0.07 (7 %)

Property value

Expected % increase



\$14,000.00

Expected increase in property value



### Profit Equation



Expected increase in property value    Cost of curb appeal enhancement



Renovation value



### Return on Investment (ROI)



Increase in property value    Total Investment

~~X~~ 100



Return on Investment (ROI)



### Profit Equation Example

\$14,000.00



\$12,000.00

Expected increase in property value    Cost of curb appeal enhancement



\$2,000.00

Renovation value

### Return on Investment (ROI) Example

\$2,000.00



\$12,000.00

Increase in property value    Total Investment

~~X~~ 100



16.7%

Return on Investment (ROI)

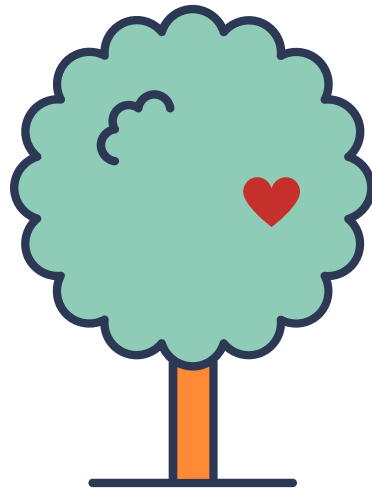


# CONGRATULATIONS

**You have completed module #1!**

- 
- You can safely say you have evaluated where you began.
  - Check off each assignment in module one in your workbook.
  - Please contact me with any questions.
-





# MODULE #2

## SIMPLICITY



# PLANTS & PROPERTY VALUES

CURB APPEAL WORKBOOK

## MODULE 2 CHECKLIST

### WATCH MODULE 2 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module two video

### REVIEW SIMPLICITY TIPS

### COMPLETE ASSIGNMENT 4

- SIMPLICITY EXAMPLE
- MISSING SIMPLICITY EXAMPLE

### COMPLETE ASSIGNMENT 5

- SIMPLICITY ASSESSMENT

## PRINCIPLES OF LANDSCAPE DESIGN

### SIMPLICITY

VARIETY

BALANCE

PROPORTION

SEQUENCE

UNITY

### MODULE TWO:

The design principle SIMPLICITY indicates limiting change.

### ACHIEVING SIMPLICITY

Simplicity is often achieved by repetition. In order to avoid monotony the next principle variety comes into play.

**KEEP IT SIMPLE STUPID**





# SIMPLICITY TIPS



**Often less is more; however, too much repetition can become monotonous.**



**Some plans remain simple yet still have a high level of monotony.**



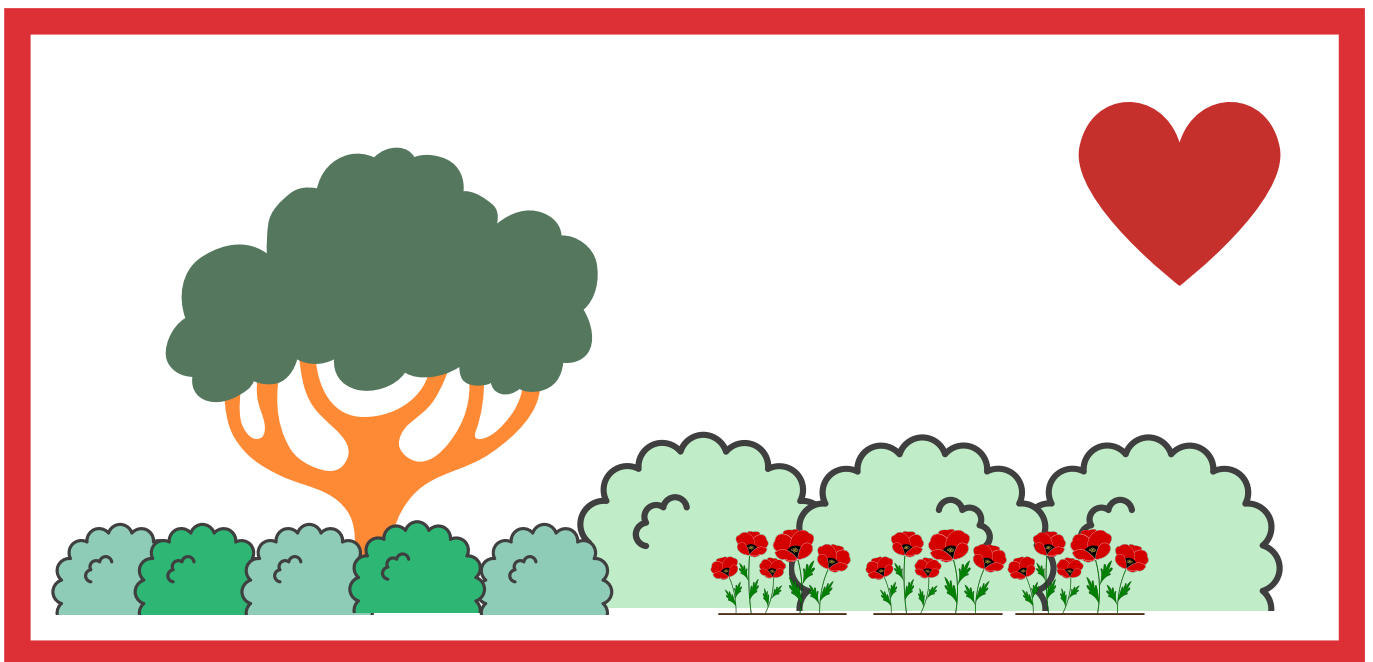
**Some plans have too much variety and overwhelm the eye.**

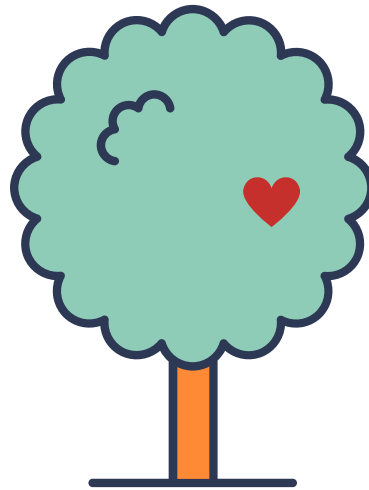


# SIMPLICITY TIPS



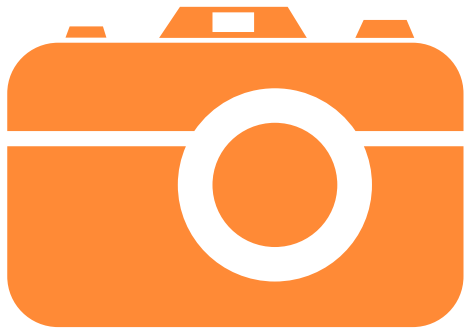
**Simple (yet not monotonous) is achieved with some variety without appearing cluttered.**





# ASSIGNMENT #4

SEARCHING FOR SIMPLICITY



## SEARCH FOR SIMPLICITY

Your first assignment of module 2 is to find examples of simplicity.

Remember our definition of simplicity is limiting change. This means some meaningful variety will be present.

While you are driving over the next several days, pay attention to curbs views that you enjoy. Determine if the street view includes elements of simplicity. Also notice street views that lack simplicity (really at any level).

After identifying several examples choose your favorite example of simplicity, and your favorite example that lacks simplicity. Take a picture of each and place in your workbook.

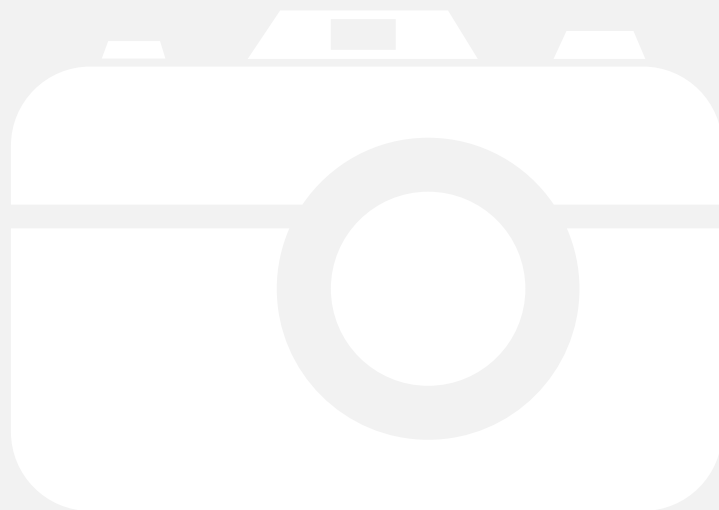
**\*\*\***This assignment can also be completed virtually if you prefer. You can use Zillow, Realtor.com, Google Street View, etc to explore neighborhoods for examples of simplicity and views that lack of simplicity.



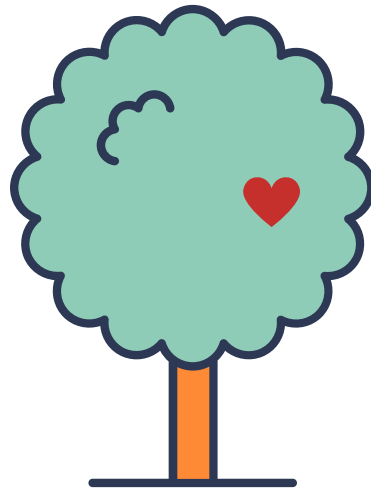
**SIMPLICITY YOU**



**LACKING SIMPLICITY**







# ASSIGNMENT #5

SIMPLIFYING YOUR DESIGN

# PHOTO OF CURRENT CURB VIEW OF HOME



## SIMPLICITY TEST

Do you have some repetition present in your landscape hardscapes or plants? **YES NO**

Is your street view monotonous or lack variety? **YES NO**

Does your landscape look cluttered or have too much variety to be maintained? **YES NO**

Does your landscape work well as a whole and as individual sections? **YES NO**



# SIMPLICITY ASSESSMENT



**Is there are area of your landscape that demonstrates simplicity well?**



**Is there a monotonous area that needs simple additions to achieve simple variety?**



**Is there a cluttered area that would benefit from some reduction in variety and color?**

# SIMPLICITY ASSESSMENT



**Do you feel you are able to incorporate an element that you enjoyed from your favorite example of simplicity?**



**How can you avoid or remove elements from your example of lack of simplicity?**




**How do you plan to encourage simplicity in the street view of your home? (Feel Free to sketch if you already are visualizing a change!)**



# CONGRATULATIONS

**You have completed module #2!**

- 
- You have started to review the design principles starting with simplicity
  - Check off each assignment in module two in your workbook.
  - Please contact me with any questions.
  - Remember K.I.S.S 
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# MODULE #3

## VARIETY



# PLANTS & PROPERTY VALUES

## CURB APPEAL WORKBOOK

### MODULE 3 CHECKLIST

#### WATCH MODULE 3 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module three video

#### REVIEW VARIETY NOTES

- Review the variety notes. If you need more information on the ways to add variety, please utilize the resource page or a search engine

#### COMPLETE ASSIGNMENT 6

Adding Variety

#### COMPLETE ASSIGNMENT 7

Variety you will love

- Start combining personal preferences with functionality to create a list of possible elements to create variety in your landscape

#### CHECK OUT RESOURCES

- Review the resources as necessary

### PRINCIPLES OF LANDSCAPE DESIGN

SIMPLICITY

**VARIETY**

BALANCE

PROPORTION

SEQUENCE

UNITY

### MODULE THREE:

The design principle VARIETY indicates the absence of monotony.

### ACHIEVING VARIETY

Variety allows for a prominent element of an element of emphasis.

Variety aims to draw the view into the design. The relationship between variety and simplicity is a delicate balance.

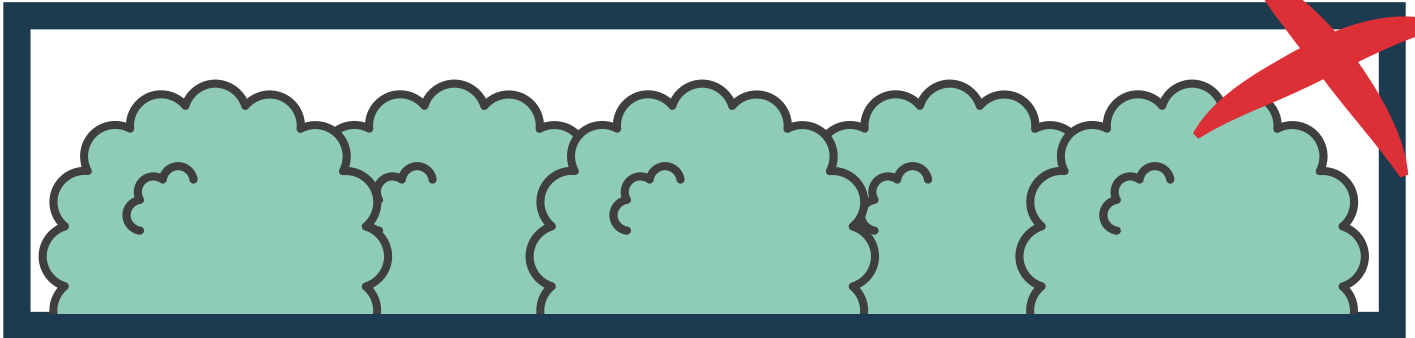




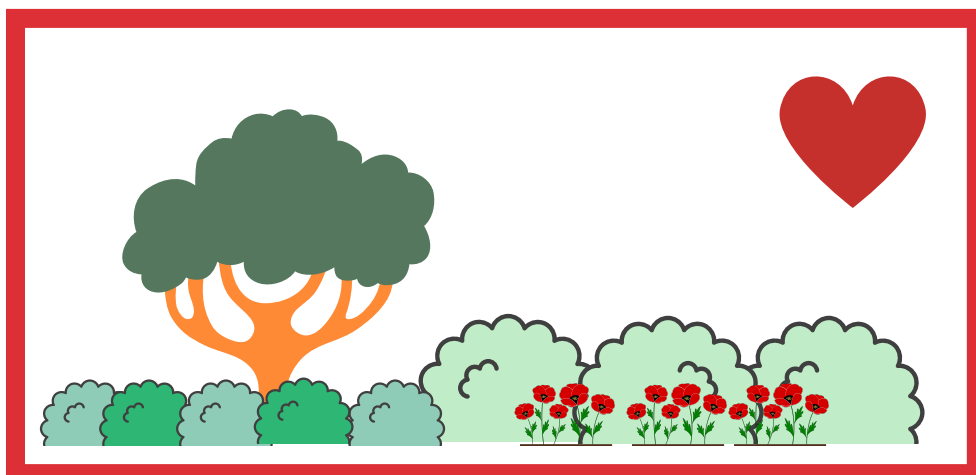
# VARIETY REMINDERS

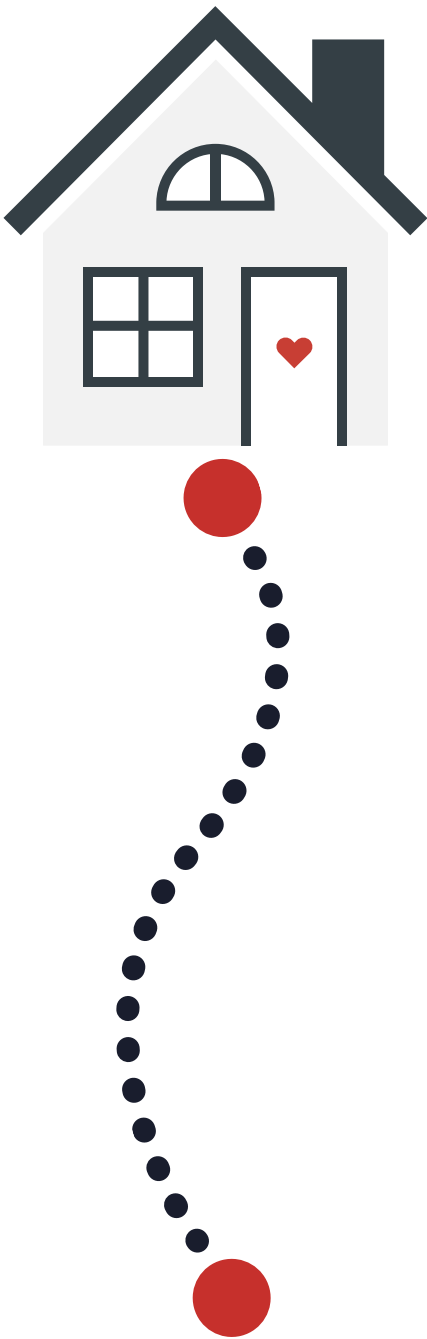


**You need variety, too much repetition can become monotonous.**



**Some plans have too much variety and overwhelm the eye.**





## ADDING VARIETY

Your first assignment of module 3 is to find specific examples of elements you may use to establish a healthy amount of variety. Remember, our goal is to add interest and emphasis while also avoiding confusion.

In this module we provide a list of elements that should be considered for adding variety to your landscape. Please note, depending on your space of the curb view of your home you may not incorporate all of these elements.

This module's assignments are a bit shorter to allow for any needed additional research on these elements. A resource page is added for your convenience, although a simple google search works well.

## INCORPORATE VARIETY WITH...

**Foundation Planting**

**Color**

**Focal Points**

**Form**

**Corner Plantings**

**Texture**

**Border Plants**

**Shade Plants**

# ADDING VARIETY

## Foundation Planting & Corner Plantings



[HTTPS://GROWBEAUTIFULLY.MONROVIA.COM](https://growbeautifully.monrovia.com)

[HTTPS://GROWBEAUTIFULLY.MONROVIA.COM](https://growbeautifully.monrovia.com)



## Focal Points, Color & Form



### Gorgeous Garden Border Design Ideas for Any Yard in the West

Garden borders are an easy way to beautify any yard. See how to use foliage and flowers to soften a wall,

## Border Plants & Texture

## Shade Plants



### The Benefits of Using Shade Trees to Help Cool Your Home

Learn how to strategically place trees to increase energy savings and keep your home and AC



# **ASSIGNMENT #6**

INCORPORATING VARIETY

# PHOTO OF CURRENT CURB VIEW OF HOME



## INCORPORATING VARIETY

Identify an area that you feel you should emphasize with a prominent element. Circle that area.

Identify an area that you may be able to engage or surprise the viewer. Put a star in that area.

Determine an area that you will maintain simplicity or use repetition to avoid confusion with variety. Underline that area.





# BEING INTENTIONAL WITH VARIETY

**WHY EMPHASIZE?**

**WHY ADD INTEREST?**

**WHY SIMPLIFY?**

**ELEMENTS THAT  
EMPHASIZE**

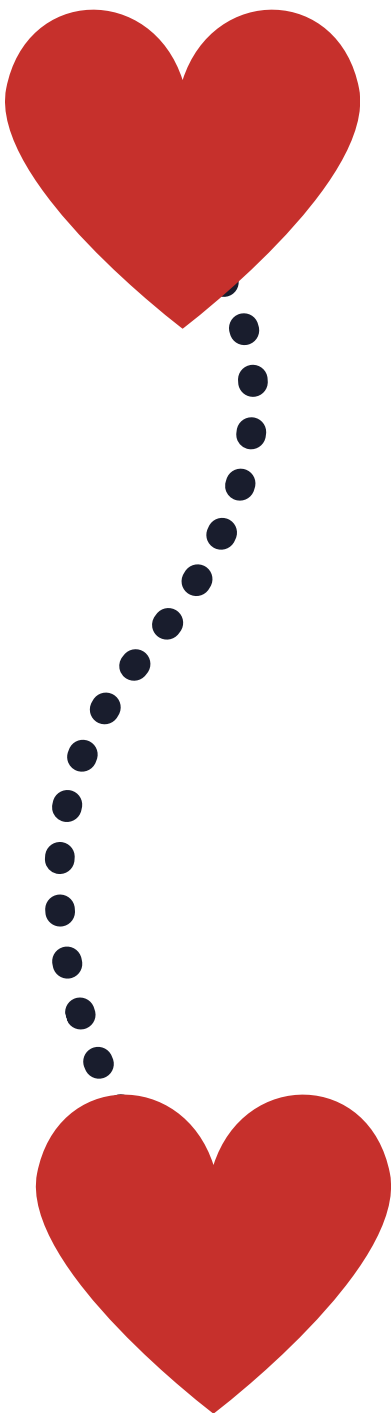
**ELEMENTS THAT ADD  
INTEREST**

**ELEMENTS THAT  
AVOID CONFUSION**



# ASSIGNMENT #7

VARIETY YOU'LL LOVE



## VARIETY YOU'LL LOVE

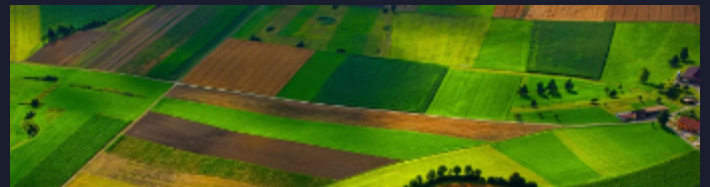
In this assignment, you will utilize the web or your observations to either continue to identify elements that add variety and choose some of your favorites.

As you were driving, maybe you noticed a fountain and listed it on your elements that emphasize. Go ahead and search for more information on these hardscapes.

You may find the maintenance is not for you.

You may have determined you are drawn to the color purple. Go to your extensions website and research which plants may suit your needs and add purple to your design. Record your findings!

**Part 1:**  
**Explore your state extension website for resources**



[HTTPS://WWW.ALMANAC.COM/CONTENT/COOPERATIVE-EXTENSION-SERVICES](https://www.almanac.com/content/cooperative-extension-services)



# INCORPORATE VARIETY WITH...

## Foundation Plantings

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## Focal Points

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## Colors

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## Forms/Shapes

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## Corner Plantings

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## Boarder Plantings

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## Shade Plants

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## Textures

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# RESOURCES...

## Plant Selections

[HTTPS://WWW.MONROVIA.COM/PLANT-CATALOG/](https://www.monrovia.com/plant-catalog/)

## Tree Selections

[HTTPS://SELECTREE.CALPOLY.EDU/](https://selectree.calpoly.edu/)

## Hardscape Elements



### **Hardscape Materials for Your Outdoor Living Space**

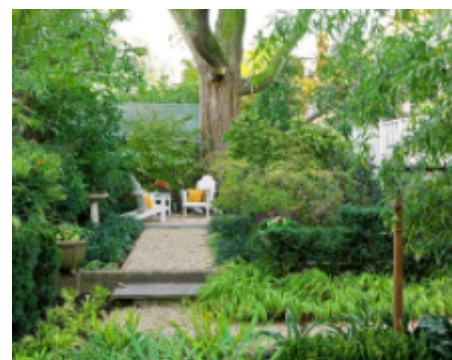
Hardscapes are important for any landscape. Learn about the different types of hardscapes and hardscape materials to enhance your outdoor living...

## Focal Points



### **Incorporating focal points into your landscape**

Learn how and where to place focal points in your landscape and what purpose focal points serve in your



### **12 Lovely Focal Points to Enhance Your Garden**

Using focal points in the landscape is one of the easiest ways to transform a ho-hum garden into one that feels more designed and intentional. The simpl...

## Color

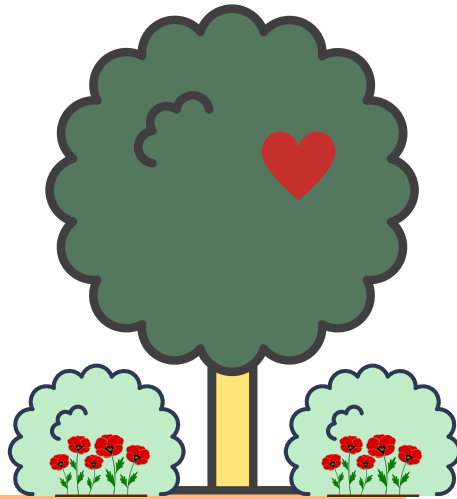
[HTTPS://WWW.PROVENWINNERS.COM/LEARN/BASIC-DESIGN-PRINCIPLES-USING-COLOR-GARDEN](https://www.provenwinners.com/learn/basic-design-principles-using-color-garden)



# CONGRATULATIONS

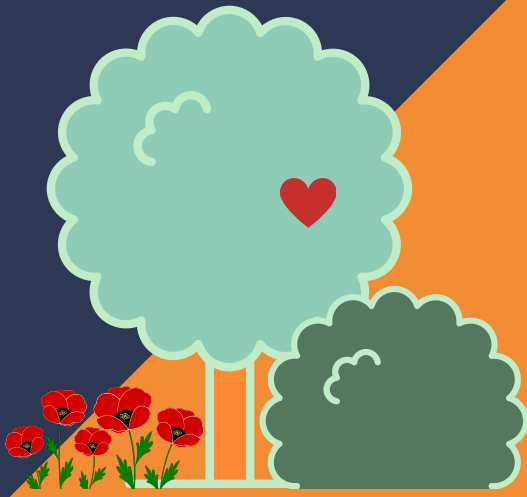
**You have completed module #3!**

- 
- I hope you enjoyed researching and thinking about variety in your landscape
  - Check off each assignment in module three in your workbook.
  - Please contact me with any questions.
-



# MODULE #4

## BALANCE



## MODULE 4 CHECKLIST

### WATCH MODULE 4 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module three video

### REVIEW BALANCE NOTES

- Review the balance notes.

### COMPLETE ASSIGNMENT 8

Finding Balance

### COMPLETE ASSIGNMENT 9

Incorporating Balance

# PLANTS & PROPERTY VALUES

## CURB APPEAL WORKBOOK

## PRINCIPLES OF LANDSCAPE DESIGN

SIMPLICITY  
VARIETY

**BALANCE**

PROPORTION  
SEQUENCE  
UNITY

### MODULE FOUR:

The design principle BALANCE indicates visual evenness in a design

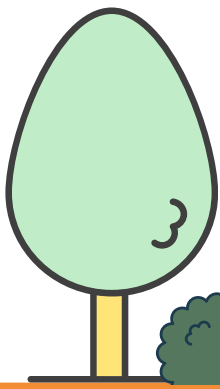
## **ACHIEVING BALANCE**

There are two main types of balance, Asymmetrical and symmetrical.

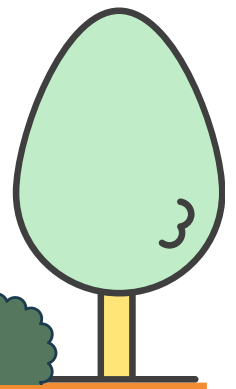
Symmetrical balance includes similarity or repeated combinations around a pivot or focal point.

Asymmetrical balance includes similar visual weight around a pivot point.

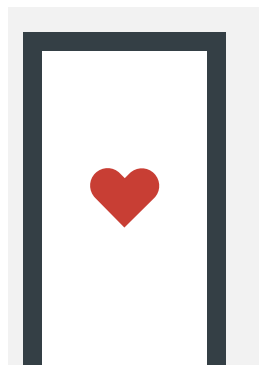
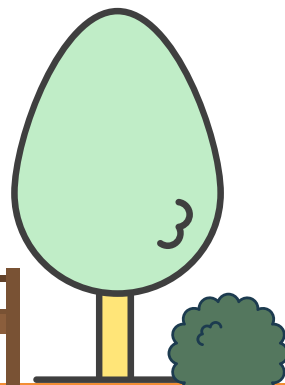
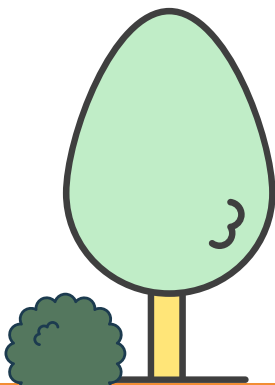




**symmetrical balance**

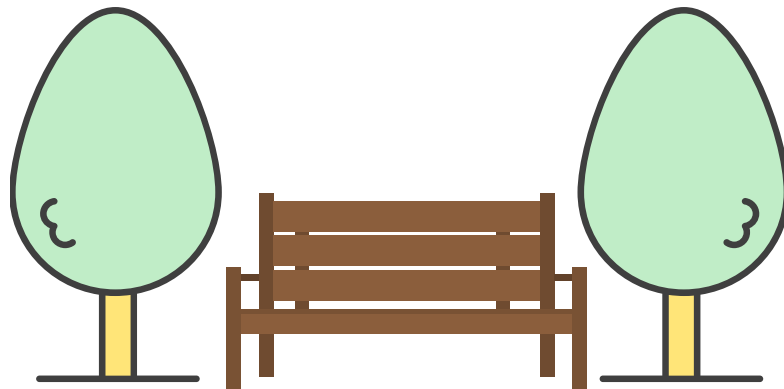


**asymmetrical balance  
(same mass)**





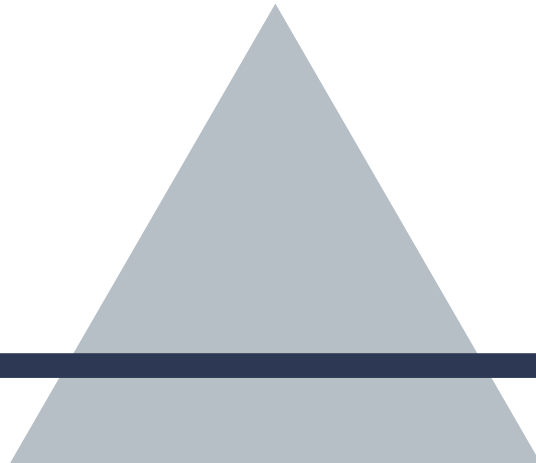
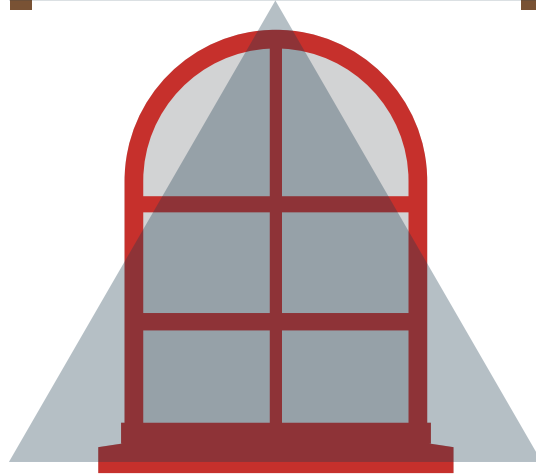
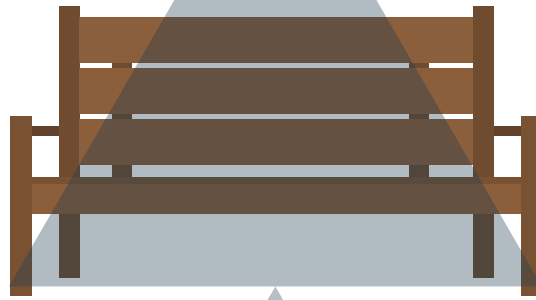




# ASSIGNMENT #8

## FINDING BALANCE

**Determine your pivot point**



**Select any that apply and add your own balance point ideas!**

**PICK ONE  
OF EACH SET!**



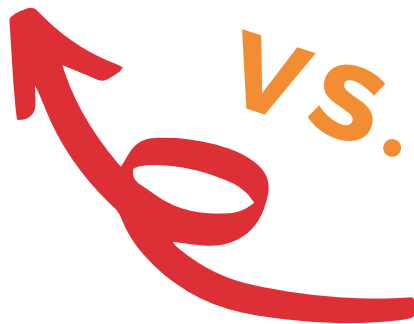
**Copy the Curb Appeal of These 15  
Beachfront Homes**

Go ahead, dig your toes in the sand and enjoy these



**Determine your preference**

[WWW.BOOTHBROTHERSHOMES.COM](http://WWW.BOOTHBROTHERSHOMES.COM)



[WWW.NATURALBALANCEHOMES.COM](http://WWW.NATURALBALANCEHOMES.COM)



LAURIE BLACK PHOTOGRAPHY



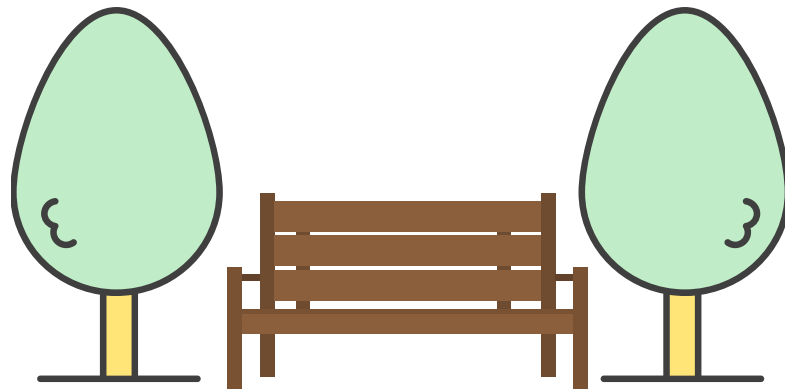
**Bob Vila - Home Improvement,  
Home Repair And Home  
Renovation**

[bobvila.com](http://bobvila.com)



Symmetrical (1s) **VS.** Asymmetrical (2s)





# ASSIGNMENT #9

## INCORPORATING BALANCE

# PHOTO OF CURRENT CURB VIEW OF HOME



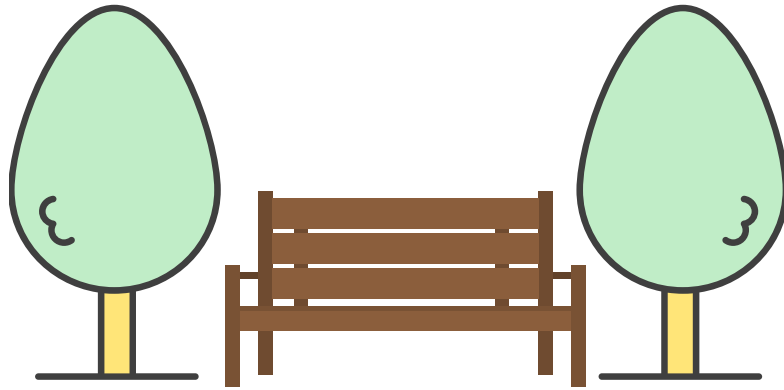
## INCORPORATING BALANCE

Identify an area that you feel you should emphasize as a pivot/center point. Circle that area.

Determine if that area is suited to your balance preference. YES NO

Make adjustments as needed. (Add a difference pivot point to incorporate symmetrical/asymmetrical balance as needed)





# CONGRATULATIONS

**You have completed module #4!**

- 
- I hope you have discovered how to incorporate balance in your design with your personal preference and current home.
  - Check off each assignment in module four in your workbook.
  - Please contact me with any questions.
-



# MODULE #5

## PROPORTION





## MODULE 5 CHECKLIST

### WATCH MODULE 5 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module five video

### REVIEW PROPORTION NOTES

- Review the balance notes.

### COMPLETE ASSIGNMENT 10

Reviewing current proportions

### COMPLETE ASSIGNMENT 11

Planning future proportions

# PLANTS & PROPERTY VALUES

## CURB APPEAL WORKBOOK

## PRINCIPLES OF LANDSCAPE DESIGN

SIMPLICITY

VARIETY

BALANCE

**PROPORTION**

SEQUENCE

UNITY

### MODULE FIVE:

The design principle PROPORTION refers to the size relationship that parts of the design have to each other and to the design as a whole

## **ACHIEVING PROPORTION**

Proportion can be the size of landscape elements in relation to each other and to the design as a whole.

# MODULE 5 VIDEO

## Video Notes:

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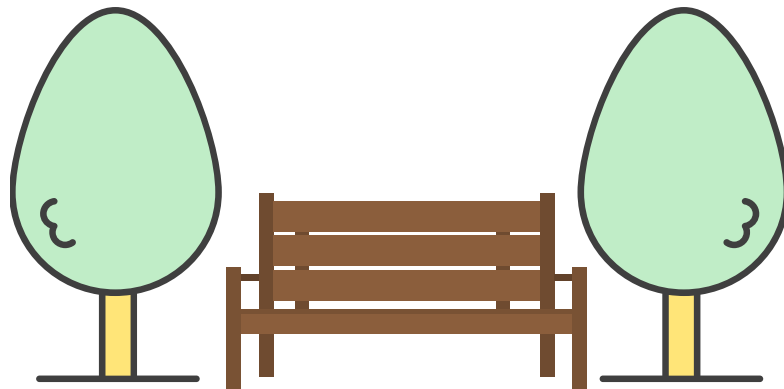
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**JUST RIGHT**





# ASSIGNMENT #10

## REVIEWING YOUR PROPORTIONS

# PHOTO OF CURRENT CURB VIEW OF HOME



## REVIEWING CURRENT PROPORTION

Is there an element too small for the house? Circle that area. If so, what may you consider adding to fix the proportion?

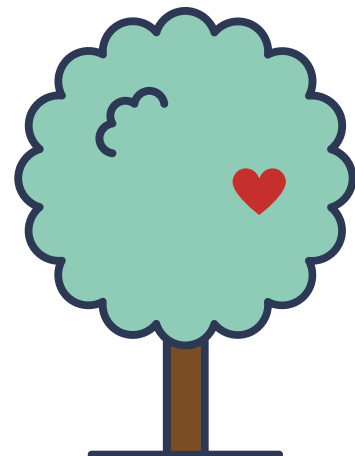
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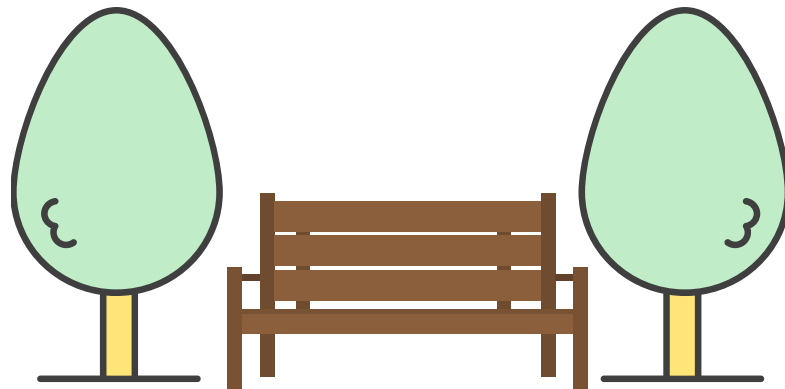
Is there an element too large for the front view of the house? YES NO Underline that area. IF so, what will you consider removing to fix the proportion?

-----

Do your elements break the visual lines into thirds? YES NO

Identify areas to avoid. Mark with an X



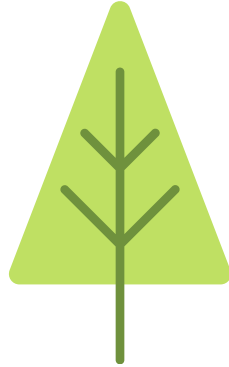


# ASSIGNMENT #11

REVIEWING YOUR SELECTIONS AND  
PLACEMENT

# REVIEWING YOUR VARIETY SELECTIONS PROPORTION

## HEIGHT



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## WIDTH



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## PLACEMENT

## RELATIONSHIP

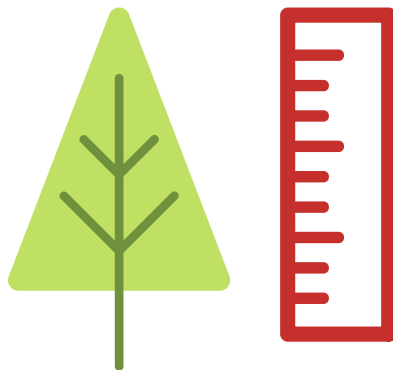
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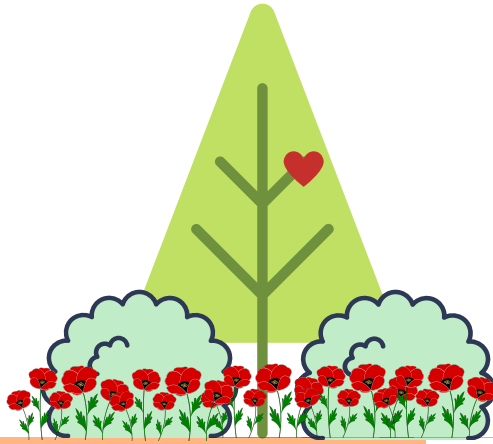


# CONGRATULATIONS

**You have completed module #5!**

- 
- I hope you have confidence in your selection and placement of plants in relation to proportion.
  - Check off each assignment in module five in your workbook.
  - Please contact me with any questions.
-





# MODULE #6

## SEQUENCE



## MODULE 6 CHECKLIST

### WATCH MODULE 6 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module six video

### REVIEW SEQUENCE NOTES

- Review the balance notes.

### COMPLETE ASSIGNMENT 12

Reviewing current size, shape, texture, and color transitions

### COMPLETE ASSIGNMENT 13

Researching transition opportunities

# PLANTS & PROPERTY VALUES

## CURB APPEAL WORKBOOK

### PRINCIPLES OF LANDSCAPE DESIGN

SIMPLICITY

VARIETY

BALANCE

PROPORTION

**SEQUENCE**

UNITY

### MODULE #6

The design principle SEQUENCE refers to the transition of size and style through meaningful gradation of size or style.

### **ACHIEVING SEQUENCE**

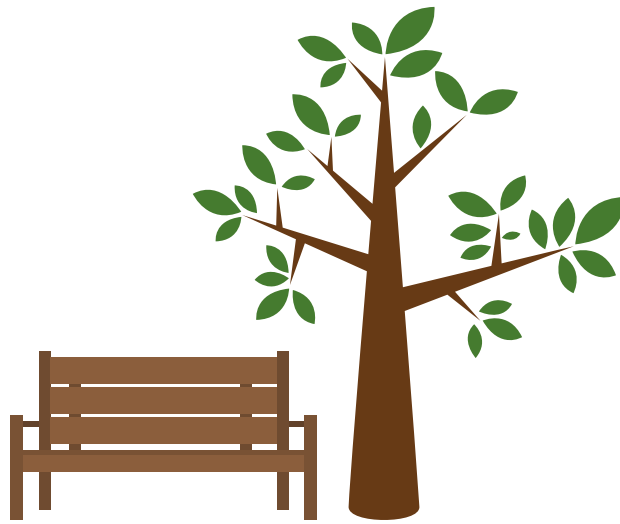
Sequence can also be called rhythm.





**TEXTURE & COLOR**





# ASSIGNMENT #12

## REVIEWING YOUR TRANSITIONS

# PHOTO OF CURRENT CURB VIEW OF HOME



## REVIEWING CURRENT TRANSITIONS

Is there a transition too abrupt in size for the landscape?

Circle that area. If so, what may you consider adding to fix the transition/sequence?

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Is there a transition too abrupt in shape for the landscape?

Circle that area. If so, what may you consider adding to fix the transition/sequence?

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Is there a transition too abrupt in texture for the landscape?

Circle that area. If so, what may you consider adding to fix the transition/sequence?

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# ASSIGNMENT #13

RESEARCHING SEQUENCE TRANSITIONS  
OPPORTUNITIES

# REVIEWING YOUR TRANSITIONS

Now that you have reviewed the different areas of your front landscape, start researching possible transitions to improve the sequence of your landscape. Remember these are items that draw the eye and improve transition. Items could include plants, walk ways, repeated shapes, textures, etc. List several ideas of improvements for the transitions between the separate areas of your landscape.

## AREA 1

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## AREA 2

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## AREA 3

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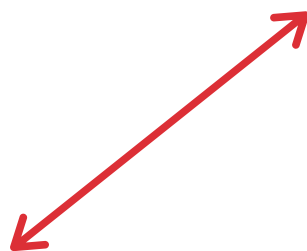
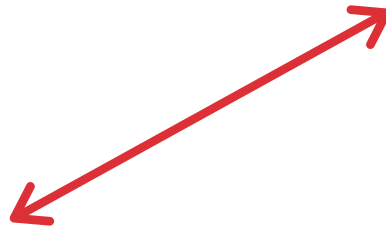
## AREA 4

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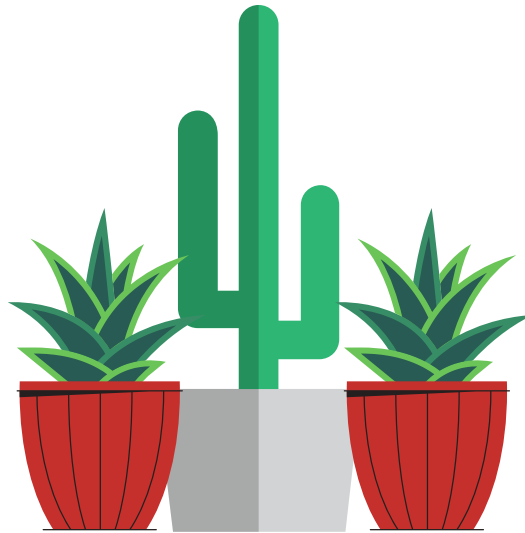
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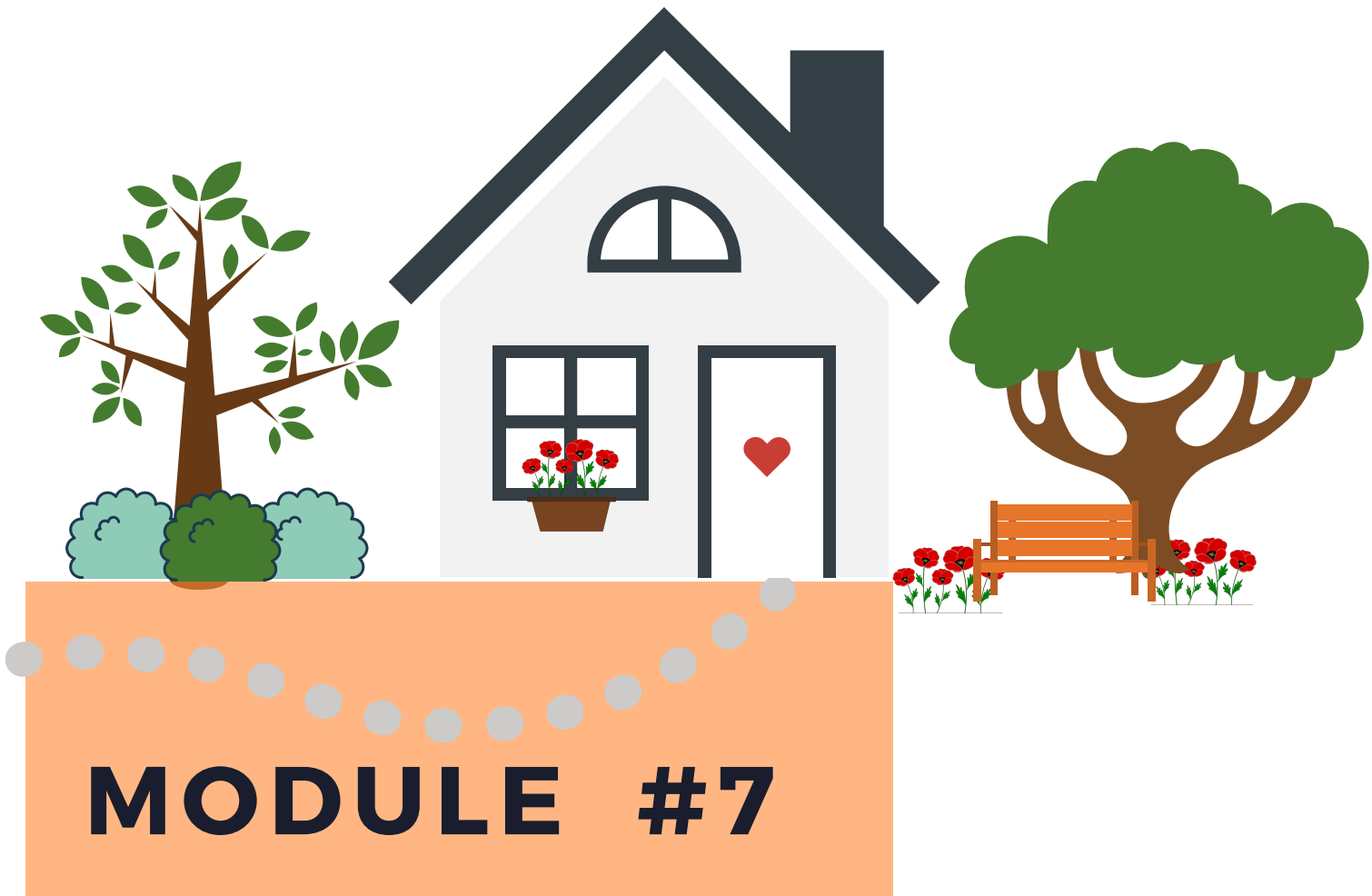




# CONGRATULATIONS

**You have completed module #6!**

- 
- I hope you have confidence the transitions between the different areas of your landscape
  - Check off each assignment in module six in your workbook.
  - Please contact me with any questions.
-



# UNITY



# PLANTS & PROPERTY VALUES

CURB APPEAL WORKBOOK

## MODULE 6 CHECKLIST

### WATCH MODULE 7 VIDEO

Use the notes section in this workbook to note down your thoughts and insights as you watch the module seven video

### REVIEW UNITY TIPS

### COMPLETE ASSIGNMENT 14

### MARK THE COURSE AS COMPLETE!

## PRINCIPLES OF LANDSCAPE DESIGN

SIMPLICITY

VARIETY

BALANCE

PROPORTION

SEQUENCE

UNITY

### MODULE #7

Tie your ideas together in one logical landscape.

## ACHIEVING UNITY

Use this workbook as a planning guide to assist you in achieving unity and a beautiful and intentional landscape.

# MODULE 7 VIDEO

## Video Notes:

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# UNITY NOTES/ COURSE REVIEW



Landscapes should tie together



Landscapes should blend simplicity & variety



Landscapes should repeat elements to unify



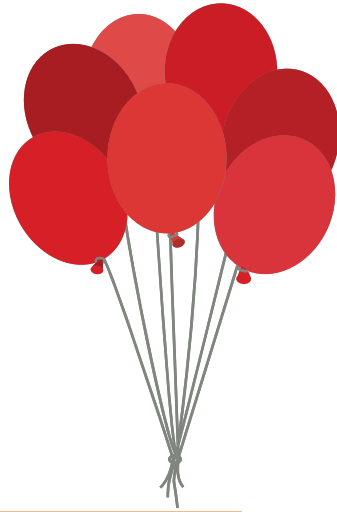
Landscapes can still treat features differently



Landscapes should have similarities in layers



Landscapes should have connections



# ASSIGNMENT #14

TYING IT ALL TOGETHER

# TO DO: UNIFIED CURB APPEAL

## TO DO

JOB DESCRIPTION	TIME START	TIME END
REVIEW GOAL PAGE #15		



# CONGRATULATIONS

**You have completed module #7 and the Plants and Property Values course!**

- 
- CONGRATULATE YOURSELF!
  - TAKE ACTION!
  - ENJOY!
-



# Works Cited

Elam, E. & Stigarll, A. (2012). "Landscape and House Appearance Impacts on the Price of Single-Family Houses", *Journal of Environmental Horticulture*, 30(4), pp. 182-188

<https://mg.aces.edu/tricounty/wp-content/uploads/sites/128/2015/08/principleslandscape.pdf>

Johnson, E. B. ( 1 ), Tidwell, A. ( 1 ), & Villupuram, S. V. ( 2 ). (n.d.). Valuing Curb Appeal. *Journal of Real Estate Finance and Economics*.

<https://doi-org.ezproxy.lib.vt.edu/10.1007/s11146-019-09713-z>