

Design Guidelines Checklist

For House Plan Approval



.....
LOT NUMBER

.....
STREET

No construction shall commence on lot until the completion of the attached checklist and approvals have been obtained.

Documents Reviewed (Title, Date & Revision)

House Plans

Lot Grading / Landscaping Plans

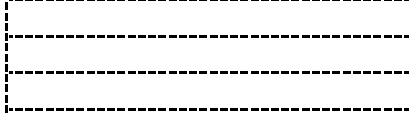
\$1500.00 Site Grading Deposit Received Yes No

Approvals

Builder	Date
Andrew Giles	Date
Rob Dexter	Date

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May 2, 2011

L 1.09	Driveways & Walkways		√
	<i>Driveway</i>	Exposed Aggregate Stamped Asphalt Concrete Brick Paving Stones Flagstone	
	<i>Walkway</i> All walkways between driveway and house must be hard surfaced	Exposed Aggregate Stamped Asphalt Concrete Brick Paving Stones Flagstone	
	<i>Driveway Light</i> Each driveway must be illuminated by not less than 1 lantern type fixture within 10 feet of property line.		
L1.10	Fencing or Walls		
	<i>Fencing</i> Only in rear yard, material to be approved by Brunello. Shall not exceed 4 feet in height unless permission obtained	Wrought iron Black chain link Painted galvanized c/w lattice Stained galvanized c/w lattice	
L1.11	Electrical & Communications		
		All Underground Satellite Dish	
HD 1.03	Minimum Dwelling Size & Setback		
	<i>Dwelling Size</i> No dwelling shall be constructed having a minimum square footage less than including an attached garage	40' wide lot - 1700sq. ft. 50' wide lot - 2300 sq. ft. 60' wide lot - 2600 sq. ft. 20' wide townhouse - 1400 sq. ft. 30' wide garden - 2000 sq. ft.	
	<i>Setback Distance From Front Property Line</i>	Minimum 25' Other	

HD 1.06	Building Facades		
	<i>Façade</i>	Balcony	
	No building façade to be greater than 40 feet without some elevation relief feature of not less than 2 foot projection	Window projection Wall feature Entry canopy Change of wall direction	
	<i>Architectural Detailing</i>	Lintels	
	Columns and other exterior posts shall have a minimum finished outside dimension of 7 1/2 " square	Pediments Pilasters Columns Porticos Overhangs Corner Boards Frieze Facia Boards Other	
	No building façade shall have an exterior wall surface unbroken by windows for a distance greater than 20 feet horizontally		
	<i>Exterior Wall Finish Materials</i>	Horizontal Lap siding 4" to 6"	
	Clay Brick Concrete Brick Stone Concrete 12" from finished grade Stucco Cedar Shakes Architectual Vinyl Other		
HD 1.07	Windows, Doors and Roofs		
	Window proportions should be in a size of at least 2:1 height to width		
	Wider windows should be broken into multiple window sections until desired slenderness ratio is achieved		
	<i>Main entry doors have weather protection</i>	entry portico	
		roof roof veranda entry canopy other	

HD 1.07	Windows, Doors and Roofs continued		
	<p>Roof designs are to be sloped with pitched simple gabled and hipped variations preferred over shed or mansard designs</p> <p>Minimum roof slopes are 6/12</p>	<div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div>	
	<p><i>Roofing materials</i></p> <p>Mechanical roof vents are prohibited. Vents to be same color as surrounding materials</p> <p>Skylights are to be placed as close to roof as possible. Bubble shaped skylights are prohibited glass skylights are encouraged.</p>	<p>asphalt shingles (architectural) composite shingles wood shingles slate shingles non glare metal roofing (color approved in writing)</p> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div>	
HD 1.08	Decks		
	<p>Closure between grade and wall or deck shall appear solid</p> <p><i>Underside of Decks, Patios, Porches, Veranda's</i></p> <p>Underside of decks, patios, porches, veranda's more than more than 1foot above finished grade but not more than 6 feet above finished grade must be enclosed to finished grade</p>	<div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <p>siding trellis semi solid building materials privacy lattice</p>	
HD 1.09	Chimneys		
	<p>Masonry chimneys of brick or stone are encouraged</p> <p><i>Boxed in Chimneys</i></p> <p>Metal chimneys are to be boxed in to within 6" of the top of the chimney using stone, brick, or the same wxterior finish material used on the related structure</p>	<div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <p>stone brick same exterior finish material</p>	
HD 1.10	Back Water Valve		
	<p>Install back water valve when foundation drain is connected to the storm drainage system and where the basement floor is lower than the adjacent street.</p>	<div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div> <div style="border: 1px dashed black; height: 20px; width: 100%;"></div>	

