



DESIGN GUIDELINES & ARCHITECTURAL PATTERNS



OWNER

DILIGENT DEVELOPMENT
CLIVE, IOWA

MASTER PLAN

DESIGN WORKSHOP | LANDSCAPE ARCHITECTS
ASPEN, COLORADO

COOPER CRAWFORD | CIVIL ENGINEERS
WEST DES MOINES, IOWA

DESIGN GUIDELINES-

CURRAN & COMPANY ARCHITECTS
CHATTAHOOCHEE HILLS, GEORGIA



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INTRODUCTION



A NEW TYPE OF NEIGHBORHOOD

A growing movement of communities being built around working farms and community gardens is taking root across the country. The term 'agrihood' is used to describe a community based at the intersection of food and real estate. Middlebrook presents a new approach to community-building and establishes itself as the first 'agrihood' in Iowa and the Des Moines metro area. The development is anchored in tradition and respect for the land, while leveraging its prime location in Cumming - just east of I-35 and in close proximity to existing communities, school districts, and popular shopping hubs.

Agrihoods also make it easy for people to foster a deeper connection to the land, improve their health and strengthen relationships with their neighbors. They are a tool for community building, nourishing people with healthy food and teaching people about agriculture. Community farms also serve as a social gathering hub for a diverse community to come together for seasonal celebrations, special events and farm-based experiences.

CONCEPT DEVELOPMENT



MIDDLEBROOK'S FIRST NEIGHBORHOOD

Great Western Crossing is the first neighborhood established at Middlebrook. Offering traditional lot sizes, Great Western Crossing will anchor the northwest corner of Iowa's first Agrihood. The vision for this neighborhood will be centered on authentic architecture and a built environment that emphasizes the human scale and reinforced by Middlebrook's agricultural amenities. Front porches are celebrated and front doors are welcoming. Rocking chairs and porch swings reinforce a pedestrian first experience, while garages and automobiles are secondary.

Proper home scale and proportions combined with authenticity and streetscape variety create unique and lovable places to be treasured for generations. Neighborhood character begins with properly detailed homes appropriate to their unique individual style and executed with a restrained palette of materials and colors.

Modern and Traditional Farmhouse styles are encouraged and compliment agrihood character. Great Western Crossing will also draw inspiration from the rich tradition of historic Des Moines neighborhoods of Beaverdale, Waveland Park, and others. By celebrating individual homes with detail and textures they enable a blend of modern, transitional, and traditional styles to coexist side by side. Front porches and pitched rooftops offer a common baseline character, and strategies to minimize the dominance of the garage door on the streetscape help reinforce the pedestrian-oriented nature of the streetscape. This document along with the Architectural Review Board and Town Architect will help create organic streetscapes enriched by the architectural and neighborhood traditions of the past.



OVERVIEW

The following pages contain the Design Guidelines and Architectural Patterns for Great Western Crossing. The document consists of general community standards and building typologies as well as permitted architectural styles and general design guidelines. The purpose of this document is to provide standards for the design and construction of residential buildings within Great Western Crossing. Sections of this document contain precedent photo imagery, graphic diagrams, and written text that communicate the design intent and regulating document for future development within the neighborhood. The design guidelines provide the basic minimum information for acceptable designs and also allow room for unique and creative interpretations of approved architectural patterns.



1. Primary Entrance to Great Western Crossing from Cumming Ave.
2. Public Park Space
3. Typical Single Family Lots - Excludes Plat 1
4. Future Townhomes
5. Future Commercial
6. Historic School House & Future Craft Brewery
7. Middlebrook Town Farm & Town Center
8. GWC - Plat 1

INTENT

The purpose of the design guidelines provide a comprehensive community building tool kit that focus on three specific areas. The first of these include community standards that impact the public realm, including: sidewalks and street trees as well as front yards, porches, house placement, and vehicular driveways & garage locations. Secondly, architectural patterns establish a baseline quality for detailing and desired neighborhood aesthetics consistent with the overall goals of Middlebrook and Great Western Crossing. Lastly, development standards ensure great variety of streetscapes, well curated to create a unique and diverse experience to all residents and visitors. The design guidelines work to address a consistency to the built environment and are not intended to be an obstacle or hinderance. The lot and massing requirements along with the other standards of this document may require adjustments from typical and conventional residential subdivision practices.

USING THE DESIGN GUIDELINES

The design guidelines are organized from the macro level to the micro level. The initial community standards section provide a broad overview of items that provide the foundation for forms that impact the public realm and streetscapes as well as a consistent experience for the end user. Users of this document should start at the beginning and work towards the end of the book. The second section of architectural patterns focus on individual homes and structures. This section identifies appropriate details for building components and architectural styles. Next, additional layers of detail are added with regards to individual building elements, construction materials, and landscaping requirements. The last section includes reference materials and application forms in addition to drawings requirements for review by the Architectural Review Board.

Together, the sections of this document are the basis for which the Architectural Review Board will consider submittals. The desire to create a more traditional neighborhood with variety and character inspired by some of Des Moines' most treasured historic neighborhoods, including Beaverdale, Waveland Park, and others, is the guiding principle for which this document was created.

COMMUNITY
STANDARDS



ARCHITECTURAL
PATTERNS



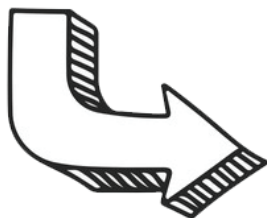
DEVELOPMENT
STANDARDS



REFERENCE &
APPLICATIONS

STEP 1 - REVIEW LOT REGULATING MASTER PLAN AND SELECT A LOT - COMMUNITY STANDARDS

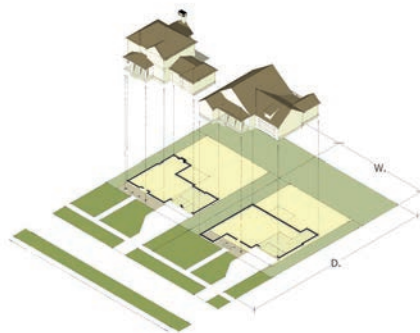
Lot sizes at Great Western Crossing range from 80' wide to 65' wide lots. The Community Standards portion of this book identifies requirements for individual lot types including, mid-block lots, corner lots, and entry court lots. Lots with specific requirements may be identified on the lot regulating plan.



STEP 2 - REVIEW LOT AND MASSING DIAGRAMS

- COMMUNITY STANDARDS

Each lot type within Great Western Crossing has general front yard, side yard, and rear yard setback requirements. Additional requirements for porches and terraces as well as garage placement and driveway locations are identified in the lot and massing diagrams.



STEP 3 - CHOOSE YOUR ARCHITECTURAL STYLE

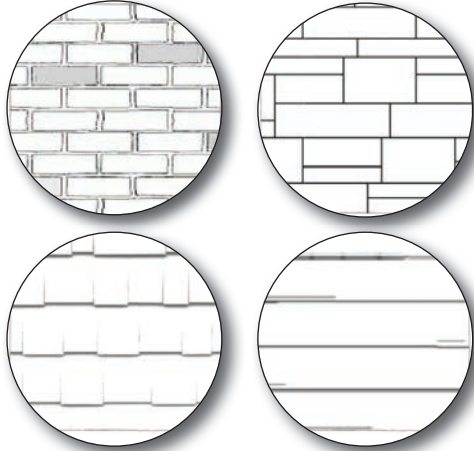
- ARCHITECTURAL PATTERNS

Unless prescribed by the Lot Regulating Plan, select an architectural style for your home. Review the Architectural Patterns section of this book that identifies the character and authentic detailing required for an individual architectural style. Transitional and contemporary styles will be considered on a case by case basis



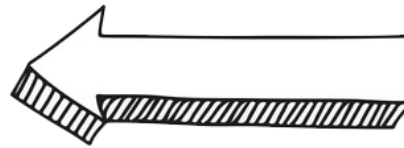
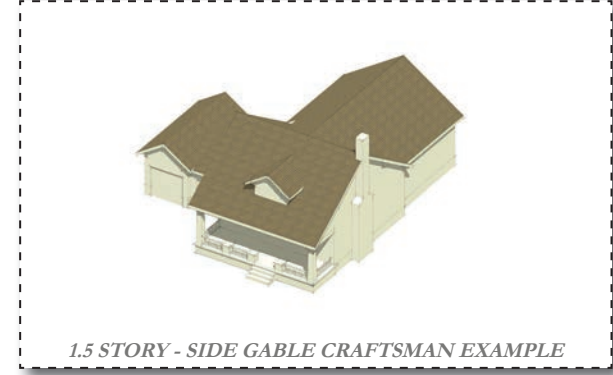
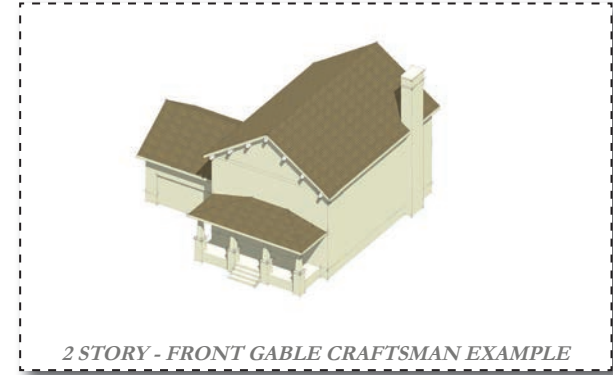
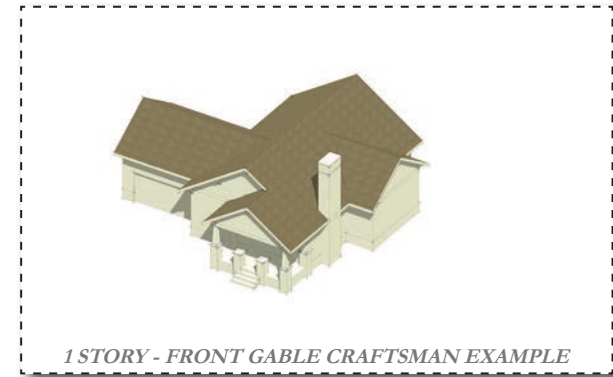
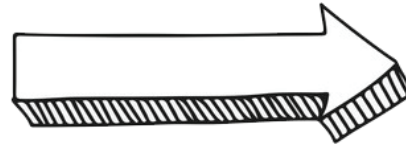
**STEP 4 - FORM AND PATTERNS -
ARCHITECTURAL PATTERNS**

Lot size, shape, and orientation along with basic stylistic forms and details will determine the various solutions for exterior designs. Floor plans should be designed to allow for simple massing and roof forms that are true to the architectural styles and patterns they represent.



**STEP 5 - MATERIALS -
DEVELOPMENT STANDARDS**

The Architectural Patterns sections includes a list of acceptable materials. The Architectural Review Board has also compiled an “Approved Material List” with more specific guidelines for application.



COMMUNITY STANDARDS



LOT REGULATING PLAN

THE LOT REGULATING PLAN HELPS IDENTIFY REQUIREMENTS FOR SPECIFIC LOTS WITHIN THE NEIGHBORHOOD. GREAT WESTERN CROSSING HAS THREE PREDOMINATE LOT TYPES WHICH INCLUDE; SUBURBAN RESIDENTIAL MID-BLOCK LOTS, SUBURBAN RESIDENTIAL CORNER LOTS, AND SUBURBAN RESIDENTIAL ENTRY COURT LOTS. ALL LOTS ARE GOVERNED BY THE STANDARDS SET FORTH IN THIS DOCUMENT. THE LOT REGULATING PLAN IDENTIFIES ADDITIONAL REQUIREMENTS BASED ON TOPOGRAPHY, LOT PROMINANCE, CHARACTER AREAS, GARAGE PLACEMENT, & SCALE AND MASSING



Typical Lots - Minimum Standards Apply



Entry Court Lots



Side Entry Garage Lots



Two Story Massing Highly Encouraged



Vernacular Farmhouse Required



SUBURBAN RESIDENTIAL MID-BLOCK LOTS

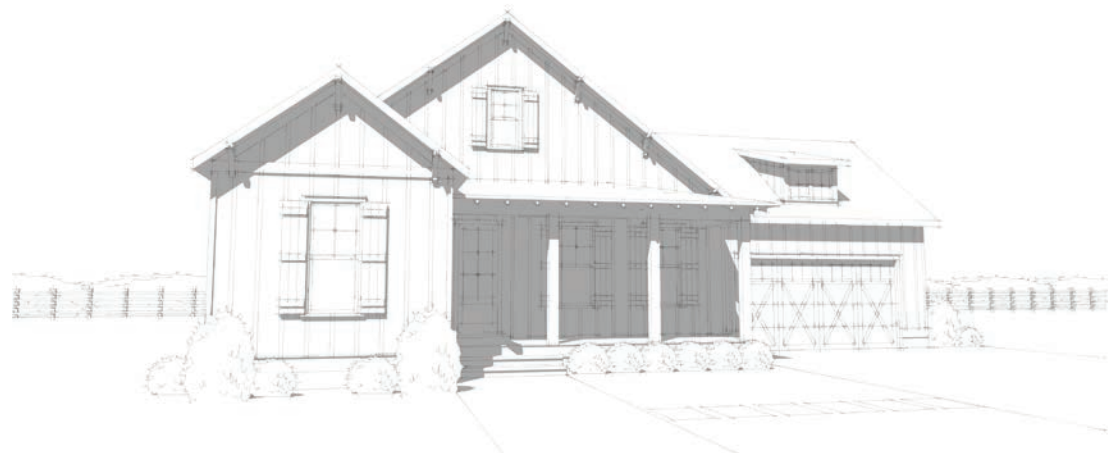
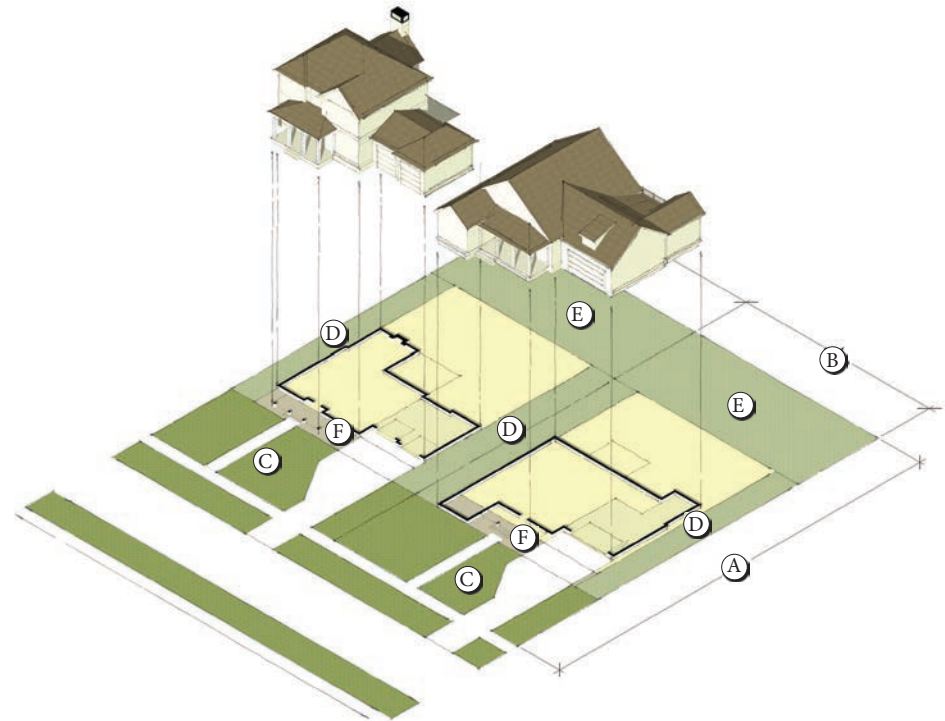
THE TYPICAL LOT AT GREAT WESTERN CROSSING REQUIRES A PORCH OR ENTRY TERRACE TO BE LOCATED IN THE 'BUILD TO' ZONE INDICATED ON THE MASSING DIAGRAM. FRONT ENTRY GARAGES MUST BE SET BACK FROM THE PRIMARY FACADE A MINIMUM OF 5'. FUNCTIONAL PORCHES MUST BE A MINIMUM OF 8' IN DEPTH. SMALL PORCHES AND STOOPS SHALL BE CONSISTANT WITH THE INDIVIDUAL ARCHITECTURAL PATTERNS FOR A PARTICULAR STYLE.

LOT CHARACTERISTICS

- (A) LOT WIDTH-----VARIES - LOT SPECIFIC
- (B) LOT DEPTH-----VARIES - LOT SPECIFIC
- (C) FRONT YARD SETBACK-----35'-0"
- (D) SIDE YARD SETBACK-----10'-0"
- (E) REAR YARD SETBACK-----35'-0"
- (F) BUILD TO ZONE -----35'.45'

HOUSE CHARACTERISTICS

- FLOORS ----- 1-2
- SIZE RANGE
 - 1 STORY -----1,500 S.F. MIN.
 - 1.5-2 STORY -----1,800 - 2,000 S.F. MIN.
- PORCH (REQUIRED)----- MUST OCCUR WITHIN BUILD TO ZONE
- GARAGE SETBACK-----5' FROM PRIMARY FACADE
- PARKING REQUIREMENTS-----2-3 SPACES MAXIMUM
- LOT COVERAGE -----65%



SUBURBAN RESIDENTIAL CORNER LOTS

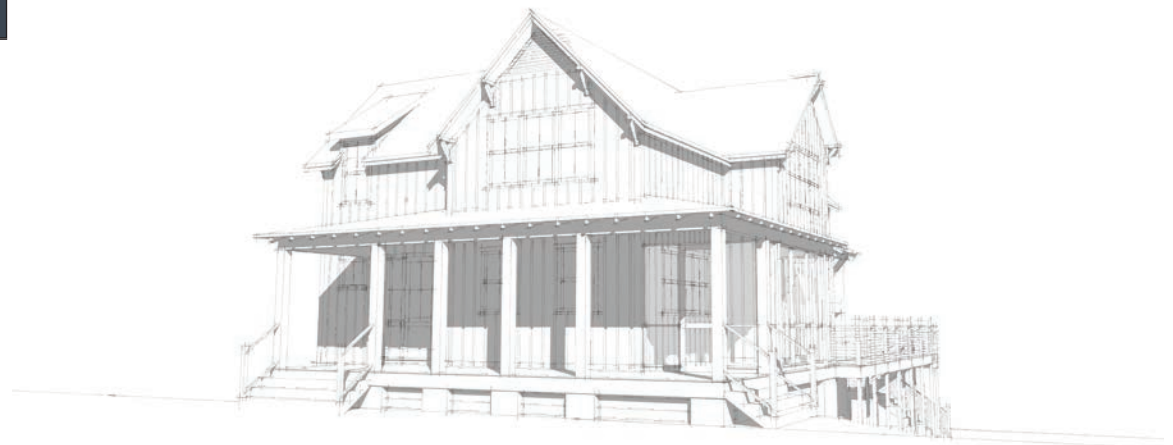
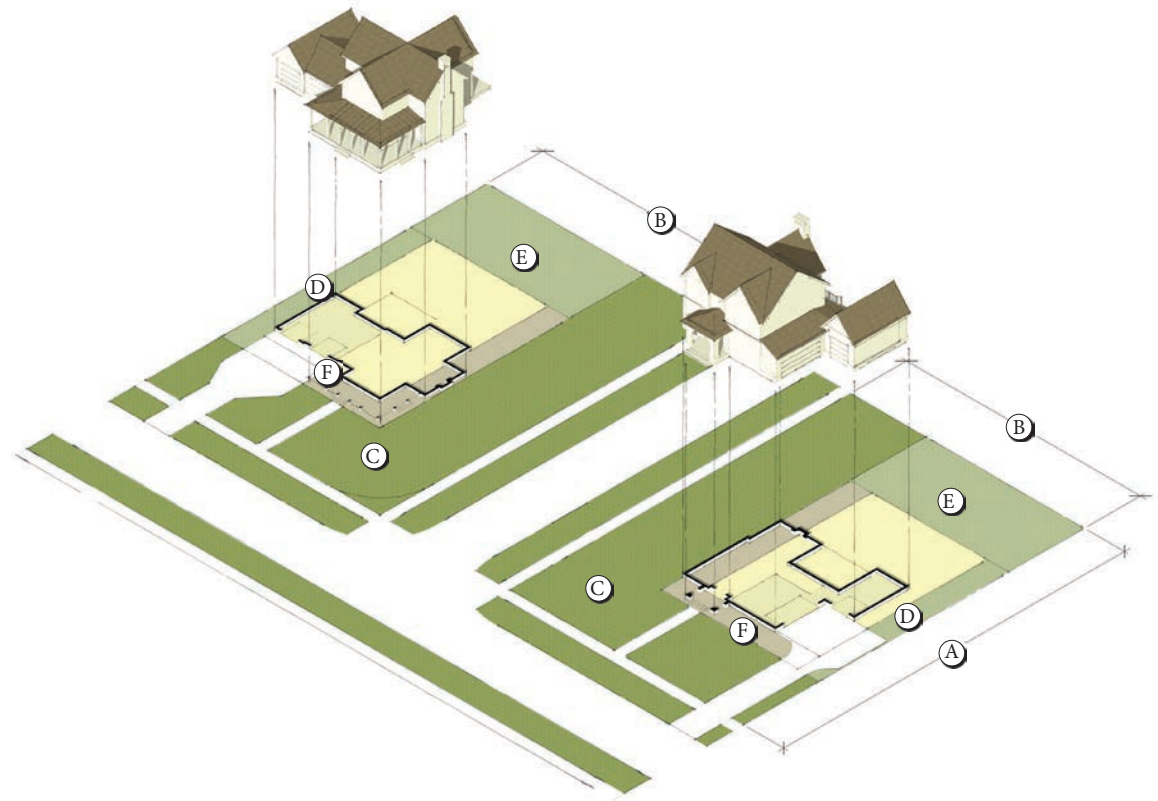
CORNER LOTS AT GREAT WESTERN CROSSING REQUIRE ADDITIONAL FACADE CONSIDERATION DUE TO THE ENGAGEMENT WITH THE STREET ON MULTIPLE SIDES. PORCHES OR ENTRY TERRACES ARE REQUIRED. WRAPPING PORCHES ARE ENCOURAGED. SIDEWALKS CONNECTING THE ENTRY TO THE PUBLIC SIDEWALKS ARE REQUIRED. SIDE ENTRY GARAGE DOORS ARE ENCOURAGED IF SPACE ALLOWS. GARAGE DOORS FACING THE SECONDARY STREET SHALL BE CONSIDERED ON A CASE BY CASE BASIS.

LOT CHARACTERISTICS

- (A) LOT WIDTH-----VARIES - LOT SPECIFIC
- (B) LOT DEPTH-----VARIES - LOT SPECIFIC
- (C) FRONT YARD SETBACK-----35'-0"
- (D) SIDE YARD SETBACK-----10'-0"
- (E) REAR YARD SETBACK-----35'-0"
- (F) BUILD TO ZONE -----35'-45'

HOUSE CHARACTERISTICS

- FLOORS ----- 1-2
- SIZE RANGE
 - 1 STORY -----1,500 S.F. MIN.
 - 2 STORY -----2,000 S.F. MIN.
- PORCH (REQUIRED)----- MUST OCCUR WITHIN BUILD TO ZONE
- GARAGE SETBACK-----5' FROM PRIMARY FACADE
 - SIDE ENTRY GARAGE REQUIRES ZERO SETBACK
- PARKING REQUIREMENTS-----2-3 SPACES MAXIMUM
- LOT COVERAGE -----65%



SUBURBAN RESIDENTIAL ENTRY COURT LOTS

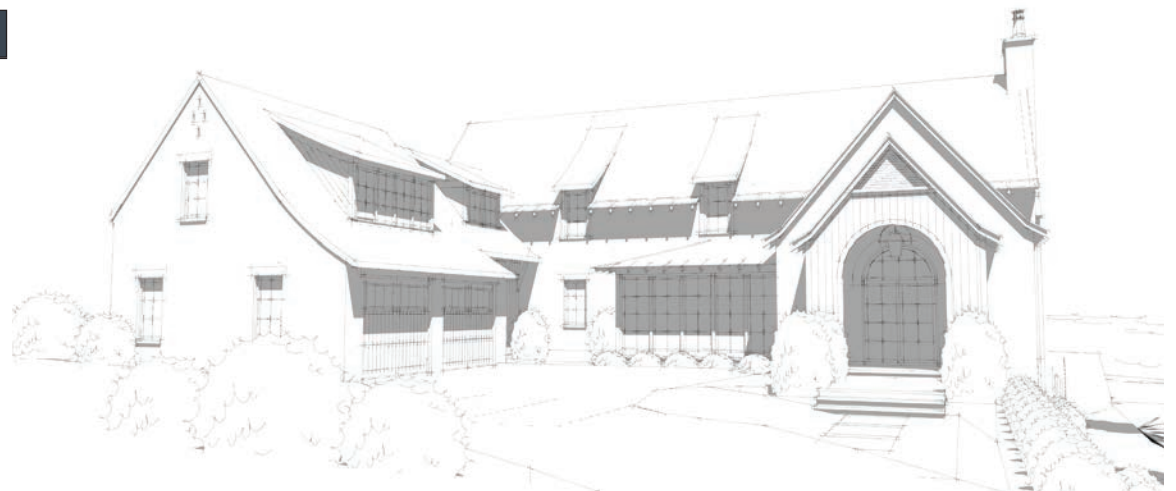
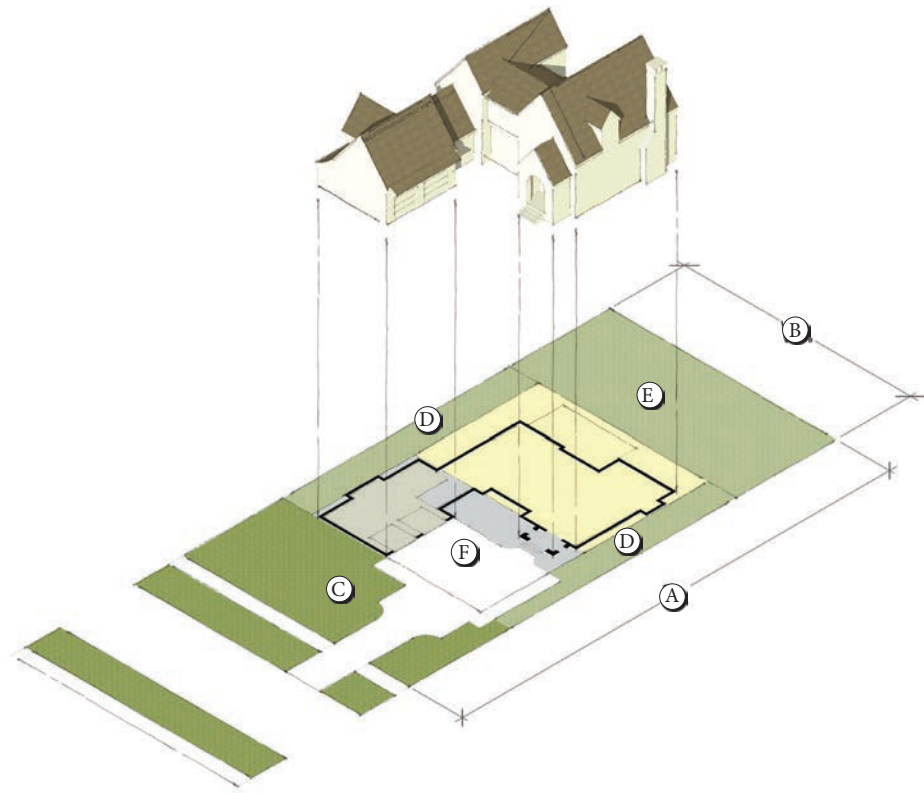
THE ENTRY COURT LOTS ARE PREDOMINANTLY FOUND ON THE NORTHERN MOST LOTS AT GREAT WESTERN CROSSING. GRADING CONSIDERATIONS REQUIRE GARAGES TO BE PLACED FORWARD OF THE MAIN BODY OF THE HOUSE. ALL GARAGE DOORS MUST FACE THE SIDEYARD. SIDEWALKS ARE NOT REQUIRED TO EXTEND FROM THE ENTRY TO THE PUBLIC SIDEWALKS. DRIVEWAY WIDTHS SHOULD BE KEPT TO A MIN. AT THE CURB AND WIDEN TO A FUNCTIONING AUTO COURT WIDTH.

LOT CHARACTERISTICS

- (A) LOT WIDTH-----VARIES - LOT SPECIFIC
- (B) LOT DEPTH-----VARIES - LOT SPECIFIC
- (C) FRONT YARD SETBACK-----35'-0"
- (D) SIDE YARD SETBACK-----10'-0"
- (E) REAR YARD SETBACK-----35'-0"
- (F) BUILD TO ZONE -----35'-75'

HOUSE CHARACTERISTICS

- FLOORS ----- 1-2
- SIZE RANGE
 - 1 STORY -----1,500 S.F. MIN.
 - 1.5-2 STORY -----1,800 -2,000 S.F. MIN.
- PORCH / ENTRY COURT ----- MUST OCCUR WITHIN BUILD TO ZONE
- GARAGE SETBACK-----SIDE ENTRY GARAGE REQUIRES ZERO
SETBACK FROM THE PRIMARY FACADE
- PARKING REQUIREMENTS-----2-3 SPACES MAX.
- LOT COVERAGE -----65%



ARCHITECTURAL PATTERNS

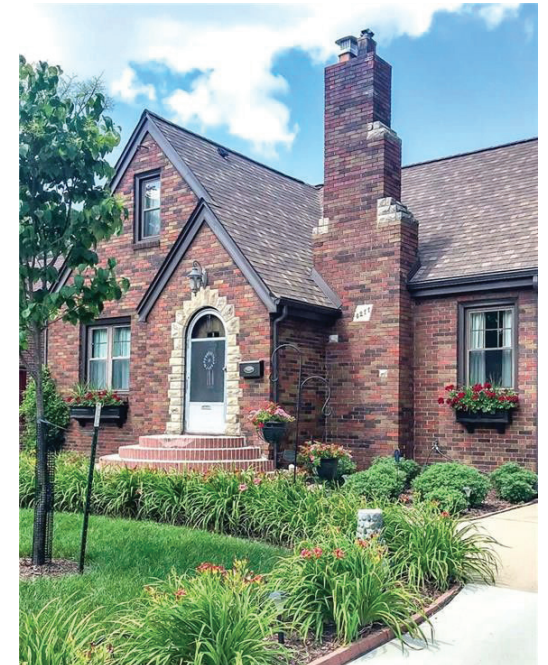


BEAVERDALE BRICK

The Beaverdale brick draws inspiration from the Tudor revival house style that gained popularity nationwide during the 1920's and 1930's. While the neighborhood of Beaverdale dates back further, many homes in Beaverdale were constructed in this style in the late 30's. Fashioned after medieval English prototypes, their American counterparts were largely constructed from light wood framing and brick veneer as opposed to solid timber and masonry construction. Brick, stone, stucco, and brick are the most dominant building materials. Most Tudor revival homes were also more modest than English examples.

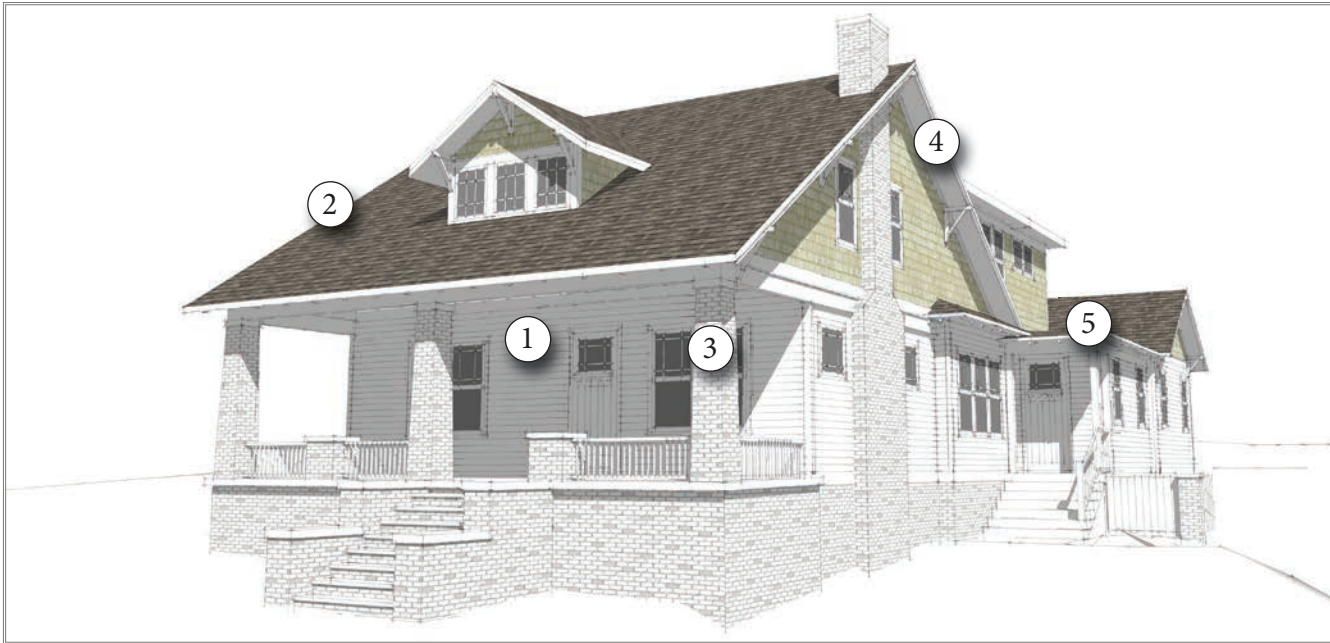


- ① *Steeply pitched roofs, typically side gabled, but often with multiple gable fronts, catslide roof subtypes can also be found*
- ② *Large chimneys are frequently positioned on the front facade, chimneys along the side are also common.*
- ③ *Natural brick exteriors are prevalent in Beaverdale w/ stone accents, examples with a mixture of brick and half timbering also occur. Combinations of brick and siding may be used when appropriate. Brick must terminate at inside corners.*
- ④ *Front facades are often asymmetrical in their composition*
- ⑤ *Front entries have predominantly arched opening and doors*



WAVELAND PARK CRAFTSMAN

The Craftsman houses of the early 20th century were inspired largely by the English Arts & Crafts movement and more specifically the architecture of Greene & Greene from California. Craftsman bungalows quickly became popularized throughout the country and Des Moines was no exception. The craftsman bungalow was well known for large rooflines and inviting porches. Neighborhoods such as Waveland Park, Drake, & Beavertdale have a healthy stock of period craftsman style homes. Most craftsman homes are a mixture of wood cladding, decorative wood elements & trim, with brick or stone accents or foundations.



- ① Functional porches, often full or partial width of house, supported by piers or columns or a combination of the two.
- ② Low pitched gable roofs, often arranged with side facing gables like this example or front facing gables similar to photo examples
- ③ Masonry piers or columns, often extending to the ground, tapered or square columns on masonry piers are also common
- ④ Deep unenclosed eaves with exposed rafter tails, often supported by knee braces or purlin brackets
- ⑤ Roof rafters, usually exposed



VERNACULAR FARMHOUSE

The Vernacular Farmhouse may take many forms. Examples in Iowa have largely been influenced by National Folk Houses. The expansion of the American railroad and the towns of the late 19th century that sprung up along them, soon would have wide access to lumber and materials moved rapidly and cost effectively from across the country. Construction techniques transitioned from timber post & beam to light wood framed construction. House forms and details remained simple and easy to construct. Principle house forms include; gable-front, gable-front wing, I-house, and cross gable



- ① *Functional porches, often full or partial width of house, wrapping porches also occur, but less frequently*
- ② *Simple pitched gable roofs, arranged with either front gable or side facing gables, cross gables are also common*
- ③ *Simple square porch posts with little or no ornamentation*
- ④ *Horizontal clapboard siding & corner boards are used predominantly, board & batten siding may also be used.*
- ⑤ *Simple unenclosed eaves with exposed rafter tails are common, simple enclosed eaves & cornices are also used.*

TRANSITIONAL & CONTEMPORARY DESIGN

To supplement the established architectural styles and patterns from the previous pages, a small percentage of lots will be designated for transitional and contemporary design. Transitional and contemporary architecture is highly encouraged to use and respect existing architectural styles, forms, and massing, as inspiration for more modern interpretations. Details are encouraged to be simple and concise, using a restrained palette of materials and color. An emphasis on fine proportion and tailored detailing will provide interesting relief in the overall streetscape. As with traditional styles, individual homes should incorporate elements from one set of architectural patterns and avoid combining incompatible forms and styles. The GWC Design Guidelines have designated a maximum of 20% of lots within a block for approved styles of transitional and contemporary design. Designs will be considered on an individual basis on a first come, first serve basis, up to the maximum allowed number of lots per block. A block is the length of a street between any other two platted streets or pedestrian paths.



DEVELOPMENT STANDARDS



GENERAL

1. *The contents of these Design Guidelines and Pattern Book relay the design intent for community and architectural patterns of Great Western Crossing. No requirements of this document shall be in conflict with or create a violation of any building codes. It is the responsibility of each designer and contractor to ensure each home is constructed per best industry practices. All materials and products, including those listed on the ‘approved material list’ shall be installed per manufacturer’s written specifications and installation instructions. Where installation instructions and assemblies vary, the most strict installation practices shall be employed. Notify the Town Architect should any concerns regarding designs or approved details create conditions that may violate building codes or local ordinances. Contractors are solely responsible for all construction techniques and methods and shall construct structures in a manner consistent with locally accepted standards of skill and care*
2. *In addition to using the design guidelines and architectural patterns in this document, designs of architectural merit shall be considered by the Architectural Review Board. Builder’s and homeowners are required to submit to the ARB additional precedent imagery and inspiration photos as part of a Design Review submittal.*
3. *The Architectural Review Board for Great Western Crossing recognizes and may consider variances for items in these Design Guidelines and architectural patterns. Variances may be provided in the form of addendum to the Design Guidelines or other Design Review documents*
4. *All property owners at Great Western Crossing are required to read and become familiar with their Home Owners Association documents and community Covenants, Conditions, and Restriction documents to clearly understand the roles of the Architectural Review Board and the Town Architect.*
5. *A design review submission is required for all new construction and all exterior revisions to existing structures at Great Western Crossing. This includes review of outbuildings, sheds, fences, landscaping, and yard ornamentation.*
6. *The Architectural Review Board considers all applications and design submittals using the guidance of the Great Western Crossing Design Guidelines and Architectural Patterns. However, this document shall not be the exclusive basis for all of its decisions. Compliance with the provisions of this document does not guarantee approval of any application.*
7. *Material reviews are required for all new construction and all renovations or additions to existing structures at Great Western Crossing.*
8. *The ARB, in the context of design review and approval process, may request additional information, drawings, or clarifications regarding, but not limited to the following items:*
 - a. *Screened trash enclosures*
 - b. *Locations and screening of exterior air conditioning units and other mechanical equipment*
 - c. *Storage and outbuildings*
 - d. *Preservation of existing high quality trees*
 - e. *Utility and meter locations*
 - f. *Exterior vehicular circulation*

COMMUNITY STREETSCAPE

1. The Architectural Review Board (ARB) for Great Western Crossing reserves the right to require that each lot contribute appropriately scaled designs with authentic and unique detailing that results in a streetscape influenced by a variety of styles and character elements. The reuse of the same plan within a block is limited to two lots so long as they do not occur along either side of the same street.
2. Some reuse of the same floor plan design may occur within the same block. These reuse plans will require a distinct adjustment from the initial plan façade, creating an entirely new aesthetic using a combination of alternate materials, styles, and/or building & roof massing.
3. Adjacent lots shall have houses that are visually distinct from one another. This distinction may also be achieved by varying materials, architectural patterns, massing, as well as color and roofing material. At least two of these elements must vary for each adjacent building along the same street frontage.

GRADING

1. The ARB requires grading information for lots to be submitted with Construction Document review applications for final design approval. Preliminary grading plans are highly encouraged to be submitted with the Schematic Design application
2. Finished grades shall generally slope from the house to the sidewalks at the front of the lot, swales at the common side yards, and from the house to the rear yard.

3. All patios and other exterior hardscapes shall slope away from houses and garages. Grades on patios shall be in the 1%-2% range maximum, or per local codes, ordinances, and best practices. Yard drains and retaining walls are encouraged if needed to control grades and water in patio areas.
4. The following are slope guidelines to follow:
 - Driveways – 0.5% min., 10% max., (2% cross slope max.)
 - Walkways – 0.5% min., 10% max., (2% cross slope max.), 8% max for ADA
 - Concrete Patios – 1% min., 2% max.
 - Brick/Stone Patios – 1.25% min., 2% max.

PARKING

1. Two (2) covered garage parking spaces and one (1) additional driveway parking space are required at all lots. Parking spaces may be open or in a garage, carport, or some combination thereof.
2. All required on site parking spaces shall be a minimum of 10' wide by 20' long or as required by the City zoning regulations
3. Parking spaces may not be accessed over a raised curb.
4. The ARB reserves the right to not permit extra parking spaces (above the minimum required by these guidelines and City zoning ordinances if:
 - Utility pedestals, existing trees, or light fixtures obstruct access into the proposed extra parking space

- Vehicular access to the parking space occurs over a raised curb
 - The ARB requires a landscape buffer between parking spaces and adjacent lots. Thirty six inches is the minimum buffer suggested per lot, where parking spaces from adjacent lots share a common boundary.
 - The ARB feels there is too much paved impervious coverage on the lot.
5. The developer shall not be required to move utility pedestals in order to create one or more extra on site parking spaces.
 6. The ARB reserves the right to limit the amount of paved impervious area on any lot to be used for parking or other purposes

GARAGES

1. Garages with street facing garage doors shall be set back a minimum of 5'-0" from the primary house façade.
2. Garages with garage doors facing the side yards are encouraged and do not require a minimum set back. Side facing garages require a minimum 30 foot wide auto court for turn around space.
3. Garages which will be visible from the street shall have a consistent level of detail in coordination with the primary house façade. This includes design vocabulary, windows, roof pitch, and other architectural patterns established by the selected architectural style.

GARAGES - CONT.

4. *Garages may be 24 feet wide maximum. A third stall garage area is encouraged for storage if additional outbuildings for equipment, gardening, and lawn care are not provided. Garage bays facing the street are limited to two. Tandem garages are encouraged for the third storage bay to stack behind one of the street facing bays. A third garage bay facing the street will be considered on an individual basis and requires a 15' setback from the primary facade*

OUTBUILDINGS

1. *The approval of the design for outbuildings, or outdoor playhouses, shall be provided on an individual basis.*
2. *The aesthetics of the architecture and context will be considered in the review.*
3. *Outbuildings should be shown and presented in the landscape design. If revisions to existing landscaping are required, they shall also be submitted for consideration.*
4. *The ARB requires that all playhouses be screened from the public way by a minimum 6' high fence. The ARB reserves the right to limit the height of all playhouses in consideration with the primary house and adjacent houses.*

SIDEWALKS

1. *A minimum 4' wide walk is required from the front entry of the home to the public sidewalk. Entry Court lots do not require sidewalk connection.*

GENERAL BUILDING DESIGN & COMPOSITION OF ELEMENTS

1. The ARB reserves the right to require that wider lots have wider houses. A general rule of thumb is that the house should be at least 2/3 the width of the lot.
2. The design of buildings and accessory buildings at the corners of streets shall receive special attention. Architectural patterns, composition, and fenestration require additional considerations compared to interior lots.
3. Fenestration for all buildings should be evenly distributed along all exterior walls. Evenly placed doors and windows shall be placed on all walls to break up long wall plans. In some cases, false windows, enclosed with shutters and complete with shutter hinges and shutter dogs may substitute a real window.
4. Half stories when referenced in these design guidelines and patterns shall mean the usable living space typically within a sloping roof, often with contributing dormers. Maximum knee wall plate height is 5'-0"

SIDING

1. Refer to the material list for accepted siding and exterior cladding materials.
2. The ARB reserves the right to require 4 inch exposure in fiber cement siding, LP Smart Siding, or other materials on the facades of buildings to reinforce diversity and uniqueness along the streetscape.

3. Both natural and fiber cement shingles shall be installed with straight horizontal lines. Submittals for preliminary and final approvals shall note horizontal coursing if CAD hatches are unable to correctly show this graphically.
4. Other interesting shingle siding patterns shall be considered on an individual basis if sufficient historical precedent is provided to the ARB for consideration.
5. Only solid colored shingles, either factory or field stained wood shingles will be permitted. No untreated wood shingles shall be permitted due to weathering issues in natural environments
6. All cement siding and composite sidings shall use smooth, not textured cedar grain siding

EXTERIOR TRIM

1. All cornice, eave, window & door trim, frieze, skirt, belt, corner and drip boards shall be fiber cement or approved wood composite materials.
2. In locations with exposed rafters, sheathing shall be 1X or 5/4X tongue and groove material in wood, fiber cement, or wood composite. Wood rafter tails are permitted.
3. Window and door trim, rake, and frieze trim shall be one piece when trimming doors and windows with integral window frame extensions. 3" minimum trim width for all street facing facades.
4. Install all cellulose based exterior trim materials such as Miratec or LP SmartSide Trim per manufacturer's written

specifications and installation instruction as well as best industry standards.

5. Roof systems or entrance roofs with beams supported by brackets shall be made from 4X or 6X material. Laminated 2X materials shall not be permitted for use on exterior exposed beams or brackets.
6. The ARB may require the enclosure of space under exposed exterior stairs with lattice, hog fencing, or other materials.
7. Wrapped exterior trim around porch columns and newel posts shall have full pieces facing the street, butt joints facing the street shall not be permitted. Mitered joints are encouraged.
8. The bottom of the garage skirt board shall not be more than 8 inches above the highest adjacent grade plane.
9. Brick jack arches are encouraged and shall be built with gauged brick where all lines in the jack arch slope to a single center point. If soldier course lintels must be used, ensure the coursing overlaps the opening.

WINDOWS & DOORS

1. Mullions between ganged windows shall be 3 inches minimum and 6 inches maximum unless specifically approved by the ARB
2. Mullions between windows and transom windows or doors and transom windows shall be at least 3 inches thick
3. Mullions between doors and sidelights shall be at least 3 inches thick.

WINDOWS & DOORS - CONT.

4. *Transom windows shall be a minimum height of 1 foot 2 inches tall and per the architectural style patterns. Transom window individual lite patterns should generally be square or vertical rectangles. Transoms window individual lites should not have horizontal proportions.*
5. *Transom windows have window sashes of 1-1/4 inches wide and should not appear to be equal to the door sashes below them.*
6. *Stained and leaded glass is permitted on an individual basis. It generally shall be custom designed and installed to replicate historic patterns of stained and leaded glass.*
7. *All door and window muntins shall coordinate appropriately with selected architectural style. Simulated divided lite windows are highly encouraged.*
8. *Exterior doors with decorative or patterned etched glass are generally not allowed. Doors with curved glass in square-headed doors are also prohibited.*

SHUTTERS

1. *When designs call for shutters, the shutters shall be operable or appear operable with appropriate hardware. The ARB may request shutters for particular styles, if historically appropriate or if fenestration leaves too much exposed exterior wall.*
2. *Shutters shall be sized appropriately to cover the window or doors. Shutters that are oversized or undersized are not allowed.*

GARAGE DOORS

1. *Garage doors are encouraged to be designed as a single bay per vehicle. When double-wide garage doors are used, they should appear as two individual carriage door units.*
2. *Garage door patterns with complex curves, small pressed panels, and details that would generally not be found on swinging door are not allowed.*
3. *Garage doors that have arched top designs may have arched glazing to match the concentric proportions of the door.*
4. *Contemporary and Transitional style garage doors appropriate to architectural style are allowed*

PORCHES

1. *Lattice or hog board fencing between porch foundation piers shall include a frame.*
2. *First floor porches and deck flooring shall be set at right angles to the main house mass, sloping away from the house. Upper porch flooring may be installed in either direction.*
3. *Porch flooring materials may be tongue and grooved (t&g), or a deck board material with narrow gaps for water to flow through. If the gapped method is used, then it must be picture framed with the corners mitered.*
4. *Vinyl or other uniform waterproof decking material may not be exposed on any porch or deck. The finished walking deck surface shall be an approved decking*

material. Refer to the Approved Material List for approved decking materials.

5. *Porch step treads shall match the material and color of the porch floor decking.*
6. *Porch columns shall be aligned with porch beams and not extend above the finish beam. Pilasters and engaged columns shall be used where the porch connects to the exterior wall of the house. The necking or shaft of the columns shall align with the face of the beam above. The face of the beam above should not extend over the column capital nor should it be overly recessed. Column bases shall be fully supported.*
7. *Railings that require exposed connections or collars are not permitted. The ARB may reserve the right to require on an individual basis, alternate railing and baluster designs to facilitate variety in the streetscape.*
8. *Foundation ventilation at porches shall be recessed from the face of the porch 2-4 inches, consistent with historic patterns.*
9. *Porch flooring treads and risers may be painted or stained. Colors are subject to approval by the ARB during the design review process.*

EXTERIOR STAIRS & STEPS

1. *Newel posts shall have full pieces facing the street, butt joints facing the street shall not be permitted. Mitered joints are encouraged.*
2. *Exterior stairs to the upper floors of the Main House are not permitted. The ARB reserves the right to review requests in rear yards on an individual basis.*

EXT. STAIRS & STEPS - CONT.

3. All stairs shall follow the details outlined in the architectural patterns for specific styles as well as other requirements of the design guidelines.

CHIMNEY/FIREPLACE

1. Faux exterior chimneys are not permitted. Chimneys that cantilever from the floor system and do not appear to properly support the load continuously to a foundation are not permitted.
2. Exposed chimney materials shall be brick, stone, or stucco.
3. Chimneys proportions shall mimic historic and functional masonry chimney. Avoid using chimney proportions that appear to house only one flue only as they become skinny and tall, inconsistent with adjacent massing elements
4. Direct vent and side venting chimneys are permitted, but generally are required to be placed away from front and street facing facades. The ARB may request screening for direct vent flues if visible from streets or public walks. Side venting flues must use a chimney if a chimney is provided and may not direct vent out the side of the chimney.
5. Use of decorative chimney caps, chimney pots, and spark arresters are encouraged. Approved finishes include powder coated black galvanized metal, or color that matches roof flashings. Unfinished galvanized metal caps are not permitted.

STEPPED FLASHING & EXPOSED FLASHING

1. Flashing at masonry-roof intersections and other exposed flashings shall be painted to match gutter and downspout metal. If copper is used, than flashings and gutter materials shall match.

ROOFS & ROOFING

1. Refer to the Approved Material List for approved roofing materials.
2. Ridge caps for standing seam metal roofs should be as small as possible and consistent with residential metal roof systems. Commercially scaled metal roof systems are not appropriate.
3. Metal vents on asphalt shingles are allowed subject to review and approval by the ARB regarding locations, design, and color prior to installation.
4. Metal Roofing on eave returns shall match the color of the roofing on the main part of the roof. If the roofing material is asphalt the metal eave returns shall match metal eave & valley flashings, and metal gutter colors.
5. Composite roofing materials that mimic wood shingles and slate shingles shall be considered on an individual basis.

GUTTERS & DOWNSPOUTS

1. Refer to the architectural patterns and styles for appropriate use of gutter profiles. Generally, all

gutters shall be half round or box type.

2. All gutter straps fastening the gutters to the roof sheathing shall be hidden from view. Exposed straps placed over roofing are not allowed.
3. Approved gutter materials are painted galvanized metal or copper. Colors are highly encouraged to match or compliment trim and are subject to approval by the ARB
4. Exposed plastic outflow pipes at the bottom of the downspouts are not permitted. Other drainage methods will be considered on an individual basis. Outflow to gravel swales and rain gardens are encouraged.
5. Splash blocks shall be concrete or custom built from brick or gravel.

PAINTING & COLOR SELECTION

1. All color selections will be carefully reviewed by the ARB. Buildings adjacent to or across from each other may not be the same color or shade. Integral colors of manufactured siding may not be repeated more than twice in the same block of homes. A block is the length of a street between any other two platted streets or pedestrian paths. Accent colors on the tops of handrails, doors, shutters, and window sashes are encouraged. Colors with historical connections to the region are encouraged. Colors on a block are decided on a first come first served basis.
2. No two houses next to each other or across the street from each other shall have the same color paint for the siding unless approved specifically by the ARB.

PAINT & COLOR SELECT.- CONT.

3. Pastels, including any shade of pink or purple are not part of the approved color palette for Great Western Crossing or Middlebrook
4. Solid color stained shingles are encouraged.
5. Lap siding shall be painted or stained.
6. Natural wood shingles shall always be finished with solid or semi-transparent stain, or a finish that will preserve the natural wood look without blackening or streaking of the shingle material over time.
7. All exposed sides of standing and running trim are to be painted the trim color and not the siding color, unless both colors match
8. Board and Batten and Shiplap Siding are encouraged to be painted white or to match the trim color for the house.
9. All fences shall be painted or stained solid colors to coordinate with natural or earth toned house trim or body color and subject to approval by the ARB.
10. Windows are encouraged to have sashes painted in a color different than white or off white. Some window manufacturers offer windows with sash colors different than the color of the window frames. All color choices shall be submitted to the ARB for approval. Muntins shall be painted to match the color of the window sash or door stiles and rails they are connected to.
11. Diversity of roof color and material is an important

component of a well organized and diverse streetscape. Roof color and material will be reviewed with the context of adjacent houses and the overall block.

EXTERIOR LIGHTING & ELECTRICAL OUTLETS

1. All revisions to original exterior lighting shall be reviewed and approved by the ARB prior to purchase and installation.
2. No exterior flood lights are permitted. They create light pollution at adjacent properties.
3. Each house must provide at the primary front door, either a gas light or a electric light fixture with a 40 watt bulb with a photocell.
4. Exterior Lightbulbs shall have a maximum color temperature of 3000k.
5. Motion activated lights are generally discouraged and the ARB reserves the right to review on an individual basis.
6. Copper, brass, and black finished light fixtures are encouraged. A common finish color, coordinated with other exterior finish items such as door hardware are highly encouraged.
7. Light fixtures shall be mounted on 5/4X blocks. The paint or stain shall match the siding color.
8. Exterior soffit lighting plans must be submitted to the ARB for review and approval. Soffit lights shall

be approved for use as general front facade ambient lighting and accent lighting for architectural features. Soffit lights in gable soffits are prohibited as they create hot spots and a runway lighting effect.

9. Exterior electric outlet boxes shall have solid plastic or metal covers. Clear plastic covers are not permitted.

SATELLITE DISHES

1. Satellite dishes should not be placed on roofs or in yards where visible from the street. Placement should generally be at the rear yard, tucked under an eave. At no time and no place shall satellite dishes be placed in yards facing public streets. The ARB may require that satellite dishes be screened by fences or other landscaping items.

MISC. BUILDING ITEMS

1. House numbers shall be metal or stone. Plastic and wood house numbers are not permitted. House numbers shall be a minimum of 4 inches tall. Any house number over 6 inches tall shall require approval by the ARB.
2. Internally lit or backlit house numbers are not allowed
3. Hose bibs are not permitted on the fronts of houses. Locate hose bibs on the sides and rear of houses.
4. Panel boards, electric meters, and structural wiring boxes may not be placed on walls facing streets or public paths. Gas meters shall be placed on the sides of corner houses away from the intersecting public right of way.

APPROVED MATERIAL LIST

EXTERIOR BUILDING WALLS

UNIT MASONRY - natural brick veneer or painted brick veneer are permitted. Local brick is strongly encouraged. Brick selection and mortar color must be submitted to the DRB for approval.

NATURAL STONE OR CULTURED

STONE VENEER - stack bonding is not permitted

EXTERIOR ARCHITECTURAL WOODWORK

WESTERN RED CEDAR SIDING & TRIM

CYPRESS SIDING & TRIM

MIRA-TEC - Composite Trim

HARDIE ARTISAN LAP SIDING

HARDIE SIDING & TRIM - Includes lap siding with exposures ranging from 4"-8", board & batten siding, shingle siding w/ straight horizontal coursing.

LP SMART SIDING & TRIM - Includes lap siding with exposures ranging from 4"-8", board & batten siding, shingle siding w/ straight horizontal coursing.

VERTICAL SHIPLAP SIDING - Exterior shiplap siding must be installed over a rain screen

CEMENT PLASTER (STUCCO) - Permitted for use on foundations and chimneys only.

****NOTE****

Vinyl, Metal Siding, and Exterior Insulation Systems are not permitted

EXTERIOR DOORS

FIBERGLASS DOORS

SOLID CORE WOOD DOORS

METAL CLAD WOOD DOORS

**** All doors must be painted or stained. Vinyl Clad doors may be approved by the Town Architect, Stamped metal doors and sliding doors are not allowed as primary entry doors****

WINDOWS

WOOD WINDOWS

METAL CLAD WOOD WINDOWS

COMPOSITE WINDOWS

VINYL WINDOWS

**** windows with true divided lites or simulated divided lites are permitted.**

SHUTTERS

WOOD SHUTTERS

COMPOSITE ALUMINUM SHUTTERS W/
PVC CORE - New Horizon Shutters

DORMERS

APPROVED EXTERIOR SIDING MATERIALS ARE PERMITTED FOR USE ON DORMER WALLS - Stone and Exterior plaster are not permitted. Use of siding

material between window casing and corner boards is not permitted.

ROOFING

ARCHITECTURAL ASPHALT SHINGLES - asphalt three-tab shingles are not permitted

STANDING SEAM METAL ROOFING - commercial ribbed metal roofing is not permitted.

5-V METAL ROOFING - commercial ribbed metal roofing is not permitted

WOOD SHINGLES & SHAKES

NATURAL SLATE ROOFING

SINGLE PLY ADHERED ROOFING - shall be used on low slope roofs and not visible from ground level

**** synthetic slate and wood shingle roofing may be approved by the Town Architect.****

**** exposed roof penetrations are generally not allowed on street facing elevations and shall be of a color to match the roof****

CHIMNEYS & FOUNDATIONS

CHIMNEYS SHALL BE FINISHED WITH BRICK, STONE, OR CEMENT STUCCO TO MATCH THE FOUNDATION MATERIAL OF THE MAIN HOUSE

APPROVED MATERIAL LIST

CHIMNEYS & FOUNDATIONS

*** wood or composite siding is not permitted as a finish material for chimneys ***

PORCHES

TREX COMPOSITE DECKING

DUXXBAK COMPOSITE DECKING

CLEAR SELECT TONGUE & GROOVE

PRESSURE TREATED PINE

IPE DECKING

CAST STONE PAVERS

BRICK PAVERS

STONE PAVERS

WOOD POSTS OR PREFABRICATED - *posts shall be no less than 6X6 nominal dimension*

COLUMNS

CONCRETE STOOPS - *must be used in coordination with brick, stone, or stucco porch foundation walls, exposed concrete walls are not permitted*

METAL RAILING ELEMENTS - *galvanized steel with powder coated finishes, anodized or ESP aluminum, copper, or wrought iron. All metal must be painted except for copper.*

WOOD RAILING ELEMENTS - *all exposed porch railings must be painted or stained*

GEN. LANDSCAPE STANDARDS

1. *Homesite size, position, orientation, topography, and shape are all considerations that influence the landscape design. Each lot shall consider the use of outdoor space as a series of outdoor room. These spaces provide transitions to public streets, sideyards, and rear yards. These outdoor spaces and rooms can be formed through the use of fences, walls, terraces, grading, gates, trellises, and plantings.*
2. *Front yard zones are the most visible zone that connect the home to the street. Sidewalks that connect the front entry to the public sidewalk are required. Entry Court Lots are exceptions, where entry walks will be connected to the auto court.*
3. *The rear yard is the most private outdoor living space and terraces, patios, gardens, and lawns are allowed. Fences, hedges, and plantings will help create privacy from adjacent homesites.*
4. *Sideyards are opportunities to transition from the front yard to the rear yard. Gates and paths help make the connection. Utility and HVAC equipment most frequently located in sideyards must be screen from view using fences, walls, or plantings*

STREET TREES

1. *Street trees are to be planted along all streets and blocks at Great Western Crossing. Recommended spacing is between 50' and 75'. Locations such as 'T' intersections may require special considerations.*
2. *Trees permitted for use as street trees include; Swamp*

White Oak Tree, London Plane Tree, and Hackberry Tree. Refer to the Street Tree Schedule diagram for street and lot specific requirements. All street trees shall be a minimum 2" caliper tree.

3. *Lots lacking a street tree within their street frontage are required to plant one 2" caliper tree in their front yard zone from the approved list of trees.*

HOMESITE TREES

1. *In addition to street trees, each lot or homesite shall be required to plant an additional (2) two trees total and may be located in the front or rear yards. One tree must be a shade tree or evergreen tree and one tree must be an understory tree.*
2. *Approved species of homesite trees include:*

Shade Trees

- London Plane Tree
- Hackberry
- Red Pin Oak
- Swamp Oak
- Burr Oak
- Fruitless Ginkgo
- American Linden
- Littleleaf Linden
- Chanticleer Pear
- Red Maple
- Sugar Maple
- Thornless Honey Locus
- River Birch

Evergreen Trees

- Norway Spruce
- Concolor Fir
- Douglas Fir
- White Pine
- Black Hills Spruce

Understory Trees - Min. 1.5" caliper, 6-7 ft. tall 'Balled & Burlap' or #15 Gallon Container

- Crabapple
- Hawthorne
- Eastern Redbud
- Japanese Maple
- Korean Maple
- Serviceberry
- Pagoda Dogwood
- Amur Maple
- Japanese Lilac Tree

3. *Additional trees species may be considered for approval by the ARB.*

HOMESITE PLANTINGS

1. *Plantings in front yards are encouraged along fence lines and walls. Evergreen plantings, ornamental grasses, and hedges are also encouraged to provide definition for the private and public transitions.*
2. *Efforts to provide a shade and understory canopy over the front yard should be made and are highly encouraged.*
3. *Lower shrubs, ornamental grasses, groundcovers, and perennials will add visual interest below the shade and understory trees.*
4. *Landscape planting beds directly adjacent to structures should be planted with an evergreen base. Ground cover plantings and plant selections that provide color in all seasons are also highly encouraged. Mulch planting bed materials are encouraged over river rock, gravel.*

HOMESITE PLANTINGS- CONT.

5. The following is a list of approved ground coverings:

Sunny Ground Cover

- Daylily
- Sedum - Rupestre 'Angelina' or other stonecrop sedum
- Nepeta 'Blue Wonder' or 'Walkers Low'
- Coreopsis 'Zagreb' or 'Creme Brule'
- Creeping Phlox
- Prairie Dropseed
- Little Bluestem
- Allium 'millennium'

Shade Ground Cover

- Hostas
 - Ligularia
 - Pachysandra terminalis
 - Ajuga reptans
 - Vinca minor 'Periwinkle'
 - Carex pensylvanica
6. Side yard plantings are typically transitional spaces between the front and rear yards. Plant selections in this zone should take into consideration growth rates and mature sizing given the confined relationship of the property line and structures.

GRADING & DRAINAGE

1. In general, grading of homesites should be kept to a

minimum to reduce disturbance and preserve existing trees and plantings.

2. Grading, when required due to topography, should appear natural and blend with surrounding contours.
3. Use natural drainage systems when possible, such as natural swales and vegetation to reduce and filter the amount of runoff.
4. Panel boards, electric meters, and structural wiring boxes may not be placed on walls facing streets or public paths. Gas meters shall be placed on the sides of corner houses away from the intersecting public right of way.
5. Gutters and downspouts should direct rain water away from structures. Do not direct water onto adjacent lots or sidewalks.

HARDSCAPES

1. Driveways are to have a maximum width of 12 feet. The driveway apron and connections to garage doors may widen as necessary.
2. Permitted drive materials include: concrete, exposed aggregate concrete, brick, and stone. Provide examples/samples of pre-cast pavers for approval by the Architectural Review Board. All brick and natural stone material must be laid on an asphalt or concrete base.
3. Brick and natural stone paths shall be laid using consistent joint widths of poly-sand or other suitable material.

4. Paths, walks, and terraces when used for connections between yards, entries, and public walks and streets should minimize the number of materials for a more consistent and complimentary design.
5. Front yard walks may be paved with concrete. Brick and stone borders are highly encouraged as are brick and stone aprons directly adjacent to entry steps. Brick and natural stone material must be laid over an asphalt or concrete base.
6. Other approved materials for walks and paths include; pea gravel, slate chips, and natural stone. Stepping stones may be used where appropriate.
7. Public sidewalks located in the right of way shall be concrete. The concrete shall be a minimum of 4" thick with a minimum width of 4'. Concrete shall be installed with best industry practices, including but not limited to control joints, wire mesh reinforcement, and site and formwork preparation.
8. Brick patterns such as running bond, herringbone, and basketweave are allowed. Large stones should be incorporated over smaller stones when using natural stone. Joints should be a consistent width.

TRELLISES AND PERGOLAS

1. Trellises may be used in any yard, including front yards, where connections to fencing, gates, and walls exist.

TRELLISES AND PERGOLAS

2. Pergolas and Arbors are restricted to rear yards. Wood and metal materials are approved. Vinyl and PVC materials are strongly discouraged due to yellowing and deterioration from ultra-violet sun.

FENCING, GATES, & WALLS

1. The use of fences, gates, and walls in front yards are not permitted and will only be considered by the Architectural Review Board on an individual basis. Use of fences, gates, and walls are encouraged in all other yards to define spaces and provide privacy.
2. Fencing and walls in side and rear yards shall have a maximum height of 6 feet, unless other provisions and City of Cumming Code of Ordinances have other maximum height limits, apply the most strict.
3. Material for fencing include: wood, metal (with powder coated factor finishes), ornamental aluminum, combinations of masonry and wood or metal. Wood fences shall be painted or stained with colors that relate to and are complimentary to the primary structure. No fencing shall be left untreated. Vinyl, PVC, and Chain-link are not allowed.

IRRIGATION

1. Irrigation is highly encouraged for all front yard planting beds at Great Western Crossing and highly encouraged for lawns and turf.
2. Drip irrigations with separate zones are highly

encouraged to provide the various plantings with the correct amount of water and to reduce runoff/ evaporation and overwatering.

MISCELLANEOUS

1. Fountains, ponds, art, and sculpture shall be considered for approval in front yards by the Architectural Review Board on an individual basis.
2. Accent lighting should be positioned in a way to screen from view. Solar lighting fixtures are prohibited.
3. The sources of pathway lighting should be shielded from view. Light fixtures should be dark in color, powder coated aluminum. Solar pathway lighting is prohibited
4. Landscape lighting that illuminates plants and trees shall use bulbs with a color temperature between 3000k and 4000k.

MASTER STREET TREE PLANTING PLAN



LONDON PLANE TREE

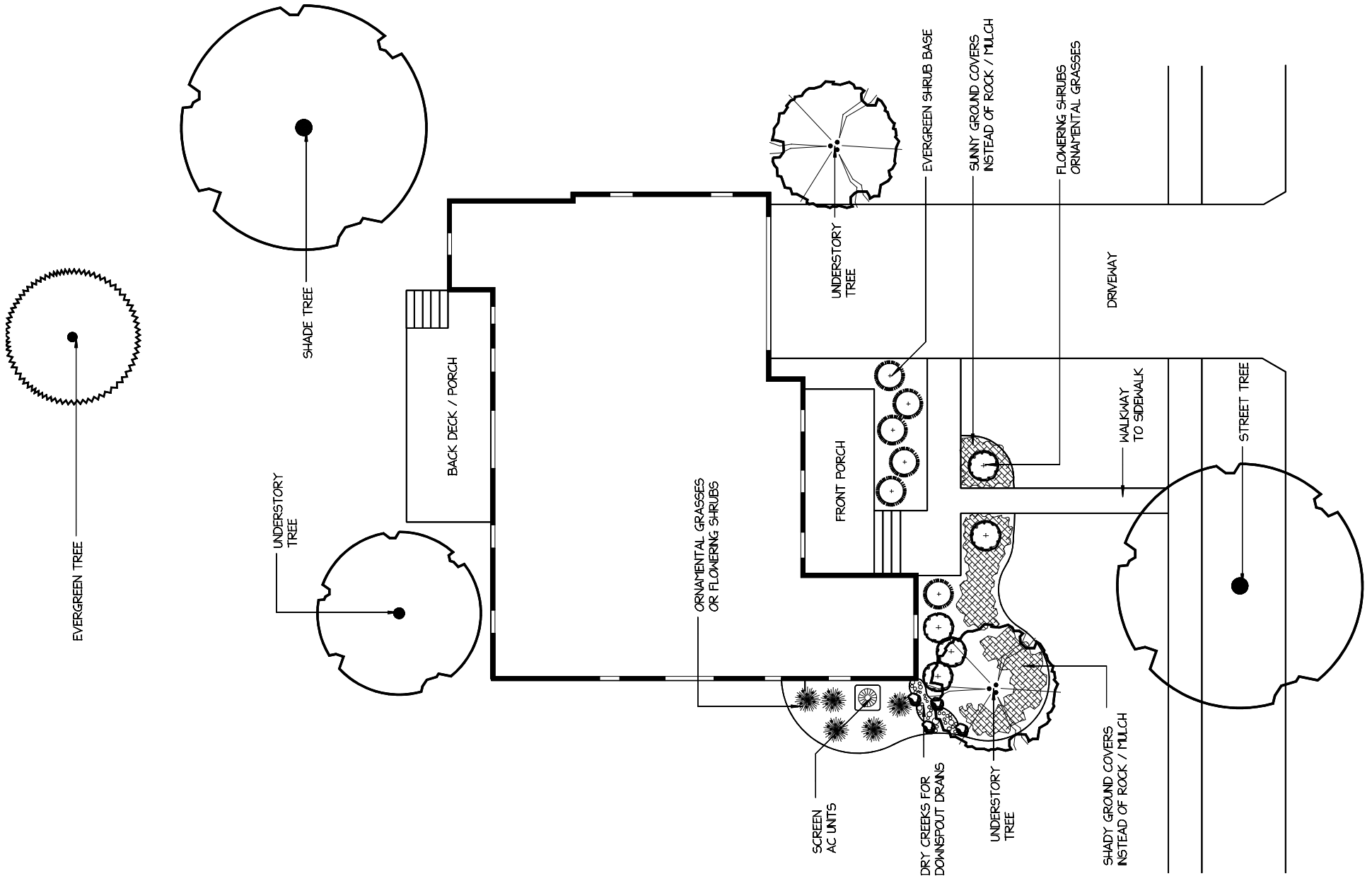


SWAMP WHITE OAK



HACKBERRY TREE





APPENDIX



A.**ARCHITECTURAL REVIEW BOARD**

-The architectural review board is composed of representatives appointed by the developer and includes a Town Architect, Developer Representative, and an Engineer. The board's primary function is to review applications for new construction and exterior addition and renovation work and determine if designs are consistent with the goals of this document.

APRON - *A flat board trim piece below a window sill, may contain additional decorative profiles*

ARCH - *A construction that spans an opening, typically half round, segmented, or elliptical, often has a wedge shaped keystone in the center*

ARCHITRAVE - *The lowest element of a classical entablature, best described as the beam that spans between columns*

ASYMMETRICAL COMPOSITION - *A design that lacks symmetry, a design that does not use symmetry to achieve balance*

ATTIC - *The space between the top story ceiling beams and joists and the roof rafters*

B.

BACK-BAND - *A piece of molding used around window or door casing to cover the gap between the trim and the wall.*

BASE - *The lowest visible part of a building or column*

BAY - *The space between regular and repeating elements of a building facade*

BEAM - *A long sturdy piece of squared timber or metal spanning an opening or part of a building.*

BEAVERDALE BRICK - *Homes from the historic Beaverdale neighborhood largely made of brick with Tudor vernacular influences*

BEDMOLD - *The lowest supporting molding of the cornice or entablature.*

BRACKET - *Any small piece of wood or other material used to support other protruding elements of a building facade.*

BRICK - *A building material used to make walls, pavements or other elements of masonry construction, most commonly composed of clay.*

BRICKMOLD - *Wood molding used to cover the gap between the masonry and a framing of a door or window.*

BUILD TO ZONE - *An area along the public side of a lot where the front facade of the house or structure must occur.*

C.

CANOPY - *A decorative hood or roof element, typically suspended over a door or window.*

CAPITAL - *The top or most upper component of a column or pilaster.*

CASING - *Flat or molded trim around a window or door*

CHIMNEY - *The structure above a fireplace that contains a flue to transfer combustion gases to the exterior.*

COLUMN - *An upright pillar typically cylindrical that supports a cornice or entablature, or other building components above.*

CORNER BOARD - *A board used to terminate siding at corners of structure.*

CORNICE - *The crowning projection or uppermost component of a classical entablature.*

CRAFTSMAN - *A style of American houses largely influenced by the English Arts & Crafts movement.*

D.

DIVIDED LIGHT - *A window sash that is separated into smaller panes of glass*

DORMER - *A vertically projecting structure containing windows that sits on a sloped roof.*

DRIP CAP - *A molding over window or door trim that directs water away from the face of the wall and opening.*

E.

EAVE RETURN - *The termination of a fascia board, typically upon the rake condition of a gable roof*

ENGAGED COLUMN - *A column that is partially embedded into the surface of a wall, typically 3/4 the diameter of the column*

E.

ENTABLATURE - The top horizontal structure of a classical order, composed of a frieze, architrave, and cornice.

ENTASIS - The slight convex curve in the shaft of a column

F.

FACADE - The exterior face of a building

FENESTRATION - the arrangement of windows and doors on the elevations of a building.

FRIEZE - The middle section of a classical entablature, occurring above the frieze and below the cornice

G.

GABLE - The triangular part of a wall enclosing the end of a pitched roof

GAUGED BRICK - Brick molded or cut to span an opening with a precise single center point

GLAZING BAR - Also referred to as a muntin, a strip which divides true divided or simulated divided light windows

GUTTER - A trough located directly beneath the eave to direct rainwater away from a structure

H.

HEAD HEIGHT - The distance from the finish floor to the top of a door or window.

HIP - A four sided roof having sloping ends and sides

K.

KEYSTONE - A central stone or brick at the apex of an arch that locks the whole together.

KNEE WALL - A short wall often used in story and a half structure to support the roof rafters and extend the habitable space under roof.

L.

LINTEL - A horizontal piece of wood, stone, or steel that spans an opening in a wall and supports the load of a wall above.

LOCK RAIL - The horizontal stiffening member of a paneled door to which the lock is located

LOT COVERAGE - Footprint of the house, other structures, impervious sidewalks and drives divided by the total lot area

M.

MASSING - The relationship of various building components when arranged together create a structure's volumes.

MULLION - A vertical bar that forms divisions between windows or doors

MUNTIN - see glazing bar

N.

NATIVE VEGETATION - Plants that have

developed or occur naturally, or have existed in a particular geographic area.

O.

OGEE GUTTER - A gutter with a projecting profile - also known as a K-Style gutter

OPEN EAVES - Eaves with visible supporting members such as exposed rafter tails, common with vernacular farmhouse and craftsman house styles.

P.

PIER - A solid vertical element between openings used to support a gate or porch column.

PILASTER - A flat shallow pier or column element fixed against a wall often used as a visual support at the intersection of porch beams and wall.

PORCH - A roofed space open along one or more sides and connected to a building. A primary required element for each lot of Great Western Crossing.

R.

RAFTER TAIL - The exposed end of a structural member of a sloped roof

ROOF PITCH - The amount of slope in a roof, often specific to individual house styles.

S.

SETBACK - The minimum distance from a property line that a structure must be placed.

SHUTTER - Operable panels or covers that cover a window, door, or opening.

SIDELIGHTS - Fixed area of glass adjacent to a door or window opening often more narrow in dimension.

SIDING - Exterior cladding materials for the exterior of a building

SIMULATED DIVIDED LIGHT - A muntin bar in glazing for windows and doors that simulates a true divided light window using a single pane of glass. Simulated divided lights require a spacer bar between the glass

SOFFIT - The exposed underside of a building element, often a roof eave, ceiling, staircase, or cornice.

SYMMETRY - Exact matching parts on either side of a central axis

T.

TRANSOM - Opening above a window or door, most commonly found above front entry doors.

TUDOR ARCH - A four-centered arch that flattens the curve creating a wide opening without encroaching on space above.

V.

VERNACULAR - A mode of building based on regional forms and materials.

W.

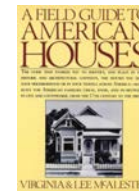
WAVELAND PARK - A residential neighborhood in Des Moines providing inspiration for many Craftsman and Colonial Revival styles.

RESOURCES & REFERENCES

*GET YOUR HOUSE RIGHT -
Marianne Cusato & Ben Pentreath*



*A FIELD GUIDE TO AMERICAN HOUSES -
Virginia & Lee McAlester*



*AMERICAN HOUSES - A Field Guide to the
Architecture of the home - Gerald Foster*



BOOK IMAGES SOURCED FROM AMAZON

GREAT WESTERN CROSSING DESIGN REVIEW POLICY

The intent of these design guidelines is to promote architectural harmony. The developer and all property owners are bound by the regulations defined in the Great Western Crossing Design Guidelines and Architectural Patterns. All new construction and exterior improvements and alterations shall be reviewed and approved by the Architectural Review Board and Town Architect prior to the commencement of construction.

The primary responsibility of the Architectural Review Board is to review submittals and applications and make a determination if the proposed designs and construction documents meet the minimum requirements of this document. Diligent Development, the Architectural Review Board, and the Town Architect do not assume responsibility for the following items:

- The structural integrity, capacity, or safety features of a structure
- Compliance with all applicable state and local building codes and ordinances
- The standard of care and workmanship provided by any designer and building contractor
- Soil bearing capacity and test requirements are the sole responsibility of the contractor and designer

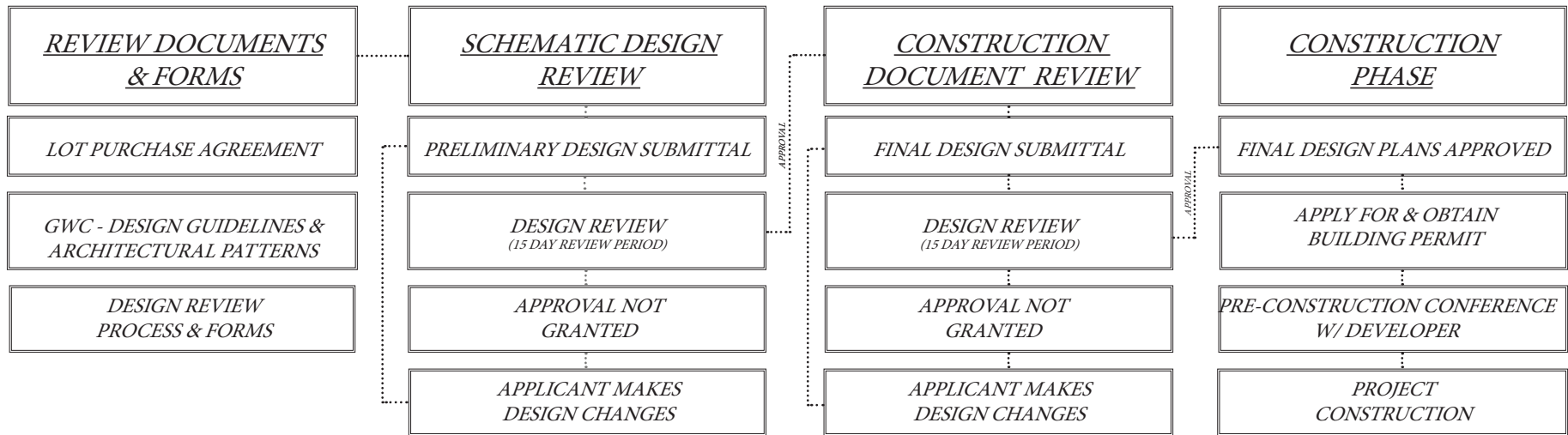
THE TOWN ARCHITECT

The town architect has the greatest knowledge of the Great Western Crossing Design Guidelines and their intent and shall provide commentary on all design submittals. The Design Guidelines are a living document and the Town Architect may make adjustments as the community develops.

REVIEW FEES

Review fees are established by Diligent Development. Diligent Development reserves the right to waive any all fees at its discretion

A R C H I T E C T U R A L R E V I E W P R O C E S S



THE ARCHITECTURAL REVIEW PROCESS

STEP ONE: REVIEW THE FOLLOWING DOCUMENTS

- *Lot Purchase Agreement*
- *Great Western Crossing Design Guidelines & Architectural Patterns*
- *The Design Review Policy*
- *All declarations, Covenants, and Restrictions*

STEP TWO: SCHEMATIC DESIGN REVIEW

- *Complete the Schematic Design Review application and submit required drawings for review - See application for checklist of required drawings and scale requirements*
- *Variations that do not meet the requirements of this document will be considered on a case by case basis. Variations will be considered for architectural merit or/ and hardship. Please provide a written justification for variance requests.*

STEP THREE: CONSTRUCTION DOCUMENT REVIEW

- *Complete the Construction Document Review application and submit required drawings for review - See application for checklist of required drawings and scale requirements*
- *Variations that do not meet the requirements of this document will be considered on a case by case basis. Variations will be considered for architectural merit or/ and hardship. Please provide a written justification for variance requests.*

APPROVAL - APPROVAL WITH MODIFICATIONS - DENIAL

The Town Architect and Architectural Review Board review the submissions and grant approval, approval with modifications, or denies approval. The applicant is notified of the decision in writing 15 days from the date the application was received. Each of the steps listed above must be completed to receive approval. Comments and notes or approval will be communicated to the applicant for their records.

RESUBMITTAL

If approval is not granted, applicants may revise their applications and resubmit. The Town Architect and Architectural Review Board will review the application in the same manner as previously described. If the application is denied after resubmittal, the owner may request an appeal.

GREAT WESTERN CROSSING
SCHEMATIC DESIGN REVIEW APPLICATION

APPLICATION SUBMISSION DATE _____ APPLICATION FEE - \$300

TYPE OF REVIEW (CHECK ONE) SCHEMATIC DESIGN RE-SUBMITTAL

LOT NUMBER _____ PLAT No. _____

LOT ADDRESS _____

NAME OF OWNER OR APPLICANT _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

NAME OF CONTRACTOR _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PROJECT INFORMATION

LOT ACREAGE _____ LOT SQUARE FOOTAGE _____ LOT COVERAGE _____

HOME SQUARE FOOTAGE (HEATED & COOLED) FIRST FLOOR _____ SECOND FLOOR _____ BASEMENT _____

TOTAL S.F. _____

NUMBER OF BEDROOMS _____ NUMBER OF BATHROOMS _____

ENCLOSED PARKING SPACES _____

NO. OF STORIES _____

BUILDING HEIGHT (MEASURED FROM AVERAGE GRADE TO HIGHEST PEAK) _____

SUBMITTAL CHECKLIST

SCHEMATIC DESIGN SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY OR TWO PRINTED COPIES TO SCALE ON 11X17

- COMPLETED SCHEMATIC DESIGN REVIEW APPLICATION AND REVIEW FEE
- PARCEL SURVEY (SCALE 1"=20' MIN.) PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER, INDICATING PARCEL BOUNDARIES, PARCEL AREA, ALL RECORDED EASEMENTS, UTILITY, ONE FOOT CONTOURS, AND ANY SIGNIFICANT DRAINAGE
- PRELIMINARY SITE PLAN (SCALE 1"=20' MIN.) INDICATE NORTH ARROW, BUILDING FOOTPRINT(S), ENTRIES, PORCHES, DRIVES, WALKS, AND AUTOCOURTS, PERCENTAGE OF LOT COVERAGE
- PRELIMINARY FLOOR & ROOF PLANS (SCALE 1/8"=1'-0") SHOW ROOM LABELS AND OVERALL DIMENSIONS - ROOF PLANS SHOULD INDICATE ROOF SLOPES AND PROPOSED MATERIALS
- PRELIMINARY EXTERIOR ELEVATIONS(SCALE 1/8"=1'-0") SHOW WINDOWS, DOORS, PORCHES, PRIMARY EXTERIOR CLADDINGS AND MATERIALS

I HAVE READ AND WILL COMPLY WITH THE GREAT WESTERN CROSSING DESIGN GUIDELINES RELATING TO DESIGN AND CONSTRUCTION REQUIREMENTS FOR GREAT WESTERN CROSSING

SIGNATURE: _____ DATE: _____

GREAT WESTERN CROSSING
CONSTRUCTION DOCUMENT REVIEW APPLICATION

APPLICATION SUBMISSION DATE _____ APPLICATION FEE - \$500

TYPE OF REVIEW (CHECK ONE) CONSTRUCTION DRAWINGS RE-SUBMITTAL MODIFICATIONS

LOT NUMBER _____ PLAT No. _____

LOT ADDRESS _____

NAME OF OWNER OR APPLICANT _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

NAME OF CONTRACTOR _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PROJECT INFORMATION

LOT ACREAGE _____ LOT SQUARE FOOTAGE _____ LOT COVERAGE _____

HOME SQUARE FOOTAGE (HEATED & COOLED) FIRST FLOOR _____ SECOND FLOOR _____ BASEMENT _____

TOTAL S.F. _____

NUMBER OF BEDROOMS _____ NUMBER OF BATHROOMS _____

ENCLOSED PARKING SPACES _____

NO. OF STORIES _____

BUILDING HEIGHT (MEASURED FROM AVERAGE GRADE TO HIGHEST PEAK) _____

SUBMITTAL CHECKLIST

CONSTRUCTION DOCUMENT SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY OR TWO PRINTED COPIES TO SCALE ON 11X17

- COMPLETED CONSTRUCTION DOCUMENT REVIEW APPLICATION AND REVIEW FEE
- FINAL SITE PLAN (SCALE 1"=20' MIN.) INDICATE BUILDING FOOTPRINT(S), SITE GRADING & DRAINAGE, ENTRIES, PORCHES, DRIVES, WALKS, AND AUTOCOURTS, PERCENTAGE OF LOT COVERAGE, FINAL LANDSCAPE & UTILITY LOCATIONS
- FINAL FLOOR & ROOF PLANS (SCALE 1/8"=1'-0") SHOW ROOM LABELS AND OVERALL DIMENSIONS - ROOF PLANS SHOULD INDICATE ROOF SLOPES AND PROPOSED MATERIALS
- FINAL EXTERIOR ELEVATIONS(SCALE 1/8"=1'-0") SHOW WINDOWS, DOORS, PORCHES, PRIMARY EXTERIOR CLADDINGS AND MATERIALS
- DETAILS - (SCALE 3/4"=1'-0") EAVES, DOOR & WINDOW SURROUNDS, PORCHES & RAILINGS, UNIQUE ELEMENTS SUCH AS DORMERS
- COLOR & MATERIALS - A PRELIMINARY COLOR SECTION IS REQUIRED FOR BODY, TRIM, AND ACCENTS - SITE MOCK UP IS REQUIRED FOR FINAL COLOR APPROVAL. SEE ARCHITECTURAL PATTERNS AND DEVELOPMENT GUIDELINES FOR MATERIAL REQUIREMENTS
- LANDSCAPE PLAN - NEW PLANTINGS LABELED BY COMMON NAME AND INDICATING PLANT SIZE. THE LANDSCAPE PLAN MUST ALSO SHOW THE LOCATION OF PROPOSED HARDSCAPE ELEMENTS
- EXTERIOR LIGHTING - PROVIDE EXTERIOR LIGHTING SELECTIONS AND CUT SHEETS

I HAVE READ AND WILL COMPLY WITH THE GREAT WESTERN CROSSING DESIGN GUIDELINES RELATING TO DESIGN AND CONSTRUCTION REQUIREMENTS FOR GREAT WESTERN CROSSING

SIGNATURE: _____ DATE: _____