

REQUIREMENTS FOR ARCHITECTURAL DESIGN REVIEW

1. COMPLETE APPLICATION FORM (**Attached below**)
2. TWO (2) SETS OF COMPLETE PLANS AND SPECIFICATIONS (1/8" OR 1/4" SCALE) ILLUSTRATING THE FOLLOWING:

A. BUILDING ELEVATIONS WITH EXTERIOR DESIGN INCLUDING EXTERIOR HEIGHT.

1. **ROOF PITCH** MUST BE BETWEEN 6/12 AND 12/12. PORCHES AND SHED ELEMENTS MAY HAVE ROOF PITCHES AS LOW AS 4/12. ANY RESIDENTIAL PLAN SHOULD BE DESIGNED TO LOOK ATTRACTIVE FROM ALL FOUR SIDES. MULTIPLE ROOF PITCHES AND PLANE CHANGES ARE ENCOURAGED.

B. COLORED RENDERING AND MATERIAL PALLET OF EXTERIOR MATERIALS AND COLOR(S).

1. **MUTED EARTHTONES ARE RECOMMENDED.**
2. **MASONARY ACCENTS** ARE RESTRICTED TO STONE, BRICK OR STUCCO (WITH NO ROTTLED PATTERNS) SHALL HAVE THE FOLLOWING REQUIREMENTS:
 - a. MASONARY ACCENTS SHALL BE MANDATORY ON THE FRONT ELEVATION OF ANU RESIDENCE AT A MINIMUM OF 20%
 - b. STONE OR BRICK USED ON THE DRONT ELEVATIONS SHALL BE EXTENDED A MINIMUM OF TWO (2) FEET ON BOTH SIDES OF THE RESIDENCE AT THE SAME HEIGHT AS THE BRICK OR STONE ON THE FRONT.
 - c. LAP BOARD SIDING MUST BE A MAXIMUM EXPOSED BOARD WIDTH OF 9 INCHES. ALL FASCIAS SHALL BE A MINIMUM OF 12 INCHES.
3. **ROOFING MATERIALS** WILL BE RESTRICTED TO TILE, SLATE OR 30 YEAR DIMENSIONAL ASPHALT SHINGLES, CEMENT TILE OR METAL ROOFS MAY BE APPROVED BY THE ACC PROVIDED SUCH MATERIALS ARE NECESSARY TO THE ARCHITEDTURAL STYLE OF THE RESIDENCE AND ARE AN APPROVED COLOR. **STANDARD ASPHALT SHINGLES ARE NOT ACCEPTABLE.**

C. FLOOR PLANS.

THE TOTAL SQUARE FEET OF RESIDENCE IS _____ (plans must include area calculations by Architect)

(MINIMUM LIVING AREA EXCLUSIVE OF GARAGES, BALCONIES, PATIOS, PORCHES SHALL BE 1400 SQUARE FEET FOR A RANCH FLOOR PLAN AND 1550 SQUARE FEET FOR A MULTI-LEVEL PLAN).

D. IMPROVEMENT PLANS SHOWING ALL LOCATIONS OF THE FOLLOWING:

1. **LANDSCAPING PLAN. ASTROTURF IS PROHIBITED.**
2. **FENCE PLAN** SHOWING LOCATION, MATERIALS, AND HEIGHT. (**USE APPROVED STAIN**)
KWAL #6250 Wood Craft Cedar (Water based stain). Store # 11-309 F.C...
3. **NO SCREENING OR FENCING SHALL EXCEED FIVE (5) FEET IN HEIGHT.** ANY FENCES CONSTRUCTED ON A LOT SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOT. NO CLOTHESLINES, DRYING YARDS, SERVICES YARDS, WOOD PILES, STORAGE AREAS OR CHAIN-LINKED (OR OTHER) DOG RUNS, SHALL BE SO LOATRED AS TO BE VISIBLE FROM A STREET OR FROM THE GROUND LEVEL OF ANY LOT. DOG RUNS SHALL NOT BE LOCATED WITHIN FIVE (5) FEET FROM ANY PROPERTY LINE, AND SHALL BE SCREENED BY APPROVED MATERIALS SO THAT THE DOG THEREIN IS NOT VISIBLE FROM NEIGHBORING LOTS. "INVISIBLE" ELECTRIC FENCES SHALL GENERALLY BE PERMITTED ALONG PROPERTY LINES.
4. DRIVEWAYS PLANS SHOWING LOCATION SIZE
5. SHED PLANS (No larger than 10' x 12' x 8' 6"- Keep in mind 5' off set from PL)
6. WALLS AND WINDBREAKS IMPROVEMENTS PLANS SHOWING LOCATIONS AND SIZE
7. HOWEOWNER OR CONTRACTOR CAN NOT TAKE DOWN **WINDSHIRE PARK METRO DISTRICT** FENCING FOR ACCESS TO YARD.
8. HOMEOWNER OR CONTRACTOR CAN NOT DRIVE ACROSS **WINDSHIRE PARK METRO DICTICT** LANDSCAPE FOR ACCESS TO YARD
9. **OTHER MISCELLANEOUS IMPROVEMENTS:**
 - a. **BASKETBALL HOOPS** – NO BASKETBALL HOOPS MAY BE ATTACHED TO A RESIDENCE OR GARAGE. SUBJECT TO ARC APPROVAL, CERTAIN BASKETBALL HOOPS MAY BE INSTALLED ON A PERMANENT FREE STANDING POLE ALONG THE DRIVEWAY BETWEEN THE SIDEWALK AND THE RESIDENCE.
 - b. **PORTABLE BASKETBALL HOOPS ARE PROHIBITED UNLESS THEY ARE STORED INSIDE AN ENCLOSED GARAGE WHEN NOT IN USE.** (See Guidelines: Ok to leave in driveway from May 1st through October 15th)
 - c. **HVAC.** NO TYPES OF REFRIGERATION, COOLING OR HEATING APPARATUS SHALL BE PERMITTED ON A ROOF. NO SUCH APPARATUS SHALL BE PERMITTED ELSEWHERE EXCEPT WHEN APPROPRIATELY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND APPROVED BY THE ARC. SUCH APPARATUS SHOULD BE INSTALLED IN A WAY THAT NOISE HEARD FROM ADJACENT PROPERTIES IS MINIMIZED. WITHOUT LIMITING THE FOREGOING, CONVENTIONAL AIR CONDITIONING UNITS