

# **Design Guidelines**

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## **PURPOSE**

The purpose of this design criteria is to outline for property owners, their architects and builders, useful information and requirements that will be helpful in the design and construction of homes at Kings Chapel and to explain The Site and Design review process. The primary goal of The Site and Design review committee (hereinafter referred to as SDRC) is to review the applications, site plans, design plans, along with specifications, materials and samples submitted, to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the Developer. The SDRC does not assume responsibility for the following:

- a. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- b. Soil erosion, un-compaction or unstable soil conditions.
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- d. Performance or quality of work of any contractor.

## **SITE AND DESIGN REVIEW PROCESS**

The Site and Design Review Committee (SDRC) prior to construction MUST approve plans for all new construction, alterations or additions. If during construction modifications to previously approved plans become necessary or desirable, such modifications are to be promptly submitted to SDRC for review and approval prior to implementation. Approval granted by the SDRC should require re-approval and be subject to current development regulations if the authorized work has not commenced within thirty (30) days of the date of issuance. Unless a construction date has been approved by the SDRC which date has been planned to occur after thirty (30) days

SDRC meetings will be scheduled bimonthly or more frequently when needed. Applicants should contact the Developer for the date of the next meeting. Applicants do not attend SDRC meetings unless requested by the Committee.

Applications for review shall be submitted to the Developer (Sales Center) no later than 5:00 pm one week prior to the meeting date. Applications shall be made on a form (Appendix B) available from the Developer. The SDRC will call builder in the event applications are incomplete before the meeting. If there should be no response from Builder incomplete applications will be returned, without action.

Applications shall consist of two complete sets of plans and a completed SDRC Submittal Form (Appendix B). On each set of drawings and the first page of all other documents please include the lot number, street name, applicant's name, building contractor and date of drawings. Documents to be submitted include:

**Site Plan** - Two comprehensive plans acceptable to Williamson County.

- a. Scale 1" = 20'
- b. Must show setbacks and easements as shown on recorded plat
- c. Provide a tree survey that identifies species, condition, location, and diameter of all trees 8" or larger
- d. Indicate any trees to be removed by an X and reasons for removal. Approval will be granted for removal of trees necessary for construction.
- e. Drawings shall indicate storm water drainage flow for all areas of the lot. Drainage considerations for individual home sites play an important part in the ecological balance of the community. Water runoff for each individual site must be handled by adequately sloping all areas so that runoff can be directed to natural drain areas or storm drainage facilities. It is important to incorporate this into both your site plan and landscape plan. Builder at Developers discretion may be required to obtain NOI's on particular lots.

### **Landscape Plan**

By completion of construction, a landscape plan shall be submitted to the Board for approval. The landscape plan shall be superimposed over the site plan and will indicate the location, numbers and species of all proposed plants, trees, shrubs and ground cover. Landscaping in accordance with the approved plan shall be completed within 60 days after construction is completed. Sod shall be required in front yards and side yards (ten feet behind the front plane of the building). If a home sits on a corner lot the two sides of the property facing the road must be sodded.

### **Floor Plans**

- a. Submit two (2) sets of plans providing all interior and exterior dimensions. One set of plans will be returned to the builder after review with the remaining set to be held by the SDRC for reference purposes. The SDRC reserves the right to request more details to fully describe the home and its components.
- b. Scale 1/4" = 1'
- c. Include door and window symbols and schedules
- d. Show all patios, decks, fences, walls, arbors, trellises, steps to grade, and other structures. It is necessary to show all deck detailing in such a way that it blends with the home
- e. Show four (4) side elevations
- f. Show cornice detail and wall sections
- g. Show heated and total square footage

Single Story House design - Living Area minimum 2800 Square Feet  
Exclusive of Garages, porches, patios, breezeways, and basements.

Two Story House Design - Living Area of first floor must have a  
minimum of 2000 square feet exclusive of Garages, porches, patios

breezeways and basements. Total living area of entire home must be a minimum of 3000 square feet exclusive of Garages, porches, patios breezeways and basements

- h. Show all exterior openings and explanation of front entry detail
- i. Indicate all exterior materials

Submission of Typical Building Materials - Both the names of proposed exterior Materials and samples of same will accompany the application as listed below. An application will not be considered complete without these exterior samples:

- a. Name, grade, description and sample of roofing to be used.
- b. Name, grade and color of siding applied
- c. A typical example of brick to be used
- d. Exterior trim paint sample

## **SDRC RESPONSE**

The Committee may offer specific suggestions for further study that may resolve any design problems found by the Committee. The Committee can, however, reject an application for the following reasons among others.

1. Insufficient information to adequately evaluate the design or design intent
2. Poor overall design
3. Incompatible design elements
4. Inappropriate design concept or design treatment
5. A design found to have an adverse effect on the character of Meadowbrook or its residents
6. A repetitious design

The Committee will not normally comment on or reject a home because of its interior elements, except in cases where those features affect the exterior appearance.

**Commencement of Construction** - Upon written approval, owner/builder may proceed with construction.

## **DESIGN CRITERIA**

The paragraphs, which follow, provide specific guidelines for consideration in planning your new home. The overall impact of a home design involves issues of taste and judgment, which cannot be completely reduced to measurable standards of size, setback, roof pitch, etc. A home, which meets all the statistical criteria, may be unacceptable to Kings Chapel if its overall aesthetic impact is unacceptable in the judgment of the SDRC.

### **Elements of Design**

**Roofs** - Roof forms should be gabled or hipped with a minimum pitch of 6:12. This pitch may be lower if the roof is concealed behind a balustrade or parapet. Flat roofs are generally unacceptable and may only be used for conditions such as a sunroom or connector element. Shed roofs are discouraged. All roof penetrations such as attic, dryer and plumbing vents- and roof elements such as gutters should be treated to match the roof color or appropriate material.

**Doors** - Paneled doors are required for the main entry. Single or double doors are acceptable. Other exterior doors may be glazed with fully divided lights. The style and proportions of the doors should be in keeping with the front door and the style of the house. Garage doors shall be paneled.

**Chimneys** - Chimneys should be properly scaled and designed in the same style as the house. Exterior chimneys must be constructed of brick to match the exterior of the building and extend to grade with a foundation.

**Overhangs** - Overhangs should suit the style of the house and be appropriate for the roof pitch

**Cornice** - The cornice should be detailed with ornamentation appropriate for the design of the house. Under no circumstance should cornice be omitted from the design. No vinyl or masonite cornice allowed.

**Decks** - Columns 12" x 12" or 12" diameter built with the same material as the house are encouraged. If wood posts are used, they should be a minimum of 6" x 6" with a base and capital detailing and shall be painted or stained to compliment the home.

**Columns** - The style of columns should be appropriate to the style of the house and should be proportionate to the house. If columns are used for small porches, a minimum of 6" x 6" post is acceptable with base and capital detailing.

**Foundations** - Exposed foundations are acceptable if used to elevate the first floor of the house or to take advantage of a sloping site by adding a basement level to the house provided exposed concrete is veneered with brick or rock. No exposed concrete block is permitted for foundations.

**Building Materials** - Building materials are expected to be of the highest quality.

**Exterior Finish** - Exterior veneer must be brick. Fiberboard siding, aluminum siding, vinyl siding, Masonite or other composite materials are not permitted. Wire cut brick is not permitted. Log homes are not permitted. Variances may be applied for in specific areas of the exterior finish where brick may not be appropriate.

**Windows** - Windows may be wood, vinyl-clad wood, aluminum clad wood, or full vinyl windows. Lintels and sills may be wood, brick, stone, or pre-cast concrete. Houses must be consistent in the use of window grids. No house should mix gridded and non-gridded

windows. Adequate exterior detailing of windows on all four sides is strongly encouraged.

**Glass** - Glass may be double paned. Glass must be clear except master bath window may be glass blocks or obscure for privacy. Reflective glass is unacceptable. Colored or stained glass is discouraged. Glass type must meet code requirements.

**Roof** - Roofing material should be dimensional asphalt type shingles.

**Shutters** - Must be operational with the same style as the home.

### **Development Standards**

Specific development standards relating to land use, building type, building quality, minimum living area and location of dwellings and structures on lots shall be observed.

1. **Service area and Gas Service Entrances** - Each home shall provide an area or areas on the site to accommodate air conditioner compressors, garbage cans, or other ancillary residential functions that by nature present an unsightly appearance. These service areas shall be screened from view, on all sides, by an enclosure that is an integral part of the site development plan using materials and colors that are harmonious with the home it serves. Natural gas meters and associated piping may be located outside of an enclosed service area in order to assure adequate ventilation. In such cases, the meter and piping should be painted the background color and screened with shrubbery or a low fence. Gas meters should be located to the sides or immediate rear of homes.
2. **Driveways and Off-Street Parking** - All homes will have a defined driveway constructed of concrete, pavers, exposed aggregate or other materials approved by the SDRC. Where a lot fronts on more than one street, the lot shall be entered from the street designated by SDRC.
3. **Garages** - Each dwelling shall provide for the storage of not less than two (2) automobiles within a space totally enclosed by walls and a roof and providing an overhead garage door(s) for vehicular access. The inside walls of garages must be finished. Vehicular access to garages is to be from the rear or side of the home. No home shall have a front entry or motor court type garage.
4. **Fences** - Fences or screens may be used, to enclose service areas, patios, swimming pools or other areas requiring privacy, however such plans must be submitted to the SDRC for approval prior to construction. Woven wire or chain link fences are prohibited; wood, masonry or plant materials are considered suitable components for fences and screens. Fences or walls may not extend to height greater than six (6) feet from ground level unless the Board and the adjoining lot owners consent.
5. **Antennae** - No outside antennae or device of any type other than an antenna for receiving normal television signals (typically eighteen (18) inches in diameter) shall be erected, constructed, placed or permitted to remain on any lot, house, or building. Television antennas must be located to the rear of the roof ridgeline, or centerline of the principal dwelling. No antennae shall be permitted to extend more than two (2) feet above the roof of the home nor shall any such antennae be erected on freestanding poles.

6. **Repetitive Designs** - Some house designs may be unacceptable for a particular lot because of similarity to homes in the immediate neighborhood. If, in the judgment of the SDRC, the massing, basic style, roofline, exterior materials, colors or other features of a home are too similar to its neighbors, the design will not be approved.
7. **Temporary Signs** - Permitted signs are subject to the Williamson County Sign Ordinance and approval by the SDRC and must comply with certain criteria. This includes REALTOR signs and Builder signs.
8. **Exterior Lighting Regulations** - Location and description of exterior lighting fixtures are subject to review and approval by the SDRC prior to installation. All lighting proposals are expected to show suitable restraint and concern for the impact of the proposal on neighboring properties. The following design standards shall apply:
  - a. Entry, garage, deck and terrace areas may be illuminated by post or wall mounted lighting fixtures, provided, Fixtures are lit by incandescent bulbs not greater than 60 watts each. Fixtures are in scale and harmony with the components of the house.
  - b. Landscape lighting, when made an integral part of landscape plan for the site shall be permitted. Provided that fixtures shall be the low 12-volt type and the power source shall be located below ground level fixtures concealed by planting. Clusters of specimen trees, shrubs or lone specimen trees (live oak, magnolia, etc.) may be illuminated by ground level fixtures concealed by planting. In general individual trees are not to be illuminated. Tree canopy down lighting when supplemented by up lighting is acceptable. Fixtures are to be glare free by use of baffles.
  - c. The following examples of exterior lighting are unacceptable:
    - 1) Fixtures using other than incandescent bulbs (high pressure sodium, mercury vapor and any light with a high Intensity Discharge rating)
    - 2) Strings of lights located in trees or shrubs or outlining portions of buildings, decks or benches (excluding holidays)
    - 3) Illuminated large areas of exterior walls
    - 4) "Moonlighting" large areas of the site
    - 5) Wall, soffit or ground level fixture where lamps are not screened by baffles or planting from view of adjoining properties.
    - 6) "Mushroom" type fixtures that, in the judgment of the SDRC, will have a detrimental affect of adjacent properties
    - 7) Lighting fixture or illuminated areas located in a required side or rear yard setback.
    - 8) Colored lighting is prohibited (excluding holidays)
9. **Playground Equipment** - All such equipment must be located on the rear of the lot and not in the property setbacks. Screening of playground equipment with shrubs or other plant material is recommended. As a "courtesy to your neighbor"

the SDRC has established the following guidelines regarding specific playground equipment:

- a. Tree house or site constructed playhouse - require approval of the SDRC prior to installation or erection. Tree houses should be natural wood. Playhouses may be painted an earth tone color or a color to match the home.
- b. Swing sets, forts and sandboxes - must be natural wood.
- c. Basketball backboards may not be located in front of the house. They are to be located in the turn around area of the driveway and are not to be of a permanent type.

10. **Statuary** - Statuary is defined as any stationary item that is used for decorative or ornamental purposes on the exterior of the home or in the surrounding yard, but is not permanently affixed to or part of the main dwelling unit. Statuary includes such items as lawn ornaments, garden statues and fountains. These items should be used with care and placed in such a manner as not to detract from the natural setting of Meadowbrook. The SDRC should be contacted for questions regarding the use and placement of statuary. The SDRC reserves the right to request removal of an item, which has not received SDRC approval.

## **CONSTRUCTION ACTIVITIES**

### **Pre-Construction Activities**

1. No lot is to be cleared or construction otherwise started without approval of the plans for that lot by the SDRC.
2. Approval by the board does not preclude the necessity for obtaining a building permit from Williamson County.
3. There is no dumping available at Meadowbrook, nor is there a pit for obtaining fill dirt.

### **During Construction**

1. All ingress and egress to the lot should be made through the designated driveway location. The use of wood or other materials for easy access across the curb will not be permitted except during normal working hours. Such materials shall not be stored in the roadway when not in use. Damage to curbs, streets and common areas as a result of construction will be charged to the builder.
2. The prevent silt collecting in roadways, ponds or strewns, the builder is to maintain erosion control until the site has been landscaped. The placement of

silt fencing is to be used along the edge of the roadway and along any property line that borders a stream or pond.

3. Only trees marked and indicated to be removed on the approved site plan may be removed. No materials are to be stored within the drip line of any tree 8+ inches in diameter.
4. The use of adjoining properties for access to the site or for the storage of materials is forbidden.
5. A "dumpster" shall be used on each site. Dumpsters located in side or rear yards are encouraged. Pickup of construction debris shall be made daily and "dumpsters" are to be emptied immediately when they become full. A trash barrel should be maintained on each site for the disposal of small trash and eating litter. Unsightly building sites hurt the image of our community and constitute a nuisance and will be handled in accordance with the Approved Builder Group.
6. Portable toilets are required for all building sites and must be in place at the time the building foundation work commences. Portable toilets must be removed upon completion of the home. Portable toilets must be positioned ten feet from the curb and preferably adjacent to the driveway of each home.
7. Parking of vehicles by the builder, subcontractors, workmen and construction material delivery personnel shall be upon the construction site when practical. When parking on the street is necessary due to non-availability of space on the lot, such parking shall be on the side of the street where the construction is taking place. Parking on other private property is prohibited.
8. Sounds from radios or other non-construction activities that can be heard from adjoining properties or the street constitute a nuisance and are therefore prohibited.

### **Completion of Construction**

The property owner and builder are responsible for the removal of all building debris, signs and electrical stub pole from the site and the surrounding area.

### **RECEIPT OF GUIDELINES**

The above Design Guidelines are attached to the KINGS CHAPEL APPROVED BUILDERS GROUP AGREEMENT and hereby made a part thereof.