



ARCHITECTURAL DESIGN GUIDELINES **SINGLE-FAMILY RESIDENCES (detached)**

The intent of the design standards is to provide for architecturally-varied, high-quality detached single-family dwellings that blend with the surrounding fabric allowing for creative thinking relative to the expression of architectural design. Elements of architectural design include, but are not limited to style, composition, materials, and components.

DEFINITIONS

Ridge: *The line of intersection at the top between the opposite slopes or sides of a roof.*

Ridgetop: *The crest of the ridge*

Ridgeline: *A line marking or following the ridgetop.*

Composition: *The manner in which parts are combined or related to form a united whole. It includes scale, site relationship, space, volume, texture, proportion, reflection, rhythm, repetition, pattern, ornamentation, mass, form, harmony, depth, color, contrast, and balance.*

Site Composition: *The position of a building in reference to the surrounding locality.*

Elevation: *A scaled-drawing of any side of a building or structure.*

Homogeneity: *The uniformity of the overall structure, resulting from the compatibility of components.*

Masonry: *Includes all brick products and all stone products including artificial.*

Architectural Plane: *A two-dimensional surface defined by width and length.*

Primary Architectural Plane: *That two-dimensional surface fronting along a street between grade and eaves.*

Secondary Architectural Plane: *All two-dimensional surfaces of a building other than the primary architectural plan.*

Façade: *The main exterior of a building usually characterized by elaboration of stylistic details and containing an entrance.*

Composition: *The forming by a combination of various elements, putting things into proper position to form a whole in terms of structure organization.*

Corner Break: *The position at which two architectural planes meet and form relief creating a third dimension.*

Overhang: *The horizontal distance that the roof projects beyond the story immediately below.*

Banding: *A continuous series of moldings projecting slightly from the architectural plan.*

Applied Trim: *Supplemental and separate decorative strips applied to the face or sides of a frame.*

Wood Products: *Uncut trees suitable for construction are converted to lumber or lumber products by sawing, planing, or rotary cutting to produce standardized sizes of rough or dressed lumber.*

Stained Glass: *Is glass that is given a desired color while in the molten state or by firing a stain into the surface of the glass after forming. This glass is used as decorative windows set in lead comes.*

Plastics: *Any of the various complex organic compounds produced by polymerization.*

Stucco: *A mixture of lime or gypsum, Portland cement and water to produce a paste-like material, which sets to form a hard surface.*

Glass: *A hard, brittle transparent or translucent substance, produced by melting a mixture of salica oxides; while molten it may be blown, drawn, rolled, pressed, or cast into a variety of shapes.*

Glass Block: *Two sheet of plat glass with an air space between them, formed into a sealed modular hollow block.*

Brick: *A solid or hollow masonry unit of clay mixture with sand, and molded into a rectangular-shape while in a plastic state, then baked in a kiln.*

STRUCTURAL COMPONENTS

Ridges: One-Story: Minimum of 3
Two-Story: Minimum of 5

Corner Breaks: A projection of a corner break shall be a minimum of 4-FT depth from the architectural plane to which it is attached and shall only be counted toward the corner break requirement for that particular architectural plane.

Primary Architectural Plane

One-Story: Minimum of 3
Two-Story: Minimum of 4

Secondary Architectural Planes

One-Story: Minimum of 3 per side
Two-Story: Minimum of 3 per side

Chimneys

Shall extend fully from grade to above the eaves, constructed of masonry or stucco materials, and extend outward a minimum of 18-inches from the architectural plane to which it is attached may be counted as a corner break.

Foundation: Minimum of 4-IN exposed or as required by the adopted Indiana Building Codes.

Windows: Minimum size: 8-SF; however one (1) ox-eye or round window measuring a minimum of 2.5-FT diameter or one (1) stained glass window measuring a minimum of 6-SF may be substituted for one (1) 8-SF window. The substitution shall occur only once per structure.

Trim is required for all windows and may include decorative window Heads, decorative window surrounds, shutters, or applied trim being a Minimum of a 1-IN by 4-IN.

One Story: Minimum of 3 per each architectural plane
(Minimum Total Windows: 12)

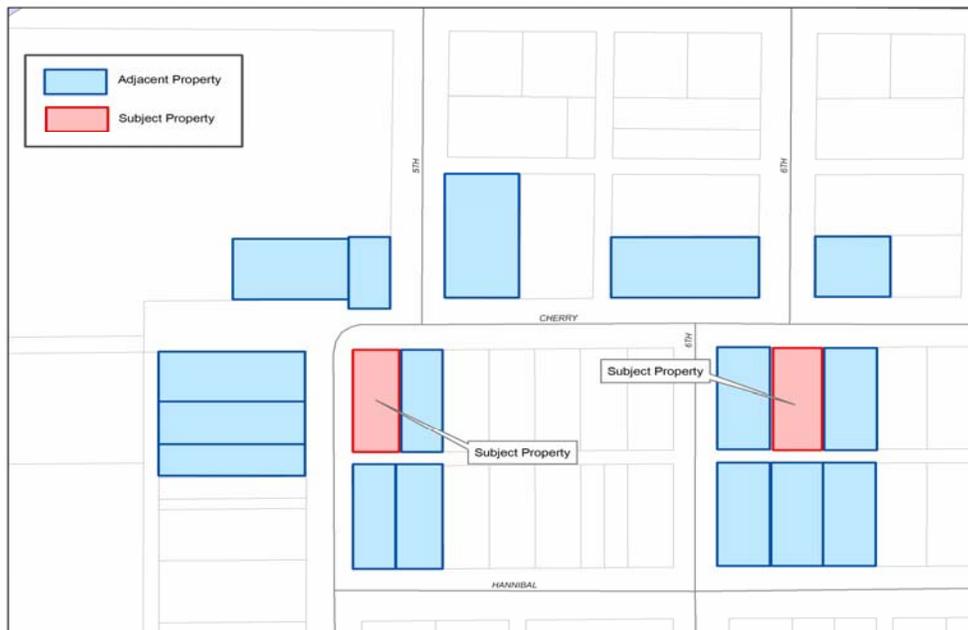
Two-Story: Minimum of 4 per each architectural plane
(Minimum Total Windows: 16)

(Window-wells shall not count towards the minimum number of required windows)

Garage Door Percentage: Single-Story - Maximum of 30%.
Two Story - 20% Maximum
The percentage calculation includes windows and doors.

Front Load Garage: Garage shall be offset a minimum of 4-FT to a maximum of 12-FT. If side-loading, court-yard or offset, the primary architectural plane shall have a minimum of one window in the garage portion.

- Entryways:** Entryways shall be clearly defined, visible, and a dominant feature of the façade.
- Porches shall be a minimum of 6-FT in depth and shall be provided where architecturally appropriate.
- Roof Pitch:** Minimum 6/12 pitch
- Roof, Mechanical, Equipment Vents** Vents shall be attached to the roof opposite the primary architectural plane matching the roof color.
- Overhangs:** Minimum 12-IN from any exterior surface on all architectural planes. Gutters are not included in the dimension.
- Chimneys:** If external shall extend fully from grade to above the eaves and shall be constructed of masonry or stucco materials. Shed-type or bump-out chimneys are prohibited.
- Materials:** 50% of the total building shall be masonry. The transition of the additional materials shall be logical and highlight architectural components including patterns, colors, blending, etc. Other permitted materials include hardi-plank (cementuous siding), stucco, wood, and vinyl siding having a minimum gauge of .048 and a minimum of ½-IN lip and certified by the Vinyl Siding Institute. Aluminum siding is prohibited.
- No two structures including color, style, composition, etc. are permitted to be located adjacent to or across the street diagonally as per the drawing.



LANDSCAPING

The landscaping below is required in addition to the Street Trees. All shrubs are a minimum of 24-IN height at the time of planting. Tree sizes shall be as indicated below.

Lots greater than 50-FT in width shall include the following:

Front Yard Landscaping: Minimum of 2 trees (One shade tree required at a minimum 2.5-IN caliper, other tree could be an evergreen tree at 6-FT height, truck diameter at 2.5-IN), 10 shrubs

Side Yard Landscaping: Minimum 1 ornamental tree (minimum 1.5-IN caliper). Minimum 2-FT wide beds along each sidewall, extending 12-FT from the corner break containing a minimum of 8 shrubs.

Rear Yard Landscaping: Minimum of one shade tree (minimum 2.5-IN caliper)

Lots less than 50-FT in width shall include the following:

Front Yard Landscaping: 1 ornamental tree (minimum 1.5 caliper), and 8 shrubs

Side Yard Landscaping: Required along one sidewall, a minimum 16-IN wide bed, extending 8-FT from the corner break containing a minimum of 6 shrubs.

Rear Yard Landscaping: Minimum of one shade tree in rear yard (minimum 2.5-IN caliper)

Specific architectural elevations submitted by a particular contractor/builder and approved by the Architectural Review Board for a particular planned development are the only elevations permitted for construction in said planned development. Should another contractor/builder propose to construct new housing including new architectural elevations in said development, the new housing elevations shall be submitted for review and approval by the Architectural Review Board even if the new housing elevations meet the written standards adopted. The price range and architectural components shall be similar to the original approved building elevations of that particular planned development.