



SHILOH PRESERVE ARCHITECTURAL STANDARDS(SPAS)

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SHILOH PRESERVE ARCHITECTURAL STANDARDS

This document (SPAS) intends to provide requirements and guidelines for home designs in Shiloh Preserve. While each home shall be architecturally unique, and custom designed, we desire a community of aesthetic cohesiveness. These Standards are the baseline for those designs and are meant to encourage creativity by a variety of designers/architects.

Generally speaking, the SPAS is focused on the structures and elements visible from the community's private streets, and between houses. Interior elements and those not conspicuously visible are not intended to be regulated. All exterior designs are subject to the discretionary approval of the Architectural Control Committee (ACC).

The architectural concept for this community steers toward homes that are 'downsized luxury', commonly referred to as 'Empty Nester' plans – high quality, well designed, nicely appointed, with smaller footprint. However, this community is not age-restricted.

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STRUCTURAL ELEMENTS

1) Floor Plan Requirements

a) Slab on Grade Lots

- Master or Primary Suite on main floor
- Second Suite on either main or upper floor
- Second floor space cannot exceed 50% of main floor conditioned space (by square footage)
- Minimum conditioned living space (per zoning regulations)
 - Single Story plan = 2,800 SF
 - Double Story Plan = 3,000 SF
- Maximum conditioned living space = 8,000 SF
- Maximum Bedrooms = 3
- Maximum Bathrooms = 4 full, 2 half
- Minimum 300 SF covered front porch, min 12-foot depth
- Minimum 2-car covered garage

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b) Daylight Basement Lots

- Master or Primary Suite on main or upper floor
- Secondary Suite on main or upper floor, whichever is NOT location for Primary suite
- Second floor space cannot exceed 50% of combined main floor and basement conditioned spaces (by square footage)
- Minimum conditioned living space (per zoning regulations)
 - Single Story plan = 2,800 SF
 - Double Story Plan = 3,000 SF
 - Triple Story (basement lots) Plan = 5,000 SF
- Maximum conditioned living space = 8,500 SF
- Maximum Bedrooms = 5
- Maximum Bathrooms = 6 full, 2 half
- Minimum 300 SF covered front porch, min 12-foot depth
- Minimum 2-car covered garage

2) Building Heights

- a) Main floor at consistent elevation throughout, with 'curbless entry'
- b) Maximum height elevation is 2 stories, and 28 feet tall, measured from front elevation grade to middle of roof. Note, measurement does NOT include rear basement elevation.
- c) Minimum main floor finished ceiling height = 10'-0", with open/atrium ceilings encouraged
- d) Minimum second floor finished ceiling height = 8'-0", Maximum ceiling height = 10'-0"

3) Site Placement

- a) Min front yard setback = 25 Ft
- b) Min rear yard setback = 35 Ft
- c) Max Impervious = 35% (per zoning requirement)

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4) Roofing

a) Roof Forms

- i) Max Roof Pitch = 8/12 pitch
- ii) Preferred Roof Pitch = 3/12 – 6/12
- iii) Hipped & Shed Roofs shall be dominant form
- iv) Heavy/dominant gables prohibited
- v) Encourage liberal use of dormers, cupolas, accent shed roofs
- vi) Encourage clerestory windows, natural daylight, skylights & light tunnels

b) Eaves

- i) Min 30" eave overhangs from exterior wall
- ii) Down-lighting in eaves required
- iii) Non-ventilated ridge (attic/roof line is insulated)
- iv) Exposed Rafter tails allowed

c) Material Allowances

- i) Standing Seam metal, or exposed fastener Metal Panel
- ii) Natural Slate
- iii) Masonry-based Synthetic Slate (as approved)
- iv) Architectural asphalt shingles with open valleys & ridge caps
- v) Cedar Shingles

d) Material Prohibitions

- i) 3-tab architectural shingles
- ii) Tera Cotta
- iii) Other synthetics
- iv) Excessively disparate materials
- v) Solar Panels on roof visible from street

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- e) Porte Cocheres
 - i) Covered Porte Cocheres encouraged
 - ii) When not feasible, Covered walkways connecting garage to house

- 5) Space Plan Guidance – typical for this project (guidelines, not requirements)
 - a) Dual Suites – Master/Primary & Guest Suite
 - b) Bonus bedroom/Bunkroom
 - c) Back Kitchen – with walk-in pantry, appliance counter, sink
 - d) Home Office – purpose-built, dedicated office space with exterior access
 - e) Laundry/Craft room
 - f) Cubbies
 - g) 2-3 car garage with 28-30 ft parking spaces, plus storage/workshop area
 - h) Front porch – 12 ft depth, 2/3 front elevation
 - i) Rear Porch/Loggia – covered, cooking station, fireplace, entertainment

DESIGN & MATERIALS

- 1) Exterior Siding
 - a) Acceptable Materials
 - i) Cedar shingles
 - ii) Natural, earth toned Brick (modular or queen sized)
 - iii) Painted Brick (modular or queen sized)
 - iv) Natural Stone
 - v) Board & Batten with non-rot materials
 - vi) Lap Siding, min 6" exposed, with non-rot materials
 - vii) True 5-coat stucco over metal lathe or masonry
 - b) Color Palette shall be natural, earth tones, or soft whites
 - c) Prohibitions
 - i) More than 3 disparate siding material masses per house
 - ii) Bright, unnatural colors
 - iii) Synthetic stucco
 - iv) Red Brick
- 2) Cornice
 - a) Soffit & Facia
 - i) non-rot masonry product or Cedar wood
 - ii) Non-Ventilated
 - b) Brackets & Corbels
 - i) Recommended for elevation change & shadowing
 - ii) Materials Allowed: solid timbers, cast or forged metals
 - iii) Prohibited: vinyl venting,

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- c) Door, Window Casings
 - i) Materials Allowed: Non-Rot masonry product, Cedar, Timbers, Cast Stone, Natural Stone, Brick row lock
 - ii) Prohibited: standard brick mold, vinyl materials
- d) Shutters
 - i) Encouraged applications on doors & windows. Should function as both decorative and protective features.
 - ii) Requirements: should be fully operable, 1.25" or greater thickness, dimensionally correct
 - iii) Prohibited: non-operable shutters, dimensionally incorrect, vinyl or hollow core materials
 - iv) Preferred: decorative hardware, operable from interior of house, self-latching when open
- e) Gutters & Downspouts
 - i) Required 4"-6" Ogee style or half round gutters.
 - ii) Downspouts to be 4" round
 - iii) Downspouts are booted, and drain underground to water quality facility
 - iv) Encouraged: scupper boxes, cast iron boots, decorative hardware
- 3) Exterior Doors
 - a) Allowed Materials
 - i) Natural Wood
 - ii) Natural Wood composites & Veneers
 - iii) Architectural steel
 - iv) Metal Clad
 - b) Design
 - i) Passage door thickness shall be at minimum 1.75", preferred is 2.25"
 - ii) Minimum exterior door height is 8 Ft
 - iii) Encouraged: sliding, folding, or articulating glass door panels / liberal use of glass transoms above
 - c) Prohibitions
 - i) Street-facing elevations may NOT contain PVC, Vinyl, Sheet Metal, or hollow core products

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4) Exterior Windows

a) Allowed Materials

- i) Natural Wood
- ii) Natural Wood composites & Veneers
- iii) Architectural steel
- iv) Metal Clad

b) Design

- i) Min ½" insulated glass panels
- ii) Meets fire egress and low e requirements
- iii) Min 8 ft header heights
- iv) Preferred: operable casements, large panes (fewer light divisions), metal clad
- v) Encouraged: Transom units to extend glass height

5) Garage

a) Placement & Integration

- i) If street facing, Garage Doors/Entry Must be either detached from house, or at least 15 ft offset from Front Elevation
- ii) If side-entry, street-facing elevation must be at least 10 ft offset from front elevation
- iii) Min of 2-car covered parking, with independent garage doors for each space
- iv) Min door dimensions: 9ft tall, 9ft wide
- v) Min parking depth: 28 ft
- vi) Preferred: Detached garage with porte-cochere or covered breezeway connecting to house

b) Allowed Door Materials

- i) Natural Wood
- ii) Natural Wood composites & Veneers
- iii) Paint or stain finish
- iv) Metal & Glass

c) Prohibited Door Materials

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- i) Garage doors may NOT be thin metal panels, vinyl, pvc, or sheet metal
- ii) Garage Doors may NOT be wider than 10 ft, or cover dual parking spaces

6) Chimneys

a) Allowed Materials for Chimney Stack

- i) Brick
- ii) Stone
- iii) Stucco
- iv) Non-Rot Board & Batten
- v) Non-Rot Lap Siding
- vi) Metal Pipe

b) Allowed Materials for Shroud

- i) Custom fabricated metal

c) Prohibited Materials for Shroud

- i) Clay, Ceramic, or Terra Cotta

7) Insulation

a) Full-Envelope Spray foam (Required)