The Village
Architectural Design Guidelines

November 2014

(Subject to change)

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Architectural Design Guidelines

The many unique characteristics of Spring Creek Ranch community make it unlike any other in eastern Shelby County. Our vision for the community in both its community elements as well as the new homes within it can be summed up in the term "understated eloquence". Nothing fancy or overblown, but everything thoughtful and well executed with quality materials and craftsmanship.

When designing your home plans, please keep in mind the following architectural requirements. Prior to beginning construction, your plans, including a site plan, must be reviewed and approved in writing by the Architectural Control Committee (ACC). To avoid monotony and ensure design variety, homes with substantially similar front elevations shall not be constructed on the same street. Homes shall vary the materials so as not to be the same as those across the street or in near proximity of each other. **Due to their prominent location, certain lots are critical to the overall success of the community. Lots 16, 18, 19, 67, 72, 73, 75, 107, 125, 132, 138, 139, 148, 153, 156 have been designated as Special Architectural Control lots.** Additional architectural review and attention to detailing of the homes and landscape may be required.

The first step in the design review process will consist of an informal sketch review with the builder and architect, during which we will discuss the general concept of the plan, including the orientation of the house and the garage on the lot, and together agree on any necessary improvements or changes. In addition, your landscape plan must be approved prior to installation of the driveway. The Homeowners Association may impose a substantial fine against anyone who starts construction **prior** to plans approval.

Architects:

All exterior elevations shall be designed by one of the following architects*:

Archimania	Todd Walker 356 S. Main Street Memphis, Tennessee 38103 Phone: 527-3560
Looney, Ricks, Kiss	J. Carson Looney 175 Toyota Plaza, Suite 600 Memphis, Tennessee 38103 Phone: 521-1440

Douglas T. Enoch	5050 Poplar Avenue, Suite 111 Memphis, Tennessee 38157 Phone: 685-7636
Bill Stevens	Phone: 490-3379
Charles Shipp	4646 Poplar Avenue, Suite 244 Memphis, Tennessee 38117 Phone: 680-0204
Shapiro & Company Architects, Inc.	Brad Shapiro 4646 Poplar Ave., Suite 517 Memphis, Tennessee 38117 Phone: 685-9001
Jeff Bramlett	94 N. Main Collierville, Tennessee 38017 Phone: 619-1613
David Anderson	4646 Poplar Ave., Suite 102 Memphis, TN 38117 Phone: 786-8494

** Using one of the above architects will involve a short review process. However, if you choose not to use one of the above architects, then you must submit your plans for review to Bill Stevens. The initial review fee is $350.00 and any required resubmittals are $150.00/resubmittal.*

General Guidelines

1. **House Size:** Minimum required heated and finished area is 2,500 square feet. Declarant may reduce the square footage requirement of specific homes by up to twenty percent (20%); however, such approval must be in writing and signed by Declarant prior to the start of construction.

2 **Garages:** Garages shall face the side or rear, and shall not face the street, unless otherwise approved in writing by the ACC. Corner lots which require the garage doors to face the street shall require additional measures such as carriage doors, screen walls or landscaping as required by the ACC to soften/screen this impact.

3. **Ceiling Height:** 9’ smooth ceilings on first floor and 9’ smooth ceilings on second floor.

4. **Finished Floor Height:** At least 20 inches clearance must be provided between the first floor elevation and finished grade along the entire front of the house (and street side on corner lots), unless otherwise approved by the ACC.

5. **Cladding:** Must be wood mold, simulated wood mold, or used brick with an approved mortar color or stucco on all fronts (and street side on corner lots), and on sides and rear to at least the first floor ceiling joists unless otherwise approved in writing by the ACC. Brick must be queen or modular size.

6. **Roofing:** All roofs must meet or exceed dimensional 25 year shingles, and must be of slate blend, weathered wood, weathered gray, oxford gray, estate gray, or shadow gray color, unless otherwise approved in writing by the ACC.

7. **Windows & Doors:** All windows must have (or appear to have) wood frames (vinyl clad or aluminum clad windows are acceptable, with color to match trim), and brick mold is required. True divided lite or simulated divided lite windows shall be used where visible from the public streets. No snap-in or between the glass grids shall be used on windows visible from the street.

8. **Dormers:** All dormers shall be constructed to conform to the same scale and proportions as those in the approved plans. Attached as Exhibit "A" are pages 232-243 of traditional construction patterns by Stephen A. Mouzon.

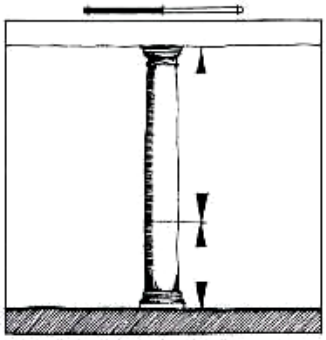
Do adopt modest proportions when detailing the dormer body and roof.

DORMERS

Don't oversize the dormer roof so that it appears to be top-heavy. There are a number of unflattering ways of characterizing dormers with roofs that are too big for their bodies. Oversize tops might be cute on cartoon characters such as Dumbo the Elephant, but they certainly are not on dormers.

LEXICON

(COLUMN) ENTASIS OR DIMINUTION



"Entasis" (EN-tuh-sis) is a term that originally described the elaborate optical correction employed by the Greeks on their most treasured buildings. Unfortunately, no one has built to that degree of sophistication for millennia, so the term is now used to describe only one aspect of entasis: the elegant taper or diminution of the classical *column*.

9. **Columns:** Columns must be wood, stone or cast concrete with a smooth finish. Whether round or square, columns must be properly proportioned. If round, the column must have the proper entasis, or taper, associated with classical proportions. Conventions of classical proportion also dictate that the top of the column shaft must align with the finished face of the beam, or entablature, above.

10. **Siding:** Siding must be 4"- 8" wide. No 4' x 8' sheet siding or stucco board allowed.

11. **Colors:** Roof, brick, mortar, siding, stucco and paint color selections must be submitted and approved prior to installation or application.

12. **Railings:** Railings must have well-proportioned square or turned balusters and shall be made of wood or an approved synthetic such as certain products available from Fypon. Iron railings and combination masonry and iron railings are also acceptable, as approved by the ACC. Certain stone and cast products, as approved by the ACC, will be allowed for use in balustrades. Specific information on desired railings should be submitted to the ACC for approval with construction drawings.

13. **Shutters:** Shutters shall be paneled, plank (French), or louvered in configuration and shall be operable or appear operable. When closed, the shutters shall be sized to completely cover the opening to which they are adjacent. Shutters are to be made of wood or an approved synthetic approved by the ACC. Louvered shutters must have blades that are at least 2" wide. All shutters must be hinged and must be held in position with shutter dogs.

14. **Chimneys:** Chimneys must be brick or stucco veneer of an approved color. No stucco board or siding is allowed. No metal chimney flues shall be visible. Chimney pots or caps must be used.

15. **Flashing:** All flashing visible from the street must be copper, except step flashing (which must be painted to match roof or trim).

16. **Concrete:** All sidewalks, where required along the street, must be 4,000 psi exposed pea gravel concrete*. All driveways and all front yard flatwork must be of 4,000 psi exposed pea gravel concrete or brick unless otherwise approved by the ACC. Any stained concrete shall require written approval from the ACC. Asphalt and plain (broom finish) concrete are excluded.

*****Sidewalks must be installed by each Lot Owner as shown on the recorded plat and must be installed within 12 months after the top layer of asphalt is installed.

17. **Mailboxes:** All lots shall have a Spring Creek Ranch standard mailbox, available from J. Allen Ornamental: Joe Fleece, 458-0933 or 351-3866.

18. **Landscaping:** Solid sod all yards, front, sides, and rear. At least one tree (2 on corner lots) of a minimum 4" caliper must be planted in the front yard. No landscape credits to buyers. Approved landscaping must be completed by builders within 2 weeks after completion of the house. The value of landscaping material for the front yard must be at least $1,500 excluding trees and sod. Screen all A/C compressors, meters and transformers from view from the street.

19. **Irrigation:** Automatic underground irrigation systems are required on all lawn and bed areas visible from the public streets. Backflow preventers, controllers, and meter centers should be indicated on the landscape plans and screened from view.

20. **Fences:** All fences and walls must be approved prior to construction. It is our desire to use natural materials for the fencing with Spring Creek Ranch. Therefore, no synthetic, pvc, vinyl or concrete panel fence are permitted. No chain link fences are allowed, unless located within a wood fence and screened so as to not be visible from anywhere outside the yard. Brick, stone, wrought iron and wood fences are permitted. Wood fences must be of cedar or cypress, board-to-board, with a wood cap, smooth side out (if visible from street) and shall not exceed 6' in height. Fence detail is attached as Exhibit "B". No brick column or wood fence between the houses shall be permitted closer to the street than 15' behind the front edge of the house. Lots 132-144 shall maintain the existing Spring Creek Ranch standard 3-rail fence painted the Spring Creek Ranch dark green color at all times. Wire backing (no larger than 10 gauge) may be added so long as the wire backing is painted the same dark green color. Any privacy fencing used inside of the 3-rail fence must be transparent with herbaceous plant material screening it.

21. **Utilities:** All utility connections, including cable TV and telephone must be underground.

22. **Satellite Dishes:** No satellite dishes in excess of 18 inches in diameter. All dishes must be screened from view from the streets and of neighbors and must be approved in writing by the ACC prior to installation.

23. **Signage:** Spring Creek Ranch has a complete signage system that all builders and their realtors are required to use for the marketing of the initial new homes (see Exhibit "C" for the format and vendor details). No subcontractor or vendor signs are permitted during the construction of the new homes.

24. **Streetlights:** Builders are required to install a Spring Creek Ranch standard street light on each lot designated on the master street light plan. This light shall be installed per the street lighting plan prepared by the developer (attached as Exhibit "D") and shall be wired to the home using a dedicated circuit without a GFI and must have a dusk till dawn photocell.
Supplier: Lynn Grantland at IAC Electrical Supply (383-1865).

25. **Drainage:** It is the responsibility of each builder to familiarize themselves with the overall grading plan for the community approved by the Shelby County Engineer. It is also the responsibility of the builders to coordinate with the adjacent/surrounding builders and/or homeowners to ensure that they do not increase the flow of water onto the surrounding lots or impede the natural or designed flow of the surface drainage. The developer is NOT responsible for drainage issues caused by grading by the builders. Black silt fencing (with no vendor names) must be in place at all times during construction. An overall drainage pattern map is provided to the builders as

part of the architectural review process. Homeowners should not alter the pattern without written approval from the ACC.

26. **Culvert Design:** All lots with a required swale and drainage pipe must be cut to the appropriate Spring Creek Ranch standard design. All pipes require mitered end sections as shown on the spec sheet attached as Exhibit "E". All lots shall adhere to specific pipe sizes set by Fisher & Arnold (Engineer).

The above is not a complete list of covenants and restrictions. Please refer to the Declaration of Covenants, Conditions and Restrictions, and the recorded final plat of Spring Creek Ranch P.D. for additional information and conditions. The developers of Spring Creek Ranch reserve the right to modify these architectural design guidelines from time to time as needed without notice.

Should you have any questions or if we may be of any help at any time, please do not hesitate to call us at 766-4213.

Chapter 12
DORMERS

Dormer Materials

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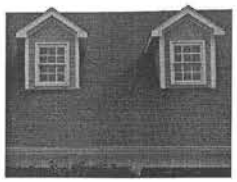
81
DORMER JAMB MATERIAL

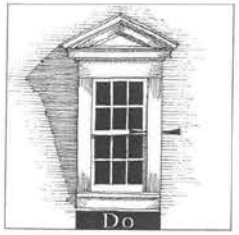
DORMER JAMB MATERIALS SHOULD ALMOST NEVER INCLUDE SIDING, BUT SHOULD RATHER BE A SOLID CASING ASSEMBLY FROM THE WINDOW TO THE CORNER OF THE DORMER WALL.

Dormers are similar to bays in that, because they project from the wall of a building, they should be seen primarily as framing members so that they have visual support. If they appear simply as a siding-covered box with no visible stiffening, then either the house appears to be constructed of a too-light material such as cardboard, or the dormer looks unnaturally weak. Dormers with single, strong casing boards at the corners look much more substantial than those that resemble standard windows set in a standard wall with siding.

The second reason for using a single board to case from dormer window to dormer corner is the result of the fact that dormers exist because of their windows. Usually, the windows extend almost from corner to corner. The common method is to use scrawny corner boards at the corners, 2" or narrower brick mold for window casing, and narrow slivers of siding between the two. This is significantly more

Don't detail dormers so that siding is required between the jamb casing and the cornerboard. The dormers below represent a range of design skill, but all of them include short slivers of siding between the window casing and the dormer corner board. The dormer should be detailed so that siding in this location simply does not exist in nearly every case.





time-consuming and therefore more costly than the proper method, that is to use a single vertical jamb casing that is wide enough to extend from the edge of the sash to the corner of the dormer. One board replaces two boards plus up to a dozen little pieces of siding; there should be no question concerning which method costs most. If a single liner stud is used inside each triple-stud corner, then a 1x8 works perfectly as dormer jamb casing. If the sidewall studs are turned sideways to reduce the thickness of the walls, a 1x6 casing will work. No narrower jamb casing will work, however, without unconventional structural gymnastics to support the dormer header. Very few traditional dormer jambs are narrower than 1x6's.

Do detail dormers so that they have single, strong, substantial casing boards at the corners. These examples represent a wide range of architectural languages (styles), but all have one thing in common: a single casing board or other element covers the distance between window and dormer corner without the need of siding.

The last reason is similar to some of the issues with storefront materials: The bay is a special part of a building, so it should be treated in a more refined fashion than ordinary walls are. The typical wall material of the rest of the building is usually inappropriate here.

Dormer jambs are usually plain on most buildings, but may occasionally be detailed as pilasters. In such cases, they should support an entablature or arch.

SEE 13~TRIM; 22~STOREFRONT MATERIALS; 25~BAY JAMB MATERIAL; 37~CASING PRINCIPLES; 83~DORMER ROOF TRIM; AND 84~DORMER BODY PROPORTION.

EXHIBIT A

82
BRICK DORMER FACE

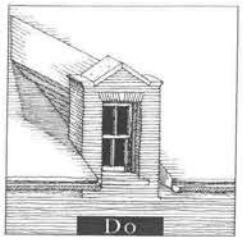
BRICK SHOULD BE USED FOR A DORMER FACE ONLY WHEN THE BRICK FORMS A PARAPET AT THE TOP OF THE DORMER.

Dormers are almost always constructed entirely of wood, even when the rest of the building is built of brick. Brick clearly is too heavy a material to be safely (and legally, in most cases) supported by wood construction. As with other aspects of brick construction, its use on dormers, even if properly supported, would make it appear to be brick wallpaper, because every viewer understands that brick is a weighty material. These comments should be unnecessary, but the current rage for the mythical maintenance free material makes brick dormers a possibility.

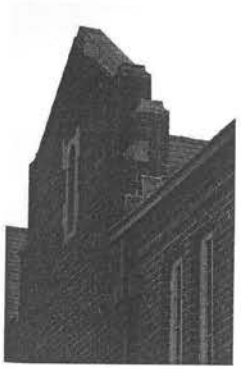
The only exception to this rule is the brick dormer face that aligns over a brick wall below and creates a parapet wall above. This most typically occurs with the relatively rare "half-dormer," where the window is half in the wall below and half in the dormer. The eaves of the main roof intersect the dormer somewhere near the midpoint.

A single wythe of brick is inappropriate, because it creates an improper material change at an outside corner.

Don't use brick to face a dormer unless the face terminates in a parapet wall. If the roof projects over the top of the front wall of the dormer, it is far too easy to run siding to the outside corner, creating the worst sort of vertical wall joint.



Do create a distinct parapet wall extending beyond both the sides and top of the dormer in the rare cases where a dormer is faced with brick. Dormer faces that create parapet walls above must build a masonry side return at least as wide as the parapet, creating a perfectly respectable condition. Note that the brick dormer face is most rational when it is an extension of a brick wall below as shown in the drawing and all of the photos on this page.



A brick parapet wall, however, must be at least 8" thick. Because the scale of the dormer is smaller than the scale of an entire building, a brick parapet wall 8" thick or thicker projects at least 4", or ideally 8", beyond each side of the dormer to create a brick pilaster of sorts, when viewed from the side, and gives siding on each side of the dormer an appropriate place to die.

SEE 9~SIDING MATERIALS; 11~BRICK; 16~MASONRY VENEER WALLS; 17~BRICK COURSING AT WALL OPENINGS; 19~WALL MATERIAL JOINTS; 21~WINDOW MATERIALS; 24~BRICK JACK ARCH; 26~BRICK MOLD; 39~MASONRY LINTEL PRINCIPLES; 40~ARCH PRINCIPLES; 83~DORMER ROOF TRIM; 84~DORMER BODY PROPORTION; AND 85~DORMER BODY/ROOF PROPORTION.

EXHIBIT A

83
DORMER ROOF TRIM

DORMER ROOF TRIM, BEGINNING AT THE WINDOW HEAD, SHOULD BE COMPOSED OF A HEAD CASING, A SOFFIT, AND A CORONA, OR FASCIA, AT A MINIMUM. A CYMATIUM, OR CROWN, MAY BE ADDED, BUT ONLY ON THE RAKING CORNICE. SIDING SHOULD NEVER BE USED ANYWHERE ABOVE A WINDOW HEAD EXCEPT IN THE TYMPANUM OF A GABLE-FRONT DORMER.

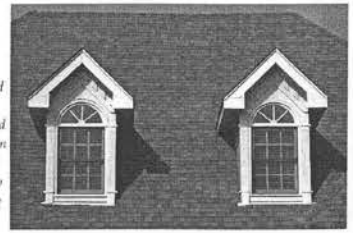
Siding above a dormer window indicates that the dormer is very poorly proportioned and is much taller than it should be. Properly designed dormers are built of a sequence of trim pieces with no large surface areas that require siding. The first trim piece is a window head casing, which must be at least as wide as the jamb casing below, if not wider. The narrowest allowable jamb casing, as noted earlier in 81~Dormer Jamb Material, is a 1x8 with standard dormer sidewalls or a 1x6 with flat stud sidewalls.

The dormer eave above should be designed according to all principles of good eave design, and it should be a smaller version of the main roof eave in most cases. This means, among other things, that a closed-eave cornice should be as tall as it is wide. For classical buildings, the proportion of the cornice to the head casing should be consistent with the proportion of the cornice to the frieze of the main roof, if the building has a full-height frieze. If not, the proportion of dormer cornice to window head casing should be appropriate to the order of the building.

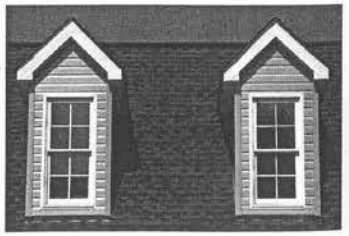
Dormers with either bowspring or full Roman

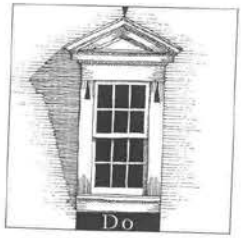
Don't: Circle-head windows jammed between pork chop eaves still leave blank slivers to fill with siding.

Don't: These dormers attempt to fill the gap, but do so with dentils, which are enrichments that should only be added to a full-featured cornice with proper cymatium, bed molds, etc. They are rare on dormers. This cornice has only a fascia and soffit, so dentils are entirely wrong here.



Don't: This is the raw condition of window, pork chop eave, and nothing but siding in between. The pork chops are small and therefore less offensive, but they are still wrong.

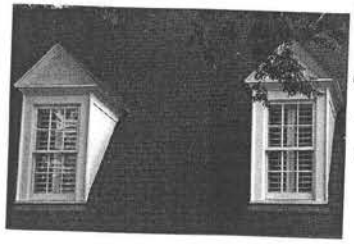




arched window heads often incorporate jamb casings detailed as pilasters due to the formality of the dormers, the tops of which occur at the springline of the arch. This obviously leaves far too much space from the top of the pilaster to the eave of the dormer owing to the height of the arch, so a full entablature on each side wall is used which returns around the front and then into the front dormer face at the insides of the pilasters. Care should be taken in such cases to maintain the proper entablature/pilaster height proportion of 1:4. Vernacular dormer roofs usually slope at 12:12, while more classical dormer roofs typically slope less, often a slope that matches porch gable slopes, or aedicule gable slopes if they exist on the building.

SEE 13~TRIM; 38~HEAD CASING PRINCIPLES; 45~COLUMN MATERIALS AND PROPORTIONS; 50~COLUMN TO ENTABLATURE; 51~ENTABLATURE PRINCIPLES; 62~TRIM UNDER CORNICE; 64~EAVE MATERIALS; 66~EAVE OVERHANG AND ENCLOSURE; 77~ROOF SLOPES; AND 81~DORMER JAMB MATERIAL.

Do: The dormers on this fairly vernacular midrange building have siding in the tympanum, but only after installing all of the required parts.



Do: The dormers on this fairly classical midrange building also have siding in the tympanum. Because this building is more refined than the first, the designer has used flush tongue and groove siding to make the joints less apparent.

Do: This classical dormer has a small tympanum that is filled with a single board, creating no seams at all.

EXHIBIT A

84
DORMER BODY PROPORTION

THE BODY OF A SINGLE-WINDOW DORMER SHOULD BE VERTICALLY PROPORTIONED OR SQUARE. DORMER WINDOWS SHOULD BE PROPORTIONED SIMILAR TO OR SLIGHTLY SHORTER THAN TYPICAL WINDOWS IN THE FLOOR BELOW.

The two exceptions to this rule are the half-round dormer and its close cousin, the eyebrow dormer. The half-round dormer, by definition, has a height/width proportion close to or exactly 1:2, while the eyebrow dormer is wider. Both of these types are relatively rare and are specific to only a few styles.

Square dormers are slightly more common and also somewhat less style-specific. The term "square dormer" is a bit of a misnomer, because dormers that are close to square should usually be detailed with a perfectly square window. Obviously, the actual body may vary slightly from square depending on the widths of the jamb casings, the head casing, and the subsill and apron.

Windows in the common vertical dormers should be proportioned similar to the uppermost windows in the wall below. If they vary from the proportions of those windows, they should be slightly

Don't proportion a single-window dormer to be horizontal. 1: This dormer is noticeably taller than square, yet is far too chunky for a tall dormer and is a bad match for the window size. 2: This one is even wider. It is a good match for the window height, but not for the window width. 3: This dormer is an awkward-looking over-reaction to dormers that are too wide for their height. 4: This dormer is a near miss of a square proportion with small windows.

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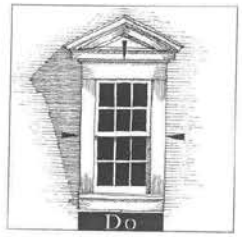
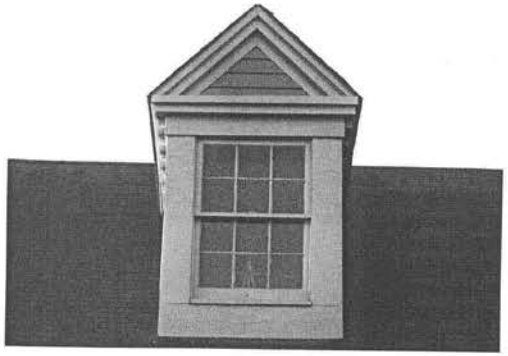


Do proportion dormer and window so that the window properly fills the dormer face. The Do drawing indicates a good dormer proportion for classical buildings. 1: This is a dormer on a fairly vernacular midrange building. It is somewhat shorter than the classical dormer, but also fills its face well with the window. 2: Dormers can be wider than square only if they entirely fill the face of the dormer with properly proportioned windows and their casings.

1



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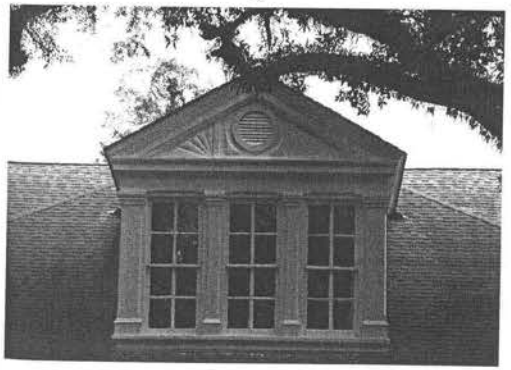


shorter. This is particularly appropriate on buildings where the main-level windows are taller than the second-level windows. Dormer windows are often somewhat narrower than windows in the wall below, because larger dormer windows can create heavy-looking dormers with a chunky appearance. Narrowing the dormer windows, however, requires that their height be reduced to maintain correct window proportions.

As with the square dormers above, the dormer body proportion is driven by the window proportion. Preference should be given to getting the window proportion exactly correct and deriving the dormer body proportion from the window proportion. Multi-window dormers, which may be gabled or hipped but are more often shedded, obviously will be wider than square in most cases, and the individual window proportions should also drive this.

SEE 13~TRIM; 21~WINDOW MATERIALS; 28~DOOR AND WINDOW TYPES; 29~DOOR AND WINDOW STYLE VERSUS BUILDING STYLE; 31~WINDOW PROPORTIONS; 32~WINDOW PANE PROPORTIONS; 37~CASING PRINCIPLES; 38~HEAD CASING PRINCIPLES; AND 81~DORMER JAMB MATERIAL.

EXHIBIT A

85
DORMER BODY/ ROOF PROPORTION

IF DORMER EAVES ARE PROPERLY PROPORTIONED, THE TOTAL WIDTH OF THE DORMER ROOF OF ALMOST ANY PROPER STYLE SHOULD BE 25 PERCENT TO 40 PERCENT LARGER THAN THE WIDTH OF THE DORMER BODY.

One of the most glaring signs of an ill-informed designer or builder is a dormer roof that is far too large for the dormer body. Unfortunately, it has been common practice for some time to build dormer roofs with the same eave detail as used for the main roof. The eave may be slightly reduced in some cases, but the conventional eave detail almost always results in a dormer roof that is enormously oversized and top-heavy, similar to the appearance of a toddler trying to wear her father's hat. This may be amusing with a young child, but it is simply awkward on a building.

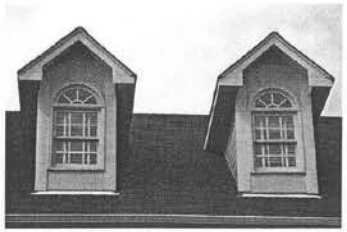
Proper dormer roofs vary in proportion from about 125 percent of dormer body width to about 140 percent of dormer body width. The most effective way of measuring body/roof proportion is to the outside of the window casing and the outside of roof fascia. If the dormer jamb is properly detailed, the measurement of the dormer width at the outside face of window casing is exactly the same as the measurement at the outside face of the dormer since the dormer window is cased to the corner of the dormer as described in 81~Dormer Jamb Material.

These proportions may vary to the narrower side, depending on the style of the building, but almost never past the wider limit. Dormers on more vernacular buildings may fall on the wider end of this range, while dormers on more classical buildings usually fall on the narrower side.

SEE 13~TRIM; 21~WINDOW MATERIALS; 28~DOOR AND WINDOW TYPES; 29~DOOR AND WINDOW STYLE VERSUS BUILDING STYLE; 31~WINDOW PROPORTIONS; 32~WINDOW PANE PROPORTIONS; 37~CASING PRINCIPLES; 38~HEAD CASING PRINCIPLES; 51~ENTABLATURE PRINCIPLES; 62~TRIM UNDER CORNICE; 64~EAVE MATERIALS; 66~EAVE OVERHANG AND ENCLOSURE; 81~DORMER JAMB MATERIAL; AND 84~DORMER BODY PROPORTION.

Don't oversize the dormer roof so that it appears to be top-heavy. There are a number of unflattering ways of characterizing dormers with roofs that are too big for their bodies. Oversize tops might be cute on cartoon characters such as Dumbo the Elephant, but they certainly are not on dormers.

Don't: These dormers possess a fairly good body proportion and contain no siding between window and dormer corner. But they ruin it all by oversized roofs.



Don't: Strangely enough, these dormers have exactly the same overhang as the dormers above, but because the dormer bodies themselves are far too wide, the proportion of roof to dormer body is actually better. Which is worse? That may be debatable, but neither is palatable.

Don't: Typical tract house pork chop eaves project equally too far to the gable end as they do to the eave sides. Pork chop dormer eaves do exactly the same thing, accentuating the top-heavy appearance of the dormers.

Do adopt modest proportions when detailing the dormer body and roof.

Do: Vernacular dormer roofs typically are allowed to project the farthest, and would typically be the only ones that approach the 40 percent limit.

Do: Classical dormer roofs typically project the least. They occasionally project less than 25 percent.

Do: Dormers on midrange buildings, naturally project a moderate amount. Their roof details are typified by this dormer, which contains all of the classical elements but in very simplified fashion.

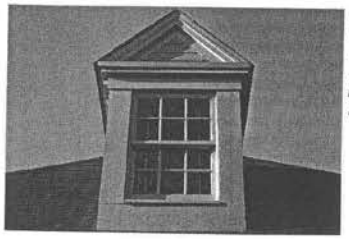
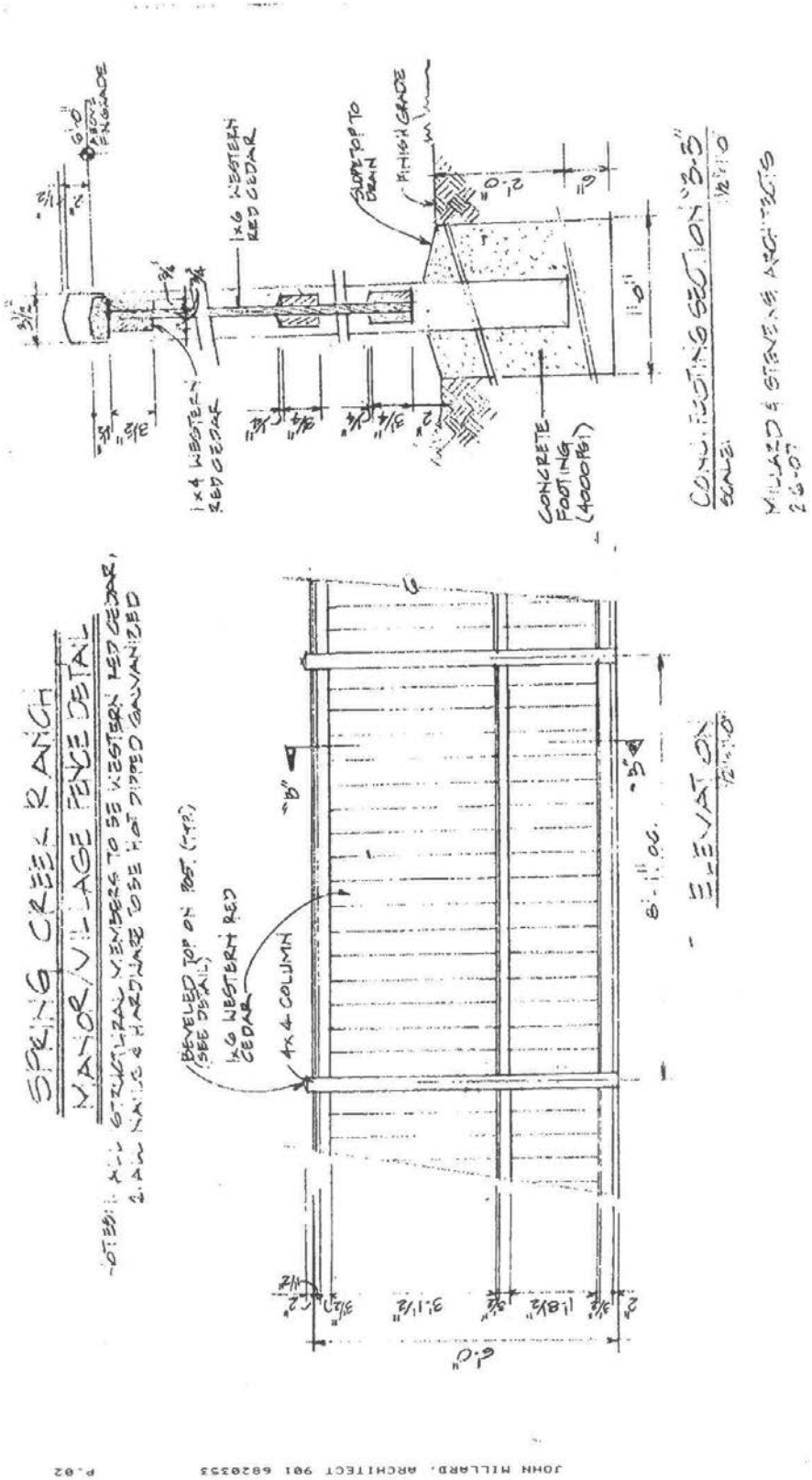


EXHIBIT A

EXHIBIT B


SPRING CREEK RANCH
MANOR/VILLAGE FENCE DETAIL
1x4 WESTERN RED CEDAR
1x6 WESTERN RED CEDAR
SLOPE TOP TO DRAIN
FINISH GRADE
CONCRETE FOOTING (4000 PSI)
CONC. FOOTING SECTION "B-B"
MILLARD & STEVENS ARCHITECTS
BEVELED TOP ON POST (TYP.) (SEE DETAIL)
1x6 WESTERN RED CEDAR
4x4 COLUMN
ELEVATION
JOHN MILLARD, ARCHITECT 901 6820353 P.02

The Village lot signs

2ft x 3ft single-faced 5ft center pole mounted

Signworks
Custom Graphics & Signage
signworksmemphis.com

Contact: Dale Johnston
901-272-3889
Fax 901-278-9200
djohnston@commtrans.com

Quantity sign needed_____

_____

_____

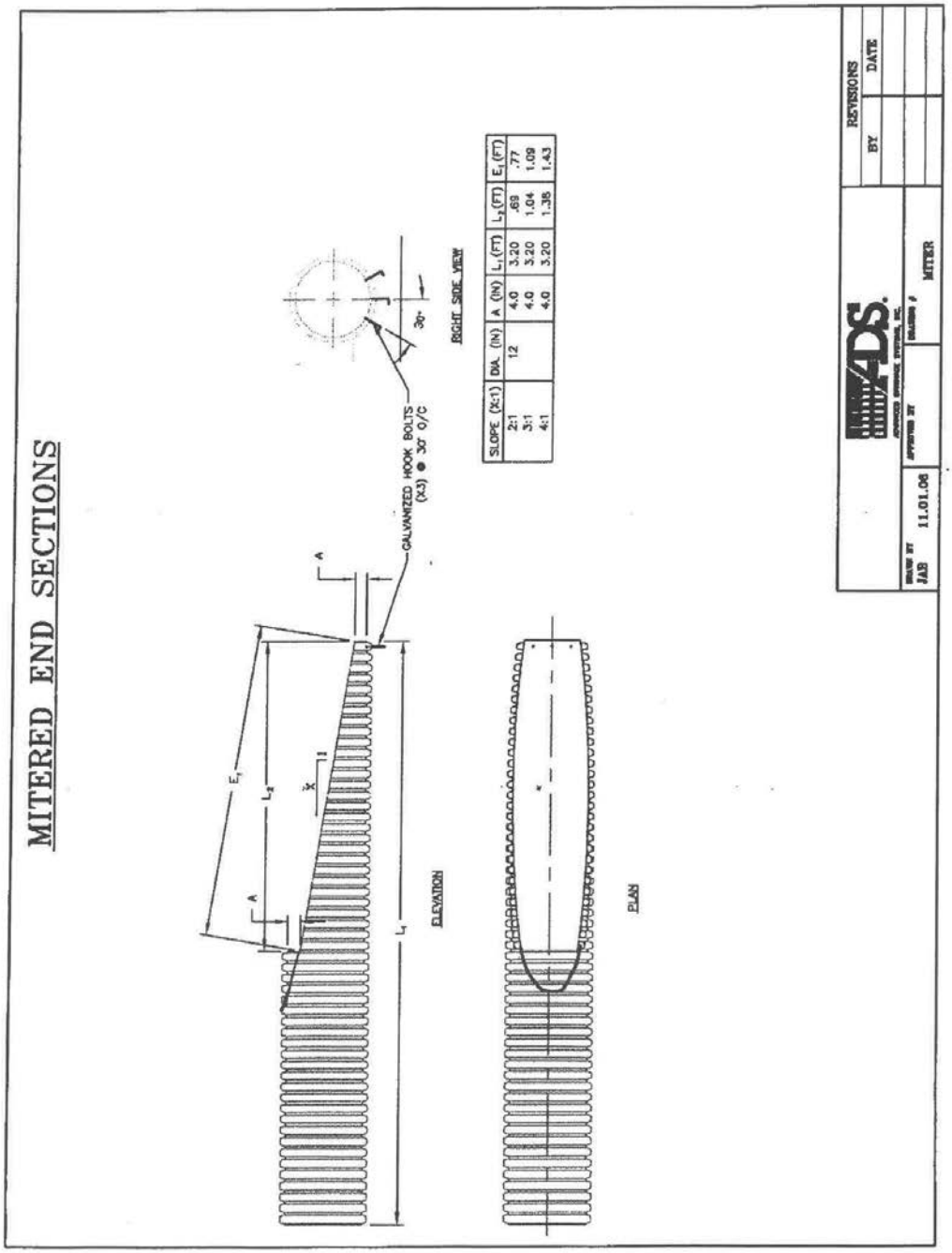
_____

_____

EXHIBIT D

MISS YUVALLE LANE
BRAVO ROAD
CASSIDY LANE
ALTHEA LANE
JUSTANA DRIVE
49 Village Lots-Phase 1
28 Manor Lots Phase 1
ROCKY JOE DR
MISS OLOLO RD
MISS DYLAN COVE
HORN RD
RALEIGH LaGRANGE ROAD
COTTON CREEK DR.
PRELIMINARY SUBJECT TO CHANGE
February 28, 2008
0 100 200
NORTH GRAPHIC SCALE
DEVELOPMENT GRAPHIC PREPARED TO ILLUSTRATE DEVELOPMENT POTENTIAL AND IS SUBJECT TO FINAL DESIGN AND APPROVALS.
Village Lots (80' x 130' Typical)
Manor Lots (100' x 150' Typical)

EXHIBIT E


MITERED END SECTIONS
GALVANIZED HOOK BOLTS (X3) @ 30° O/C
30°
RIGHT SIDE VIEW
ELEVATION
PLAN
SLOPE (X:1) | DIA. (IN) | A (IN) | L1 (FT) | L2 (FT) | E1 (FT)
2:1 | 12 | 4.0 | 3.20 | .69 | .77
3:1 | | 4.0 | 3.20 | 1.04 | 1.09
4:1 | | 4.0 | 3.20 | 1.38 | 1.43
REVISIONS
BY
DATE
11.01.06
MITER