



The Grand Manor  
Architectural Design Guidelines

**October 2015**  
(Subject to change)



## The Grand Manor

### 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. The Grand Manor of Spring Creek Ranch is the first of the gated and private areas to be developed. These 28 spacious lots ranging from seven-tenths (7/10) of an acre to nearly 1.5 acres will set the stage for the quality and craftsmanship of all the architecture within the gated confines along the Spring Creek Ranch golf course. In order to ensure homes of superior quality and architectural compatibility, lot owners must select design professionals from an approved list of local and regional architects.

The homes of the Grand Manor are meant to be traditional in nature. English styles such as Elizabethan and Tudor, Georgian, Neo-Classical, Norman, French Country, and French Colonial will be well suited to the pastoral setting of Spring Creek Ranch. Lot owners will have the opportunity to choose from a list of some of the nation’s finest architects to design their homes, so that architectural quality and long-term value remain top priorities. The careful inclusion of these European historical styles reinforces the dominant cultural history of the Mid-South and allows commissioned architects to take on the responsibility of featuring the best aspects of a given style in their work.

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 87, 94, 103, 104, 105 and 106 have been designated as Special Architectural Control lots.** Additional architectural review and attention to detailing of the homes and landscape may be required. **The rear elevations and backyards of Lots 79 and 80 will also require special attention.**

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 **must** be designed by one of the following architects:

**Looney, Ricks, Kiss**

J. Carson Looney  
175 Toyota Plaza, Suite 600  
Memphis, Tennessee 38103  
Phone: 521-1440

**McClure Architecture**

530 Oak Court Dr., Suite 321  
Memphis, Tennessee 38117  
Phone: 767-6640

**Douglas T. Enoch**

5050 Poplar Ave., Suite 111  
Memphis, Tennessee 38157  
Phone: 685-7636

**Bill Stevens**

Phone: 490-3379

**Charles Shipp**

4646 Poplar Ave., 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

**Cutler Anderson  
Architects**

Jim Cutler  
135 Partfitt Way SW  
Bainbridge Island, Washington 98110  
Phone: 206-842-4710

**David Anderson**

4646 Poplar Ave., Suite 102  
Memphis, TN 38117  
Phone: 786-8494

## **Design Guidelines**

1. **Building Orientation:** The orientation of each home in the Grand Manor should exhibit design sensitivity to the private roadways, neighboring home sites, and topography. Massing as well as building orientation should have the effect of minimizing or eliminating privacy concerns between two adjacent lots. That is, no aspect of a particular building orientation or its massing should compromise significantly the privacy of homes in neighboring lots. The minimum required heated and finished area is 4,500 square feet.
2. **Utility Service Elements:** Every effort should be made by designers to locate utility service elements in a way that ensures they are not visible from streets.
3. **Overall House Image:** Each home should express consistent architectural vocabulary and a unified design philosophy. This is not to say that variation of materials and details is prohibited, but rather that a cohesive approach and a sense that all architectural elements hail from the same lexicon is essential to ensuring the quality and value of the homes.
4. **Relationship to Existing and Proposed Buildings:** Great care must be taken to respect the siting and disposition of the proposed homes. It would be inappropriate for one home – through orientation, placement within terrain, or massing, to detract from the intrinsic value of another home.
5. **Raised First Floor Elevation:** All finished first floor elevations should be a required 24”-30”. A raised first floor elevation contributes value to a house by adding a sense of ceremony to the entry sequence as well as communicating a sense of stability and strength regarding the architectural structure. Homes in the Grand Manor should employ raised first floor elevations, though the precise articulation and height will depend greatly upon the stylistic approach found in the home’s overall design.
6. **Scale and Proportion:** Appropriate architectural scale and proportion is essential to realization of superior home designs. Massing elements must relate proportionally, and great care should characterize the design of other architectural elements whose quality is determined both by appropriate scale and proportion, including but not limited to windows, cornice details, and other aspects of façade articulation. Homes in the Grand Manor should exhibit thoughtful shifts in scale between details and larger architectural features, if not a bias toward Classical proportions. The comprehensive vision of the Grand Manor is one of timelessness and grace, where beautiful homes of different architectural epochs capture the best features and qualities of their chosen stylistic approach without undue exaggeration or trendy methods of modification.
7. **Rooflines and Materials:** Appropriate roof materials include slate, copper, terne metal, high quality wood shingles and wood shakes. Some composition roof materials, including Certainteed’s Independence and Grand Manor shingles, could also be appropriate in certain settings and conditions. The placement and design of roof elements is very important from the standpoint of street visibility. All vents, exhaust pipes, and other

utility objects should be placed so that they are not visible from the roadway. Any exposed flashing must be copper.

8. **Materials and Colors:** Appropriate building materials include stone, brick, real stucco, limestone, and high quality wood with combined palettes appropriate to the chosen architectural style. An on-site materials mock up is required for all homes. This mock up should include the brick and mortar/veneer material, cornice detailing, roof material shown at proposed pitch and all paint colors. Brick must be queen or modular size.
9. **Front Entry, Details, Porches, and Columns:** These critical façade elements must be appropriately designed to ensure proper proportions. Façade details should be adequately scaled and articulated while columns are massed and spaced according to finer architectural traditions.
10. **Doors, Windows, and Shutters:** Scale and choice of material are of utmost importance for the design of doors, windows, and shutters. Doors must be appropriately framed and detailed according to location and divided light windows are the standard. Shutters must be proportionate to windows and operable.
11. **Type and Level of Detailing:** All architectural detailing should be appropriate for the chosen style and different types of details within one given house should relate to a consistent design philosophy. A high level of detail, expressive of care and precision, is important to the overall architectural quality of the house and is the standard for homes in the Grand Manor.
12. **Landscape, Hardscape, and Site Amenities:** Landscape and hardscape strategies should be well-integrated and should consider all weather and site conditions. Use of material and shifting scales of design and detail are critical for achieving high-quality results. Street trees as determined by the Developer will be required.
13. **Fences:** An 8 foot tall fence is required along the back property line of Lots 97 – 106 with optional side property lines being 6 foot tall wooden fence standard. This 8 foot tall wood fence shall be to a standard set by the Developer. If a fence is erected within Lots 90-96, then it must be a 3 rail fence (per SCR standard). If a fence is erected down the back and side property lines of Lots 79-81, then it must be a 3 rail fence (per SCR standard). All other privacy fencing shall be approved on a case by case basis and shall occur behind the primary structure (15' beyond front edge of house). Fencing visible from the private roadways shall be completely hidden with evergreen plant materials as approved by the ACC.
14. **Driveways:** Driveways shall be asphalt or 4,000 psi exposed pea gravel concrete. Plain (broom finish) concrete is not allowed. Brick, pavers and double bituminous surface DBST (pea gravel) shall be permitted on a case by case basis and shall be approved in writing by the ACC. The location and orientation of the driveway must be shown on the site plan and approved with the house plans.

15. **Mailboxes:** All lots in the Grand Manor shall have a Grand Manor standard mailbox, available from J. Allen Ornamental: Joe Fleece (351-3866).
16. **Streetlights:** Each home site is required to install a Spring Creek Ranch standard street light on each lot. This light shall be installed per the street lighting plan prepared by the developer and shall be wired to the home using a dedicated circuit without a GFI and must have a dusk till dawn photocell.  
Supplier: Kenneth Maxwell or Lynn Grantland at IAC Electrical Supply (383-1865).
17. **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 "A" for the format and vendor details). No subcontractor or vendor signs are permitted during the construction of the new homes.

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.

Should you have any questions or if we may be of any help at any time, please do not hesitate to call us at 766-4246.

EXHIBIT A

# Grand Manor lot signs

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



Contact: Dale Johnston  
901-726-9394 ext 146  
Fax 901-278-9200  
djohnston@commtrans.com  
Sign price \$100.00 each

Quantity sign needed\_\_\_\_\_

Your information:\_\_\_\_\_

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