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
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.

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

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**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 cantilever, 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 close from dormer window to dormer corner is the result of the fact that dormers exist because of the windows. Usually, the windows extend almost from corner to corner. The common method is to use narrow brick mold for window casing, and narrow slivers of siding between the two. This is significantly more time-consuming and therefore more costly than the proper method, which is to use a single vertical jamb casing that is wide enough to extend from the edge of the wall 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 inner stud is used inside each triple-stud corner, then a 1 x 8 works perfectly as dormer jamb casing. If the sidewall studs are turned sideways to reduce the thickness of the walls, a 1 x 8 casing will work. No narrower jamb casing will work, however, without unconventional structural gymnastics to support the dormer header. Very few traditional dormer jams are narrower than 1 x 6’s.

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 jams 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–Text; 22–Storefront MATERIALS; 25–Bay JAMS MATERIALS; 57–Casing PRINCIPLES; 83–Dormer Roof TRIM; AND 84–Dormer Body PROPORTION.
**Exhibit A**

**8.2 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 heavy material. These comments should be unnecessary, but the current rage for 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.

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**Traditional Construction Patterns**

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 tie.

**Six 9" Siding Materials:**
- Brick
- Masonry Veneer Walls
- Brick Corners at Wall Openings
- King or Queen Wall Material
- Window Jamb or Window Arch
- Brick Moulding

**Principles:**
- Dormer Roof Trim
- Dormer Body/Roof Proportions
- Dormer Body/Roof Proportion
Dormer Roof Trim

Dormer roof trim, beginning at the window head, should be composed of a head casing, a soffit, and a coves, or fascia, at a minimum. A cymatium, or crown, may be utilized, but only on the raising course. Siding should never be used anywhere above a window head, except in the trim of a garage-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, is 61⁄8-Dormer Jamb Material, 1 1/2 with standard dormer sidewalls or 1 1/4 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, then the proportion of dormer cornice to window head casing should be appropriate to the order of the building.

Dormers with either bowfront or full Roman:

- Don't: Cleft-head window framed between park drop eaves will leave blank area to fill with siding.
- Do: The dormer on this fairly unremarkable building has a soffit in the trim, but only after installing all of the required parts.

- Don't: These dormers attempt to fill the gaps, but do so with dentils, which are reminiscences of cornices. Dentils are not a cornice. This cornice has a fascia and eaves, so dentils are entirely wrong here.
- Do: The dormers on this safely dramatic example headboard also have cornices in the trim. Because this building is more refined than the first, the dentils have wood finish, temper, and grace in fitting to make the joints less apparent.

- Don't: This is the not-so-good condition of window park shop eaves, and nothing but siding in between. This park shop is small and therefore less offensive, but they are still wrong.
- Do: The classical dormer has a small projection that is filled with a single board, creating no seams of any kind.
Dormers

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 sill 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 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 shed, obviously will be wider than square in most cases, and the individual window proportions should also drive this.

Dormer Body / Roof Proportion

85

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 a 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 12 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 jambs are properly detailed, the measurement of the dormer width at the outer 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.

Do:

1. Classical dormer roofs typically project the least.
2. They occasionally project less than 20 percent.
3. Dormers on old-fashioned buildings, naturally project a moderate amount. Their roof details are typified by those found on structures in the classical style.

Don’t:

1. Dormer roofs that project the most. They are usually found on buildings in the vernacular style.
The Village lot signs

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

Lot 43
For Sale
556 Althea Lane

Builder Company Name

123-4560
www.builderwebsite.com

Signworks
Custom Graphics & Signage
signworksmemphis.com

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

Quantity sign needed____

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