

# StoneMill Creek – New Build

## Standard Design Guidelines – Outline

Minimum Square Footage

Ranch: (3 bedrooms down) 2200 Sq. ft.

2-story: 2400 sq. ft.

1/29/12

### Brick Houses

Front Elevation As Per ARC  
 Side Foundations to be brick or stone to 1<sup>st</sup> floor line  
 Rear Foundations to be stucco or pargeted where exposed  
 Brick stoops and steps  
 Front and Side Chimneys to be brick or stone as per established and existing homes  
 Porches are to have stone or brick face as per ARC

### Siding Houses with Brick or Stone Accent

The design of houses must lend itself to siding as determined by StoneMill Creek ARC Committee. At a minimum, it must have a 3-sided masonry base (with masonry chimneys if integrated as design element) and wood detailing. Front porches to be masonry porches unless otherwise approved by the ARC (ie: Southern Cape Cod and true wrapped front porch down entire sides)

### Stucco Houses

Stucco homes are currently not approved by the StoneMill Creek ARC

### MISCELLANEOUS

Note: For Structural concerns, chimneys that penetrate the roof on brick houses are allowed to be stuccoed.  
 Corner lots to be treated as having two front elevations and two side elevations.

Front & side entry garages shall have carriage style garage doors

No cantilevered chimneys except in rear on non-corner lots

3" crown minimum on 8" frieze nominal (7 1/2" actual)

6" fascia minimum

Metal cornice returns as per spec

Metal front porch roofs

Anodized screens & doors only - No silver finishes

Black Chimney Shrouds on All Chimneys

8" skirt board with wood drip cap at bottom of all siding

Paint all roof stacks black or roof color

4" double corner boards on all siding corners

Pediments (wood, stucco, stone or brick) detailing required over all windows and doors where roof line permits on fronts and sides facing the street

Nice trim package around front entry as per ARC

No metal posts for decks except where they exceed code

Retaining walls on sides or front to be brick

split face block, or stone & to be approved for each lot.

Stucco retaining walls are acceptable if the wall is detached from the house structure and not higher than 36" high. Rear

retaining walls may be landscape timbers except on corner lots.

Minimum 5" gutters painted in a color to compliment home.

Windows will be double hung with insulated glass, Wood or PVC

painted to compliment the house color or Vinyl in a color that

compliments the house color, with a grid to give the appearance of a 6 over 6 window.

Basement walls will be a minimum of 9' tall.

Shingles will have a 20 yr manufacturer warranty.

### Bays

No cantilevered bays on the fronts or sides on corner lots

Raised panels – No siding or brick veneer

4" crown (min.) below curved standing seam metal roofing

### Dormers

No siding on the front of dormers unless approved by ARC

Raised panels on front

Smaller overhangs with crown molding to eliminate the "Dog House" look

### Roof Pitches

7/12 Minimum on Main Body

12/12 Minimum on Accent Gables

7/12 Minimum Main Body on Ranch Houses or as per ARC

Accent gables may be lower as per ARC

### Landscaping

Sod on three (3) sides to rear corner of house

\$6,000 minimum allowance not including irrigation for standard lots and \$7,500 for corner lots