ATTACHMENT 1

NEIGHBORHOOD DESIGN REVIEW STANDARDS

Standards, Specifications and Requirements for Steeplechase at Stonehill Village

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Architectural Style: The approved architectural style at STEEPLECHASE is derived from American Traditional architecture. Architect/designers are encouraged to look at strong examples of this styling as it includes Colonial Revival, French Eclectic, French Colonial, Neo-Classical, Georgian, Adam, and Greek Revival for design of a particular home.

Architectural Massing and Scale: The architectural massing and scale for STEEPLECHASE can best be achieved by close adherence to the scale and proportions of this American Traditional style. Included in these Design Review Standards is a collection of suitable examples of exterior elevations, including a general review of each architectural style. Particular attention should be given to the basic massing of elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion and relationship of each part of the Improvement to the whole, as well as general Improvement symmetry.

Construction "Envelopes": Lines have been established by the DRB in conjunction with Beavercreek Township Zoning Ordinance for each lot indicating the area designated for construction of the Improvements (Primary building, garage, driveway).

Home Size and Height: The DRB shall have the right to modify these requirements to accommodate unusual shaped lots.

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1.0 **Exterior Finished Material** Brick Wraps will be required on Lots 5,6,7,15,16,17,18,19,20,21,22,37,38,39,40,41,42,43,44,45,46,56,57,58, 67,68,69,70,71,72,73,74,75,76,77,59,60,61 of Steeplechase. Builder will provide examples and specifications of vinyl siding and aluminum wraps for accent and design elements for consideration for a approval by DRB. Builder will provide examples of stone/stone veneer and brick for consideration for DRB Approvals.

1.1. **Roofing:** Roofs on dwellings in STEEPLECHASE shall be constructed of approved 25 Year Asphalt or Fiberglass 3 tab and/or dimensional roofing- architectural grade. The Builder is responsible for providing the DRB with adequate samples to make a design/color determination. Roofs will be minimum 7/12 pitch.

1.2. **Gutters and Downspouts:** Gutters and Downspouts shall be constructed of aluminum and match the cornice.

1.3. **Brick:** Bricks shall be standard or jumbo size. Mortar joints should be traditional grapevine. The mortar color should compliment the brick color. Traditional brick detailing is encouraged, such as English and Flemish bonds, watertable capes, sills, jack arches, segmental arches and soldier courses. The DRB will review additional selections that might represent a responsible traditional design. (Approved Bricks are attached)

1.4. **Block Foundation:** Top course of block will be split face. Builder to submit example for approval.

1.5. **Windows:** Windows utilizing traditional themes (and muntins) on all elevations are required. Exterior muntin colors must match color of exterior sash. Approved manufacturer is Capital. The Builder to present alternative manufacturer's window samples to the DRB for approval.

1.6. **Paint Colors:** Doors shutters, fascias, cornices, soffits and other miscellaneous trim are subject to color selection approval by the DRB. Suggested color pallets and paint/stain manufacturer's may be found in the Design Review Standards. The Builder may present alternate manufacturer's color samples to the DRB for approval. (Approved Colors for Paint and Stain are attached).

1.7. **Shutters:** Shutters should be used judiciously and not on every window. Exterior shutters may be solid paneled (raised panel) or louvered. When used, shutters must be used consistently on all elevations and be sized to fully cover the adjacent windows. Construction materials used for shutters must be approved by the DRB.

1.8. **Front Doors:** Front doors shall be traditional in style. Etched and beveled glass used with or without appropriate side-lights are permitted. Transoms and pediments above the door are encouraged.

1.9. **Secondary Doors:** Shall be "French Door" style with vertical glass and full muntins (exterior color shade of muntins to match exterior color of door).

1.10. **Utility Doors:** Shall be paneled and color matched to exterior color of windows and other secondary doors.

1.11. **Skylights:** Skylights are permitted, however are not allowed to be visible from street elevation and must be consistent with architectural are permitted, provided they are consistent with the architectural theme.

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1.12. **Exterior Lighting:** Uniform street lights will be Approved by Developer. Builder will install at appropriate location. Proposed Post Light, and Mailbox site locations are attached.

1.13. **Garages:** Garages shall be front entry, 2 car attached. Sufficient storage area should be planned trash storage in the total garage space.

1.14. **Garage Doors (Pedestrian):** All such doors shall be solid six panel.

1.15. **Garage Doors (Vehicular):** All such doors shall be solid flush doors or solid paneled. No glazing shall be permitted in garage doors unless it is consistent with the architectural theme.

1.16. **Driveways:** The appearance of driveways and entry courts should be consistent throughout the neighborhood. Driveways shall be made of concrete. Builder to present Driveway Site Plan to DRB for approval.

1.17. **Walkways:** Front sidewalks to be 5' wide and placement to conform with Stonehill Village Sidewalk Plan (attached)

1.18. **Screen Porches:** Screen porches are encouraged on the rear or sides of homes but are not permitted on the front. All screen porch trim shall be same material and color as house trim.

1.19. **Balconies, Porches, Platforms and Decks:** All constructed platforms and patios above grade or at grade shall be located within the construction envelope and plans must be submitted to the DRB for approval.

1.20. **Screening:** Landscape screening shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners and meters. These facilities may be located in Side or Rear Yards, but not in the Front Yard..

1.21. **House Numbers:** Location of house numbers shall be approved by the DRB. House numbers shall be standard for all houses, approved by Developer and provided by the Builder. The Builder shall install the house numbers at the approved location.

1.22. **Solar Collectors:** Solar collectors are not permitted.

1.23. **Storm and Screen Doors:** Storm and screen doors shall not detract from or adversely alter any entryway's appearance. Storm and screen doors are not permitted on the front door facing the street. All storm and screen doors must meet DRB approval.

1.24. **Trellis.** A trellis should harmonize and integrate with the architectural style, design and visual scale of the building to which it is attached. A free standing trellis is generally not permitted because it is awkward and visually disjointed.

1.25. **Wiring:** A basic integrated system is to included in all homes in Steeplechase. The basic integrated system and electronics are to be positioned, like other home features, standard with upgrades available to customers. Minimum standards will be CAT 5e and RG6 with a minimum of 4 interior drops.

1.26. **Irrigation:** All Front Yards to be equipped with an irrigation system. Lots 17,18,19,20,21,22,37,38,39,40,41,42,43,44,45,46,74,75,76, and 77 will have rear yard Builder installed irrigation in ROW (along Turfland Blvd) and will be operated/maintained by the Steeplechase Neighborhood Society.

1.27. **Trash and/or Storage Receptacles:** No trash cans or storage receptacles will be kept outside except for normal collection days.

2.0 Site Details

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2.1. **Landscape Plan Review:** The Builder shall be required to submit a complete landscape plan for each Model at time of Submission to the DRB. The plan shall be drawn at a scale of ¼ =1"0 Design restraint will be used in the space between the curb and to within seven (7) feet of any Primary Structure in order to maintain uniform street scene. A complete listing of all plant materials and their sizes designated in the landscape plan is required. A schedule for completing the plan shall also be provided. Final contour and finishing of "mounds" and material will be required for DRB Approvals for Lots 17, 18, 19, 20, 21, 22, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 77, 76, 75, and 74.

2.2. **Tree Preservation:** Any street tree which is damaged shall be replaced with a tree of similar size and species by the Association. Cost assessed to Builder/Owner..

2.3. **Accessory Structures:** Except for required Accessory Structures (mailbox, light/post), no other accessory structures are permitted.

2.4. **Fences:** Fences are not permitted

2.5. **Play Equipment and/or Structures:** Are not permitted

2.6. **Swimming Pools:** Are not permitted

2.7. **Outdoor Spas:** Location, size, style and landscape screening to be approved by DRB.

2.8. **Grass:** Sod is required in all portions of yard with approved type of grass in landscape plan for Lots 17, 18, 19, 20, 21, 22, 37, 38, 39, 40, 41, 42, 43, 44, 74, 75, 76 and 77. Remainder of Lots will be sodded in all portions of yard with approved type of grass in landscape plan to 20' in back of rear elevation of Lot Improvement. Removal of run off and resulting mud deposits in Common Areas before grass can germinate will be responsibility of the Steeplechase Neighborhood Society.

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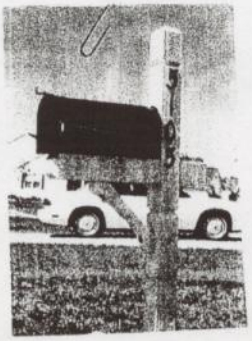
APPROVED EXTERIOR COLORS AND MATERIALS

Selection #:	#1	#2	#3	#4
ROOF (GAF Royal Sovereign)	Weathered Gray	Weathered Gray	Weathered Gray	Weathered Gray
BRICK	Dark Pink Flash (Gen. Shale)	Kings Mill (Gen. Shale)	Yorkville (Glen Gery)	Shelby (Glen Gery)
WINDOWS (Capital Vinyl Series 8500	White	White	White	White
TRIM (G-24 Coil Stock Aluminum)	White	White	White	White
SIDING (Norandex Woodsman Select 4" Lap)	Sand	Silver	Wheat	Beige
FRONT DOOR (Sherwin-Williams)	Wrought Iron SW2105	Liberty Blue SW2942	Black Hills SW1189	Cordova SW6027
GARAGE DOOR (Sherwin-Williams)	Perfect Greige SW6073	Lazy Gray SW6254	Row House Tan SW2206	Muslin\ SW6133
POST LANTERN		Kichler	K9984OZ	
POST		Kichler	K9504OZ	

MAILBOX POST
(White as shown)

MAILBOX
(White as shown w/Brass & Copper Flag)



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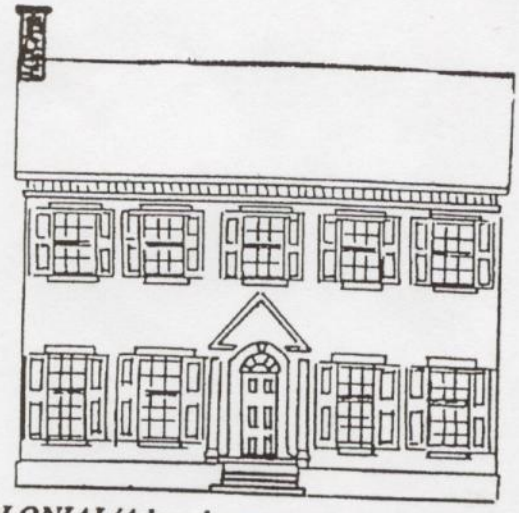
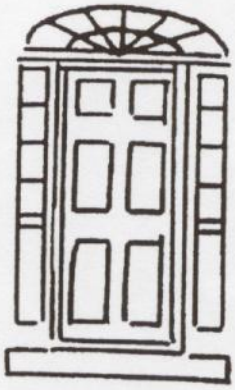
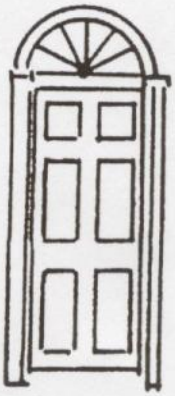
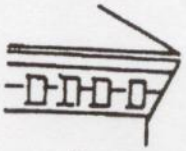
ADAM

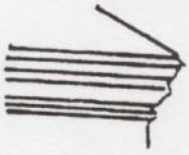


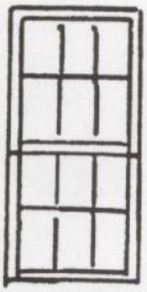
COLONIAL/Adam homes may be described as a simple box with doors and windows arranged symmetrically.

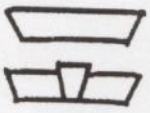


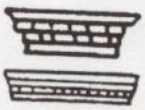












- ***Front Entry:*** *Characterized by a semi-circular or elliptical fanlight over the front door which may include a decorative crown or small entry porch.*
- ***Porch:*** *Usually only a small entry porch.*
- ***Cornice:*** *Includes decorative moldings (dentils).*
- ***Windows:*** *Double-hung sashes with muntins. Alignment vertically and horizontally symmetric. Elliptical or Palladium windows common, especially in side gable. Decorated frieze (above windows) is common and sometimes topped with a cornice. Masonry houses usually have flat lentils, keystones/lentils or keystones alone.*
- ***Roofs:*** *Side gables most common. Roof pitch rarely over 8/12 pitch.*
- ***Exterior Façade:*** *Preference is wood clapboard or brick.*
- ***Chimney Placement:*** *Central interior or end chimney(s).*

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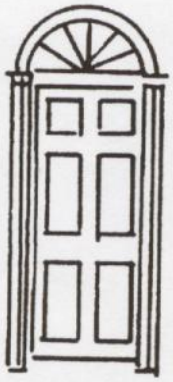
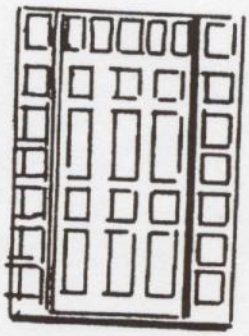
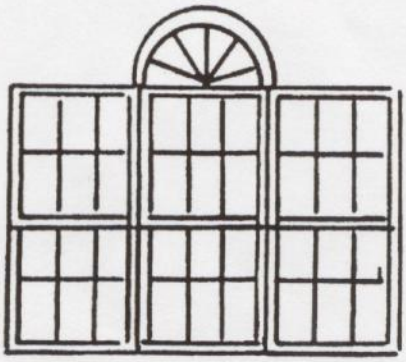
COLONIAL REVIVAL

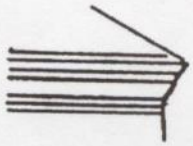


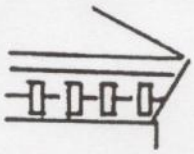


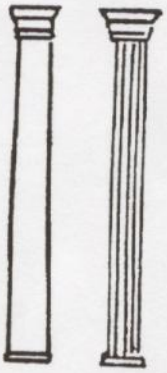
COLONIAL REVIVAL homes are usually one story, one and one-half story (Cape Cod) or two stories in height featuring windows symmetrically arranged around a center front door.

- ***Front Entry:*** *Doors with divided light transoms above, overhead fan-lights and sidelights are common.*
- ***Porches:*** *Full width porches are common. Gable Front with porches often seen.*
- ***Cornice:*** *Usually boxed roof-wall junction with minimum eave. Dentils are common.*
- ***Windows:*** *Double-hung sashes. Bay, paired or triple paired windows are common.*
- ***Roofs:*** *Hipped, side gabled and center gabled. Dormers very common.*
- ***Exterior Façade:*** *Brick preferred. Wood clapboard acceptable.*
- ***Chimney Placement:*** *End placement preferred.*









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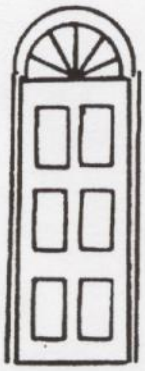
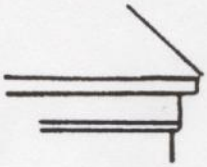
FRENCH ECLECTIC



FRENCH ECLECTIC homes are usually one, one and one-half and two story homes featuring high pitched roofs and use of dormers.

- *Front Entry: Generally a symmetrical façade with entry placed in center with arched opening.*
- *Porches: Partial porches, if any.*
- *Cornice: Slight eave overhang, boxed. Dentils are common.*
- *Windows: Windows are usually divided light double-hung or casement sashes. French doors are common.*
- *Roofs: High-pitched (9/12 minimum featuring dormers.*
- *Exterior Façade: Brick, stone or EIFS are most common. Elaborate details such as brick, stone or EIFS quoining.*
- *Chimney Placement: Position open as per plan.*



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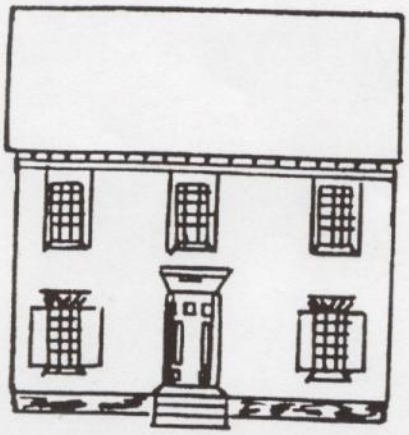
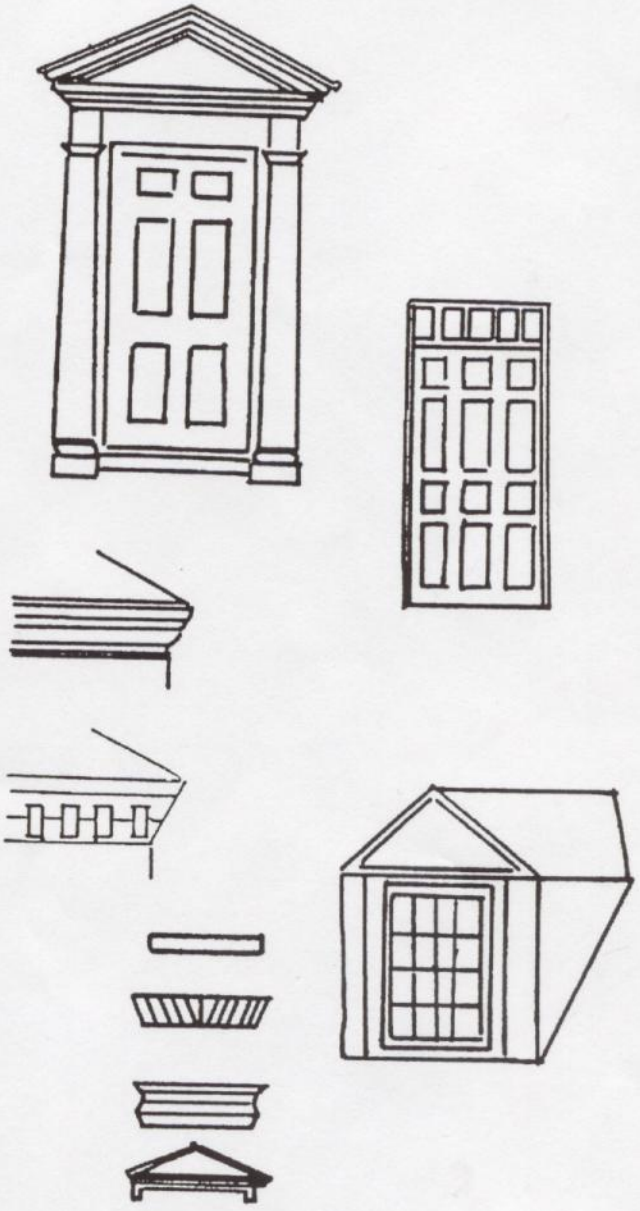
GEORGIAN



COLONIAL/Georgian homes are described as a simple box, one or two-stories where the doors and windows are symmetrical.

- ***Front Entry:*** *Paneled door outlined by pillars (flat or raised). Small divided glass panes of glass (transoms) usually found above door*
- ***Porches:*** *Not common.*
- ***Cornice:*** *Includes decorative moldings (dentils).*
- ***Windows:*** *Double-hung sashes with muntins. Alignment vertically and horizontally symmetric. Decorated frieze or pediment.*
- ***Roofs:*** *Side-Gabled, hip and center gable roof most common. Gabled dormers.*
- ***Exterior Façade:*** *Preference is brick.*
- ***Chimney Placement:*** *End chimneys most common.*



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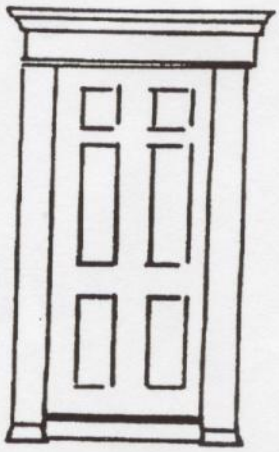
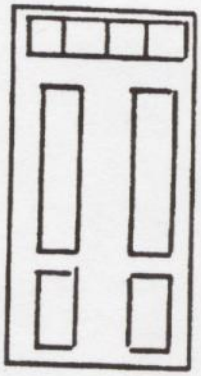
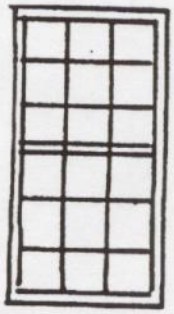
GREEK REVIVAL

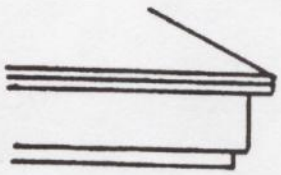


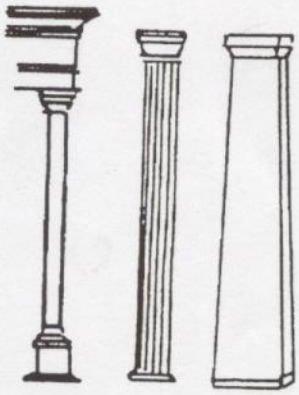


GREEK REVIVAL homes are described as a one, one and one-half or two story homes, where the cornice consists of wide band, usually divided into two parts.

- *Front Entry: Front door is usually paneled with small divided light transom windows above. Elaborate door surrounds are typical.*
- *Porches: Full-height and full-façade porches are common. Supported by round or square columns.*
- *Cornice: Wide cornice made up of two pieces.*
- *Windows: Double-hung sashes with muntins. (usually 6/6).*
- *Roofs: Front-gabled or side-gabled of medium pitch (8/12).*
- *Exterior Facades: Wood clapboard, EIFS and brick are common.*
- *Chimney Placement: End or center placement most common*







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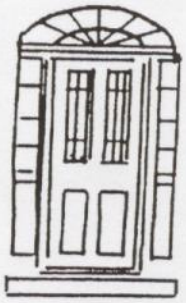
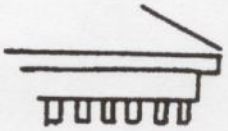
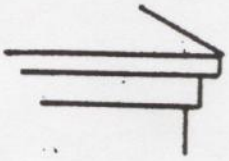
FRENCH COLONIAL

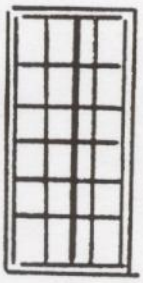


COLONIAL/French homes are typically a one-story home featuring a number of narrow and, shuttered windows and doors.

- *Front Entry: French (paired) doors with small divided light windows over wooden panels. Semi-circular, elliptical and transom lights over front door.*
- *Porches: May be extensive supported by narrow columns and placed under roof line of house.*
- *Cornice: Simple cornice. Dentils may be added.*
- *Windows: Casement with muntins.*
- *Roofs: Most commonly hip (9/12 minimum pitch). May have side gables. Gabled dormers.*
- *Exterior Façade: Brick, wood clapboard and EIFS.*
- *Chimney Placement: Central interior or end chimney(s).*







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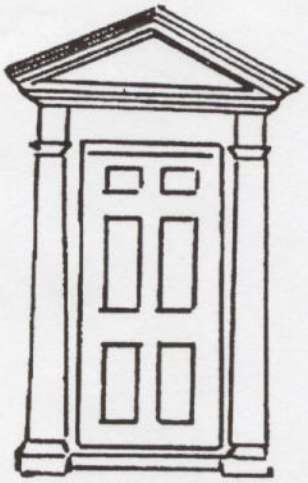
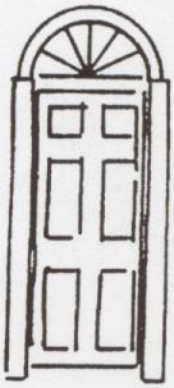
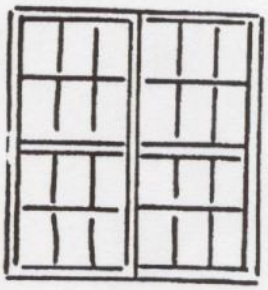
NEOCLASSICAL

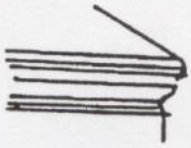


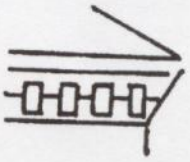


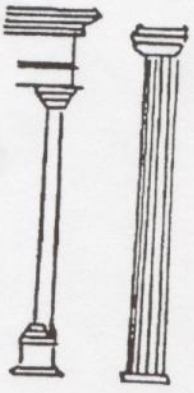
NEOCLASSICAL homes are one, one and one-half and two story homes with a full or partial porch.

- *Front Entry: Generally follow doors as found on Adam, Georgian and Greek Revival elevations.*
- *Porches: Most common feature is full-height porches with front gable or full-façade with hipped roof supported by classical columns.*
- *Cornice: Usually with boxed eave. Dentils often added.*
- *Windows: Double-hung sashes with dentils (6/6 common).Bay, paired, transomed or arched windows are common.*
- *Roofs: Hip roof with Front Gable very common. One and one and one-half story homes have hipped roof with dormers.*
- *Exterior Façade: Brick, EIFS or wood clapboard most common.*
- *Chimney Placement: End or back placement.*









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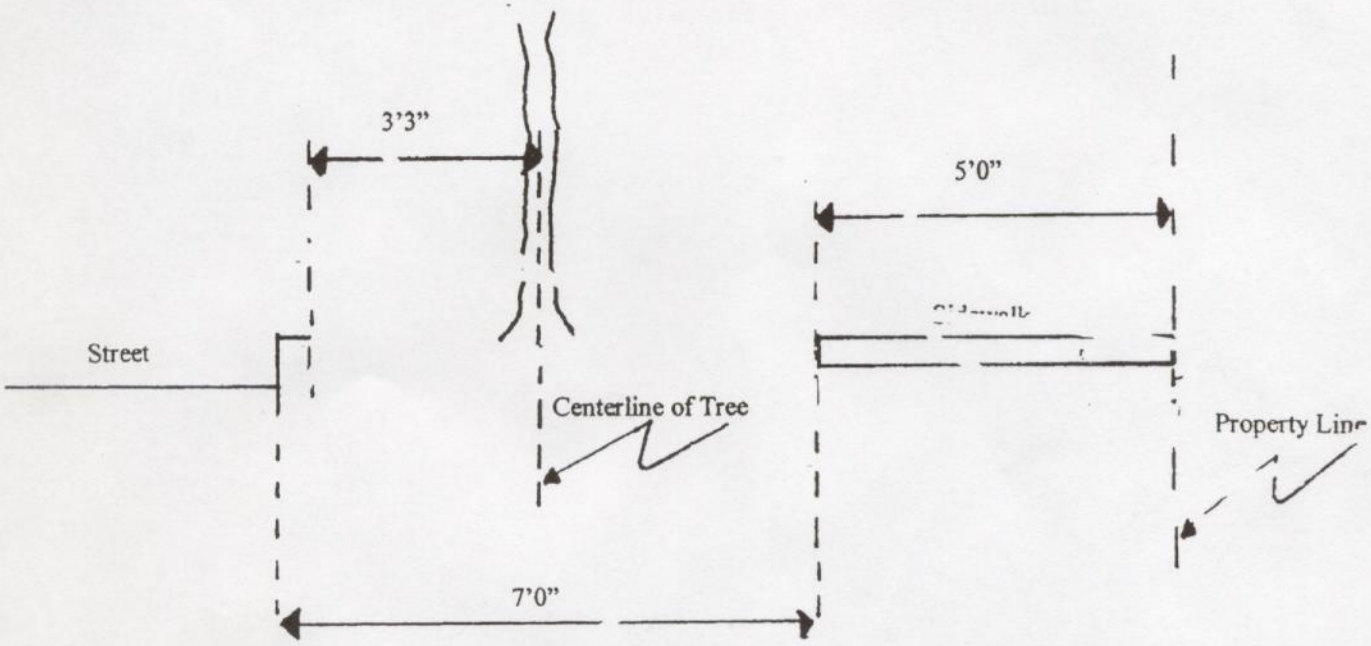
) CB SIDEWALK SPECIFICATIONS



5' Sidewalks

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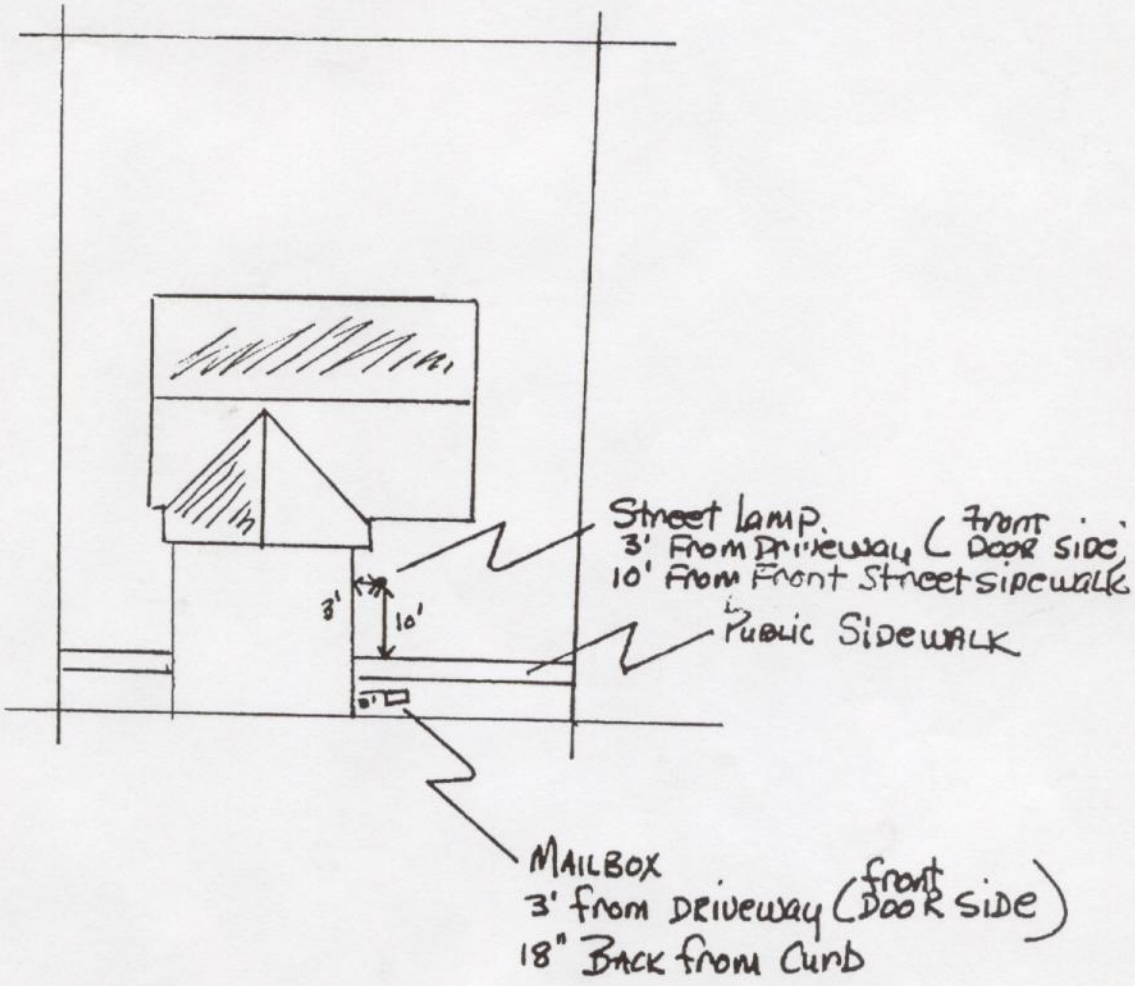
STREET LIGHT AND MAILBOX LOCATIONS

Street Lamp: Street light will be located three (3) feet from Driveway (Front Door Side) and ten (10) feet back from Public Sidewalk.

Mailbox: Mailbox will be located three (3) feet from driveway (Front Door Side) and eighteen (18) inches back from curb. Height will be standard required by U. S. Postal Service.



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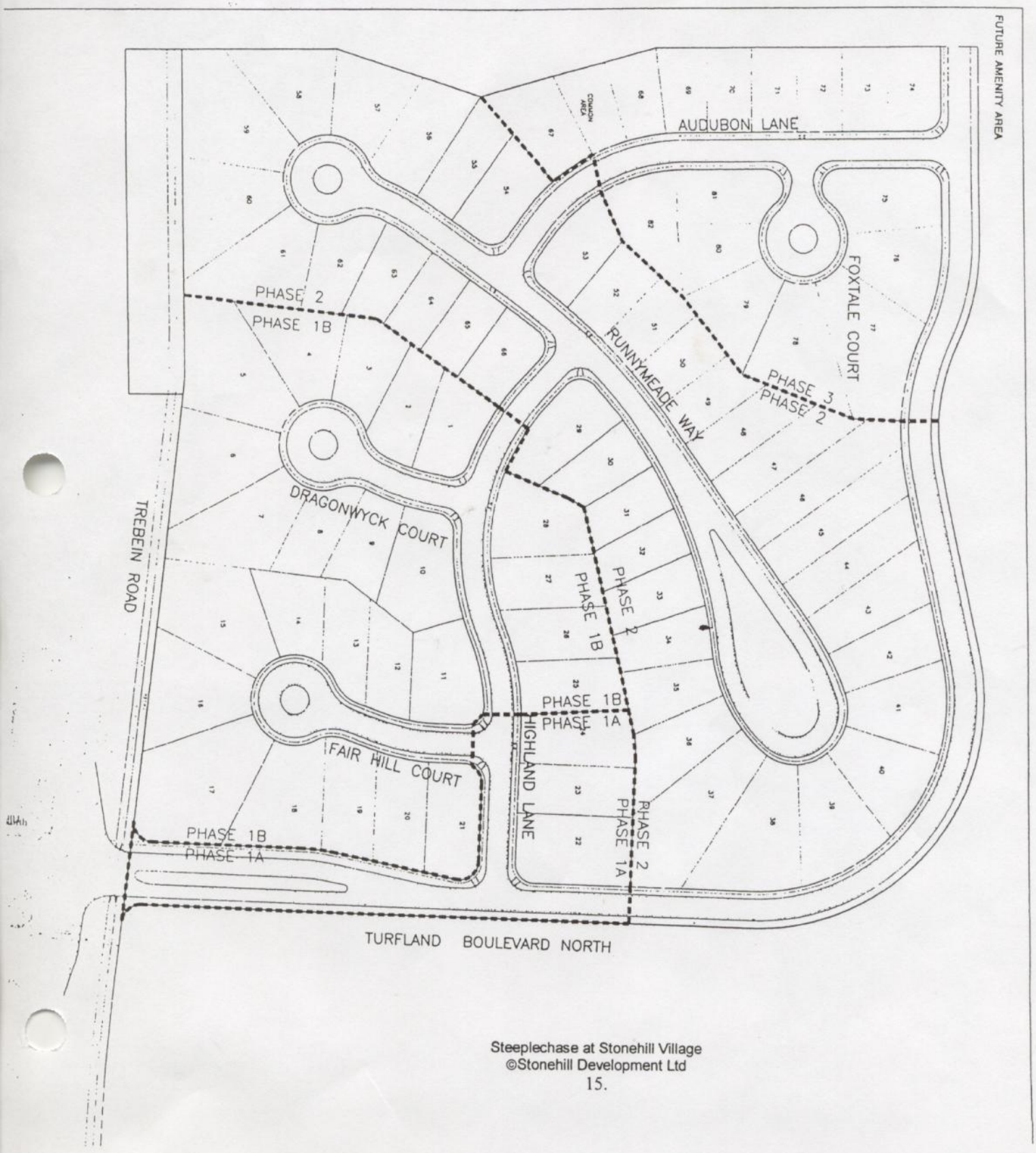

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