



GRAND RESERVE BUILDING REQUIREMENTS

FINISHED SQUARE FOOTAGE:

Finished floor area excludes finished attics, garages, basements, or similar-Variances must be approved

- Ranch: 3000 sq. ft. minimum
- Reverse 1.5 Story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor
- Two story residence: 4,000 sq. ft. minimum total
- One and one-half story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor

APPROVAL PROCESS:

Design Review Committee Fee of \$500 collected at Lot Closing:

- Building plans. Submission of plans to the city of Overland Park should not be made until DRC has approved.
- Three (3) copies of the plans must be submitted to the DRC for review.
- Site/Plot Plan with building placement, grading and As Builts (must be prepared by Phelps Engineering).
- Exterior materials
- Exterior color scheme
- General landscaping plan (minimum \$10,000 plus street trees; Builder pays street tree fee of \$700 at lot closing.)
 - Each Lot must have a Minimum 2 trees in front yard, greater than 2" caliper, at least one Hardwood.
 - Reference Landscape Design Standards for additional requirements.

BUILDING MATERIAL REQUIREMENTS:

Exterior (Please reference Site & Building Design Standards for additional requirements):

- Stone veneer to be natural minimum 2" thick stone or greater & cover a minimum of 25% of front elevation.
- Shutters must be constructed of wood.
- All elevations shall be faced with stone, brick, stucco, shingles or lap siding. No 4x8 panel.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks (cedar) or lanais covered with paint or stain.
Vertical decking and hand-rails must be constructed of cedar, aluminum, wrought iron or approved equal.
Ground supports may be of cedar or treated wood.
- Exposed exterior foundations and walls shall have same color as residence, maximum of 4 feet exposed.
- No more than 2 feet of foundation shall be exposed at the front landscape bed area.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car and maximum five car garage with maximum of two bays facing street.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, build vertical and horizontal with a maximum height of 4 feet and stair stepped.
- Location of fence must follow property lines and attach to rear of the residence.

Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass or any other materials approved. Vinyl window color selection must be approved by DRC.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

Roofs:

- Grand manor shingles (Approved Colors: Colonial Slate, Gatehouse Slate or Stonegate Gray) or concrete tile.
- All fireplace flues in chimneys shall be capped with a black or color conforming metal rain cap.

Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system
- Fully Sodded Lot
- Pre-stub radon vent through attic required