

ARCHERS LANDING SUNDANCE RIDGE

“Proposed” Builder Guidelines

All plans MUST be approved by Developer:

Construction Plans to incl., Elevation, Construction Materials, Sq. Ft. Verification
Landscaping Design and Vendor Invoice
Exterior Paint Color

Square Footage Requirements*:

2 Story:	2,600-3,150 sq. ft. above grade minimum
1.5 Story:	2,500-3,150 sq. ft. above grade minimum, (1,500 sq. ft. first floor minimum)
Reverse 1.5 Story:	2,450-3,150 sq. ft. finished minimum, (1,000 sq. ft. minimum basement finish)
Ranch:	1,900 sq. ft. above grade minimum, (54' minimum frontage)

*Above square footage ranges shall be enforced on all Speculative Homes constructed in Archer's Landing. Minimum size requirements shall be enforced on all construction within Archer's Landing, while there will be NO maximum square footage regulation on “Build Jobs”.

Exterior Elevations:

Front elevations shall be one of the following or any combination of:

Hand stucco

Lap, Shake Siding of “Smart Siding/Trim” quality

Brick or Natural Stone

Cultured Stone, and application, shall be reviewed and approved by Developer

All returns shall be of the same material as that which is on the front elevation

Side and Back Elevations:

“Smart Siding/Trim” quality or better on side walls and back walls is acceptable

Fireplaces:

Fireplaces that protrude through the roof may be siding (“Smart Siding quality”)

Front fireplaces shall conform to Exterior Elevation requirements

All fireplaces shall have concrete foundations

Roofs:

Material shall be at a minimum equal to or greater than a 30-year composition, tile slate or concrete.

Approved composition colors are as follows:

Rustic Black, Weathered Wood, Black Walnut, Natural Timber per sample board to be provided.

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Windows:

Windows shall be Dual Pane, Double Hung or better, Clad or Vinyl

Interior Ceiling Heights:

Minimum 9' on First Floor and Basement

Decking:

All surfaces showing shall be approved by the Developer. Flooring joists may be CCA or equivalent

3 Car Garage:

Minimum Standard

Landscaping shall include the following as minimum standards:

Fully sodded lot

\$2,500 must be used toward front foundation plantings.

A minimum of 75% of the \$2,500 planting requirement must be used for plantings. Costs associated with site prep, fill dirt, mulch, drainage, etc. shall not be considered part of the \$2,500 landscape package requirement.

Two (2) trees must be included in the landscape design or as required by local municipality code(s).

Cost(s) associated with city required street trees shall not be applied to the landscape allowance. One (1) street tree may be used toward the two (2) required, if more than one (1) street tree is required on the subject lot. If only one (1) street tree is required on the subject lot, two (2) ornamental trees shall be required.

Builder and/or Buyer(s) shall be responsible for all street trees required by the City.

Irrigation:

All lots shall include irrigation on sodded areas as well as landscape beds.

Additional Items of Consideration:

Developer assigned "Design Review Committee"

Address Plaque Requirement

Mailbox- NBU (Neighborhood Box Unit)

Minimum Interior Standard Features – To be determined