

## **Summation of North Gurley Reserve Design Standards and Architectural Review Procedures**

**Note:** This is a brief overview of North Gurley Reserve (NGR) Design Standards and Architectural Review Procedures. The Architectural Review Committee (ARC) **strongly recommends** that the NGR lot owner and the owner's architect complete a thorough review of the NGR design standards and the NGR restrictions **before beginning the home design or site plan**.

Please be aware that *it is the responsibility of the owner and/or the owner's architect to specifically request any variances from the NGR Design Standards for home designs, site plans or landscape plans.* A *thorough understanding* of the NGR Restrictions and Design Standards is *necessary* for even a conceptual plan. All plans, conceptual, preliminary or final, must be submitted to the ARC prior to any site meeting.

The ARC members are unpaid volunteer lot owners whose responsibility is to maintain the Restrictions and Design Standards that protect the views, privacy and values of all NGR lot owners. Your well thought out, proper plan submission is very much appreciated.

**Square Foot Requirement:** A minimum of 2,000 square feet of heated living space is required with a minimum of 1,200 square feet on the ground floor for 1½ and 2 story homes. **Note:** The basement **does not** count in square foot requirements. **Plans that do not meet the minimum square foot requirements will not be considered.**

### **Set Backs:**

**200 Feet from front and rear lot lines**

**150 Feet from side lot lines for house; 100 Feet for ranch buildings**

**Note:** The strong south/southwest prevailing winds drift snow and make south and southwest facing porches, decks and entries very difficult to maintain and use during the snow months. The ARC suggests a winter trip to your site in order to help visualize potential snow and wind problems for your home and driveway.

**Site Impact:** Designs should follow the natural contours of the land and have minimal impact on the site and the natural vegetation.

**Building Materials:** Building materials should be natural materials that blend in with the vegetation and natural tones of the site.

**Building Design:** Traditional Mountain architecture with non-boxy, low profile structural mass following the natural contours. Broken roof lines, bay windows, dormers, porches and decks are encouraged. A minimum of a 6/12 pitch roof, preferably steeper, is required. Large overhangs for snow protection and lowering of structural mass are preferred. Window grouping is encouraged with no single window over 40 square feet.

**Plan Submission Procedure – Plan Review:** There are three levels of Plan Review: Conceptual, Preliminary and Final.

**Conceptual:** Sketch of plan with at least two elevations: Front & Rear. The square footage of the plan; Accurate Site Plan with all set backs clearly noted.

**Note:** The ARC requires that *all owners submit a conceptual plan with any variances on site plans or home design plans clearly noted.* This will save much time and money in the design process. Please have your architect or designer provide an 8 ½” x 11” faxable reduction of your house plan and site plan.

### **Preliminary:**

**Site Plan:** A plot plan (site plan) at a minimum scale of 1” = 50 feet shall be provided at Preliminary Review. The following indicates the *minimum amount of information to be provided:* property boundaries and building footprint, building setbacks, driveway, parking and walk locations, septic system location, existing and proposed contours at 2” intervals, preliminary landscape concepts, existing trees and vegetation, landforms and other site improvements (retaining walls, decks, etc.). A copy of existing ortho topography is available through the developer.

**Building Plans:** Building plans at a minimum scale of ¼” = 1 foot shall be provided at Preliminary Review. The following indicates the *minimum amount of information to be provided:* all exterior elevations, roof pitch, roof material and color, exterior materials and color and building height at highest point.

**Final Review:** Final House Plans – 2 sets each. Complete building site and Landscape plan – 2 sets. Enclose \$1,000 clean up deposit.

**Note:** This must be complete before San Miguel County will issue any building permits.

**Final Reminder:** The most important and productive thing a lot owner can do is to *thoroughly study the Design Standards and Restrictions before spending time and money on a design.* The Design Standards are the guidelines for ARC approval. They are flexible enough to allow for a wide variety of homes within our Mountain Ranch Design Theme. The ARC recognizes that variances will be needed for some lots due to topography, vegetation and views. However, *variances should be the exceptions, not the rule.*

**Good Luck with your home construction at NGR.**