

FOREST GATE HOA BOARD DESIGN REVIEW GUIDELINES

LOT #:

Listed below is a guideline for ACC plan approval and should be included in the plot and home plans, specifications, and or proposed improvements.

SITE PLAN ITEMS:

- ___ Show all easements and dimensions to scale
- ___ Location of the structure plotted on the plan with dimensions to property lines.
- ___ Location and size of driveways
- ___ Grading plan and location of disturbance lines. Show existing, proposed contours and drainage.
- ___ Location of septic and well on plot
- ___ Setbacks. Except as provided below, no structure of any kind shall be located on any lot nearer than 100 feet to the front lot line nor nearer than 50 feet to any rear or side lot line. Eaves, steps and open porches shall be considered as part of the structure. See Forest Gate PUD Development plan for additional setback requirements.

STRUCTURE DESIGN ITEMS (Includes house)

- ___ Show the exterior design from all sides
- ___ Show the building heights from all sides
- ___ Color scheme/ swatches
- ___ Color schemes will be compatible with the natural environment of the subdivision.
- ___ Completion of construction, time line
- ___ Samples of exterior building finishing materials
- ___ All houses shall have sufficient trim and/or decoration finished in a color different from the primary exterior finish. FGC# 14 N. Design Standards
- ___ No exterior finish shall be: Exposed concrete block; or Composition sheeting or plywood board.
- ___ Chimney & flues fully enclosed, spark arrestor.
- ___ Roof pitch at least 6 inches per foot... Hip roofs recommended
- ___ Eaves have minimum overhang of 18 inches
- ___ Fascias have minimum size of 8 inches (1 x 8 acceptable)
- ___ Minimum Floor Area (Porches, Garages and Basements do not count towards min square ft):
 - a. For single- family, single-story houses (including raised ranches), not less than 2,000 square feet on the main floor.
 - b. For single- family, split- level, bi- level or tri- level houses, not less than 2,500 square feet on the main two floors.
 - c. For single-family, two-story houses, not less than a combined area of 2,500 square feet on the main and upper floors.
- ___ Garages. Each house shall have a garage (attached or detached) containing not less than two automobile garage stalls.
- ___ Garage doors shall be located to minimize visibility thereof from the front of any home and from the street fronting such lot.

MISCELLANEOUS ITEMS (OUTBUILDINGS, FENCES, ETC.)

- ___ Up to 2 additional ancillary building, keeping with the architecture of the existing home may be permitted.
- ___ Fence material and size are appropriate for development (rustic in design)
- ___ No fencing within 75' of front or 50' of side or rear lot lines.
- ___ Plans for required landscaping (ok to be submitted after construction is complete)