

Greenhorn Creek Design Review Design Summary and Drawing Requirements

Key Design Requirements (refer to Design Review Guidelines for a complete description of the requirements)

Greenhorn Creek home designs should suggest an updated version of century-old foothill area farm houses. Any such design should include:

1. General Appearance
 1. As historic foothill houses evolved, many included additions to the original structure, with separate roof lines, shapes and siding styles for each addition; many also included dormers (gable, shed roof and eyebrow shapes); these are key features that should be incorporated into GHC designs
 2. Designs should include architectural details that were common in early foothills houses; these details enhance the look and feel of Greenhorn Creek
 3. Include at least a two car garage, or a two car garage plus a golf cart garage
 4. Detached garages and ADUs must incorporate the same general design and details as the main house
 5. Craftsman and Modern Farmhouse designs are also appropriate in GHC
2. Porches
 1. Include large shaded porches; this historic feature provided relief from the hot summer sun as much now then as they did then
 2. Porch posts should be at least 6"x6" and should include added detail, such as 45 deg angle supports, or double posts
3. Roof
 1. Gabled roofs (medium pitch, 4/12 or higher); shed roofs enhance smaller sections
 2. Shingle (composition, flat clay-fired or concrete tile) or metal roofs, or a combination of both with 8" or larger fascia boards
4. Siding
 1. Wood (board and batten, clapboard, shingle), or smooth stucco
 2. Partial stone veneer walls (real stone preferred) suggesting the remains of an earlier, smaller farmhouse with a stone foundation are also appropriate
 3. Belly bands should be incorporated to avoid the plain look of a large, two story wall
 4. Belly bands should be incorporated to separate siding types between gabled ends and the main house exterior walls, or to separate the use of two types of siding on two story walls
5. Windows
 1. Single or double hung windows with divided lites
 2. Bold trim accentuating the windows (4" widths fit well with these designs)
6. Other
 1. Air conditioners and generators should be screened from view; allow space to conceal trash containers that will not be kept in the garage
 2. Fences are discouraged; however split rail, stone wall, or other rustic designs may be approved
 3. Trees should be left in place, again to provide relief from the hot summer sun

Variations on house designs will be considered by the Design Review Committee.

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Examples of house styles that do not meet the Greenhorn Creek Design Guidelines:

1. Plain houses of any style
2. Basic ranch style houses
3. Mid-century modern houses
4. Brick houses
5. Colonial style houses
6. Spanish or Mediterranean style houses
7. Desert style houses

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Following are the **Minimum Required Drawings** for houses, garages, ADUs and other structures that must be submitted with your application for review. All drawings must include dimensions in feet and inches. Digitized drawings are preferred; however, hard copies are acceptable. These drawings are a subset of the normal drawings provided by your architect.

Preliminary Drawings, dated, should be provided for preliminary review and discussion.

Final Drawings, signed and dated as they would be submitted to the city for permits, are required for final approval.

Changes to the plan, including architectural details, must also be approved by Design Review

1. Site Plan, showing
 1. lot boundaries
 2. easements
 3. set backs
 4. outline of the house and other structures
 5. exterior stairs
 6. driveway
 7. walkways
 8. air conditioner and generator locations
 9. gas and water meter locations
 10. flagpoles
 11. large trees
2. Floor plan
3. Elevation drawings, including
 1. front
 2. back
 3. both sides
 4. roof pitch
4. One or more isometric (3D) drawings showing at least the front and one side
5. Exterior details to be shown on elevation drawings (specific notes are required), including:
 1. type of siding (smooth stucco, rock, board and batten, clapboard)
 2. belly bands
 3. door trim
 4. window trim
 5. fascia board trim (8" minimum)
 6. porch posts and railings