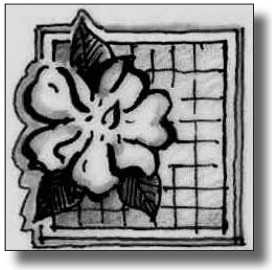
MASTER PLAN AND DESIGN CODES
FOR



THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

JAMES H. NUNNALLY
W. STEELE POLLARD
TOWN FOUNDERS

ARCHITECTS SOUTHWEST
TOWN PLANNERS - ARCHITECTS

CHARRETTE PARTICIPANTS:
STEVE OUBRE, BAO TRAN, GREG DAMICO, ANGIE FOGLEMAN, JEREMY DURHAM, HALEY BLAKEMAN, MICHAEL WAYNE BROUSSARD, MANDY GILES
AND CITY OF CENTRAL

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THE FUNDAMENTALS OF NEW URBANISM

The method in which so many of our local ordinances are actualized effects every aspect of our daily lives and, therefore, directly affects our human behavior. Magnolia Square believes that our built environment not only affects the visual aspects of our life, but allow the patterns and types of choices we make as a result. This direct interdependence to the access of our daily, individual "life essentials" is worthy of monumental consideration.

Human response has been conditioned over the last fifty years to revolve around the automobile. While this has afforded great convenience, it has also managed to take the "humanness" out of our communities and civility out of our lives. The complexity of healthy town planning requires a thorough and diverse approach to properly address the process of problem identification and appropriate solution orientation.

DESIGN PRINCIPLES

The best examples of developments that offer a sense of security, human relevance and comfort to the resident are found in older towns - more specifically, small Southern towns. The way these small towns developed more than one hundred years ago were a matter of what made sense: what best accommodated the daily life of the individual. These towns were not concerned with the demands of the automobile but with the simple needs of the person.

Public gathering places, front porches and tree lined sidewalks emerged not from zoning ordinances but as obvious needs to be fulfilled. There were no case studies or paradigms to guide our fore-fathers in the planning of their community; they used common sense. They sought to find direct solutions to address the daily life functions of the people as well as to find relief from the climatic conditions of the region. They then constructed these structures in such a fashion to remain timelessly pleasing to the eye.

THE MASTER PLAN

The Master Plan of Magnolia Square seeks to define the community by means of strategies, drawings, and covenants. The Master Plan is the framework from which all growth shall be defined and nurtured. The purpose for such documents is to ensure that the original intent of the community is maintained throughout its construction, thereby stabilizing the historical integrity and functional continuity of the town.

The drawings will illustrate the standardized governing architectural styles and scale for the different types of structures. Generous variations will be allowed but only upon review by an architectural Design Review Board. The intent is not to create "cookie cutter" housing by any means, but rather to reflect a regional and historical benchmark.

Street sections and utility requirements will also be addressed in the drawings and in the covenants. Street sections refer to the spatial relationships of the buildings to the sidewalk, the trees to the road and ultimately to the pedestrian. Waivers and variances on the typical local setbacks are adopted to further enhance the character of the community.

Plazas, public buildings and parks will be an integral part of the Master Plan. Some plazas will serve as additional parking while other squares will remain strictly pedestrian. The public buildings and gathering halls will service social, cultural and religious activities or can be reserved by individuals for private use by the residents. Parks and linear green space will be woven within the development lending themselves to diversity and security.

THE CODE

This Document, as a guideline, is intended to outline the requirements for a new traditional neighborhood community. The East Baton Rouge Parish and City of Central Planning Commissions will need to coordinate the required variances to its current zoning/planning criteria with this document and review them with the planner.

To the extent this ordinance does not specifically address components or requirements of the zoning and/or land use ordinances of the Parish, the existing ordinances shall control. To the extent there is a conflict, these requirements shall control. It being understood that these requirements shall be deemed approved assembly of products waivers on conflicting requirements provided by existing Parish ordinances.

The codes adopted for the neo-traditional community are specific to the indigenous character of this development ensuring continuity and harmony. Most municipalities have utility and setback regulations based on the old subdivision models of the 1940's and 50's. These regulating standards will not support the neo-traditional model and must be revised.

Some of the elements that are universally addressed in the master planning phase are the control of building techniques, materials, on street parking and utility line placement. Equally as important is the flow of traffic through a network of interconnecting street grids. The idea is to eliminate dead-end roads and cul-de-sacs which limit access and breed confusion.

The disbursement of housing types will be of prime consideration. Affordable housing will not be placed in tracts or segregated locations. Instead, alternative options such as garage apartments rentals or apartments over retail or office spaces will be allowed. This mixed use code structure will allow for flexibility as well as provide unique opportunities for single income housing.

MISSION STATEMENT

By Owner.

VALUES

By Owner.

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As used in this Design Code, any capitalized terms not defined below shall have the meanings indicated in the Declaration of Magnolia Square, such definitions being incorporated herein and made a part hereof. In addition, the following terms shall have the meanings indicated below:

The Traditional Neighborhood Development (TND)

1) The traditional neighborhood shares the following conventions:

   a) The neighborhood is physically understood and limited in scale.

   b) Residences, shops, workplaces and civic buildings are located in the neighborhood all in close proximity.

   c) A hierarchy of streets serve the needs of the pedestrians and the automobile equitably.

   d) Physically defined squares and parks provide places for formal social activity and recreation.

   e) Private buildings on a clear edge delineates the public space and the block interior.

   f) Civic buildings and squares reinforce the elements of the neighborhood becoming symbolic of community identity and providing places of purposeful assembly for social, cultural, and religious activities.

2) Traditional neighborhoods promote social objectives.

   a) By bringing within walking distances most of the activities of daily living, including dwelling, shopping and working; the elderly and the young gain independence of movement.

   b) By reducing the number and length of automotive trips, traffic congestion is minimized and road construction is limited. By organizing appropriate building densities public transit becomes a viable alternative to the automobile.

   c) By providing defined public spaces such as streets and squares, citizens come to know each other and to watch over their collective security.

   d) By providing a full range of housing types and work places, age and economic class are integrated and the bonds of an authentic community are formed.

   e) By providing suitable civic buildings, democratic initiatives are encouraged and the balanced evolution of society is secured.

Special Definitions

* Important, Read these definitions before an attempt is made to apply this code.

Alley: A traditional, walkable thoroughfare serving the pedestrian mobility and access needs at the rear of residential units in other than the town center. Other functions include trash removal and utility service. Utilities are usually placed in lanes. Drainage runs to swales with grass areas at the edges of the travel way. Pavement is generally 9 to 10 feet wide with two way "yield street" traffic flow at 15 mph. Windows facing the lane help maintain security. Garage apartments can help provide this added security. (HPE).

Alley Zone: The Alley Zone includes the areas between the alley pavement and the rear garden wall or other structure. Part of the Alley Zone is in the public right-of-way and the rest is on the Private Lot. Landscape improvements in the Alley Zone are an important part of the community and are subject to the requirements of the Landscape Code. Maintenance of landscaping in the Alley Zone is the responsibility of the adjacent Homeowner.

Apartments: A dwelling not coinciding with an individual lot such that the lot is shared with other apartments and/or another use category.

Auxiliary Structure: Buildings used for uses other than housing; i.e. greenhouses, garden structures, sheds, etc. The architectural character including colors, details, and materials shall match that of the principle structure.

Back yard: (Private Yard) The area(s) that are at the back of a building, normally separated by building and/or garden wall from the street and alley. These areas are generally landscaped for the enjoyment of the individual landowner and as such, when garden walls are present, are not subject to all of the requirements imposed on the more public landscapes in the community. (Landscape Code)

Balustrade: An entire railing system along the edge of a balcony, including a top rail and its balusters and sometimes a bottom rail.

Bay: A part of a structure as a building that is marked off by vertical elements.

Bay Window: A recess or opening in a wall, or an extension of a building wing.

Bikeways: Thoroughfares dedicated specifically to, or available for, bicycle use. The general network of thoroughfares, if correctly dimensioned, is generally usable by cyclists sharing lanes with motor vehicles moving slowly. Specialized accommodation is required only where the speed of traffic precludes sharing. (Duany Plater-Zyberk & Company, F2)

Block: The aggregate of lots and allies circumcised by public use tracks, generally streets.

Boulevard/Avenue: A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Avenues and boulevards generally serve multiple land uses and have center medians, street trees, sidewalks and parallel parking. Buildings are near the sidewalk to optimize pedestrian access and mobility. Auto mobility is secondary. (HPE)

Building Cover: The horizontal land area occupied by a building at finished grade, excluding open porches, loggia, projections, and overhangs of less than two feet.

Bungalow Court: A semipublic landscaped area between front yard lot lines for homes that face one another without a street or alley between them. Bungalow courts provide access via sidewalks to the front of homes that do not front on a street.

BTL: Built-to-line.

Carport: An open air structure with a weatherproof roof to shelter automobile no more than one story in height.

Chamfered: A right angle corner cut symmetrically at forty-five degrees.

Charleston Side Yard: This is a residential building type that occupies one side of a lot leaving a generous side yard for placement of a garden or providing front access to outbuildings behind. This house type responds to climatic orientation with a one- or two- story porch oriented with respect to prevailing winds and sun. The landscape treatment of side yard area should reflect the importance of the interior-exterior relationship.

Civic Building Reservation: The systematic reservation of sites for civic buildings. Civic sites should be associated with honored locations at plazas or squares, or at the termination of vistas. (Duany Plater-Zyberk & Company, M4.4)

Civic Uses: Premises used by organizations considered to support the common good and therefore accorded special treatment within traditional neighborhood developments. Civic Uses include educational, cultural, social, service, and religious not-for-profit organizations. (Duany Plater-Zyberk & Company, M4.4)

Cladding: Exterior surface material of a building.

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Clapboard Siding: A siding commonly used as an exterior covering on a building of frame construction applied horizontally and overlapped with the grain running lengthwise, thicker along the lower edge than along the upper edge.

Classical Proportions: A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries. In the United States, there are a number of publications with these principles including The American Vignola.

Classical Orders: The design of systems of columns and cornices derived from Ancient Roman and Greek precedence defined by the trivialis and modified by the ages by Italian, French, and English Architects. This system of columns controls the dimensions of the cornices they carry. Columns within Magnolia Square are based upon Claude Perrault's ordinance of the five types of columns are Tuscan, Doric, Ionic, Corinthian and Composite.

Colonnade: A roofed structure supported by columns.

Commercial Street: Appropriate for commercial buildings at Center and Core Zones. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. (Duany Plater-Zyberk & Company, G1.2)

Commercial Use: A general category of building use which includes office, retail, and manufacturing uses but excludes residential, lodging, and civic. (Duany Plater-Zyberk & Company, M4.4)

Corinthian: Designating the most ornate of the three classical orders of Architecture marked by a slender fluted column having an ornate bell shaped capital decorated with acanthus leaves.

Corner Lot: A lot situated at the juncture of two or more streets.

Cornice: An ornamental molding at the meeting of the roof and wall, usually consist of bed molding, soffit fascia and crown molding.

Cottage House: A relatively small single family detached house on a small lot, usually with rear loaded parking. Cottage houses can be grouped, facing a mews, small common or green in a court. A cottage court is often, but not always, arranged in a U-shape. Units are separated from the common area only by a sidewalk, path or non-vehicular way. Parking is from rear lanes, alleys or in a common, rear loaded lot. (Zimmerman/Volk Associates, Inc.)

Courtyard: An open space surrounded by walls and buildings measured 12'-0" at its minimum depth.

Courtyard Apartment Building: A pedestrian oriented equivalent to conventional garden apartments, either for rent or for sale A courtyard building is three or more stories, and can be combined with nonresidential uses on the ground floor. The building can be configured in a U-shape or open square, with parking integral to the building, below grade, or in an open lot to the rear. The courtyard apartment building has a relatively shallow setback from the street; in town center or urban locations, the structure is built to the sidewalk edge and, to provide privacy and a sense of security, the first living floor is elevated significantly above grade. (Zimmerman/ Volk Associates, Inc.)

Curb Radius: The curved edge of the street at an intersection measured at the inner edge of the outer most curb.

Deck: Any wooden platform without a solid roof structure.

Dentil: One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

Doric: The column and entablature developed by the Dorian Greeks. Sturdy in proportion with a simple cushion capital.

Dormers: A structure projecting from a sloping roof usually housing a window or ventilating louver.

Drive: A special traditional thoroughfare serving pedestrian mobility, similar to a Street, with developed, urban character on one side and natural area on the other (such as a Playa, wetland or wooded area). Auto mobility is secondary. (HPE)

Driveway: A vehicular access way within a private lot connecting a garage to a thoroughfare. (Duany Plater-Zyberk & Company, F6.1)

DRB: Design Review Board.

Eaves: The lowest overhanging part of sloping roof.

Edge House: A large single family detached house designed for an edge or boulevard condition, often with front loaded parking. As with the neighborhood house, the garage, attached or detached, is set well back from the front façade. (Zimmerman/Volk Associates, Inc.)

Facade: The front most component of a facade which includes porches, galleries, arcades, etc. used to establish the edge of a setback parallel to a frontage line.

Fascia: The wall of a building parallel to and corresponding to a frontage line.

Fence: A semi-transparent property edging, 2'-6" to 3'-6" high, made of painted wood, ornamental iron, masonry, a combination of the above, or a hedge generally used to separate the front yard (semi-public) from sidewalk (public) area.

Footprint: The total area of structure as measured at the ground level. When enclosed space is located above a porch or cantilevered out from the lower floor, the footprint of heated and cooled space shall include the enclosed space on the upper level.

Freeze: A plain or decorated horizontal part of an entablature between the architrave and cornice.

Frontage Line: (Right-Of-Way, syn.) The lot line which coincides with the street track.

Front Yard: The area between the property line and the front of the house, including the areas on each side back to the garden wall. On corner lots with a side yard that faces the street, the side yard area between the property line and the side of the house and/or garden wall or fence, shall be defined as Front Yard for the purpose of landscape treatments. Front yards, while privately owned and maintained are an important part of the community character and, as such, are strictly regulated by the landscape code.

Gable: The vertical triangular portion of the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Garage: An enclosed structure to shelter automobile.

Garden Structure: Pavilions, gazebos, harbors, pergolas, and other similar structures no more than one story in height.

Garden Wall: An opaque fence or wall not exceeding seven feet in height, made of natural stained wood, masonry, stucco, and/or ornamental steel, or a combination of the above, generally used to separate sideyards or a back yard (private) from the street or alley (public) area.

Green: A medium sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance. Green could include any amenities that support recreational use intended. (Duany Plater-Zyberk & Company, E1)

Hipped Roof: A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Ionic: The classical order of Architecture designated by the Ionic Greeks, characterized by its capital with large volutes. Fasciated, entablature, continuous freeze usually dentils in the cornice and by its elegant detailing, less heavy than Doric.

Light: An aperture through which daylight is admitted into the interior of a building. A pane of glass, a window, or compartment of a window.

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Live Work Unit: A rear yard, fully mixed-use building type with one dwelling above or behind a commercial space. (Duany Plater-Zyberk & Company J2)

Loggia: A roofed but open gallery or arcade along the front or side of a building often at an upper level.

Lot: A separately platted portion of land containing a use held privately.

Lot Line: The boundaries that legally and geometrically demarcate the edges of parcels held in private ownership and intended primarily for the construction of buildings. (Duany Plater-Zyberk & Company, H2.2)

Lot Width: The dimension of the frontage line (the lot boundary that coincides with the principal fronting thoroughfare). (Duany Plater-Zyberk & Company, H2.2)

Main Body: The largest part of the front fascia. It includes the front door of the house.

Main Street: A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, serving a compact mix of land uses, potentially including retail, office and residential. Main Streets have parallel parking on both sides and, where the uses are more compact and activity is more intense, angle (or diagonal) parking is specified. Buildings front the sidewalk to optimize pedestrian access to commercial establishments. Motor vehicle mobility is important, but subordinate to pedestrian mobility. (HPE)

Mansion Apartment Building: A small scale, two- or three-story apartment building, often with a street façade resembling a large detached house. Shall have no more than 8 units per buidling. (Zimmerman/Volk Associates, Inc.)

Meeting Hall: A building equipped by design for public assembly.

Multifamily Residential: Any dwelling structure consisting of more than one dwelling unit.

Muntin: A secondary framing member to hold panes with window, window wall, or glazed door.

Natural Area: Waterways, wetlands, and nature preserves to be preserved and perpetuated.

Neighborhood House: A two story, single family detached house relatively close to the street with attached, detached, or open parking; whether rear loaded or not set well back from the façade. (Zimmerman/Volk Associates, Inc.)

Neighborhood Proper: The built-up area of a TND including blocks, streets, squares, and parks.

Ogee Gutters: A double curve formed by a union of a convex and concave line resembling an S-shape.

Open Space: Area free of buildings that, together with a well designed system of thoroughfares, provides a public realm at all scales of urbanism, from the region to the block. (Duany Plater-Zyberk & Company, E1)

Out Looker: A member which projects and supports that part of the roof construction beyond the face of gable.

Out Building: A separate or attached building additional to the principal building, adjacent with the rear lot line of a maximum of two stories, and having a maximum building footprint of 450 square feet (s.f.). The architectural character shall match that of the principle structure.

Overhead Connector: A walk, deck, or similar structure that connects the house with an outbuilding or garden structure at any level other than the first floor.

Park: An outdoor public tract naturalistically landscaped, not more than ten percent paved and surrounded by the frontage line of lots on at least fifty percent of its perimeter. Parks may contain wetlands and could include any amenities that support recreational use intended.

Parkway: (Tree Lawn) The area between the property line and back of street curb along all streets, this zone is typically located in public right-of-way and is not part of the lot. This area generally consists of regularly spaced canopy-type street trees, sodded lawn, street lighting, signage, monumentation and utilities where required. These provide a consistent edge treatment, shade and enhancement for the public streets in the community. Maintenance of the Parkway/Tree Lawn Zone shall be the responsibility of the adjacent landowner, except as otherwise determined by the Developer.

Patio: A hard surfaced area without a solid roof structure.

Pediment: A wide, low pitched gable surrounding the fascia of Grecian styled building.

Pergola: An open air garden structure with a trellis roof.

Porch, Gallery, Veranda: A covered outdoor area attached to a house.

Portal: A large and imposing doorway entrance or gate.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.

Preserve: A designation applied to areas intended to never be urbanized.

Primary Residence: The primary dwelling structure on a lot.

Privacy Fence: See Garden Wall.

Private: That which is neither public nor civic.

Private Yard: See definition of Back Yard. (Landscape Code)

Reserve: A designation applied to areas intended for temporary preservation until release for urbanization. A release is the process of redesignating reserved land for urbanization according to established criteria.

Setback: The placement of a building or structure from property line to exterior of wall. Roofs are permitted to overhang setback by 24" at all setbacks including a "0" lot line.

Shared Parking: Where day, night, or weekday/holiday schedules allow for the use of parking spaces by more than one user such as with meeting halls, religious buildings, and dwelling retail combinations.

Side Yard Setback: The minimum distance from the side property line adjacent to another lot or public right-of-way to any part of the house or ancillary structure.

Single Family Dwelling: A dwelling consisting of one dwelling unit.

Square: An outdoor public tract spaciously defined by its surrounding buildings as a room that is defined by its walls, and adjacent to streets on at least two sides. Squares shall be partially paved and surrounded by shop front use or row house use lots on at least sixty percent of its perimeter. One third of the sixty percent may be substituted by a natural spacial border such as a water front for at least one side. Commercial uses shall be permitted on all of the surrounding lots.

Stairs: are for the purpose of accessing floors or levels beyond the first floor.

Stoops/Steps: are for the purpose of accessing the first floor or level.

Story: A habitat level within a building no more than fourteen feet in height from finished floor to finished ceiling.

Street: A general, traditional thoroughfare serving pedestrian mobility, with two or four travel lanes and parking generally on one or two sides. Motor vehicle mobility is vital, but subordinate to pedestrian mobility. In low volume areas requiring very distinct speed control, yield streets are specified where two opposing vehicles meeting would require one to slow and pull aside. Green Streets have added separation via wider planting strips. (HPE)

Street Edge: A masking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A street edge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge (Duany Plater-Zyberk & Company)

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Street Lamps: A light standard between eight and fourteen feet in height equipped with an incandescent or metal halide light source.

Street Vista: The view framed by buildings at the termination of the axis of a street.

Street Wall: A masonry or wood wall no less than seventy-five percent opaque built along the frontage line and between seven and fourteen feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

Terrace: An upper level outdoor living area without a solid roof.

Through Street: Through streets may provide primary access to and/or border but not pass through a neighborhood proper. In the event through streets border or pass through a neighborhood proper, there shall be between the frontage line and the street lanes a sidewalk of not less than six feet, at least one lane of parking, at least one ten foot travel lane and a planted area with trees planted no further than fifty feet apart. Through streets will generally be constructed in accordance with the existing Central Baton Rouge Parish road and street regulations as supplemented by the Magnolia Square street plat.

Tower: A small room, porch, or deck which protrude from the maximum height allowed for a residence.

Townhouse: A residential dwelling attached to a similar dwelling.

Tract: A separately platted portion of land containing a use held in common.

Transom: A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

Tree (Shade): A deciduous tree of wide canopy resistant to root pressure of proven viability in the region no less than three inch caliper and eight foot vertical clear trunk at the time of planting.

Tree (Street): A deciduous tree resistant to root pressure of proven viability in the region no less than three inch caliper and eight foot vertical clear trunk at the time of planting.

Tree Lawn: See definition of Parkway.

Utility Alcove: A utility niche located on lots, intended for use by public utilities (see plat).

Village Center: The dense multifunctional social condenser of a neighborhood. It is usually at a central location, within walking distance of the surrounding, primarily residential areas. (Duany Plater-Zyberk & Company, C3.2)

Village Edge: The least dense, most purely residential sector of the neighborhood. The size varies in proportion depending on whether the model is more rural (village-like) or more urban (town-like). (Duany Plater-Zyberk & Company, C3.2)

Village General: The sector that is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood. (Duany Plater-Zyberk & Company, C3.2)

Village House: A one and a half or two-story single family detached house on a small lot, often with rear loaded parking. Parking must be rear loaded on lots narrower than 50 feet. (Zimmerman/Volk Associates, Inc.)

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ARCHITECTS
SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

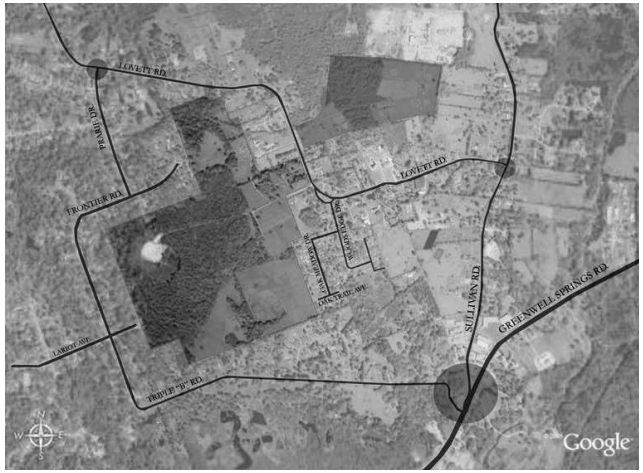
A Traditional Neighborhood Development

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REGIONAL MAP

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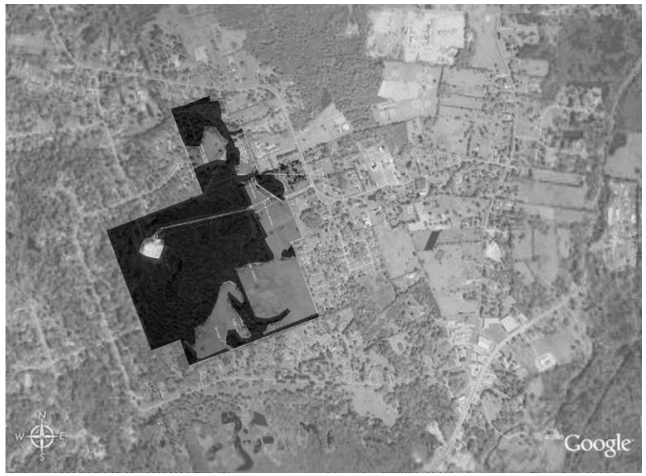
Central, Louisiana



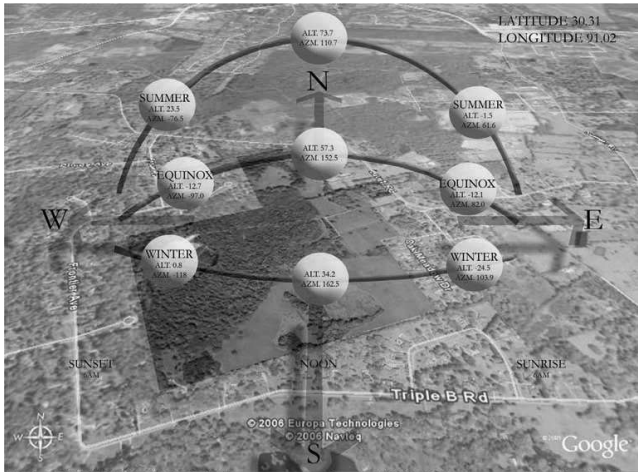
EXISTING STREETS



EXISTING EASEMENTS AND BUILDINGS



EXISTING VEGETATION



SOLAR DIAGRAM

ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

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EXISTING CONDITIONS

Central, Louisiana

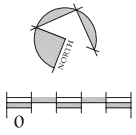
DESIGN VISION

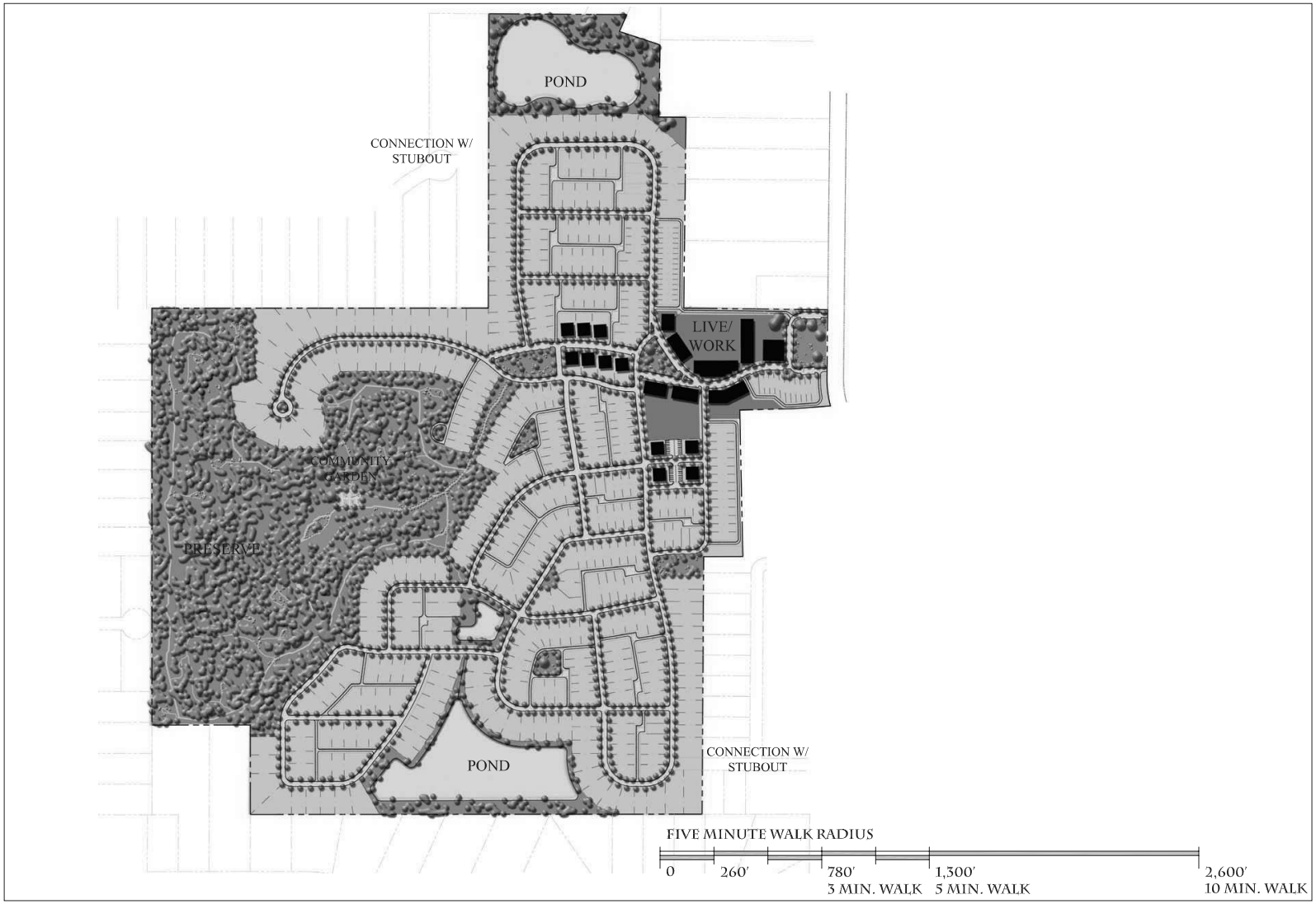
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SUMMARY TABLE

#	LOT TYPE
+/- 34	Live/Work Apartments
44	Mansion Condo
42	Townhouse 25' x 100'
103	Cottage 40' x 120'
90	Cottage House 50' x 120'
103	Village 60' x 120'
51	Neighborhood 70' x 120'
35	Edge 90' x 130'
502	Total Units

65,000 SF Commercial





ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

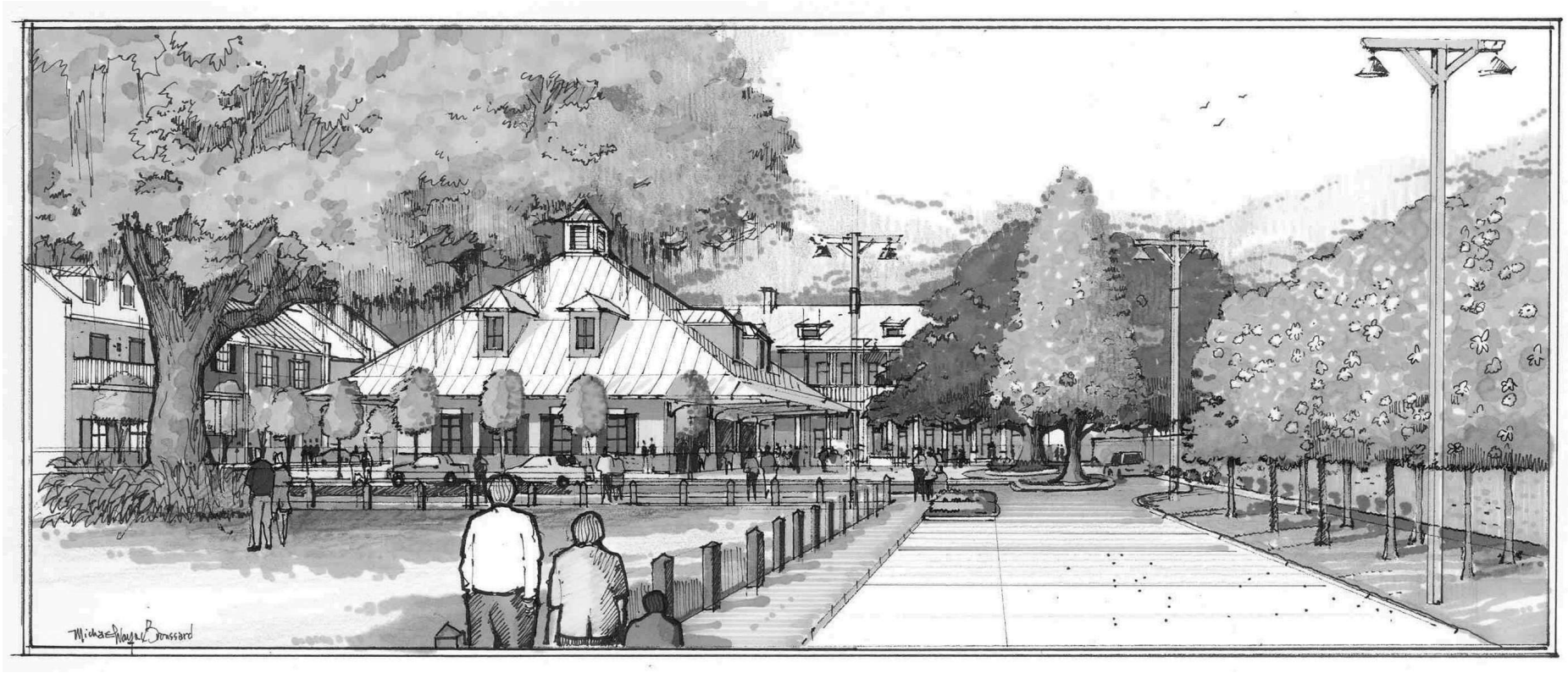
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TOWN PLAN

II-2

Central, Louisiana



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VIEW OF ENTRANCE

II-3

Central, Louisiana





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ELEVATIONS OF TOWN CENTER

Central, Louisiana



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VIEW OF TOWN CENTER

II-5

Central, Louisiana



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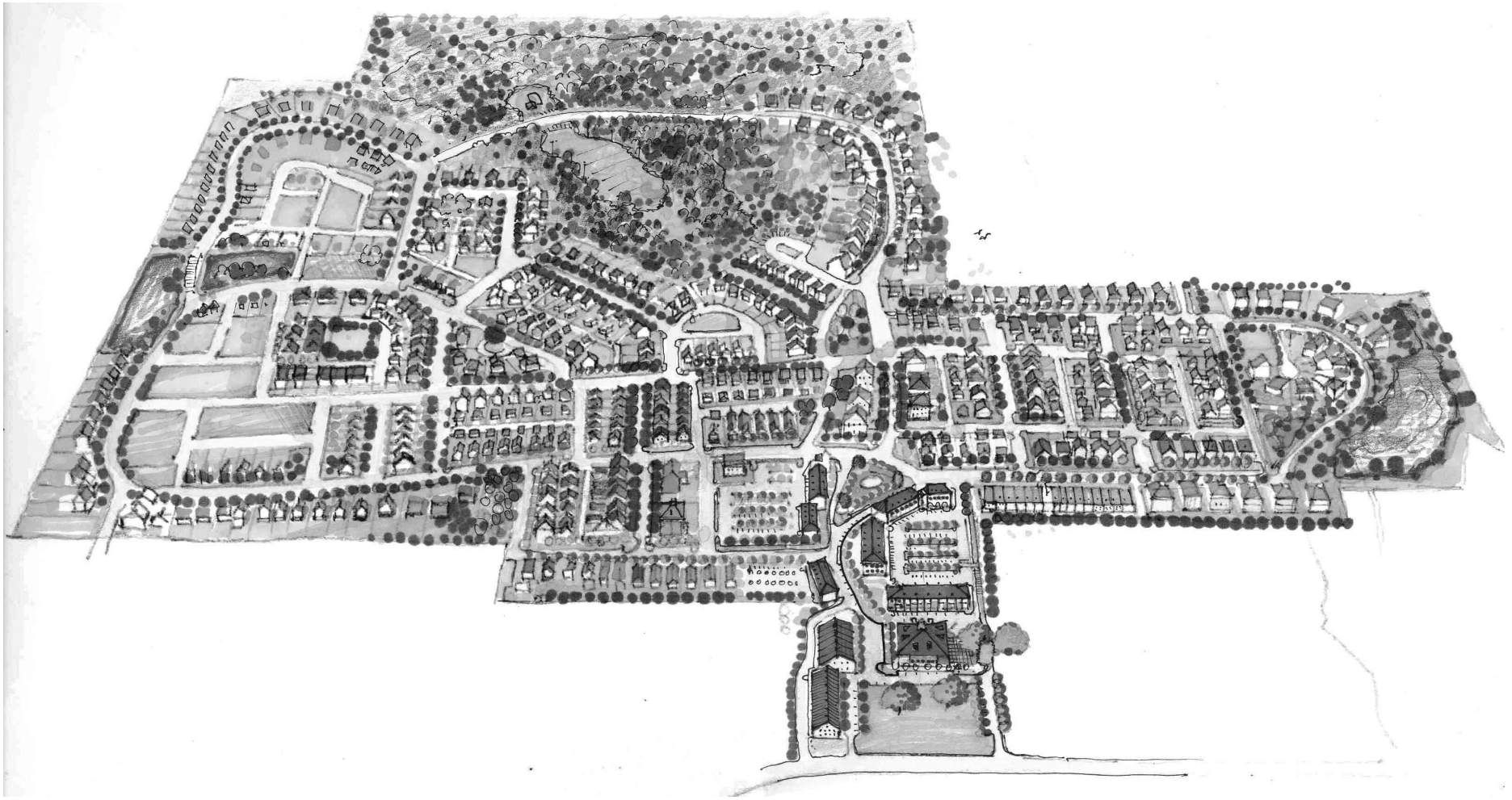
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VIEW OF BRIDGE OF CANAL

Central, Louisiana



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AERIAL VIEW OF MAGNOLIA SQUARE

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URBAN REGULATING STANDARDS

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MAGNOLIA SQUARE

URBAN REGULATION INSTRUCTIONS

Land Classifications

The Design Code for Magnolia Square is developed around ***The Transect***, a system of land classifications described in ***The Lexicon of the New Urbanism***, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic neighborhood and serve to create the structure of the community of Magnolia Square. This structure is expressed as three urban sectors: Village Center (VC), Village General (VG) and Village Edge (VE).

The Village Center (VC) is the focus of the neighborhood's civic buildings and social activity. It incorporates retail, workplaces, and more dense residential units, and it connects directly to other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the neighborhood. The streets are generally designed with formalized on street parking characterized by avenues and main streets. Buildings placed either at or near the right-of-way line, further reinforce the streets edge and public character.

The Village General (VG) is that element of the transect which focuses principally on residential use with a *minimum* of other potential uses and constitutes the majority of the type of the land uses at Magnolia Square. Streets and boulevards generally characterize the thoroughfare makeup within the Village General.

The Village Edge (VE) is the least dense, purely residential, and characterized principally by it's rural character. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low-density edge yard treatment.

This Design Code creates an additional type of refined division within each of the individual described zones. For example, in the Village General is the Village General I (VG-I), Village General II (VG-II) and Village General III (VG-III). These further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the *Urban Regulation Instructions in* this design code for further clarification.

Building Types

	Village Context Zones									Horizontal Placement BTL: Build To Line (mandatory)
	Village Center			Village General			Village Edge			
	VCI	VCII	VCIII	VGI	VGII	VGIII	VEI	VEII	VEIII	
Commercial	0 - 5		10 BTL							Front
	0 BTL		10 BTL							Left
	0 BTL		10 BTL							Right
	10 BTL		10 BTL							Rear
Livework	0 - 5		5 BTL							Front
	0 BTL		5 BTL							Left
	0 BTL		5 BTL							Right
	10 BTL		10 BTL							Rear
Mansion Condos (80 x 120)		10 BTL								Front
		10 BTL								Left
		10 BTL								Right
Townhouses (25 x 100)	3 BTL	10 BTL								Front
	0 BTL	0 BTL								Left
	0 BTL	0 BTL								Right
	15 BTL	15 BTL								Rear @ Alley @ Back-out Parking
	5 BTL	5 BTL								Rear @ Alley @ All other Structures
Cottage (40 x 120)				7.5 BTL	10 BTL	15 BTL				Front
				5 min	5 min	5 min				Minimum Side (Left & Right)
				30' - 35'	30' - 35'	30' - 35'				Home Width (Min. - Max.)
				15' - 20'	15' - 20'	15' - 20'				Rear @ Alley @ Back-out Parking
				15 BTL	15 BTL	15 BTL				Rear @ Alley @ All other Structures
Cottage House (50 x 120)				7.5 BTL	10 BTL	15 BTL				Front
				5 min	5 min	5 min				Minimum Side (Left & Right)
				30' - 35'	30' - 35'	30' - 35'				Home Width (Min. - Max.)
				15' - 20'	15' - 20'	15' - 20'				Rear @ Alley @ Back-out Parking
				15 BTL	15 BTL	15 BTL				Rear @ Alley @ All other Structures
Village House (60 x 120)				7.5 BTL	10 BTL	15 BTL	15 BTL			Front
				5 min	5 min	5 min	5 min			Minimum Side (Left & Right)
				35' - 40'	35' - 40'	35' - 40'	30' - 35'			Home Width (Min. - Max.)
				15' - 20'	15' - 20'	15' - 20'	15' - 20'			Rear @ Alley @ Back-out Parking
				15 BTL	15 BTL	15 BTL	15 BTL			Rear @ Alley @ All other Structures
Neighborhood House (70 x 120)				7.5 BTL	10 BTL	15 BTL	20 BTL			Front
				5 min	5 min	5 min	5 min			Minimum Side (Left & Right)
				45' - 50'	45' - 50'	45' - 50'	40' - 45'			Home Width (Min. - Max.)
				5 min	5 min	5 min	5 min			Left and Right @ Garage
				15' - 20'	15' - 20'	15' - 20'	15' - 20'			Rear @ Alley @ Back-out Parking
				15 BTL	15 BTL	15 BTL	15 BTL			Rear @ Alley @ All other Structures
				10 min	10 min	10 min	10 min			Rear @ Non Alley
Edge House (90 x 130)				7.5 BTL	10 BTL	15 BTL		20 BTL	30 BTL	Front
				5 min	5 min	5 min		10 min	10 min	Minimum Side (Left & Right)
				65' - 80'	65' - 80'	65' - 80'		65' - 70'	65' - 70'	Home Width (Min. - Max.)
				5 min	5 min	5 min		5 min	5 min	Left and Right @ Garage
				15' - 20'	15' - 20'	15' - 20'		15' - 20'	15' - 20'	Rear @ Alley @ Back-out Parking
				15 BTL	15 BTL	15 BTL		15 BTL	15 BTL	Rear @ Alley @ All other Structures
				10 min	10 min	10 min		10 min	10 min	Rear @ Non Alley

General Instructions

Building Use	ALL TYPES SHALL PERMIT RESIDENTIAL OR COMMERCIAL USE AT ALL STORIES EXCEPT FOR TOWNHOUSES AND MANSION APARTMENTS. SEE LAND USE CLASSIFICATIONS ABOVE.	ALL TYPES SHALL PERMIT RESIDENTIAL USE AT ALL STORIES OF THE PRINCIPAL STRUCTURE; SEE LAND CLASSIFICATIONS ABOVE.
Reserve	SEE DEFINITION	
Civic Uses	CIVIC BUILDINGS DESIGNED SPECIFICALLY FOR CIVIC FUNCTIONS (SEE CIVIC BUILDINGS DEFINITION), SHALL NOT BE SUBJECT TO THE REQUIREMENTS DESCRIBED IN THIS URBAN REGULATING INSTRUCTIONS. THE PARTICULARS OF CIVIC BUILDING DESIGN SHALL BE EMUNE FROM THIS SPECIFICITY. AS ANIMATORS OF THE PUBLIC REALM, THESE EXCEPTIONS SERVE TO ALLOW ARCHITECTURE THAT ACCENTS AND CELEBRATES THE COMMUNITY'S LIFE IN ITS MORE PUBLIC AND CIVIC GOINGS ON. IN ORDER TO SUPPORT THIS CIVIC WORTH, IT IS OF UTMOST IMPORTANCE, THAT THE PRIVATE BUILT ENVIRONMENT, WHICH SERVES PRIMARILY TO DEFINE THE PUBLIC REALM, MAINTAIN STRICT COMPLIANCE WITH THE RESTRICTIONS DESCRIBED IN THE URBAN REGULATING INSTRUCTIONS.	
Corner Lots	BUILDINGS OCCURRING ON CORNER LOTS SHALL BE TREATED AS A PRINCIPAL ELEVATION ON BOTH FRONTAGES.	
Outbuilding	ALLOWED ONLY AT TOWN HOUSES. OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 450 SF).	OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 800 SF).
Parking	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE MAGNOLIA SQUARE ZONE CASE AND AMENDMENTS THEREAFTER.	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE MAGNOLIA SQUARE ZONE CASE AND AMENDMENTS THEREAFTER. IT SHALL NOT EXCEED MORE THAN 3 COVERED SPACES.
		AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE MAGNOLIA SQUARE ZONE CASE AND AMENDMENTS THEREAFTER. IT SHALL NOT EXCEED MORE THAN 4 COVERED SPACES. ACCESS TO PARKING OFF PRIMARY STREETS MAY BE FRONTAL OR SIDE IN THE CONFIGURATIONS SHOWN IN THE BUILDING TYPE DIAGRAMS.

Horizontal Placement Instructions

Facade	THE PLACEMENT OF THE FAÇADE AT THE FRONT SETBACK LINE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE.	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SUOULD SHOW NO MORE THAN 3 CORNERS TO THE FRONTAGE UNLESS ALLOWED BY STYLE, I.E. VICTORIAN. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 4 CORNERS TO THE FRONTAGE UNLESS ALLOWED BY STYLE. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.
Fences and Garden Walls	IN THE ABSENCE OF BUILDING, GARDEN WALLS AND GATES SHALL BE BUILT FROM 0 - 8' FROM THE APPLICABLE SETBACK LINE IN ACCORDANCE WITH THE SETBACK.	WHERE PROVIDED, FENCES AND GATES SHALL BE BUILT ON THE PRIMARY FRONTAGE LINE ONLY. GARDEN WALLS AND GATES SHALL NOT BE BUILT ON THE FRONTAGE LINE BUT MAY BE BUILT COPLANAR OR BEYOND TO THE FRONT WALL OF THE MAIN BUILDING. COPLANAR GARDEN WALLS SHALL BE BRICK, STUCCO, STONE, WROUGHT IRON OR CAST IRON. BUILDINGS ON CORNER LOTS MAY BUILD A GARDEN WALL AND GATES AT ONLY ONE OF ITS FRONTAGE LINES WHEN APPROVED BY THE DRB IN ADVANCE. SAID GARDEN WALLS SHALL BE CONSTRUCTED AT A BTL OF 2'-0" BEHIND THE FRONTAGE LINE.	
Dooryard	DOORYARDS SHALL BE PROVIDED AS INDICATED ON THE URBAN REGULATING OPPORTUNITIES AND CONSTRAINTS PLAN. THE WALL SHALL BE LOCATED @ THE FRONTAGE LINE IN ACCORDANCE WITH THE "CORNER LOTS" VIEW TRIANGLE AND SHALL BE A HEIGHT OF 2'-6" ABOVE THE LEADING EDGE OF THE SIDEWALK @ THE FRONTAGE LINE. THE FIRST FLOOR SHALL BE ELEVATED ABOVE THE LEADING EDGE OF THE DOORYARD A MIN. OF 3-0".		
Corner Lots	BUILDINGS ON CORNER LOTS SHALL HOLD CLEAR A VIEW TRIANGLE AS APPROVED IN THE MAGNOLIA SQUARE ZONING ORDINANCE. SEE STREET SECTIONS AND DETAILS.		
Parking	PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND SIDEWALK SYSTEM SHALL BE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREET EDGE. PROVIDE THROUGH-BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES @ INTERVALS NOT TO EXCEED 150 FEET.	GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. SEE PLACEMENT DIAGRAMS FOR ALLEY LOADED PARKING ACCOMMODATIONS.	GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. WHERE LOTS ARE NOT ALLEY LOADED, PARKING PLACEMENT SHALL BE A MINIMUM OF 30 FEET BEHIND THE FACADE WITH A MAXIMUM OF A SINGLE WIDTH DRIVEWAY NOT EXCEEDING 12 FEET IN WIDTH FROM THE FRONTAGE TO THE FACADE LINE.

Vertical Placement Instructions

Porches, Balconies, and Stoops	PORCHES, BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN IN THE BUILDING PLACEMENT GUIDELINES.	PORCHES BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN ON ARCHITECTURAL TYPOLOGIES.
Main Floor	THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE GRADE AT THE PORCH OR STOOP A MINIMUM OF 2'-6" @ VCI AND 3'-0" @ VCII, EXCEPT THAT COMMERCIAL USES SHALL BE NEAR SIDEWALK GRADE.	THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE LEADING EDGE OF GRADE AT THE PORCH A MINIMUM OF 2'-6" AND MAXIMUM OF 3'-0". (SEE DOORYARD).
Main Floor Height	THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 12' NOR MORE THAN 14'	THE FIRST FLOOR WALL PLATE HEIGHT SHALL BE NO LESS THAN 10' NOR MORE THAN 12'. SECOND FLOOR WALL PLATE SHALL BE NO LESS THAN 19' NOR GREATER THAN 21' AT THE PRIMARY BUILDING FRONTAGE ONLY. ALL OTHER SPACES MAY BE A MINIMUM OF 9'-0".
Max. Building Height	2.5 STORIES	2 STORIES OR 45' (WHICHEVER IS GREATER)
Corner Lots	ALL LOTS OCCURRING AT BLOCK CORNERS SHALL BE A MINIMUM OF 2 STORIES.	
Roofs	BUILDINGS MAY HAVE FLAT ROOFS ENCLOSED BY PARAPETS OR SLOPED ROOFS IN ACCORDANCE WITH THE ARCHITECTURAL GUIDELINES.	BUILDINGS SHALL HAVE SLOPED ROOFS IN ACCORDANCE WITH THE ARCHITECTURAL TYPOLOGIES.

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URBAN REGULATING INSTRUCTIONS

Central, Louisiana

VILLAGE CENTER

VILLAGE GENERAL

VILLAGE EDGE

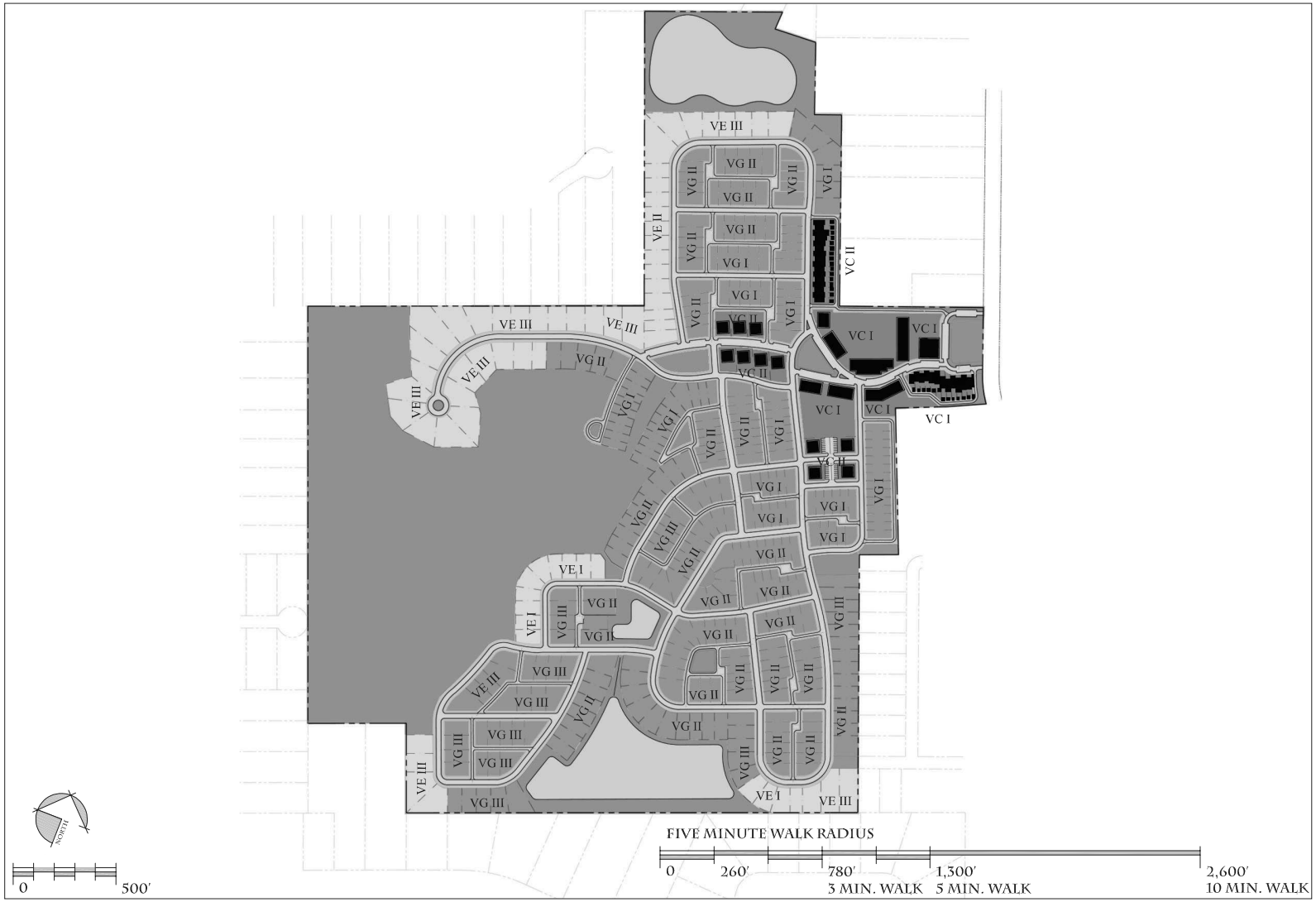
GREEN SPACE

WATER

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THE VILLAGE AT MAGNOLIA SQUARE

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URBAN REGULATING MASTER PLAN

Central, Louisiana

VILLAGE CENTER

VILLAGE GENERAL

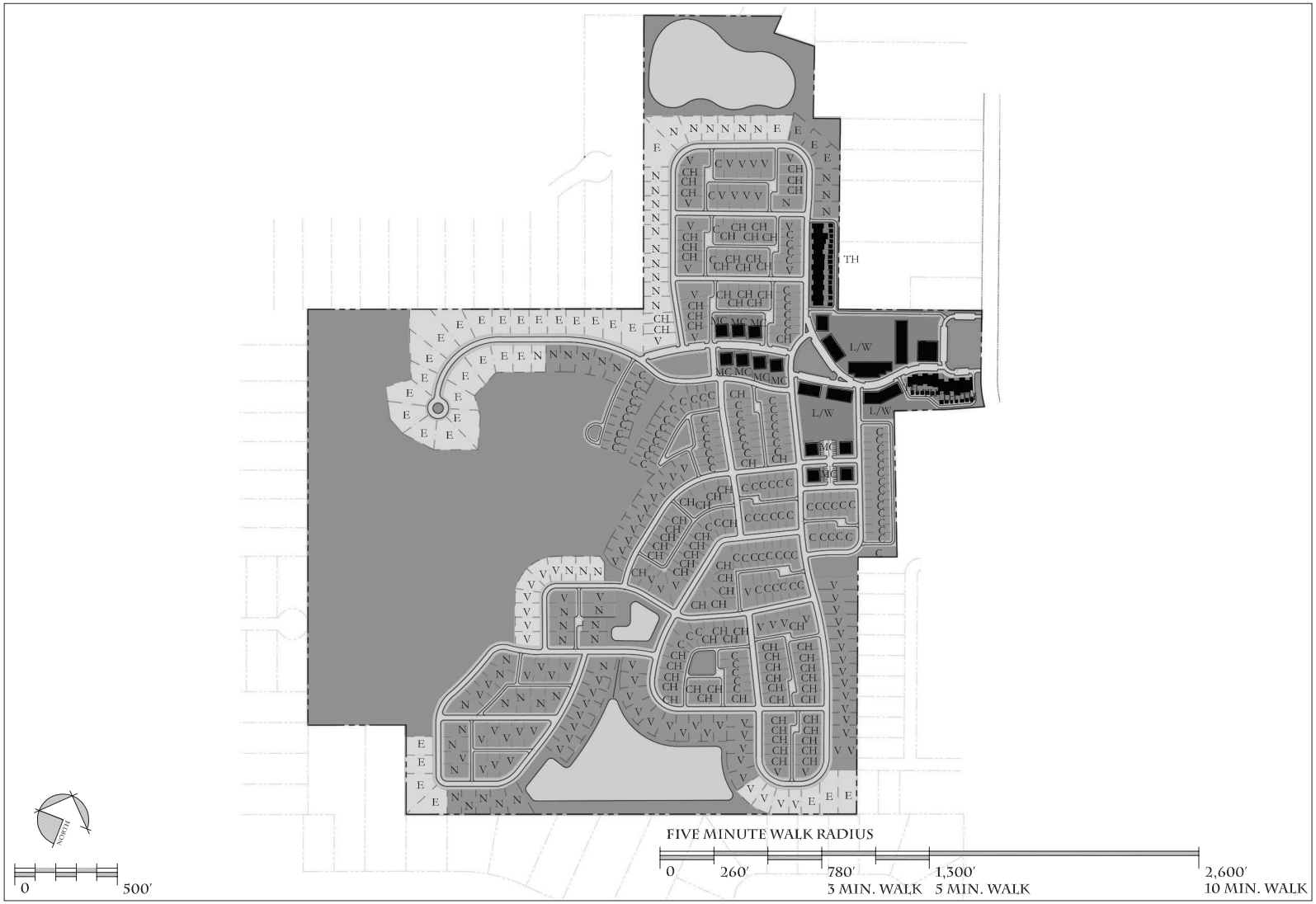
VILLAGE EDGE

GREEN SPACE

WATER

#		LOT TYPE
34	*L/W*	Live/Work
44	*MC*	Mansion Condo
42	*T*	Townhouse 25’ x 100’
103	*C*	Cottage 40’ x 120’
90	*CH*	Cottage House 50’ x 120’
103	*V*	Village 60’ x 120’
51	*N*	Neighborhood 70’ x 120’
35	*E*	Edge 90’ x 130’
502		Total

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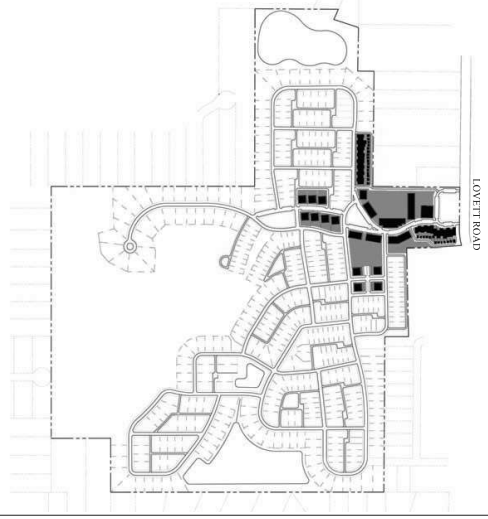
THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

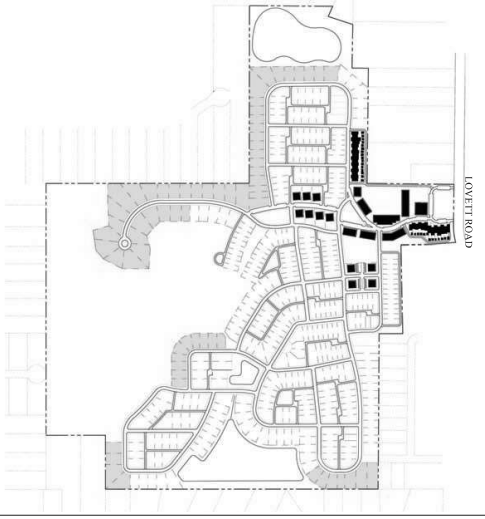
LOT TYPE PLAN

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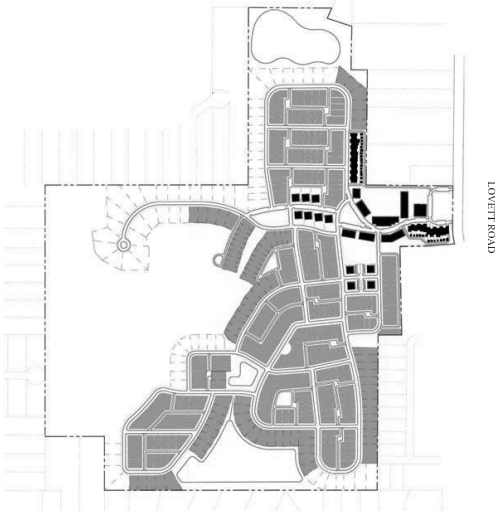
Central, Louisiana



VILLAGE CENTER



VILLAGE EDGE



VILLAGE GENERAL

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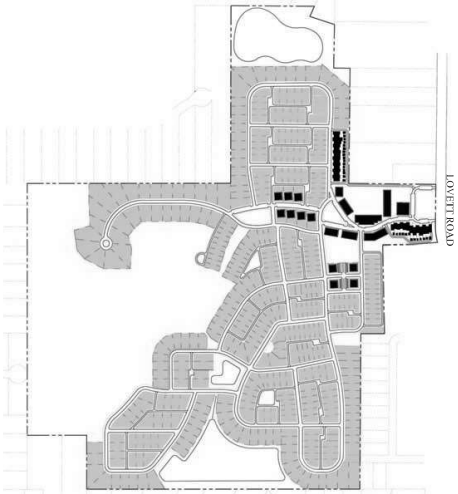
THE VILLAGE AT MAGNOLIA SQUARE

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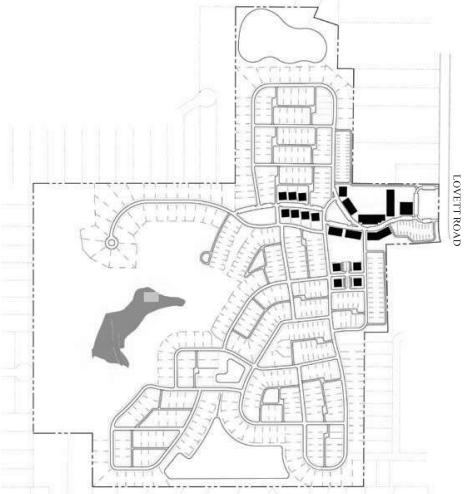
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VILLAGE ZONES

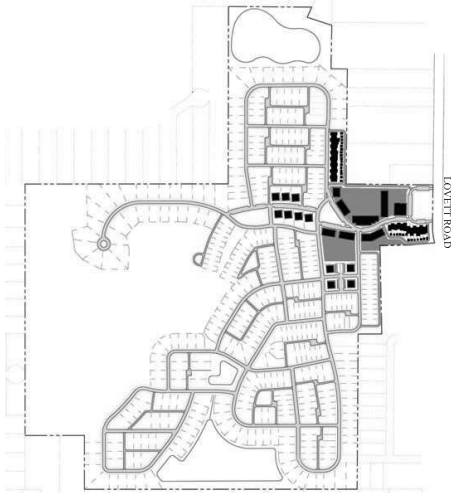
Central, Louisiana



RESIDENTIAL

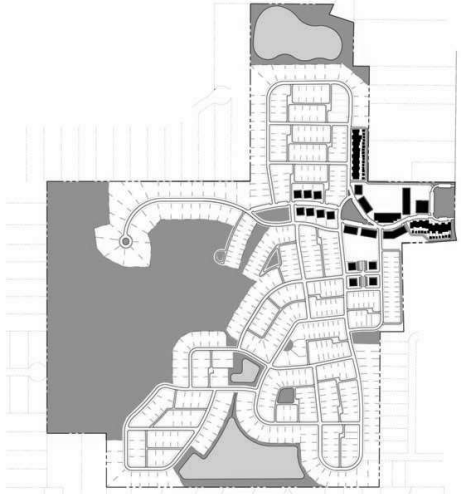


CIVIC



COMMERCIAL

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OPEN

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THE VILLAGE AT MAGNOLIA SQUARE

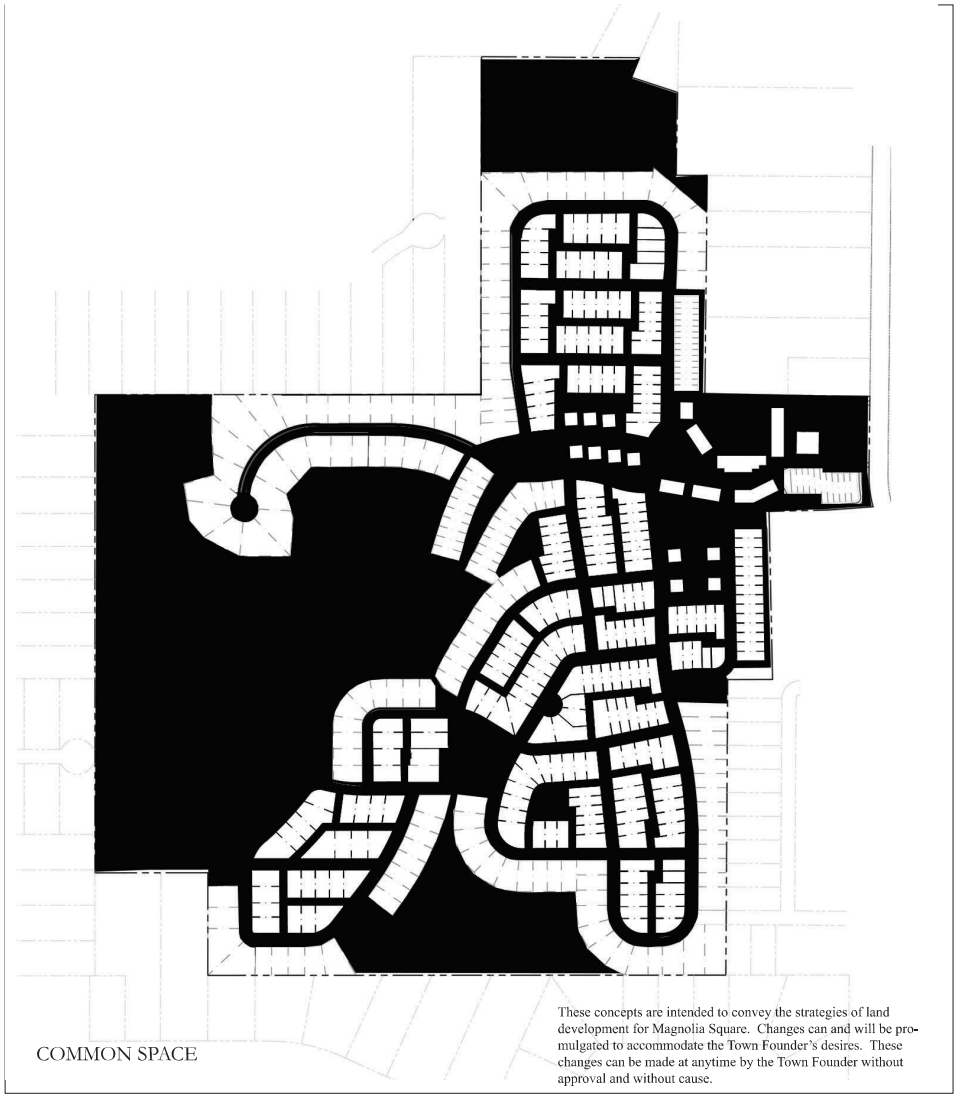
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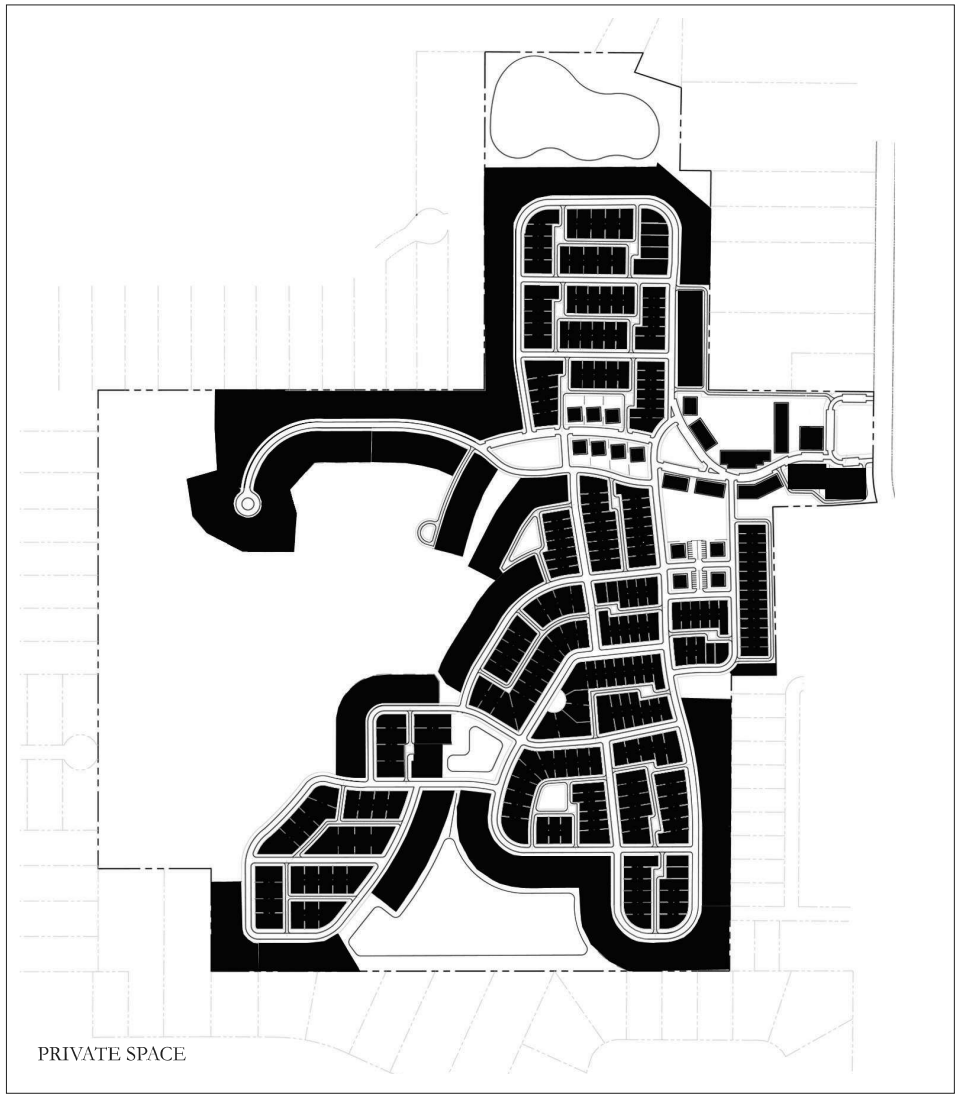
LAND USES

Central, Louisiana



COMMON SPACE

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PRIVATE SPACE

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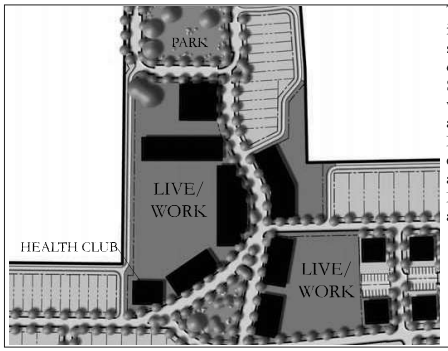
COMMON SPACE AND PRIVATE SPACE

Central, Louisiana

VILLAGE CENTER

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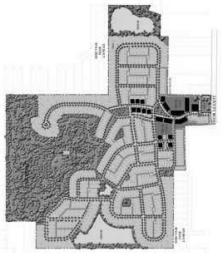




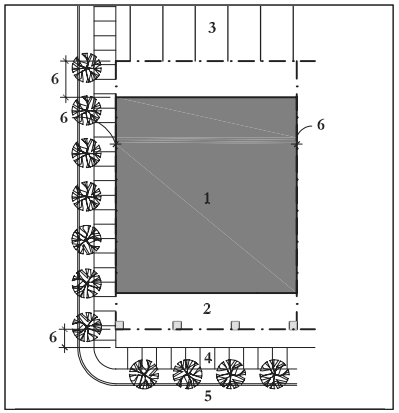
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USES and ARCHITECTURAL TYPES

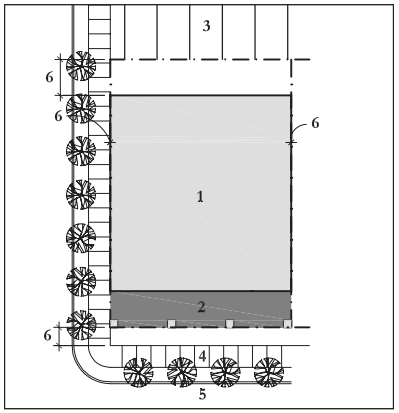
In accordance with the adjusted zoning classifications for Magnolia Square.



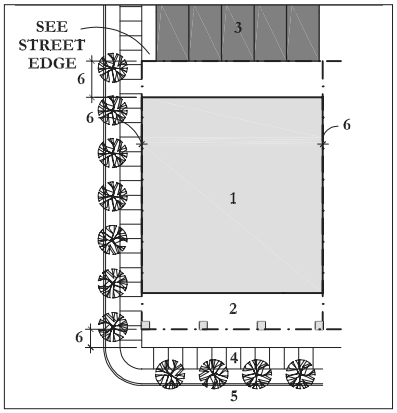
BUILDING PLACEMENT



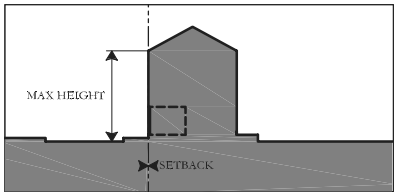
BUILDING FRONTAGE



PARKING PLACEMENT



BUILDING HEIGHT and PROFILE



MAXIMUM HEIGHT

Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Minimum Stories: See Urban Regulation

Maximum Stories: See Urban Regulation

The building types shown in these building placement guidelines may be substituted with any of the building types shown in the Village Center section of the building type guidelines

SETBACKS

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation.
See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking

ENCROACHMENTS

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies

PARKING REQUIREMENTS

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation.

BUILDING PLACEMENT AND BUILDING FRONTAGE LEGEND

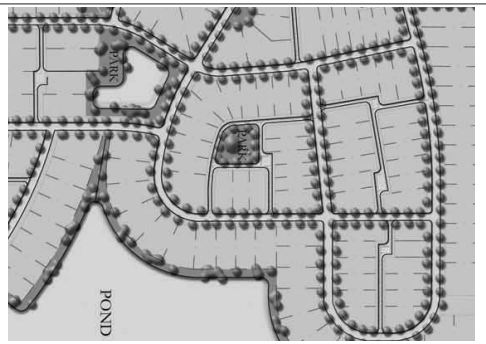
1	Building Zone
2	Optional Front Gallery or Awning Covering
3	Rear Parking Zone
4	Sidewalk
5	Street
6	See Urban Regulations

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VILLAGE GENERAL

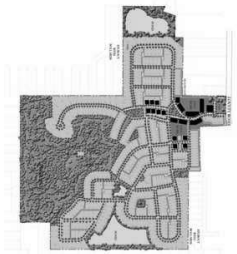
The Village General (VG) is that element of the transect which focuses principally on residential use with a minimum of other potential uses to include ancillary units, apartments, and for home occupation. It constitutes the majority of the land use types in accordance with the specific use plan at Magnolia Square. Streets and boulevards generally characterize the thoroughfare makeup within the Village General.



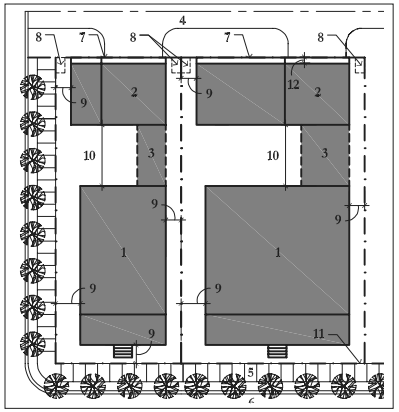


USES and ARCHITECTURAL TYPES

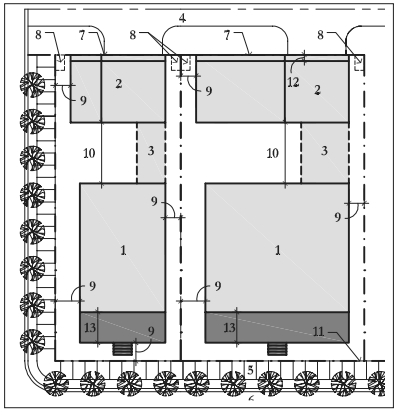
In accordance with the adjusted zoning classifications for Magnolia Square.



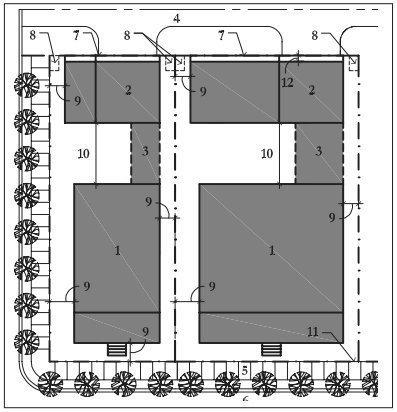
BUILDING PLACEMENT



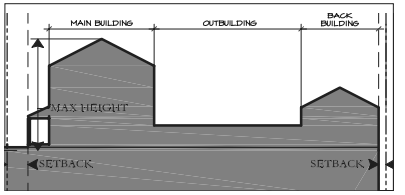
BUILDING FRONTAGE



PARKING PLACEMENT



BUILDING HEIGHT and PROFILE



MAXIMUM HEIGHT

Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Minimum Stories: See Urban Regulation

Maximum Stories: See Urban Regulation

The building types shown in these building placement guidelines may be substituted with any of the building types shown in the Village General & Edge (alley loaded) sections of the building type guidelines.

SETBACKS

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation.
See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking.

ENCROACHMENTS

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies.

PARKING REQUIREMENTS

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation.

BUILDING PLACEMENT AND BUILDING FRONTAGE LEGEND

1	Building Zone	**9**	See Urban Regulations
2	Parking Zone/Out Bldg.	**10**	20' Min. Courtyard
3	Optional Back Building	**11**	Right Of Way & Location of Fence
4	Alley	**12**	See Urban Regulations
5	Sidewalk	**13**	8' Min. Porch Depth
6	Street	**14**	See street sections for fence locations along alley.
7	Property Line		
8	Utilities Alcove		

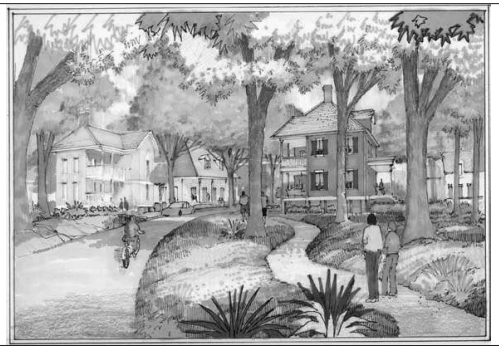
© COPYRIGHT 2006

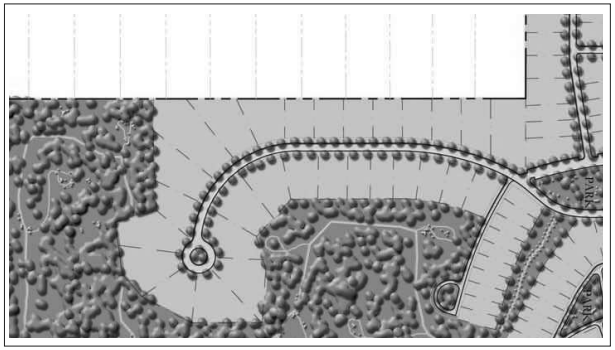
05.10.07

Central, Louisiana

VILLAGE EDGE / NON ALLEY LOADED

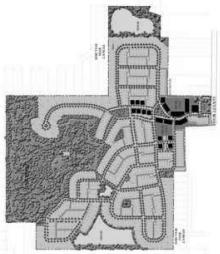
The Village Edge (VE) is the least dense, purely residential and characterized principally by it's rural character in accordance with the specific use plan. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low density edge yard treatment. The streets are generally less formal.





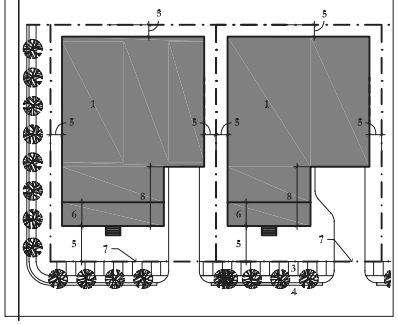
USES and ARCHITECTURAL TYPES

In accordance with the adjusted zoning classifications for Magnolia Square.



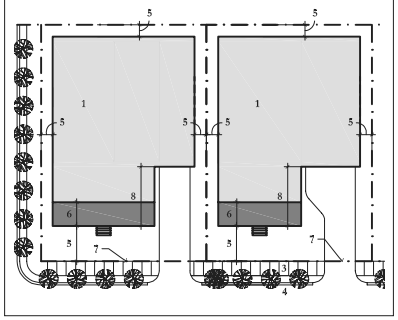
BUILDING PLACEMENT

FOR ALLEY LOADED LOTS, SEE VILLAGE GENERAL PLACEMENT SHEET.



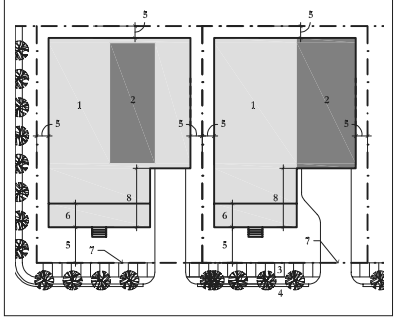
BUILDING FRONTAGE

FOR ALLEY LOADED LOTS, SEE VILLAGE GENERAL PLACEMENT SHEET.

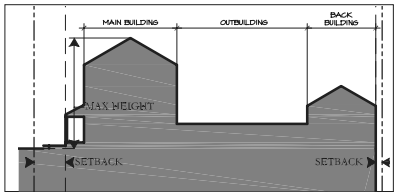


PARKING PLACEMENT

FOR ALLEY LOADED LOTS, SEE VILLAGE GENERAL PLACEMENT SHEET.



BUILDING HEIGHT and PROFILE



MAXIMUM HEIGHT

Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Minimum Stories: See Urban Regulation

Maximum Stories: See Urban Regulation

The building types shown in these building placement guidelines may be substituted with any of the building types shown in the Village Edge (front loaded) section of the building type guidelines.

SETBACKS

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation.
See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking.

ENCROACHMENTS

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies.

PARKING REQUIREMENTS

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation. Porte-cocheres are allowed, but require same setback as garage.

BUILDING PLACEMENT AND BUILDING FRONTAGE LEGEND

1 Building Zone
2 Parking Zone/Out Bldg.
3 Sidewalk
4 Street a max.
5 See Urban Regulations
6 10' Min. Porch Depth
7 Right Of Way
8 The placement of the parking shall be a min. of 30' behind the facade with of a single width driveway not exceeding 12' from the frontage to the facade line on front load.

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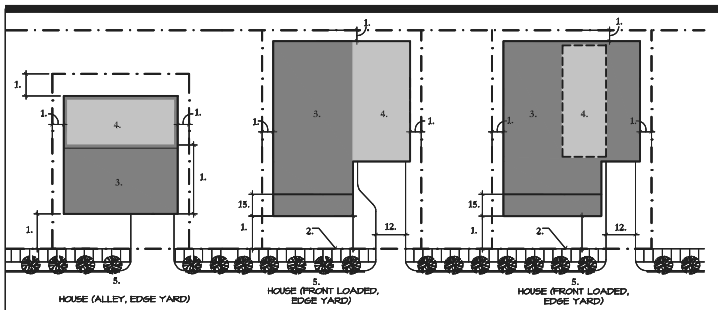
05.10.07

Central, Louisiana

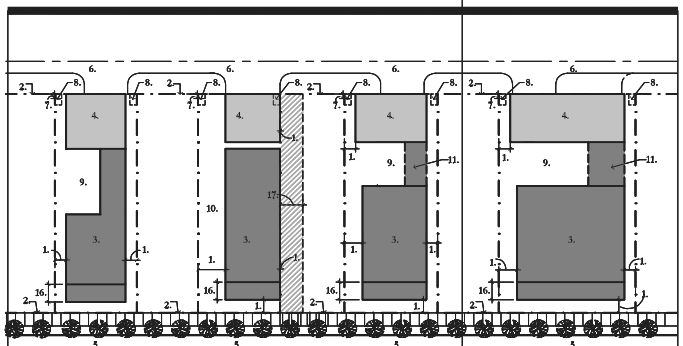
Legend

01. SEE URBAN REGULATION
02. RIGHT OF WAY
03. BUILDING ZONE
04. PARKING ZONE
05. STREET
06. ALLEY
07. 15' BTL PARKING SETBACK
08. UTILITY ALCOVE
09. COURTYARD
10. SIDEYARD
11. OPTIONAL BACK BUILDING
12. WIDTH 12' MAX. FROM FRONTAGE TO FACADE LINE
13. FRONT GALLERY
14. SIDEWALK
15. 10' MINIMUM PORCH DEPTH
16. 8' MINIMUM PORCH DEPTH
17. MANDATORY 10' NO BUILD SETBACK ON LOT ADJACENT TO "0" LOT LINE SIDE OF A SIDEYARD LOT.

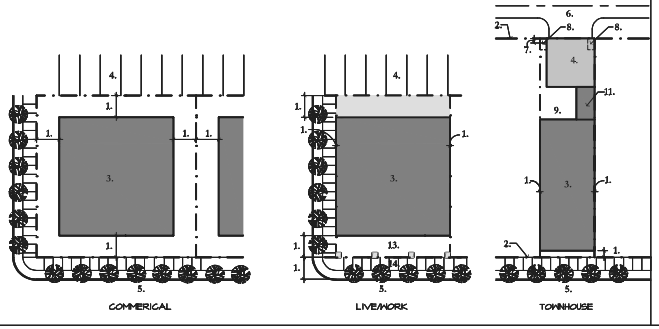
VILLAGE EDGE



VILLAGE GENERAL



VILLAGE CENTER



TRANSECT

URBAN — RURAL

These concepts are intended to convey the strategies of land development for River View. Changes can and will be promulgated to accommodate the Town Founder's desires. These changes can be made at anytime by the Town Founder without approval and without cause.

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Central, Louisiana

THOROUGHFARE

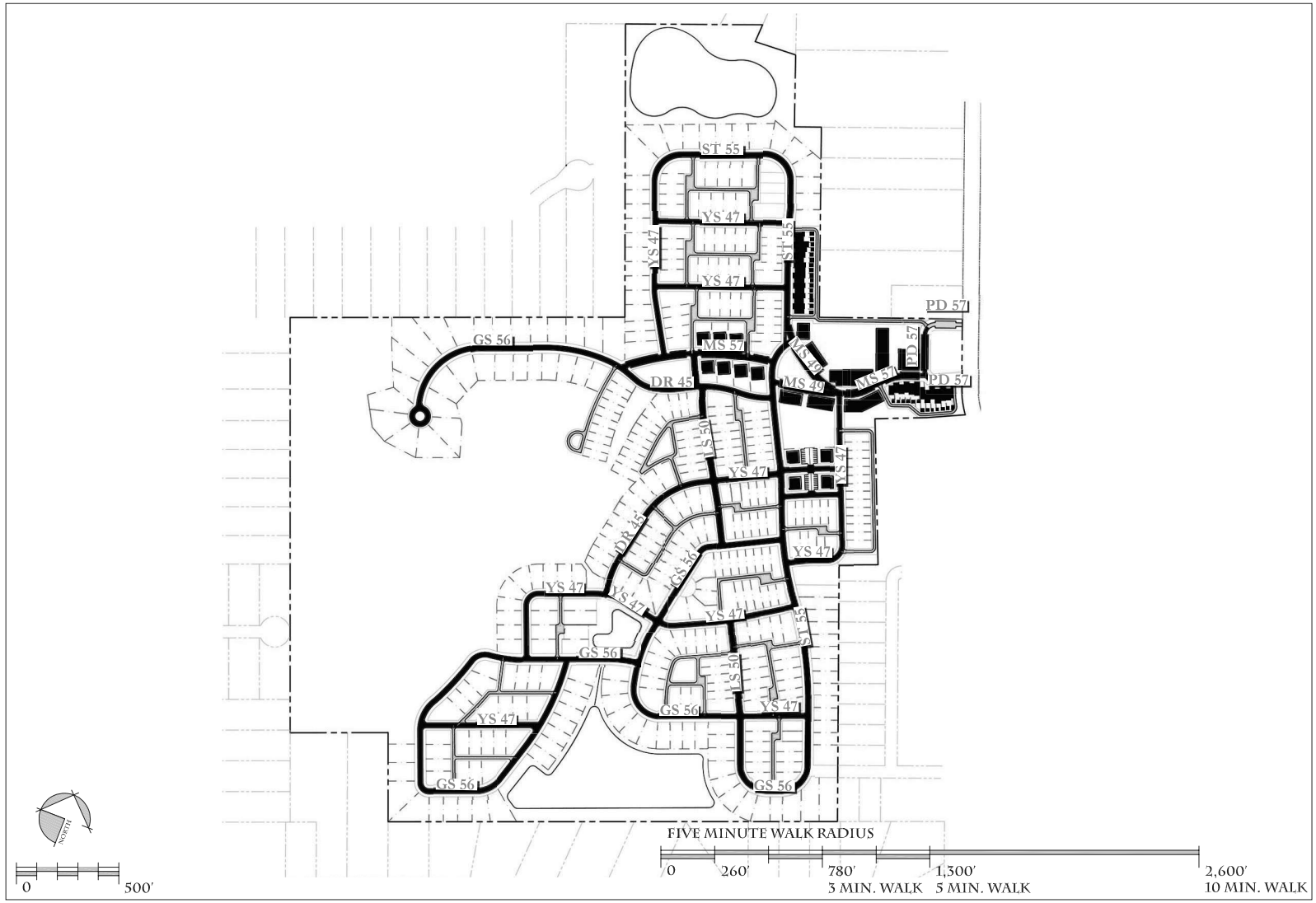
STANDARDS

STREETS

ALLEYS

Mid-block Emergency Access:
At blocks exceeding 300' - 400', provide a mid-block "no parking zone" measuring 20' created utilizing such techniques as material change (i.e. pavers), signage, accent striping on curb, cross walks, etc.

These concepts are intended to convey the strategies of land development for Magnolia Square. Changes can and will be promulgated to accommodate the Town Founder's desires. These changes can be made at anytime by the Town Founder without approval and without cause.



ARCHITECTS SOUTHWEST

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THE VILLAGE AT MAGNOLIA SQUARE

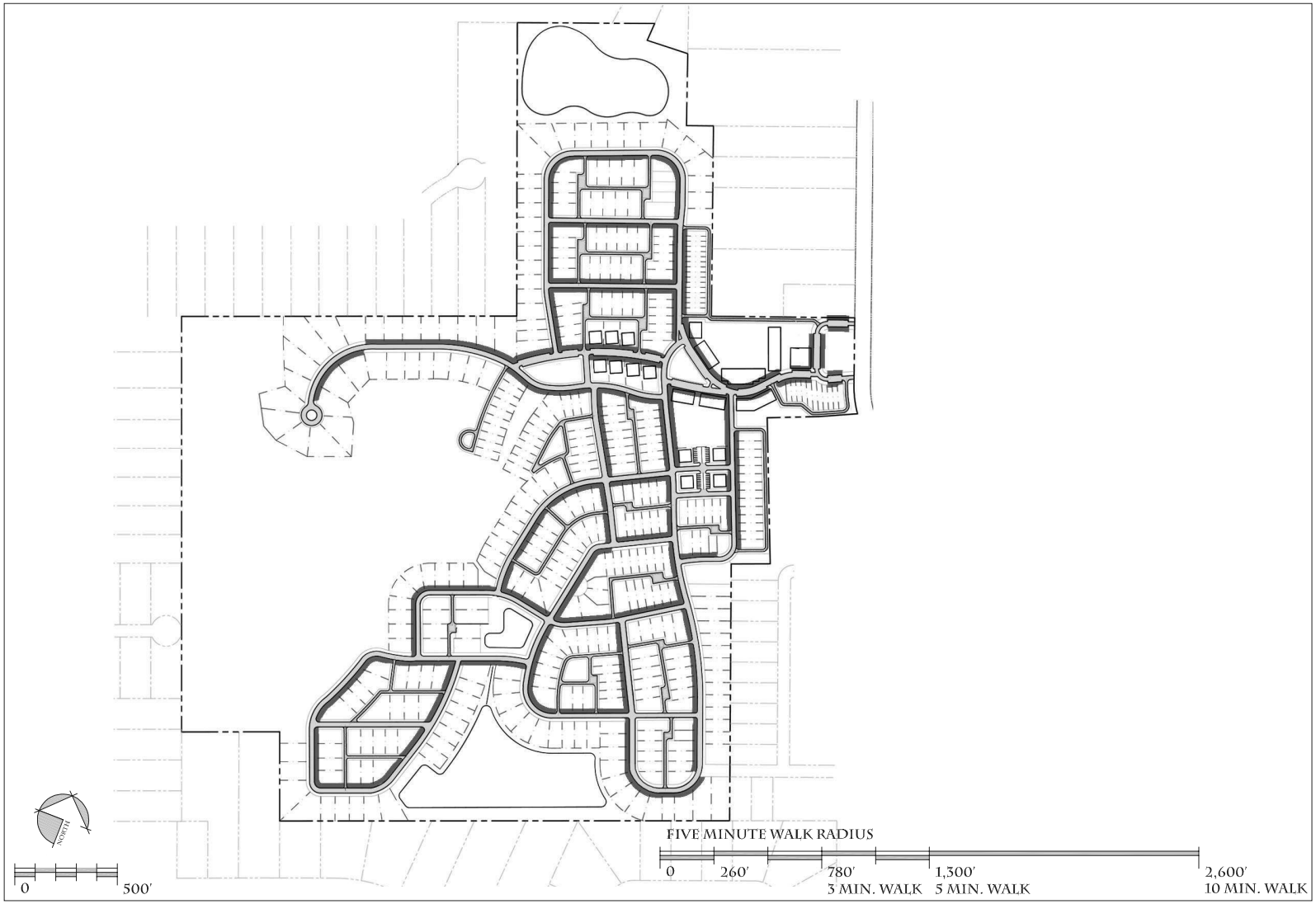
A Traditional Neighborhood Development

05.10.07

VEHICULAR NETWORK AND STREET TYPES

Central, Louisiana

PARKING



These concepts are intended to convey the strategies of land development for Magnolia Square. Changes can and will be promulgated to accommodate the Town Founder's desires. These changes can be made at anytime by the Town Founder without approval and without cause.

ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

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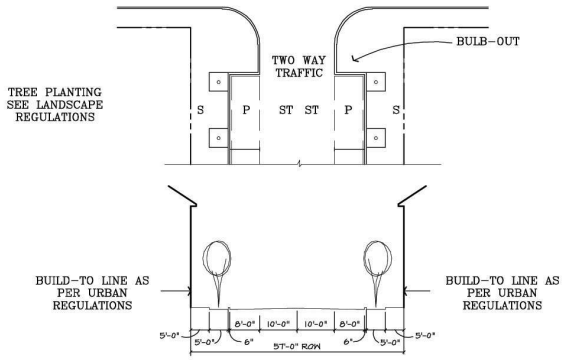
ON-STREET PARKING

IV-3

Central, Louisiana

Main Street (MS-57)

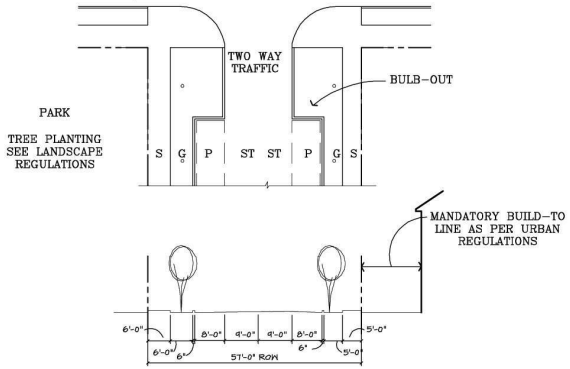
(8/10/10/8)



DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	5 SEC.
PAVEMENT WIDTH:	36'–0"	DRAINAGE:	SURFACE
ROW WIDTH:	57'–0"		GUTTER
MAX. CURB RADIUS:	10'–0"	CURB TYPE:	BARRIER
PARKING:	FORMAL (PARALLEL)		

Park Drive (PD-57)

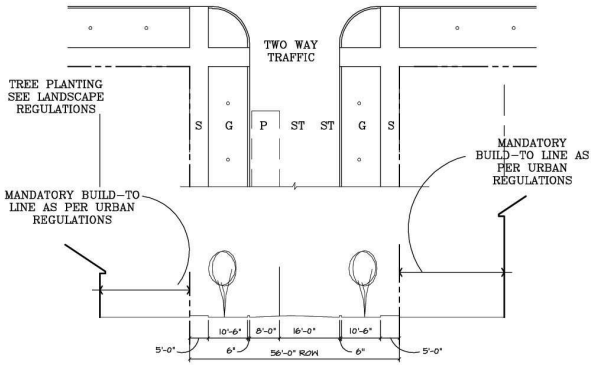
Two Way (8/9/9/8)



DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	5 SEC.
MIN. CENTERLINE RADIUS:	20'–0"	DRAINAGE:	SURFACE
PAVEMENT WIDTH:	34'–0"		GUTTER
ROW WIDTH:	57'–0"	CURB TYPE:	BARRIER
MAX. CURB RADIUS:	10'–0"	PARKING:	FORMAL (PARALLEL)

Green Street (GS-56)

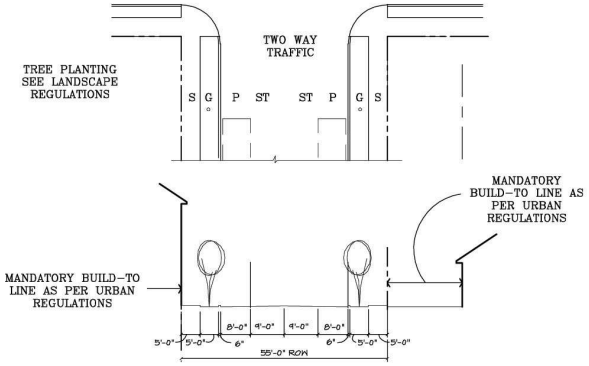
(8/8/8)



DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	7 SEC.
PAVEMENT WIDTH:	24'–0"	DRAINAGE:	SURFACE
ROW WIDTH:	56'–0"		GUTTER
MAX. CURB RADIUS:	10'–0"	CURB TYPE:	BARRIER
		PARKING:	INFORMAL (PARALLEL)

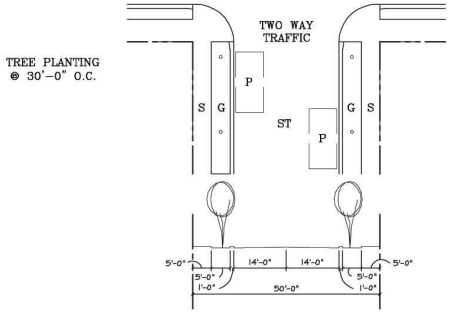
Street (ST-55)

(8/9/9/8)



DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	9 SEC.
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ROW WIDTH:	55'–0"	CURB TYPE:	BARRIER
MAX. CURB RADIUS:	10'–0"	PARKING:	INFORMAL (PARALLEL)

Large Street (LS-50)



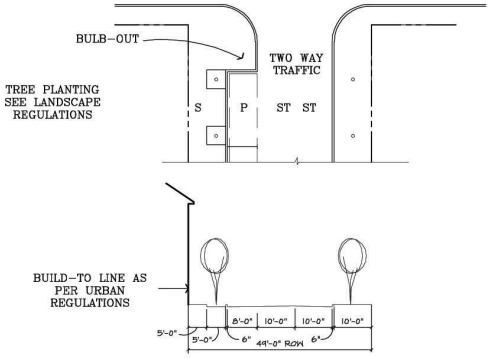
LOCAL

LS-48

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	10 SEC.
PAVEMENT WIDTH:	28'–0"	DRAINAGE:	CURB
ROW WIDTH:	50'–0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'–0"	CURB TYPE:	ROLL OVER
PARKING:	INFORMAL (PARALLEL, BOTH SIDES)		

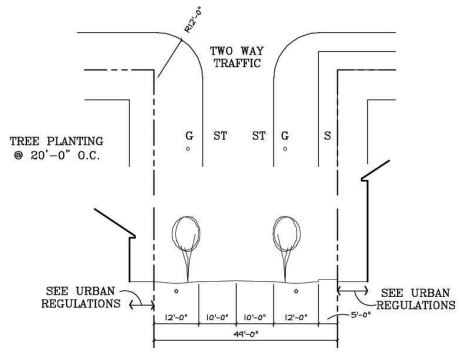
Main Street (MS-49)

(8/10/10)



DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	5 SEC.
PAVEMENT WIDTH:	28'–0"	DRAINAGE:	SURFACE
ROW WIDTH:	49'–0"		GUTTER
MAX. CURB RADIUS:	10'–0"	CURB TYPE:	BARRIER
PARKING:	FORMAL (PARALLEL)		

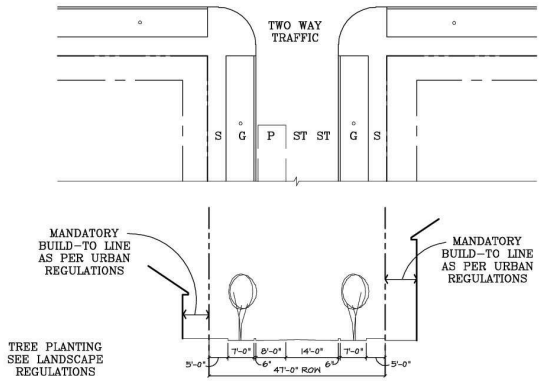
Rural Road (RR-49)



NS-48

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	5 SEC.
PAVEMENT WIDTH:	20'-0"	DRAINAGE:	SWALE / SUBSURFACE
ROW WIDTH:	49'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	14'-0"	CURB TYPE:	NONE
PARKING	INFORMAL (PARALLEL)		

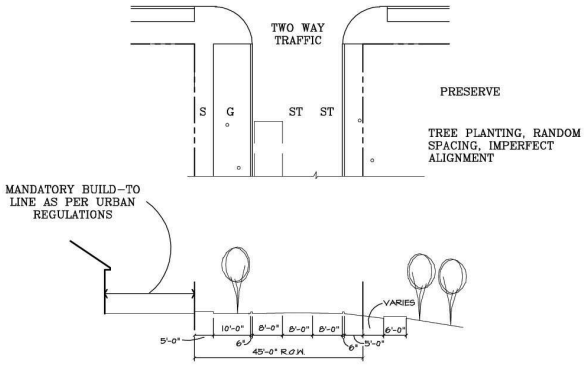
Yield Street (YS-47) (8/7/7)



DESIGN SPEED:	15 MPH	PEDESTRIAN XING TIME:	6 SEC.
PAVEMENT WIDTH:	22'-0"	DRAINAGE:	SURFACE GUTTER
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MAX. CURB RADIUS:	10'-0"	PARKING:	INFORMAL RANDOM (PARALLEL)

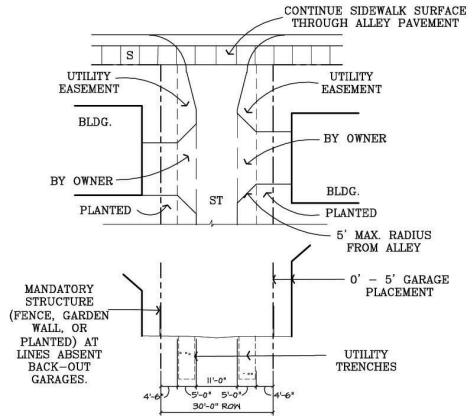
LOCAL

Drive (DR-45) (8/8/8)



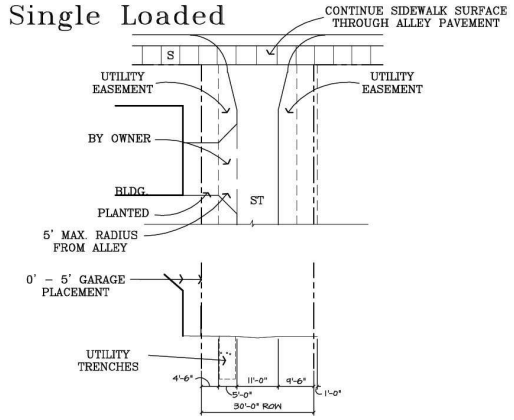
DESIGN SPE5D:	15 MPH	PEDESTRIAN CROSSING TIME:	6 SEC.
PAVEMENT WIDTH:	24'-0"	DRAINAGE:	SURFACE
ROW WIDTH:	45'-0"		GUTTER
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL (PARALLEL)		

Alley (Private) (AL-30)



DESIGN SPEED:	5 MPH	PEDESTRIAN CROSSING TIME:	6 SEC.
PAVEMENT WIDTH:	11'-0"	DRAINAGE:	CENTER SWALE
ROW WIDTH:	30'-0"		
MAX. CURB RADIUS:	15'-0"	CURB TYPE:	NONE

Alley (Private) Single Loaded (AL-30)



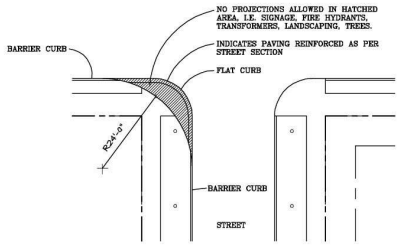
DESIGN SPEED:	5 MPH	PEDESTRIAN CROSSING TIME:	6 SEC.
PAVEMENT WIDTH:	11'-0"	DRAINAGE:	CENTER SWALE
ROW WIDTH:	30'-0"		
MAX. CURB RADIUS:	15'-0"	CURB TYPE:	NONE

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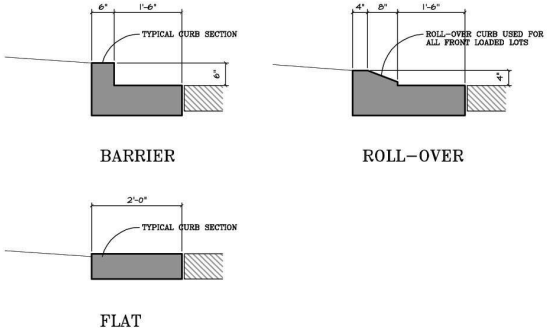
05.10.07

Central, Louisiana

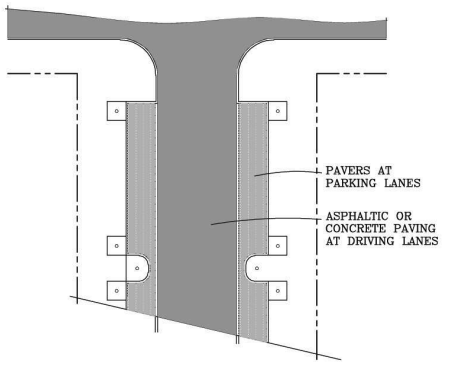
Emergency Radius



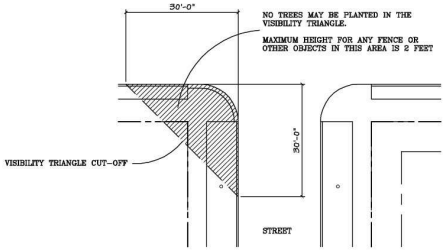
Curb Types



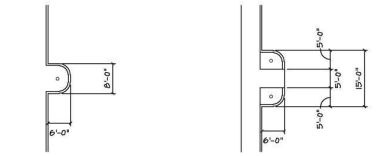
Street Paving Materials



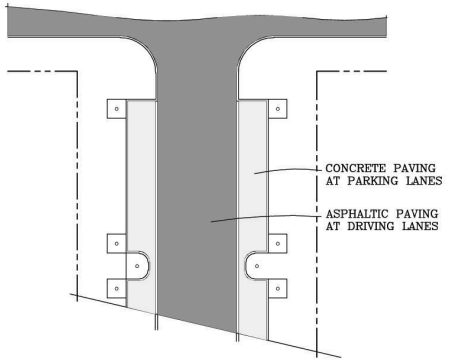
Visibility Triangle



Bulb-outs



Street Paving Materials

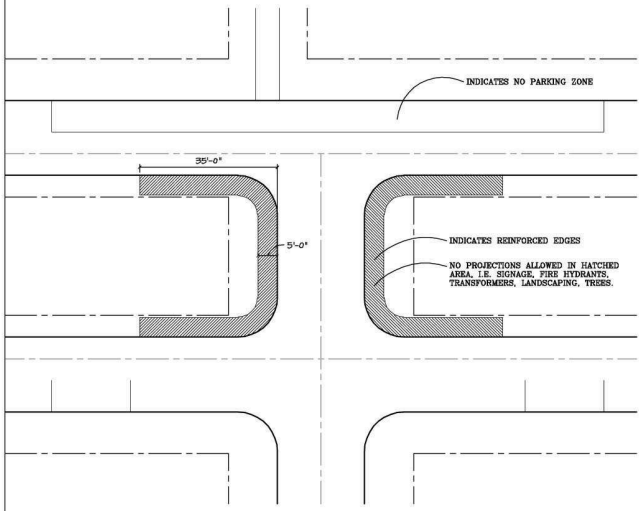


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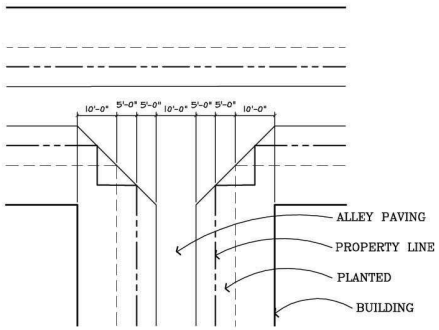
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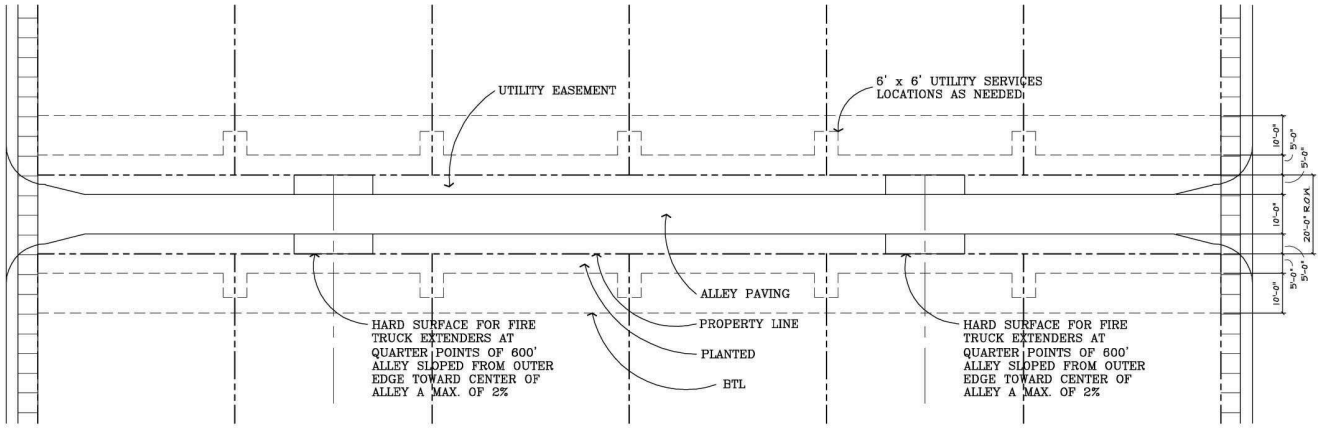
Reinforced Edge



Alley Detail at "T" Intersection

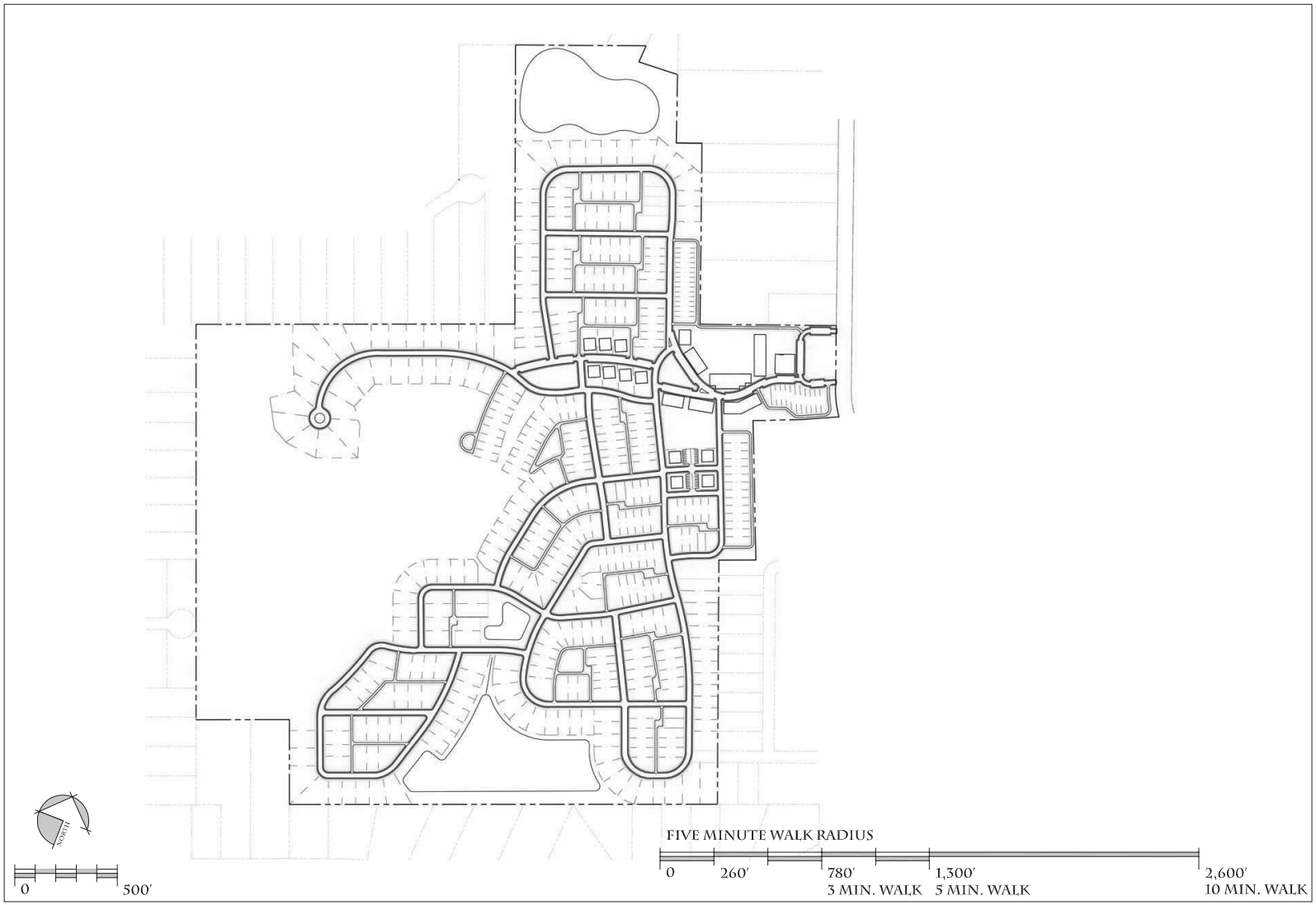


Services in a Typical Alley



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SIDEWALKS



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ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

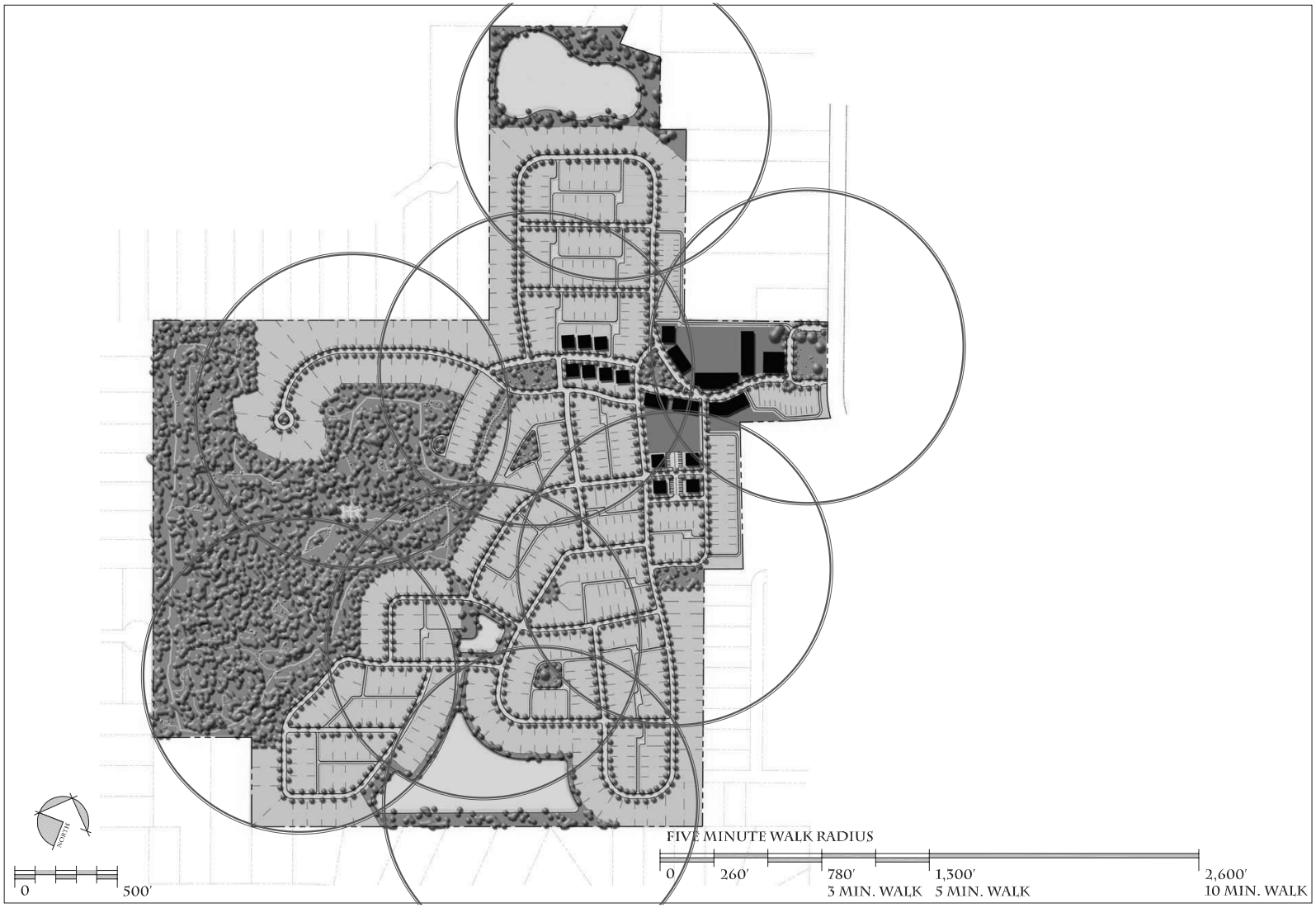
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PEDESTRIAN NETWORK

IV-8

Central, Louisiana

THREE MINUTE WALK



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THE VILLAGE AT MAGNOLIA SQUARE

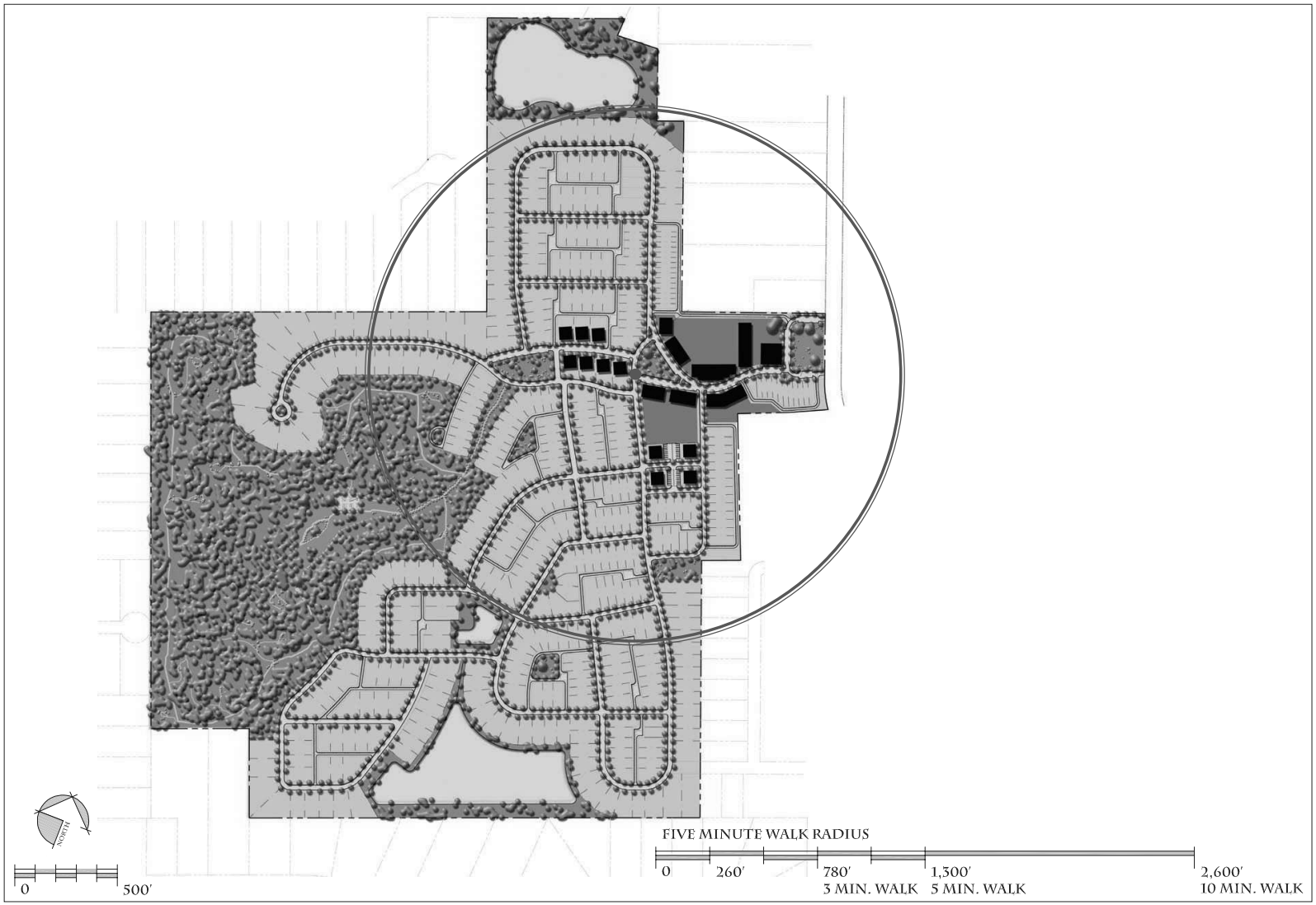
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THREE MINUTE WALK

FIVE MINUTE WALK



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ARCHITECTURAL

STANDARDS

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	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS AND DOORS
MATERIALS	TYPES: VINYL AND METAL SIDING AND PREFABRICATED OR MODULAR CONSTRUCTION AND EXTERIOR INSULATION FINISH SYSTEMS ARE PROHIBITED. TYPE I: EXTERIOR ARCHITECTURAL WOODWORK EXTERIOR ARCHITECTURAL WOODWORK SHALL BE LIMITED TO CUSTOM OR PREMIUM GRADES OF WOODWORKING AND SHALL INCLUDE, BUT IS NOT LIMITED TO, EXTERIOR SIDING AND WOOD SHINGLES (IN ACCORDANCE WITH SPECIFIC ARCHITECTURAL TYPOLOGIES), EXTERIOR STANDING AND RUNNING TRIM, EXTERIOR ORNAMENTAL WORK, PEDIMENT HEADS, PILASTERS, CUPOLAS, RAILINGS, COLUMNS, EXTERIOR FRAMES AND JAMBS, AND EXTERIOR SHUTTERS. SPECIES OF WOOD FOR EXTERIOR WOODWORK SHALL INCLUDE HONDURAS MAHOGANY, CLEAR ALL HEART REDWOOD, ALL HEART WESTERN RED CEDAR, CLEAR ALL HEART RED CYPRESS, SPANISH CEDAR, OR TREATED SOUTHERN PINE AS SUITABLE FOR RETAINING PAINTED FINISH COATING, HIGH DENSITY POLYMER MOLDED PRODUCTS, FIBER-CEMENT BOARD "HARDI-PLANK" (SMOOTH FACE EXPOSED) AND "CLEAR-LAM" ENGINEERED PRODUCTS, MASONITE, OR APPROVED EQUAL. TYPE II: CEMENT PLASTER (STUCCO) PORTLAND CEMENT PLASTER SHALL CONSIST OF THREE COAT WORK OVER METAL LATH. A FACTORY PREPARED INTEGRALLY COLORED SYNTHETIC FINISH COAT SHALL BE CONSIDERED ACCEPTABLE FOR USE, HOWEVER ADHERENCE TO COLOR PALETTE BY PAINTING, IF REQUIRED, SHALL STILL REMAIN. AS AN ALTERNATIVE TO A THREE COAT SYSTEM, INTERNATIONAL BUILDING CODE-APPROVED WOODWORK AS DEFINED UNDER "WOODWORK" SECTION OF THIS SPECIFICATION AND HARD COAT SYNTHETIC PLASTER ARE APPROVED, HOWEVER, THE USE OF EXTERIOR POLYSTYRENE SHEET BOARD IS NOT ALLOWED. STUCCO HOMES MUST HAVE THE STUCCO RETURN BACK TO WINDOW CASING (BRICK MOULD IS ACCEPTABLE). TYPE III: UNIT MASONRY BRICK UNIT MASONRY OR NATURAL OR CULTURED STONE SHALL BE CHOSEN FROM THE PALETTES OF WIRE CUT BRICK SELECTIONS PRE-APPROVED FOR USE WITHIN THE DEVELOPMENT BY THE DESIGN REVIEW BOARD. CONCRETE MASONRY UNITS SHALL NOT BE CONSIDERED ACCEPTABLE FOR EXPOSED APPLICATIONS. STONE IS ONLY ALLOWED WHERE INDICATED BY THE SPECIFIC STYLE.	PORCH RAILINGS SHALL BE MADE OF WOOD, HIGH DENSITY POLYMER MOLDED PRODUCTS, FIBERGLASS, OR REINFORCED VINYL WHILE PORCH FLOORS MAY BE WOOD, COMPOSITE WOOD, OR MASONRY, AND POSTS AND COLUMNS MAY BE WOOD, MASONRY, OR FIBERGLASS. GLASS OR SCREENED ENCLOSURES ARE NOT PERMITTED AT FRONTAGES. PORCH CEILINGS MAY BE ENCLOSED WITH PAINTED WOOD, EXPOSED JOISTS SHALL BE PAINTED OR STAINED. STOOPS SHALL BE MADE OF WOOD, BRICK, STONE, OR CONCRETE. IF CONCRETE, A STOOP SHALL HAVE BRICK, TILE OR STUCCO WALLS. CHIMNEYS SHALL BE FINISHED WITH STUCCO OR BRICK; WOOD IS NOT ALLOWED. DECKS SHALL BE LOCATED ONLY IN REAR YARDS AND WHERE NOT EASILY VISIBLE FROM STREETS OR PATHS, ELEVATED A MAX. OF 18" ABOVE GRADE AND PAINTED OR STAINED. WHERE METAL IS USED IN THIS CODE, METAL ELEMENTS SHALL BE NATURAL COLORED GALVANIZED STEEL, ANODIZED OR ESP ALUMINUM, MARINE-GRADE ALUMINUM, COPPER, CAST IRON, OR WROUGHT IRON. FENCES: PICKETS, POLES, AND BOARDS SHALL BE MADE OF WOOD, PRESSURE TREATED WOOD, CAST IRON, OR WROUGHT IRON AND PAINTED OR STAINED. SEE ARCHITECTURAL REGULATIONS FOR PICKET DETAILS. FENCES SHALL BE MADE OF WOOD OR PRESSURE TREATED WOOD AND MAY HAVE STUCCO PIERS, BRICK PIERS, OR STONE PIERS. POSTS MAY BE WOOD, MASONRY, STUCCO, CAST IRON, OR WROUGHT IRON. ALL WOOD FENCES SHALL BE FINISHED WITH AN APPROVED WHITE FULL BODIED PAINT/STAIN. SEE DEFINITIONS FOR HEIGHT REQUIREMENTS. GARDEN WALLS: ALL WOODEN GARDEN WALLS SHALL BE FINISHED WITH A NATURAL WOOD STAIN. SEE DEFINITIONS FOR HEIGHT REQUIREMENTS. 36" WIDE GATES SHALL BE PROVIDED ON THE ALLEY FOR EMERGENCY AGENCY ACCESS. DRIVEWAYS CAN BE OF CONCRETE, PRE-APPROVED PALETTE OF BRICK, OR PAVERS.	PRIMARY ROOF MASSES SHALL BE CLAD IN ONE OF THE FOLLOWING MATERIALS: IN ITS NATURAL COLOR, MEDIUM GRAY, DARK GRAY, DARK BROWN, MEDIUM BROWN, OR LIGHT BROWN SHINGLES IN EITHER SLATE OR SYNTHETIC SLATE, ASPHALT, OR CONCRETE. WOOD SHINGLES ARE NOT ALLOWED. SECONDARY ROOF MASSES MAY BE CLAD IN ONE OF THE FOLLOWING MATERIALS; GALVANIZED STEEL, COPPER (NOT COPPER COATED), ANODIZED OR ESP ALUMINUM AS APPROVED BY THE DRB. GUTTERS AND DOWN SPOUTS, WHEN USED, SHALL BE MADE OF GALVANIZED STEEL, COPPER (NOT COPPER COATED), ANODIZED OR ESP ALUMINUM. DOWN SPOUTS SHALL BE PLACED AT THE CORNER OF THE BUILDING LEAST VISIBLE FROM NEARBY STREETS. SPLASH BLOCKS SHALL BE MADE OF CONCRETE, BRICK OR GRAVEL. COPPER ROOFS, FLASHING, GUTTERS AND DOWN SPOUTS SHALL BE ALLOWED TO AGE NATURALLY (NOT PAINTED OR SEALED). ASPHALT ROOF RIDGES SHALL BE CLAD IN A LIKE ASPHALT SHINGLE OR TERRA COTTA, CONCRETE, SLATE OR STONE.	GARAGE DOORS SHALL BE WOOD OR ALUMINUM. DOORS SHALL BE PAINTED OR STAINED. SHUTTERS SHALL BE WOOD. SECURITY DOORS AND WINDOW GRILLS MUST BE APPROVED. SCREENED DOORS OR STORM DOORS ARE NOT ALLOWED. WINDOWS EXPOSED TO FRONTAGE LINE: WOOD WINDOW UNITS SHALL BE LIMITED TO PRIMED WOOD WINDOW UNITS FOR FIELD PAINTING, ALUMINUM CLAD WINDOW UNITS, AND VINYL CLAD WINDOW UNITS AS APPROVED BY THE DESIGN REVIEW BOARD. WINDOW UNITS SHALL HAVE DIVIDED LIGHTS OR SIMULATED DIVIDED LIGHTS WITH AUTHENTIC MUNTINS AND MULLIONS IN THE STYLES AND CONFIGURATIONS AS INDICATED IN THE ARCHITECTURAL REGULATIONS. INSULATED GLAZING SHALL BE ALLOWED FOR USE, HOWEVER, TINT AND REFLECTIVITY SHALL BE LIMITED TO A MAXIMUM OF 10%. WINDOWS AT NON-FRONTAGE LINES: WINDOWS AT ELEVATIONS NOT CONTRIBUTING TO THE QUALITY OF THE PUBLIC DOMAIN MAY BE OTHER TYPES APPROVED BY THE DESIGN REVIEW BOARD. NAMELY PURE VINYL, ALUMINUM, AND WOOD. TRUE DIVIDED LIGHTS ARE NOT REQUIRED. MUNTINS, HOWEVER, SHALL NOT BE FLAT. THERE ARE NO TINTING REQUIREMENTS ON THESE WINDOWS. DOORS: DOOR UNITS SHALL BE LIMITED TO PRIMED WOOD UNITS FOR FIELD PAINTING, ALUMINUM CLAD DOOR UNITS, AND VINYL CLAD DOOR UNITS AS APPROVED BY THE DESIGN REVIEW BOARD. DOOR UNITS SHALL HAVE DIVIDED LIGHTS OR SIMULATED DIVIDED LIGHTS WITH AUTHENTIC MUNTINS AND MULLIONS IN THE STYLES AND CONFIGURATIONS AS INDICATED IN THE ARCHITECTURAL REGULATIONS. INSULATED GLAZING SHALL BE ALLOWED FOR USE, HOWEVER, TINT AND REFLECTIVITY SHALL BE LIMITED TO A MAXIMUM OF 10%. DOORS AT NON-FRONTAGE LINES: DOORS AT ELEVATIONS NOT CONTRIBUTING TO THE QUALITY OF THE PUBLIC DOMAIN MAY BE OTHER TYPES APPROVED BY THE DESIGN REVIEW BOARD. NAMELY PURE VINYL, ALUMINUM, AND WOOD. TRUE DIVIDED LIGHTS ARE NOT REQUIRED. MUNTINS, HOWEVER, SHALL NOT BE FLAT. THERE ARE NO TINTING REQUIREMENTS ON THESE DOORS.
CONFIGURATION AND TECHNIQUES	HORIZONTALLY APPLIED BOARDS (BEVELED OR DROP SIDING) ARE PERMITTED. ACCENTS OF WOOD SHINGLES SHALL BE ALLOWED ON APPROPRIATE STYLES. PLYWOOD AND DIAGONAL SIDING ARE NOT PERMITTED. SIDING SHALL BE HORIZONTAL WITH A FACE DIMENSION NO LESS THAN 1 X 4 AND NO GREATER THAN 1 X 6. STUCCO IS ALLOWED OVER WOOD FRAME OR MASONRY CONSTRUCTION. STUCCO MUST HAVE A SMOOTH, TROWEL APPLIED AND SAND FINISH. SPRAYED APPLICATIONS AND SWIRL OR OTHER HEAVILY TEXTURED PATTERNS ARE PROHIBITED. FOUNDATION WALLS AND PIERS SHALL BE PARGED BLOCK, BRICK, SMOOTH FINISHED POURED CONCRETE OR STUCCO. RETAINING WALLS SHALL BE MASONRY OR STUCCOED. BUILDING WALLS SHALL BE FINISHED IN STUCCO WITH SMOOTH SAND FINISH, BRICK FROM PRE-APPROVED PALETTE. GARDEN WALLS SHALL GENERALLY BE CONSTRUCTED OF THE SAME MATERIAL AS THE FIRST FLOOR OF THE PRIMARY BUILDING. MASONRY PIERS WITH WOOD PICKETS, CAST IRON, OR WROUGHT IRON MAY REPLACE SOLID MASONRY WALLS. WOOD MAY REPLACE MASONRY AT THE REAR PROPERTY LINE. GARDEN WALLS SHALL BE MADE OF STUCCOED CONCRETE, UNIT MASONRY, OR WOOD IN AN APPROVED COLOR, WHILE GATES SHALL BE WOOD OR STEEL. WALLS MAY BE PERFORATED. BUILDING WALLS MAY BE BUILT OF NO MORE THAN TWO MATERIALS AND SHALL ONLY CHANGE MATERIAL ALONG A HORIZONTAL LINE, I.E. BRICK MAY BE COMBINED WITH WOOD SIDING WHEN THE MATERIAL CHANGE OCCURS HORIZONTALLY (TYPICALLY AT A FLOOR LINE), WITH THE HEAVIER MATERIAL BELOW THE LIGHT. WALLS OF A SINGLE BUILDING MUST BE BUILT IN A CONSISTENT CONFIGURATION. WOOD CLAPBOARD SHALL BE HORIZONTAL. STUCCO OR PLASTER COATING SHALL BE APPLIED TO CONCRETE BLOCK OR POURED CONCRETE AT PUBLIC FRONTAGES. STUCCO SHALL BE STEEL TROWELED.	CHIMNEYS SHALL BE CAPPED TO CONCEAL SPARK ARRESTERS. FLUES SHALL BE NO TALLER THAN REQUIRED BY THE BUILDING CODE. FIREPLACE ENCLOSURES AND CHIMNEYS SHALL EXTEND TO THE GROUND. FIREPLACES SHALL BE SUPPORTED BY A FOUNDATION. ARCADES AND BREEZEWAYS SHOULD HAVE VERTICALLY PROPORTIONED OPENINGS. BALCONIES SHALL BE STRUCTURALLY SUPPORTED BY COLUMNS. DRIVEWAYS CONSTRUCTED OF ANY MATERIAL (INCLUDING CONCRETE) SHALL ALLOW THE PUBLIC CONCRETE SIDEWALK TO RUN CONTINUOUSLY WITHOUT DISRUPTION THROUGH THIS AREA OF THE DRIVEWAY. FENCES SHALL HAVE NO MORE THAN A 2" GAP BETWEEN PICKETS. FENCES ON ADJACENT LOTS MAY HAVE DIFFERENT DESIGNS, SUBJECT TO THE APPROVAL OF THE Magnolia Square DESIGN REVIEW BOARD. WHERE A FENCE ON ONE PROPERTY MEETS TALLER OR SHORTER FENCE ON ANOTHER PROPERTY, IT IS THE RESPONSIBILITY OF THE LATTER DESIGNER TO TRANSITION THEIR FENCE TO THE HEIGHT OF THE FORMER. ANY CANTILEVERED BAY MUST BE SUPPORTED BY BRACKETS. PORCHES, GALLERIES, AND CANOPIES MUST BE 8' MINIMUM CLEAR DEPTHS. WHEN USING ROUND COLUMNS, THE SECOND FLOOR COLUMN SHOULD BE NARROWER THAN THE FIRST FLOOR COLUMN. 10" BOTTOM 8" TOP OR 8" BOTTOM 6" TOP. ALL CORNER TRIM SHALL BE 6" MIN. IN WIDTH AND REST ON TOP OF THE WATER TABLE. STACKED COLUMNS SHALL HAVE A CENTERLINE THAT EXTENDS THROUGH THE SECOND FLOOR BEAM AND COLUMN TO THE FIRST FLOOR BEAM AND COLUMN. COLUMNS SHALL BE LAID OUT TO ACCOUNT FOR SIZE VARIATION WITH LARGER ON THE FIRST FLOOR TO SMALLER ON THE SECOND. BEAMS SHALL BE CENTERED ON COLUMN AND ADJUSTED ACCORDINGLY. BEAMS SHALL BE NO LONGER THAN THE TOP OF THE THROAT OF THE COLUMN FULLY TRIMMED. THIS CAN BE ACHIEVED BY NOTCHING THE COLUMN TO ALLOW FOR A REVEAL UNDER THE BEAM. DORMERS SHOULD NOT HAVE ANY SIDING ON THE FRONT. THE FACE OF THE DORMER SHOULD BE ALL TRIM. ALL DORMERS SHOULD HAVE THE SIDE WALLS BUILT WITH STUDS TURNED ON END.	GUTTERS AND DOWN SPOUTS SHALL BE ROUND OR OGEE. NO THROUGH ROOF PENETRATION FOR MECHANICAL OR ELECTRICAL DEVICES SHALL BE ALLOWED TO PENETRATE THE ROOF AT THE BUILDING'S FRONTAGE(S). PENETRATIONS OF THESE DEVICES AT APPROVED LOCATIONS BE OF COLOR TO MATCH THE ROOF. FLAT ROOFS ARE ALLOWED, BUT A PARAPET SHALL BE PROVIDED TO SHIELD ANY MECHANICAL EQUIPMENT FROM VIEW TO THE SATISFACTION OF THE DRB.	WINDOWS SHALL BE RECTANGULAR, VERTICALLY PROPORTIONED AND OPERABLE. TRANSOMS MAY BE ORIENTED HORIZONTALLY WITH PANES WHICH MATCH OTHER CONFIGURATIONS. MULTIPLE WINDOWS IN THE SAME ROUGH OPENING SHALL BE SEPARATED BY A 4" MINIMUM POST. THE WINDOW SASH SHALL BE LOCATED INTERIOR TO THE CENTERLINE OF THE WALL. WINDOW SILLS IN MASONRY CONSTRUCTION SHALL PROJECT A MINIMUM OF 1 INCH FROM THE FACE OF THE BUILDING. WINDOW MUNTINS ARE ENCOURAGED AND SHALL BE TRUE DIVIDED LIGHT OR SIMULATED DIVIDED LITE, AND SHALL CREATE PANELS OF SQUARE OR VERTICAL PROPORTION. NON ALLEY GARAGE DOORS ON FRONT LOAD LOTS SHALL BE A MAXIMUM OF 10' IN WIDTH. GARAGE DOORS SHALL BE PAINTED OR STAINED. OVERHEAD GARAGE DOORS WILL BE ALLOWED BUT AT FRONT LOAD LOTS SHALL BE CLAD WITH PLANKS TO RESEMBLE SWINGING DOORS. FRONTAGE AND NON-FRONTAGE LINES: SHUTTERS, WHEN USED, MUST BE OPERABLE, SIZED AND SHAPED TO MATCH THE OPENINGS. SHUTTERS IN ACCORDANCE WITH SPECIFIC ARCHITECTURAL TYPOLOGIES ARE ENCOURAGED. SEE ARCHITECTURAL REGULATIONS FOR SHUTTER PLACEMENT DETAIL. ALL SHUTTERS SHALL BE PROVIDED WITH SHUTTER DOGS. WINDOWS OCCURING ON WALLS OF "0" LOT LINE HOMES ADJACENT TO COURTYARDS SHALL HAVE A MIN. SILL HEIGHT OF 6'-0" ABOVE FINISH FLOOR. ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM OF 3-1/2" CASING. NO BRICK MOULD UNLESS USED WITH BRICK VENEER OR STUCCO WITH RETURNS BACK TO WINDOW. ALL WINDOW AND DOOR TRANSOMS MUST BE DIRECT SET 14" MINIMUM IN HEIGHT. SILL EXTENSIONS SHOULD BE MITERED WHERE SILL MEETS THE WALL OF THE HOUSE. CUT EDGE SHALL NOT BE EXPOSED TO THE FRONT ON ANY EXTERIOR TRIM. ALL INTERIOR WINDOWS SHOULD HAVE STOOLS AND RETURNED MITER CUTS BACK TO THE WALL. ALL CASING AROUND EXTERIOR DOORS SHALL BE THE SAME WIDTH (3-1/2" MIN.) ON THE SIDES AND TOP. ADDITIONAL HEAD TRIM SHOULD BE APPLIED AS AN EXTENSION OF THE CASING.

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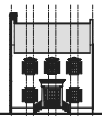
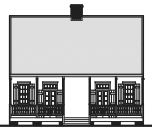
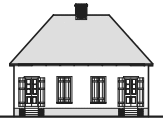
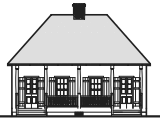
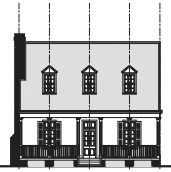
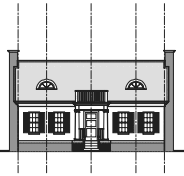
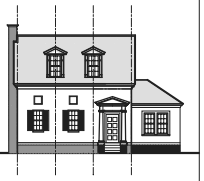
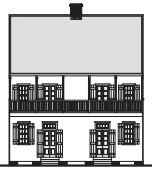
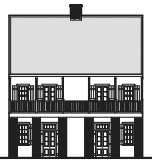
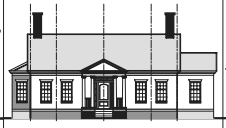
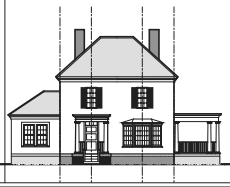
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Central, Louisiana

	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS AND DOORS
AMENITIES	BUILDING WALLS SHALL BE ONE COLOR PER MATERIAL USED. COLORS OF STUCCO SHALL BE WARM IN TONE, SUBJECT TO APPROVAL FROM THE Magnolia Square DRB. PAINTS FOR MASONRY APPLICATIONS SHALL HAVE A FLAT FINISH. ALL EXTERIOR WOOD SIDING SHALL BE PAINTED OR STAINED. TRIM (BALCONY AND PORCH POSTS, RAILS, WINDOW TRIM, RAFTER TAILS, ETC) SHALL BE PAINTED TO COMPLIMENT THE COLUMNS AND OVERALL VALUE OF THE BUILDING. AN ACCENT COLOR, FOR ITEMS SUCH AS THE FRONT DOOR, PICKETS, TRIM, AND SHUTTERS, MAY BE USED SUBJECT TO APPROVAL FROM Magnolia Square DRB. WALLS AND FENCES SHALL BE IN A RANGE OF COLORS APPROVED FOR THEIR RESPECTIVE MATERIALS. OTHER COLORS MAY BE ADDED TO THE LIST AFTER CONSULTATION WITH THE DRB. FINAL COLOR PALETTE SHALL BE IN ACCORDANCE WITH THE SELECTIONS MADE BY THE Magnolia Square DRB. ALL PAINT SELECTIONS SHALL BE "PREMIUM GRADE" OR BETTER.	RIM (BALCONY AND PORCH POSTS, RAILS, WINDOW TRIM, RAFTER TAILS, ETC.) SHALL BE PAINTED OR STAINED TO COMPLIMENT THE COLUMNS AND OVERALL VALUE OF THE BUILDING. AN ACCENT COLOR FOR ITEMS SUCH AS THE FRONT DOOR, PICKETS, TRIM, AND SHUTTERS MAY BE USED SUBJECT TO APPROVAL FROM THE Magnolia Square DESIGN REVIEW BOARD. GARAGE APRONS SHALL BE OF SQUARE OR RECTANGULAR PERVIOUS CONCRETE PAVERS, BRICK OR CONCRETE. PAVERS MUST CONTRAST DRASTICALLY WITH THE STREET SURFACE COLOR. A FLAG MOUNT SHALL BE INSTALLED AT EACH HOUSE AS MANUFACTURED BY THE FLAG PLACE (2618 WEST CHESTER PIKE, BROOMALL, PA 19008; PHONE 800-353-3393) OR EQUAL. MODEL TO BE SELECTED BY THE DRB. THE BRACKET SHALL BE LOCATED ON THE LEFT SIDE OF THE ENTRANCE OF THE PRIMARY FACADE OR PORCH POST FACING THE FRONT ELEVATION AT 7'-0" MIN. AND 10'-0" MAX. ABOVE THE GROUND. EACH OWNER SHALL INSTALL ON THE PRIMARY ELEVATION A MINIMUM OF ONE NATURAL GAS LAMP (MUST BE FLAME LIGHT, MANTELS ARE NOT ALLOWED) AS MANUFACTURED BY BEVELO GAS AND ELECTRIC LIGHTING (521 CONTI ST., NEW ORLEANS, LA 70130; PHONE 504-522-9485) OR EQUAL. MODEL TO BE SELECTED BY THE DRB. EACH ALLEY LOADED HOME SHALL HAVE THE HOUSE ADDRESS VISIBLE ON THE GARAGE ELEVATION IN THE ALLEY. MODEL TO BE APPROPED BY THE DRB. EACH ALLEY LOADED HOME SHALL HAVE A LIGHT LOCATED ON THE GARAGE ELEVATION FACING THE ALLEY. IT SHALL HAVE A PHOTO-SENSOR THAT AUTOMATICALLY TURNS THE LIGHT ON AT SUN DOWN. MODEL TO BE APPROVED BY THE DRB. EACH HOME SHALL HAVE AN OPERATIONAL FIRE ALARM THAT IS MONITORED BY A THIRD PARTY SERVICE. THE FOLLOWING SHALL BE SUBJECT TO APPROVAL FROM THE Magnolia Square DESIGN REVIEW BOARD: BRICK, MORTAR COLORS, COLORS AND PATTERNS, FENCE DESIGNS AND EXTERIOR LIGHT FIXTURES. THE FOLLOWING SHALL BE PERMITTED ONLY IN REAR YARDS AND WHERE NOT EASILY VISIBLE FROM STREET OR PATHS. HANDICAP RAMPS, HVAC EQUIPMENT ("SILENT" MODELS PREFERRED), UTILITY METERS, SATELLITE DISHES, PERMANENT GRILLS, PERMANENT PLAY EQUIPMENT, HOT TUBS (THOSE AT GROUND LEVEL MUST BE COVERED), AND GARBAGE COLLECTION EQUIPMENT. CARPORTS ARE NOT ALLOWED. ALL FIREPLACES MUST BE WOOD-BURNING CAPABLE FIREPLACES.	THE FOLLOWING SHALL NOT BE PERMITTED: METAL FINISHES IN ANY COLOR OTHER THAN THOSE INDICATED IN THIS DOCUMENT OR AS APPROVED BY THE DRB. THE FOLLOWING WILL BE PERMITTED: SKYLIGHTS.	THE FOLLOWING SHALL NOT BE PERMITTED: CURVED WINDOWS.
NOTES	THE FOLLOWING SHALL NOT BE PERMITTED: PANELIZED WALL MATERIALS, QUOINS, STUCCO COVERED, FOAM MOLDINGS NO LOWER THAN SECOND FLOOR, CURVED WINDOWS, WINDOW AIR-CONDITIONING UNITS, EXPOSED EXTERIOR FLUORESCENT LIGHTS, EXPOSED EXTERIOR FLOOD LIGHTS, ABOVE GROUND POOLS (EXCEPT THOSE OF THE INFLATABLE VARIETY), ANTENNAS, FLAGS AND FLAGPOLES (EXCEPT OFFICIAL FLAGS OF COUNTRIES, STATES, COUNTIES AND CITIES FLOWN FROM 6' POLES MOUNTED AT A 45 DEGREE ANGLE TO BUILDING WALLS), DIRECT VENT FIREPLACES, EXTERNAL ALARM SYSTEMS, AND SKYLIGHTS. VARIANCES TO THE ARCHITECTURAL REGULATIONS MAY BE GRANTED ON THE BASIS OF ARCHITECTURAL MERIT. THESE REGULATIONS WILL BE UPDATED PERIODICALLY, AND ALL SUBSEQUENT CHANGES WILL APPLY TO ALL BUILDINGS WHICH HAVE YET TO COMPLETE THE SCHEMATIC DESIGN PHASE. WOOD WHICH IS NOT FINISHED WITH A PAINT OR STAIN ARE NOT ALLOWED. TRIM EXCEEDING 6" IN WIDTH (EXCEPT ACCURATE CLASSICAL) AND TRIM OF LUMBER WORSE THAN GRADE B ARE NOT ALLOWED.	BALCONIES NOT VISIBLY SUPPORTED ON POSTS OR BRACKETS ARE NOT ALLOWED. CURVED, SCALLOPED, AND/OR BACK LIT AWNINGS, OR BACK LIT SIGNS ARE NOT ALLOWED. BUILDING ADDRESSES SHALL BE POSTED AS REQUIRED BY LOCAL REQUIREMENTS ON THE MAIN BUILDING. IN ADDITION, THE BUILDING ADDRESS SHALL BE POSTED ON THE ALLEY ABOVE THE GARAGE DOOR OR OTHERWISE VISIBLE FROM THE ALLEY IN THE ABSENCE OF A GARAGE DOOR. VENTLESS FIREPLACES ARE NOT ALLOWED. ALL FIREPLACES MUST BE CAPABLE OF BURNING WOOD.	EXCESSIVELY COMPLICATED ROOFS ARE NOT ALLOWED.	SLIDING DOORS AND WINDOWS SHALL NOT BE USED. SHUTTER DOGS SHALL ALWAYS BE MOUNTED TO SECURE SHUTTERS AT THE BOTTOM REGARDLESS OF WHETHER THE SHUTTERS ARE OPERABLE OR NOT. GABLE ENDS THAT TIE TO A SHED SHALL HAVE THE FASCIA REST ON TOP OF THE SHED ROOF. THERE SHOULD NOT BE A CONNECTION BETWEEN THE HORIZONTAL FASCIA AND THE ANGLED FASCIA OFF RAKE UNLESS CROWNS ARE MATCHED AT ENDS. SNAP-IN MUNTINS SHALL NOT BE VISIBLE FROM THE EXTERIOR STAINED OR TINTED GLASS IS NOT ALLOWED. SHUTTERS THAT ARE NOT SIZED TO COVER THEIR OPENINGS ARE NOT ALLOWED. PAIRED ENTRY DOORS GREAT THAN 48" AGGREGATE OR NOT ALLOWED.

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ARCHITECTURE TYPOLOGY

ACADIAN		CREOLE		CLASSICAL		COLONIAL CLASSIC		TYPE
URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	
								TOWNHOME
								COTTAGE
								VILLAGE H.
								N. HOMES

ARCHITECTS SOUTHWEST

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THE VILLAGE AT MAGNOLIA SQUARE

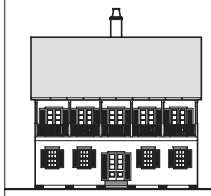
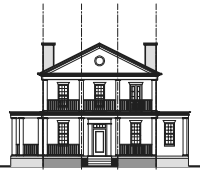
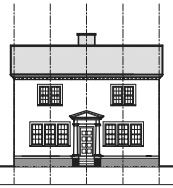
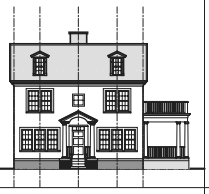
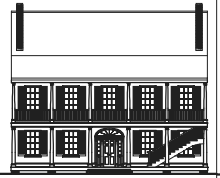
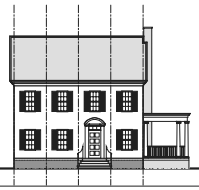
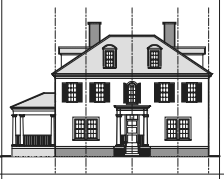
A Traditional Neighborhood Development

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ARCHITECTURE TYPOLOGIES

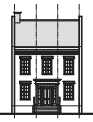
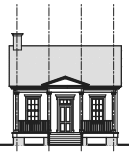
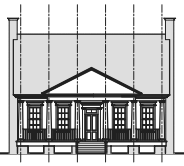
Central, Louisiana

ARCHITECTURE TYPOLOGY

ACADIAN		CREOLE		CLASSICAL		COLONIAL CLASSIC		TYPE
URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	
								VILLAGE HOUSE/ NEIGHBORHOOD HOUSE
								MANOR

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ARCHITECTURE TYPOLOGY

COLONIAL FARMHOUSE		GREEK REVIVAL		VICTORIAN		.		TYPE
URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	
								TOWNHOME
								COTTAGE
								VILLAGE H.
								N. HOMES

ARCHITECTS SOUTHWEST

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THE VILLAGE AT MAGNOLIA SQUARE

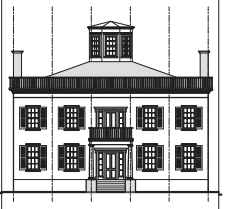
A Traditional Neighborhood Development

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ARCHITECTURE TYPOLOGIES

Central, Louisiana

ARCHITECTURE TYPOLOGY

COLONIAL FARMHOUSE		GREEK REVIVAL		VICTORIAN		.		TYPE
URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	URBAN	RURAL	
								VILLAGE HOUSE/ NEIGHBORHOOD HOUSE
								MANOR

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Central, Louisiana

IMAGES









MAIN DISTINGUISHING CHARACTERISTICS

- Louisiana French details are very simple and non-ornamental.
- Incised porches are common.
- The roof is usually steeply pitched, either hipped or side gabled.
- Narrow door and window openings with paired shutters are common.
- The front door is usually a pair of French doors with 3 lights.

Louisiana French has evolved over several hundred years. The influences can be attributed to colonial France, Acadian migration, and Creole influences. Each represents a different influence affected by their homeland climate. Steep pitches, large porches, and double doors which allow cross ventilation are characteristics which symbolize this elegant architecture.

<u>Basic Massing:</u>

French Colonial:
- Exposed rafter ends

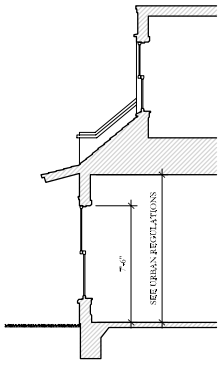
Acadian:
- Absent center hall door
- Four openings on the front elevation

Creole:
- Exposed rafter ends
- Absent center hall door
- Four openings on front elevation

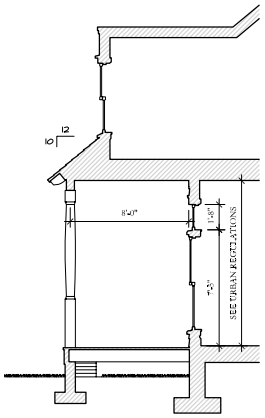
- Urban Tradition
  No porch and built right up to the adjacent sidewalk (townhouse)
  The roof has flared eaves that overhang the front facade
- Rural Tradition
  Extensive porches supported by slender wooden columns under the main roof line; usually hipped roof and commonly raised on high masonry foundations, the porch area supported by massive masonry columns

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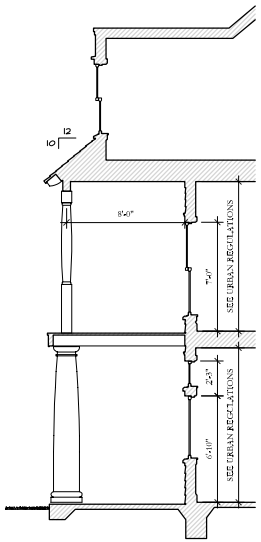
Typical Sections



TYPICAL TOWNHOUSE SECTION

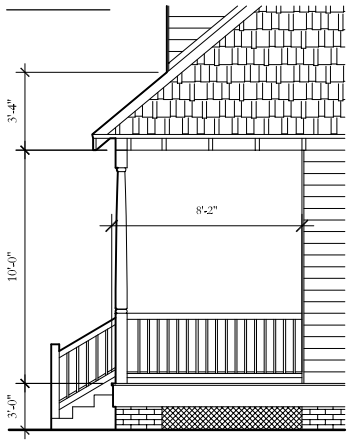


TYPICAL FRENCH SECTION

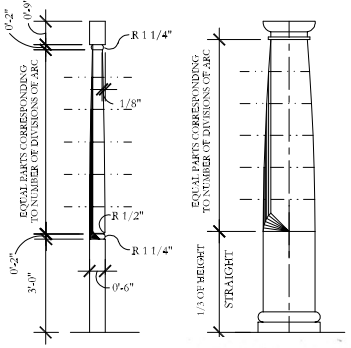


TYPICAL RAISED FRENCH SECTION

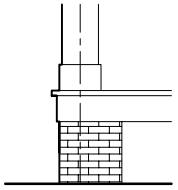
Porch



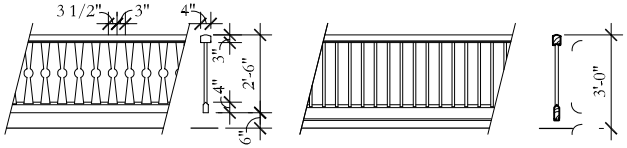
Columns and Pilasters



Typical Porch End Detail



Lower Railings



DESCRIPTION

Building Elements:
Configuration and Techniques:
- Piers shall be no less than 12" x 12"
- Posts shall be no less than 6" x 6"

Roofs:
Configuration and Techniques:
- Principal roof on all freestanding buildings shall be symmetrical hip or gable with a slope of 8:12 to 12:12. Also allowed are gabled hips, hipped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.
- Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.
- Commonly have hipped roof main cabin, surrounded by a sloped roof gallery to shade the walls of the house to make optimum use of cooling breezes in the hot summer
- May have double-pitched hipped roof
- The French porch is symmetrical and runs the full length of the facade.
- Columns have a regular spacing of between 8 to 12 feet on center. Houses 24 to 36 feet wide have three "bays" for the front facade length, or five bays for porches that wrap one or two sides. The 40 foot wide house has a five bay porch. The porch can extend beyond the main body and wrap around the sides.
- Acadian porches usually have rectilinear columns without trim for one story houses and for the second story columns on two story houses. The first floor columns on two story houses are more massive with either no detail, or a minimum capital expression. Railings have straight balustrades with intermediate posts for railings over 9' in length.
- Creole porches usually have turned or square columns without trim for the one story houses and for the second story columns on the two story houses. The first floor columns on two story houses are Doric. The proportions of the Doric column is of particular importance. The railings can have either turned, or straight balustrades.
- The majority of French porches are of frame construction set up on masonry piers. The void between masonry piers may remain open without infill.

PORCH



COLUMNS



RAILING

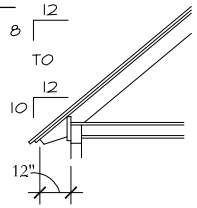


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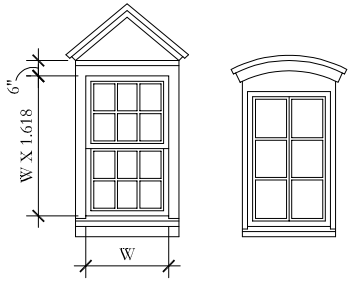
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Central, Louisiana

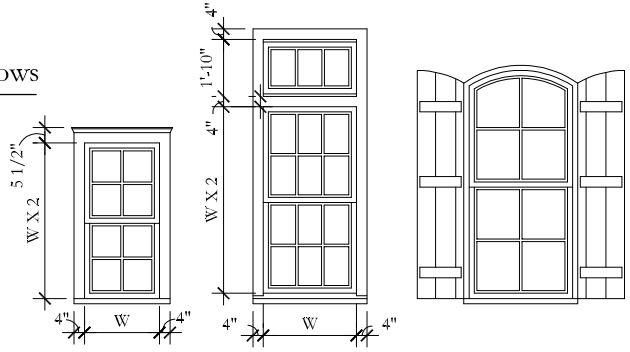
Eave/Cornice



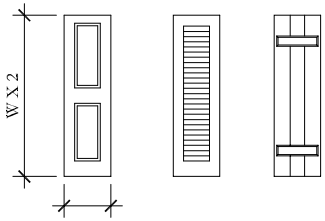
Dormer

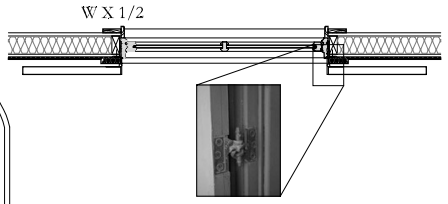


Windows



Shutters





Doors

DESCRIPTION

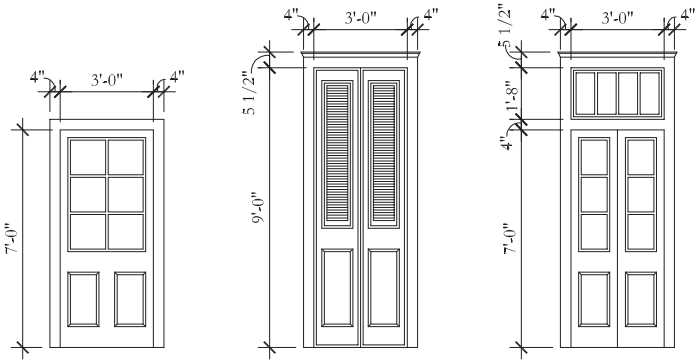
Roofs:
Configuration and Techniques:
- Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16" to 32". Overhanging eaves may have exposed rafters.
- Tall and narrow gabled dormers

Windows and Doors:
Configuration and Techniques:
- All vertically superimposed openings shall be centered along the vertical axis.
- Early French windows were paired wooden casements which swing inward; glazed with small panes of glass and were covered by vertical board shutters which had horizontal battens on the interior and swing outward on iron strap hinges; window surround is narrow and simple, later used double-hung sashes
- Windows should be 4 over 4 or 6 over 6 lights, double hung or casement windows
- French doors, with small glass panes set above wooden panels
- Transom lights above French doors sometimes or Adam fanlight
- Simple narrow surround to frame French doors
- Vertical board shutters hung on strap hinges cover doors and transom, but not Adam fanlight
- Shutters - interior surface was sometimes paneled
- Shutters swing outward and doors swing inward
- Louvered French doors and louvered shutters to shade casement windows

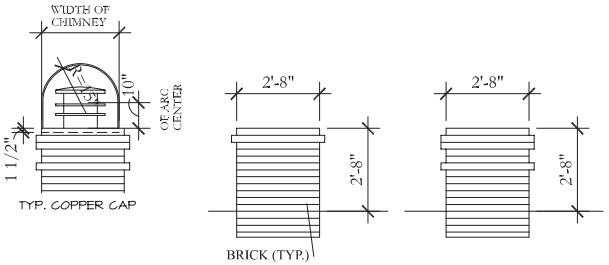


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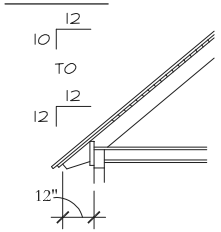
Doors



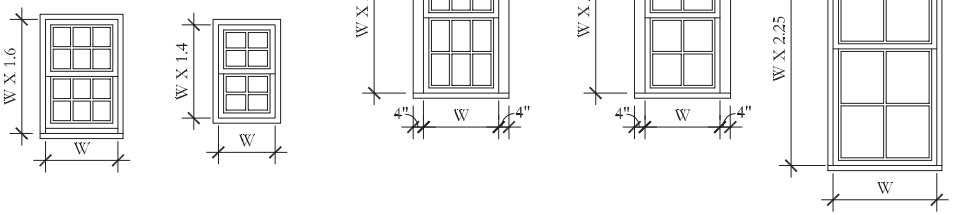
Chimneys



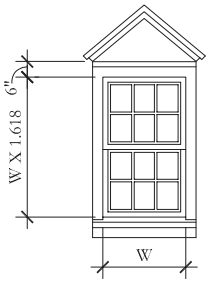
Eave



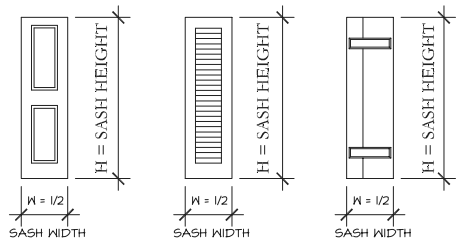
Windows



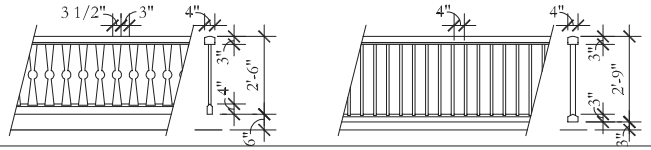
Dormer



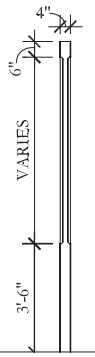
Shutters



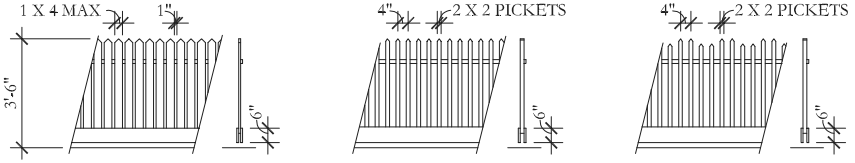
Railing



Columns



Fences



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

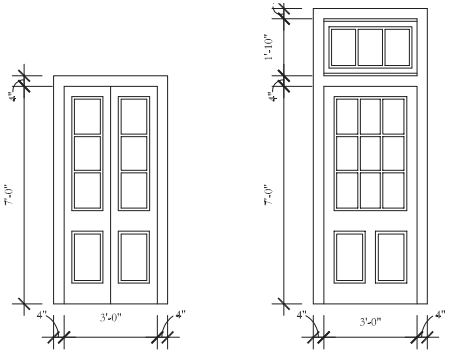
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LOUISIANA FRENCH ACADIAN (EXAMPLE DETAILS)

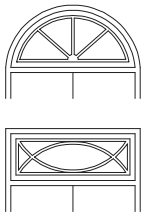
V-11

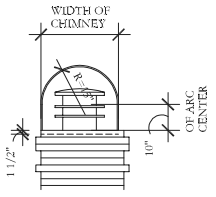
Central, Louisiana

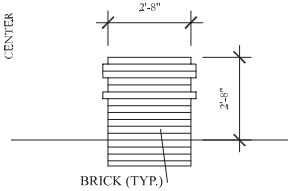
Doors



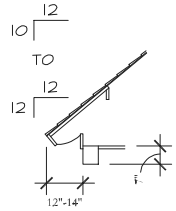
Chimneys



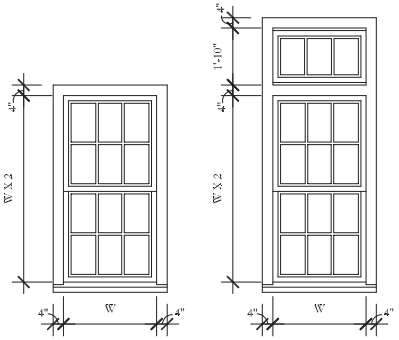




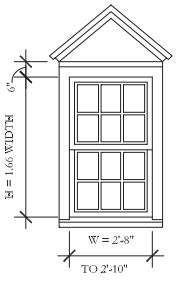
Eaves



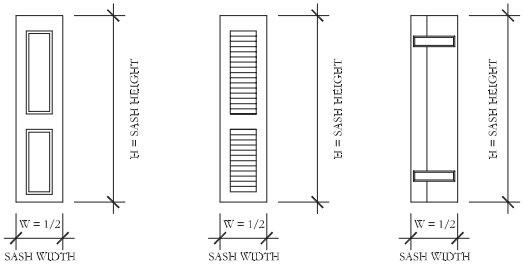
Windows



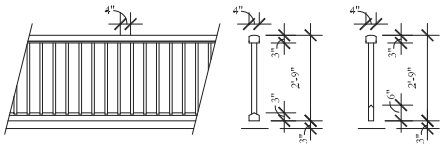
Dormer



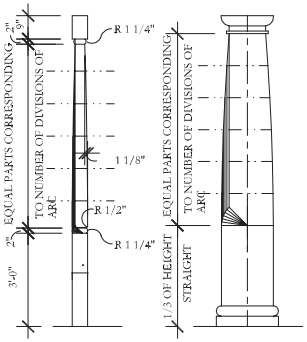
Shutters



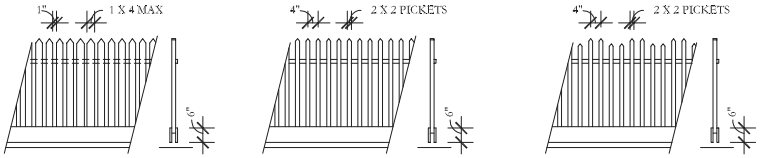
Railings



Columns



Fences



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

A Traditional Neighborhood Development

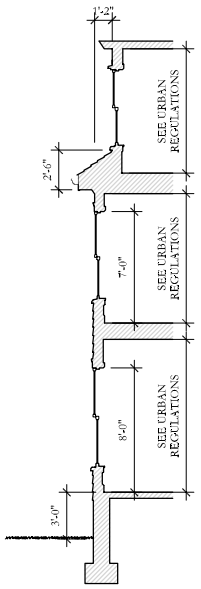
LOUISIANA FRENCH CREOLE (EXAMPLE DETAILS)

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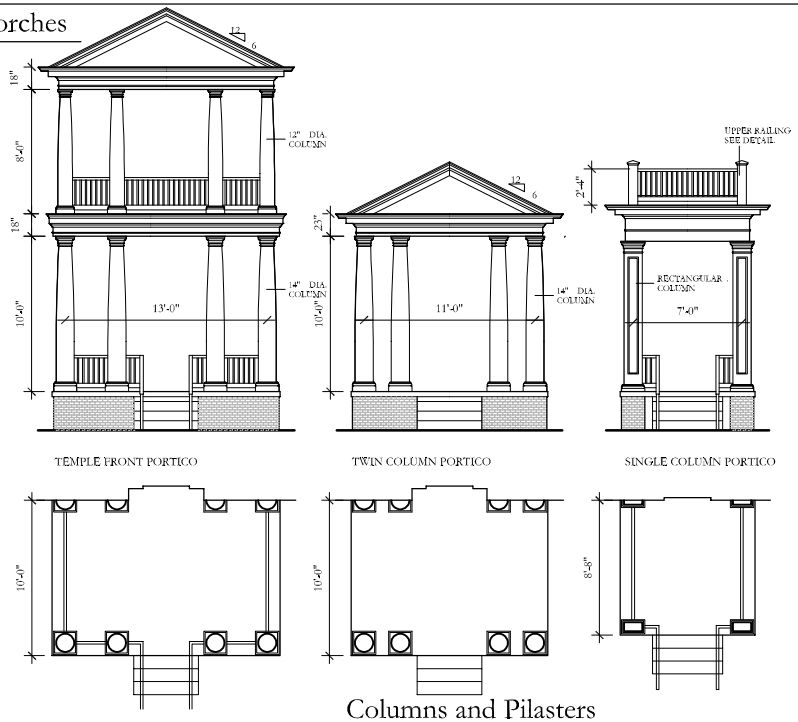
V-12

Central, Louisiana

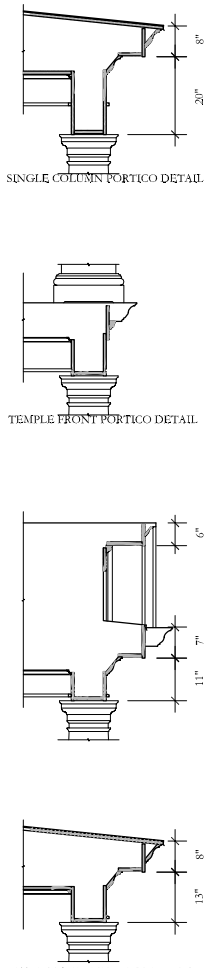
Typical Section



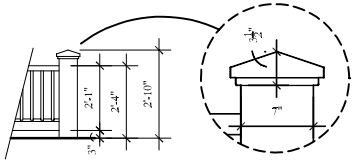
Porches



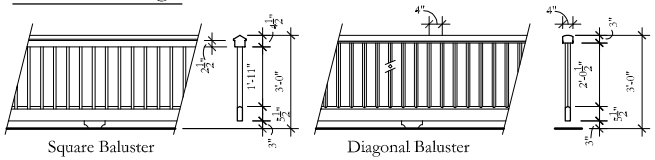
Porch Beam Sections



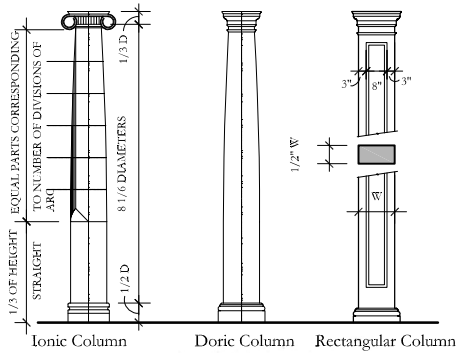
Upper Railings



Lower Railings



Columns and Pilasters



DESCRIPTION

Building Walls:
Materials:
- Walls may be wood, brick, stucco, or stone.
- Exterior siding shall consist of wood or cement board with a face dimension no less than 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:
- Wall projections are never curved
- Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

Building Elements:
Materials:
- Piers and arches shall be stucco or brick

Configuration and Techniques:
- Porches most commonly have 4 columns, but may have 2, 5, 6, 8,
- The porch is most commonly only at the front entrance, but there may be one at the back facade as well.
- The porch may be recessed inward as a portico
- Columns can be either Roman or Greek and shall include architectural taper and authentic cap and base details.
- Railings shall have top and bottom rails. Wood top rails shall be eased and on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4"
- Particular importance is the proportion of the Doric or Tuscan columns and the depth and detailing of the entablature above. Columns on the classical portico shall be of Corinthian, Tuscan, Doric, or Ionic Orders

Roofs:
Configuration and Techniques:
- Gabled or hipped roof with a pitch of 8:12 to 10:12. Temple fronts may have a 6:12 pitch to a 10:12.
- No roof balustrade



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

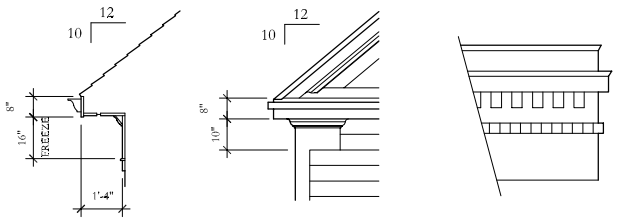
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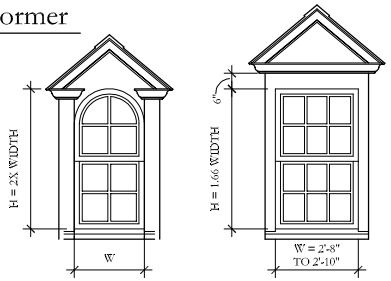
CLASSICAL (EXAMPLE DETAILS)

Central, Louisiana

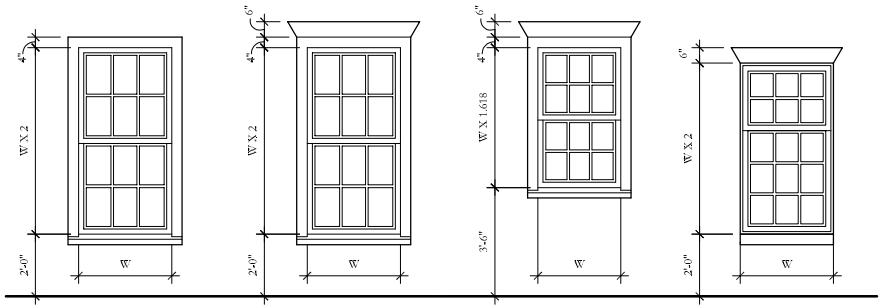
Eave / Cornice



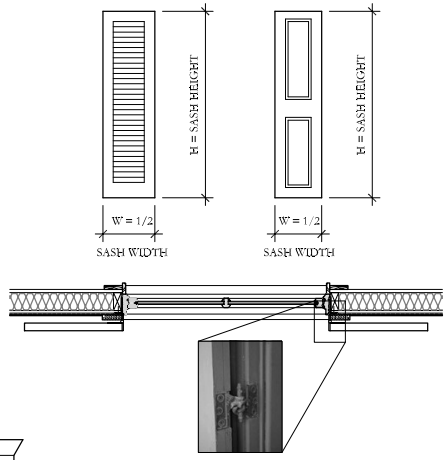
Dormer



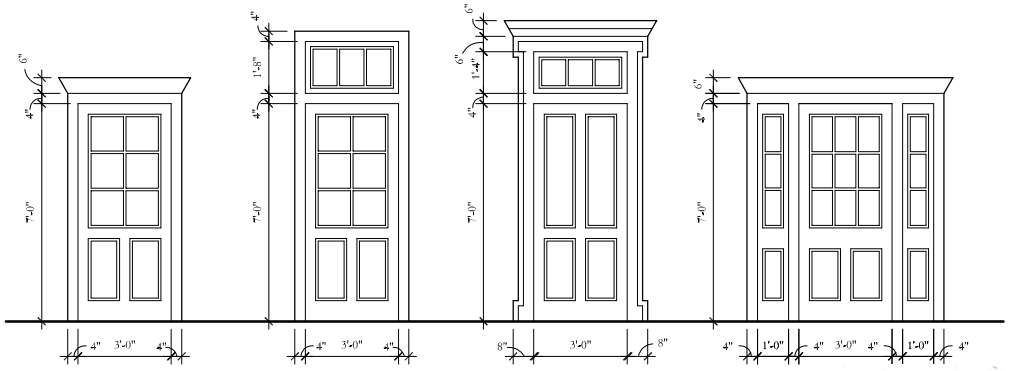
Windows



Shutters



Doors



DESCRIPTION

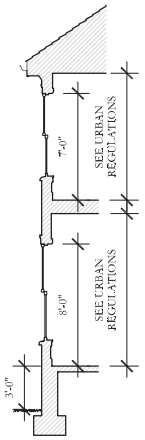
Building Elements:
Configuration and Techniques:
- May have a narrow line of dentils on the cornice line
- The gable pediment may have a lunette (a round, oval, or semicircular window)
- The entablature (horizontal band between the columns and the pediment) should be plain

Roofs:
Configuration and Techniques:
- Cornices shall have boxed eaves of 12" to 18". A wide frieze band is occasionally found beneath the cornice
- Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16" to 32". Overhanging eaves may have exposed rafters.

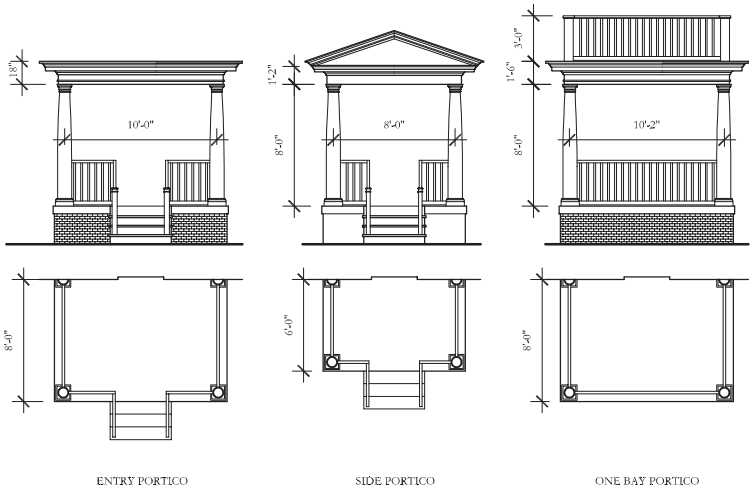
Windows and Doors:
Configuration and Techniques:
- Window proportions are 6 over 9 on the first floor and 6 over 6 on the second floor, or 9 over 9 on the first floor and 6 over 9 on the second floor
- All vertically superimposed openings shall be centered along the vertical axis
- Doors commonly have elaborate decorative surrounds



Typical Section

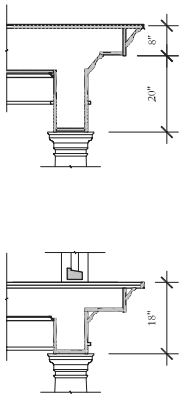


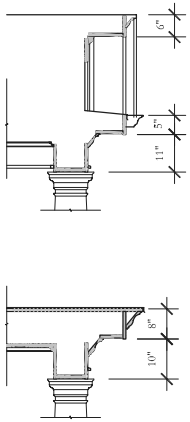
Porches



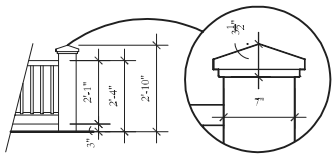
ENTRY PORTICO SIDE PORTICO ONE BAY PORTICO

Porch Beam Sections

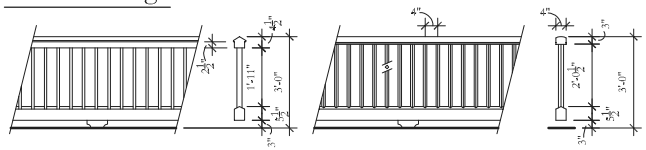




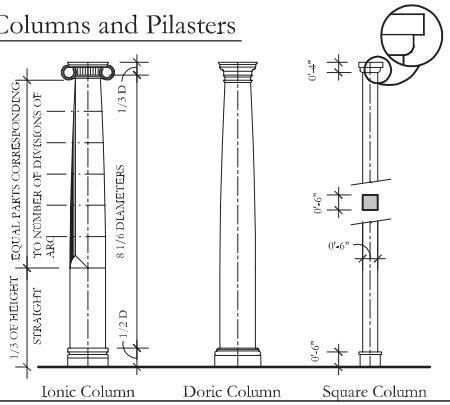
Upper Railings



Lower Railings



Columns and Pilasters



Ionic Column Doric Column Square Column

DESCRIPTION

Building Walls:
Materials:
- Masonry or stone are the most common wall materials.
- Exterior siding shall consist of wood or cement board with a face dimension no less than 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:
- Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door

Building Elements:
Materials:
- Piers and arches shall be brick or stone

Configuration and Techniques:
- Posts shall be no less than 6" by 6"
- Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the balusters. The openings be tween the members shall be a minimum of 1" and a maximum of 4"
- Porticos shall create an accentuated front door with decorative crown
- Entrance porticos should be 6 to 8 feet deep and may feature a variety of profiles which include a gabled roof with an elliptical arch, a cross head profile cornice with or without a 2'-6" balustrade, and a plain pediment. Balustrades are typically 1" square, spaced 4" on center.
- The full facade double height portico runs the full length of the front facade on the main body of the house. The shallow pitch shed roof is an extension of the main house eave. This porch has a simple but deep cornice over 12" arranged as a 3 to 5 bay composition. These porches are typically 10' to 12' deep.

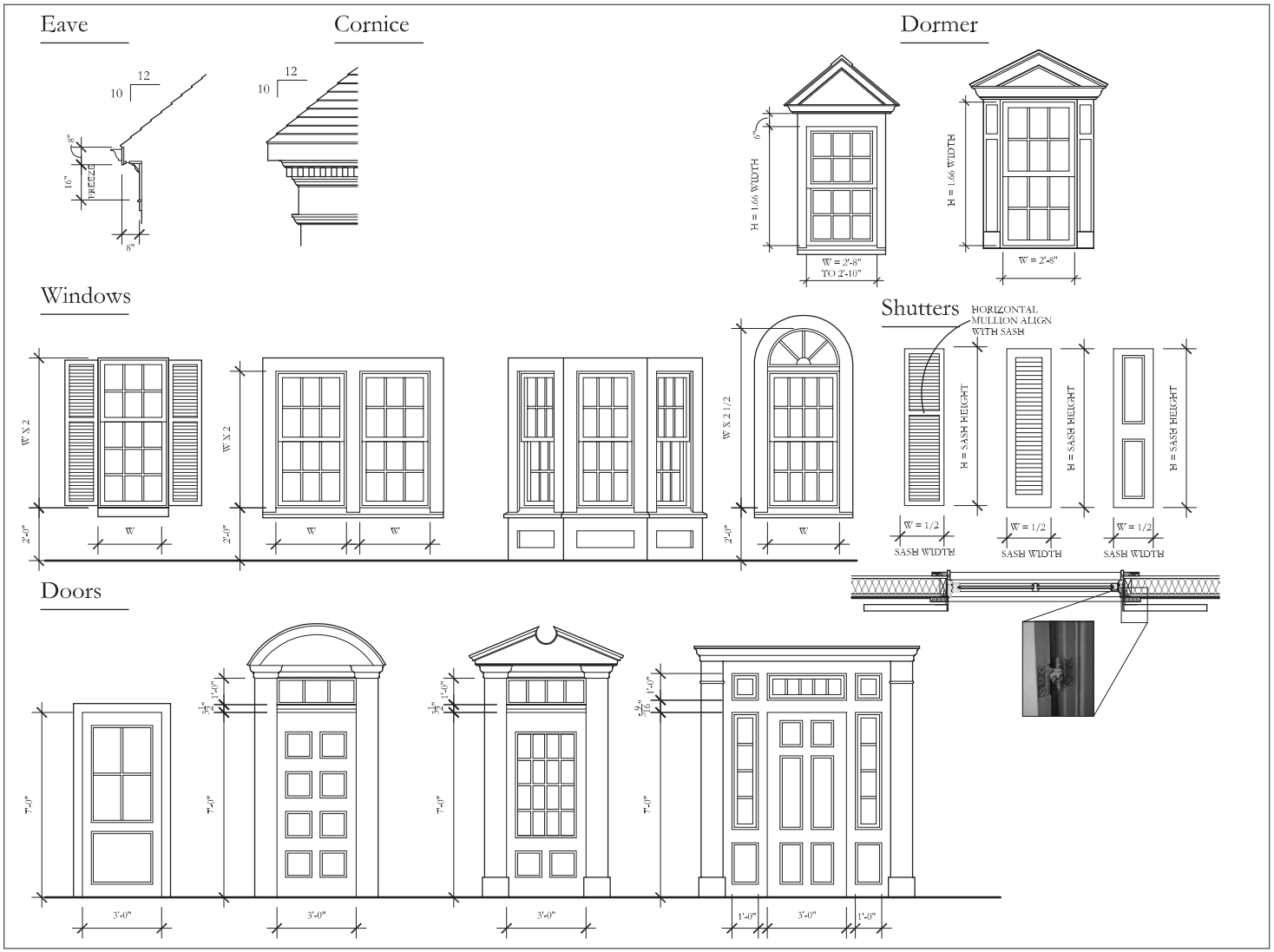
Roofs:
Configuration and Techniques:
- Principal roof on all freestanding buildings shall be symmetrically hip or gable with a slope of 6:12 to 10:12.
- Ancillary Roofs (attached to walls or roofs)



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Central, Louisiana



DESCRIPTION

Eave/Cornice:

Configuration and Techniques:

- On the Classic Colonial style, the cornice is part of a boxed roof-wall junction with little overhang
- The cornice may be decorated with dentils or modillions
- The cornice may have open eaves and rake or exposed rafters
- Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 12" to 16". Classic Colonial overhanging eaves are typically shallow boxed, frequently with dentils.

Windows and Doors:

Configuration and Techniques:

- Classic Colonial style may have broken pediments over the entrance
- Doors may have rectangular transoms and/or sidelights
- Windows are rectangular with double hung sashes
- May have bay windows, paired windows, or triple windows.
- Window proportions on the Classic Colonial style are commonly either 6 over 9 on the first floor and 6 over 6 on the second floor, or 9 over 9 on the first floor and 6 over 9 on the second floor.
- In the Classic Colonial style, each window sash should have six, eight, nine, or twelve panes of glass, or multi-pane upper sash with single pane lower sash.
- All vertically superimposed openings shall be centered along the vertical axis
- Rectangular windows shall be operable encasement or single hung
- Circular and hexagonal windows may be fixed.
- The facade normally has balanced symmetrical windows with a center door, although examples do exist with the front door asymmetrically placed on the facade.



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

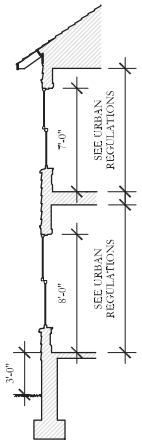
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COLONIAL CLASSIC (EXAMPLE DETAILS)

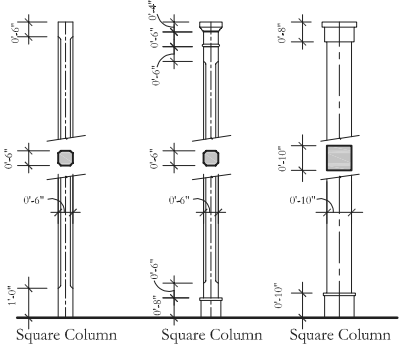
Typical Section



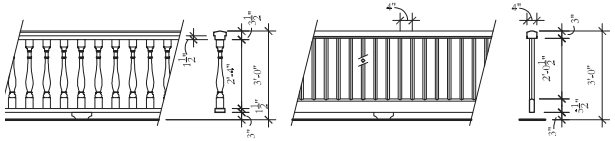
Porches



Columns and Pilasters



Lower Railings



DESCRIPTION

Building Walls:
Materials:
- All common wall materials may be used, but siding is the most common.
- Exterior siding shall consist of wood or cement board with a face dimension no less rhan 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:
- Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door

Building Elements:
Materials:
- Piers and arches shall be brick or stone

Configuration and Techniques:
- Posts shall be no less than 6" by 6"
- Railings shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the balusters. The openings between the members shall be a minimum of 1" and a maximum of 4"
- The full facade double height portico runs the full length of the front facade on the main body of the house. The shallow pitch shed roof is an extension of the main house eave. This porch has a simple but deep cornice over 12" arranged as a 3 to 5 bay composition. These porches are typically 10' to 12' deep

Roofs:
Configuration and Techniques:
- Principal roof on all freestanding buildings shall be symmetrically hip or gable with a slope of 6:12 to 10:12.
- Ancillary Roofs (attached to walls or roofs)

PORCH



COLUMN



COLUMN



RAILING



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

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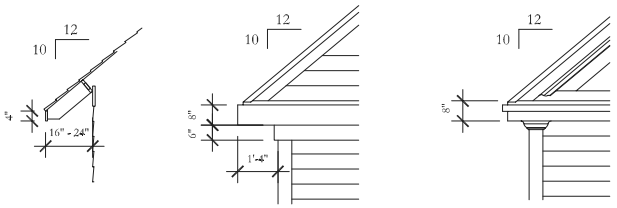
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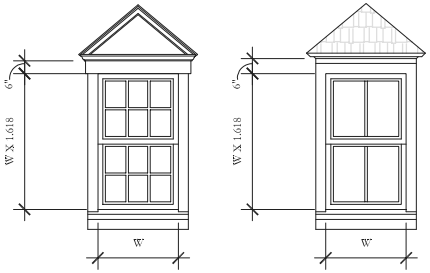
COLONIAL FARMHOUSE (EXAMPLE DETAILS)

Central, Louisiana

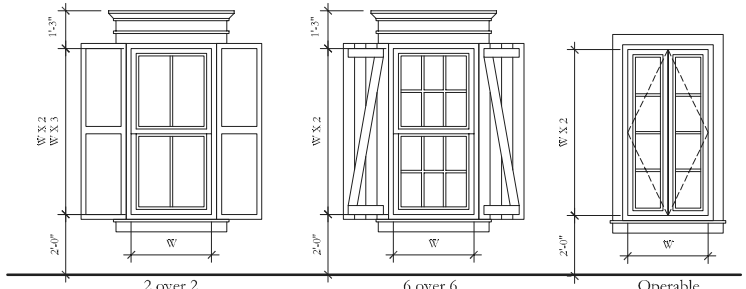
Eave/Cornice



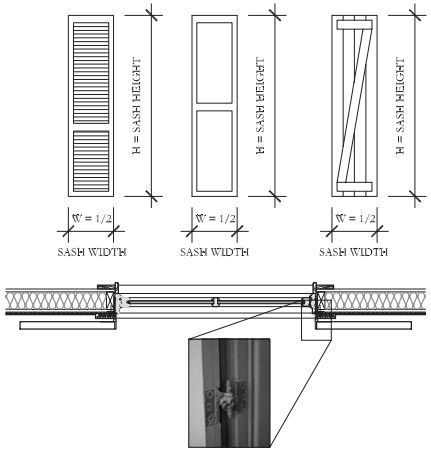
Dormer



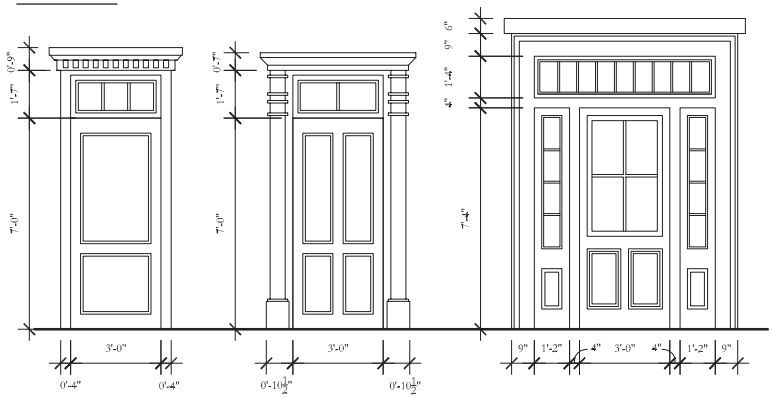
Windows



Shutters



Doors



DESCRIPTION

Eave/Cornice:
Configuration and Techniques:
- On the Colonial Farmhouse style, the cornice is either boxed or exposed rafters with a overhang of +/- 16".
- The cornice may be decorated with dentils or modillions
- The cornice may have open eaves and rake or exposed rafters
- Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 12" to 16". Colonial Farmhouse overhanging eaves are typically boxed, frequently with dentils or exposed rafters.

Windows and Doors:
Configuration and Techniques:
- Doors may have rectangular transoms and/or sidelights
- Windows are rectangular with double hung sashes
- May have bay windows or paired windows.
- Window proportions on the Colonial Farmhouse style are commonly 2 over 2.
- In the Colonial Farmhouse style, each window sash should have two panes of glass in each sash.
- All vertically superimposed openings shall be centered along the vertical axis
- Rectangular windows shall be operable casement or single hung
- Circular and hexagonal windows may be fixed.
- The facade normally has balanced symmetrical windows with a center door, although examples do exist with the front door asymmetrically placed on the facade.



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Central, Louisiana

IMAGES









MAIN DISTINGUISHING CHARACTERISTICS

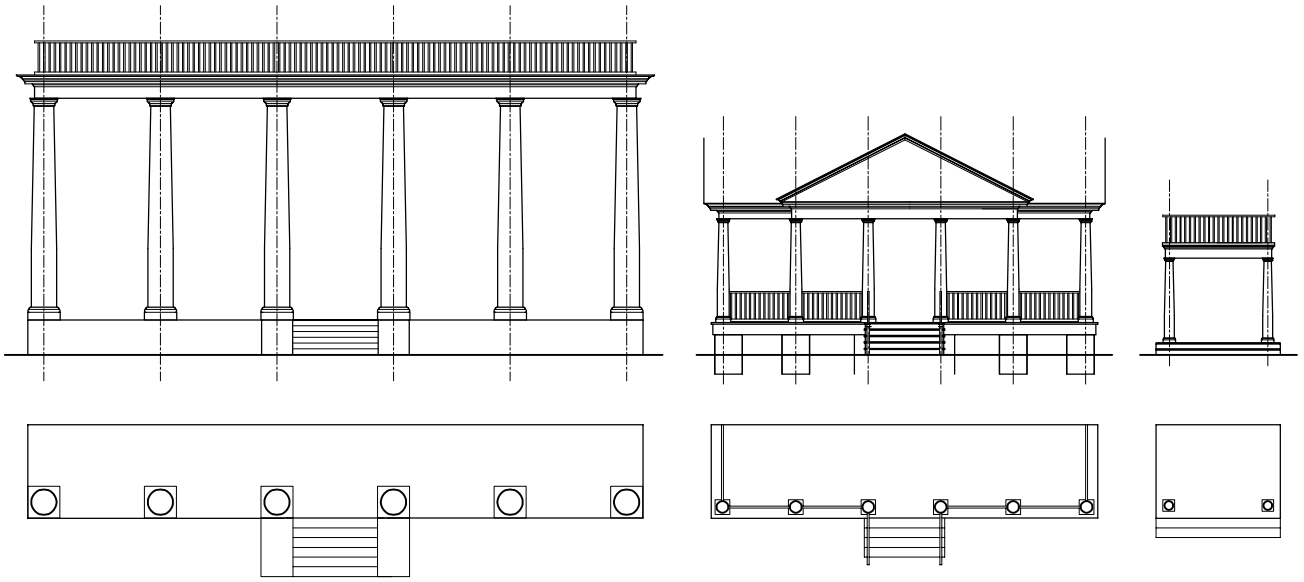
- Greek style houses commonly have either an entry porch, full height entry porch, or a full facade porch.
- Porch support columns are sized proportionally to the scale of the porch.
- The front door is typically surrounded by narrow rectangular windows and a transom above.
- The roof is either gabled or hipped with a low pitch of 4:12 to 6:12.
- The cornice line is accented with a wide band of trim.

<u>Basic Massing:</u>

- Less than full height entry porch:
  - Either side gable or hip roof
  - The entry porch may be recessed into the facade
- Full height Entry porch:
  - Either side gable or hip roof
  - Band of cornice trim and rectangular lights over the entrance
  - May have a traditional classical pediment above the entry porch
  - May have a flat roof on the entry porch
  - The entry porch may be recessed into the facade
- Full facade porch:
  - Either side gable or hip roof
  - No pediment
  - The porch is either covered by the main roof or by a flat or shed extension from the main roof
  - The porch may extend around one of both sides of the house
- Front gabled roof:
  - May have a full-width colonnaded porch beneath the front gable
  - May have a small entry porch
- Gabled front with wing:
  - Wings are lower than the dominant front gabled portion
- Townhouse:
  - With or without a porch

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Porches

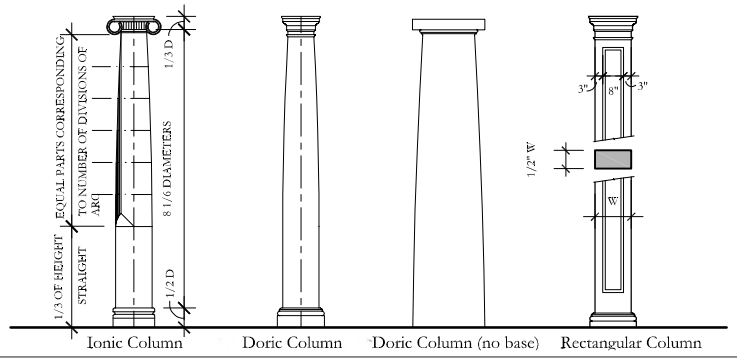


Full height and full width Porch

Full width Porch

Entry Porch

Columns and Pilasters



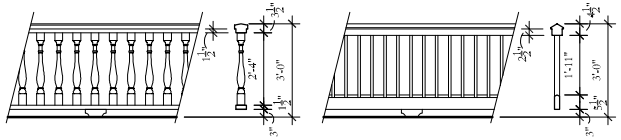
Ionic Column

Doric Column

Doric Column (no base)

Rectangular Column

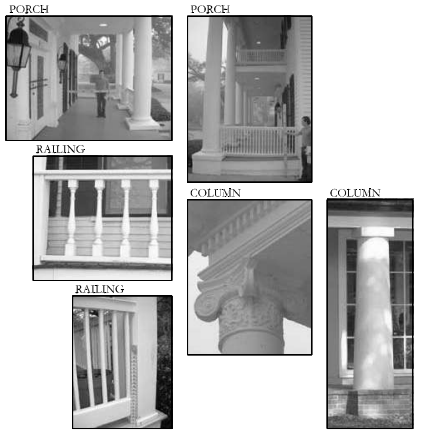
Lower Railings



DESCRIPTION

Building Elements:
Configuration and Techniques:
- Entry porch or full-width porch
- Prominent square or round columns to support porch
- Classical columns to support the porch roof
- The detail of the column may be Greek, Roman, or a vernacular adaptation
- Typically Doric columns
- Pilasters are used on corners of frame houses or across the entire facade in lieu of freestanding columns

Roofs:
Configuration and Techniques:
- Gable or hip roof
- Low pitch roof (4:12 to 6:12)



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

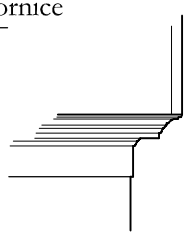
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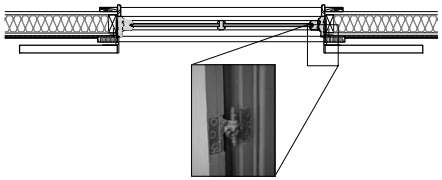
GREEK (EXAMPLE DETAILS)

Central, Louisiana

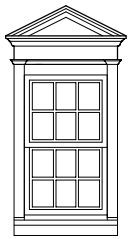
Eave/Cornice



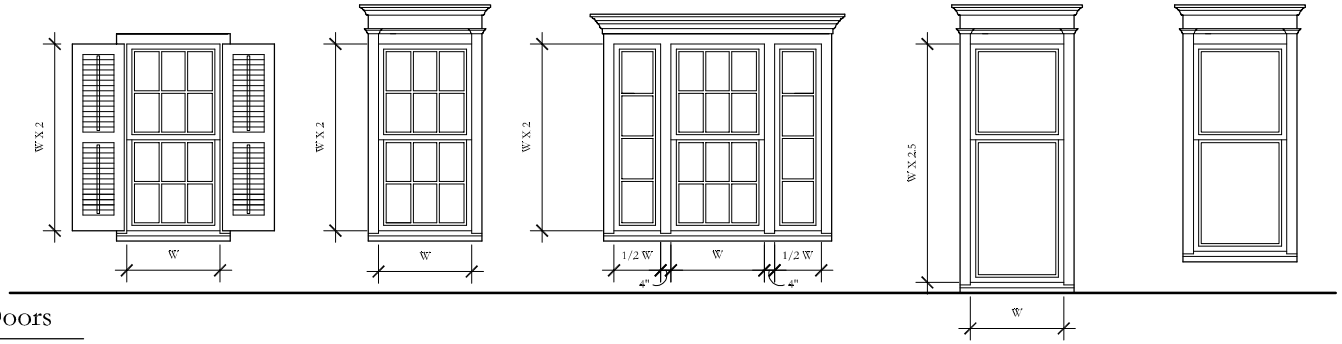
Shutters



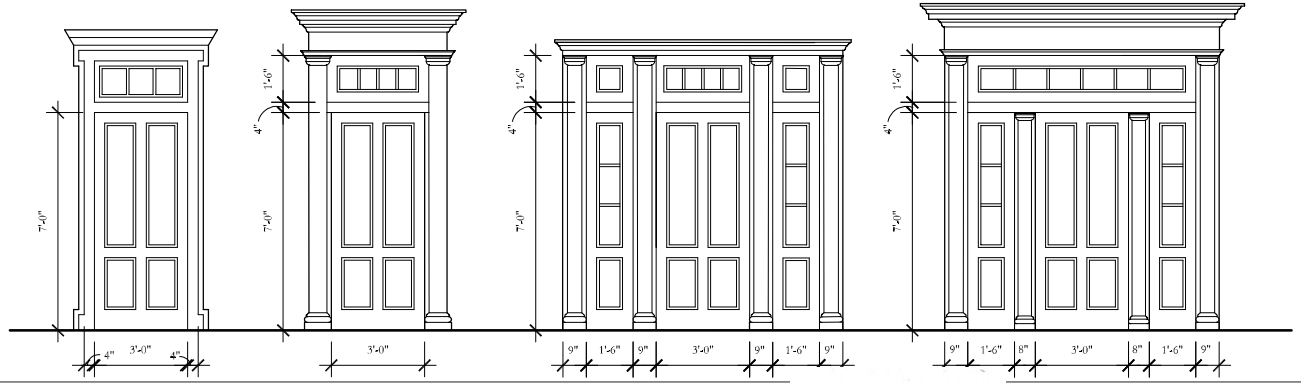
Dormer



Windows



Doors



DESCRIPTION

Eave/Cornice:
Materials:
- Cornice band is most commonly made of undecorated boards (it can have complex incised decorations)

Configuration and Techniques:
- Wide divided band of trim beneath the cornice of the main roof and the porch roofs to emphasize cornice lines
- The cornice has two parts: the frieze above and the architrave below
- The cornice may be treated variously along a gabled wall
- May have Italianate brackets added to the cornice line

Windows and Doors:
Configuration and Techniques:
- Elaborate door surround that includes a narrow line of transom and side lights
- Door can be either single or paired
- Door is divided into one, two, or four panels
- Door transom and side lights are rectangular panes of glass held in a delicate, decorative frame
- The door and the glazed surround are usually incased in a larger decorative frame of wood or masonry
- Door and glass may be recessed behind the front wall, and freestanding columns may be added to the inset portion
- Window sashes have six-pane glazing
- Windows may have small frieze-band windows set into the wide trim beneath the cornice
- Window surrounds should be far less elaborate than door surrounds

CORNICE



WINDOW



WINDOW



WINDOW



DOOR



DOOR

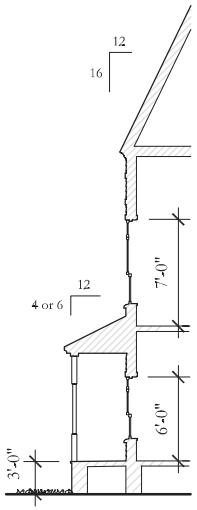


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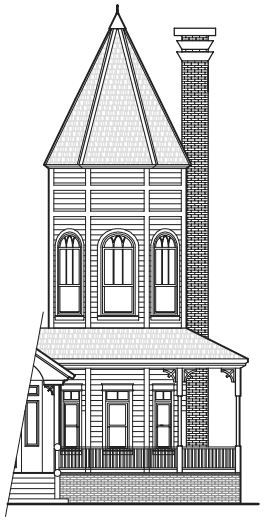
05.10.07

Central, Louisiana

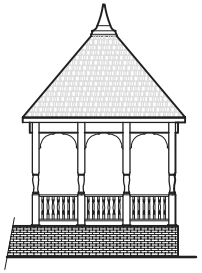
Typical Section



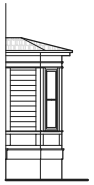
Building Elements



Tower with asymmetrical porch

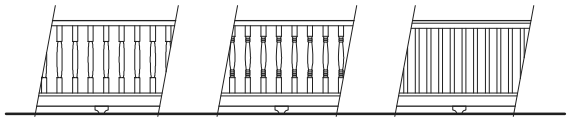


Cupola with gingerbread ornamentation

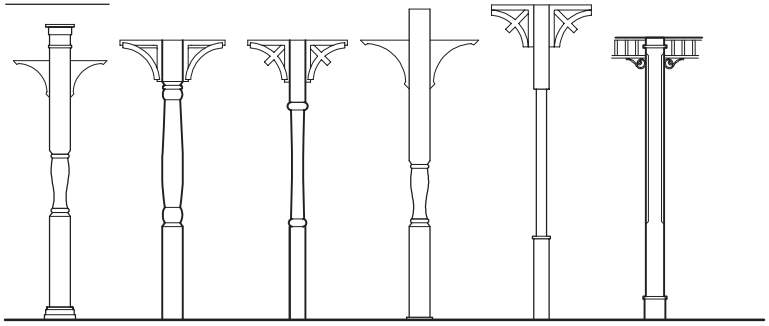


Side view of Bay Window

Railings



Columns



DESCRIPTION

Building Walls: *QUEEN ANNE*
Materials:
- May have masonry walls with patterned brickwork or terra-cotta and stone decorative panels inset into the walls

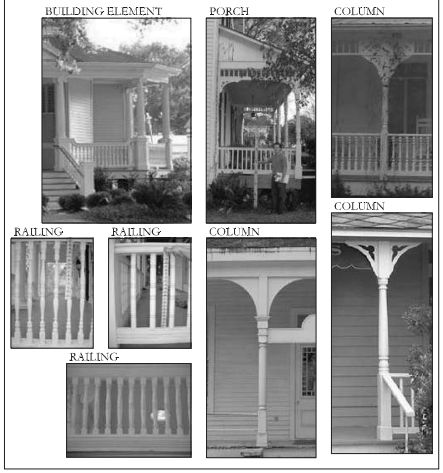
Configuration and Techniques:
- Wall surfaces are primary decorative elements that have bays, towers, overhangs, wall projections, and several wall materials of differing textures
- A variety of materials on different stories
- May have decorative half-timbering in gables or upper story walls

Building Elements: *QUEEN ANNE*
Configuration and Techniques:
- One-story porches are common and accentuate the asymmetry of the facade
- May have second story porches recessed in the gable, second story, or tower
- Should have delicate turned porch supports and spindle work (gingerbread) ornamentation in porch balustrades or as a frieze; or Classical columns which are full height of the porch or raised on a pedestal level with the railing which lacks the delicate, turned balusters
- Porch support columns may be grouped together in groups of two or three
- Spindle work detailing is used in gables and under the overhangs of bay windows
- May have ornamental elements like lacy, decorative spandrels and knob-like beads
- May have a round or polygonal tower that extends from the ground or is cantilevered from the second floor

Roofs: *QUEEN ANNE*
Configuration and Techniques:
- Gables are decorated with patterned shingles or more elaborate motifs
- Main body gable or hip 10:12, secondary porches 4 or 6:12, towers 16:12

Building Elements: *FOLK VICTORIAN*
Configuration and Techniques:
- Victorian detailing commonly appears on the porch and cornice lines
- Porch supports are either Queen Anne turned spindles or square posts with the corners chamfered
- Has lace like spandrels and balusters used in porch railings and in friezes suspended from the porch ceiling

Roofs: *FOLK VICTORIAN*
Configuration and Techniques:
- Roof-wall junction may be boxed with brackets along the cornice or ope



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

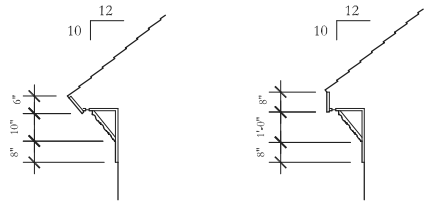
A Traditional Neighborhood Development

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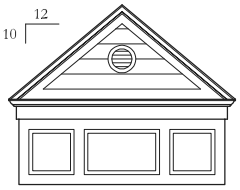
Central, Louisiana

VICTORIAN (EXAMPLE DETAILS)

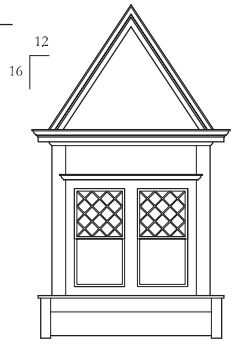
Eave/Cornice



Dormer

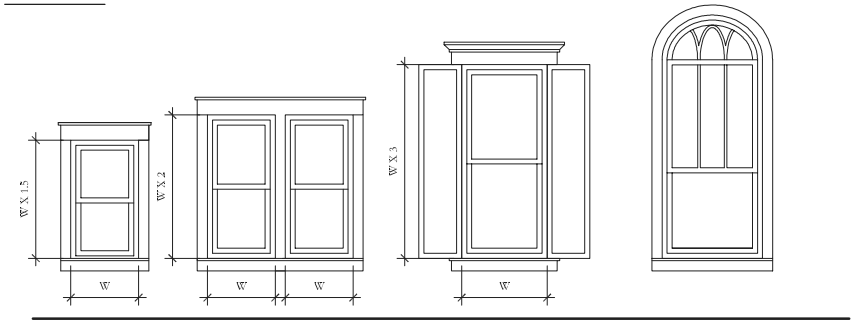


Pediment Dormer

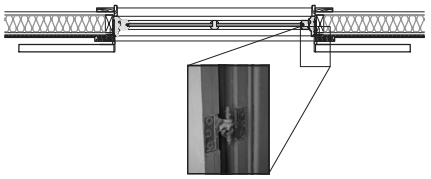


Gable Dormer

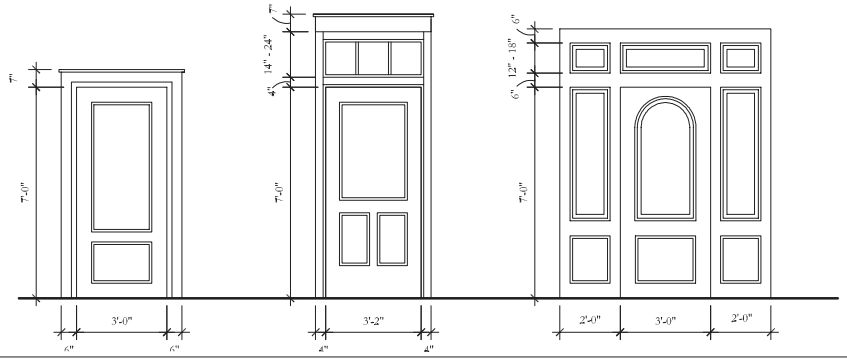
Windows



Shutters



Doors



DESCRIPTION

QUEEN ANNE

Building Elements:
Configuration and Techniques:
- May have classical details such as Palladian windows and cornice line dentils.

Windows and Doors:
Configuration and Techniques:
- Door and window surrounds should be simple
- Window sashes should have only a single pane of glass or it may be a single large pane surrounded by additional small or rectangular panes on one or more sides
- Doors commonly have delicate incised decorative detailing and a single large pane of glass set into the upper portion

FOLK VICTORIAN

Windows and Doors:
Configuration and Techniques:
- Window surrounds are simple and may have a simple pediment above



ARCHITECTS SOUTHWEST

THE VILLAGE AT MAGNOLIA SQUARE

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Central, Louisiana

VICTORIAN (EXAMPLE DETAILS)

DESIGN REVIEW

THE VILLAGE AT MAGNOLIA SQUARE
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PROCESS CHECKLIST

Step 1. DOCUMENTS FAMILIARIZATION

- ☐ Lot Purchase Agreement
- ☐ The Entire Design Guideline
- ☐ The Declaration of Covenants

Step 2. CONCEPT REVIEW

- ☐ Submit Form A: Concept Review Application
- ☐ Complete Schematic Drawings
  - Site Plan
  - Floor Plans
  - Elevations
  - Variances

Step 3. CONSTRUCTION DOCUMENTS REVIEW

- ☐ Submit Form A: Sketch Review Application
  (Bearing Magnolia Square's Stamp of Approval)
- ☐ Submit Form B: Construction Document Review Application
- ☐ Submit Form C: Materials & Finishes List
- ☐ Complete Construction Documents
  - Site Plan
  - Floor Plans
  - Elevations
  - Details
  - Coverage Calculations & Storm Water Containment Plans
  - Landscape Plan
  - Variances

DESIGN REVIEW POLICY

- Function of the Design Review Process: To encourage the architectural harmony of Magnolia Square, the developer and all property owners are bound by regulations defined in Magnolia Square Declaration of Covenants and by the requirements contained in this document. To that end, no structure or improvement shall be erected or altered until approvals described in this document have been obtained.

- Scope of Responsibility: Magnolia Square has the right to exercise control over all construction in Magnolia Square and will also review all alternations and modifications to structures and improvements (even after initial construction is complete), including, but not limited to: painting, renovations, and landscaping.

- Enforcing Powers: Should a violation occur, Magnolia Square has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by Magnolia Square. Approval by Magnolia Square does not relieve an owner of his/her obligation to obtain any governmental approvals. If such approvals are required and are not obtained by the owner, Magnolia Square and/or the applicable governmental agency may take whatever actions are necessary against the owner to force compliance.

- Limitations of Responsibility: The primary goal of Magnolia Square is to review the submitted applications in order to determine if the proposed construction conforms to The Design Guidelines. Magnolia Square does not assume responsibility for the following:
    a. The structural adequacy, capacity, or safety features of the structure and/or improvement.
    b. Non-compatible or unstable soil conditions, soil erosion, etc.
    c. Compliance with any or all building codes, safety requirements, and governmental laws, regulations or ordinances.
    d. The performance or quality of work of any architect or contractor.
    e. Architect/Designer shall review/implement soils tests requirements.

- The Architectural Review Committee: Membership shall consist of individuals appointed by Magnolia Square. Meetings are held as requests are received.

- Review Fees: Review fees are established by Magnolia Square. Magnolia Square reserves the right to waive these fees at its discretion.

- Review Policy: Magnolia Square reviews the submission and either grants approval, approval with stipulations, or denies approval. The owner is notified of the decision in writing and/or drawings within thirty days from the date of receipt. One set of plans will be returned with comments. Magnolia Square may deny approval because the application is incomplete or inadequate. If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the application is denied approval, a formal appeal may be made in writing to Magnolia Square, attn: Architectural Review Committee.

- Application Withdrawal: An application for withdrawal may be made without prejudice.

- Variances. All variance requests pertaining to The Design Guidelines must be made in writing. Any variance granted shall be considered unique and will not set precedence for future decisions.

- Approval of Builders. All builders must be approved by Magnolia Square to build in Magnolia Square. A list of pre-approved builders who understand the high quality of construction expected at Magnolia Square is available from the realtor. A builder not on the list must receive approval by Magnolia Square.

- Construction Inspection. Periodic inspections may be made by Magnolia Square while construction is in progress to determine compliance with the approved plans and specifications. Magnolia Square is empowered to enforce its policies as set forth in The Design Guidelines and the Declarations of Covenants by any action, including an action in a court law, to ensure its compliance.

- Waiver and Additional Requirements. The Design Guidelines has been adopted to assist the owners in connection with the design review procedure. However, Magnolia Square has the right to waive the Design Guidelines requirements on the basis of architectural merit or demonstrated hardship.

• Form A •

SKETCH REVIEW APPLICATION

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

OWNER

OWNER: _____

ADDRESS: _____ EMAIL ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

ARCHITECT

ARCHITECT / DESIGNER: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

LANDSCAPE

LANDSCAPE ARCHITECT (IF SELECTED): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

BUILDER

BUILDER (IF SELECTED): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

TWO SETS OF SITE PLANS, FLOOR PLANS, AND ELEVATIONS ARE TO BE SUBMITTED.
ONE STUDY MODEL IS TO BE SUBMITTED (FOR PARTY WALL CONDITIONS).

DATE SUBMITTED: _____ SIGNATURE: _____

• Form B •

CONSTRUCTION DOCUMENT REVIEW APPLICATION

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

OWNER

OWNER: _____

ADDRESS: _____ EMAIL ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

ARCHITECT

ARCHITECT / DESIGNER: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

LANDSCAPE

LANDSCAPE ARCHITECT (IF SELECTED): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

BUILDER

BUILDER (IF SELECTED): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL _____

INTERIOR

INTERIOR DESIGNER (IF SELECTED): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

* BE SURE TO SUBMIT **CONSTRUCTION DOCUMENT REVIEW** PAPERWORK BEFORE SENDING PROJECT OUT TO BID. *

TWO SETS OF THE FOLLOWING DOCUMENTS ARE TO BE SUBMITTED:

- ☐ FORM A (STAMPED)
- ☐ FORM B
- ☐ FORM C

TWO SETS OF THE FOLLOWING DRAWINGS ARE TO BE SUBMITTED:

- ☐ SITE PLAN
- ☐ FLOOR PLANS
- ☐ ELEVATIONS
- ☐ DETAILS
- ☐ LANDSCAPE PLANS

DATE SUBMITTED: _____ SIGNATURE: _____

• Form C •

MATERIALS LIST

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

ELEMENTS: **DESCRIPTION (INCLUDE MANUFACTURER AND PRODUCT # WHERE APPROPRIATE)**

RAILINGS _____

CHIMNEY _____

DOORS: MAIN ENTRANCE _____

OTHER _____

_____

DRIVEWAY _____

WALKS _____

GARAGE DOOR _____

FENCE GATES _____

GUTTER _____

LIGHTING _____

DECK _____

ROOFING _____

SHUTTERS _____

SOFFIT _____

WALLS _____

_____

WINDOWS _____

_____

IDENTIFY THE PROPOSED MATERIALS AND COLORS AS NOTED ABOVE. INCLUDE PERTINENT INFORMATION OR SAMPLES, SUCH AS PHOTOGRAPHS OR CUT SHEETS. INCLUDE COLOR SAMPLE BOARD FOR ALL PAINTED, STAINED, OR FACTORY-COLORED MATERIALS.

DATE SUBMITTED: _____ SIGNATURE: _____

DESIGN REVIEW PROCEDURE

Submit two copies of all required documents and drawings to _____, Attn: _____ at:

(Mailing address) (Physical Address) (E-Mail Address)

All documents shall include the name of the project, Magnolia Square, block and lot number, building type, owner(s)' name(s), and the date.

Step 1. **Review Documents**
In order to proceed, you should have reviewed the following documents:

a. The Lot Purchase Agreement.
b. The Design Guidelines which consists of the Regulating Plan, the Urban Regulations, and the Architectural Regulations.
c. The Declaration of Covenants.
d. The Design Review Procedure (this document).
e. The list of recommended architects, landscape architects, and approved builders.

Step 2. **Sketch Review**
This review confirms a correct interpretation of The Design Guidelines. Magnolia Square will stamp the drawings upon approval.

a. Form A: Sketch Review Application
b. Schematic Design Drawings as outlined below:
   - Site Plan (1/16" = 1') showing:
     North arrow
     Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines.
     Drives and walks, with dimensions of each.
     Existing trees shown.
     Any garden information.
     Floor plans (1/8" = 1' or 1/4" = 1')
   - Elevations (1/8" = 1' or 1/4" = 1') showing:
     Porches, balconies, doors, and windows.
     Principal materials rendered and specified.
     Height of each floor, eave and maximum height in relation to ground level.
     Roof pitch.
   - Variances: If there are any variances to The Design Guidelines, submit a description of them and the justification based on merit or hardship.

Step 3. **Construction Documents Review**
** Be sure to submit construction Document Review paperwork before sending project out to bid.**

This review checks the construction documents for compliance with The Design Guidelines and verifies that recommendations made at the sketch review have been incorporated. Conformity to applicable local regulations and building codes is the responsibility of your architect or builder. Magnolia Square will stamp the drawings upon approval.

a. Form A: Sketch Review Application bearing Magnolia Square's stamp of approval.
b. Form B: Construction Document Review Application
c. Form C: Materials and Finishes List
d. Construction Documents as outlined below:
   - Site Plan showing:
     1" = 20': Building footprints and setbacks from adjacent properties on all 4 sides.
     (See Site Plan sketch).
     1/16" = 1': North arrow; property lines; and setbacks with dimensions:
     Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines; location of parking on site; drives and walks with dimensions of each.
   - Floor Plans (1/4" = 1') showing:
     Rooms dimensioned and uses labeled.
     All windows and doors with swings shown.
     All overhangs of doors and roofs as dashed lines.
     Overall dimensions.
     Total square footage (enclosed and porches shown separately).
   - Elevations (1/4" = 1') showing:
     Porches, balconies, doors, and windows.
     Principal materials rendered and specified.
     Height of each floor, eave and maximum height in relation to ground level.
     Roof pitch.
   - Details (3/4" = 1' or 1-1/2" =1') showing:
     Eaves.
     Door and window surrounds.
     Porches.
     Others as requested by Magnolia Square.
   - Landscape Plan delineating tree save areas and new plantings by common species names.
   - Variances: If there are any variances to The Design Guidelines, submit a description of them and the justification based on merit or hardship.

Magnolia Square will approve, approve with stipulations, or deny continued construction. The owner may also be asked by Magnolia Square to stake out the building, garden walls, fences, and trees to be removed.

If you have not selected a Builder by this time, you should do so now.