

MUIRFIELD ASSOCIATION, INC.
GUIDELINES FOR NEW HOME CONSTRUCTION
AND INITIAL LANDSCAPING

1. All new home construction shall be approved by the Design Control Committee prior to construction.
2. Provide 2 sets of construction drawings with a site plan, elevations, dimensions, sizes, and all details.
3. Provide home construction application, completely filled out and attached as part of the construction drawings.
4. Provide a site plan including the footprint of home on lot, finished floor elevations, grades, easements, build zones, property lines and siting of neighboring homes on either side of lot.
5. Provide samples of all exterior finish materials - roof shingle, color swatches, brochures or cut sheets of garage door, entry door, window styles, EIF, davit, stucco finish, etc., all finish details shall be included as part of the home construction application.
6. 4-sided architecture shall be incorporated in new home construction. The dominant material at the front elevation shall extend in some fashion to the remaining elevations – using a water table, chimney, build-out, etc.
7. Natural materials, such as brick, stone, cedar or stucco, shall be used as exterior finish material on new home construction. A brick ledge shall be provided to accommodate the brick or stone.
8. Exterior chimneys shall be masonry. Stucco stone or cultured stone may be used on interior chimneys only.
9. Trash enclosures shall be used to confine refuse and debris during construction. Trash enclosures shall be cleaned and removed from the property on a timely basis.
10. If a deck is part of initial construction, construction drawings shall be included with application, including deck railing details.
11. Silt retention protection shall be installed to protect drainage areas.
12. Final grading of the lot shall accommodate proper drainage, using the City's master drainage plan. Water may not be permitted to pond or be forced onto neighboring properties.

13. A landscape plan shall be submitted for the committee's review within 2 months of exterior home construction completion. Initial landscape materials shall be planted at front elevation, side elevations, wrapping around to the rear elevation. Follow landscape requirements listed below.

14. Street trees shall be planted as part of initial landscape plan; number of trees required is based on lot frontage. Check with Association office for assistance.

By deed, the Design Control Committee has thirty days to respond to your request. However, we try to respond within 10 – 14 days.

Provide two copies of your request – one copy will be kept on file in our office, the other copy will be returned to you.

There is a \$225 fee for new home construction review; this includes the initial landscape plan review.

If you have any questions, please contact the Association office, 889-0922.



MUIRFIELD ASSOCIATION, INC.

New Home Construction

Submission Date _____ Phase _____ Lot No. _____ Home Style _____

Lot address _____

Owner/Applicant _____

Address _____

Phone No. _____ Cell _____

Fax No. _____ Email _____

Builder _____

Address _____

Phone No. _____ Cell _____

Fax No. _____ Email _____

Design Drawings Prepared by _____

Address _____

Phone No. _____ Cell _____

Fax No. _____ Email _____

Enclose with this Application **two copies** of the following required information:

- Site Plan – the scaled drawing including the full lot with dimensions, bearings, setbacks, property lines, easements, setbacks, roads, culverts, existing trees over 6 inch caliper, existing and proposed grades in accordance with the Master Grading Plan, swales, home, drive, walks, patios, decks, and other improvements.
- Landscape Plan – the scaled plan including home, drives, walks, patios, decks, landscaping beds with existing plant materials, turf areas, existing and proposed trees, and a listing of proposed plant materials including species and size.
- Foundation Plan to scale
- Floor Plans to scale
- Elevations to scale indicating heights of structures, materials
- Building section to scale
- Exterior Materials and Finishes Schedule (attached application form)
Color Samples
- Review Fee

FEE SCHEDULE

| | |
|-------------------|-------|
| Home Construction | \$225 |
| Initial Landscape | N/C |

Application for and approval of the New Home Design and Exterior Materials and Finish Schedule shall conform the commitment of the Applicant to install the approved improvements within a reasonable time, per the terms of the Muirfield Association Warranty Deed and Design Standards. Applicant hereby certifies that the finished improvements will be constructed on the subject lot to conform to the requirements of the Design Standards as noted on the enclosed documents by the Design Control Committee.

MUIRFIELD ASSOCIATION
New Home Exterior Materials and Finishes Schedule

Submission Date _____ Phase _____ Lot No. _____ Home Style _____

Address _____ Total Gross Finished Sq Ft of Home _____

Sq Ft Porch _____ Sq Ft Garages _____ Sq Ft Decks _____ Sq Ft Basement/Sq Ft Crawl _____

Elevations Materials

Brick: Manufacturer _____ Style _____ Color _____
 (provide sample)

Stone: Material _____ Style _____ Color _____
 (provide sample)

Siding: Material _____ Style _____ Color _____
 (provide sample)

Stucco: Finish Texture _____ Color _____ % total surface _____
 (provide sample)

EIFS: Finish Texture _____ Color _____ % total surface _____
 (provide sample)

Trim Types and Sizes: _____

Roofing Manufacturer _____ Series _____ Wt _____ Color _____
 (provide sample)

Windows Manufacturer _____ Style _____ Ext Color _____ Ext Material _____
 (provide sample)

Shutters Material _____ Style _____ Color _____
 (provide cut sheet) Each shutter must be proportionate to the window size.

Gutters/Downspouts Material _____ Style _____ Color _____

| | | | | |
|--------------|-------|-------|-------|-------|
| Entry Doors | Front | Rear | Other | Other |
| Manufacturer | _____ | _____ | _____ | _____ |
| Style | _____ | _____ | _____ | _____ |
| Color | _____ | _____ | _____ | _____ |
| Material | _____ | _____ | _____ | _____ |

(provide cut sheets) Raised panel wood or a fiberglass permitted. Steel or aluminum not permitted.

Garage Door Manufacturer _____ Style _____ Color _____
 (provide cut sheet)) Raised panel wood, fiberglass and certain steel doors are permitted.

No. of garage spaces _____ No. of doors _____ Orientation _____

Chimney Material _____ Color _____

Decks/Patios Material _____ Style _____ Color _____

Ext Lighting Style _____ Color _____

Submitted by _____ Date _____