Crocker Park is now a reality in Westlake. Phase I of its mixed-use core is now an integral part of the city and represents a key portion of the development that already demonstrates the realization of its original mission: the creation of a place that is vibrant, comfortable and belonging to everybody; a mixed-use environment that highlights bustling sidewalks, upscale stores, professional offices and restaurants. Most significant is the realization of the apartment homes above the retail shops, which make Crocker Park a fully realized mixed-use neighborhood. Crocker Park already provides a range of possibilities for living, working, relaxing, and community interaction.

These design guidelines will apply to future residential development in the I-Block and will follow the same planning principals of the mixed-use area, emphasizing pedestrian scale and a sense of place that is innate when people become the focus of the environment they inhabit. A variety of densities and homes will allow for many living choices that will promote and expand community interaction. This neighborhood will dovetail into the rest of Crocker Park and the community of Westlake; emulating its values of civic responsibility, commitment to one’s home and family, dedication to education and a desire for sensible growth.
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The Housing in the I-Block Design Guidelines are an extension of the Mixed-Use Area Design Guidelines approved by the Westlake Planning Commission and the Westlake City Council. Hence, similarly to the Mixed-Use Area Guidelines, this document establishes clear planning and design parameters while allowing for creativity and design exploration, starting with the use of the listed design choices and further developing these choices and their combinations into something new and vibrant. The objective is to foment the creation of vital and inviting neighborhoods that will be distinctive to Crocker Park.

These Guidelines are divided into three major sections: Neighborhood Context, Streetscapes, and Residence Styles.

The Neighborhood Context section provides a general description of the major design objectives of the Housing in the I-Block. This section establishes the planning and design characteristics from a large-scale context to the smaller human scale elements that give neighborhoods a sense of place.

The Streetscapes section includes planning guidelines that depict a palette of various street-types to be used for the delineation of the neighborhood’s streets and sidewalks. These components will be the variables used to connect the different types of homes and to establish exterior spatial hierarchies, including public and private domains, hardscape and landscape.

The Residence Styles section describes the architectural styles for consideration in the design of homes in the residential neighborhoods at Crocker Park. While the styles serve as a historical baseline (including massing, scale, proportions and decorative detailing) creative interpretation is encouraged to insure that the Crocker Park neighborhoods develop their own unique design characteristics.

Note:
Nothing in these guidelines prohibits the Developer from seeking amendments with respect to new or different designs and/or changes in the Developer, provided that all such amendments shall be subject to the approval of the Westlake Planning Commission and Council.
The I-Block Residential District will be structured by a network of interconnected corridors. These corridors will include residential streets and sidewalks of varying types and sizes corresponding to the different housing types. They will create a balanced accommodation of the pedestrian along with vehicular circulation. Residential streets and sidewalks lined with trees will be designed to calm traffic and serve as green connections to park space.

Along a streetscape, public and private spaces will occur. Physically defined public spaces will be universally accessible for all residents linked primarily by streets and sidewalks. Neighborhood urban parks will provide intimate gathering places within this district. They will be designed for flexible use and include paved circulation, seating areas and landscaping. Certain housing types will include common spaces that will create a shared yard for neighbors. They will be designed with a mix of hardscape, open lawn and garden components. Other housing types will be provided with private exterior space in the form of yards or defined courtyards. The separation of these areas from the public street will be carefully considered. A conservation area will be maintained as a setback to the Savannah Estates development to the West. Successful accommodation of the

The illustrative site plan and corresponding legend shown on this page are shown for reference only. The Design Guidelines are not the Development Plan of the Western portion of the I-Block. The content is subject to change and will be finalized with the Development Plan Submittal.
required parking for this district is essential to its success as a functioning neighborhood. Parking spaces will be distributed throughout the site to make them convenient while not being a dominant part of the streetscape. Spaces will occur on the street, in individual driveways, in discrete motor courts and in garages. Parking will be provided for residents and their visitors alike.

Landscaping will be required wherever the site is not covered by structures, walkways, driveways, roads, parking spaces or hardscaped public or common spaces. The landscape design will be supportive of the distinction and transition between private, common and public spaces. The types of trees and plants chosen will celebrate the local climate and ecology while providing a pedestrian-scaled experience along the streetscape.

The completed housing, along with the hardscape and landscape will give a sense of enclosure along a street. These “street rooms” will be created by building mass close to the street edge and by continuing that density along the entire length of a street.

The streetscapes in the I-Block will be designed to create outdoor rooms. A variety of street types will be used to accomplish this urban density.

A particular arrangement of traffic and parking lanes may change along the course of a street. One street type may be paired up with several different sidewalk conditions. The optimal combination of street type, sidewalk and landscaping will correspond with a particular housing type. Street trees are encouraged wherever possible. Speed will be limited to 15mph as in the rest of Crocker Park to help calm traffic.

The one-way and two-way street types described on this page will be combined with street section types in the following sections. These street and sidewalk sections provide a variety of types that may be used in multiple combinations.
**STREETSCAPES**

**One-Way Street Types**

- **Type 1a**
  - Sidewalk: 4 ft.
  - Traffic Lane: 16’-0”
  - Lane: 14’-0”

- **Type 1b**
  - Sidewalk: 4 ft.
  - Traffic Lane: 14’-0”
  - Parking Lane: 9’-0”

**Two-Way Street Types**

- **Type 2a**
  - Sidewalk: 4 ft.
  - Traffic Lane: 11’-0”
  - Traffic Lane: 11’-0”

- **Type 2b**
  - Sidewalk: 4 ft.
  - Traffic Lane: 11’-0”
  - Traffic Lane: 9’-0”

**Street Appurtenances Diagram**

**Note:**

Sidewalks along two-way streets will be 4-6 ft. dependent upon the occurrence of street appurtenances. Refer to the diagram below and the street sections following. Refer to Section 3.1 for the occurrence of a tree lawn at the street edge.

**Dimensions:**

- Sidewalks: 4 ft. clear width min.
- Street: 16-31 ft. wide
- All street lighting, signage, meters and hydrants to be located within the tree lawn (which may occur on the street side or house side of the sidewalk) or within the widened sidewalk width at intersections and on-street parking

**Trees and Landscaping:**

- Tree size: 3 in. minimum caliper; will exceed 4 in. at some garden areas.
- Tree spacing: 30 ft. typical with special consideration given to tree species and its relationship to the sidewalk
- Types of planting/landscaping will coordinate with occurrence of park areas; to include seasonal and perennial flower beds, low shrubs and ground cover
- Garden area walkways will be a min. of 30% alternate material to concrete. Percentage to be calculated per the entire site, not by individual garden.

**Lighting:** See Section 3.8

**Paving:**

- Sidewalk: Concrete - to include soldier course of brick in locations w/ 4 ft. width & integral curb (8” of brick to occur outside of the 4 ft. dim.)
- Streets and parking areas: Asphalt
- Crosswalks: Stamped concrete, stone or brick
- Curbing: Concrete at streets, sidewalks and parking areas

**Parking:**

- Resident: Each residence will have (2) garage spaces
- Guest: Estate Homes with driveways will have (2) exterior spaces for guests; all others to park in spaces designated “Resident Guest Parking Only”

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**Section 3.0**

**HOUSING IN THE I-BLOCK**
Section 3.3

HOUSING IN THE I-BLOCK
STREETSCAPES
TYPE D

Section 3.4
STREETSCAPES
120’ SETBACK

120’ Setback Specifications:

- 10’ penetration into the setback for construction which will include the clearing of trees necessary for construction of the units and the installation of landscaping.

- At-grade patios will be constructed, repaired and maintained 15’ into the setback.

- Plantings and landscape enhancement will be installed and maintained 20’ into the setback.

- 40’ perpetual permanent passive recreation (backyard) easement will be granted to Savannah Estates property owners for landscaping and recreation purposes as defined in the Easement.

- Additional landscaping will be planted 10’ to either side of the 60’ centerline of the setback to provide buffering.

- The total caliper of all trees damaged or removed in the setback due to construction will be replaced in the setback.

- Existing trees in the setback will be preserved wherever possible.
In addition, each residence will have coach fixtures that will be of a style compatible with the elevation designs. Final selections will be submitted to the Planning Commission with individual building designs for approval.

The selected street pole luminaire for the I-Block shall use roof-mounted, metal halide optics which create patterns pushing light down and along the roadway laterally. This will minimize stray light from entering residences or from leaving the development. The light pools that will be created are appropriate to maintain a residential character in this neighborhood. The luminaire will maintain a safe illuminated surround for residents, visitors and pedestrians alike.

Exterior security and ornamental lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be designed so as not to shine directly onto adjoining properties and not be excessive.

Referencing City of Westlake Design Review Guidelines Section 1237.04(b)(1).D.

Section 3.8
The residential architecture in the I-Block will celebrate local history and building practices. Street-level architecture shall be designed to appeal to the pedestrian and provide a constant source of interest taking into consideration scale, proportion and detailing.

As various home types will be a part of this development plan, each will be carefully considered in its scale, massing and relationship to its neighbors. In order to maintain interest along a streetscape, long unbroken volumes will be avoided. Each elevation will be well-articulated with elements to make them read as three-dimensional. Entries and windows will dominate a facade, not a garage. Entries will be unique to each unit type. They will be rich in detailing to celebrate their importance as part of the streetscape. Garage doors facing a street will be of a style and quality to match the rest of the facade. Corner units will address both streets that they face.

Appropriate architectural styles have been chosen to serve as inspiration for particular home designs. Crocker Park is about memory and prophecy. Therefore, residential styles will not be a direct pastiche of historical styles. Design elements and materials from the referenced styles will be combined and blended together to create individual unit designs and street facades. These designs will be presented for approval as part of the Development Plan Submittal.

The styles and their corresponding materials and colors will be discussed in further detail in the following sections.

All observable sides of new construction should achieve architectural interest and excellence.

Referencing City of Westlake Design Review Guidelines Section 1237.04(b)(2)B.

The texture, color and placement pattern of materials shall be appropriate for the size and scale of the proposed structures and be compatible with the character of the area.

Referencing City of Westlake Design Review Guidelines Section 1237.04(b)(3)B.

Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures; and harmonious with other architectural detail and ornamentation.

Referencing City of Westlake Design Review Guidelines Section 1237.04(c)(2)B.
Roofs

Roofs, if sloped, may be clad in metal or concrete tile, synthetic slate or dimensional asphalt shingles.

The main roofline, cross-gables and gabled dormers shall have a min. 12:12 pitch. Ancillary roofs may be sheds, no less than 3:12 pitch.

Roof penetrations, including vent stacks, must be placed back from the principal frontage of the roofs.

Materials and colors of roofs should be selected to reduce glare and visual impact to surrounding buildings.

Windows and Doors

Windows shall be made of wood or vinyl clad. Glass will be clear, not dark or reflective, unless a special or unique circumstance exists.

Windows shall be single or double-hung or operable casements. Muntins will occur where appropriate to the style of a home and shall be either true divided panes or simulated divided lite. Window panes shall be similar proportions throughout the building.

Details

Chimneys, if visible, shall be brick, stone or stucco. Flues shall be clay, galvanized metal or painted metal.

Screening of mechanical units shall be required. Those on rooftops are to be located so as to not be visible from the street level. Those on pads at ground level are to be hidden by landscaping.

Corner board and window trim shall have a min. projection of 3/8” beyond adjacent surfaces and all trim shall have a min. projection of 1/4” beyond adjacent surfaces. All trim components shall have a min. width of 3 1/2”.

Building Materials General Specifications

This list of materials is referenced in the following sections in tables called “Primary Facade”, “Trim/Detail” or “Motor Court Facade” Materials.

Materials on the main street facade will be repeated on side and rear elevations but in different proportions and composition.

The selection of natural building materials is strongly encouraged.

Cast stone:
Precast stone masonry with a high density mixture of fine aggregate, limestone, silica sand and portland cement
Smooth or textured finish in 8,12 or 16” nom. heights and 4, 8 or 12” nom. depths

Cultured stone:
Cast stone masonry with a mixture of Portland cement, lightweight aggregates and iron oxide pigments
Average 1 1/2” nom. thickness; may be used in conjunction with appropriate cultured stone watertables, sills, lintels and decorative trim

Brick:
Modular clay masonry
Smooth or textured finish in 4” nom. depth

Wood siding or trim:
Western Red Cedar or Clear Redwood
Smooth finish in 1/2” nom. thickness for clapboard siding and trimwork
(Wood will be an alternate to fiber cement siding and trim)

Fiber cement siding, panels or trim:
3/8” nom. thickness for clapboard siding w/ 4-8” exposure, 1/4” nom. thickness for shingle siding w/ 6-8” exposure, 3/8” nom. thickness for panels; smooth or textured finish; 25 yr. min. warranty for siding and shingles

High-grade dimensional shingled roof:
30 yr. min. 240# asphalt shingle w/ min. 15# felt paper underlayment

Stucco:
Portland cement plaster stucco on metal lath

Metal roof:
Standing seam copper or stainless steel; each to be either natural or lead-coated

Precast:
Integrally colored architectural precast concrete

GFRC:
Glass Fiber Reinforced Cement

Gutters and Downspouts:
To be either copper or prefinished 024 ga. Aluminum

Soffits:
To be wood or fiber cement

Prohibited Materials:
Vinyl and aluminum siding, EIFS, prefinished metal roofing and siding, exposed full-size standard concrete and painted block

Additional Materials:
When appropriate new exterior construction materials become available, they will be submitted to the city for approval.

Section 4.0b is to supplant City of Westlake Design Review Guidelines Sections 1237.04(c)(3)A-D. 4.0b does not conflict with these Sections but is more specific to the Housing in the I-Block.
**Introduction:**

The Shingle style of American homes rose to popularity at the end of the Victorian age with the advent of pattern books. Along with building innovations such as balloon framing, more creative expression was allowed in the shapes of homes and in their details. The abundance of wood in this region made this style popular and wood the primary exterior sheathing material. This style will bring a sense of intimacy to a streetscape with its casual character and richness of texture and color.

**Images on this page of Shingle Style housing:**

1. **Shaker Heights, OH.**  
   Single-family home with a simple assymetrical composition.
2. **Bay Village, OH.**  
   Single-family home with prominent gable and dormers.
3. **Westlake, OH.**  
   Single-family home with turreted form.
4. **Jekyll Island, GA.**  
   Home with broad gable end and multiple bay window configurations.

**Primary Facade Materials**
- Cast stone, Cultured stone or Brick at base
- Wood clapboard or fiber cement clapboard or shingle
- High-grade dimensional shingled roof

**Trim/Detail Materials**
- Wood or fiber cement trim
- Metal bay and dormer accents
- Precast or GFRC (Min. 30” above finished grade)

**Motor Court Facade Materials**
- Cast stone or Brick at base
- Wood or fiber cement clapboard or shingle siding
**Style #1**  
**Referencing the Shingle Style**

**Composition:**  
- Typically assymetrical often with integral turret and entry features; sometimes symmetrical

**Roof Form:**  
- Steeplly-pitched with intersecting cross-gables (may be gambrel); little or no overhangs at eaves

**Ornamentation:**  
- Little emphasis on decorative detailing; a complex shape enclosed in a smooth surface

**Windows:**  
- Double-hung or casement windows (may be multi-paned), multiple groupings and bays are common

**Doors:**  
- Entry door is typically paneled wood, may be crafted with geometric patterns  
  Garage door style and quality should match the rest of the house

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Section 4.1b
**Introduction:**

The Romanesque style of American homes rose toward the end of the Victorian era as an adaptation of popular styles at that time. Often found in urban environments, their common building materials such as stone were more durable than their counterpart wood Victorian structures. This style complements the Shingle style with similar massing and composition. It will lend an air of distinction to the urban streetscape of Crocker Park.

**Images on this page of Romanesque Style housing:**

1. Westlake, OH.
   - Romanesque style school house with prominent masonry arch at the entry.

2. Lakewood, OH.
   - Single-family home with arched entry and stone lintels.

3. Cleveland, OH.
   - Formerly a residence, now used as offices for Healthspace. Showcases many features of the Romanesque style.

4. Detroit, MI.
   - Row houses built in the Romanesque style.

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**Primary Facade Materials**
- Cast stone or Brick
- Stucco, Wood or fiber cement clapboard siding
- High-grade shingled roof or Synthetic Slate

**Trim/Detail Materials**
- Wood, fiber cement or fypon trim
- Metal bay and dormer accents
- Precast or GFRC (Min. 30" above finished grade)

**Motor Court Facade Materials**
- Cast stone or Brick at base
- Stucco, Wood or fiber cement clapboard siding
**Composition:**
- Monolithic, massive forms that emphasize verticality; may include bay or turret features

**Roof Form:**
- Monochromatic, large broad masses which can be punctuated by dormers

**Ornamentation:**
- Broad round arches are the distinguishing mark, heavy flat lintels and stone mullions, squat engaged columns

**Windows:**
- Double-hung windows (may be multi-paned), set deeply into facade

**Doors:**
- Entry door is typically paneled and set deeply into facade like windows
- Garage door style and quality should match the rest of the home
Introduction:

The Tudor style of American homes began as early Twentieth Century interpretations of English architecture by American architects and builders. It is based on a variety of prototypes from cottages to grand manor houses. This explains its unique mix of materials. This style will display a sense of grandeur while at the same time relating well to the green space in Crocker Park.

Images on this page of Tudor Style housing:

1. Buffalo, NY.
   Single-family home with masonry on the first floor and stucco on the second.
2. Westlake, OH.
   Single-family home with patterned details integral to the masonry.
3. Westlake, OH.
   Single-family home with a mixture of stone, brick and stucco in an asymmetrical composition.
4. Cleveland Heights, OH.
   Town houses with many elements typical of the Tudor style.

Primary Facade Materials
- Cast stone, Cultured stone or Brick
- Stucco
- High-grade dimensional shingled roof

Trim/Detail Materials
- Wood or fiber cement trim
- Metal bay and dormer accents
- Precast or GFRC (Min. 30” above finished grade)

Motor Court Facade Materials
- Cast stone or Brick at base
- Stucco
- Wood or fiber cement shingles
**Tudor Style Elevation Study**

**Composition:**
- Asymmetrical composition created through balance of varied roof forms and vertical elements like chimneys

**Roof Form:**
- Steeply-pitched roof with one or more cross-gables dominating the front, varying eave heights and depths

**Ornamentation:**
- Simple ornamentation created within stucco in the second story and gabled ends which often overhang the first floor; half-timbering may occur but is not required as pattern and texture may be created in the design of the masonry

**Windows:**
- Narrow, tall casements (may be multi-paned) typically set in multiple groupings of three or more

**Doors:**
- Entry door is typically wood and may be set in an arched surround
  Garage door style and quality should match the rest of the home

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**Crocker Park**

**Housing in the I-Block**

Section 4.3b
**Introduction:**

The French Country style of American homes emerged at the turn of the twentieth century. European immigrants and American soldiers returning from war created an interest in the romantic ideals represented by vernacular architecture found in the French countryside. This style will be flexible in its design to fit both in a dense urban context or to help tie the edges of the development into its green surrounding. These homes will be complementary to the public green space set aside in Crocker Park.

**Images on this page of French Country Style housing:**

1. **Shaker Heights, OH.** Single-family home with entry flanked by an asymmetrical composition.
2. **Westlake, OH.** Single-family home with prominent gable and dormers.
3. **Westlake, OH.** Single-family home with asymmetrical composition.
4. **Cleveland, OH.** Town houses with European Country influences.

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**Primary Facade Materials**
- Cast stone, Cultured stone or Brick
- Stucco
- High-grade dimensional shingled roof

**Trim/Detail Materials**
- Wood, fiber cement trim
- Metal bay and dormer accents
- Precast or GFRC (Min. 30" above finished grade)

**Motor Court Facade Materials**
- Cast stone or Brick at base
- Stucco
- Wood or fiber cement shingles
**Style #4**

**Referencing the French Country Style**

**Composition:**
- Formal covered entry with dormers punctuating the form

**Roof Form:**
- Steeply-pitched roof with one or more cross-roofs, flared eaves at varying heights

**Ornamentation:**
- Simple ornamentation; may have classical detailing at the entry

**Windows:**
- Narrow, tall casements (may be multi-paned)

**Doors:**
- Entry door typically has a glazed opening and may be set in an arched surround
  - Garage door style and quality should match the rest of the home

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**French Country Style Elevation Study**

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Section 4.4b
Introduction:

The Classical Revival style of American homes became popular early in our nation’s history. When the United States became the new world democracy, Americans found the classical architecture of ancient Greece and Rome to be appropriate for public buildings and homes. This style will be carefully mixed into a streetscape to create focal points. Their formal detailing will create a visual sense of hierarchy and be naturally complementary to the more public realm of Crocker Park.

Images on this page of Classical Revival Style housing:

1. Shaker Heights, OH.
   Single-family home with pronounced covered entry.
2. Westlake, OH.
   Single-family home with classically detailed recessed entry.
3. Westlake, OH.
   Historic single-family home with simple classical proportions & detailing.
4. Boston, MA.
   Row houses with mansard and punctuated dormers.

Primary Facade Materials
- Cast stone or Brick
- Stucco, Wood or fiber cement clapboard siding
- High-grade dimensional shingled roof

Trim/Detail Materials
- Wood, fiber cement or fypon trim
- Metal bay and dormer accents
- Precast or GFRC (Min. 30" above finished grade)

Motor Court Facade Materials
- Cast stone or Brick at base
- Stucco, Wood or fiber cement clapboard siding
**Style #5**

REFERENCING THE CLASSICAL REVIVAL STYLE

**Composition:**
- Symmetrical composition with prominent front-facing entry portico supported by ordered columns; three to five windows across the front

**Roof Form:**
- Low- to medium-pitched gable or hip with minimal overhangs emphasizing the cornice line

**Ornamentation:**
- Cornice with dentals or modillions and an architrave

**Windows:**
- Casement or double-hung windows (may be multi-paned) aligned horizontally and vertically with simple moldings

**Doors:**
- Entry door is paneled (single or paired) and may have a transom and sidelights in a decorative surround
- Garage door style and quality should match the rest of the home

Classical Revival Style Elevation Study

Section 4.5b
The entry and garage doors shown on this page are representative of the level of quality and detail that shall be required for this development.

Front doors are to be an integral part of celebrating the entry to each home. Selected doors will be varied in style and color along a street so as not to create repetition. Each door shall be appropriate to the facade it is chosen for.

Garage doors shall enhance an elevation, not detract from it. Double garage doors are encouraged to be panelized so that they will appear to be made up of two or four individual doors. Where several garage doors occur in a row, their styles should vary to create interest along an elevation.
The use of color throughout Crocker Park should be bold, yet indicative of regional influences.

This palette recommends 54 body colors (squares) and 27 accent colors (rectangles) to be coordinated in their application. Arranged as sets, these colors were also selected for their ability to be interchanged to create a broader spectrum of combinations throughout Crocker Park. An additional 8 accent colors are recommended for the I-Block which will be carefully coordinated and balanced with body colors.

There is a strong emphasis on earth tones, but this palette also encourages colorful exuberance. As each home’s design develops, the selection of colors will be determined comprehensively, ensuring that bold colors are interspersed with subtle hues. Exterior colors will provide variety and reinforce the architectural concept and be compatible with other materials chosen for a facade.

The use of Additional Accent Colors shall be limited to use on entry doors and other minor exterior features such as shutters and window boxes.