

Rec'd
2-12-18
P. Pull

Fee \$2500

Powder Springs Application Form

DESIGN REVIEW - ARCHITECTURAL STANDARDS

Applicant Sean Stefan Telephone No.: 561.319.3565 Mobile
404.492.6911 Office
 Applicant's Address: 2675 Paces Ferry Road SE, Ste 350, Atlanta GA
 Property Location: Springbrooke Estates, Lewis Road Land lots 30339
 Applicant is: Property Owner Other: Attorney for Owner 975, 976, 1022
 Other Representative of Owner 1023, 1024, 1049
1050
 (Attach Owner's Authorization)

Current Zoning: MOR
 Type of Application:
 Design Review
 Change in Stipulations of Approval

Attachments
 Application Fee
 Boundary Description
 Sketch Plan
 Review checklist
 Other: *(i.e. photos)*

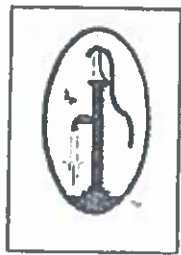
Work proposed includes the following with an explanation of work to be performed (attach additional sheets if needed):
 New Construction: Submitting 6 Floorplans @ \$25/each
\$150 Total
 Exterior Renovations: _____
 Parking Area: _____
 Landscaping: _____
 Site Lighting: _____
 Mechanical Systems: _____
 Signage: _____
 Site Access: _____
 Other: _____



Sean Stefan
 Land Acquisition Manager

cell: 561.319.3565
 email: sstefan@fischerhomes.com
 2675 Paces Ferry Road SE, Suite 350 - Atlanta, GA 30339

Design Review
 Approved (consistent with Architectural Standards)
 Denied (inconsistent with Architectural Standards)
 Approval Required Prior to Issuance of Building Permit



Fee \$2500

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Approval Required Prior to Issuance of Building Permit





February 7, 2018

Tina Garver
Community Development Director
City of Powder Springs
4488 Pineview Drive
Powder Springs, GA 30127

RE: Springbrooke Estates Subdivision located along Lewis Road in Land Lots 975, 976, 1022, 1023, 1024, 1049, and 1050

Dear Tina,

Fischer Homes is submitting the following floor plans and elevations for review. I have also included our landscape plans for each elevation and our standard home mix guidelines.

Plan: Elevations

Blackstone (2685sf): Pacific Craftsman (w/ Brick), American Classic, Casa Bella

Blair (3029sf): American Classic (w/ Porch), American Classic (w/ Brick and Porch), Western Craftsman, Western Craftsman (w/ Brick), Coastal Classic, Cambridge Cottage (w/ Stone)

Foster (2954sf): Bella Vista (w/ Brick and Dormers), Bella Vista (w/ Brick and Porch), Bella Vista (w/ Brick, Porch and Dormer), American Classis (w/ Brick and Porch Rail), Pacific Craftsman (w/ Brick), Pacific Craftsman (w/ Stone), English Elegance

Redfield (2932sf): American Classic (w/ Brick and Porch), Stratford Tudor, Bucks County Retreat, Cambridge Cottage

Grandin (2711sf): Western Craftsman (w/ Brick), Nantucket Retreat (w/ Stone), Nantucket Retreat (w/ Brick), Coastal Classic, Coastal Classic (w/ Stone), Pacific Craftsman, Pacific Craftsman (w/ Stone), includes 3 Car Front Entry as an option.





Quinn (2644sf): American Classic (w/ Stone), American Classic (w/ Brick), English Elegance, Western Craftsman (w/ Stone), Western Craftsman (w/ Brick), Coastal Classic (w/ Stone), Coastal Classic (w/ Brick), includes 3 Car Front Entry as an option









Kind Regards,






Sean Stefan









Sean Stefan
Land Acquisition Manager
Fischer Homes Atlanta







DESIGNER COLLECTION
Approved Exterior Offering

Legend	
	No Masonry
	Low Masonry
	High Masonry
	Preferred Exterior

REDFIELD 2932 SF			
		Approved	Not Approved
	American Classic*		✓
	American Classic w/ Porch		✓
	American Classic w/ Stone & Porch		✓
	American Classic w/ Brick & Porch	✓	
	Hyde Park Cottage w/ Stone		✓
	Stratford Tudor	✓	
	Bucks County Retreat	✓	
	Cambridge Cottage	✓	

WHITMAN 2313 SF			
		Approved	Not Approved
	Hyde Park Cottage*		✓
	Hyde Park Cottage w/ Stone		✓
	Hyde Park Cottage w/ Brick		✓
	English Elegance		✓
	Western Craftsman w/ Brick		✓





SULLIVAN 1897 SF			
		Approved	Not Approved
	Western Craftsman*		✓
	Western Craftsman w/ Brick		✓
	Cambridge Cottage		✓
	Cambridge Cottage w/ Stone		✓
	American Classic w/ Brick		✓
	American Classic w/ Brick & Dormer		✓
	Nantucket Retreat w/ Stone		✓
	Nantucket Retreat		✓






TURNER 2492 SF			
		Approved	Not Approved
	American Classic		✓
	American Classic w/ Brick & Porch		✓
	Western Craftsman w/ Stone		✓
	Western Craftsman w/ Brick		✓
	Coastal Classic w/ Stone		✓
	Coastal Classic		✓








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
DESIGNER COLLECTION
Approved Exterior Offering









Approved: Dave Roberts
Date: January 24th, 2018
Community: Springbrooke Estates
Section ID:













Legend	
	No Masonry
	Low Masonry
	High Masonry
	Preferred Exterior







		Approved	Not Approved
BAKER 2382 SF			
	American Classic*		✓
	American Classic w/ Brick & Porch		✓
	Coastal Classic		✓
	Coastal Classic w/ Stone		✓
	Cambridge Cottage w/ Stone		✓






BLACKSTONE 2685 SF			
	Hyde Park Cottage*		✓
	H Park Cottage w/ Stone Veneer #1		✓
	Hyde Park Cottage w/ Brick Veneer		✓
	Pacific Craftsman		✓
	Pacific Craftsman w/ Brick	✓	
	American Classic	✓	
	Casa Bella	✓	

BLAIR 3029 SF			
	American Classic*		✓
	American Classic w/ Porch		✓
	American Classic w/ Brick & Porch	✓	
	Western Craftsman	✓	
	Western Craftsman w/ Brick	✓	
	Coastal Classic	✓	
	Cambridge Cottage w/ Stone	✓	

COLLINS 1687 SF			
	Nantucket Retreat		✓
	Nantucket Retreat w/ Stone		✓
	Nantucket Retreat w/ Brick		✓
	American Classic*		✓
	American Classic w/ Dormers		✓
	American Classic w/ Brick		✓
	American Classic w/ Brick & Dormers		✓
	Cambridge Cottage		✓





		Approved	Not Approved
FOSTER 2954 SF			
	Bella Vista*		✓
	Bella Vista w/ Dormers		✓
	Bella Vista w/ Porch & Dormers		✓
	Bella Vista w/ Brick & Dormers	✓	
	Bella Vista w/ Brick & Porch	✓	
	Bella Vista w/ Brick, Porch & Dormers	✓	
	American Classic w/ Brick		✓
	American Classic w/ Brick & Porch Rail	✓	
	American Classic w/ Porch Rails		✓
	Pacific Craftsman w/ Stone	✓	
	Pacific Craftsman w/ Brick	✓	
	English Elegance	✓	

MERCER 1985 SF			
	American Classic*		✓
	American Classic w/ Brick		✓
	Western Craftsman w/ Stone		✓
	Western Craftsman		✓
	Coastal Classic		✓
	Coastal Classic w/ Brick		✓



















MORRIS 2776 SF			
	Cambridge Cottage*		✓
	Cambridge Cottage w/ Stone		✓
	Cambridge Cottage w/ Brick		✓
	Western Craftsman w/ Brick		✓
	Coastal Classic w/ High Brick		✓

Notes:

DESIGNER COLLECTION
Approved Exterior Offering

Legend	
	No Masonry
	Low Masonry
	High Masonry
	Preferred Exterior

GRANDIN 2711 SF		Approved	Not Approved
	Western Craftsman*		✓
	Western Craftsman w/ Brick	✓	
	Western Craftsman (3-CI)		✓
	Western Craftsman (3-CI) w/ Brick	✓	
	Nantucket Retreat		✓
	Nantucket Retreat w/ Stone	✓	
	Nantucket Retreat w/ Brick	✓	
	Nantucket Retreat (3-CI)		✓
	Nantucket Retreat (3-CI) w/ Stone	✓	
	Nantucket Retreat (3-CI) w/ Brick	✓	
	Coastal Classic	✓	
	Coastal Classic w/ Stone	✓	
	Coastal Classic (3-CI)	✓	
	Coastal Classic (3-CI) w/ Stone	✓	
	Pacific Craftsman	✓	
	Pacific Craftsman w/ Stone	✓	
	Pacific Craftsman (3-CI)	✓	
	Pacific Craftsman (3-CI) w/ Stone	✓	

QUINN 2644 SF		Approved	Not Approved
	American Classic*		✓
	American Classic w/ Stone	✓	
	American Classic w/ Brick	✓	
	American Classic (3-CI)		✓
	American Classic (3-CI) w/ Stone	✓	
	American Classic (3-CI) w/ Brick	✓	
	English Elegance	✓	
	English Elegance (3-CI)	✓	
	Western Craftsman w/ Stone	✓	
	Western Craftsman w/ Brick	✓	
	Western Craftsman (3-CI) w/ Stone	✓	
	Western Craftsman (3-CI) w/ Brick	✓	
	Coastal Classic		✓
	Coastal Classic w/ Stone	✓	
	Coastal Classic w/ Brick	✓	
	Coastal Classic (3-CI)		✓
	Coastal Classic (3-CI) w/ Stone	✓	
	Coastal Classic (3-CI) w/ Brick	✓	

Additional Notes

- The Grandin & Quinn 3 car integrated Front Entry Garage are NOT available as preferred Exteriors or to be placed on High Impact Lots (Front)
- ** 3-CI = 3-Car Integrated Floorplan

Notes:

SPRINGBROOKE

DESIGNER COLLECTION

02.05.2018



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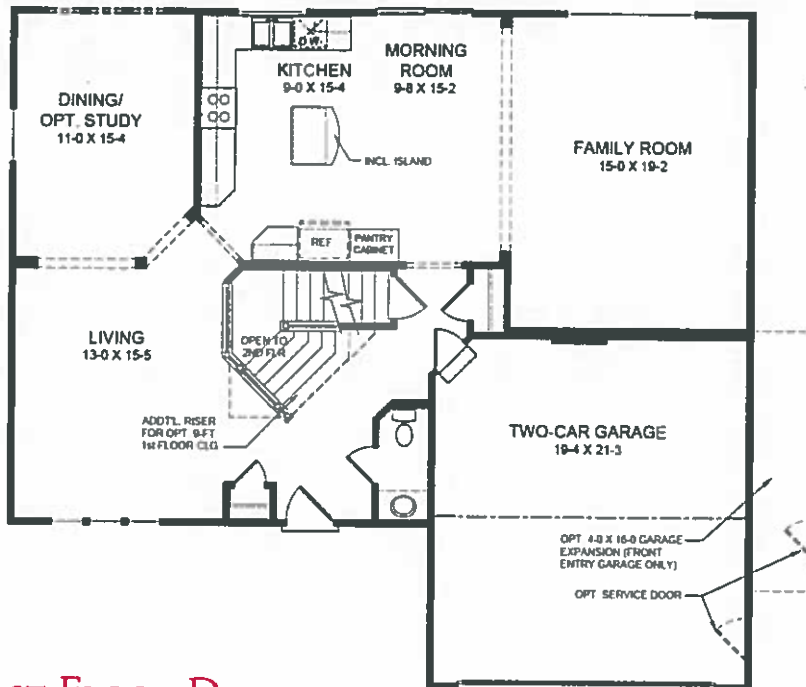


BLACKSTONE

Designer Collection

welcome home.

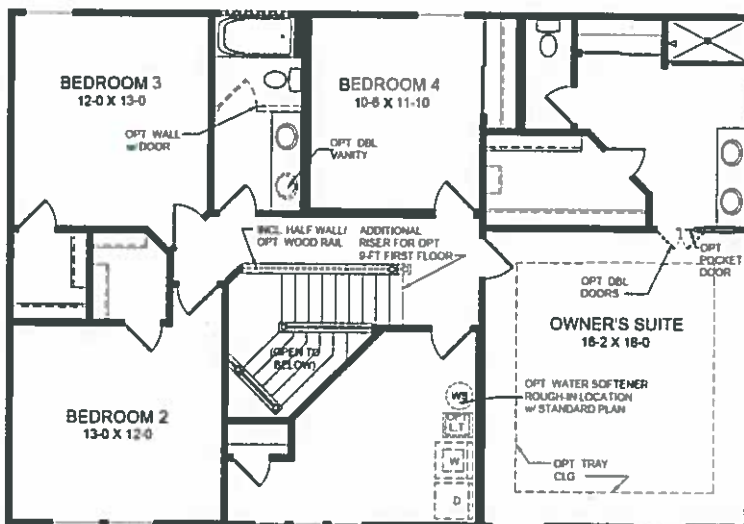
Approximately 2685 sq ft and Up



FIRST FLOOR FEATURES

- Open Entry Foyer with Dramatic Angled Stair
- Spacious Kitchen with Included Island Open to Morning Room and Family Room
- Large Family Room
- Optional Fireplace
- Optional Study
- Optional Sunroom with Gourmet Kitchen Island
- Optional First Floor Guest Suite

FIRST FLOOR DESIGN



SECOND FLOOR FEATURES

- Large Owner's Suite
- Included Owner's Bath with Optional Garden Tub and Shower Arrangement
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- Large Walk-In Closets
- 4 Bedrooms
- Second Floor Laundry/Hobby Room
- Optional Divided Hall Bath
- Optional Tray Ceiling in Owner's Suite

SECOND FLOOR DESIGN

Images & Options Available at fischerhomes.com

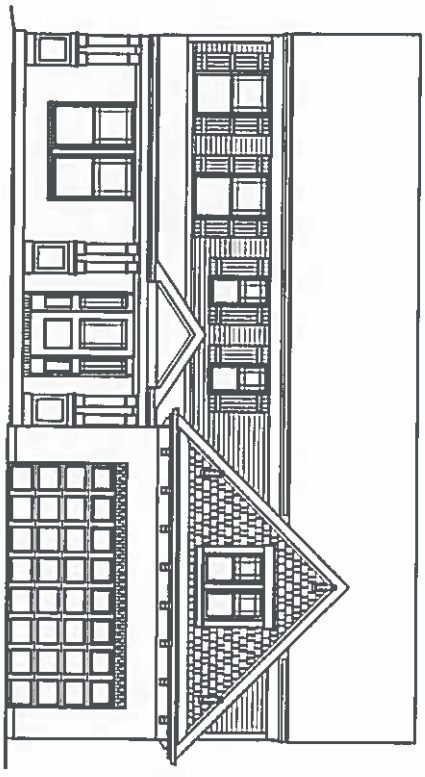
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RVSD, 12/17
IM 12/17



Our Plans Include You

BLACKSTONE ELEVATIONS



PACIFIC CRAFTSMAN
w/ BRICK



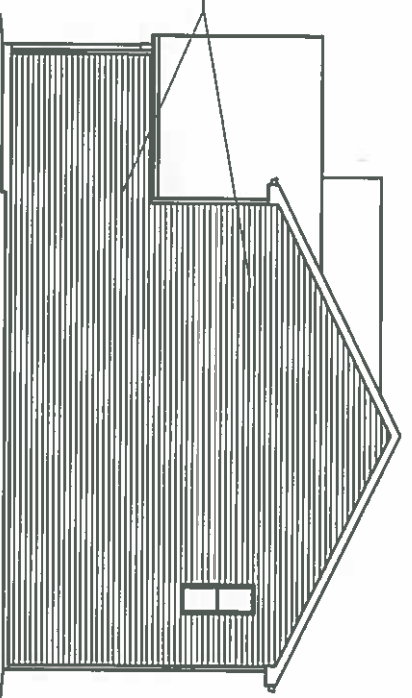
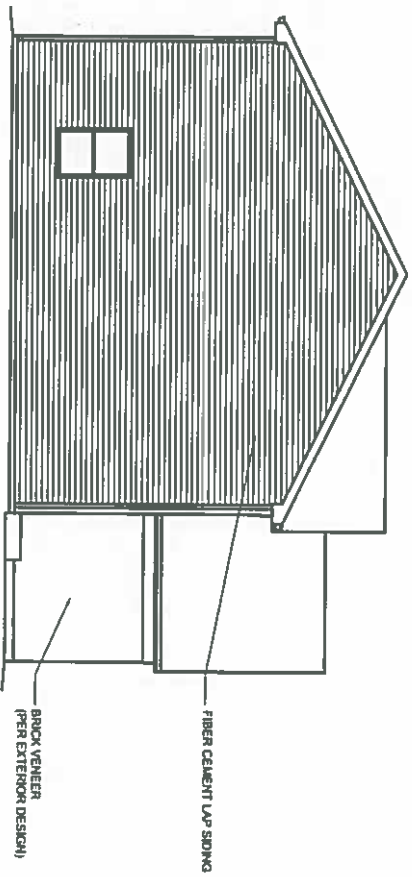
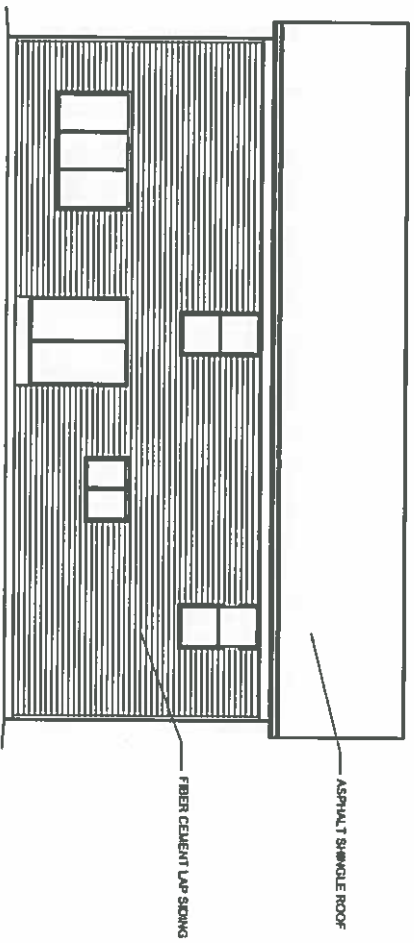
AMERICAN CLASSIC



CASA BELLA

BLACKSTONE

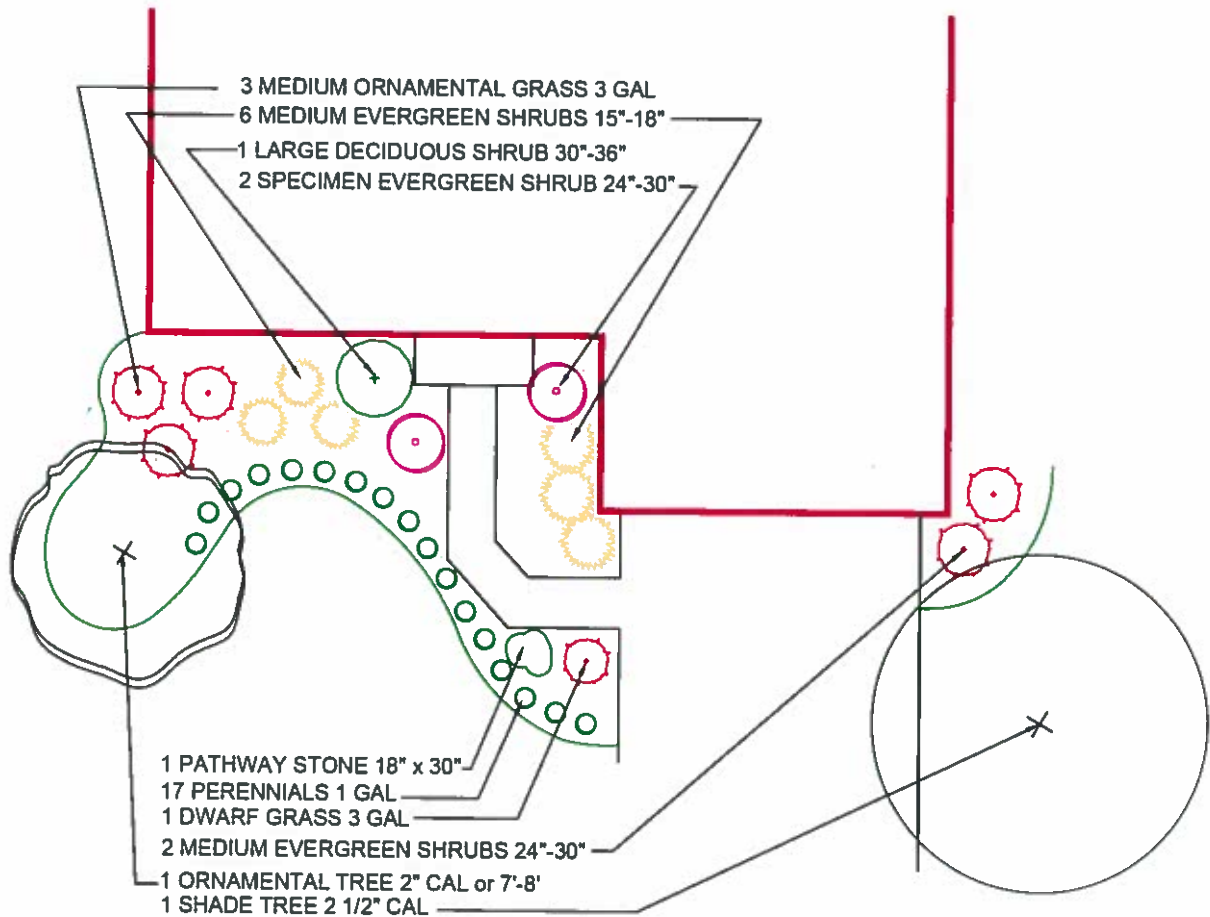
TYPICAL SIDE AND REAR ELEVATIONS



BLACKSTONE

46-350

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S.



This plan is typical design, changes may need to occur per homesite conditions such as but not exclusive of: changes in grade, easements, utility locations, sun orientation, plant availability, soil conditions, and drainage conditions. These conditions will need to be determined in the field by the landscape professional. © 2009 Fischer Homes Inc. All Rights Reserved.

CREATED BY: SA
2/28/2013

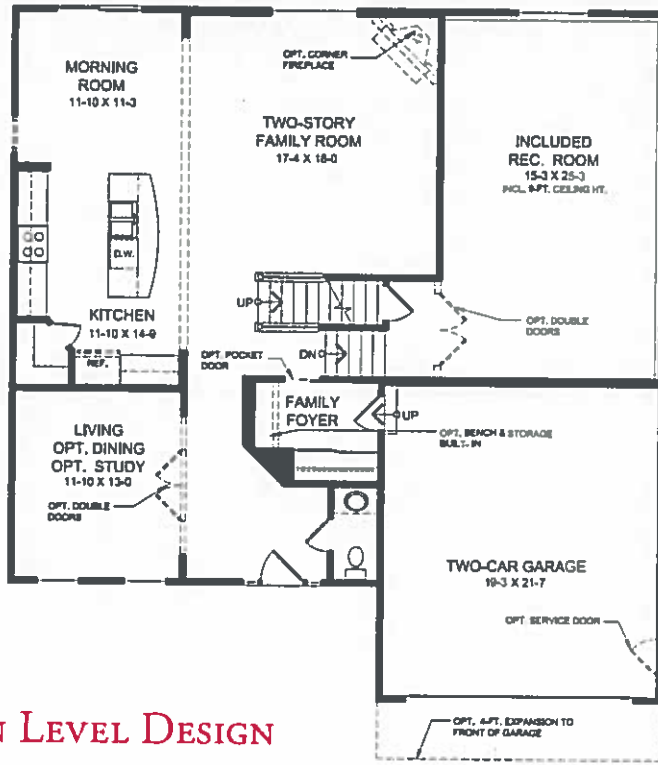


BLAIR

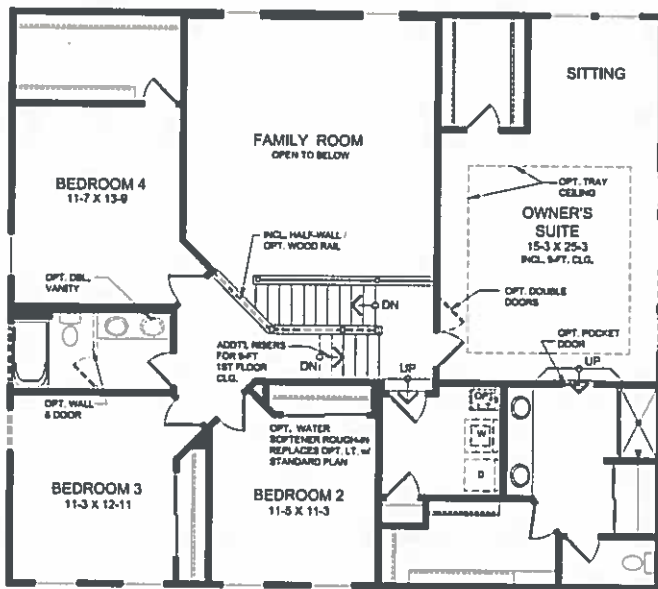
Designer Collection

welcome home.

Approximately 3029 sq ft and Up



MAIN LEVEL DESIGN



UPPER LEVEL DESIGN

MAIN LEVEL FEATURES

- Unique Five-Level Design
- Included Family Foyer
- Two-Story Ceiling in Family Room
- Large Open Kitchen with Pantry Closet
- Living Room or Optional Study
- Included Rec Room just Down from Family Room
- Optional 4 ft Morning Room Expansion
- Optional Fireplace
- Optional Guest Suite
- Optional Built-in Appliances

OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Sitting Room and Dual Walk-in Closets
- Spacious Owner's Bath
- Optional Deluxe Garden Bath with Separate Shower and Garden Tub
- Optional Tray Ceiling

UPPER LEVEL FEATURES

- 3 Additional Bedrooms
- Expansive Views into Great Room from Upper Level Balcony
- Optional Divided Hall Bath
- Optional 3rd Full Bath



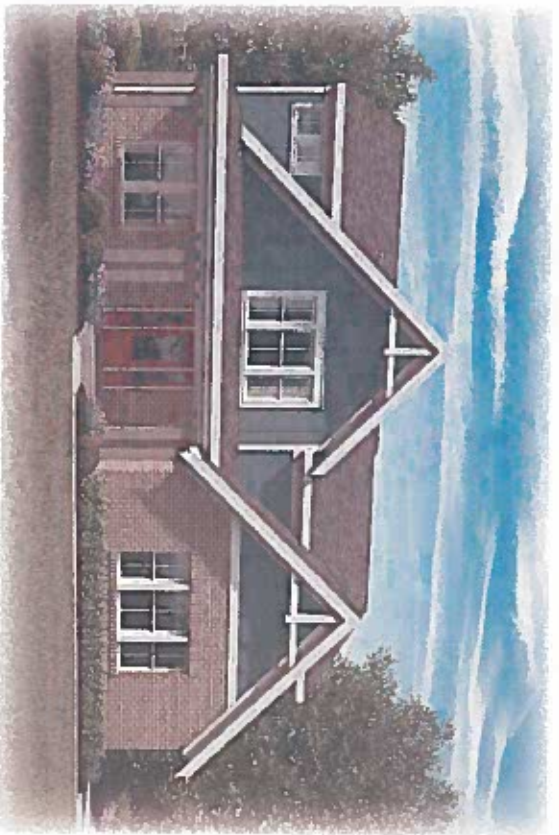
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RVSD. 12/17
IM 12/17

Our Plans Include You

BLAIR ELEVATIONS



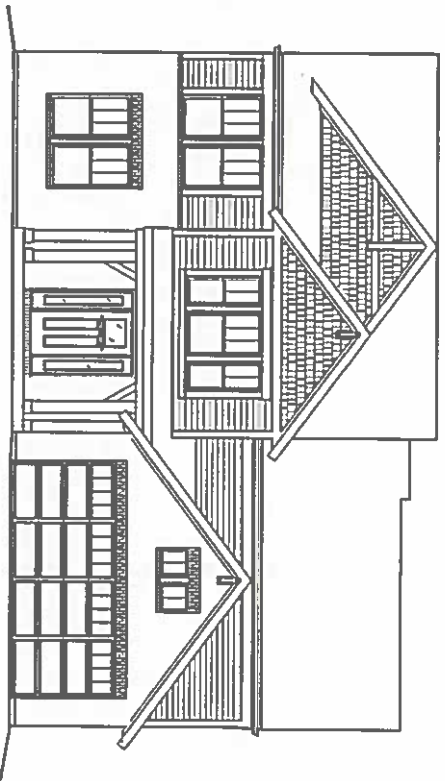
COASTAL CLASSIC



CAMBRIDGE COTTAGE
W/ STONE

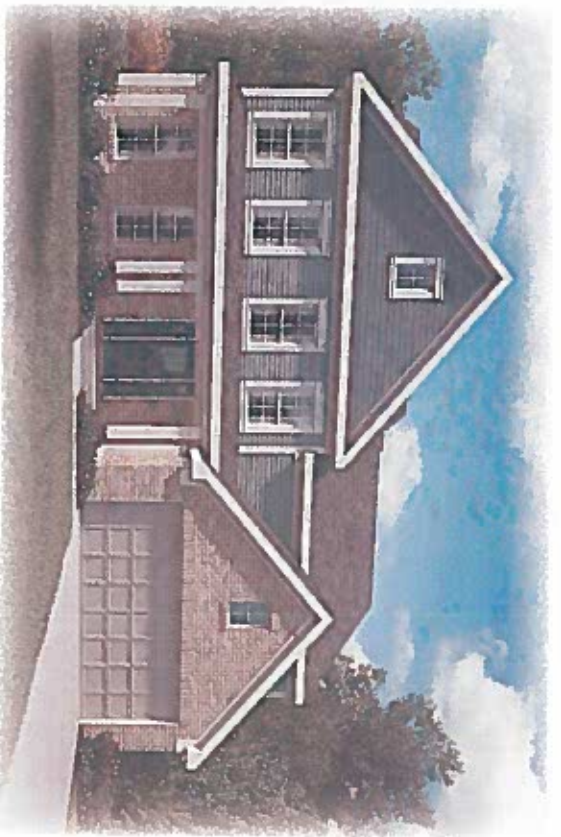


WESTERN CRAFTSMAN



WESTERN CLASSIC
W/ OPT. BRICK VENEER

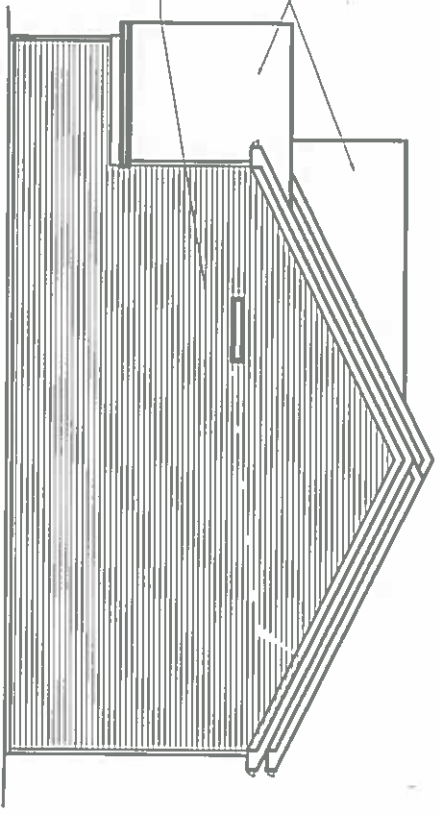
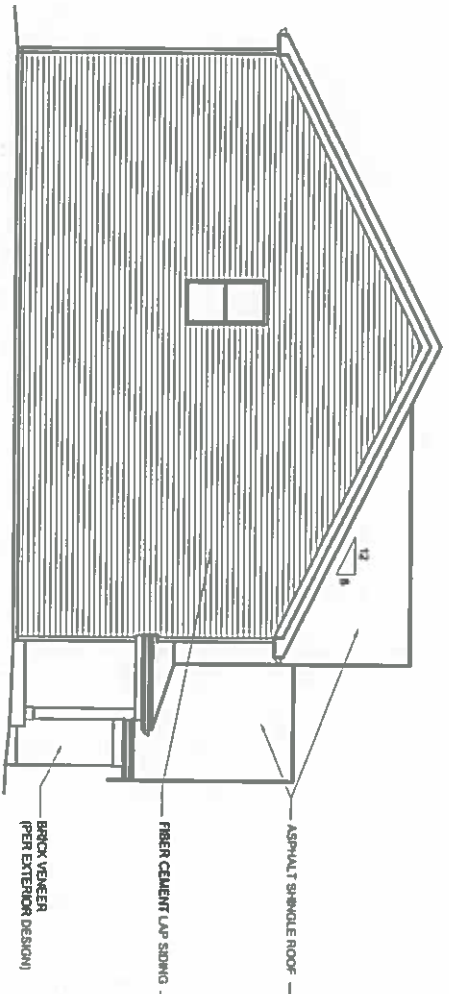
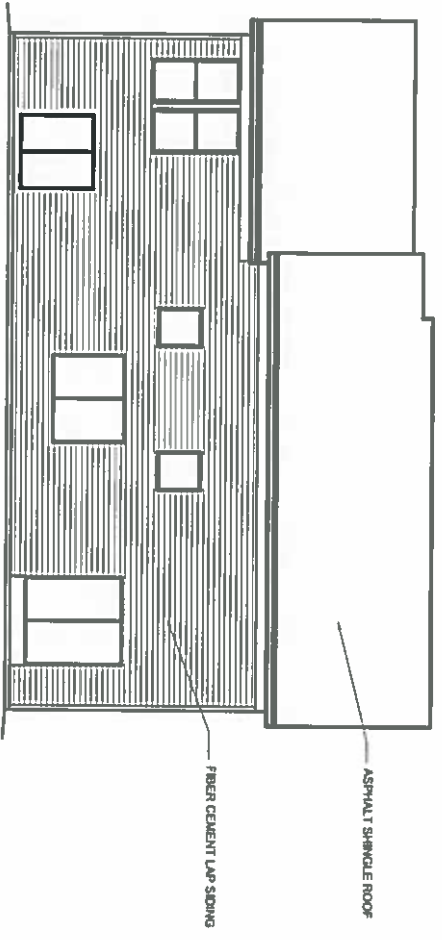
BLAIR ELEVATIONS



AMERICAN CLASSIC
W/ PORCH
W/ BRICK

BLAIR

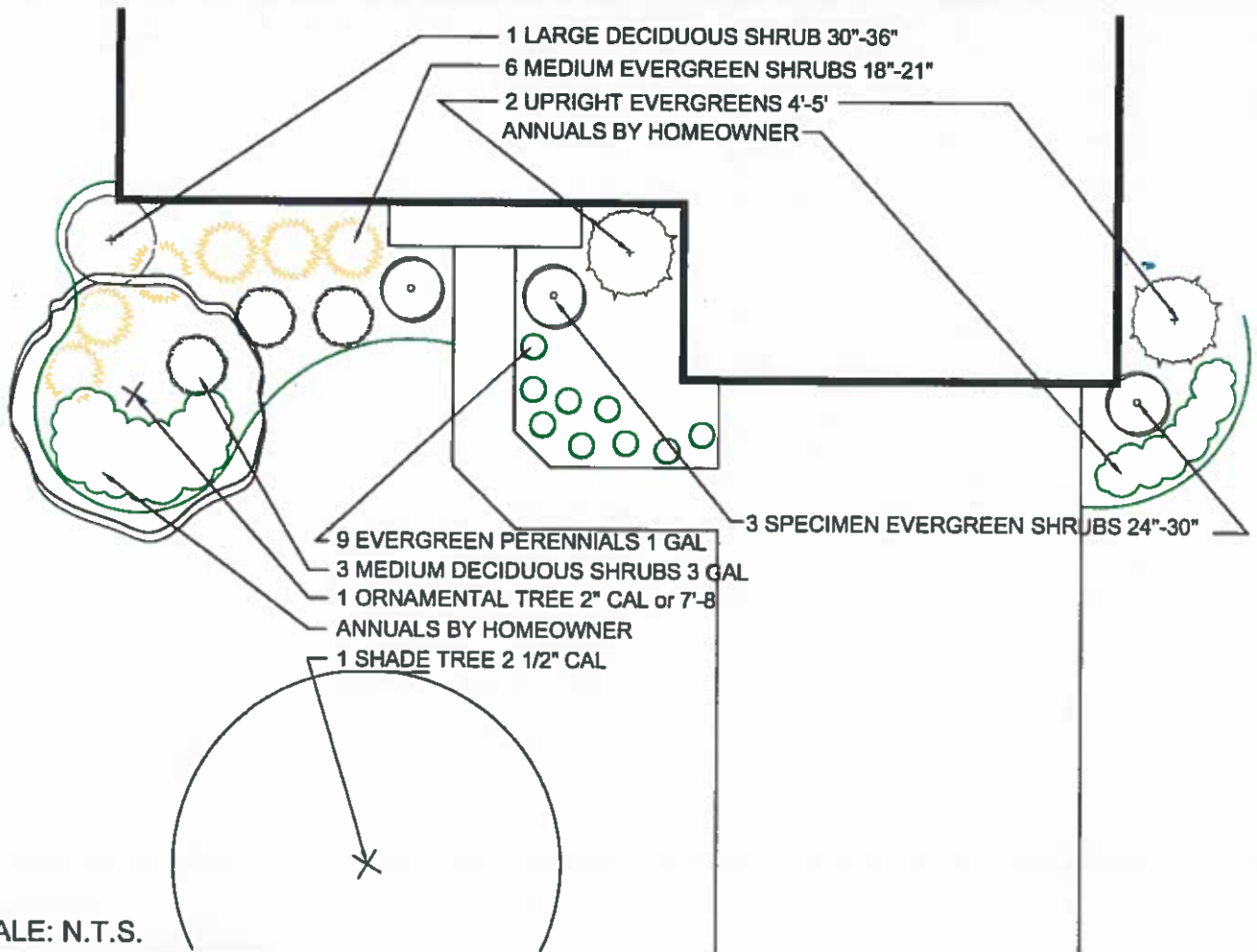
TYPICAL SIDE AND REAR ELEVATIONS



BLAIR

46-430

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S.

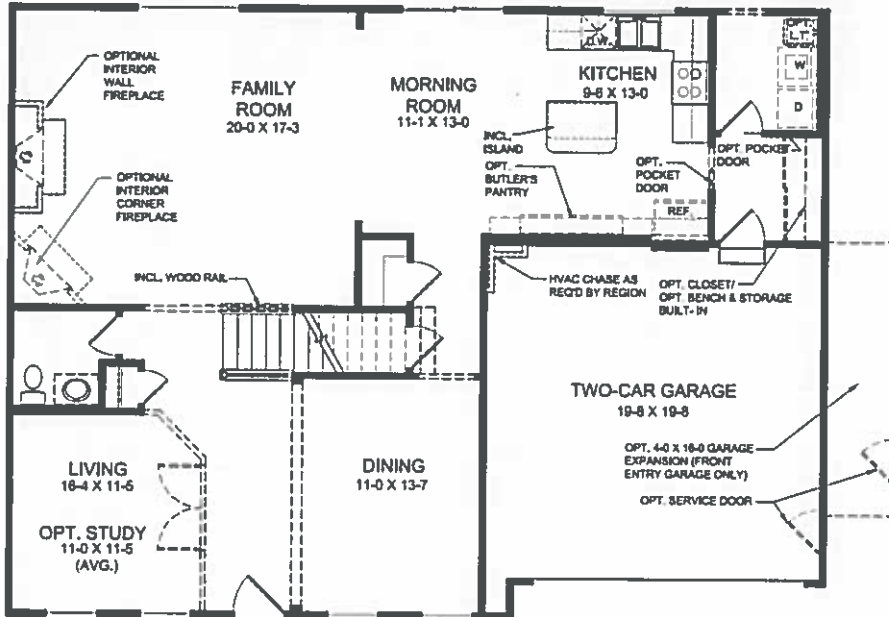


This plan is typical design, changes may need to occur per homesite conditions such as but not exclusive of: changes in grade, easements, utility locations, sun orientation, plant availability, soil conditions, and drainage conditions. These conditions will need to be determined in the field by the landscape professional. © 2009 Fischer Homes Inc. All Rights Reserved.

CREATED BY: SA
2.25.2013

welcome home.

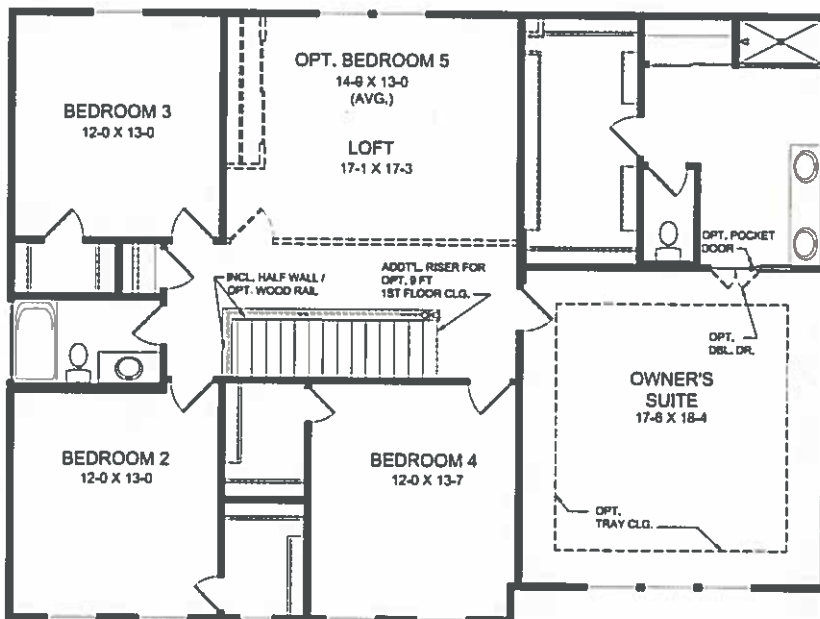
Approximately 2954 sq ft and Up



FIRST FLOOR DESIGN

FIRST FLOOR FEATURES

- Open Living Room and Dining Room
- Optional Study in Lieu of Living Room
- Expansive Family Room Open to Morning Room and Kitchen
- Included Island and Optional Butler's Pantry
- Convenient Oversized First Floor Laundry
- Optional Bay Window
- Optional Sunroom with Gourmet Kitchen Island
- Optional Fireplace
- Optional Guest Suite



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Spacious Owner's Suite with Over-Sized Walk-In Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- Walk-In Closets in all 4 Bedrooms
- Optional 5th Bedroom in Lieu of Loft
- Optional Tray Ceiling in Owner's Suite



Images & Options Available at fischerhomes.com

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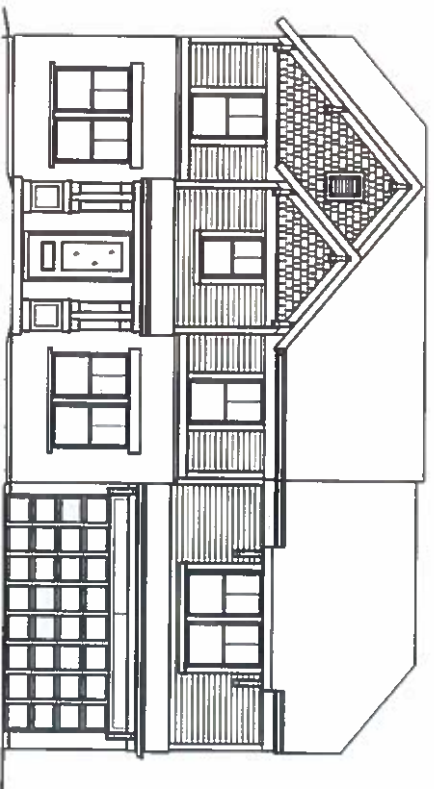
RVSD. 12/17
IM 12/17

Our Plans Include You

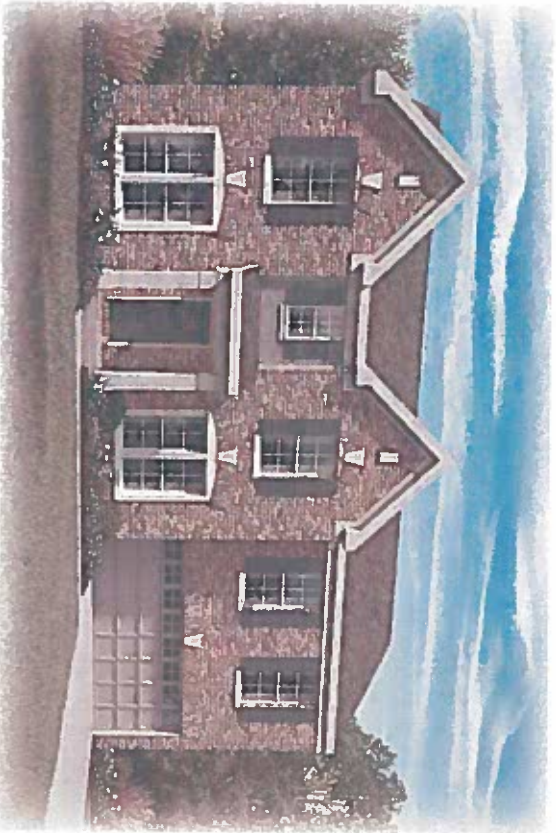
FOSTER ELEVATIONS



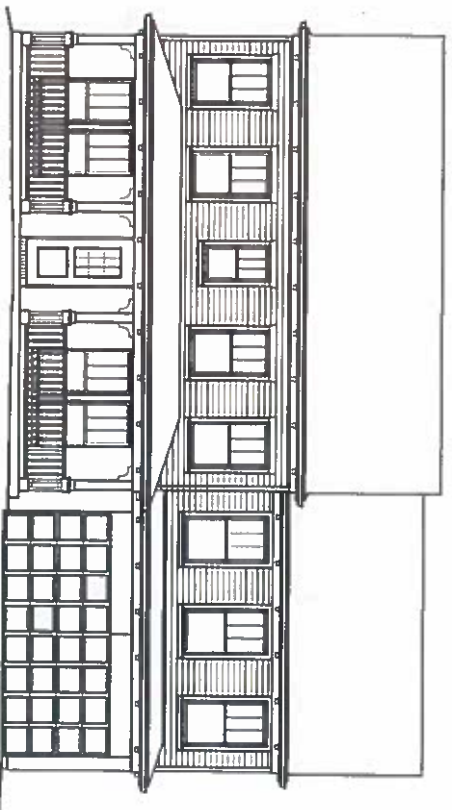
PACIFIC CRAFTSMAN
w/ STONE



PACIFIC CRAFTSMAN
w/ BRICK



ENGLISH ELEGANCE



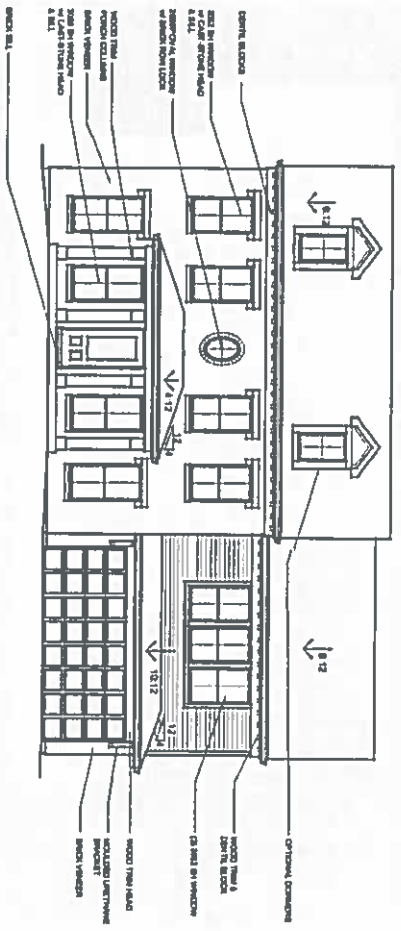
AMERICAN CLASSIC
w/ BRICK
w/ OPT. PORCH RAIL.

FOSTER ELEVATIONS



BELLA VISTA
W/ BRICK
W/ PORCH
W/ OPT. DORMERS

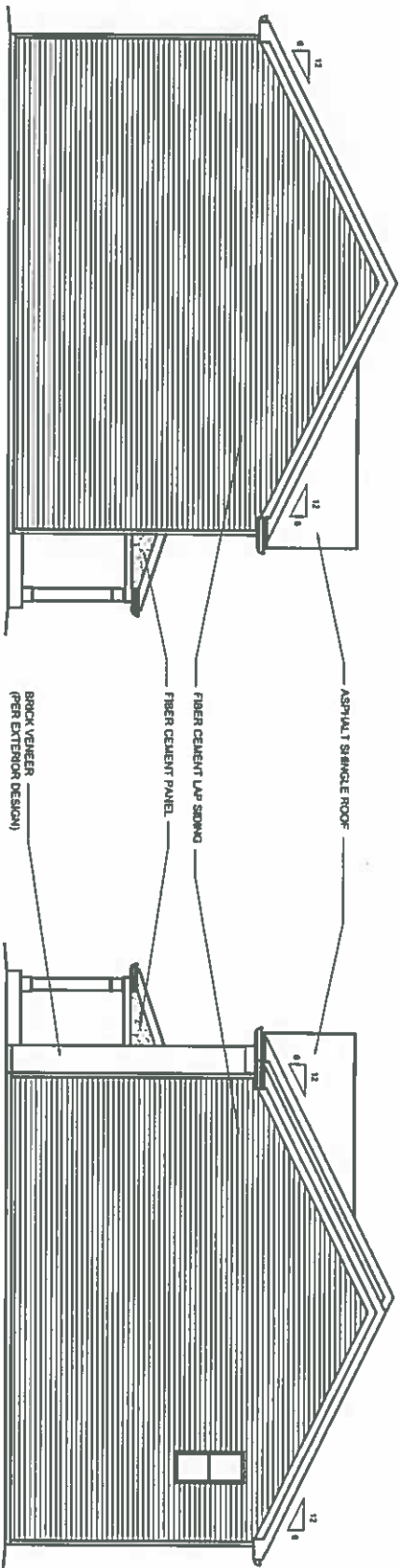
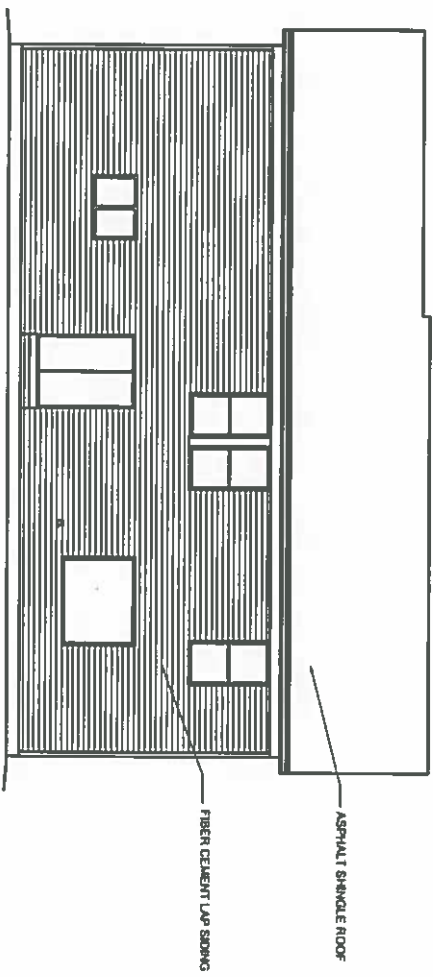
**FOSTER
FRONT ELEVATIONS**



**BELLA VISTA
W/ BRICK
W/ PORCH
W/ OPT. DORMERS**

FOSTER

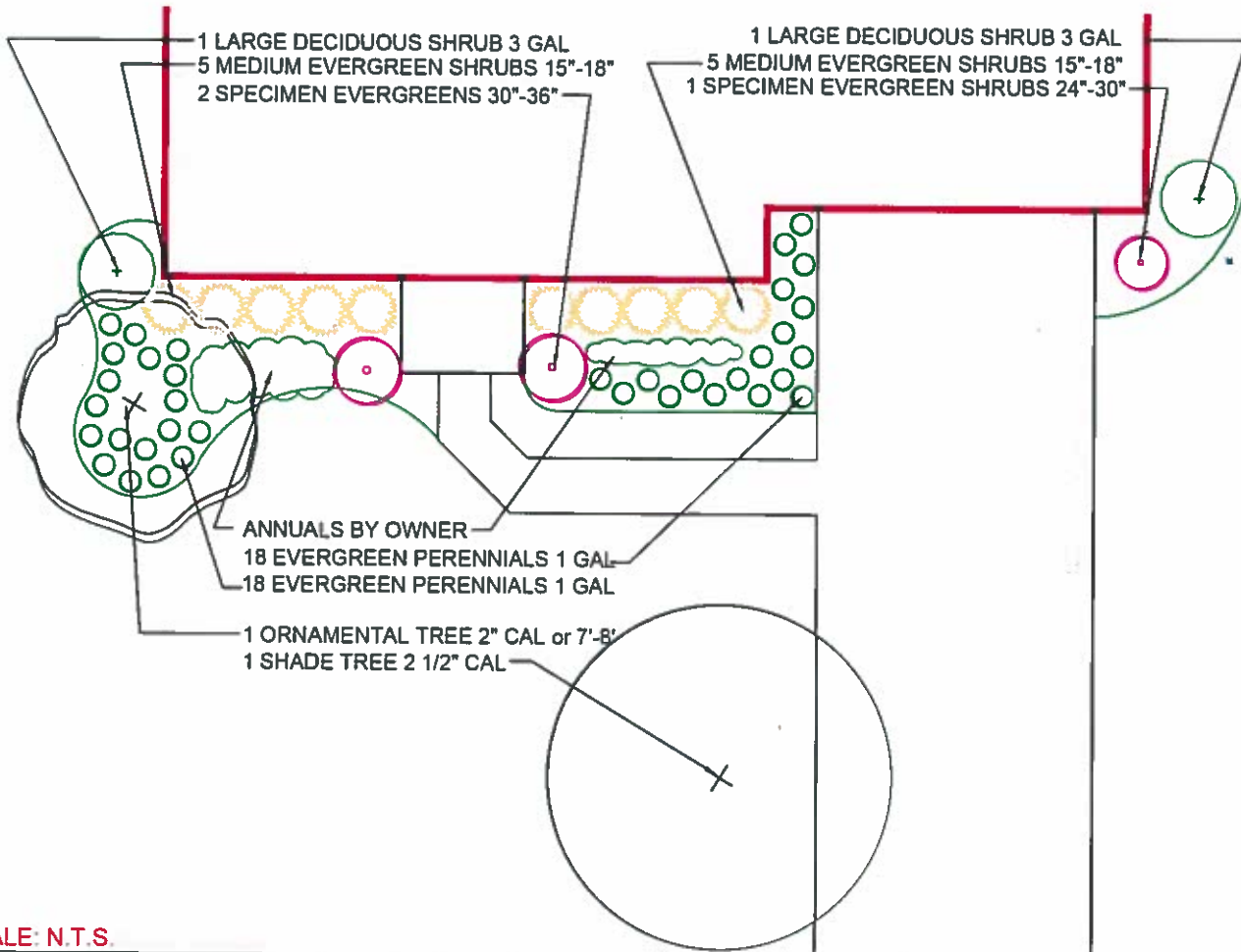
TYPICAL SIDE AND REAR ELEVATIONS



FOSTER

48-420

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S.



This plan is typical design, changes may need to occur per homesite conditions such as but not exclusive of: changes in grade, easements, utility locations, sun orientation, plant availability, soil conditions, and drainage conditions. These conditions will need to be determined in the field by the landscape professional. © 2007 Fischer Homes Inc. All Rights Reserved.

CREATED BY: SA
02.01.2013

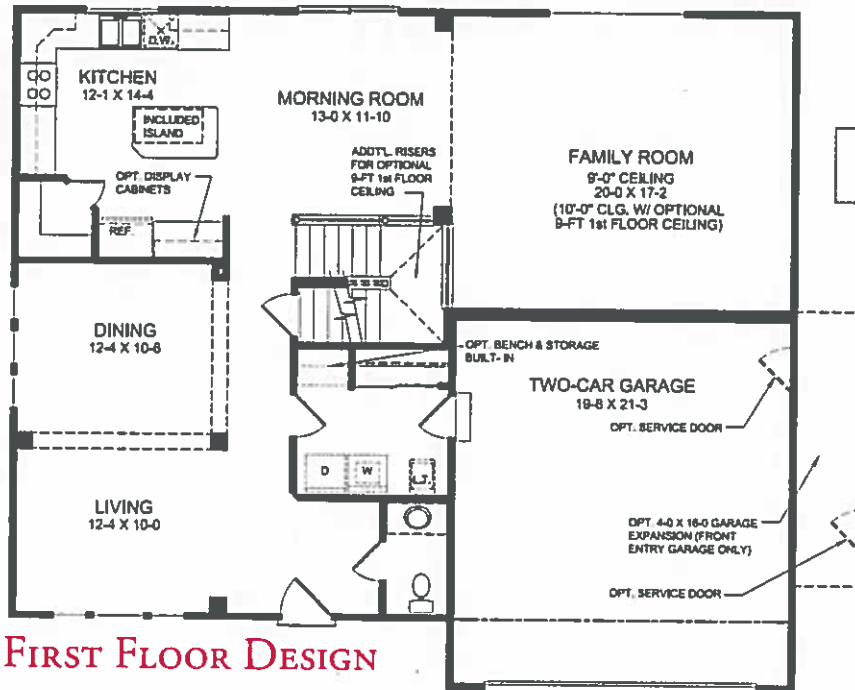


REDFIELD

Designer Collection

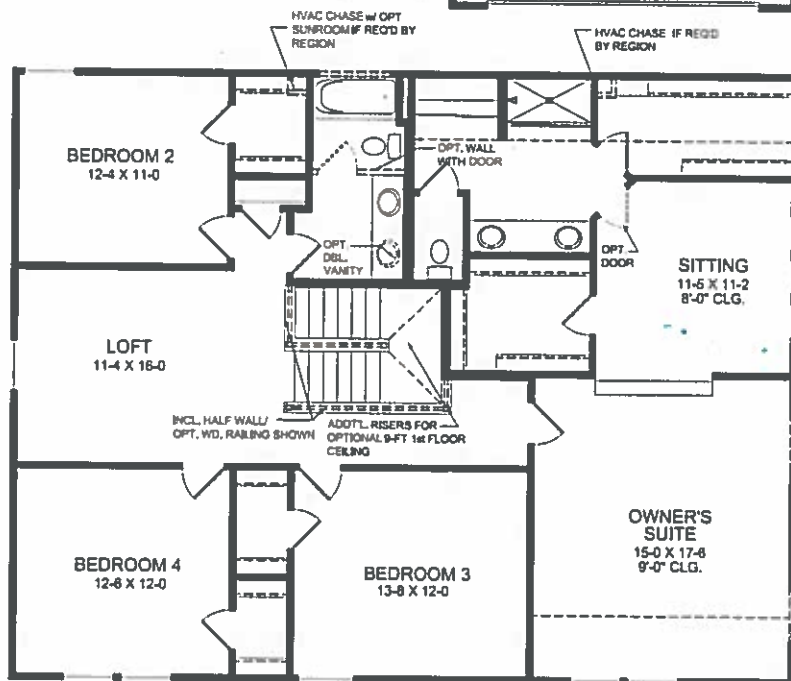
welcome home.

Approximately 2932 sq ft and Up



FIRST FLOOR FEATURES

- Open Living Room and Dining Room
- Optional Study in Lieu of Living Room
- First Floor Laundry
- Expansive Family Room with Raised Ceiling, Open to Kitchen and Morning Room
- Optional Sunroom with Gourmet Kitchen Island
- Optional Bay Window
- Optional Fireplace



SECOND FLOOR FEATURES

- Large Owner's Retreat with Sitting Room, Private Bath and Dual Walk-In Closets
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- Four Bedrooms & Loft
- Optional Second Floor Laundry/ Hobby Room
- Walk-In Closets in All Bedrooms
- Optional Divided Hall Bath



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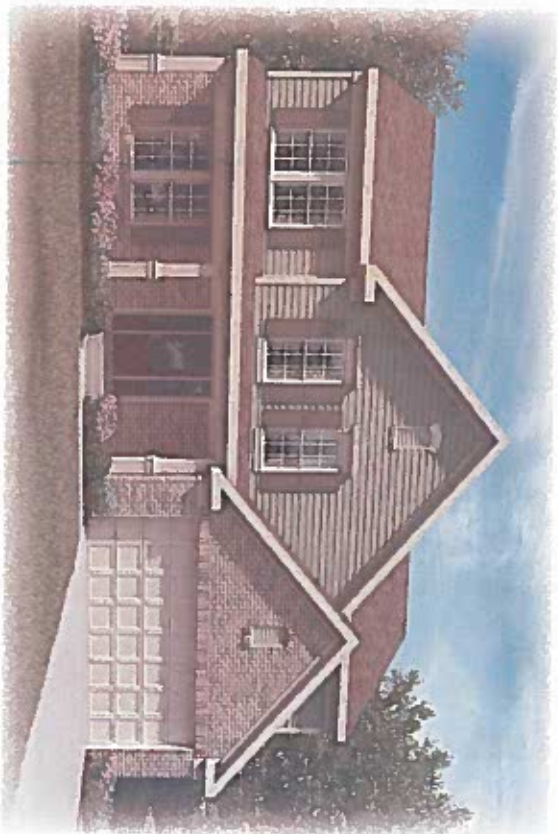
RVSD. 12/17
IM 12/17

Our Plans Include You

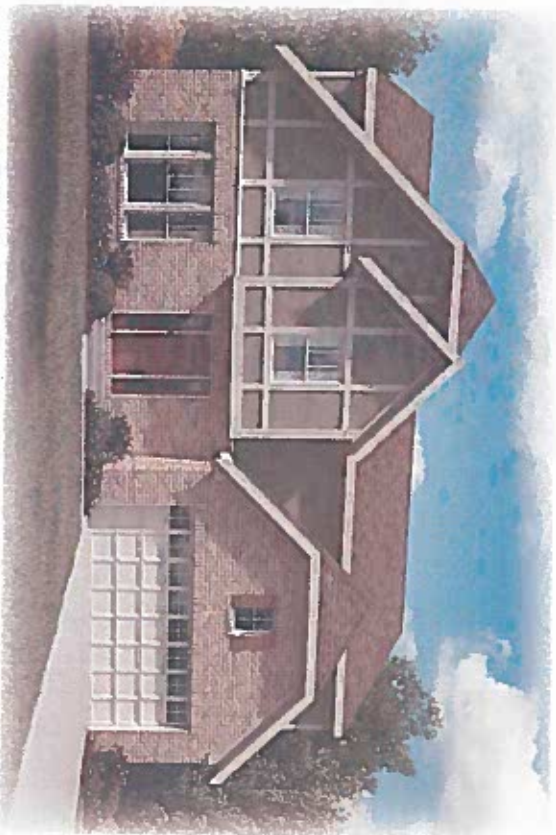
REDFIELD ELEVATIONS



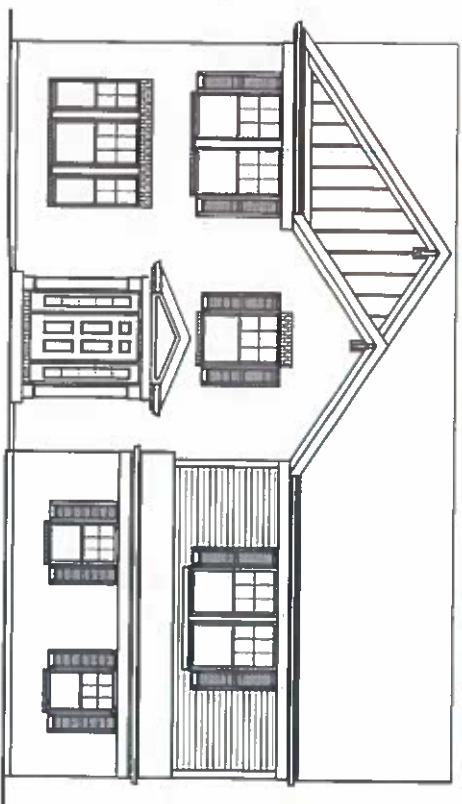
CAMBRIDGE COTTAGE



BUCKS COUNTY RETREAT



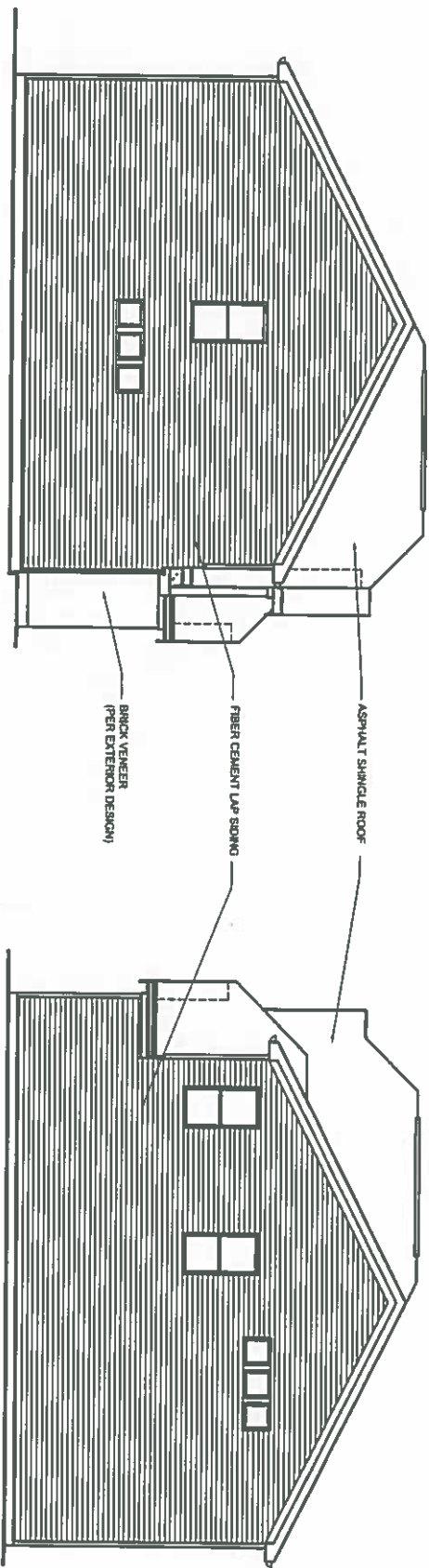
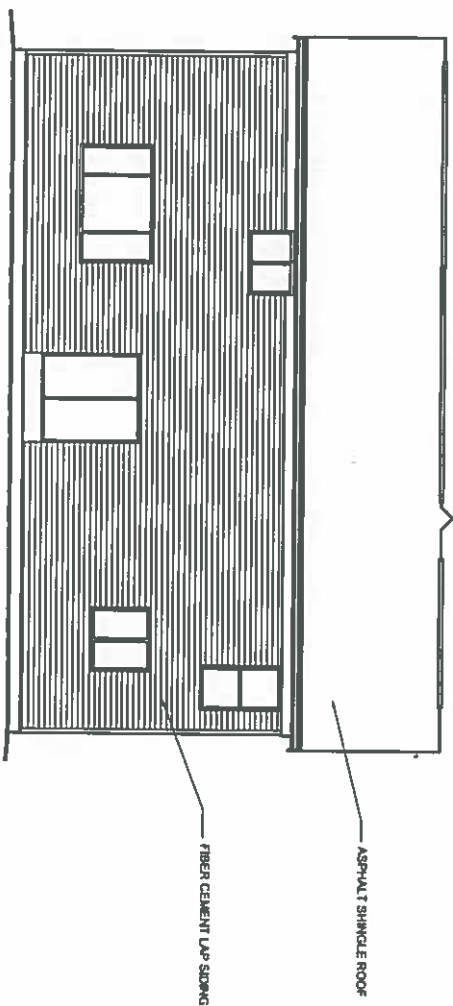
STRATFORD TUDOR



AMERICAN CLASSIC
W/ BRICK
W/ PORCH

REDFIELD

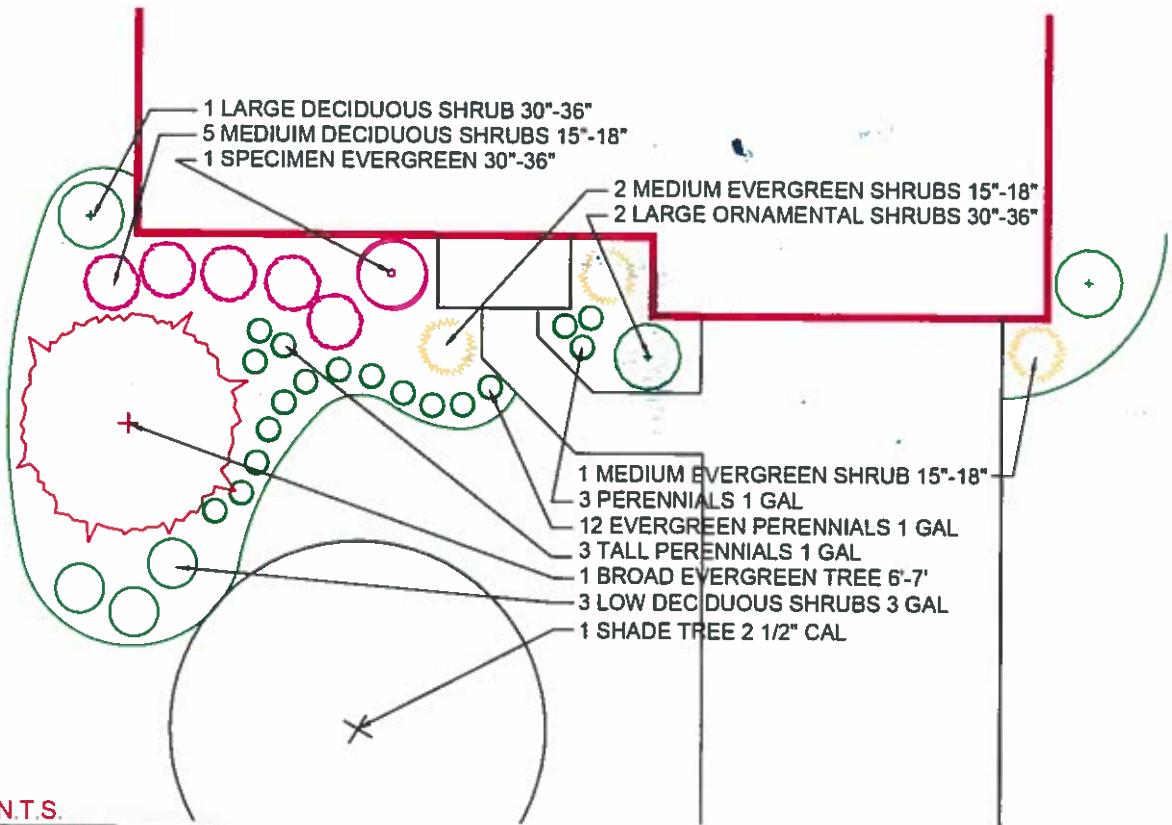
TYPICAL SIDE AND REAR ELEVATIONS



REDFIELD

46-410

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S.

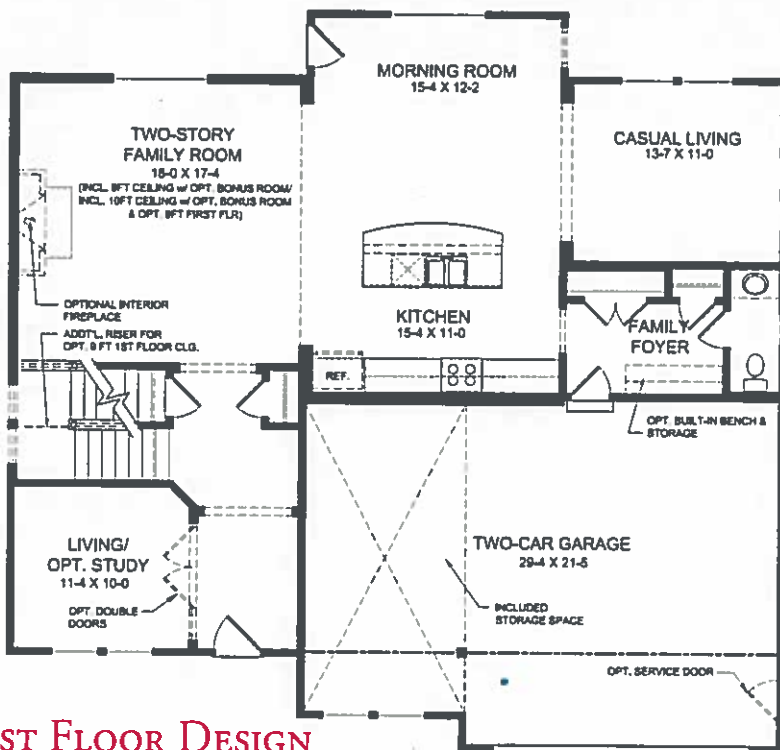


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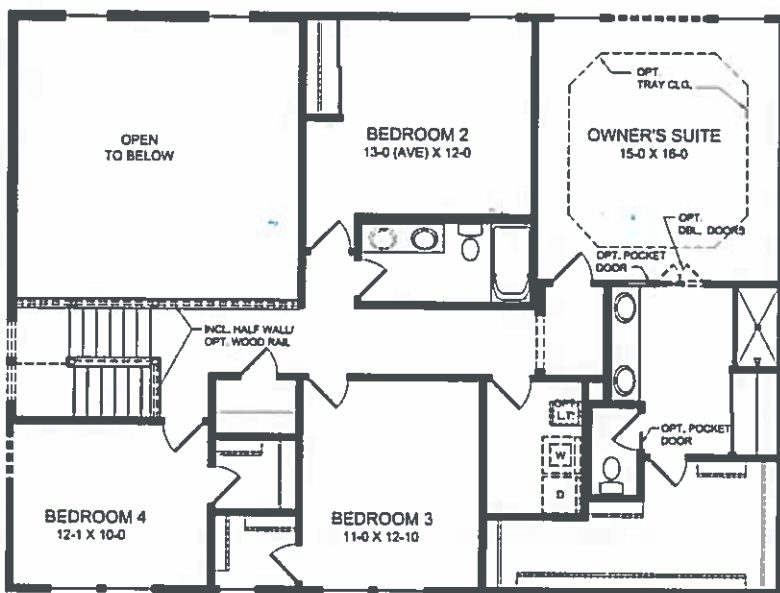
UPDATED BY: DA
8 8 2017

welcome home.

Approximately 2711 sq ft and Up



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm./Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet
- Included Over-sized Garage with Large Storage Area
- Optional Built-in Appliances

SECOND FLOOR FEATURES

- Spacious Owner's Suite with Optional Tray Ceiling & Large Walk-in Closet
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional 3rd Full Bath



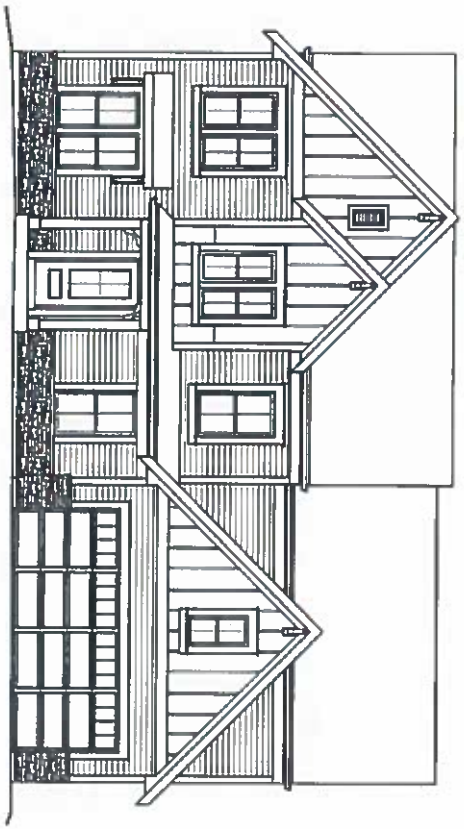
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RVSD. 12/17
IM 12/17

Our Plans Include You

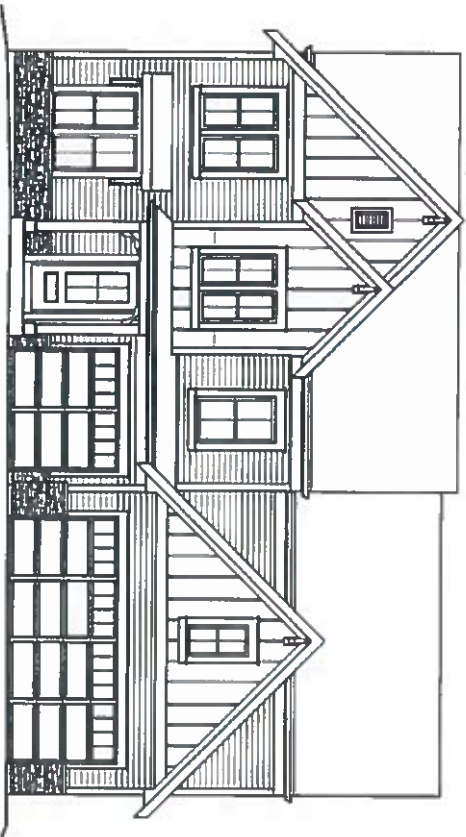
GRANDIN ELEVATIONS



NANTUCKET RETREAT
w/ STONE



NANTUCKET RETREAT
w/ BRICK

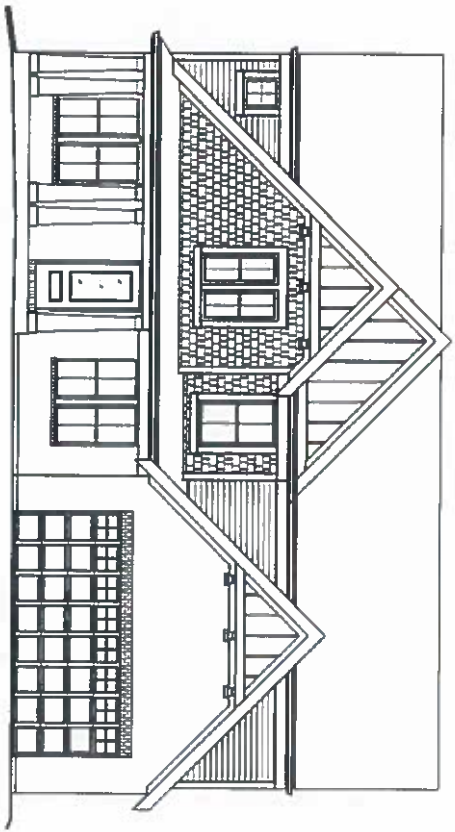


NANTUCKET RETREAT (3-C1)
w/ STONE



NANTUCKET RETREAT (3-C1)
w/ BRICK

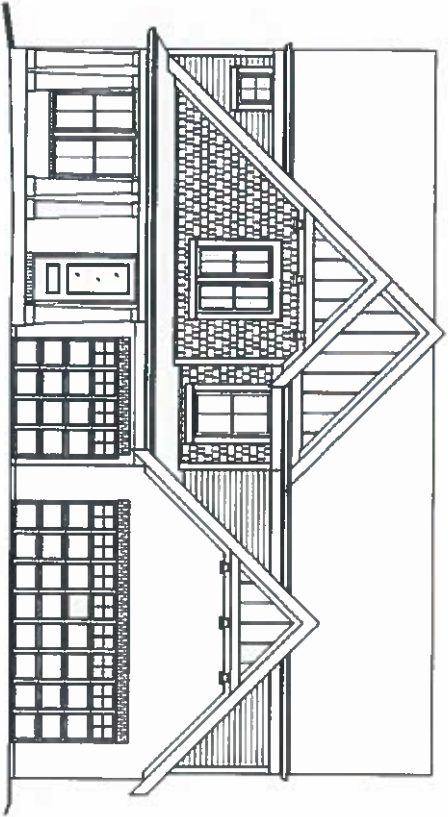
GRANDIN ELEVATIONS



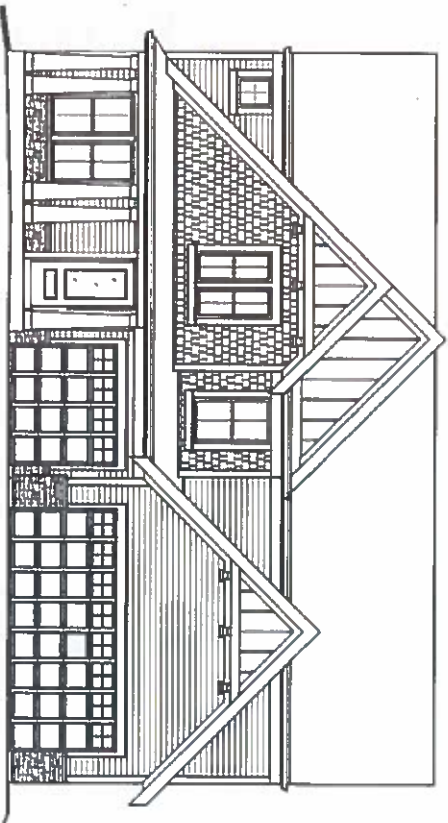
COASTAL CLASSIC



COASTAL CLASSIC
W/ STONE

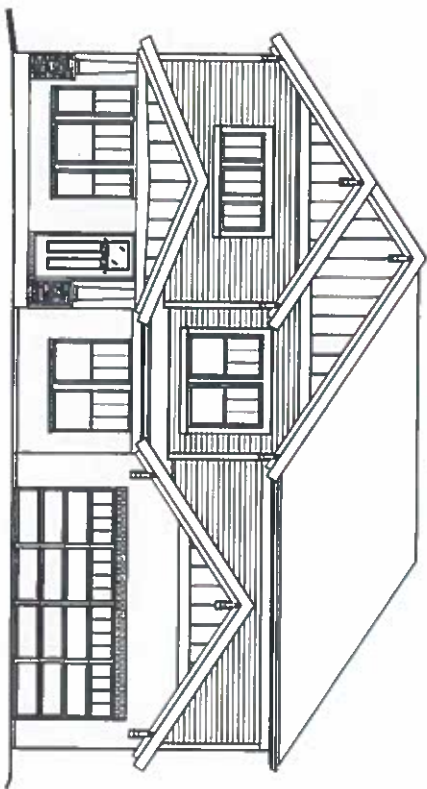


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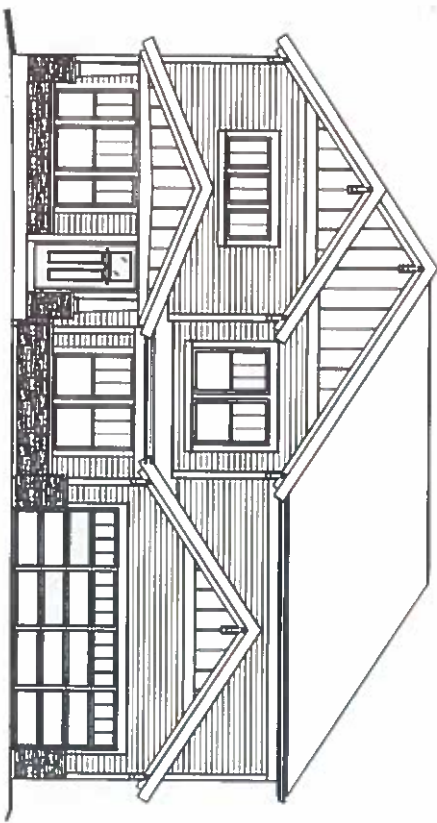


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W/ STONE

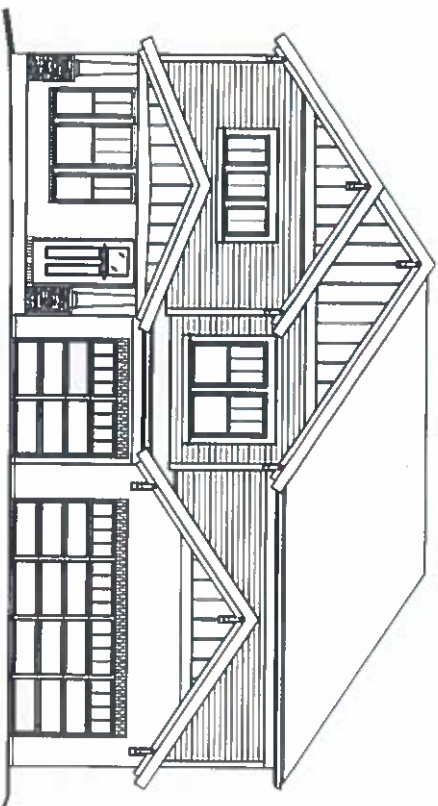
GRANDIN ELEVATIONS



PACIFIC CRAFTSMAN



PACIFIC CRAFTSMAN
W/ STONE

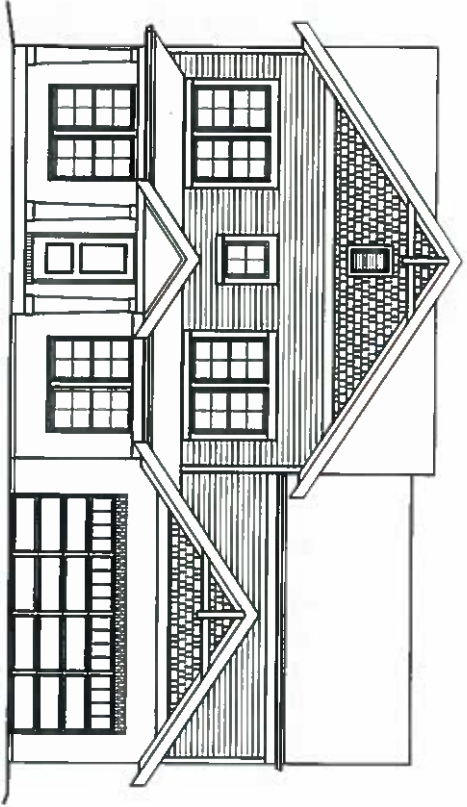


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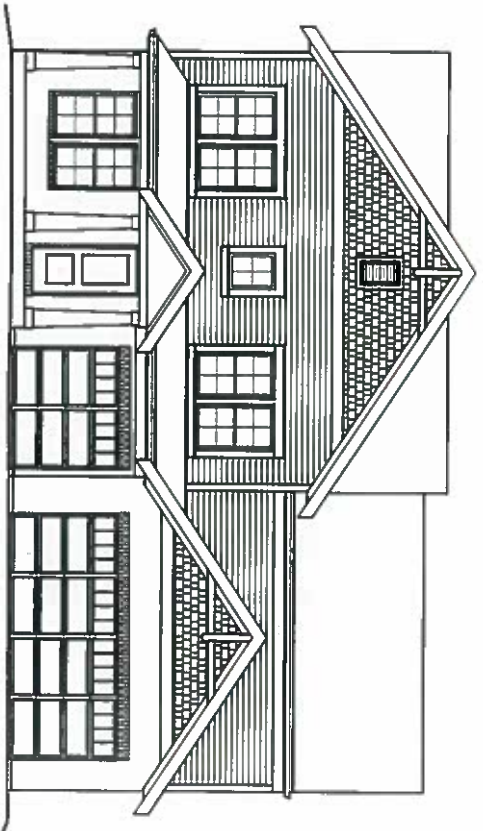


PACIFIC CRAFTSMAN (3-C1)
W/ STONE

GRANDIN ELEVATIONS

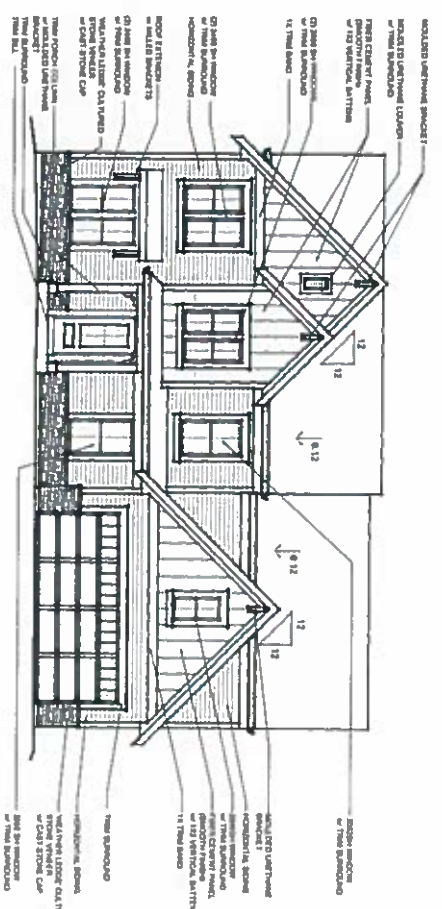


WESTERN CRAFTSMAN
w / BRICK

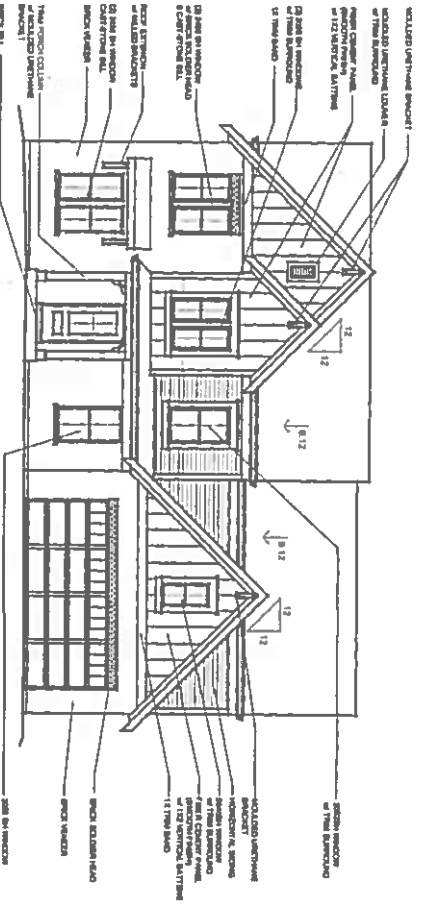


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w / BRICK

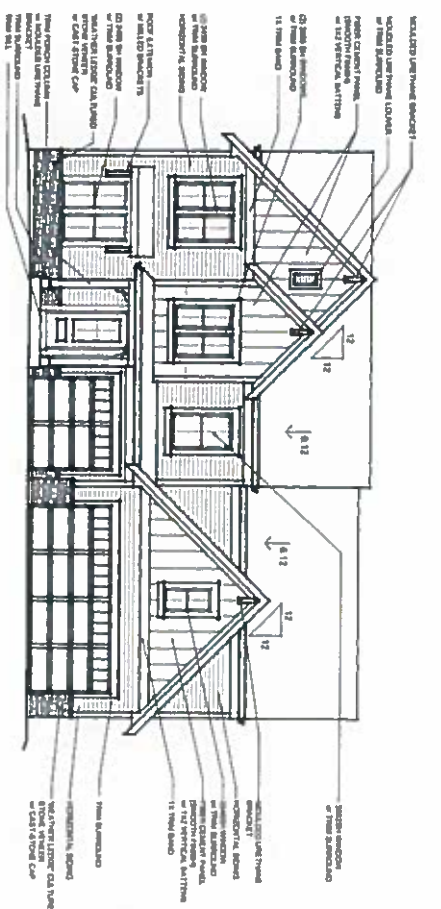
GRANDIN
FRONT ELEVATIONS



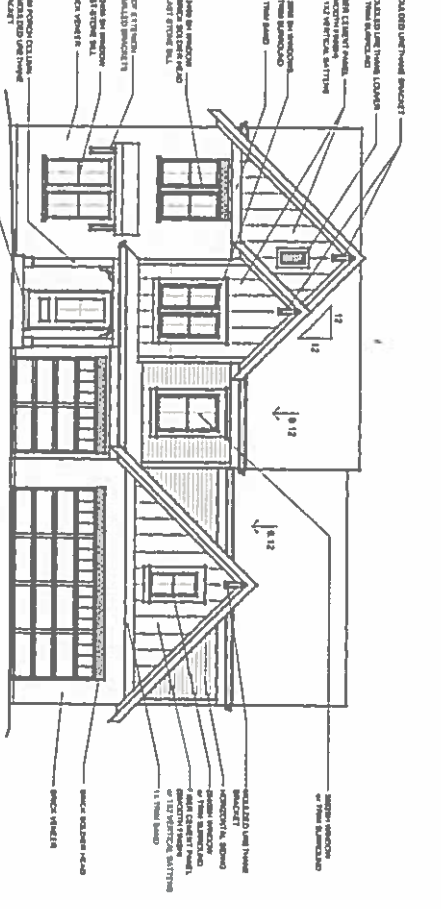
NANTUCKET RETREAT
W/ STONE



NANTUCKET RETREAT
W/ BRICK

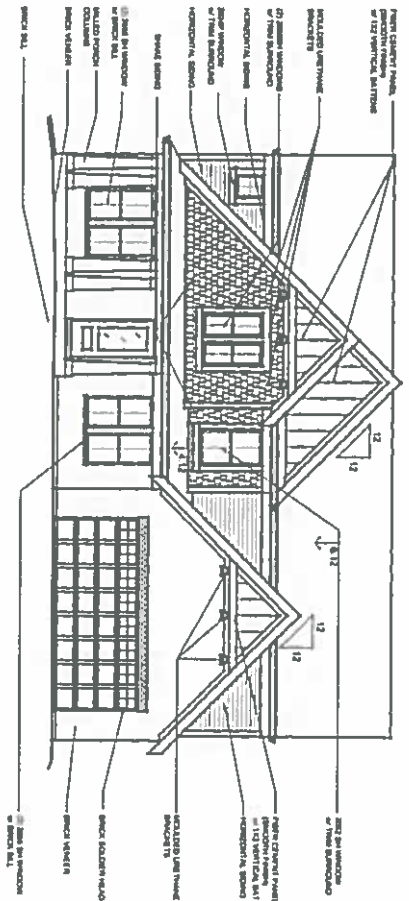


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W/ STONE

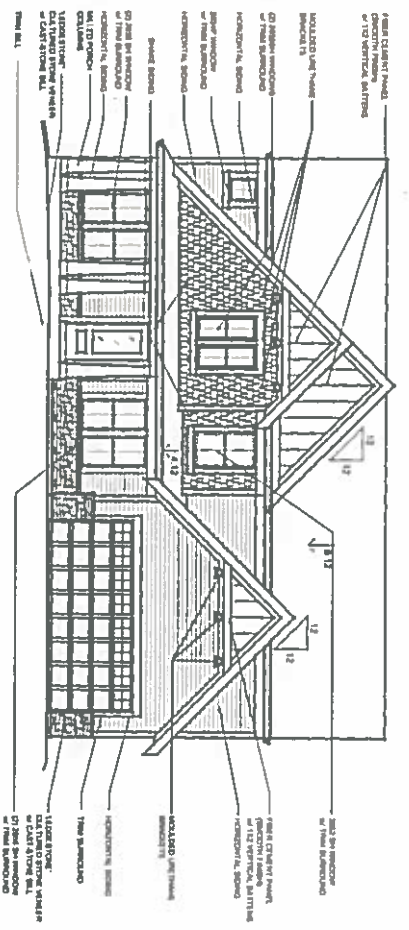


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W/ BRICK

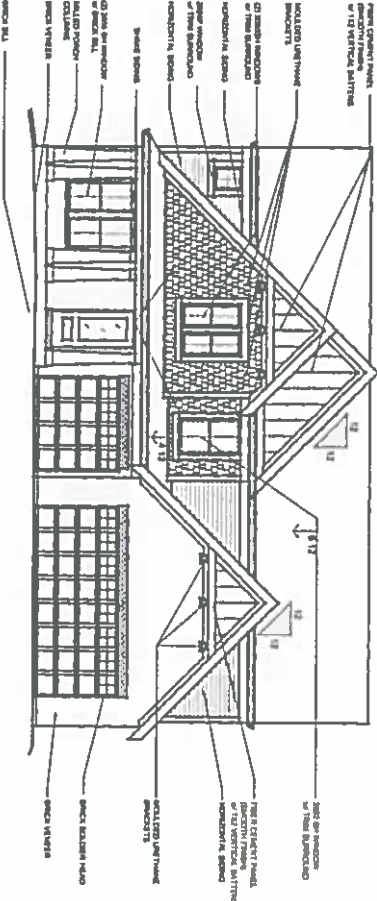
GRANDIN
FRONT ELEVATIONS



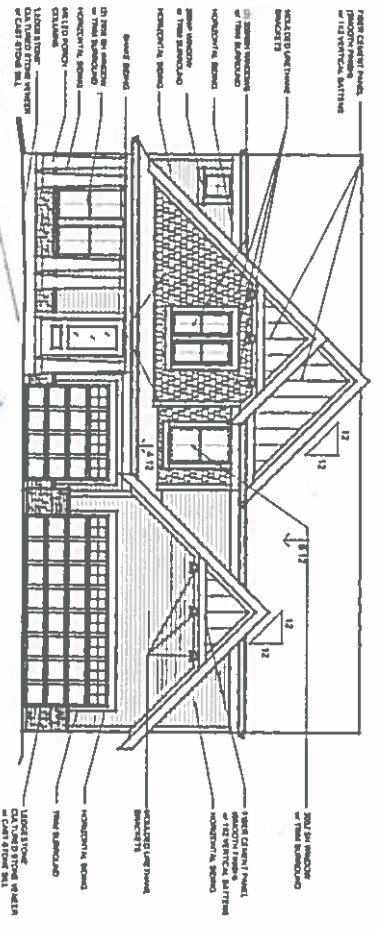
COASTAL CLASSIC



COASTAL CLASSIC
W/ STONE

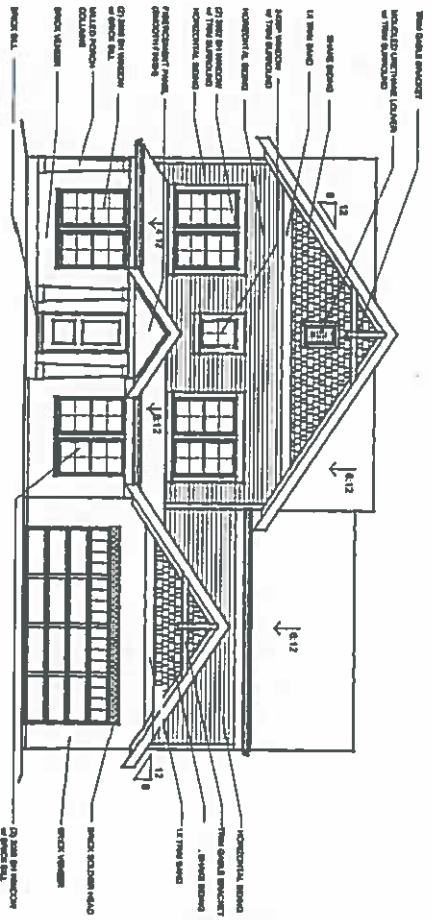


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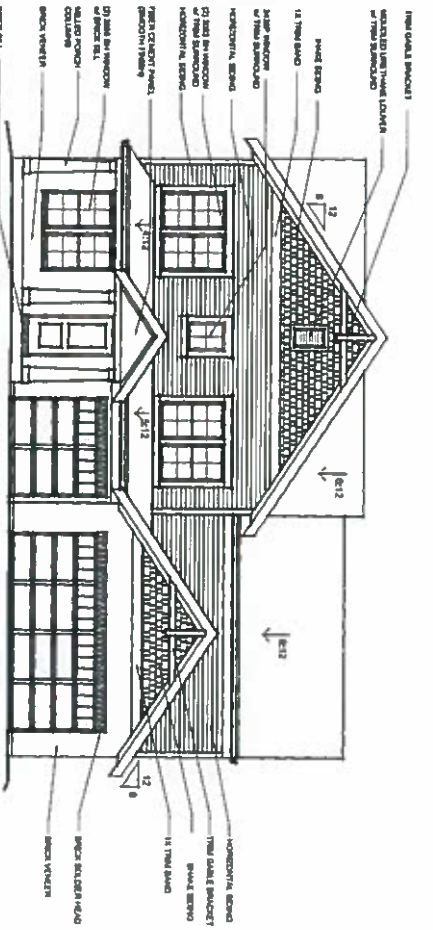


COASTAL CLASSIC (3-C1)
W/ STONE

GRANDIN
FRONT ELEVATIONS



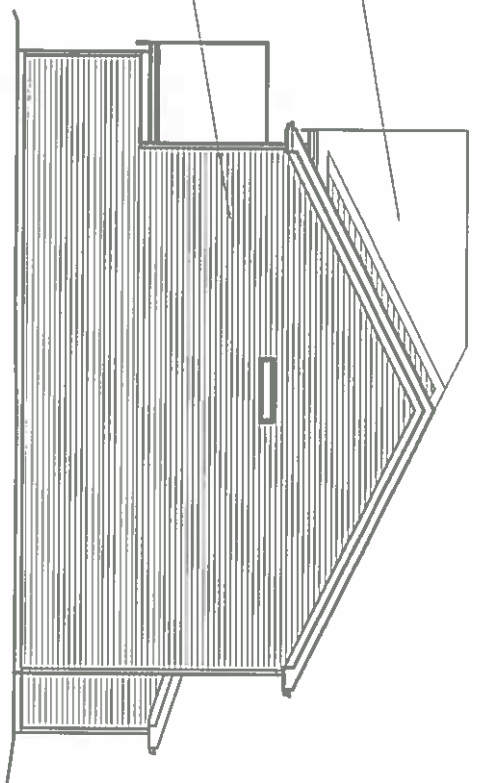
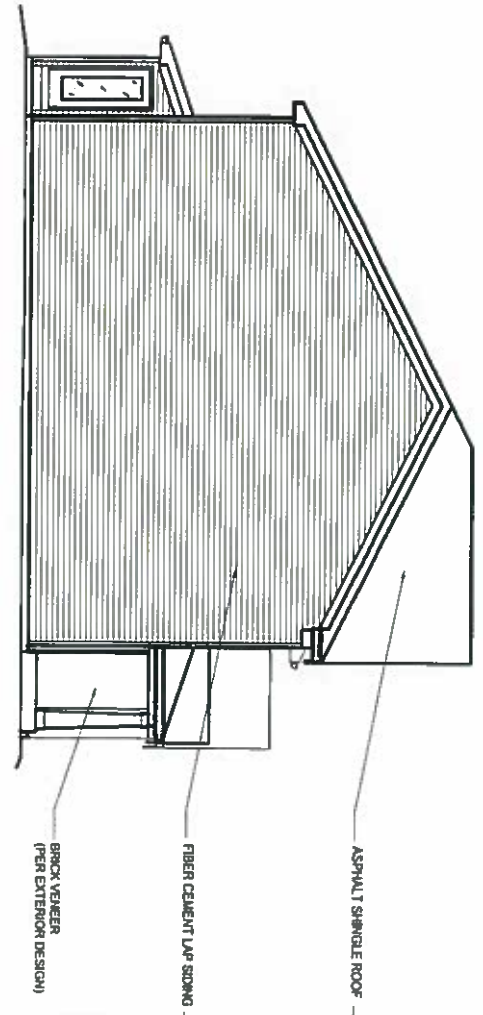
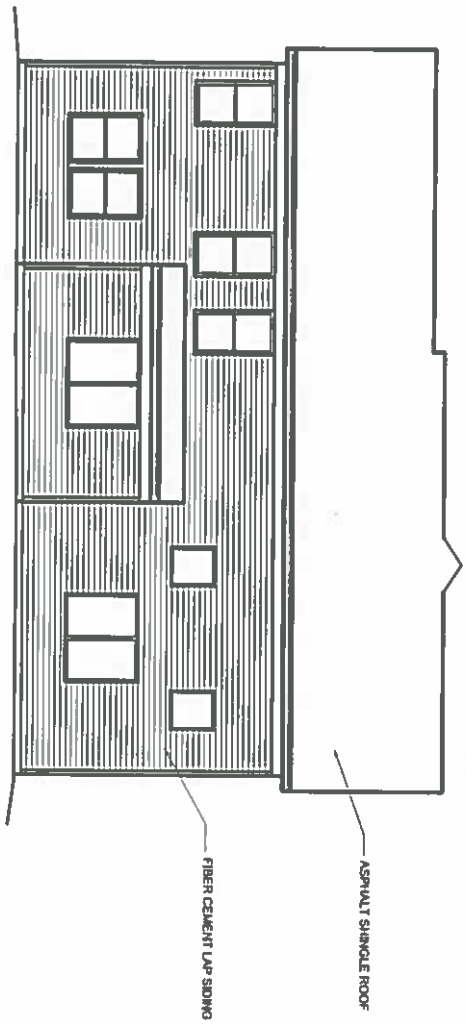
WESTERN CRAFTSMAN
W/ BRICK



WESTERN CRAFTSMAN (3-CI)
W/ BRICK

GRANDIN

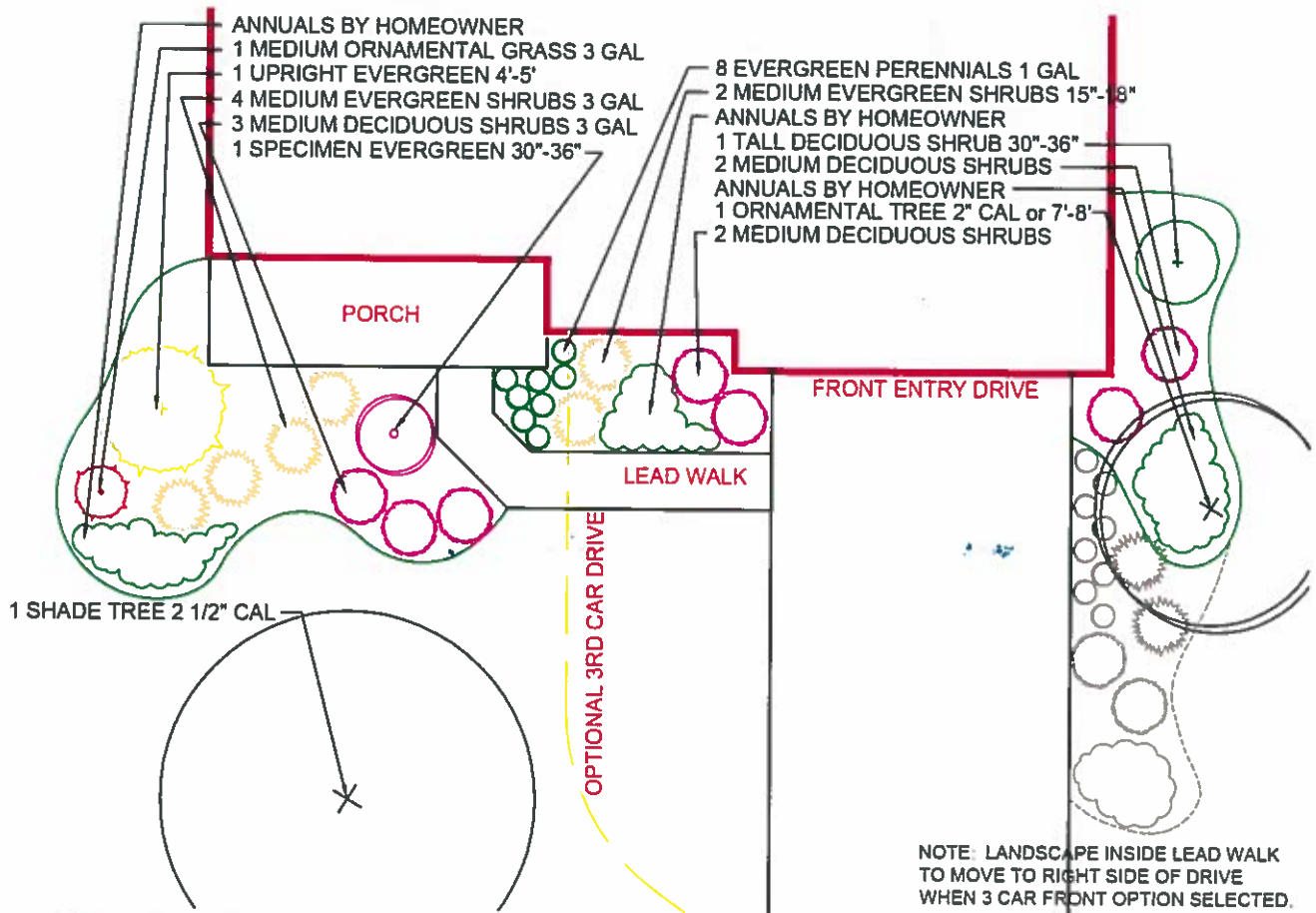
TYPICAL SIDE AND REAR ELEVATIONS



GRANDIN

48-360

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S



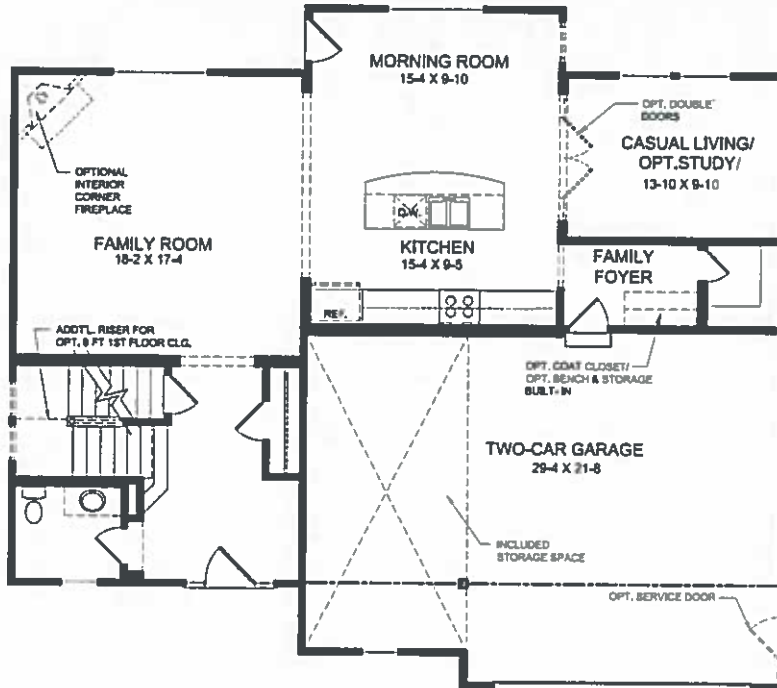
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REVISED BY JH
 06 21 2016
 UPDATED BY DA
 8 30 2017



welcome home.

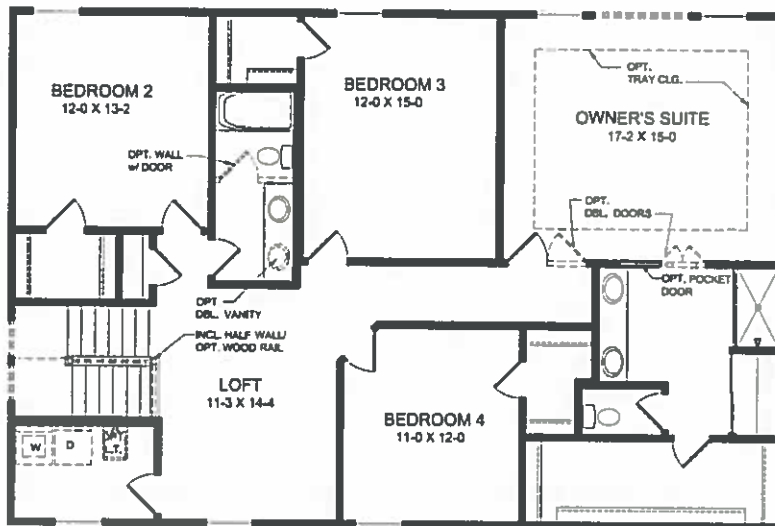
Approximately 2644 sq ft and Up



FIRST FLOOR DESIGN

FIRST FLOOR FEATURES

- Open First Floor Plan Design with Large Kitchen Island
- Convenient Family Foyer
- Included Over-sized Walk-in Pantry
- Included Casual Living Space/ Optional Study Located in Rear of the Home
- Optional Private Guest Suite
- Optional Pocket Office & First Floor Laundry in Lieu of Casual Living Space
- Included Over-sized Garage with Large Storage Area



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Spacious Owner's Suite with Optional Tray Ceiling
- Optional Owner's Bath with Separate Shower and Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower & Garden Tub
- 4 Bedrooms with Loft
- All Bedrooms Include Walk-in Closets
- Convenient Second Floor Laundry



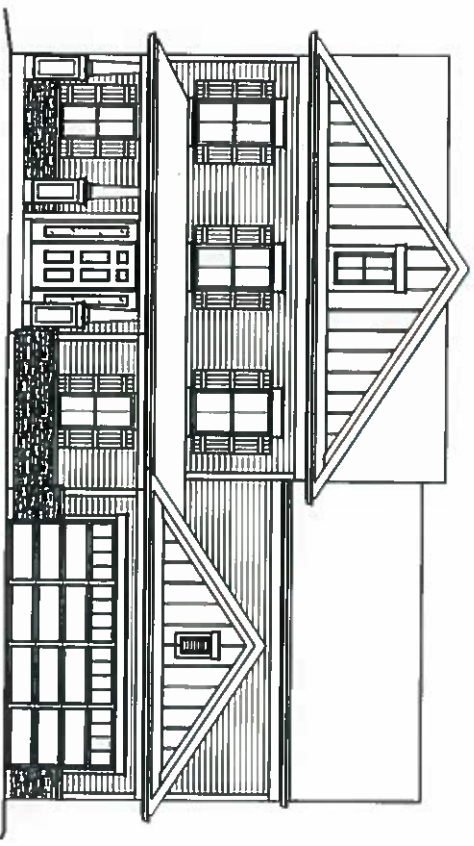
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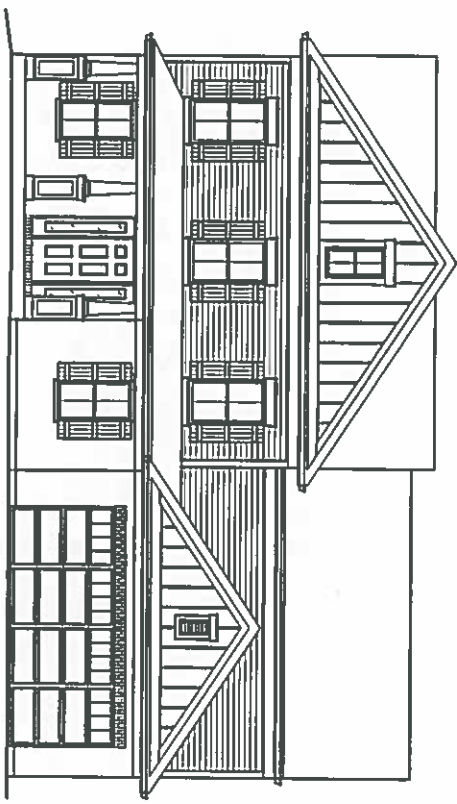
RVSD. 12/17
JM 12/17

Our Plans Include You

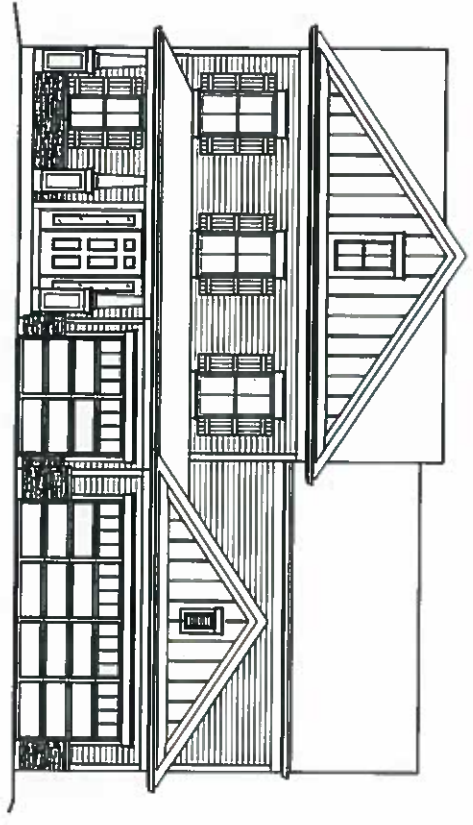
QUINN ELEVATIONS



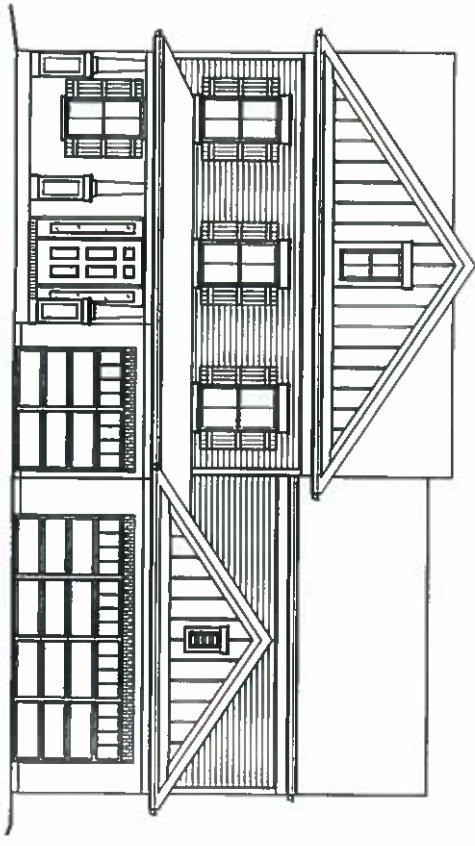
AMERICAN CLASSIC
w/STONE



AMERICAN CLASSIC
w/BRICK

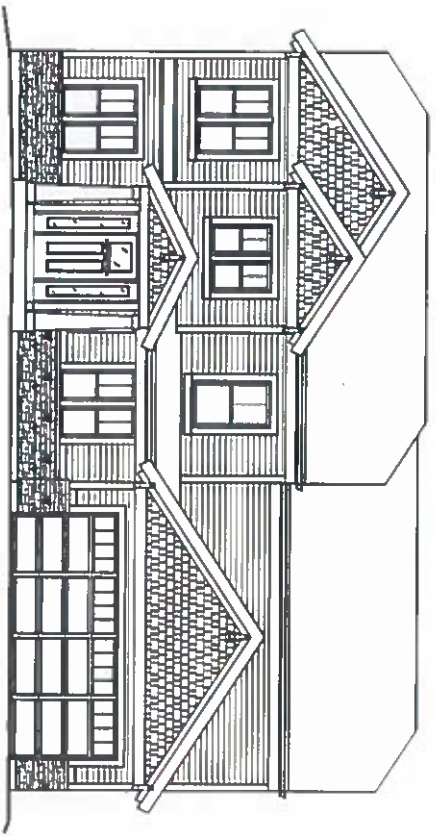


AMERICAN CLASSIC (3-C1)
w/STONE

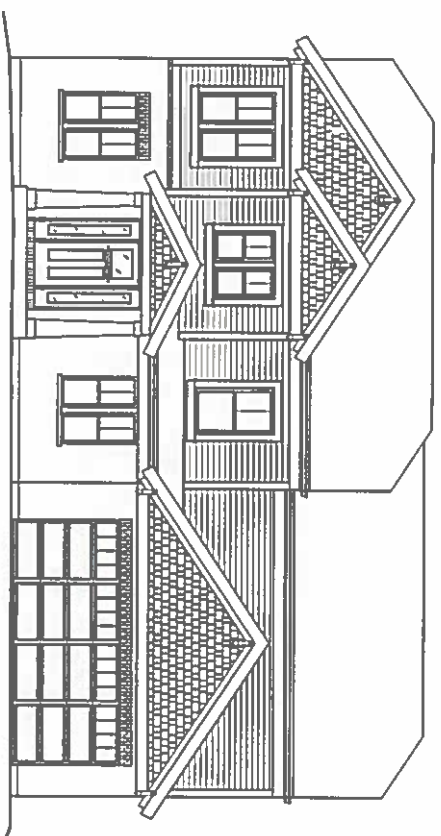


AMERICAN CLASSIC (3-C1)
w/BRICK

QUINN ELEVATIONS



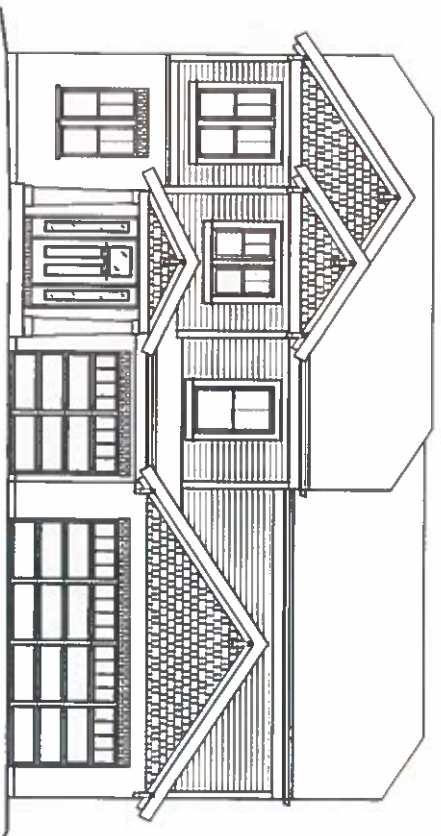
WESTERN CRAFTSMAN
w/ STONE



WESTERN CRAFTSMAN
w/ BRICK

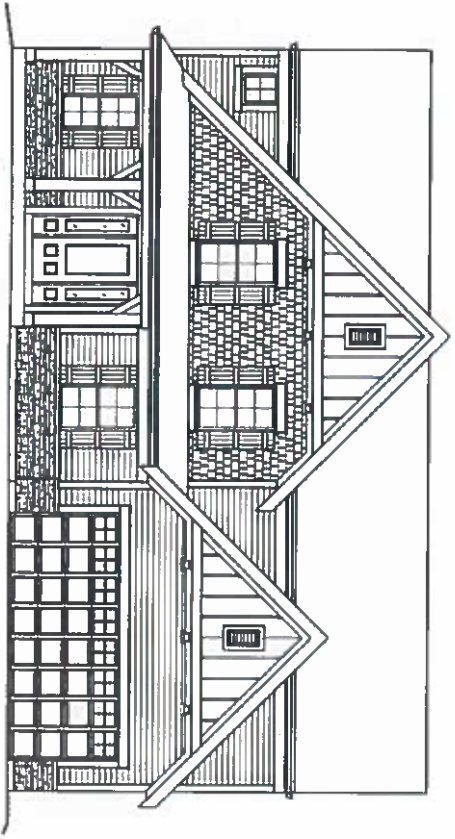


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w/ STONE

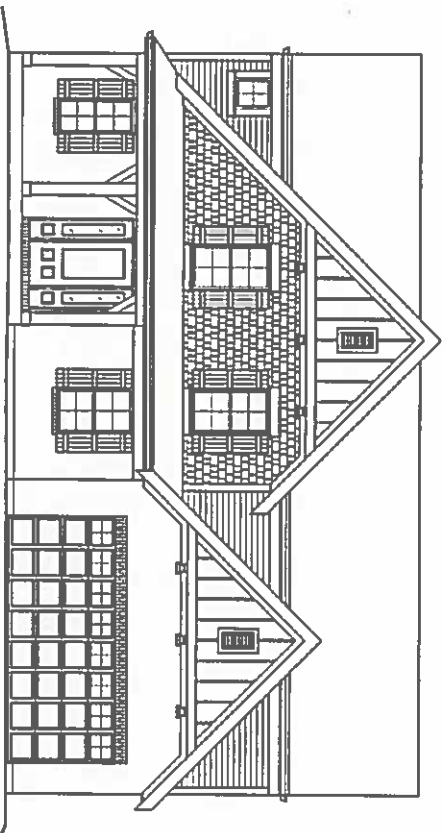


WESTERN CRAFTSMAN (3-C1)
w/ BRICK

QUINN ELEVATIONS



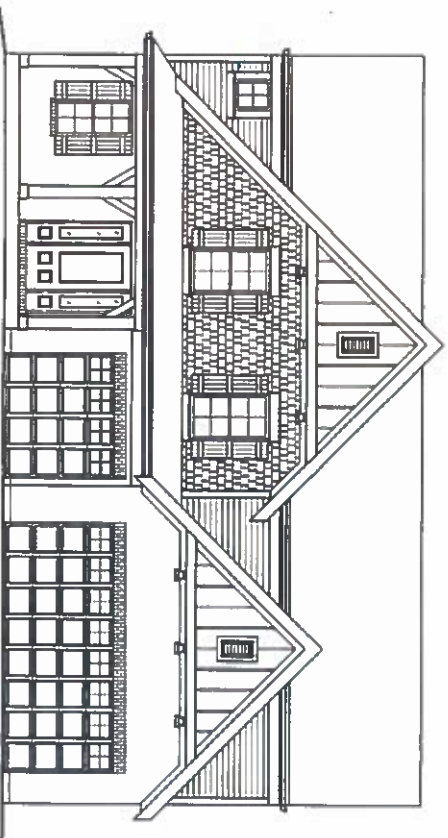
COASTAL CLASSIC
w/ STONE



COASTAL CLASSIC
w/ BRICK



COASTAL CLASSIC (3-C1)
w/ STONE

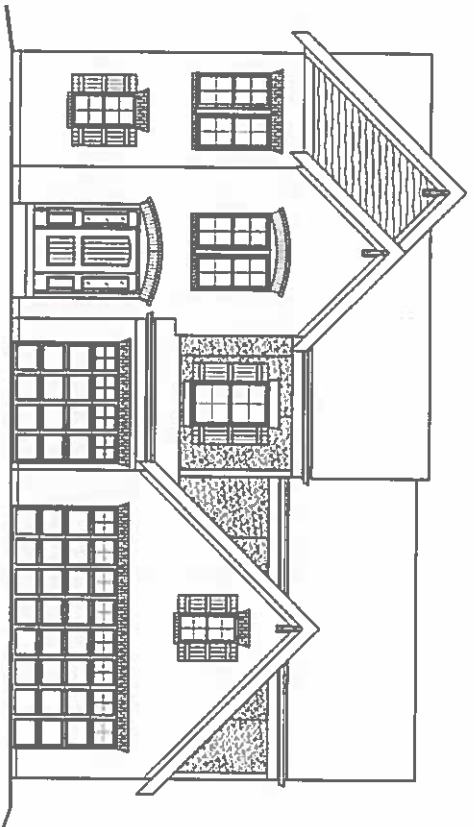


COASTAL CLASSIC (3-C1)
w/ BRICK

QUINN ELEVATIONS

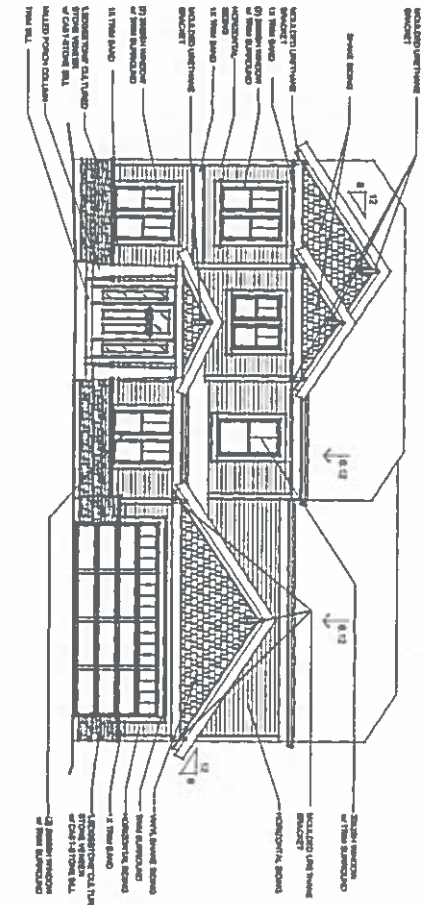


ENGLISH ELEGANCE

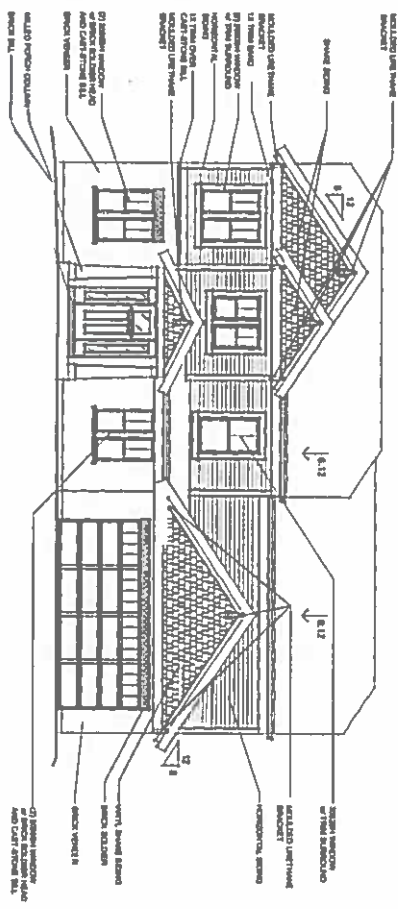


ENGLISH ELEGANCE (3-C1)

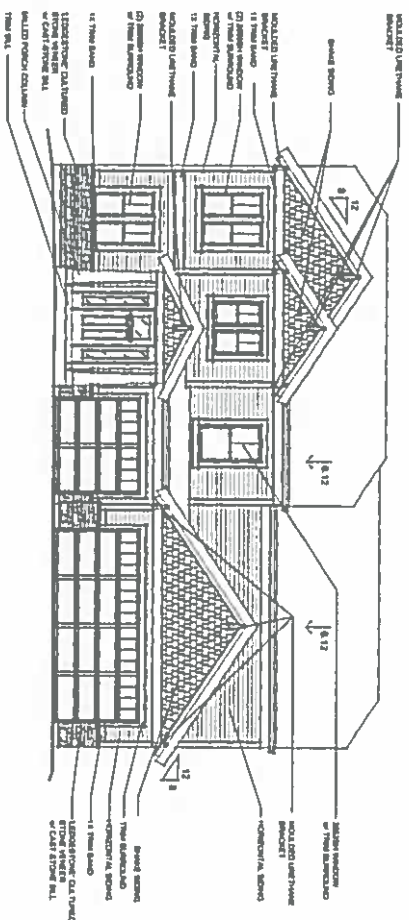
QUINN
FRONT ELEVATIONS



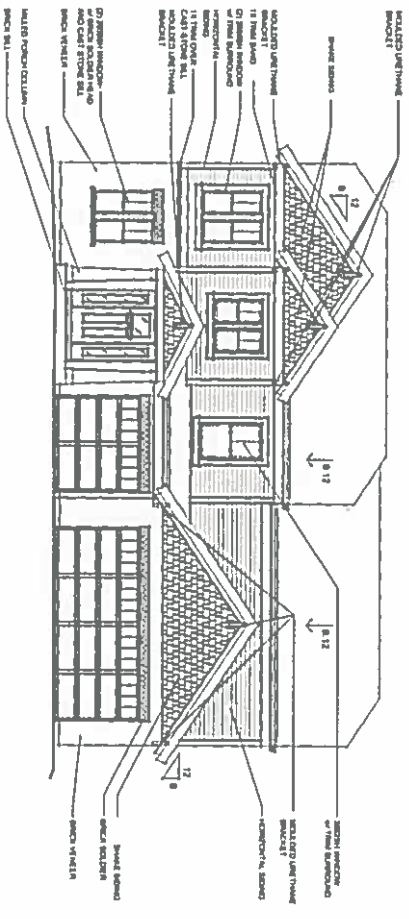
WESTERN CRAFTSMAN
W/ STONE



WESTERN CRAFTSMAN
W/ BRICK

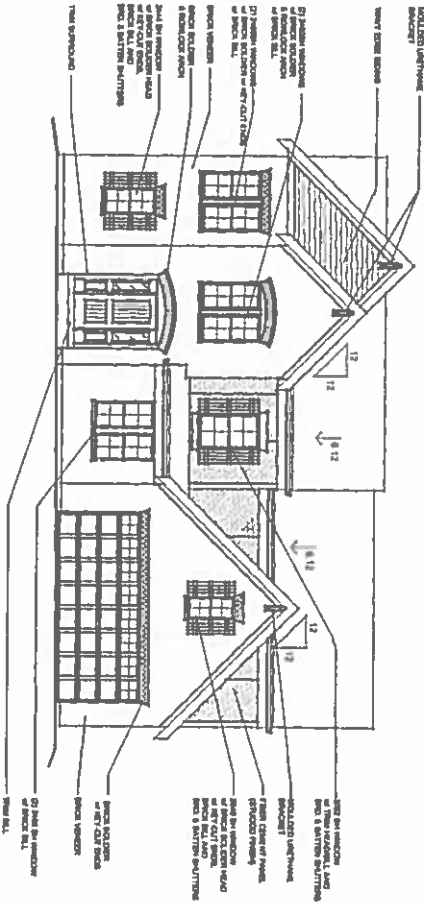


WESTERN CRAFTSMAN (3-CI)
W/ STONE

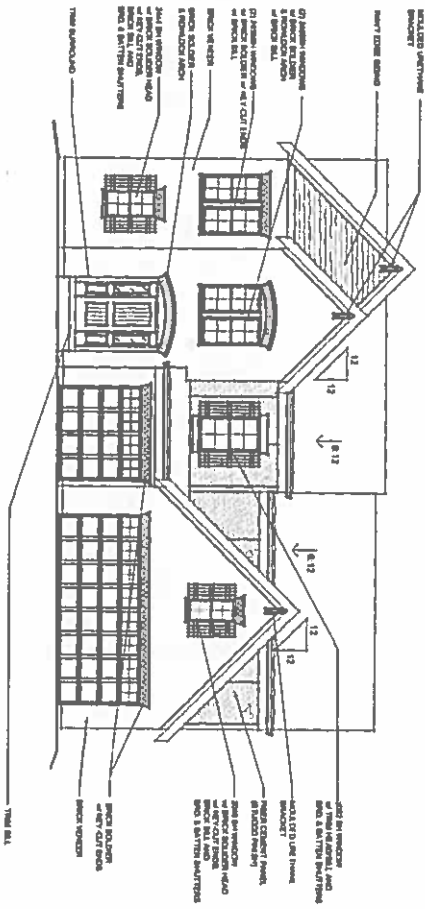


WESTERN CRAFTSMAN (3-CI)
W/ BRICK

QUINN
FRONT ELEVATIONS



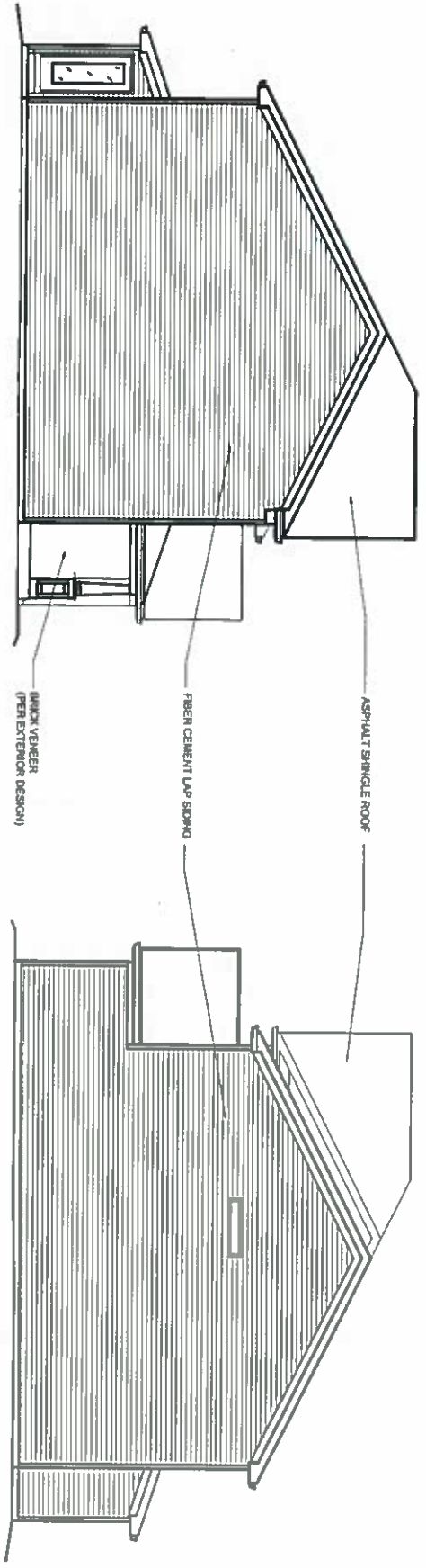
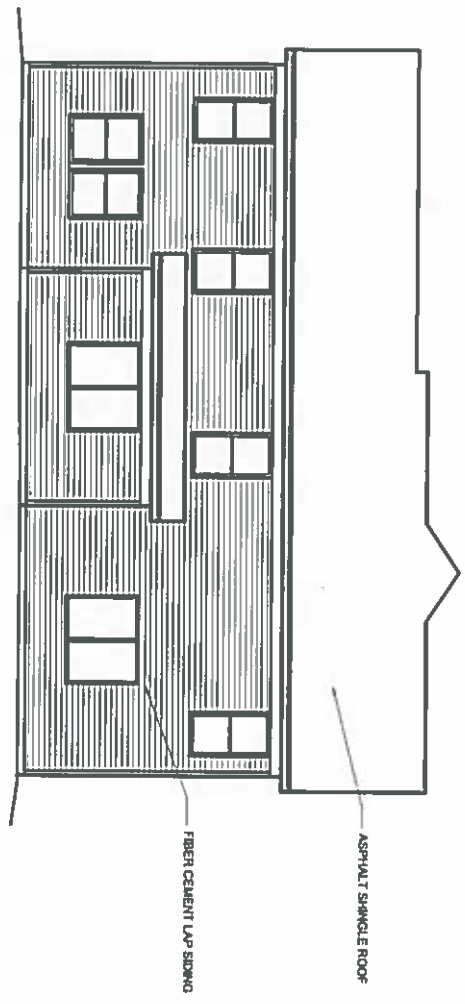
ENGLISH ELEGANCE



ENGLISH ELEGANCE (3-C1)

QUINN

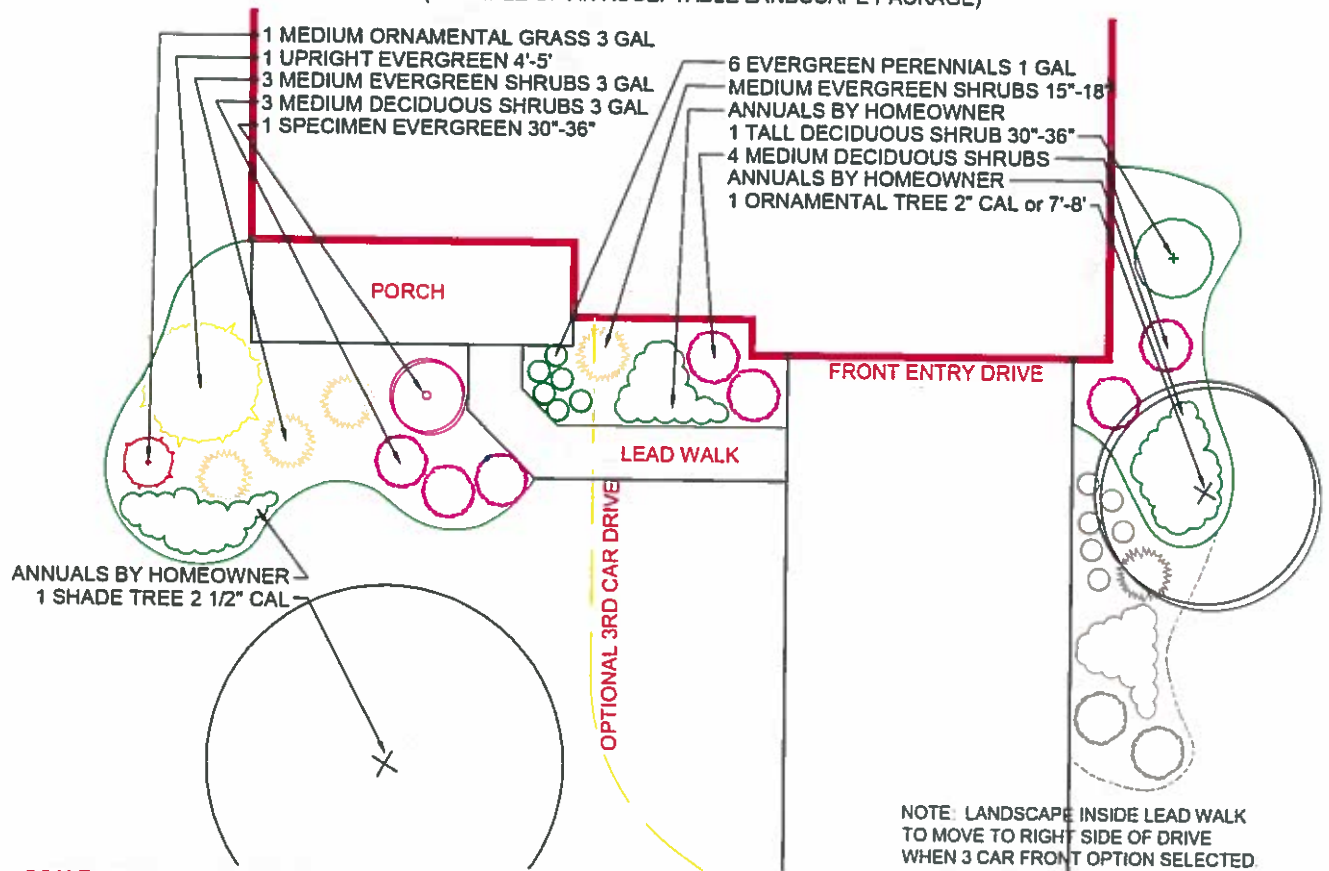
TYPICAL SIDE AND REAR ELEVATIONS



QUINN

48-340

(EXAMPLE OF AN ACCEPTABLE LANDSCAPE PACKAGE)



SCALE: N.T.S



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REVISED BY: JH
06.21.2016
UPDATED BY: DA
8.30.2017

FISCHER HOMEMIX GUIDELINES

BY COLLECTION





DESIGNER, MASTERPIECE AND GRAND ESTATES

- (1) **NO DUPLICATION** of the same Plan is permitted within one homesite on the same side of the street or the homesite directly across the street. **FOR EXAMPLE:** If a CLAY is selected on **homesite 4**, then it is not permitted to be duplicated on homesites 3, 5, or 11.
- (2) **NO DUPLICATION** of an Elevation (of the same plan) is permitted within two (2) homesites on the same side of the street or the three homesites directly across the street. **FOR EXAMPLE:** The Elevation (of the same plan) on **homesite 4** cannot be duplicated on homesites 2,3,5,6,10,11 or 12.
- (3) **NO DUPLICATION** of the same Brick Color is permitted within two (2) homesites on the same side of the street or on the three sites directly across the street. **FOR EXAMPLE:** The Brick Color on **homesite 4** cannot be duplicated on homesites 2, 3, 5, 6, 10, 11, or 12.

1	2 Elevation (of the same plan) Brick Color	Plan 3 Brick Color	Plan 4 Elevation Brick Color	Plan 5 Brick Color	6 Elevation (of the same plan) Brick Color	7
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8	9	10 Elevation (of the same plan) Brick Color	Plan 11 Brick Color	12 Elevation (of the same plan) Brick Color	13	14
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NOTE: Excludes cul-de-sacs (across the street) and corner homesites. Only applies to homesites on the same street.

No modification to the Home Mix Guidelines is permitted without the prior written approval of the Director of Architecture.