



Neighborhood Development Partners LLC
750 Second Street NE, Suite 100
Hopkins, MN 55343

Architectural Review, Design and Landscape Guidelines (Revised 8-19-08)

The purpose of the Inspiration Architectural Review Committee (ARC) and the Architectural Design Guidelines is to provide potential buyers, property owners, architects/designers and builders with the parameters for the preparation of home placement and elevation drawing specifications.

ARC is responsible to oversee a number of items prior to granting final review written approval which allows a building permit release for construction. The review process is presented to ARC in different stages dependent upon the buyer/builder. The stages may be initial concept, first draft elevations and final review/approval. The following items are reviewed by the ARC:

1. Home Placement

a. Foundation elevation to street elevation:

- i. Special consideration must be made relative to the storm water treatment drain ditch and the sidewalk from front of home/porch to the back of street ribbon. The sidewalk from the home/porch may tie directly into the driveway, if so desired. Village lots with public sidewalks have different considerations than the above described Traditional lots.

- ii. Culvert review, if required.

b. Topography considerations:

- i. Garage elevation placement must take front yard setback and street elevation into consideration to avoid a steep driveway. Attention must be paid to number of risers (minimum of 3 not including threshold required) to home from front porch & garage. Final grade cannot alter grading plan.

c. Front/rear/side yard setbacks:

- i. Side yard setbacks: Garage to home is 5/10. Home to home is 10/10. Garage to garage is 5/10. This guarantees that there is a minimum of 15 between structures. If there is bonus room above garage, the City of Bayport no longer considers it a garage side yard setback, rather a home side yard setback and must be 10.



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- d. Maximum building height:
 - i. Bayport has a specific maximum height and approach to measurement. Contact City of Bayport for updated measurement application.
 - e. Front porch/stoop depth
 - i. Minimum front porch depth is 7'.
 - f. Garage setback/positioning per homesite basis:
 - i. The project as a whole only permits up to 15% of the homes to have forward extended exclusively courtyard loaded garages. Only 1 in 4 homes along each side of all streets are allowed.
 - ii. Front loaded garages must be a minimum of 8' from the home's front foundation, front porch or front stoop.
2. Certificate of Survey Review:
- a. Required review prior to submittal for building permit.
3. Home Design:
- a. Homes must not mirror another.
 - b. Four-sided architectural application - no "stage front" or facade.
 - c. Siding/soffit/facia/porch ceiling/window material.
 - i. Andersen Window products are required through deed restriction, and as follows: If Andersen windows are used, the exterior doors may be from any comparable and architecturally correct manufacturer. If builder chooses to use another window company that is owned by Andersen Windows (i.e. Silverline) then the exterior doors must be purchased from Andersen Windows.
 - ii. Fibrous cement/natural/stucco material is required on all siding and trim. However, above a first floor band board, any premium grade siding products/materials may be used.
 - iii. Soffit and fascia can be pre-painted aluminum.



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- e. Brick/stone material & positioning:
 - i. First application of brick/stone should be on the exterior fireplace, then the front porch base/columns and then detail features on the remainder of the home. Keep in mind that with four sided architecture the front elevation brick/stone application must be considered on the other three sides. It should be used appropriately on the front elevation and wrap both front elevation corners a minimum of 24”.
- f. Roof pitches appropriate to historical styling.
- g. Shingle/valley/ridge material:
 - i. Exposed steel metal valley is allowed.
 - ii. Ridge venting is required when adequate. Box venting must match the shingle color. Steel metal is only allowed according to artistic 21" Century application of historical styling.
 - iii. Standing seam, corrugated and artistic alternative shingle material is allowed relative to the style.
- h. Exterior fireplace application:
 - i. Exterior fireplace dog house is not allowed. Alternative methods are full exterior fire chase or appropriately scaled cantilever with proper siding and window application
- i. Shutter use:
 - i. Use shutters appropriately. Shutters should be positioned adjacent to the window wrap, not the trim.

4. Color approval

- a. Each historical style influences individual color applications. All colors need to be milky/chalky/deep/rich versions not primary or bright. Purpose is for homes to be naturally authentic without overpowering the street scene. Color selections must be compared to neighboring homes. Homes within adjacent views of one another must not be the same color. Approvals are on a first come first serve basis with written approval documentation required. Various color choices may vary on individual home application.



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5. Landscape approval
 - a. Approved according to Landscape Policy
 - b. City withholds Certificate of Occupancy without Approval

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