

## ARCHITECTURAL GUIDELINES

**Because of the slopes in Tuxedo Reserve, houses will be seen on all sides. Thus, all facades must be designed in the same style and architectural integrity as the front facade. All facades should be composed as carefully as the front. All facades must receive some sort of fenestration. Each house must be designed in one of the approved styles and the primary facade of each house shall be unique from the facades of those houses located directly adjacent and across the street.**

	Materials	Details	Techniques
<b>Wall Cladding</b>	Exterior building walls shall be constructed of brick, stone, stucco, clapboard, board and batten, cedar shingles, high-quality vinyl, or fiber cement siding (Hardie board or equivalent). High-quality vinyl includes siding products from the following list: Wolverine by CertainTeed, Insulated Siding by Alside, ProVia Heartland Heartech, Georgia-Pacific GP Vinyl Siding, and Mastic by Plygem (or equivalent).	All facades should be clad in the primary cladding material. Vertical corner trim on clapboard structures should be a minimum of 3 1/2 inches wide. All Hardie board, high-quality vinyl, and masonite applications should only be used to replace painted wood cladding and must employ typical wood dimensions. Exposed J-channels are not to be used with high-quality vinyl siding.	Brick should be coursed in horizontal running bond, common bond or Flemish bond. No brick ire-cut surfaces should be visible n the building exterior. Accent patterns may be used on sills, lintels, chimneys, etc. All stucco should receive a smooth sand finish.
<b>Roofs, Chimneys &amp; Gutters</b>	Pitched roofs shall be constructed of one of the following materials: cedar shakes, slate, artificial slate, standing-seam metal. Asphalt or fiberglass shingles are permitted. Colors are to be earthtones. Browns and grays are encouraged. Reds and greens are not permitted. Solar panels are permitted. Copper accents are encouraged. Gutters should be constructed of steel, aluminum or copper. Chimneys should be clad in brick, stone, cedar shingle or stucco.	Residential roof forms are to be simple and express primary, secondary and tertiary (dormers) volumes. Roof pitches should typically be as follows: A minimum of 9:12 for French and English Country; a minimum of 8:12 for Arts and Crafts and Shingle Style; between 4:12 and 6:12 for Greek Revival and Adirondack; and 4:12 slopes on the top 1/3 of the roof and 9:12 on the bottom 2/3 of the roof for Hudson Valley Dutch. Flat and sloped roofs less than 8:12 shall be permitted on secondary and tertiary roof forms, such as entry porches and porticos, attached townhouses and row houses, as well as any portion of a primary building form mostly hidden from view in the public way, whether occupied or unoccupied. Roofs of any pitch, including flat roofs, are allowed in non-residential buildings including commercial, civic, and community buildings. Unless made of copper, gutters should be painted to match the color of the main building or the color of the trim.	Rainwater collection systems are permitted.
<b>Porches, Terraces &amp; Decks</b>	Porches shall be constructed of wood, painted wood or painted synthetic/composite materials. Masonry or stucco piers allowed under the appropriate style guidelines. Rear or side decks shall be made of pressure treated wood, brick, stone or cast stone as appropriate to the house style or as appropriate to the material palette of the house. Synthetic decking material is allowed.	Porches should be of a style and massing consistent with the architectural character and massing of the main house Porches should be painted to match the predominant trim color of the main house.	Architectural elements like columns, piers, pilasters and cornices should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola – A Guide to the Making of Classic Architecture.
<b>Doors &amp; Windows</b>	Doors shall be constructed of wood, glass, metal-clad, or wood-veneer fiberglass. Windows shall be constructed of wood, fiberglass, vinyl or metal. Vinyl windows shall compliment or match the trim colors of the façade. Vinyl/fiberglass windows shall be from the following list of products: Andersen Silverline V3, Ply-gem 1500 series, Jeld-wen Atlantic Vinyl series, MI 1600 series, Marvin Integrity, Pella 350 series, Crystal Series 300 or equal.	Windows should be rectangular in configuration, vertical in orientation, and have a proportion of 1:2 or 2:3 or greater when visible from the public way. These vertical windows may be paired or grouped in multiples as appropriate for the style. Accent windows may be circular, elliptical or half-round. Quarter round windows may be used if in a mirrored pair relating to an architectural feature, such as a flanking chimney. No more than three accent windows are permitted on any one facade. The same window types should be used on all facades visible to the public way. When glass in doors and windows is larger than 2'x2', the use of muntins is encouraged to divide the glass into separate lites. Muntins, when used, shall create window lites which are vertical in proportion and should have exterior and interior depth so as not to appear as a flat grid.	Windows should be operable with the exception of "picture" windows and small accent windows.
<b>Trim &amp; Details</b>	Storm windows and doors should match the material and color of the window and door they are attached to. Architectural trim and cornices shall generally be made of wood, brick, stone or cast stone, painted wood, painted PVC, vinyl or other synthetic materials that appear like wood when painted, as appropriate to the house style.	The form and type of trim, cornices and window shutters should be governed by the architectural character of the house. PVC, vinyl or other synthetic materials, when coated, shall be painted with Sherwin Williams VinylSafe® or equal paint/coating products to avoid heat gain and warping, particularly with darker colors, as recommended by the product manufacturers. Exposed J-channels are not to be used with vinyl siding. Solid pocket trim products shall be used to receive the open end of the vinyl siding.	Architectural cornices, pediments, entablatures, columns, pilasters and piers should be of an appropriate character, proportion and detailing consistent with the architectural style of each particular home.

**Note:** In the event of a conflict between the provisions above and other provisions in the Design Guidelines, the provisions above shall prevail.