

Architectural Design Standards

Governors Ranch Commercial Park

The following Design Standards will apply to commercial areas of Governors Ranch Subdivision Block 1 of the Third Filing.

Design Scheme:	Professional offices similar to Bittersweet Place professional offices.
Layout:	Single story ranch elevation. Slab, partial, daylight, or full basements.
Roofing Material:	ELK Prestique Plus High Definition 50-year fiberglass composition shingle – Color to be decided by developer.
Building Materials:	100% masonry construction. Brick, cultured stone, and stucco.
Stone Veneer:	Cultured Stone – Country LedgeStone Eucalyptus with 3” matching sills & cap stone.
Stucco:	Synergy “One-coat” true stucco system (not E.I.F.S.) Color - Porridge #610 Texture – “Classic” for body and “Fine” for trim and banding.
Fascia:	Sherwin Williams “Hot Cocoa SW 6047” or “Canyon Clay SW 6054”
Rain Gutters:	Royal Brown (Weather Guard) or Brown (Englert)
Attic Venting:	Ridge venting. Or as approved to fit exterior design.
Misc. Venting:	Must be located on roof slope away from front elevation. Colors to closely match shingles.
Roof slope:	6/12 pitch minimum.
Roof overhang:	36” minimum soffit.
Support Columns:	Vertical supports must be framed minimum of 16” finished in cultured stone and stucco.
Colors:	All colors to be earth tones. Color board available from the Architectural Control Committee.
Windows:	Windows must be wood casement with anodized bronze/brown commercial cladding exterior. Tinting must be uniform.
Fencing:	No fencing except for approved vinyl fencing with masonry/stone columns surrounding trash receptacles.
Dormers:	Four symmetrically set dormers. One on each side of building.