

The Pattern Book and Lot Matrix are tools provided to help owners design their homes or buildings. While the Pattern Book and Lot Matrix provide an illustrative guide for building and landscape design elements, additional resources are available to assist owners throughout the process. Gran Pacifica has a Design Review and Approval Process centered on collaborative and helpful interaction with homeowners, staff, site planners and architects. The Pattern Book and Lot Matrix are reference guides, not absolute criteria. Each site is individual and may require special study and approach.

The Pattern Book and Lot Matrix were developed to ensure the development of a cohesive character for the various villages through Gran Pacifica. The neighborhoods were designed based on regional precedents such as Granada and Leon and therefore will exhibit the types of spaces and architectural detailing found throughout Nicaragua. In order to ensure a consistent architectural vocabulary that will support the public realm, two styles have been identified: Spanish Colonial and Nicaraguan Provincial. In order for a new project to be approved, its design must reflect one of these two styles.

Within the Pattern Book and Lot Matrix requirements have been established for both the siting of the building on the lot, and the character of the elevations. The Community Patterns and Lot Matrix section provides minimum setback and facade zones that the building envelope shall fit within, while the Architectural Patterns section provides general guidelines for the two styles. Elevations that face the public realm shall respect the guidelines established in the Pattern Book and Lot Matrix. More flexibility in design will be permitted on rear and side elevations.

When designing a Gran Pacifica Project, we recommend the following:

1. Choose an Architectural Style - Spanish Colonial or Nicaraguan Provincial. (Please state the selected Architectural Style in your submission)
2. Choose a massing alternative within that Architectural Style.
3. Add wings as necessary.
4. Refer to architectural details within the style section for design guidance.
5. Refer to the Lot Matrix for other requirements.

The Design Review and Approval Process will have Three Steps.

This is done to ensure that wasted time and efforts are not expended on designs that do not meet the requirements of Gran Pacifica. The same form will be used for all reviews.

1. Schematic Design Review
2. Design Development Review
3. Final Design Review

1. Schematic Design Review:

This refers to the preliminary designs in the form of drawings, sketch, illustrations, statements, or photos.

In order to ensure a sufficient review process, designs will not be evaluated until the following requirements have been submitted:

- a. Lot Plan - illustrating building placement on lot, with entrance, parking areas, service areas and front elevation clearly marked (please include Lot Number and a North Arrow)

- b. State the architectural style selected - Spanish Colonial or Nicaraguan Provincial
- c. Sketch Front Elevation (side elevations required if on a corner lot)
- d. Sketch Floor Plans for every floor
- e. Roof Plan
- f. If deviating from any style requirements, please provide regional precedent upon which to base an evaluation.

1. Design Development Review:

Once comments have been incorporated from Step 1 Design Development Drawings may be submitted for Approval. Provide the information in the form of drawings, sketches, illustrations, statements, or photos. (Alternate Method - If enough information is provided the Step 1 - Schematic Design Review can be skipped. This Alternate Method does not relieve the design from any requirement.)

In order to ensure a sufficient review process, designs will not be evaluated until the following requirements have been submitted:

- a. Lot Plan - illustrating building placement on lot along with other relevant features such as paving, drywell location, retaining walls if needed, etc.
- b. Drawings of all elevations
- c. Floor Plans for every floor
- d. Roof Plan
- e. Typical Wall Section showing basic dimensions (floor to ceiling, eaves, floor to grade, etc.)
- f. Basic information on materials and colors
- g. Basic topographic information (minimum 4 spot elevations and 1st floor slab elevation)
- h. Basic landscaping information (approximate location of required trees, fence/hedges, plantings, etc.)

2. Final Design Review:

Once comments have been incorporated from Step 2 - Design Development Review the Final Contract Documents may be developed and submitted for Approval. (Approved Model Method - For cases where an Approved Model is used the first two steps can be skipped. This Approved Model Method does not relieve the design from any requirement).

In order to ensure a sufficient review process, designs will not be evaluated until the following requirements have been submitted. These documents must show all requirement dimensions, materials and colors needed for construction.

- a. Complete Lot Plan (with sections where needed)
- b. All Elevations
- c. Floor Plans for every floor
- d. Roof Plan
- e. Wall Sections showing all conditions
- f. Specifications, details and schedules
- g. Complete topographic information (including contour lines)
- h. Complete landscaping information