

Riverchase Estates Single Pass Review – Architectural Guidelines and Designer’s Checklist

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Riverchase designs are predicated on custom homes which include styles of New Tradition French, Tudor and Arts & Crafts. However, a variety of related styles are also encouraged in order to create the unique feel of a custom home community.

Submit this checklist with your plans. Initial if accepted; N/A for not applicable; X for not met (explain separately)

SITE DESIGN

_____ Building setbacks are controlled by the recorded Plat, but typically includes 50 feet front, 35 feet rear and 10 feet side yard setbacks. Front setbacks on a cul-de-sac is 35 feet. Most side yards are platted as 20 feet. There is a 15 foot utility easement in the front of each lot and certain lots have a 15 foot pathway easement which may be used by all lot owners and guests.

_____ No building, swimming pool bowl or other structure or Regulated Modification will be located over, under, upon or across any portion of any utility easement. The deck and/or patio area adjacent to a swimming pool may encroach over, under, upon or across any portion of any utility easement with consent from the applicable utilities and providing it is no closer than 3 feet from the property line.

_____ Water for each home shall be provided through the central water system provided for the subdivision. The sewer system for each lot shall be a septic treatment system (aerobic systems are preferred over septic fields). Wells are not permitted for potable water but may be approved by the ACC for connection to the required landscape irrigation system. Well pumps must be fully concealed.

_____ A siphon break or back-flow preventer must be installed on faucets used for providing water to the construction site so as to prevent contamination of the community water system.

_____ Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot Owner.

OVERALL MASSING, EXTERIOR FINISHES

_____ Each lot is designed to accommodate one single family residence. Where area permits, it may also have a stand-alone guest house with a garage for up to two cars.

_____ The heated living area of a guest house is at least a minimum of 500 SF and does not exceed the maximum 50% of the living area of the main dwelling.

_____ The minimum size of the heated living area of the home, as measured on the exterior is 2,400 SF. The exceptions are as follows: Lots 1-10, Phase 1: 3,500 SF of heated living area; Lots 47-59 in Phase 1, Lots 1-6 in Phase 2 and Lots 13-28 in Phase 3 shall have a minimum of 3,000 SF of heated living area.

_____ The minimum foundation height for the heated living area of is 18 inches above the high point of the finished grade on the lot. No slab on grade construction is permitted.

_____ No residence shall exceed three stories. Full in-ground basements are not considered a story nor may their area be computed as part of the minimum SF defined in Article 5.2. Basements with greater than 50% of the exterior walls above grade shall be considered a story and their SF counted toward meeting the minimum SF of the home.

_____ Ceiling heights must be a minimum of 9’ on all floors.

_____ Exterior finish is brick, stone, stucco, Cementous shakes, board and batten or lapped siding.

_____ Exterior colors should complement one another. Accent colors may be used upon approval of the ACC. Natural earth tones are encouraged. Off-white is permitted.

_____ Vinyl and aluminum siding are not permitted. Certain styles of LP Smartside engineered wood is permitted. Obtain pre-approval.

_____ All chimneys shall be the same as one of the predominant wall materials on the exterior. Wood timber framing and brackets may be used upon approval of the Committee. Other products are subject to approval by the Committee.

_____ When used in combination, transitions from one material to another shall be made in an aesthetically sensitive manner such that the appearance and style of the home is consistent on all sides. Traditional Portland cement stucco in muted colors, natural, tinted or painted.

_____ Natural stone is preferred. Cast (artificial) stone may be used when natural in appearance.

_____ Anodized, copper or paint finishes are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the approved trim colors. No mill finishes are permitted.

_____ Soffits must be of wood, aluminum, stucco or cementitious materials. Aluminum fascia shall be heavy gauge (.019 minimum) in order to prevent ripples, commonly called “oil canning”.

_____ Vinyl soffit may be used but is discouraged.

_____ Synthetic/foam products (EIFS) are prohibited.

_____ Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and should be either aluminum or copper. Galvanized or mill finish material is NOT permitted. Gutter color, if aluminum, should complement the trim color and must be shown on the sample board.

_____ Vinyl, Aluminum and Composite Wood (Masonite) siding are prohibited.

_____ The use of wood shall be limited to trim and accent materials only.

_____ Exterior lights shall be conservative in design and as low in lumens as is reasonably practical. Exterior lighting shall be directed toward the house to minimize glare sources to neighbors and other Property Owners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive

_____ Light fixtures must complement the architectural style of Riverchase Estates and the specific home and landscaping.

_____ Lighting of walls recessing or placing can be achieved by use of eave or ground recessed fixtures.

_____ Landscape lighting should be concealed where possible by ground in shrub beds

_____ Post mounted light fixtures will be considered on an individual basis but must not be within side yard setbacks.

_____ Spillover of light onto neighboring property must be avoided by using low wattage and/or shielding where necessary.

ROOF

_____ The minimum roof slope over the main residence structure shall be at least eight (8) vertical to (12) horizontal inches. Accent roofs (i.e. porches, dormers, etc.) may be a minimum of 4 in 12 slope but must be consistent with historical reference and architectural style of the home.

_____ A minimum overhang of 12 inches is required.

_____ Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and must vary as opposed to being a single roof line.

_____ Acceptable roof materials are: natural or synthetic slate, copper, 30 year dimensional asphalt architectural shingles (minimum 240# per square), cedar shingles, standing seam metal, clay or concrete tile in a flat profile. Asphalt impregnated fiberglass shingles meeting the Guideline Requirements shall be equal to: Owens Corning: Duration; GAF Timberline HD; CertainTeed Landmark Pro. No three tab shingles are permitted.

WINDOWS, DOORS and SHUTTERS

_____ Vinyl or aluminum or clad wood windows are permitted.

_____ Single Hung windows are permitted.

_____ Windows with screens must have full screens.

_____ Multiples of double hung windows shall have a minimum 4" mullion separating each.

_____ Windows are not required to have grills. However, simulated divided lites (SDLs) or Grill between the Glass (GBG) are recommended on all sections in the front and street facing side windows. When provided, grill pattern shall be appropriate to the style of the home and shall be illustrated on the elevation drawings submitted for review.

_____ Windows should be low-e glass with an approved tint. Samples shall be submitted for gray and smoke glass colors for approval by the ACC. Windows, other than in brick or stone, shall be trimmed/banded on the front and both side elevations where one elevation is street facing.

_____ Windows must have prominent headers and sills. Alternates to the styles proposed may be submitted for approval where consistent with the architecture of the home.

_____ Window screen fabric must be dark bronze or charcoal color.

_____ The ACC must approve security treatments for doors and windows; however, no "burglar bars", steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.

_____ Window opening must conform to window configuration. No infill material is permitted, such as stucco between the window head and the head of the opening.

_____ Main Entry Doors shall be substantial in appearance and shall have a high quality and of a style matching the architecture of the home. Entry doors must be submitted for review.

_____ Side or rear entry doors shall not be plain panel. Finish shall be submitted for approval.

_____ Trim is required below the soffit and shall consist of a frieze of no less than 8" in depth

_____ Front screen doors are not permitted. Screening is not allowed at the garage.

GARAGES, PORCHES, DECKS

_____ Two (2) car garage minimum, five (5) car maximum. Main Dwelling garages shall have a minimum of 440 square feet of area. Said guest house may have a fully enclosed garage for not more than two (2) cars.

_____ Free standing garages are permitted with approval.

____ Garages attached to the home may be side entry or a courtyard entry. In a side entry design a third attached single car garage which is forward facing may be added, provided it is set to the rear of the side entry garage doors and is part of a motor court, which consists of piers or wing walls at the entry and landscape on the sides to complete the court design.

____ Garages shall be compatible with and complementary to the main residence in architectural style, material, color.

____ Garage doors may be wood or wood composite, fiberglass or metal.

____ Garages shall be defined by substantial masonry, stucco or stone piers matching the materials on the home at the entry. Sides of the motor courts shall match the home, masonry piers with wrought iron or simulated wrought iron aluminum fencing between, or a landscaped screening wall with evergreen trees a minimum of 4-6 feet tall planted close enough to one another in a row so that branches touch at the time of planting.

____ Dwellings and exterior buildings must have a minimum plate line of nine (9) feet – the vertical distance measured from the slab to the bottom of the overhangs.

____ Covered porches, patios, and other enclosures and their supports shall be substantial in appearance and reflect the style and architectural detail of the residence.

____ Such structures shall be constructed of materials that are generally acceptable as complementary to the residence and be designed and installed as an integral part of the residence with rooflines that complement that of the principle structure.

____ Structures must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Such structures are not permitted on the street(s) façade.

____ Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements.

____ Screens shall be either dark bronze or charcoal.

____ Patios, decks, deck railings, and deck supports shall be substantial in appearance, and reflect the style and architectural detail of the residence.

____ Decks and patios shall be constructed of materials that are generally acceptable as complementary to the residence.

____ Decks and patios shall be designed and installed as an integral part of the residence or patio area.

____ Decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property Owners.

____ Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements.

FENCES AND SCREEN WALLS

____ Landscape walls shall be walls used to retain earth and shall be constructed of Keystone Block, concrete faced with stone, stone, brick or other permanent non-organic material approved by the ACC.

____ Screen walls shall be walls attached to the home to screen areas as required by the ACC or the Guidelines such as HVAC and Pool equipment and in some instances, garage doors.

____ Fences shall be barriers around pools or yards to provide privacy. Fences are not permitted in yards in front of the rear plane of the home.

____ Fences shall be iron or aluminum rail or masonry. Wood and plastic fences are not approved.

____ Fences must be five feet in height. Retaining walls may be no higher than six feet above existing grade on the lower side.

____ Fences shall not contain barbed wire, razor wire or be electrified. Chain link or welded wire fences are not permitted.

____ Double fencing is not permitted.

____ Fencing shall be placed either along the property line and five feet tall, or a minimum of Five (5') feet off the property line.

DRIVEWAYS and MAILBOXES

____ Driveways must be constructed of brick, stamped concrete, non-tinted concrete with a broom finish, pavers made of cast concrete or natural materials and be a minimum of twelve (12) feet wide. Asphalt, gravel, and plain poured (smooth finish) concrete driveways are prohibited.

____ Concrete culvert must be installed where the driveway crosses the drainage swale.

____ Walkways or patio areas must be constructed of concrete, brick, flagstone, stepping-stones, or pavers made of cast concrete, or pavers made from natural materials.

____ Walkways or patio materials shall be selected to match the appearance and style of the residence. Semi pervious pavers are encouraged where practical.

____ Mailboxes are provided for all homes at the kiosk near the front entry. Additional mailboxes are not permitted. Provide a street address marker at each home using the community standard.

____ Driveway reflectors and markers are not permitted. Painted numbers on curbs are not permitted.

OTHER ITEMS

_____ Pools must be located in the rear yard and must be an integral part of the residence and landscape.

_____ Landscaping shall be provided around any retaining wall and such wall and landscaping must be an integral part of the overall landscape plan.

_____ All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a masonry wall complementing the adjacent structure to prevent noise from being a nuisance to neighboring properties.

_____ Screening shall be submitted to and approved by the ACC. Above ground pools are prohibited.

_____ Yard-mounted flagpoles are not permitted. Owners may attach one official flag of the United States of America and one State of South Carolina flag to their home on a six foot long staff, without the approval of the ACC, providing that the flags do not exceed 4' x 6'.

_____ In addition, one recognition flag from school, sport team or military branch no larger than 24" x 36" at a maximum height of 36" inches above grade may be placed in the yard or attached to the home. No other flags are permitted.

_____ Fountains may be located behind a privacy wall in the rear yard or at the front entry.

_____ A hot tub, Jacuzzi, or spa shall be located in the rear or side yard, shall be installed in such a way that is not immediately visible to adjacent property owners, and the street, and shall not create an unreasonable level of noise for adjacent property owners.

_____ All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear or side yard and shall be screened from the street and neighboring units by a masonry wall complementing the architecture of the home so as to screen noise from neighboring properties.

_____ Lawn Ornaments are prohibited in front and side yard areas unless concealed within a privacy wall.

_____ Approved ornaments installed in rear yard areas or behind a privacy wall must be placed so as to not be visible from adjacent lots.

_____ One small and inconspicuous Satellite dish having a diameter of twenty-four inches (24") or less, which is installed upon or adjacent to any residence, and is not visible from adjacent properties or the street, and is integrated with the residential structure and surrounding landscape, is permitted with approval. Such equipment shall be located only in side or rear yards that are not adjacent to a street, and shall be located as inconspicuously as possible.

_____ No exposed exterior wires, cables or meters of any kind are permitted to be exposed to the street.

_____ Propane tanks over 5 gallons (for grills) are not permitted. All other gas service must be provided by the natural gas service serving the community.

_____ An enclosed exterior area is required for each home in order to place up to two roll out sized trash receptacles. The enclosure shall be comprised of the same materials as the exterior of the home, or be a prefabricated enclosure with neutral colors which is also screened from the street with tall evergreen trees or shrubs.