



Architectural Guidelines

Purpose:

These guidelines are intended to establish an initial understanding of the desired architectural styles and elements in Tahisco Grove and to set forth the basic procedure for plan approval prior to the start of construction of any house or out building. The architectural review board feels strongly that compatibility of design, proper siting of structures, selective clearing, and careful landscape planning are essential for the protection of the property and the investments of all owners. The guidelines are intended to provide assistance to owners and designers.

Plan Approval:

Each owner of property in Tahisco Grove shall submit plans for the construction of new houses, out buildings or fences, plans for any exterior changes to houses, out buildings, or fences for approval before any clearing or construction work shall begin.

A preliminary approval of plans may be sought during the design phase. The preliminary plan must include at least the following items:

- Scale drawings or sketches of the house showing all exterior elevations.
- A proposed site plan drawn or sketched to scale showing the house, driveway and any other structures or retaining walls.
- A schedule of anticipated exterior materials and samples of colors to be used.

Once the plans are finalized, and prior to the start of construction, the following shall be submitted for approval for construction.

- Complete set of plans showing all exterior elevations.
- Schedule of all exterior materials to be used.
- Schedule of all exterior doors and windows to be used.
- Schedule of colors to be used on the exterior of the building(s).
- Site plan showing the building(s) location, driveways, retaining walls, patios, decks, walkways and the materials to be used for any of these items.
- Conceptual landscape plan.

Submit plans to:

Kevin L. Ward
Contact number- (850) 937-7113

General requirements:

Minimum sq. ft. for houses 2400 sq. ft. living area

Minimum roof pitch 8/12 (steeper pitches are encouraged)

Mailboxes a uniform design will be chosen by the ARB and will be supplied for each home

Exterior Wall Materials:

All exterior walls shall be covered with one or more of the following materials: brick, stone, stucco or Hardie board. Vinyl siding is not allowed except in eaves (sofits) and porch ceilings.

Exterior Doors:

All doors shall be of a style that is compatible with approved house style. No flush exterior doors shall be allowed. Architecturally pleasing front doors with side lights, transoms, leaded or beveled glass are encouraged.

Windows:

All windows shall be of a style that is compatible with approved house style. Material, color and mutton pattern shall be submitted with plans for approval.

Cornice and Soffit Material:

All Fascia shall be of a minimum height of 6". Soffitt overhangs on the body of the structure shall be a minimum of 16" and a minimum of 12" on gables. Overhangs of dormers can be proportionately less.

Timbering and Columns:

All timbers and columns shall be of generous and bold proportions. Hardie board or fiberglass columns if compatible with style of house is encouraged to minimize future maintenance .

Chimneys and Fireplaces:

All metal chimneys shall be framed and covered with materials compatible with other exterior materials on main body of house. Plans should indicate type of materials for approval.

Dormers:

All dormers shall be properly proportioned. Plans should indicate type of materials for approval.

Decks and porches:

Details for railings, stairs, etc. are to be clearly indicated on the plans.

Garages:

Door openings are to be side entry.

Fencing:

All fencing shall be wood shadow box only. Proposed location should be noted on site plan for approval.

Driveways and sidewalks:

Driveways are to be a minimum width of 12' and should be a minimum of 3' off the side property line until behind the front of the house. Sidewalks shall be 4' wide and located 6" inside of the front property line. Expansion joints shall be consistent with existing sidewalks. Driveways and sidewalks shall be included on site plan prior to approval.

Exterior Colors:

All exterior colors shall be submitted prior to final approval. Choosing different colors and materials than found on adjacent houses is encouraged.

Roof materials:

Dimensional shingles or metal roof is required. Other materials may be approved as an accent, such as copper, on a case by case basis. Other types of roofing may be considered by the ARB based on the style of a particular plan. Plumbing stacks are required to be in the rear or least conspicuous place.

Landscaping:

Automatic sprinkler systems are required. Landscaping plans shall be submitted for initial approval. The use of natural areas and existing trees is encouraged. The use of large trees, shrubs, terraces, landscape walls and pavers is encouraged. The ARB will place significant importance on landscaping and overall "curb appeal". The inclusion of an ample landscape budget into the initial overall cost is encouraged. At the completion of the landscaping portion of each project, the ARB or its agent will do a site inspection to insure compliance and issue at that time final approval.