

# **CHESTNUT ARCHITECTURAL DESIGN GUIDELINES**

## **GENERAL RESIDENTIAL**

### **INTRODUCTION**

The purpose of the architectural criteria is to establish a minimum standard of quality for the design of buildings in CHESTNUT. By maintaining the architectural integrity of the community, the highest land values and market share will also be maintained. It is the goal of CHESTNUT to promote the highest quality within the various price ranges.

Areas with the greatest exposure to the public require special attention to architectural compatibility and adherence to the traditional qualities of the community theme.

### **1. DESIGN GUIDELINES FOR RESIDENCES**

In order to promote the neighborhood aesthetic, certain restrictions are placed on the unit mix within individual parcels. Identical elevations on the same side of a street must be separated by at least three lots. The same separation requirements shall apply to exterior color treatments.

#### **1.1. Appropriate exterior materials:**

- Wood, vinyl or aluminum siding
- Brick
- Stone native to the Carolinas
- Wood fascias and cornices
- Ornamental iron work
- Wood fences and rails
- Composition or cedar roof shingles
- Stucco

#### **1.2. Inappropriate materials:**

- Concrete block
- Unfinished wood
- Non-native stone
- Plywood or sheet siding (T-111 or similar)
- Wire fencing (chain link or mesh)

1.3. Any combination of two appropriate materials for exterior siding is permissible. Combinations of three or more siding materials must be approved on a case-by-case basis based on the compatibility and appropriateness of the architecture.

1.4. All exterior colors shall be approved. Submittal of color palettes shall be part of the design.

- 1.5. When repainting is necessary the original color scheme shall be repeated or a new color palette shall be submitted for approval.
- 1.6. In general, roofs are to be darker than the buildings exterior walls, fascia lines and trim should contrast with the exterior color. Builders are to submit color palettes as part of the design approval process.
- 1.7. Replacement roofs shall conform to the community theme and be submitted for approval.
- 1.8. Roofs should be appropriate to the community theme. Except for minor roof areas and shed dormers on the rear of homes, roof slopes must be a minimum of 6:12. Except for porches and porte-cocheres, flat roofs shall be permitted only when accessible from an adjacent enclosed space.
- 1.9. Window and door openings are encouraged to have decorative trim and/or masonry detailing. Multi-paned windows are also encouraged.
- 1.10. Mill finished metal windows are prohibited.
- 1.11. Horizontal sliding windows are prohibited.
- 1.12. Doors shall be stained wood or painted in an accent color such as red, green, black, blue or white. Color palettes shall be submitted for approval.
- 1.13. All residential front entry doors should be panel type; either solid, metal or wood, or glazed.
- 1.14. Mill finished metal storm and screened doors are prohibited. All other storm doors shall be submitted for approval.
- 1.15. Front porches throughout the development are encouraged. Home plans including a front porch that exceeds 50% of the width of the front elevation on Level I home sites are encouraged to include an area suitable in size for sitting (a minimum covered depth of 6'-0" for 50% of the porch area).
- 1.16. Balconies, if provided, must be constructed in the same materials as the house. Treated wood shall not be visible.
- 1.17. Exterior stairs above the ground floor level are prohibited.
- 1.18. Building height shall not exceed 2-1/2 stories (excluding garages).
- 1.19. In order to enhance CHESTNUT'S special emphasis on pedestrian activity, special attention must be given to the treatment of garages.

- 1.20. The following quantity limits shall apply to homesites with attached garages located on the same side of a street within a block:
- Up to one fourth of the plans may have garages with fronts that extend forward of the principal facade of the residence a distance greater than 5'.
  - The remaining plans may have the front of the garages in any position less than 5' forward of the principal facade of the residence.
  - Garages with the vehicle door(s) located perpendicular to the principal facade of the residence shall be exempt from these quantity limits.
- 1.21. No garage door is permitted closer than 18'-0" from the nearest edge of a public sidewalk.
- 1.22. The width of a garage door (or combined width of multiple doors) shall not exceed 40% of the total width of a building's principal facade (for attached garages).
- 1.23. Garage doors should be panel type and painted in an approved accent or trim color.

## 2. DESIGN GUIDELINES FOR SITING AND LANDSCAPING

- 2.1. Front yard landscaping must include two street trees per lot of at least 2" caliper. Existing trees, even though not on the street, may be counted if they are 12" caliper or greater or 35'-0" high.
- 2.2. Landscaping near the public realm (near sidewalks) should be linear in form and arrangement. Planting materials are not to exceed fence height limitations nor interfere with pedestrian movements.
- 2.3. Low fences and walls in front yards are encouraged. Maximum front yard fence or wall height shall not exceed 42". Appropriate front yard fences are pickets (no wood or materials of wood), black ornamental iron, brick, stone, or a combination. Front yard fences may extend to the public right-of-way.
- 2.4. Rear yard fences may be treated wood, vinyl, cedar, or brick or any combination of two materials with a maximum height of 6'-0". Wire fencing (chain link or mesh) is prohibited. Side yard fences abutting a public street must not exceed 6'-0" in height at the setback. Side yard fences abutting a public street must not exceed 48" height when located within the building setback. Any rear yard fence located on or within 6'-0" of a common property line shall have a minimum of 1 1/2" spacing between board pickets to provide flow of air and transmission of light. Unless the exposure of the structural members of the fence is equal on both sides the fence shall be constructed with the good side out.

- 2.5. Mechanical equipment, gas and electric meters must be screened from street view by a fence or landscaping.
- 2.6. Accessory buildings are permitted on any lot when constructed in similar materials as the principal structure and painted to match.
- 2.7. Accessory buildings must be located behind the rear line of the principal structure.
- 2.8. Driveways may be constructed of concrete or masonry pavers. Earth, asphalt or graveled drives are not permitted.
- 2.9. Driveways may not interrupt or alter public sidewalks. Public sidewalks crossing driveways must be a minimum of 6" in thickness for the width of the driveway if the existing sidewalk is replaced during the construction of a driveway.
- 2.10. Driveways shall not be used to redirect roof drainages from their natural courses concentrating the flow of water across a public sidewalk.
- 2.11. Exterior lights shall use bulbs of 75 watts or less. Lights shall be placed so they do not shine directly at neighbors.
- 2.12. Mailboxes must conform to the community theme. Replacement mailboxes and posts must not deviate from the original design.

### 3. PROCEDURE FOR APPROVAL

- 3.1. Applicants for architectural approval must submit two full sets of all plans, along with color palettes, to the Architectural Review Committee (ARC) for approval. The plans are to be submitted prior to permit application and will be returned within forty-five (45) days. Review applications must accompany submittals.
- 3.2. Typical model plans and elevations for builders will be approved for each development tract by The Mathisen Company and may be submitted at preliminary stages of development. Changes to approved model types or introduction of new model types must also be approved by The Mathisen Company.
- 3.3. Approved plans are to carry an approval mark, board signature, and date, and a master copy must be maintained by the builder.
- 3.4. Compliance with the CHESTNUT Design Guidelines will be binding and will be included as a provision of the lot sales contract.

#### 4. WORKMANSHIP AND HOUSE KEEPING

4.1. All improvements must be in accordance with generally accepted practices for the particular trade(s) involved. All work must be true and square in all planes. Finishes must be neat and clean. Unacceptable workmanship will be considered a violation of the applicant's approval.

4.2. Buyer agrees to accept and obey the following construction rules:

- Buyer will not clear, grade or store materials on any lot not purchased from Seller without written permission.
- Buyer will not alter any berms, swales or other engineered site features without written permission.
- Precautions must be made to protect drainage-ways, structures and/or other sensitive site features. Buyer will not stockpile excavation or fill soils on any lot for longer than 30 days without written permission.
- Concrete truck chutes must be washed out in Buyer's identified concrete washing area. Washing trucks into the storm drainage system is strictly prohibited.
- Buyer shall not permit construction materials to be spread from the construction site by winds. Refuse shall be stored in covered wire cages and disposed of frequently by approved methods.
- Buyer shall locate and protect existing underground utilities and repair utilities immediately when damaged.
- Buyer shall be responsible for construction damage to all existing plant materials in common areas or designated natural areas adjacent to contracted lots as the result of employee, subcontractor or supplier actions.