

ARB Design Documents

- Building Application completed in full
- Site Plan: Scale 20' minimum
 - North Arrow
 - Property Lines
 - Building Setback Lines
 - Easements
 - Right-of-ways
 - Driveways/ Walkways
 - Patios/ Decks
 - Pools
 - Foundation Lines
 - Drainage Improvements/ Storm Water Discharge/ Piping Dwelling Perimeters
 - Roof Line/ Overhang
 - Domestic Water Well Location
 - Topography Lines (existing grades)
 - Finished grades at all corners of dwelling
 - Walls & Fences
- Foundation Plans: Scale 1/4"
- Floor and Roof Framing Plan: Scale 1/4"
- Floor Plans: Scale 1/4 "
- Exterior Elevations: Scale 1/4 "
 - Finished Grades accurately plotted to the foundation line
 - All exterior views of structure including materials on each elevation
 - Indicate all finished floor elevations
 - Chimney materials identified an cap design shown.. roof pitches noted on all roof slopes
 - Decks and railings/ benches
 - Raised patios and decks
- Building Sections: Scale 1/4"
 - Detailed Wall/ Roof/Foundation Sections
 - Roof Pitch/ Materials/ Framing Details
 - Exterior Trim Profiles and Details
- Landscape Plans: Scale 20'

- Property lines, setback lines
- North Arrow
- Topography
- Drainage Patterns
- Easements
- Right-of-ways
- Driveways/ Sidewalks (Surface materials, curbing/ edging)
- Pools, Patios, Decks, Terraces
- Irrigation Systems
- Exterior Lighting Details, if any
- Accessory Structures
- Propane Tank/ Fuel Tank (location and acceptable screening)
- Bulkheads/ Retaining Walls/ Fences/ Docks
- Heat Pump and Air Handler (location and acceptable screening)
- Planters
- Walls & Fences

Dwelling Size/ Minimum Standards

- Heated Square Footage:
 - One story 2000 sq. ft. minimum exclusive of porches and garages
 - Two story 1600 sq. ft. on primary floor (enclosed garages on first floor may be included in the 1,600 sq. ft. minimum. All garages must be enclosed)
 - The total homesite coverage by structures and impermeable surfaces, including walkways and driveways, shall not exceed 6000 sq. ft.

- Set-backs:
 - Rear line Corps of Engineers Easement Line
 - Side Line 10'
 - Front (Street Facing) 40'
 - Side Street 15'

- Building Height:
 - Maximum 50' measured from finished grade at front entry to highest point on roof--- specific ARB approval required for elevation heights more than 50'.