

DESIGN REVIEW DOCUMENTATION
for

SPARTAN ESTATES

OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

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for
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SPARTAN ESTATES
OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

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SPARTAN ESTATES

OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

DESIGN PHILOSOPHY

The Design Philosophy behind Spartan Estates is grounded in the goal of establishing the architectural aesthetics of a Traditionally Designed Neighborhood in a way that insures a high standard of living together with a growth in property values. While the intent is to direct the overall character of the community, this philosophy is meant to allow for unique and creative designs that establish the community's homes as some of the most desired in the Athens area. At the same time every effort will be made to respect the individual owner's vested property rights while being sensitive to the surrounding owners' rights and values. The aesthetic objective of the community's Design Philosophy is to create a character that will preserve and enhance private property values, positively impacts neighborhood pride, and enhances quality of life.

GUIDELINES

The purpose of the Design Guidelines is to provide direction for fulfilling the Spartan Estates Design Philosophy. The Guidelines are not intended to be subjective value judgements of a given design solution but rather are intended to provide a base line for the expected design quality, character, and detail to be achieved. The standards set forth in the Guidelines are meant to be supplemented by architectural field guides and historic pattern books. Together this information will assist homeowners, their designers, and their builders in understanding appropriate project solutions.

COMMITMENT

Fundamental to fulfilling the Spartan Estates Design Philosophy is the commitment from all those involved. When one purchases a home in a covenanted community such as this they make the commitment to abide by all of the rules and regulations put in place by both the community and the ruling jurisdictions. This commitment not only includes a good faith intent but also obtaining all approvals and permits required by the community and the local jurisdiction before starting any work on the property. To that end the Homeowner is responsible to submit the required documentation to Spartan Estates Architectural Review Committee which is tasked with reviewing each submittal on a case-by-case basis. This process relies on complete documentation by the owners and an informed and impartial review committee. The goal for both parties should be to preserve the intended character of the community in a way that preserves and enhances private property values, positively impacts neighborhood pride, and enhances quality of life.

DESIGN GUIDELINES
for
RESIDENTIAL CONSTRUCTION
SPARTAN ESTATES

OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

GENERAL GUIDELINES

INTRODUCTION

The Architectural Review Committee (ARC) reviews all applications and design documents for all new construction and all alterations, modifications or changes to existing properties, including landscaping. The following Guidelines together with the Declaration of Covenants and Restrictions for the and the Design Guidelines for Spartan Estates will provide the basis for a common understanding of the design objectives and standards by all of those involved in the completion of this community. All proposed work must be submitted to and approved by the ARC. The following are guidelines and should not be interpreted as approved solutions. Each project is reviewed on it's own merits and the conditions that affect it. Requested exceptions shall be considered on a case- by-case bases and will be allowed only in those cases that demonstrate a unique hardship.

It is the Applicant's responsibility to refer to the attached ARC REVIEW AND APPROVAL PROCESS to assure compliance.

SITE DEVELOPMENT

SITE PLANNING: House placement shall be sensitive to all adjacent property and natural features. Any structure or landscaping submitted for view facing lots should respect the views from adjacent lots.

TREE PRESERVATION: It shall be the responsibility of every builder or applicable property owner to provide normal care for all trees to remain on the property. Builders or property owners shall not:

1. Attach any sign, notice or other object to any tree or fasten any wires, cables, nails or screws to any tree in a manner that is detrimental to the health of the tree, except as necessary in conjunction with activities in the public interest.
2. Pour any material on any tree or on nearby ground that is detrimental to the health of the tree.
3. Create or encourage any unnecessary fire or burning near or around nay tree.

4. Construct a concrete, asphalt, brick or gravel sidewalk; significantly compact the soil; place fill material; or create other impervious or semi-impervious surfaces around any tree that is detrimental to the health of the tree's roots system.
5. Drive or park vehicles or construction equipment within a preserved trees critical root zone or within the drip line of the existing tree's canopy. Trees that qualify for special consideration for preservation due to its size, type, condition, location or historical significance shall be designated as a specimen trees. Builders or property owners will be required to protect specimen trees with tree protection fence. The primary type of tree protection fence shall be orange laminated plastic safety netting. Alternate types that shall be allowed are wooden post and rail fencing, chain link or other restraining material that provides adequate barrier protection. The minimum fence height shall be 4' supported 2" inch by 4" wood or metal post. Tree protection fences shall encompass the periphery of the critical root zone of trees designated as specimen or identified for preservation. The critical root zone shall encompass an area equal to the diameter of the canopy of the tree. Tree protection devices shall be maintained for proper function and shall not be removed until all construction activities or other operations are complete that would damage the tree or the tree's root system.

CLEARING & GRADING: No tree over a 6" caliper shall be cleared unless within 20 ft. of the house structure, in the driveway or specifically approved by the ARC. Temporary vegetation shall be used to protect exposed areas such as slopes, stream banks, etc. Use of protection barriers must be in place to control surface water run-off prior to beginning construction.

DRAINAGE shall follow recorded drainage easements, be directed to the street or drainage structures or may continue as existing, if volume is not increased or concentrated or otherwise causes erosion or damage to adjoining properties. Dumping or piping of water onto a neighboring lot is not acceptable. No curb cuts shall be allowed for drainage pipes.

DRIVEWAYS shall be concrete and installed with a curvilinear shape with slopes not exceeding 14% and where be a minimum of 5 feet off the property line. Driveways should be no more that 14 feet wide at the street property line and curb cuts must be sawed and no more than 20 feet wide with an approved brick apron. Apron designs may be found at the end of these guidelines. Side entry garages and courtyard entries should be at least 27 and no more than 30 feet wide with a 5 foot wide foot landscaped buffer between the drive and the property line. As possible, houses shall be placed on corner lots so that the driveway curb-cut is at the property line away from the corner. Normally, no more than a 3-car garage will be approved.

SIDEWALKS to the house may be concrete, brick or stone. Secondary walks are encouraged to be natural materials or stepping-stones and should be no wider than 3 feet. Cart paths should be limited to side and rear yards and be no more than 6 feet wide.

RETAINING WALLS attached to a residence should utilize the same materials as the wall they adjoin. Front and side yard retaining walls shall be brick or stone. Exposed concrete finish or concrete block is unacceptable. Inter-locking concrete block and stained cross-tie and landscape timber walls may be used if set apart from the residence and if to the rear of the house and not visible from the street. Wood walls shall be stained as directed by the ARC. Block walls must be tan or brown. It is recommended that retaining walls not cross easements, but in no case shall walls interfere with the flow of storm water in easements.

LANDSCAPING must conform to the existing terrain and natural features of the lot and utilize plant materials proven hardy to the climate of Georgia as well as plant material consistent with the growing standards set forth in the most current American Standard for Nursery Stock. Landscape installation practices shall be consistent with the American Standard for Nursery Stock and must be approved by the ARC. Installation details such as proper planting depth, staking, trenching, mulching, and landscape material conditions will all be reviewed and subject to replacement or amendment. Natural landscaping must be incorporated into the landscape design as much as possible. Landscape must not interfere with drainage or safety and site lines at intersections and driveways. Plants must be sized and spaced so as to give a full and mature appearance after one growing season. A professionally designed landscape plan must be submitted and approved by the ARC before beginning work. Blank walls must be landscaped with shrubs, small trees or hardscape of at least 4 feet in height. Side-loaded garages shall be screened with shrubs of at least 4 feet in height. All islands in the front yard shall be landscaped. The preferred landscape bed edging is a neat 3"-5" trench. In any case no edging material may be visible above grade. Landscaping curbing is not allowed. All mulched landscape beds should be covered with pine straw, chopped pine bark mulch or pine nuggets. Other mulch materials such as but not limited to gravel or lava rocks are not allowed. Front and side yards and rear yards within 30 feet of the house shall be sodded with Bermuda or Zoysia grass. All yards shall be irrigated. Exceptions may be allowed where deemed appropriate by the ARC. Artificial vegetation of any type is prohibited.

OUTDOOR ENTERTAINMENT SPACES are encouraged to be specifically related to interior spaces. The creation of "Garden Rooms" by means of evergreen landscaping, masonry walls and picket fences with evergreen landscape is encouraged but must be approved by the ARC.

SCREENING OF EQUIPMENT such as AC units, pool and or spa units, transformers, junction boxes, etc. with evergreen landscape material is mandatory and must be approved by the ARC.

HARDSCAPES are allowed but must be submitted and approved by the ARC.

MAILBOXES are not allowed.

HOUSE DESIGN

ARCHITECTURAL STYLES: Varied styles are encouraged but should be compatible with the “classic southern” design intent of the Spartan Estates. Good references are A Field Guide to American Houses by Virginia and Lee McAlester and Get Your House Right by Marianne Cusato (& others).

MINIMUM AREAS are as follows: All one-story residences must contain a minimum of 3000 heated interior square feet. All two-story residences must contain a minimum of 3500 heated interior square feet.

GARAGES must be designed and constructed to be compatible with the existing house. Normally at a minimum, a two-car garage is required but no more than three adjacent garages will be approved together. However, each submission will be considered on a case-by-case basis. For example, more than three garages might be approved around a motor court or, a one or two -car garage might be approved as part of a detached structure that might be physically connected with an arbor or visually with appropriate massing.

EXTERIOR COLORS should normally be reserved and compatible with a traditional/historic palette.

FIRST FLOOR FINISHED ELEVATION shall be at least 2 feet above finished grade.

WALL MATERIALS

FOUNDATIONS shall be brick, hard-coat stucco or stone and shall be installed with a water-table feature. The foundation material shall be consistent on all four elevations. Exposed concrete or concrete block is not acceptable.

ALL ELEVATIONS shall be the same material or the same combination of materials; brick veneer, stone veneer, hard-coat stucco, horizontal siding, board and batten or cedar shakes.

CHANGE OF MATERIALS must occur at an appropriate inside corner. An inside corner is the 90 degree angle resulting from the intersection of two walls. An outside corner is the 270-degree angle resulting from the intersection of two walls.

HORIZONTAL SIDING must be trimmed at the corners with 5/4 corner boards, both ways and at the bottoms with a 1x10 skirt boards with a drip cap.

OPENINGS IN BRICK AND STONE WALLS facing a street shall be detailed with 12 inch arches or wood pediments at the head.

OPENINGS IN STUCCO WALLS facing a street shall be detailed with 12-inch arches or wood pediments at the head.

OPENINGS IN HORIZONTAL SIDING WALLS facing a street shall be detailed with a minimum of 1x4 w/back-band. In some cases wood pediments may be required. SHUTTERS must be ½ the window width and mounted with hinges and shutter dogs. Shutters are not allowed on mulled windows.

BAYS AND PROJECTIONS over 12 inches should normally continue to grade. If not taken to grade, bays must be bracketed and detailed with an approved trim.

CHIMNEYS on all elevations shall be brick, stucco or stone to match the foundation. Cantilevered chimneys are not allowed, all chimneys shall be taken to grade. Chimneys surrounded by roof shall be to the rear half of the house and may be stucco. A painted metal shroud shall be installed on all chimneys. Direct vent fireplaces will not be allowed on the front elevation and when used, must not be boxed.

WALL TRIM AT ROOF should be compatible with the over all design. In most case the following minimums should be acceptable:

FASCIA BOARDS should normally be a minimum of 1x8.

FRIEZE BOARDS should normally be a minimum of 1x10, or a dropped 1x8 with 4-inch bed mold.

RAKE BOARDS should normally be a minimum of 1x8 with 1-1/2"x3-1/2" rake molding.

WALL VENTS AND METERS shall be painted to match the color of the wall on which, or in front of which, they are mounted.

WINDOWS

WINDOWS should be double hung or casement and when not fitted with shutters, street-facing windows must be trimmed with the equivalent of 1x4 with back-band and in some cases wood pediments. Where appropriate, transoms are encouraged. Transom glass shall be at least 12 inches high. Window profiles are required to be similar to that of a traditional wood window.

WINDOWS WITH DIVIDED LIGHTS, if used and unless specifically approved otherwise by the ARC are required in all windows exposed to a street and shall be either true divided lights or simulated divided lights with grids the same color as the window sashes.

EXTERIOR WINDOW FINISHES may be either painted or vinyl clad.

STORM WINDOW AND SCREEN FRAMES must be finished the same color as the windows.

SCREENING shall be anodized or electrostatically painted aluminum and if allowed shall cover the entire window and be placed on every window in a given elevation unless approved otherwise.

DOORS

FRONT ENTRY DOORS must be 8 feet tall, painted or stained, paneled or $\frac{3}{4}$ glass with panels below. Doors 6'-8" high may be considered with 12 inch transoms and side-lights. All street-facing doors must be trimmed at a minimum, with the equivalent of 1x4 with back-band.

BASEMENT DOORS must be to the rear of the house unless specifically approved by the DRC.

STORM and SCREEN DOORS AND FRAMES must be finished the same color as the primary door frame. Screening shall be anodized or electrostatically painted aluminum.

GARAGE DOORS must be at a minimum painted paneled doors trimmed appropriately with a minimum of 1x4 with back-band at the jambs and a 10-12 inch pediment or jack arch at the head. "Carriage-type" designed doors are encouraged. Doors in auto court designs should be recessed. Front entry garage doors may be considered on a case-by-case basis.

ROOFS

ROOF PITCHES must be appropriate to the house style. Roofing may be cedar shake, tile, slate, standing seam copper, metal, dimensional or simulated dimensional fiberglass shingles. Colors are encouraged to be black, gray, weathered wood, driftwood or other similar colors and blends. All metal roofing shall match and shall be standing seam copper, natural finished paint-grip galvanized or standing-seam pre-finished or painted metal of a color similar to that of the main roof.

BAY TOPS shall be standing seam copper or standing-seam pre-finished or painted metal similar to the color of the main roof.

FULL CORNICE RETURNS & BROKEN CORNICE/QUEEN ANNE RETURNS shall be closed with painted metal flashing similar to the color of the main roof, at a maximum slope of 3:12. Other cornice styles may be considered on a case-by-case basis and if of an appropriate design.

DORMERS shall be correctly proportioned and detailed with special attention given to materials and roof over-hangs. Siding should not be used on dormer "fronts".

ROOF PROJECTIONS & VENTS shall be located so as to not be visible from the street and shall be painted to be compatible with the roof color.

METAL FLASHING shall be copper or metal painted to match the adjacent materials.

GUTTER finishes shall be either copper, natural finished paint-grip galvanized, or painted metal half-round or ogee design. Downspouts shall be round of a matching finish.

FRONT PORCHES, STOOPS AND STEPS must be designed and detailed with materials to be compatible with the house and must be a minimum of 21 inches above finished grade. "Usable" porches must be at least 8 feet deep.

DECKS must be to the rear of the house unless specifically approved otherwise by the ARC. Deck materials must be cedar, redwood, pressure treated pine or an approved synthetic material. Deck designs must be submitted and approved by the ARC. Generally deck supports should be a minimum of 8"x8". Where decks are supported by metal columns, such columns shall be boxed with wood. Deck designs facing streets or amenity areas should include minimum 8x8 wood columns with base and cap details or 16x16 masonry columns. Decks must have all vertical surfaces painted or stained to be compatible with the house. Decks and patios covered with a roof are considered an extension of the house and shall be detailed and finished in a manner to match the house.

PATIO COVERS & TRELLISES should be constructed of cedar, redwood or pressure treated pine and should be finished to match the house and deck and shall be detailed to be compatible with the design of the house.

EXTERIOR LIGHTING is generally acceptable as follow: Utility/security lighting will normally be approved if installed in the soffit and 3 feet to the rear of the front outside corners of the house or garage, and directed away from the street and adjoining properties. Carriage type pole lights may be approved within the building lines. Landscape lighting should be kept to a minimum, a low voltage, low level, non-glare type and cause minimal impact on adjacent properties and streets. Path lighting should be kept close to the ground, provide a warm light and be kept to a minimum with spacing no closer than 10 feet on center. All other types of lighting may be considered but should have minimal impact on adjacent properties and streets.

EQUIPMENT such as but not limited to meters, air conditioning units, pool and spa or any other similar equipment must be located in a location which will not cause a nuisance and screened from all views. Trash containers must be stored in garages or trash enclosures. If stored in trash enclosures, they must be approved by the ARC and may be required to be screened with landscaping.

MISCELLANIOUS

FENCES shall be submitted to and approved by the ARC. This approval must be obtained before beginning any work. Fence submissions shall include an engineered site plan or survey showing all property lines, setbacks and easements, footprint of the house, driveway, sidewalks, decks, patios, retaining walls or any other site structures, existing trees and landscaping that may be affected. To this plan shall be added the proposed fence and gate locations, which shall be submitted together with drawings and specifications as needed to adequately explain the design, material and color of the fence. The approved fence standard must match and be equal to the 5'-0" high Avalon style by Delgard. No vinyl fencing is allowed and no dog pens or dog runs are allowed. Typically standard fences are approved only for the rear yards. In some cases fences may be allowed to be extended forward to enclose a basement door. Fence locations along the golf course may in some cases be required to be a specific distance from the property line. Fences on corner lots may be no closer to the side street than that side building line or a line behind the front of an existing adjacent house. Standard fencing must be located directly behind the house, or at the property lines in a manner that allows adjacent fencing to tie into it. Fencing may be required to be landscaped in order to soften the visual impact. Normally fencing in the front yard is not allowed.

Exceptions: Location of non-standard design fences are reviewed and approved on a case-by-case basis. In general, these fences are required to be directly behind the house, within the rear building line but no further than 30 feet from the rear of the house and must aesthetically tie into the design of the house. Designs will be considered with respect to the specific site, house design and proposed fence location.

ATTACHED STRUCTURES AND ADDITIONS must be designed and constructed to be compatible with the existing house.

STORAGE AND GARDEN SHEDS are allowed if consistent with the house design and normally attached to the house.

GAZEBOS are allowed but must be specifically approved by the ARC for site compatibility and must be placed within the building setback lines.

SKYLIGHTS shall be flat glass units, shall not be located on a front elevation roof and shall be specifically approved by the ARC.

SOLAR HEAT COLLECTORS must be located so as to not be visible from the street and shall be specifically approved by the ARC.

SWIMMING POOLS & HOT TUBS shall be located to provide minimal visual impact to adjacent lots and streets. Where possible pools and hot tubs shall be located directly behind the house but in no case shall the edge of the water be closer to the side property lines than 20 feet nor shall the edge of the pool deck shall be closer to the side property lines than 20 feet. On corner lots pools and hot tubs should be placed in the rear yard to the side away from the street, but in no case closer to the street than the building set-back line. Hot tubs shall be screened from all adjacent properties and streets. Normally trees may be cleared only from the deck and pool area. All equipment must be to the rear of the house, within the fence, a minimum of 20 feet off the property lines and located so as to not be a nuisance and screened from all directions. Above ground pools and inflatable bubbles are prohibited.

PLAY EQUIPMENT

SWING, SLIDE, FORT SETS and similar play equipment will only be approved behind the line of the back of the house, at least inside the sideline set-backs and within a cone established by 45 degree lines taken off the back corners of the adjacent houses. While this is meant to provide some level of seclusion, landscaping may still be required in select cases. On corner lots play equipment will usually be required to be to side away from the street. Equipment shall be of natural wood and accessories must be dark green or dark brown in color.

BASKETBALL GOALS must be mounted on a clear backboard with black trim and attached to an in-ground black metal pole. The location will usually be approved along the driveway and behind the line of the front of the house and behind the line of the adjacent house. In some cases the installation may be required to be screened with landscape.

TENNIS COURTS are discouraged but may be considered on a case by case basis.

SATELLITE DISHES shall be approved to be no larger than 1 meter in diameter and located for the least visual impact. Dishes shall not be mounted on fencing. A completed Notification Form for The Installation of Satellite Dish or Antenna shall be completed and submitted to the ARC for review before beginning installation.

EXTERIOR SCULPTURES, GARDEN ORNAMENTATION, FLAGPOLES, FOUNTAINS, BIRDBATHS OR ANY OTHER SIMILAR EXTERIOR ITEMS must be approved by the ARC and may be required to be screened with landscaping.

EXTERIOR FURNITURE must be submitted for approval unless it is kept on a patio or deck and is not visible from the street.

WOODPILES AND GARBAGE CANS must be to the rear of a house and screened from view from all adjacent properties and streets.

SIGNAGE required by legal proceedings and standard community signage are the only signs permitted.

PROHIBITED ITEMS although not limited to the following, include: Clotheslines of any type; Detached enclosed structures such as playhouses, storage sheds and garden sheds; Tree houses; Above ground swimming pools and pool enclosures; Floodlighted recreational areas; Freestanding flagpoles; Window air conditioning units.

GENERAL CONDITIONS FOR GRANTING AN EXCEPTION

EXCEPTIONS may be granted only upon making all of the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography or location.
- b. The application of the Spartan Estates Guidelines or local ordinances to the particular piece of property would create an unnecessary hardship.
- c. Such conditions are peculiar to the particular piece of property involved; and
- d. Relief, if granted would not cause detriment to neighboring properties nor would it be conflict with the design intent of the Spartan Estates community.

DESIGN REVIEW PROCESS
for
RESIDENTIAL CONSTRUCTION
SPARTAN ESTATES

OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

PROCEDURE & REQUIRED DOCUMENTATION

PURPOSE

The purpose of the Architectural Review Committee, (ARC), is to assure that each house is compatible and consistent with the covenants, design guidelines and character of the community. The DRC will base its review and render decisions for each application on a case-by-case basis and based on the Neighborhood Guidelines together with the Declaration of Covenants and Restrictions for the community

PROCEDURE

NEW CONSTRUCTION REVIEW

- **BEFORE BEGINNING ANY WORK ON ANY LOT, DESIGN REVIEW APPROVALS MUST BE OBTAINED FROM THE CONSULTING ARCHITECT AND THE ARC.**
- **INCOMPLETE APPLICATIONS MAY BE RETURNED TO THE APPLICANT WITH NO ACTION TAKEN.**

CONSULTATIONS

Whenever needed the ARC Consulting Architect will be available by phone and email.
Sam Osborn, 404.316.0500 & seo@mindspring.com

REQUIRED FEE SUBMITTAL:

Design Review Fees must be received by the consulting architect before approval can be issued. The required fee shall be mail to the following:

Samuel E Osborn/Associates
929 Convers Covers Ave
Zanesville, Ohio 43701

OPTIONAL DOCUMENT SUBMITTALS:

The purpose of this preliminary submittal is to provide some level of comfort that a given site plan and house plan will be acceptable with the understanding that the final character, detail, and material and color selections will be compatible with the neighborhood standards. The following documents should be submitted with this request:

Preliminary Site Plan drawn to scale showing

REQUIRED DOCUMENT SUBMITTALS:

- All submittals must be made to the Consulting Architect appointed by the ARC.
- DOCUMENTS must be submitted electronically in pdf form to the consulting architect after approval by the lead real estate agent.
- COMPLETED "APPLICATION FOR NEW CONSTRUCTION REVIEW" including the "Material and Color Schedule" must be submitted.
- PHOTOGRAPHS of existing site conditions shall be submitted as follows:
 - A front-on photograph of the site taken from across the street.
 - A minimum of two photographs from all four corners showing all existing site conditions including the property lines.
 - Additional photographs as may be needed to explain any unusual conditions.
 - Two photographs taken from the lot front corners of the two lots on either side of the lot submitted and the same photographs of the five lots across the street. (These are required only if houses have been built.)
- ARCHITECTURAL PLANS must be submitted for approval including the foundation plan, all floor plans, the roof plan and all four elevations showing proposed grade lines, retaining walls and decks. All drawings must be drawn to scale which shall be noted and accompanied with a "bar scale." Additional plans and elevations are required for any site structures or fences.
- SITE PLAN must be submitted for approval showing, but not limited to the following information:
 - All building property lines, streets, curbs, set-back lines, easements, and buffers.
 - New and existing contours with first floor finished elevation. Where little grading is required, spot elevations may suffice.
 - Limits of clearing showing any specimen trees to be saved or removed.
 - House location with dimensions to property lines.
 - Decks, patios, pools, spas, docks, hard-scapes or any other site structure locations with material notations.
 - Sidewalk and driveway locations with material notations.
 - Retaining wall locations with height and materials noted.
 - Location of A.C. units.
 - Location of all site lighting spec sheets for all fixtures noting wattage.
 - Adjacent site conditions, if construction coordination is required. ie: connection to existing retaining walls, drainage or site grading.
- LANDSCAPE PLAN must be submitted for approval no later than the conclusion of exterior foundation and siding materials, the applicant shall submit a Landscape Plan to the ARC for approval.
- It is the applicant's responsibility to conform to the Design Guidelines and documents approved by the ARC. Any variation from these must be specifically submitted for approval by the ARC

CONSTRUCTION/CHANGES REVIEWS

- In an attempt to identify discrepancies early on, the applicant should submit the following at the end of framing.
 - A minimum of two photographs from all four corners showing showing all structures and site conditions, including the property lines.
- During construction any changes to the approved documents must be submitted for approval.
- The Consulting Architect should be contacted by phone to discuss any questions that the contractor may have regarding anticipated changes.

POST CONSTRUCTION REVIEW

- No later than two week from completion of the house, the applicant shall submit photographs for a final review together with a completed ARC Final Check List. Although inconsistencies at this point are rare this will not relieve the applicant from their responsibilities to make any and all corrections that might be identified by the ARC.

DESIGN REVIEW FORMS
for
RESIDENTIAL CONSTRUCTION
SPARTAN ESTATES

OCONEE COUNTY, GEORGIA
OCTOBER 2, 2018

FORMS FOR APPLICANT

APPLICATION FORM
DESIGN CHANGE REQUEST FORM

FORMS FOR ARC USE

DESIGN REVIEW FORM
FIELD REVIEW/NON-COMPLIANCE NOTICE
POST-CONSTRUCTION REVIEW FORM

SPARTAN ESTATES
APPLICATION FOR NEW CONSTRUCTION REVIEW
 Architectural Review Committee

Lot # _____ Street address _____

Home Owner (If applicable) _____

Builder _____ Applicant's signature _____

Date _____

I certify that this submittal meets all Design Guidelines. ARC approval for any exception of such, are or will be requested in writing

CONCEPTUAL DESIGN REVIEW ____ **PRELIMINARY DESIGN REVIEW** ____
FINAL DESIGN REVIEW ____ **DESIGN REVISION REVIEW** ____

Spec. ____ Presale ____ Previous lot(s) this plan is built on _____

Approximate areas

Square feet of conditioned space: 1st Floor _____ 2nd Floor _____ Other _____

Total square feet of conditioned space: _____ Total Gross Square Feet _____

Previous lot(s) this plan is built on _____

Required submission: Site plan: ____ Floor & Roof plans: ____ Exterior elevations: ____

Exterior Materials & Colors:	Materials	Colors	Sample(Y/N)
Roofing:	_____	_____	_____
Front elevation: Foundation material	_____	_____	_____
Siding material	_____	_____	_____
Trim	_____	_____	_____
Side elevations: Foundation material	_____	_____	_____
Siding material	_____	_____	_____
Trim	_____	_____	_____
Rear elevation: Foundation material	_____	_____	_____
Siding material	_____	_____	_____
Trim	_____	_____	_____
Front Door:	_____	_____	_____
Shutters:	_____	_____	_____
Decks:	_____	_____	_____
Other:	_____	_____	_____

APPROVED BY: SALES _____ date _____ DRC _____ date _____

SPARTAN ESTATES
DESIGN CHANGE REQUEST
for
NEW CONSTRUCTION REVIEW
Architectural Review Committee

Lot # _____ Street address _____

Home Owner (If applicable) _____

Builder _____ Applicant's signature _____

Date _____

I certify that this design change request meets all Design Guidelines. ARC approval for any exception of such, are or will be requested in writing

DESIGN CHANGE BEING REQUESTED

Please explain the requested change and list all drawings and supplemental information submitted for such.

APPROVED BY: _____
SALES date

_____ date
DRC