

SEVERANCE SHORES METROPOLITAN

DISTRICT NOS. 1-4

ARCHITECTURAL STANDARDS

(REQUIREMENTS ARE SUBJECT TO CHANGE)

ITEMS	STANDARD
SQUARE FOOTAGE:	Minimum 1,100 s.f.
EXTERIORS: Exterior Finish	3' minimum wainscot on front elevation. Brick, masonry or stone. Stucco must be upgraded design with built-out windows and/or other detailing.
Siding	Hardboard/Cement Composite Siding – Prefinished or painted minimum or equivalent. 20% pigment. 8" maximum reveal. Vertical siding only as accent or complimentary to specific styles.
Fascia Soffits	Minimum 6" Minimum 8"
Windows	Painted wood, natural wood, painted steel, anodized aluminum or vinyl cladding. Gridded on all "street sides". Aligned vertically and horizontally.
Overhang	Minimum 12"
Roof Slope	5/12 or greater.
Decks	TBD
COLORS:	Color selection sheets showing body & trim paint and brick selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.
ROOFING:	Owens Corning, 30-year, Weathered Wood or equivalent weight.
SET BACKS:	Must conform to Town of Severance standards.
LANDSCAPING:	ARC approval required.
FENCING:	ARC approval required.
TOP OF FOUNDATION:	Minimum elevation as per plans prepared by Engineer. 6" above grade maximum.

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