

RIVERCHASE ARCHITECTURAL COMMITTEE

32 RESIDENTIAL

OWNER/BUILDER: Calvin Reid Construction Co.

SUBDIVISION: Riverchase Country Club 9th Addition

LOT(S): 221 Map Book 8 Pages 46 A&B

THE RIVERCHASE ARCHITECTURAL COMMITTEE (RAC) HAS REVIEWED THE FOLLOWING PLANS FOR THE PROPERTY LISTED ABOVE:

PRELIM.	FINAL		YES	NO
()	(X)	BUILDING PLAN	Submitted: 3/26/84 Approved: X	
()	()	SEPTIC PLAN	Submitted: Approved:	
()	()	LANDSCAPE PLAN	Submitted: Approved:	
()	()	EXTERIOR COLOR	Submitted: Approved:	
()	()		Submitted: Approved:	
(**)	(**)	SITE PLAN		
(**)	(**)	CLEARING PLAN		

**The actual site plans for buildings, driveways, turnarounds, etc., and any/all clearing plans shall be approved in the field by an RAC representative. Written verification of field approval will be provided upon request.

OTHER COMMENTS

The Riverchase Architectural Committee (RAC) has reviewed the final building plans submitted by Mr. Calvin Reid, drawing FB-3334-C, March 26, 1984 for the subject lot. The RAC approves the building plans with the following exceptions:

1. The siting of the home and the clearing limits shall be approved in the field by a representative of the RAC.
2. The driveway and turnaround area shall be poured of exposed concrete aggregate, medium to dark brown in color.
3. All stack pipes, exhaust fans, and other roof projections shall be located on the rear of the home. All roof projections and flashing shall be painted a color to match the roof.
4. Typical wood louvred shutters shall be used on the front elevation of the house.
5. The RAC grants a variance of 10' on the front setback line in order to more properly site this home on the lot. The walkway should be curved more and tie into the driveway closer to the home as shown on the plans.
6. This home is a traditional, 1½ story home with a full basement and a left-hand entering garage. The home has a front gable and a covered porch area. The home incorporates brick on the exposed portion of the foundation wall and on the first floor elevation on all four sides. The home uses horizontal lapped siding on the second floor elevation in the rear and in the gabled areas of the roof. The horizontal lapped siding shall be of either cedar or masonite without bead and have a maximum of 8" per board exposed to weather.
7. This home contains 2250 sq.ft. on the first floor and 1084 sq.ft. on the second floor for a total of 3334 sq.ft. of finished floor space. This exceeds the 2500 sq.ft. minimum required for this subdivision.
8. The front elevation of the home should be backfilled as much as possible in order to minimize the number of steps at the front door. A maximum of 4' of the foundation wall should be exposed at the front door elevation.
9. Future submittals shall include the exterior color schedule and landscape plans. Landscaping must be completed prior to occupancy.

A copy of this review is on file in the Riverchase office and a copy has been sent to the homebuilder.

Courtney Mason

THE SCOPE OF REVIEW BY THE RIVERCHASE ARCHITECTURAL COMMITTEE IS LIMITED TO APPEARANCE ONLY AND DOES NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANT WITH BUILDING CODES OR STANDARDS, OR ANY OTHER SIMILAR OR DISSIMILAR FACTORS.

APPROVAL OF THE ABOVE-REFERENCED PLANS SHALL TERMINATE AND BE RENDERED VOID IF CONSTRUCTION IS NOT BEGUN WITHIN SIX (6) MONTHS AFTER THE DATE OF SUCH APPROVAL BY THE RIVERCHASE ARCHITECTURAL COMMITTEE.

THE RIVERCHASE ARCHITECTURAL COMMITTEE

DATE: March 28, 1984

/my

BY:

Joseph E. McKay
Joseph E. McKay, Member

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