

House Plan Detail

Items required with every set of House Plans Submitted to the ACC @ River Oaks Approval must be given before construction can begin. Show this list to your Contractor and Draftsman before plans are drawn.

Omission of any item will cause the return of UN-approved Plans to the Property Owner/Contractor and will delay the start of construction.

Draftsmen/contractors may be able to minimize delays in getting ACC approval by submitting for comment a complete set of house plans to the Developer before requesting approval. This set will be reviewed by an ACC member well-qualified to read house plans. Comments will be sent directly back to the person who submitted the plans. The time saved in this procedure is that required to select a date the full ACC membership can meet to consider plans. The pre-approval review procedure is not a requirement of the ACC.

Plot Plan

1. Location of sidewalks must be shown on Plot Plan.
2. Location (and materials) of retaining walls must be shown on Plot Plan.
3. The intended drainage system must be shown on Plot Plans for all sloping lots.
4. Show setback lines and distances on the Plot Plan.
5. Show the correct dimension of lot lines on the Plot Plan.
6. Show grinder pump location on the Plot Plan.
7. Driveways must flare to 22 feet at the road from a point 10 feet in from the road. This flare must be shown on the Plot Plan.
8. Location of outside (all-weather) faucets must be shown on the Plot Plan.
9. Show driveway material on the Plot Plan.
10. No utility meters can be mounted on the front of the house. They should be hidden by shrubs if otherwise visible from the road.
11. Duplex outlets mounted on driveway or walkway posts must be on circuits separate from lights. These circuits must be switched separately from lights.
12. There should be no drain tile under the driveway at, and parallel to the road unless specifically required by the City or the ACC. Drainage ditches along and parallel to the road are to be avoided if possible.
13. Show locations of exterior lights and duplex outlets mounted on house or driveway or walkway posts.
14. Show location of under-car, garage-floor drains.
15. The locations of all hot water tanks must be shown on the appropriate drawing. A floor drain (under the tank) must be shown for each tank.

Foundation Plan

1. Each set of plans must contain one page showing footings and foundation.
2. Decks should be 6 inches below the corresponding house floor level.
3. Show locations and dimension of posts and footings supporting decks.

Elevation and Floor Plan

1. Every exterior door (except overhead doors in garage) must have a roof for weather protection, unless covered by roof overhang, and must have a concrete pad supported by a foundation on footings laid on undisturbed earth. This applies to steps/stairs as well.
2. Walls/ceilings in all baths and other workstations must provide clear standing room for persons of normal height (e.g., sloping roofs over bonus room bathrooms cannot be allowed to interfere with normal human activities such as washing face or hands).
3. Horizontal, load-bearing beams must be supported and not toe-nailed to other beams for support.
4. Roof Slopes must be 5/12 or greater.
5. Roof lines (valleys and ridges), and roof style (hip or gable) must be mutually consistent on all applicable drawings
6. Show chimneys and crickets on all applicable drawings.
7. Square foot calculations must be to the inside (room side) of walls to indicate usable space. Verify square footage is consistent throughout the plans and that the cost basis uses this stated number.
8. If patios are intended below decks, they must be shown on the appropriate plans.
9. In wall construction, all headers should be directly above the wall openings for windows or doors.
10. Kitchen pantry closets should have doors.
11. Front entry coat closets should have doors.
12. Long exterior walls, such as along the backside of a garage, should be broken up with windows.
13. Overhang dimension must be shown and must apply to all roofs including dormers.
14. Exterior walls on the front side of the house should either be stone or brick (unpainted), or stucco, or some combination of these. Intended materials should be shown on the appropriate drawings.
15. Plumbing in exterior walls must be interior to insulation.

Other

1. An estimate of construction cost significantly less than \$130 per square foot of heated area will be questioned by the ACC. There must be a good reason for this since current constructions cost approximately this much.
2. Be sure that all data on insurance and license papers are current and do not expire before project is to be completed.
3. Owners should understand they will be subject to Property Owners Association dues, Covenants and Restrictions, and Lake Use rules and fees, if applicable. These documents can be obtained from the Developer. Call 456-1536.
4. A Geotechnical Investigation for Foundation Report, done by TARE Inc, is required for each set of plans. The purpose of this report is to indicate if and where blasting will be required to build your house. "TARE, Inc." can be found in your phone book: 931 484-7543.
5. The ACC strongly recommends all interior wiring should be 20 amp or greater circuits. 15 amps is commonly used but this will cause lights to dim if a vacuum or other heavy load is turned on. The same recommendation holds for exterior duplex outlets.

For answers to questions concerning these items, call the Developer's office at 456-1536.