

THE
Traces



Design Guide

A GUIDE FOR THE HOMEOWNER
AND ARCHITECT

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Welcome to The Traces

The Design Review Committee (“DRC” or “Committee”) of The Traces, has assembled this guide to assist you, your architect, and your builder in making The Traces an integral part of your life. This guide will aid in your understanding of the architectural standards and building permit procedures.

Each home site is as unique and different as the desires and personality of each of our prospective owners. The Committee respects the unique elements of both the land and its owner and encourages individual expression, providing it is harmonious to the overall plan of The Traces. Thoughtful development, coupled with awareness of our surrounding environment is the single most important concern of the Committee.

These Development Guidelines have been created to ensure that all improvements to The Traces preserve the natural beauty of its mountain valley setting, to provide harmonious residential design, and to protect and enhance property values. They are intended for use by all persons involved in any new buildings or landscapes, as well as any subsequent additions or alterations to any property at The Traces.

The Development Guidelines are administered by the DRC in accordance with procedures set forth in this document and provisions of the recorded Covenants and Restrictions (the “Covenants.”) The DRC’s role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is a smooth, efficient, and satisfactory experience.

The Development Guidelines may be amended from time to time by the DRC. It would be wise to contact The Traces office to be sure you have an up-to-date version of this guide. Prospective owners are encouraged to review the recorded Covenants to discover the protections which have been put in place to protect property values and preserve the unique environment at The Traces.

Planning Your New Home



The Traces Design Guide has been prepared to provide guidance and direction to the home site owner. The Design Guide will be a valuable reference in making the planning process straight-forward and as easy as possible. The Guide's intent is to ensure the preservation of the natural beauty and balance of the site and maintain the high level of quality that can be achieved through a cooperative effort. The retention of a design professional is of utmost importance to the process and is required of all owners for all development at The Traces.

A Design Review Committee has been assembled to establish the high standards of quality for this development. The home sites have been carefully located by a team of professionals and have been approved by The Traces Homeowners' Association, Inc. and the Committee. The site plan for the development has been approved by the Spartanburg County Planning Commission.

The Design Review Committee

Selected members of the professional team will provide the service of design review and approvals. This process is the key to the successful development of your parcel. The Committee's primary consideration is to aid you and your architect in maintaining the high quality standards described in this guide.

The Committee wishes to encourage individual expression while also achieving the design standards. This will ultimately serve to protect your investment and maintain the integrity of the community.

Some Steps to Follow

1. Get to know The Traces.

Acquaint yourself with the spirit of The Traces. Go to your new home site. Read the Design Guide and understand how it will help you learn about the site and plan your new home. Walk around the property. Look at the mountains. Locate North and South. Sit down and think about the process and what you envision.

2. Choose Your Consultants.

Select and retain your professional consultants. You will need an architect to help with overall concept and design of the project.

Your architect will need a detailed topographic map of your home site. We have available a five foot contour map for his/her use. He/she may need a two- or one-foot contour map, in which case you will need to engage a surveyor. We would emphasize the need for a site survey as it will locate all trees or other obstacles that must be worked around as much as possible. We are happy to provide information that will be helpful. The sooner you select an architect, the greater his or her contribution will be. Be sure that all of your consultants read the Design Guide, particularly the sections that will affect their services.

3. Obtain A Site Survey.

It will show all existing roads, utilities, and other improvements; indicate any easements and setbacks of any kind; give bearing and distance of all property lines; show the center stake location and elevation of the designated residential area; show all contours at maximum 2' intervals and at 1' intervals as special conditions may require (consult your architect); show precise location of all trees with 4" trunks or greater; show all other site features such as rock or drainage structures; show true north; include name of legal owners) and name, address, phone number and license number of surveyor.

A complying survey is an essential, functional prerequisite for beginning the design of your new home and will be required at the first design review. For your protection, and to preserve the unique features of the site, it is essential that the survey contain the above information.

4. Conceptual Drawing.

In the early design study of your new house, have your architect produce an illustration showing the design image and concept of the house and how the new house will appear on the site. This drawing will be required for initial design review.

It should include the most prominent and descriptive view of the house. (It is helpful in achieving a true representation to do the sketch from a photograph taken from the appropriate angle.) The drawing should include all major existing site features and topography, trees, etc. It should maintain scale relative to surroundings, i.e. heights of roofs and trees. Label major building materials, i.e. roof, siding, masonry, etc. Clearly show any special architectural elements such as solar collectors, greenhouses, etc. The drawing can be in any medium as long as it contains all pertinent information: lot number, date, name, address, and phone number of both owner and architect.



5. Initial Design Review.

This important early review of your design ideas by the DRC will confirm your correct analysis of the land use classification for your site and assess the appropriateness of the "Design Concept" to its surroundings and neighbors as well as its success in achieving the quality design standards for The Traces.

This step is especially valuable in avoiding excessive cost in fees and lost time if a design concept has deviated from The Traces design standards or is in conflict with the interests of neighbors or the surroundings.

This service is intended to aid you in efficiently developing your new home plans to the high standards of The Traces, and is required for all improvements which have any impact on The Traces, including but not limited to: house and accessory buildings; decks, terraces, walls, fences, walks, paving or any other manmade structures; landscaping which could ultimately grow over 3' in height; any land alteration: grading, excavation, drainage, berms, tree removal or any visible alteration.

Required Submittals:

1. Conceptual sketch with architect's phone number
2. Site survey (site approval necessary)
3. Site plan indicating all proposed changes to the existing site, including grading, excavating, tree removal or transplanting, or alteration to any other natural feature.

Submit two copies of each of the above to The Traces Design Review Committee, 2 Tandem Trail, Landrum, SC 29356. Arrange review meetings by calling the DRC office, 864.457.2139. The Committee will respond within 45 days after review, provided submitted plans are complete (see required submittals above).

6. Review of Preliminary Design

Upon approval of your initial submittal to the DRC, proceed with your architect through "preliminaries" or the design development phase of his services. These preliminary but accurate drawings should describe in detail, the physical form and size of the house and include some detailing and description of materials. The site plan should be finalized and all design work completed in preparation for the final construction documents.

The preliminaries will be reviewed for compliance with the initial submittal. Approval will be automatic if the design concept has not changed appreciably. The site plan will be reviewed closely for compliance with the land use classification requirements as described in this guide.

Minimal Submittal for Review of Preliminaries:

1. Site survey and approval
2. Site plan showing all improvements and changes to existing features, i.e. grading, tree removal, orientation and location of neighbors
3. Building plans drawn to a scale of $1/4" = 1'$
4. Sections and details
5. Roof plan
6. Sample board showing actual samples of major materials, finishes and colors.
7. Stamped, approved copy of the initial submittal.

If in the opinion of the DRC, the submittal is a logical and direct development of the approved conceptual drawings, approval will be granted. Should the design vary substantially from the concept drawings or violate any of the design standards, disapproval may result and a revised submittal will be required.

7. Construction Document Review

Upon completion of the construction documents, including drawings and specifications, submit 2 copies to the DRC to check for compliance with the preliminary drawing submittal and the design standards of The Traces.

Construction documents are those used for the actual building of the house, and are precise detailed drawings which are developed from the preliminaries. They include plans, elevations, sections, details, schedules, and specifications. The submittal should include:

1. Drawings and specifications
2. Updated sample board
3. Stamped, approved copy of preliminary submittal
4. A time schedule indicating starting and completion dates of construction, completion of landscaping and anticipated occupancy date.



Architectural Guidelines

The overall theme of the architecture at The Traces can be characterized as Post and Beam Construction or the appearance thereof. A village, cottage feel is sought. Natural wood, stone, old brick, and stucco surfaces, with high-pitched roofs and some exposed wood on the exterior, will create this effect. The Traces has a list of architects who specialize in this look and will be happy to provide this list to you. Your sales representative can show you pictures and renderings that illustrate the type of architecture that is sought.

Roof Profiles

The primary roof pitch is to be a minimum of 9:12 or greater. Secondary roofs can be a minimum of 3:12 pitch as approved by the DRC.

Building Height and Profile

The number of stories and the profile of the building share an important relationship with the terrain. Multilevel designs must follow the general slope of the site. The intent of this guideline is to keep building height and profile in scale with the surrounding features.

Setbacks from Property Lines

All built structures (where permissible) and the main residence must be within the designated building envelope which is provided by the DRC. The setback from the front property line is a minimum of 20 feet. The minimum setback from side property lines is 7.5 feet. The minimum setback from rear property lines or easements is 20 feet.

Height Restrictions

The maximum height allowable will be 1-1/2 stories.

House Size

The heated living areas of residential structures, exclusive of open porches, garages, carports

and breezeways shall be not less than sixteen hundred (1600) square feet. The maximum footprint shall not exceed twenty-six hundred (2,600) square feet.

Trees

Generally, no trees larger than four (4) inches in diameter may be cut or removed from any lot. Much planning and foresight has been injected into The Traces to help preserve every tree on the property. There are some instances where removal will be justified and allowed by the DRC.

Grading and Drainage

The intent and goals of the land planners are to preserve the natural existing topography and maintain the delicate system of natural drainage structures and washes.

Any improvements that have been made were carefully planned to minimize disruption to the existing ecosystem or alteration to the topography. The designated building sites have been located to minimize grading and avoid disturbing existing natural drainage systems. Excessive grading should not be necessary and is not desirable for sensitive siting of improvements. All driveways will follow contours of the land.

Compliance with these guidelines will be reviewed in the design review process and again in field construction.

Landscaping

A landscape plan for the homes must be submitted to the DRC during the approval process. The use of a professional landscaper is suggested. A sketch of the proposed plantings on the home sites is required for approval. All lawn mowing outside of enclosed areas will be done by The Traces Homeowners' Association, Inc. or its agents.

Fences/Privacy Screens

No fencing (other than invisible fencing) will be permitted in the front yards of the residences. All other fences must be approved by the DRC.

Privacy screens may be used in conjunction with a personal hot tub or sunning deck. The screening should be consistent with the overall design of the main residence. Materials and colors used for the screen should compliment those used for the exterior of the residence. The screen should not be taller than the lowest roof eave edge.

Natural plantings should be used to mask the fence and its location on the site should be selected to minimize its visibility from the road and surrounding properties.

Exterior Lighting

Night lighting surrounding a dwelling may be necessary for safety along walkways, decks, and entryways. No lighting will be permitted along driveways in front of the setback line for the dwelling. Lighting should be obscured so as not to impose on neighbors and help maintain a subdued appearance to the area. Down-light fixtures that illuminate indirectly and are shielded, recessed, or directional will safely light areas. Walkways can be illuminated along their edges with fixtures that are close to the ground. Ornamental lighting is discouraged except for holiday periods.

The standard Duke Power Co. halogen night lights are not permitted. All outdoor lighting fixtures and standards are to be approved by the DRC and must conform to The Traces regulations.

Outdoor Furnishings

Outdoor furnishings are considered an extension of architecture that becomes part of the landscape. Whether the furniture is permanently fixed in position or portable, careful consideration of materials, color, design, size and location should be given to remain consistent with the overall building and site design. Colors of awnings, umbrellas, and outdoor furnishings should be selected to be harmonious to the overall look of the property. Outdoor clothes lines are not permitted.

Swimming Pools

Since the majority of the home sites are relatively small, large pools will be out of the question in most cases. Smaller pools close to the house will be considered by the DRC. The color of the shell should be finished in muted, neutral tones, avoiding bright colors. Pool and equipment enclosures must be architecturally related to the house and other structures in its placement, mass and detail. Plans for all pools must be reviewed by the DRC. No above ground pools will be allowed.

Tennis Courts

Tennis courts will not be permitted on any of the home sites.

Garages

Because of their size, garages often tend to dominate the front facade of a dwelling. Creative and sensitive garage placement should be explored so that, where feasible, a garage may be incorporated into the plan without detracting from the overall residence.

Garages that are incorporated in the overall roof form will be encouraged. Placement to the rear of the dwelling incorporated in the overall roof form will be especially encouraged. If site allows, a detached garage will be acceptable with a maximum size of 24' x 24'.

Garages that are placed in front of the dwelling with doors facing the street will not be permitted. Each dwelling is required to have at least a one car garage. Each dwelling is required to have off street parking for at least two (2) cars.

Storage Sheds

To avoid a tacked-on "storage shed" appearance, it is recommended that storage space be integrated into the overall design of the main living structure. Free standing storage sheds will be discouraged. Basements make excellent storage space as well as additional living room.

Electric Meters

Meters should be placed in a location so as to be accessible to the meter reader and yet not visible from adjoining roadways. All utilities at The Traces are to be placed underground.

Antennas and Satellite Dishes

Visible exterior antennas and satellite dishes are discouraged. If antennas are desired, the owner shall notify the DRC, which will assist the owner in selecting a site within the lot where acceptable quality signals may be obtained. Antennas shall be located in a place shielded from view from the street or from other lots to the maximum extent possible, provided the owner can receive an acceptable quality signal. The DRC and the homeowners will comply with the Telecommunications Act of 1996 and any FCC Rules implementing such Act.

Exterior Walls

Walls, in addition to enclosing interior spaces, are one of the most important aspects of the exterior building design and in a large sense reflect the image of The Traces. Aside from the considerations of scale and proportion as recommended in this guide, materials and colors chosen for the exterior surface are a major part of the aesthetic appeal.

Materials that are encouraged: natural wood siding that can be stained or painted; hardy plank; natural stone; stucco; old brick.

Materials that are discouraged: steel or aluminum siding; plastic siding; prefabricated siding sheets.

Recognizing the progressiveness of the building industry, the DRC is open to considering new materials that can be utilized effectively in building while maintaining the aesthetic character of the community.

Finishes

Natural materials such as stone and wood, by their nature inherently work well with the surroundings. Natural colors or transparent finishes on these materials not only enhance them, but actually improve with age and are low maintenance. Man-made materials of natural colors and textures are also suitable. Autumn colors work especially well in this setting.

A balance should be kept with the mixture and number of materials used. The use of four or more main materials can create visual confusion and can detract from an otherwise good design. Conversely a large unbroken expanse of a single material can be a negative design feature.

Discouraged Elements: A Review

1. Stucco wall finishes without any trim, joints or surface articulation lacks visual interest.
2. Too many different materials used at once creates visual confusion.
3. High exterior walls with few openings or other interruptions can lack interest and appear out of scale. Contemporary designs will not be permitted.
4. Plywood type siding with visible edge joints is very unattractive and should be avoided.

Roof Materials and Elements

The placement of skylights should take exterior appearances into account as well as interior daylight needs. A skylight placed without consideration to exterior appearances may well detract from the design. Often such skylights achieve the most attractive placement when positioned well away from difficult roof changes such as valleys or hips where leaks may develop. At a minimum, skylights should be of quality, insulated, double glazed construction, vellux or equivalent. Low profile skylights are also more encouraged than bubble or domed skylights.

Roof materials that are thoughtfully chosen will enhance and support the character of the building and will bring about a cohesiveness within The Traces community.

Encouraged Roofing Materials: copper; zinc; slate; cedar shingles and shakes (fire retardant); architectural asphalt shingles (30 - 50 yr.); painted metal (standing seam, ribbed).

Colors: muted and subdued colors should be chosen to harmonize with the surrounding color schemes of neighboring buildings and the natural environment. All flashing, roof vents, hoods, and other roof elements should be finished with colors which blend with the roofing. Roof color must be approved by the DRC.

Energy Conservation: the minimum roof insulation should be R-30 for exposed deck or open beamed ceilings.

Roof Forms: the following roof forms are discouraged: mansard, curvilinear, domed, A-Frame.

Chimneys

Chimneys can be excellent design features. They are naturally strong elements because building codes and safety require that they be taller than the surrounding roof line. A careful choice of materials and proportion is necessary to fully benefit from the chimney as a design element. The use of exposed concrete block or exposed stovepipe type chimneys is not permitted. The proportions of the chimney should give it a substantial, stable appearance.

Window Openings

Openings of unusual shape or special treatments used arbitrarily or excessively become distracting to good design. The use of such forms of treatment to dress up a weak or monotonous design is usually not successful.

A special opening shape or treatment such as an octagonal or stained glass window will attract more attention than a conventional window. Such windows are only special if they are used with restraint and if they are carefully placed with respect to their interior and exterior positioning.

A consistent window type should be dominant throughout the overall design. If casement windows with true divided lights are used, they should be carried through most of the house. Windows shall be TDL, true divided light, or SDL, simulated divided light. All muntin patterns are to follow traditional guidelines and the DRC will approve all patterns.

Exterior Grade and Siding

Siding should follow the line of finished grade instead of stepping. Nailing strips or other devices can be used to fasten the siding to the foundation wall.

Foundation Elements

A foundation is much more than something for the building to sit on. The foundation and its related elements (retaining walls, etc.) are also what usually ties the building to the site. The design and material selection for the foundation should be carefully planned and budgeted for. All foundations must be finished with an appropriate underpinning of approved materials (such as stucco, rock, etc.) If basements are included, all exposed concrete or block elements must be finished appropriately. This item will be of concern to the DRC.

