

ARB Guidelines for approval of Detached Garage designs in Ashborough East

1. SUBMITTAL, DESIGN REVIEW, and APPROVAL PROCESS:

- a. All submitted plans must be accompanied by the standard Ashborough East Architectural Review Board (ARB) application form for Structures, including a signed copy of the Post-Construction Audit Agreement.
- b. Construction cannot begin until the Garage Design Appearance is approved by the ARB, following a detailed site review.
- c. The garage must have the proper Dorchester County building permits and approvals before construction starts. Responsibility for structural integrity and code compliance of the garage design is the responsibility of the homeowner. Review of the proposed detached garage by the Ashborough East Architectural Review Board is for of Design Appearance Approval only. It in no way implies approval of or responsibility for the structural design of the garage as this approval authority and responsibility is established by law within the jurisdiction of Dorchester County as defined by its building codes.
- d. These plans must be professionally prepared and drawn, and include the following :
 - i. Front and Rear elevation views
 - ii. Right and Left Side elevation views
 - iii. Garage floor plan, showing width and length
 - iv. Second floor plan, if applicable
 - v. Foundation plan
 - vi. Section through building, showing building height
 - vii. Typical wall section
 - viii. Structural detailing
 - ix. Please note that drawings of this type are normally required for Dorchester County building permit approval.

2. **DESIGN GOAL:** The design goal and objective of the ARB is that the detached garage must, when finished, appear to have been built at the same time as the main house. In other words, it must have the same appearance and visual qualities with regard to materials and detailing as the main house.

3. **DESIGN REQUIRMENTS:** On this basis and in compliance with the Ashborough East Community Covenants (Article VII), the following requirements apply:

a. LOCATION and SIZE:

- i. The garage must be located in the rear yard.
- ii. The garage must be 10'-0" or more away from any side or rear lot line.
- iii. Any HVAC (Heating-Ventilating-Air Conditioning) equipment for the garage, if supplied, must not be located in this 10'-0" (or more) buffer zone adjacent to side or rear lot lines.
 1. Central HVAC equipment located at grade must be screened from view, with screening as approved by the ARB.

- 2. Window air conditioners cannot be mounted in windows facing the 10'-0" (or more) buffer zone(s) adjacent to side or rear lot lines.
- iv. The length of the garage can be no more than a nominal framing maximum of 30'-0". Lesser lengths are encouraged.
- v. The width of the garage can be no more than a nominal framing maximum of 24'-0". This is the standard width for a two-car garage.
- vi. The height of garage doors can be no more than 7'-0".
- vii. The garage can have one, one and a half, or two stories.
- viii. The height of the garage can be no taller than the lesser of either the lowest main roof line or 23'-0". The lowest main roof line and height will be identified and determined by the ARB during the site review (see attached illustration for lowest main roof line definition). Lower garage heights are encouraged.

b. RESTRICTED USE:

- i. If a second story is included, it can only be used for storage or recreational use, as residential use of a detached garage or any outbuilding is prohibited by the Ashborough East Community Covenants (see Article VII – paragraph entitled "Use of Outbuildings and Similar Structures").

c. GARAGE DETAILING and APPEARANCE:

- i. The roof type (gable, hip, etc.) must match the main house.
- ii. The roof slope must match the house. (Slope is expressed as "rise-to-run", such as 9-to-12 (meaning a rise of 9" to a run of 12"))
- iii. The exterior finish of the garage must match the house, including the following:
 - 1. Roof shingles (color, texture, grade, etc.)
 - 2. Eave detailing (fascia and soffit geometry, size, and color, etc.)
 - 3. Siding material (brick size, color, texture, mortar joint color and profile, lap siding material, orientation, size, color, texture, etc.)
 - 4. Foundation detailing (if present on main house)
 - 5. Windows, shutters, and doors, including framing and trim details around these elements (must match type, proportion, detailing, color, material, texture, etc.)
 - 6. Window sizes and locations on street-facing façades must be balanced in appearance to match similar detailing on the main house.

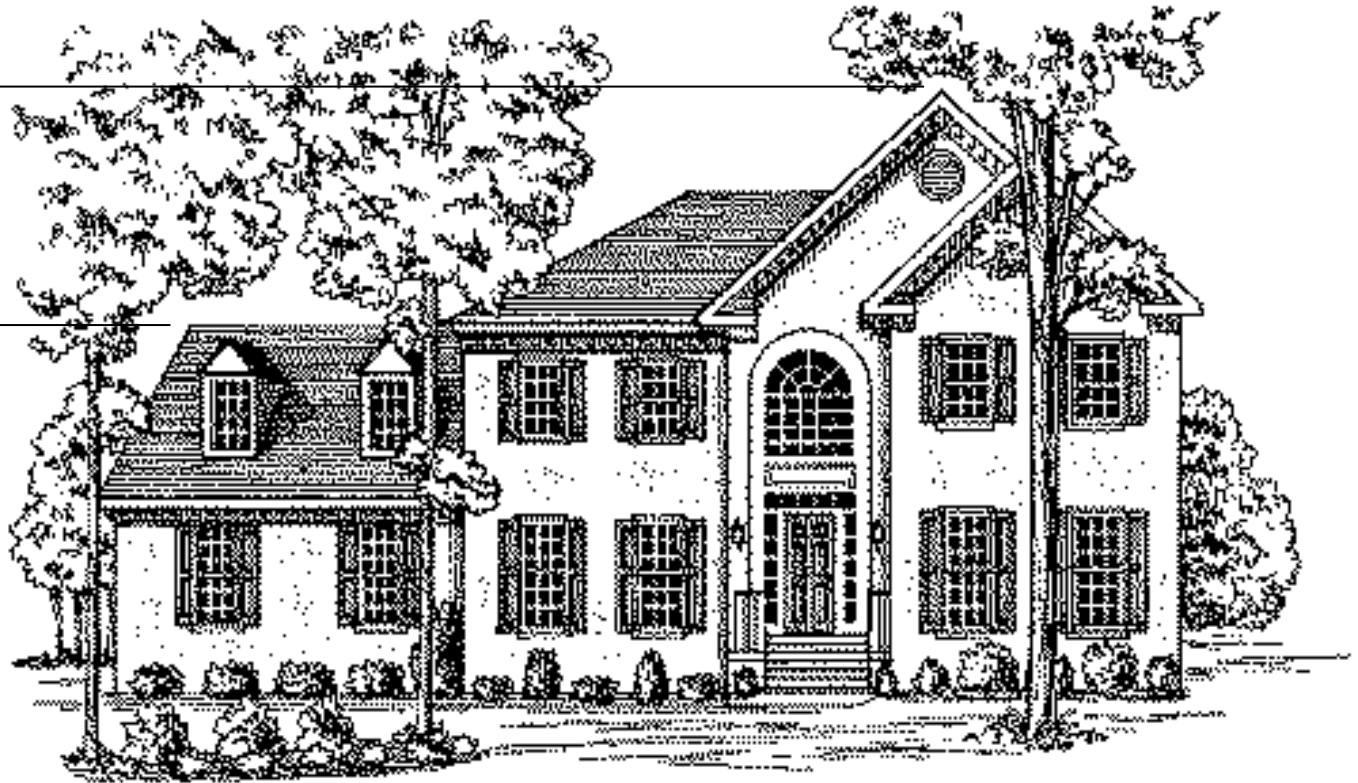
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Ashborough East



Highest main roof line

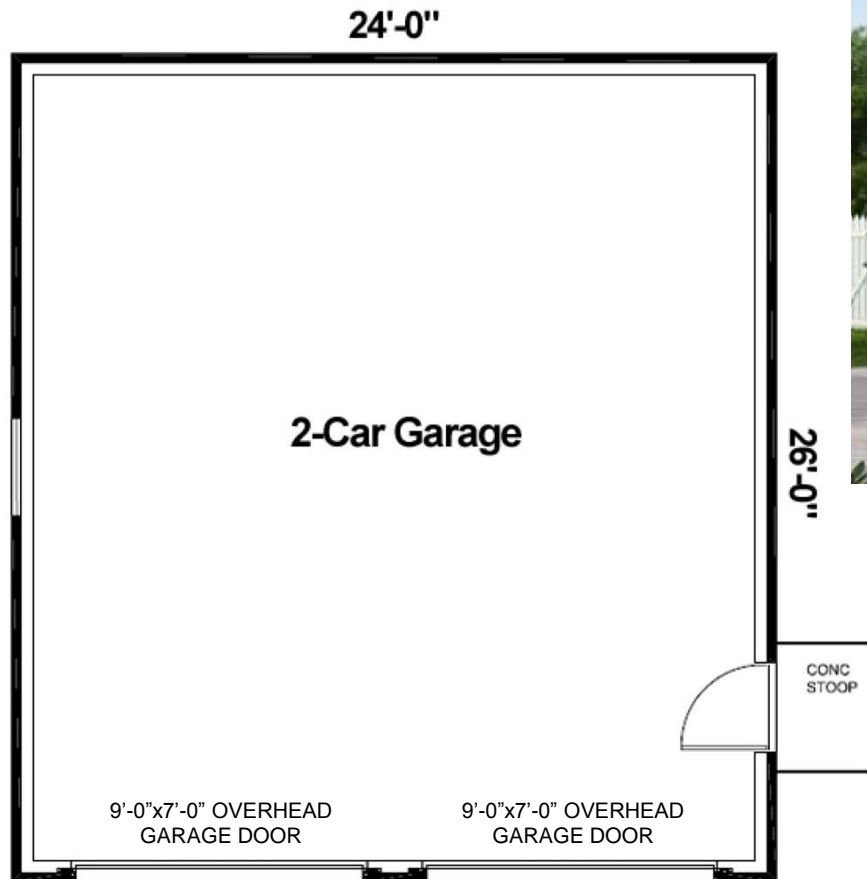
Lowest main roof line



Determination of lowest main roof line on multi-roof house

Detached garage roof height can be no taller than the lowest main roof line of the house or 23'-0", whichever is less.

Ashborough East



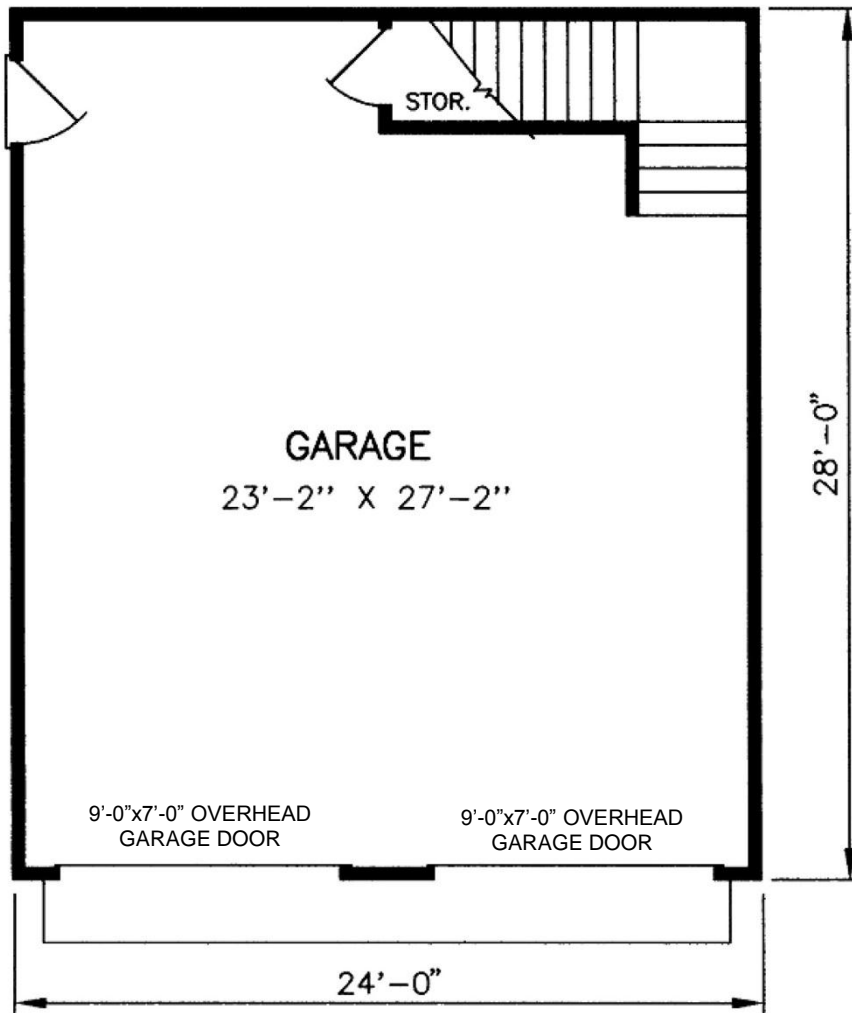
Plan Number 30000 Specifications:

- Garage Area: 624
- Garage Type: Detached
- Garage Bays: 2
- House Width: 24'0
- House Depth: 26'0
- Number of Stories: 1
- Max Ridge Height: 15'0'
- Primary Roof Pitch: 6:12
- Roof Framing: Truss
- Main Ceiling Height: 8' or 9'

Typical Single-story Detached Garage Design and Dimensions

(this general design type has been built in Ashborough East and would be allowed, with changes to match house)

Ashborough East



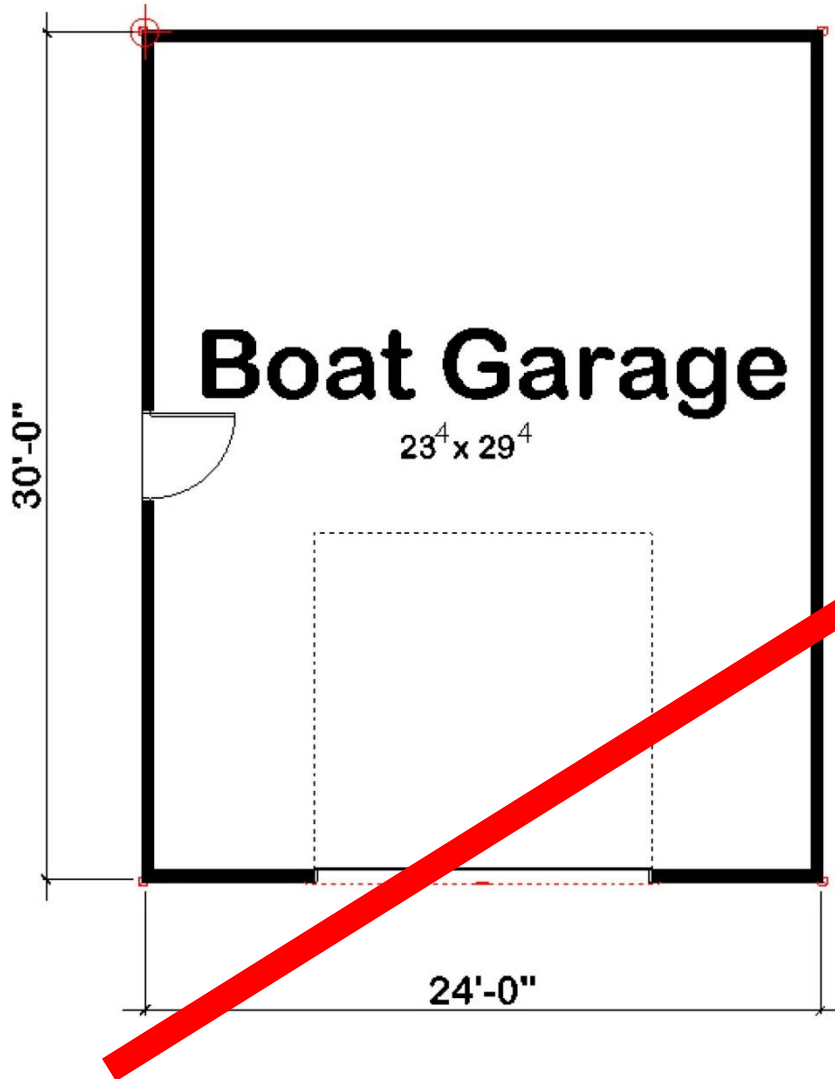
Plan Number 45425 Specifications:

- Garage Area: 672
- Garage Type: Detached
- Garage Bays: 2
- House Width: 24'
- House Depth: 28'
- Number of Stories: 2
- Max Ridge Height: 23'
- Primary Roof Pitch: 12:12
- Roof Framing: Stick

Typical Two-story Detached Garage Design and Dimensions

(this general design type has been built in Ashborough East and would be allowed, with changes to match house)

Ashborough East



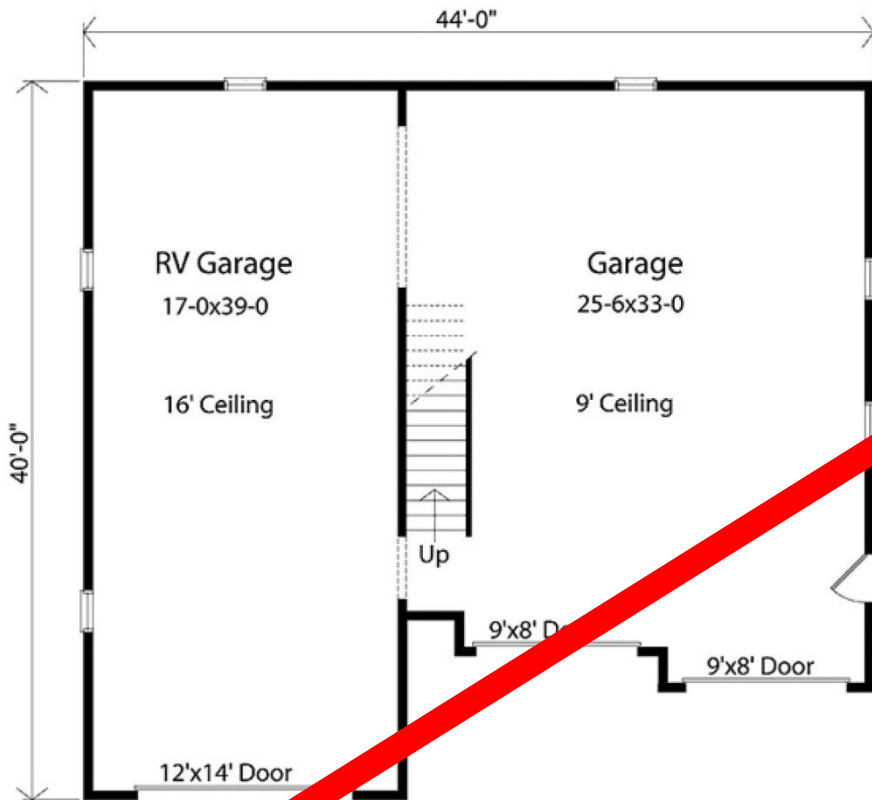
Plan Number 41135 Specifications:

- Garage Area: 668
- Garage Type: Detached
- Garage Bays: 1
- House Width: 24'
- House Depth: 30'
- Number of Stories: 1
- Max Ridge Height: 23'
- Primary Roof Pitch: 8:12
- Roof Load: 40 psf
- Roof Framing: Stick
- Main Ceiling Height: 9'

Typical Boat Garage Design and Dimensions

(out-of-scale example of what is not allowed in Ashborough East)

Ashborough East



First Floor Plan



Plan Number 49030 Specifications:

- Bonus Area: 364
- Garage Area: 1760
- Garage Type: Detached
- Garage Bays: 3
- House Width: 44'
- House Depth: 40'
- Number of Stories: 2
- Max Ridge Height: 25'
- Primary Roof Pitch: 9:12
- Roof Load: 40 psf
- Roof Framing: Truss
- Main Ceiling Height: 16'

Typical RV and 2-car Garage Design and Dimensions

(out-of-scale example of what is not allowed in Ashborough East)