

RIVER PLACE RCA, INC.

C/O CERTIFIED MANAGEMENT OF AUSTIN
9600 Great Hills Trail Suite 100E
Austin, Texas 78759 • (512)339-6962 • Fax (512)339-1317

**RIVER PLACE
ARCHITECTURAL CONTROL SUBMITTAL
NEW HOME CONSTRUCTION – SECTION 16 & 17**

Date Received: _____

Legal Description: _____

Owner: _____

Street Address: _____

Address: _____

Square Footage (total conditioned area)

Phone: _____

Architect/ Designer: _____

Builder: _____

Address: _____

Address: _____

Phone: _____

Phone: _____ (Work)

_____ (Mobile)

_____ (Fax)

Applicant Signature: _____

Plan Submittal Checklist

A complete application package contains the following:

I. Site Plan (Two Copies) – site plan at 1”=10’ minimum:

- _____ All property lines, easements, building lines (including decks, patios, boat slips, all improvements), North arrow
- _____ Topo required showing existing contours
- _____ Setbacks
- _____ Easements and encroachments
- _____ Dimensions from proposed structure to property lines
- _____ Utility locations and proposed trench lines
- _____ Drainage plan
- _____ Proposed drives, walks, and any other flatwork or improvements
- _____ HVAC units location and appropriate screening
- _____ Location of utility boxes and meters
- _____ Written description of post development drainage patterns or grading plan
- _____ Silt fencing location
- _____ Dumpster location
- _____ Port-a-let location

II. ARCHITECTURAL PLANS (TWO COPIES) – (ALL PLANS FOR SECTION 16-17 MUST BE SITE SPECIFIC) (NO “MASS PRODUCTION” DRAWINGS ACCEPTED):

- _____ 1/4” scale – driveway, sidewalks, patios, covered porches, decks, tree survey
- _____ Square footage calculations of conditioned area on each level

- _____ Minimum four elevations (front, rear, left, right) with grade shown
- _____ Clearly marked exterior materials
- _____ Exterior must be 100% masonry designated by architect plans. All chimneys must be masonry.
- _____ No more than 12" above finished grade of exposed concrete – show on elevation; maximum exposed masonry lug to specified finished grade
- _____ Fencing (design and color included) – wrought iron/masonry only
- _____ Roof pitches indicated
- _____ Building height measured per appropriate deed restrictions
- _____ Windows must be vinyl-clad wood or wood only – check to acknowledge – provide manufacture brochure

III. Material Samples – Sample Board/File (ALL SAMPLES MUST BE ATTACHED SECURELY INSIDE OF A MANILA FOLDER):

- _____ Exterior paint – color samples (chips) – no larger than 4"x4"
- _____ All exterior colors of trim, accents, and stucco walls must be designated on all plans and elevations. Sample paint chips must no larger than 4"x4".
- _____ Brick or stone – small sample or small samples if multi color – no larger than 4"x4" or photograph with description (Acme brick style #) – *If Texas White Limestone, no sample is needed*
- _____ Roofing material and color, including documentation of weight and warranty – *copy of brochure not entire sample panel* – small sample 4"x4". Photograph is acceptable.

IV. Landscape Plans (Two Copies):

- _____ Size, type and location of all landscaping plants or materials
- _____ Location, materials, and elevations of any proposed retaining walls – engineering plans will be required as necessary (if required by the City of Austin)
- _____ Location and materials of any proposed fencing

Note: Landscape plans may be submitted subsequent to the site plan and architectural drawings, but must be approved, in writing, by the ACC prior to installation. Four copies are required if plans are submitted after house plans.

Plan Review Fee:

- _____ Seven Hundred and Fifty Dollar (\$750.00) check payable to **River Place Residential Community Association, Inc.** to be submitted with plans.

Additional Improvements Fee:

- _____ Two Hundred and Fifty Dollar (\$250.00) check payable to **River Place Residential Community Association, Inc.** to be submitted with additions/improvements plans. For additions to Section 16 – pools; boat slips; and other outbuildings.

If incomplete submittals are received, an additional \$100 fee will be charged. All required Items Listed in I, II, and III must be provided with initial submittal.

All other site improvements such as pool; fountains; spas; fences; boat slips; playscapes; etc. not on original plans with complete details must be submitted to ACC for approval.

A complete application package contains the following documents:

- Site/Construction Plan (1" = 10' minimum)
- Floor Plans (1/4" = 1'0")
- Roof Plan (1/4" = 1'0")
- Exterior Elevations and Details (1/4" – 1'0" minimum)
- Sample Board with Exterior Colors