

# **BRANDYWINE HOMEOWNERS ASSOCIATION, INC.**

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## **Residential Storage Building Requirements**

### **GENERAL:**

**ARB NOTIFICATION:** Prior to beginning any work homeowners may contact the chair or committee of the Architecture Review Board. The ARB will discuss the Associations' requirements with the homeowner and review preliminary plans and building requirements that are available on the website Documents & Forms page.

**PERMITS:** A Volusia County building permit is required. Brandywine ARB requirements may be in addition to the requirements of Volusia County but will not exceed or conflict with the county requirements.

**ARB ACCESS:** Access to work shall be provided for ARB representatives to observe conformance to approved plans and to give final ARB approval to the completed project.

**FEES:** No fees by BHOA are required for these services.

### **LOCATION:**

**SETBACKS:** All setbacks shall conform to Volusia County requirements, currently 35 ft. from the front lot line, and 5 feet from the side and rear lot lines. Owners will need a current survey drawing showing property lines and utility easements as part of the permit process and are cautioned to refer to this survey during their initial planning.

### **PLANS AND DESIGN:**

**PLANS REQUIRED:** One set of building plans with material specifications shall be submitted to the ARB. A copy of the Volusia County permit is also required.

**FOUNDATION:** The building shall be constructed with positive anchorage to its foundation and shall meet all the requirements of the Volusia County building permit and all current applicable codes. The building shall be surrounded at the base with decorative skirting to provide a finished appearance.

**SIZE:** Structure size shall be at least sixty (60) square feet and not more than one hundred sixty (160) in overall area with a roof similar in design and pitch to the residence.

**WALLS:** Construction materials shall be the same or similar to the residence such as masonry or structural wood framing and siding; no metal walls shall be included. Common siding materials that are acceptable are wood, stucco, or "Hardy Board". Exterior walls shall be painted with colors similar to the residence walls and trim. For residences with brick or stone walls the exterior of the storage building shall be constructed with the materials listed above but finished in a color complimentary to the walls and trim of the residence.

**ROOF:** The roof shall be of the same material, color, and appearance as the residence.