



INTRODUCTION/ PRECEDENT STUDIES

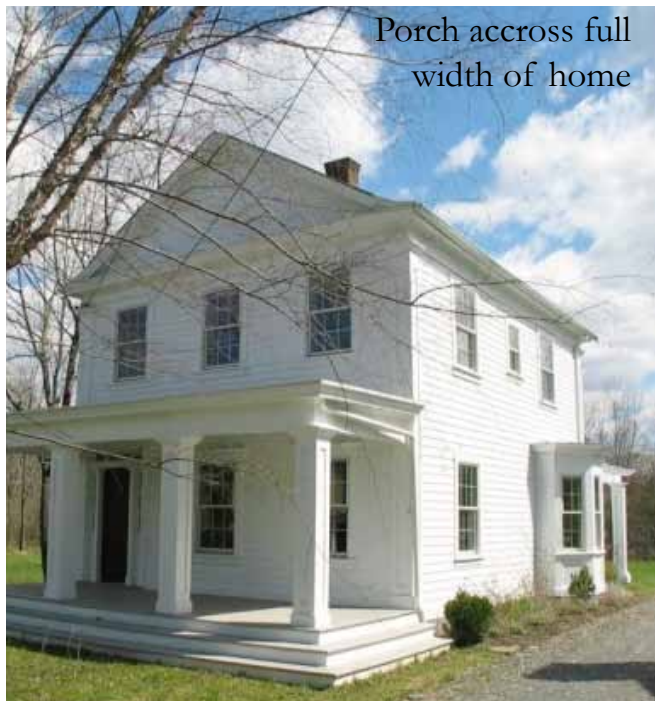
COMMUNITY PATTERNS

- Master Plan
- Regulating Plans
- Lot Type Diagrams
- Architectural Visioning

ARCHITECTURAL GUIDELINES

- Foundations
- Building Walls
- Roofs
- Windows and Doors
- Porches
- Fences
- Miscellaneous
- Site Standards
- Architectural Review Board Forms

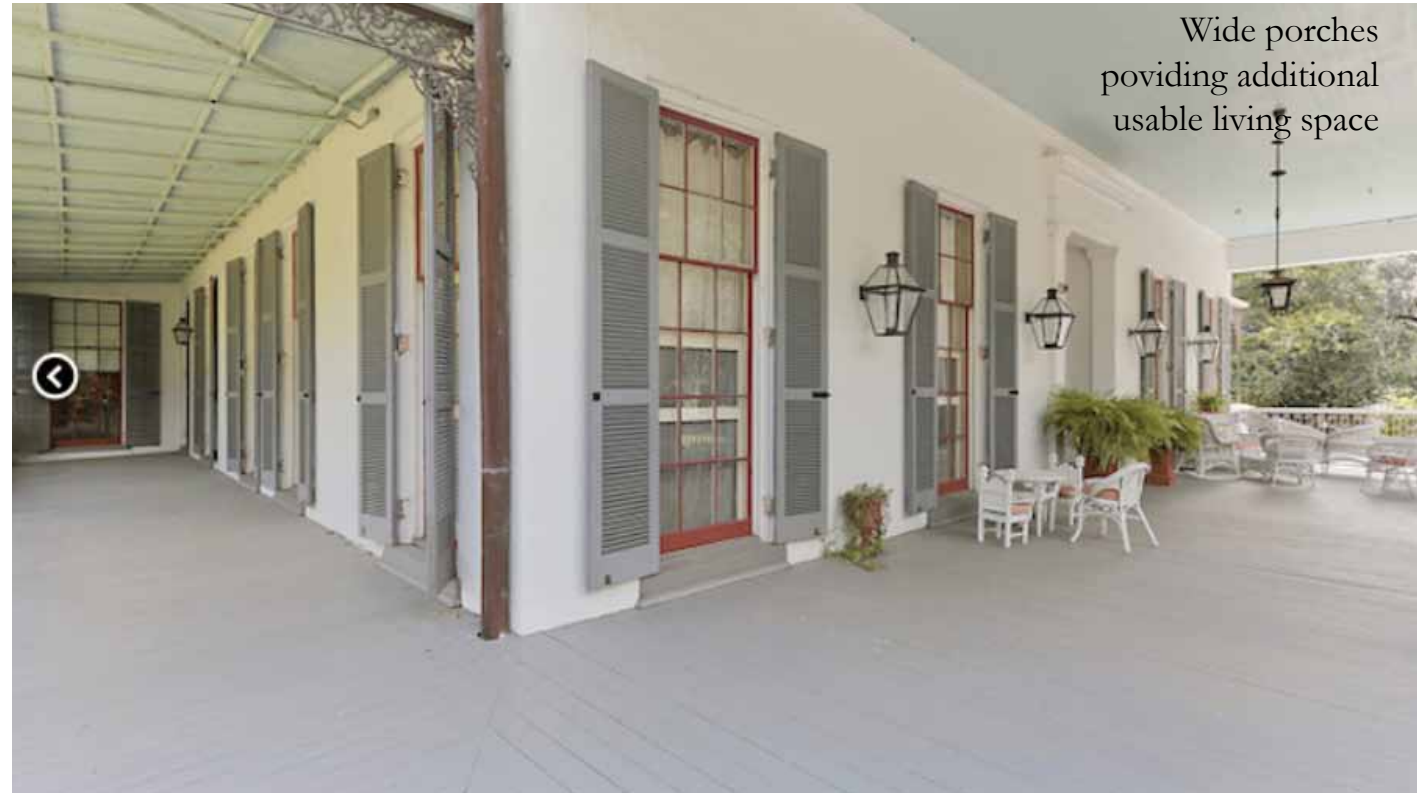




Porch across full width of home



Well proportioned dormers



Wide porches providing additional usable living space



Porches as subtractive forms

Revival / Classical massing and detail.





Connection to outdoor rooms and landscaped areas



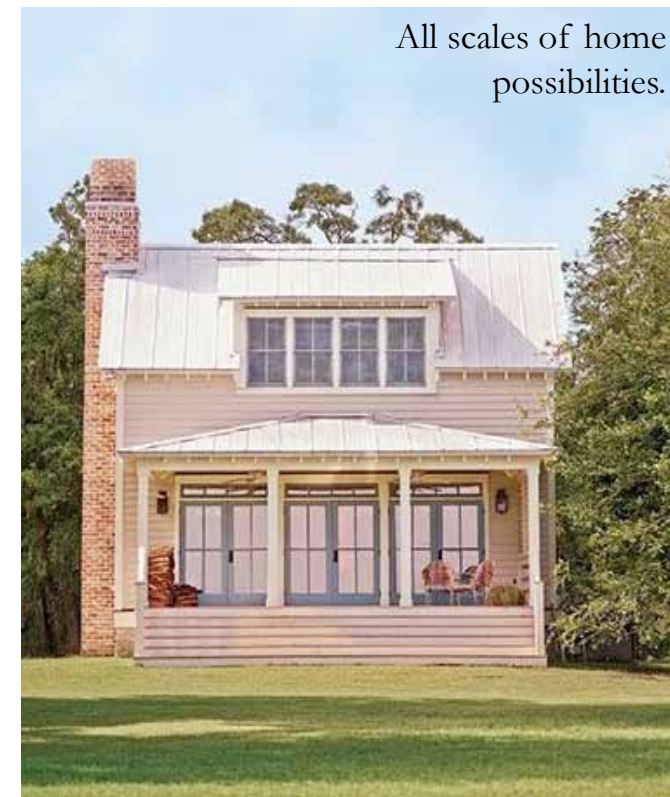
Superior Landscape design that will enhance neighborhood



All scales of home possibilities.



Colossal Columns - Formal massing and detailing



Diverse style of secondary structures

Vertical porch bay proportions



Hierarchy in Massing



Portico - formal version of a stoop as entry



Classical high style wrapping porches make a bold statement



Wrapping porches with low pitches. Main mass with steeper pitches





Standing Seam metal roof



Balconies as escape from inside - always need to appear supported.



Portico - formal version of a stoop as entry

Metal Gates at property threshold



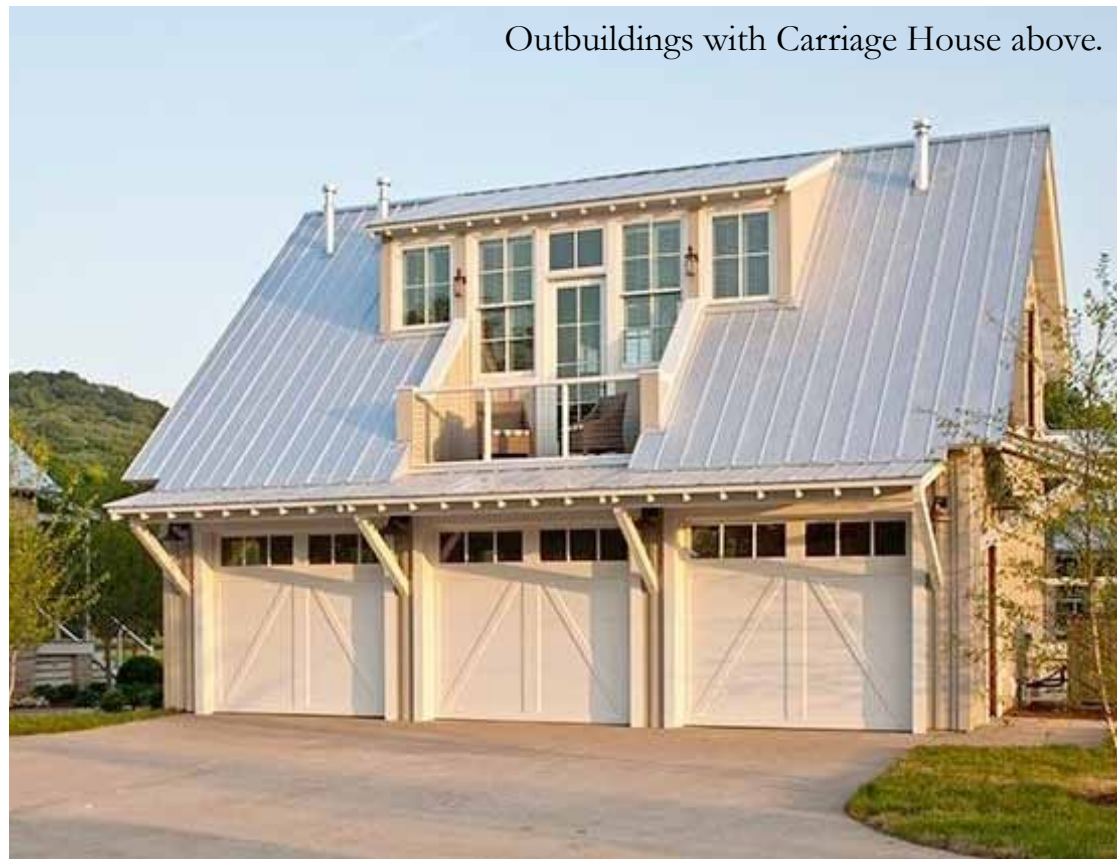
Double Gallery Porches - simple yet elegant



Edge at the street - Private realm meets Public realm



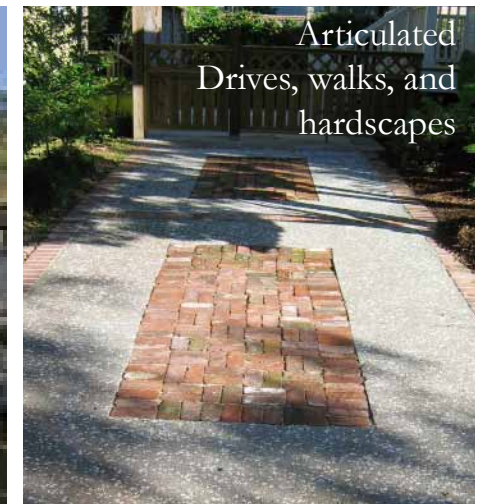
Pervious Drives and Hardscapes



Outbuildings with Carriage House above.



Brick Foundation and Chimneys



Articulated Drives, walks, and hardscapes

This illustrative map is meant to help visualize the concept behind the planning of Rhoden Hill. The vision of generous lots gathered around very efficient, almost natural auto circulation allowing 16 lots to occupy a small portion of the property while the majority of the site is left to be Nature Preserve and Recreation.

This map is intended as an aide in visioning only and is not a construction document. This map is subject to change as development occurs.





Buildable/Not Buildable

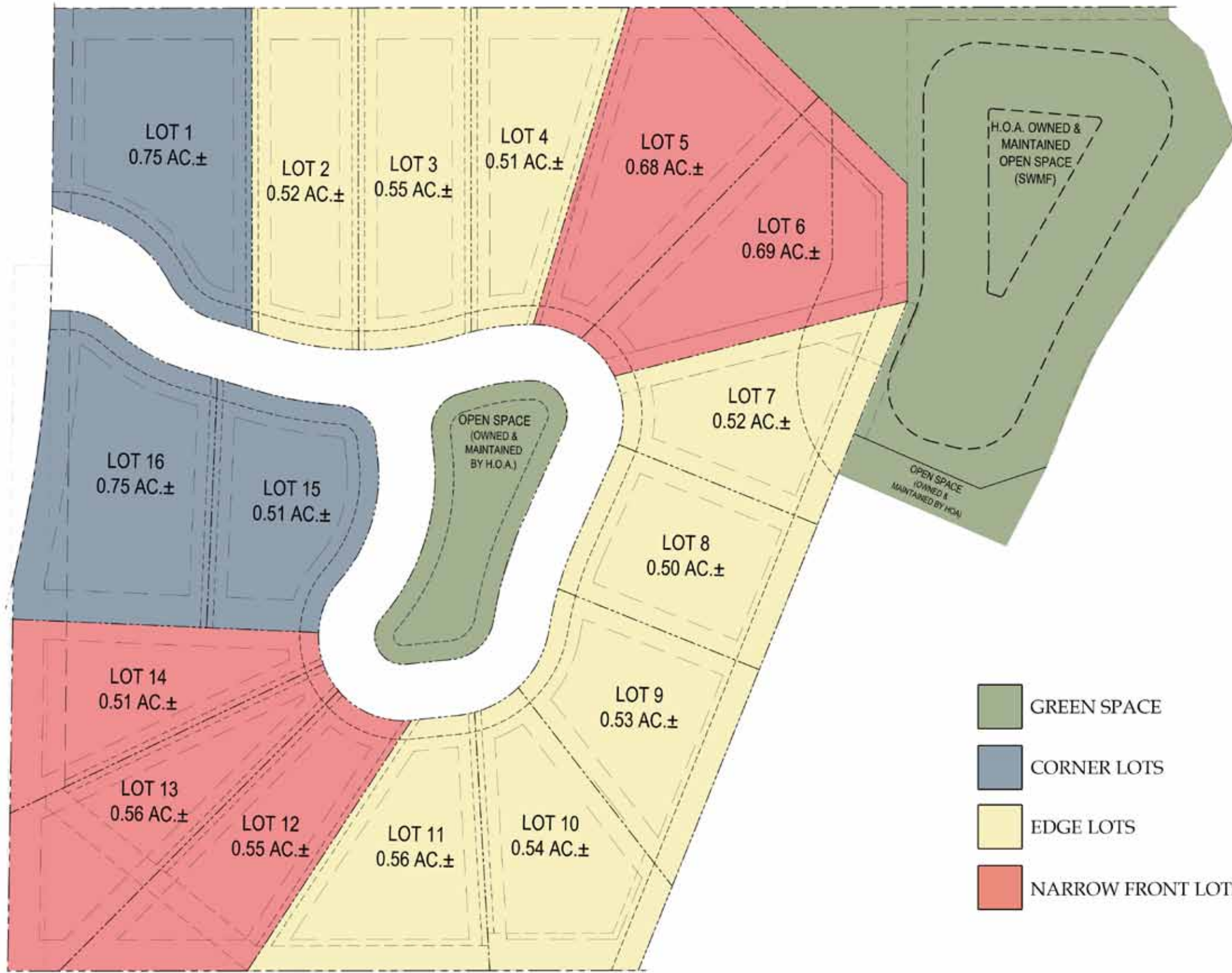
This drawing/diagram shows more detail of what areas of the neighborhood being developed are meant to be and what areas of each site are protected vs. what areas are buildable.

Greenspace shown is simply area, in addition to the majority/remainder of the site to the south, that is to be preserved as not developed.

Utility Easements are areas that are where the utilities such as water, sewer, electric, etc; are organized to serve each lot. Most lots have Utility easement at the rear and at the street within the Setback areas.

Building Setbacks are areas on the lots which are considered not to be buildable. These areas are installed as to promote greenspaces between homes for privacy, for fire protection, for natural screening to be preserved or planted. Driveways and stairs are generally allowed in these areas but no vertical construction is allowed. The Setbacks are as follows;

- FRONT - 25 feet
- SIDES - 15 feet
- REAR - 25 feet



Lot Types

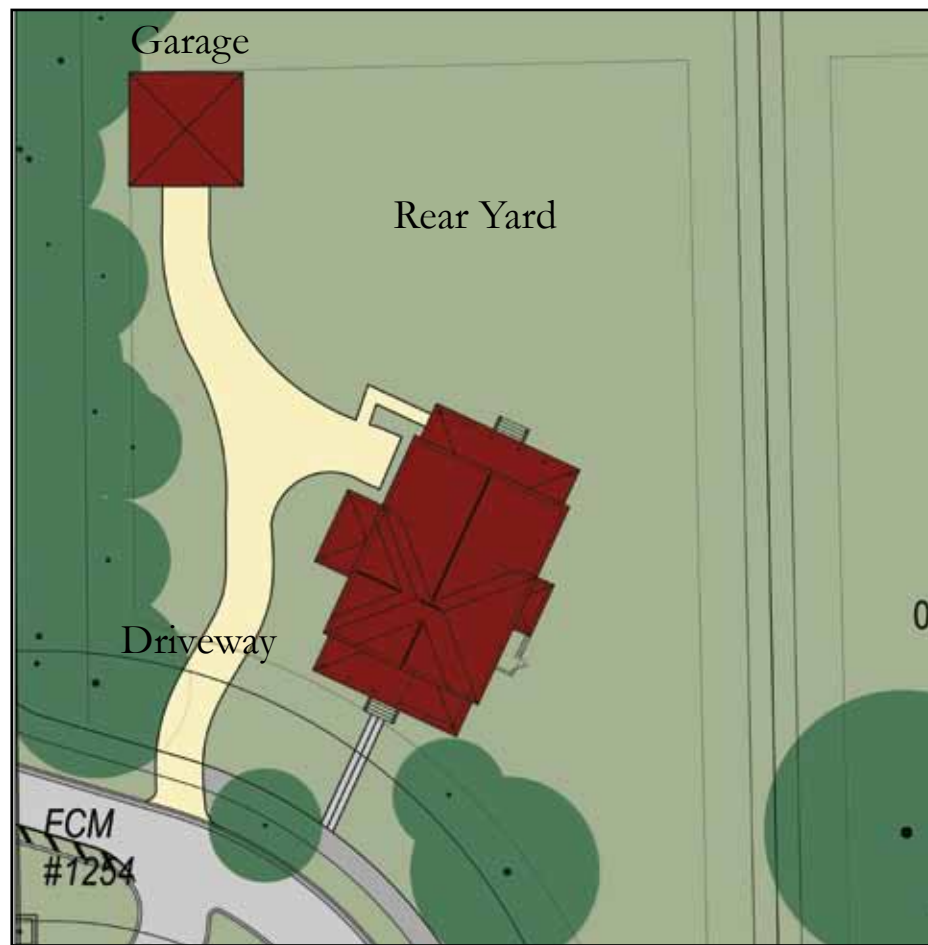
This drawing/diagram shows each lot as a different color. Each color signifies a Lot Type. Rhoden Hill has 3 Lot Types with different expectations for each lot;

Corner Lots are Lots 1,15,16. Corner Lots are expected to be homes that are expected to be designed to “Turn the Corner” or have at least two sides that have quality, neighborhood friendly Elevations. Wrapping Porches, formalized fenestration, and second entries are a few elements that may be demanded. Private rear yards should also be cultivated for privacy.

Edge Lots are 2-4 and 7-11. These lots are wider and more square in general. These lots support home designs with garages and drives on the side.

Narrow Front Lots are lots 5,6 and 12-14. These lots are more “pie” shaped and after crossing from the street to the front yard auto access will need to quickly turn around to the side of the house to access side garage.

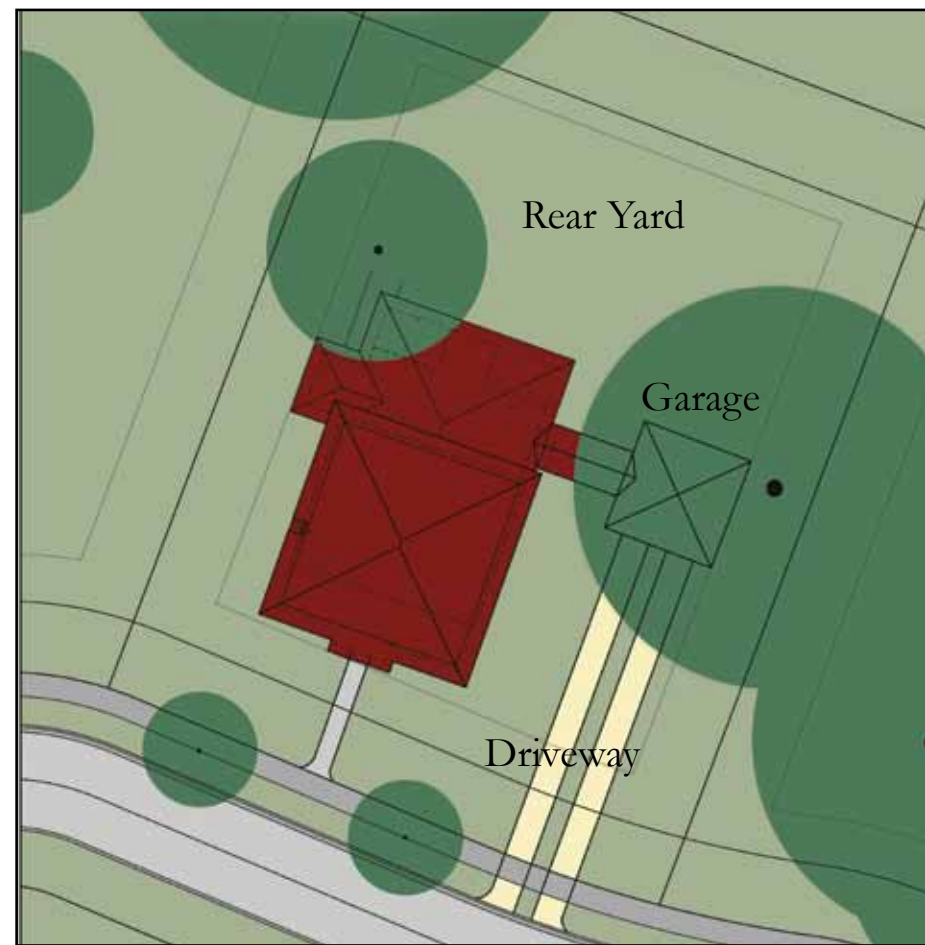
*See Lot Diagrams for more description of Lot Types.



Corner Lot

Corner lots will have auto access from the front or from the side street. Garage location will happen in the rear of lot. If covered connection is desired to house Garage may be closer but shall always be 20' behind the front wall of house. House, garage, and breezeways should be placed as to create a private rear yard.

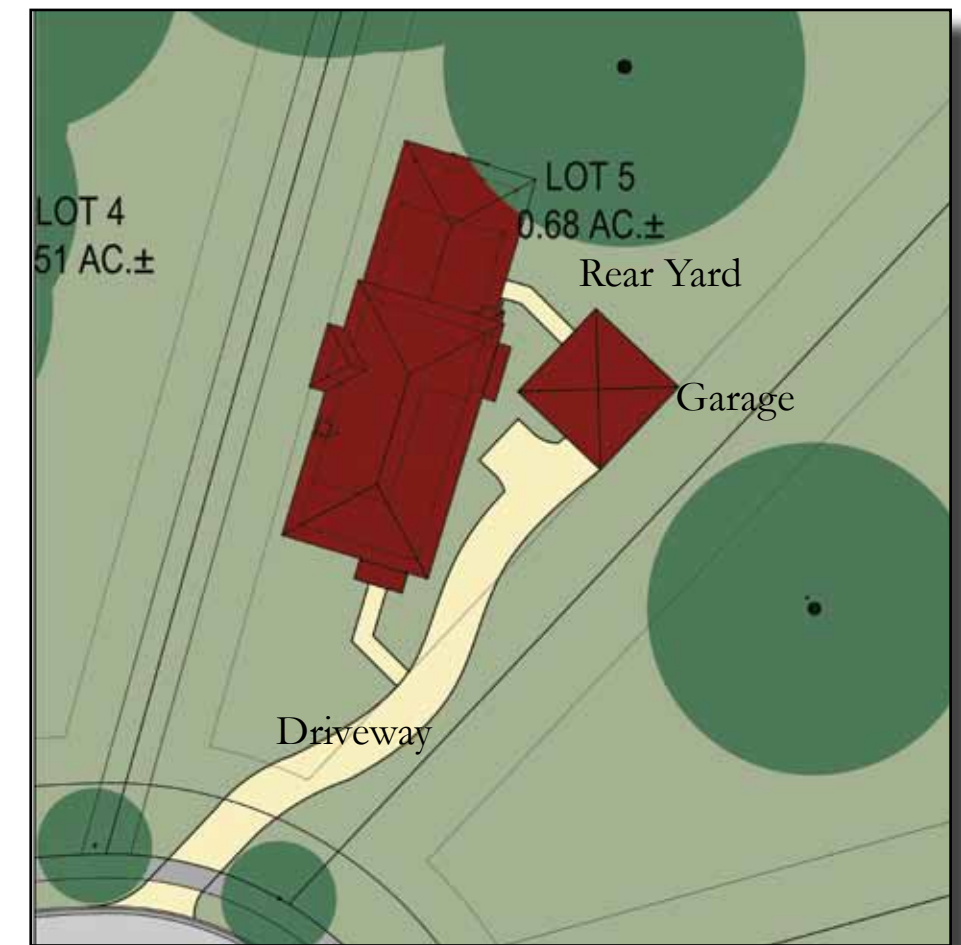
The most important thing to understand about the Corner lot is that the home will have a responsibility to the neighborhood to have at least 2 really pleasing sides. Many times sacrifices are made inside to really hold up the second elevation. Many times porches wrap around or other gestures are made at the corner.



Edge Lot

Edge lots are more square shaped and generally have more width then the other 2 types. Auto Access is from the front and Garage shall be located at side of house or at rear of lot. Garage shall always be 20' behind the front wall of house. House, garage, and breezeways should be placed as to create a private rear yard.

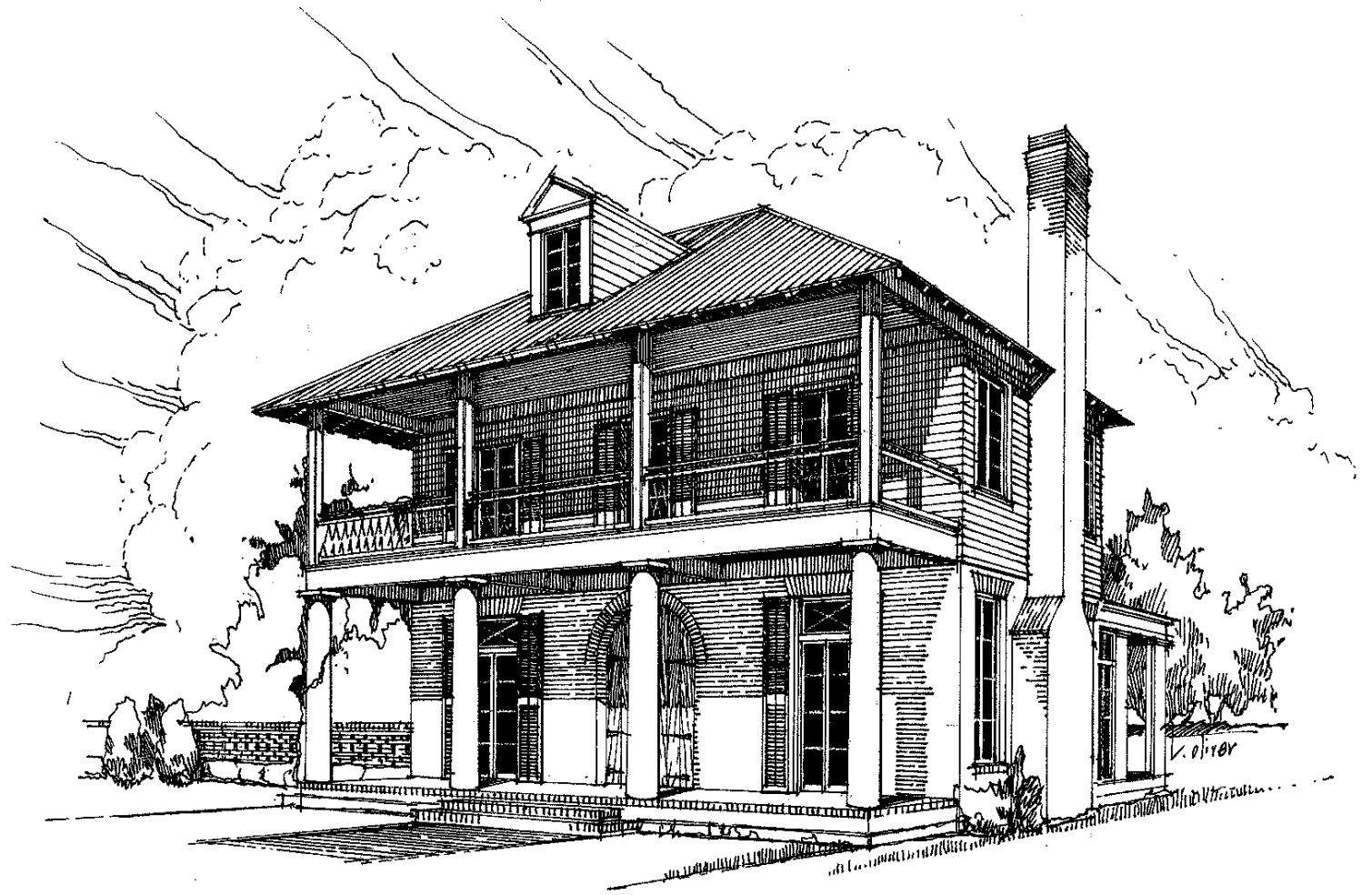
Edge lots typically have natural space or views to the rear. The rear yard is more private than the other types due to the preserve to the rear and the extra width,. It is common to group the more public rooms (Living, Kitchen, Dining, or Master)to the rear but this is not required.

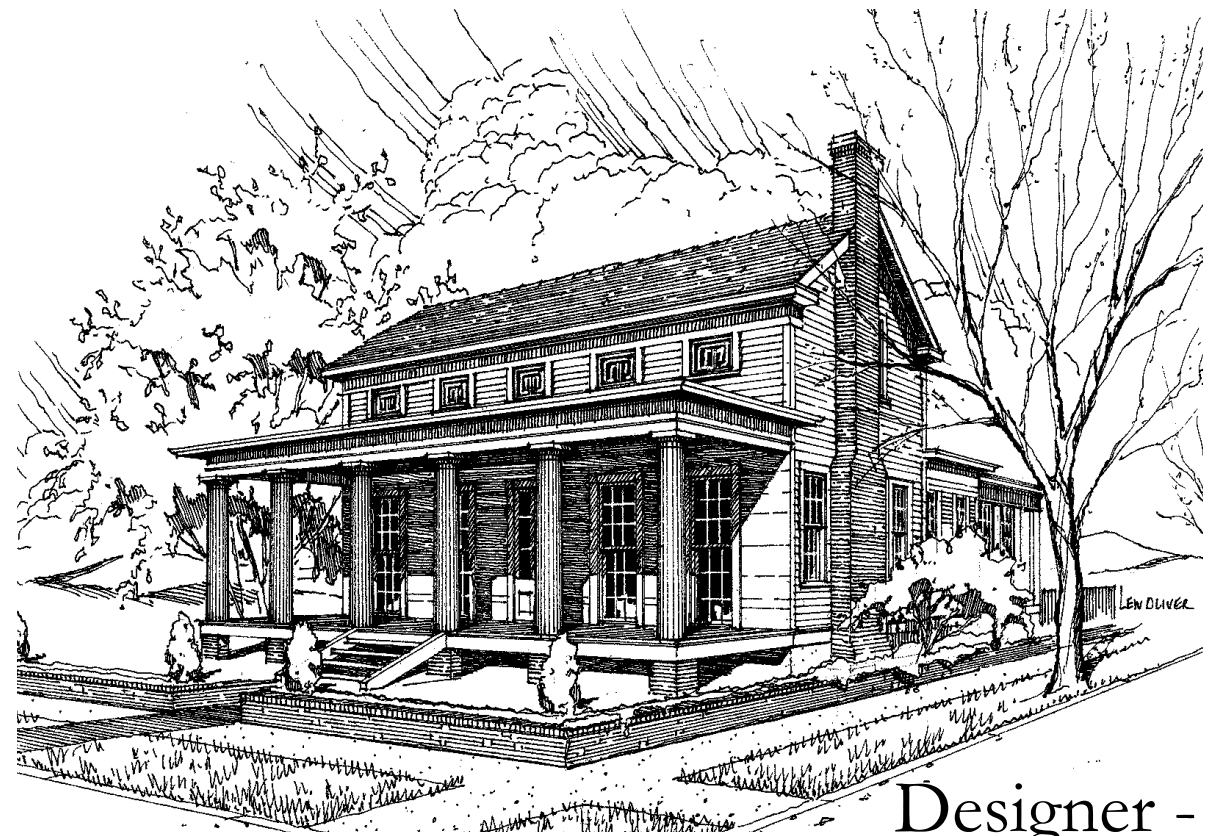
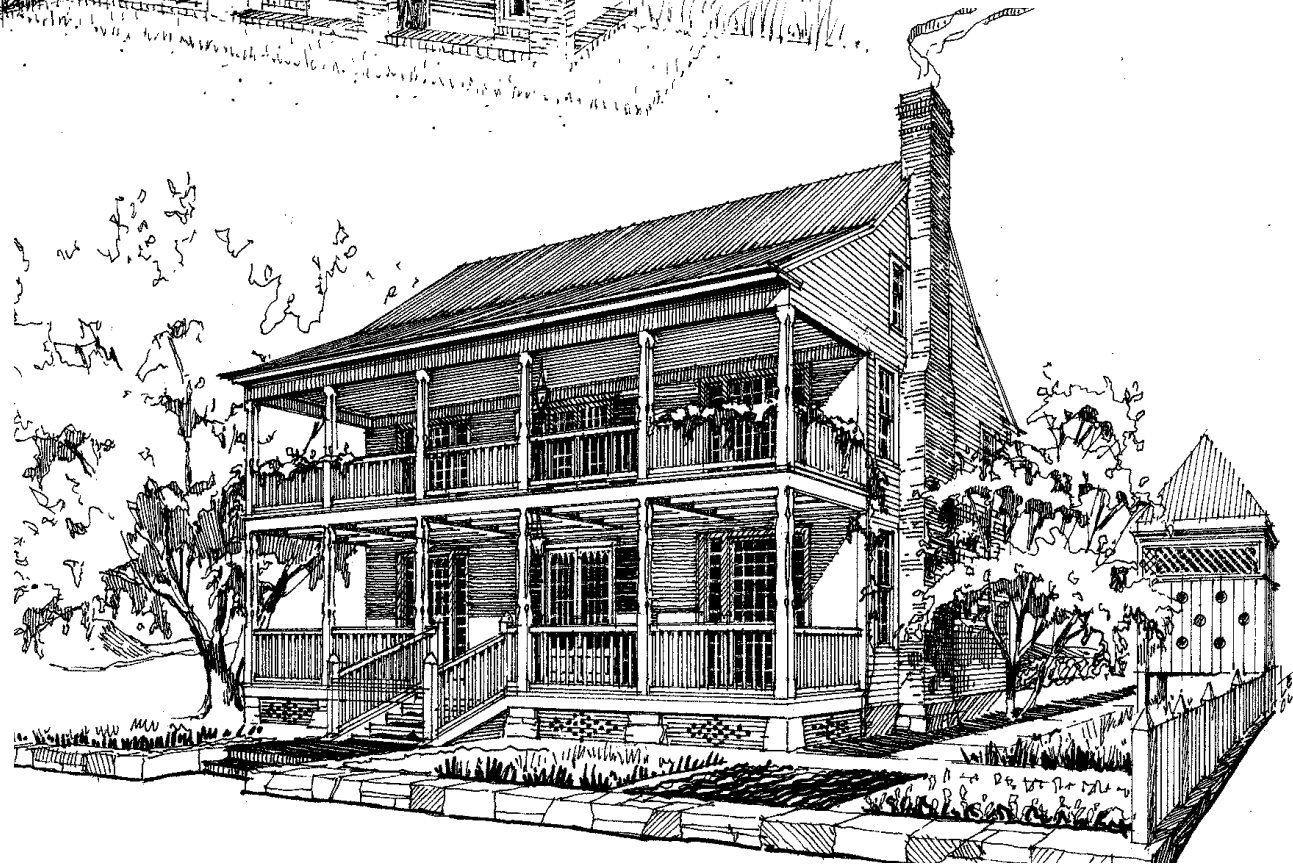
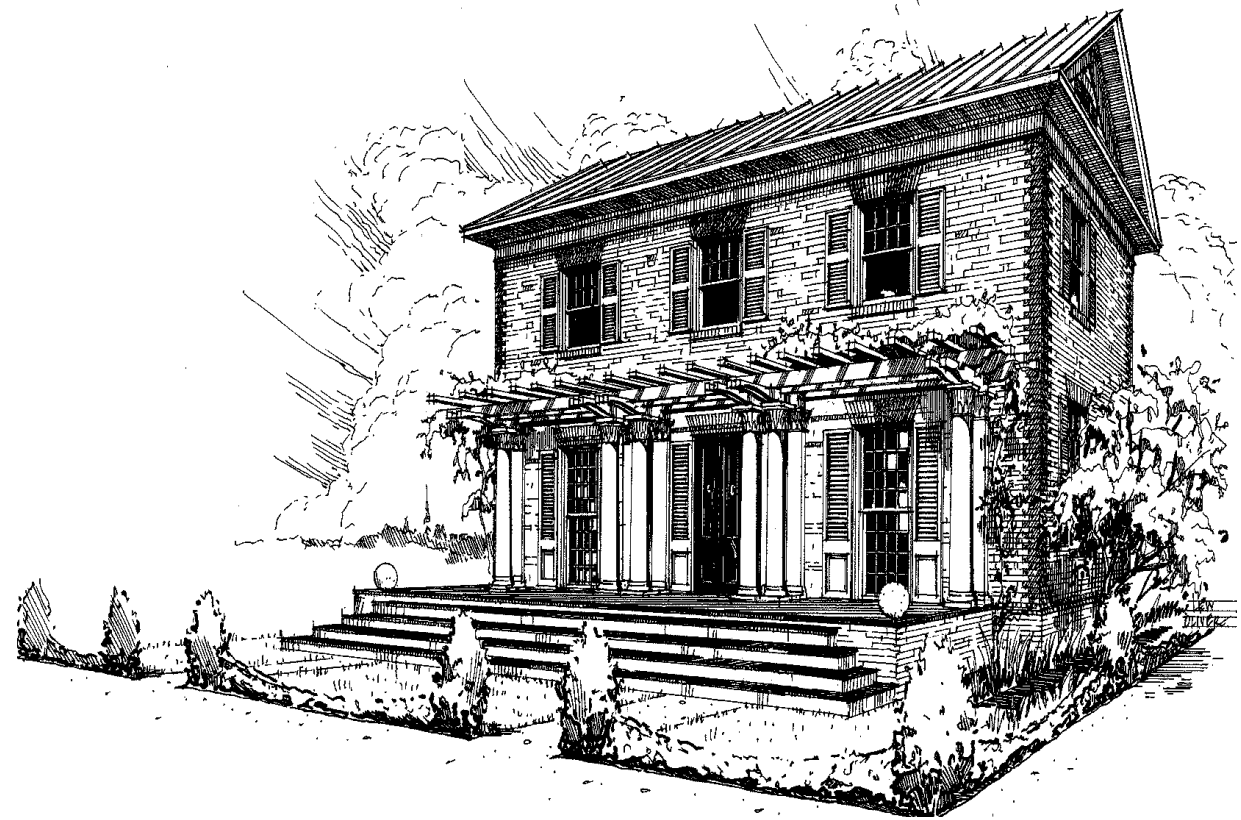
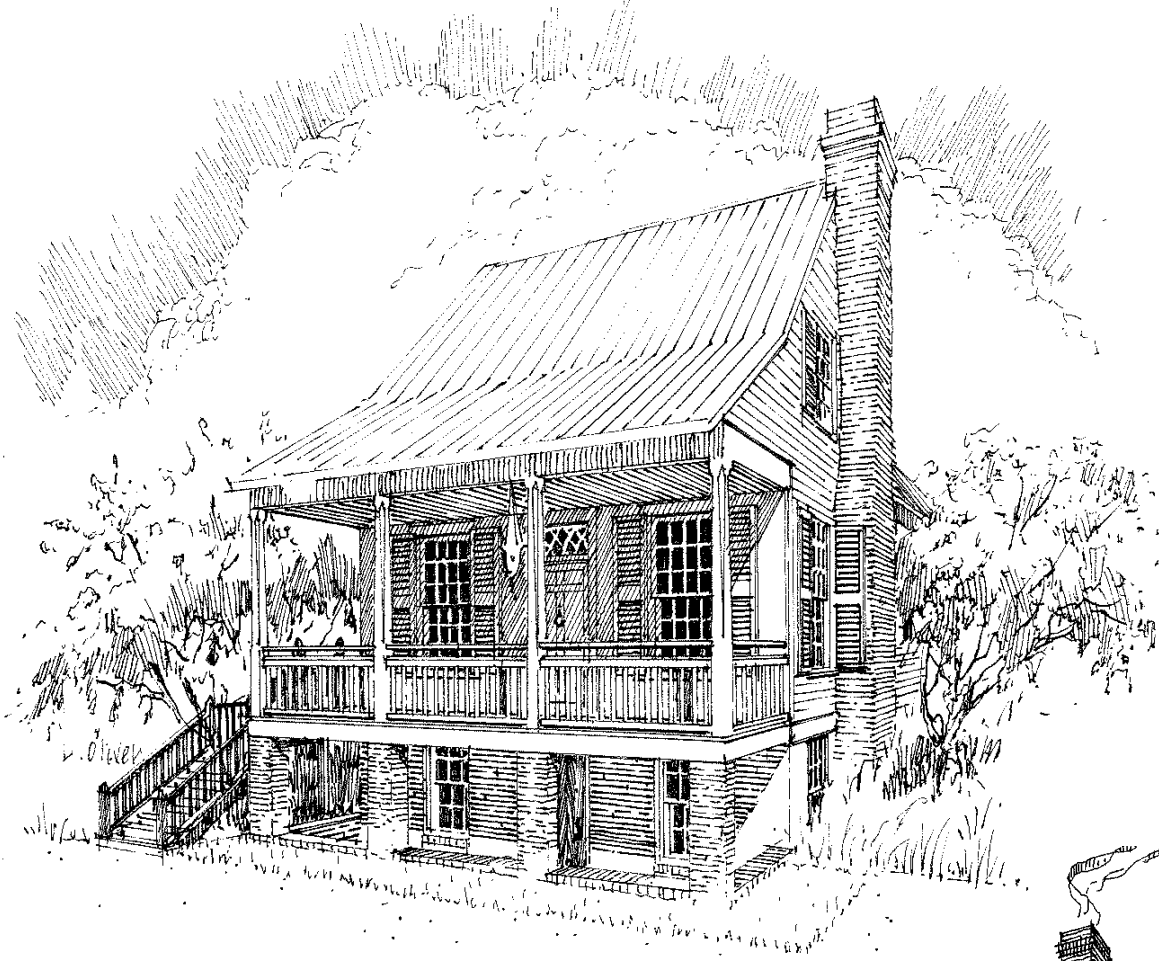


Narrow Front Lot

Narrow Front lots are more “pie shaped” and generally have less width then the other 2 types. Auto Access is from the front and Garage shall be located at side of house or at rear of lot. Garage shall always be 20' behind the front wall of house. House, garage, and breezeways should be placed as to create a private rear yard.

The challenge on these lots is how to weave the driveway into the lot and then around the house to get back to garage without giving away too much rear yard.



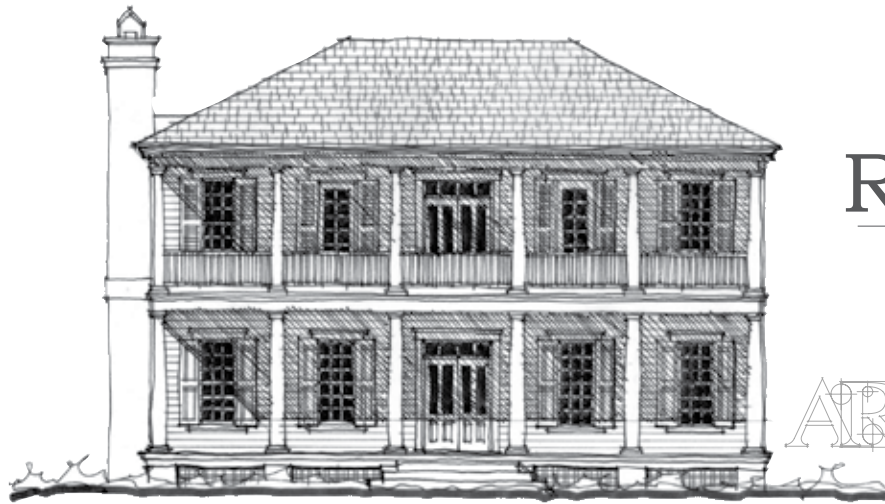


Designer - Lew Oliver

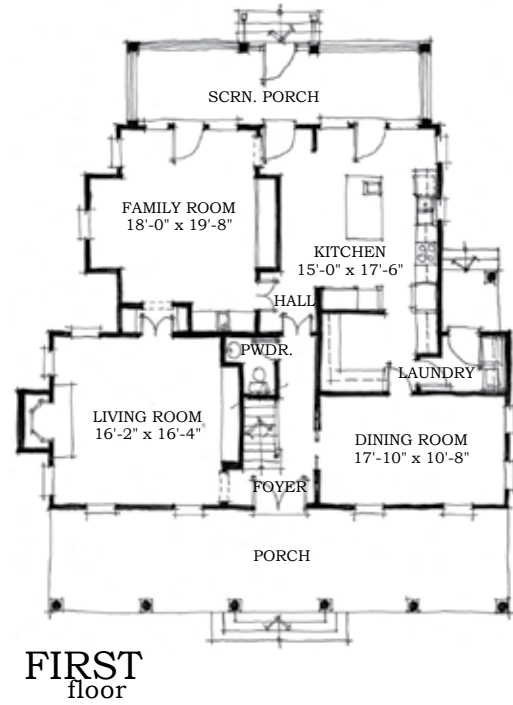
Architectural Visioning

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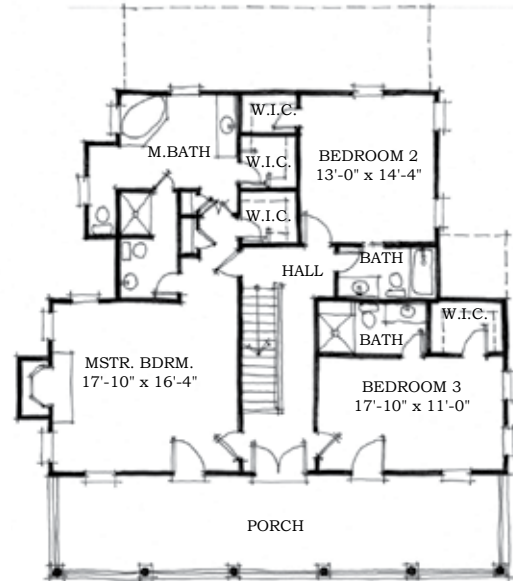
Rock Hill



- IDENTIFICATION #
CO367
- BEDROOMS
3
- BATHROOMS
3.5
- DIMENSIONS
44'-8" x 58'-0"
- HEATED SQ. FEET
1ST 1396 ft
2ND 1355 ft
Total 2751 ft



FIRST floor



SECOND floor

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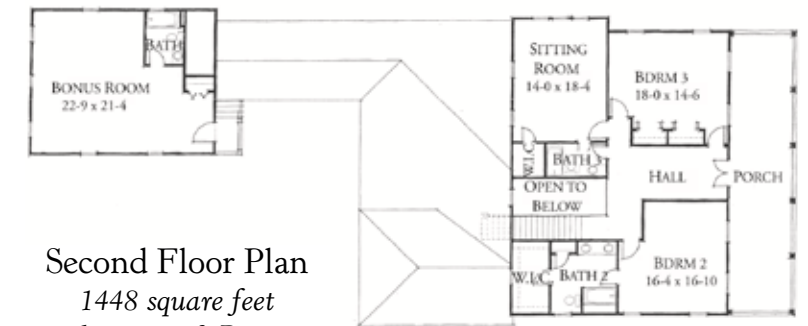
Roosevelt Boulevard



- 3518 Heated Square Feet
- 3 Bedrooms
- 3 1/2 Baths
- Identification #C0239



First Floor Plan
2070 square feet



Second Floor Plan
1448 square feet
plus 566 s.f. Bonus

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**BOGUE
 SOUND**



IDENTIFICATION #

CO390

BEDROOMS

3

BATHROOMS

3.5

DIMENSIONS

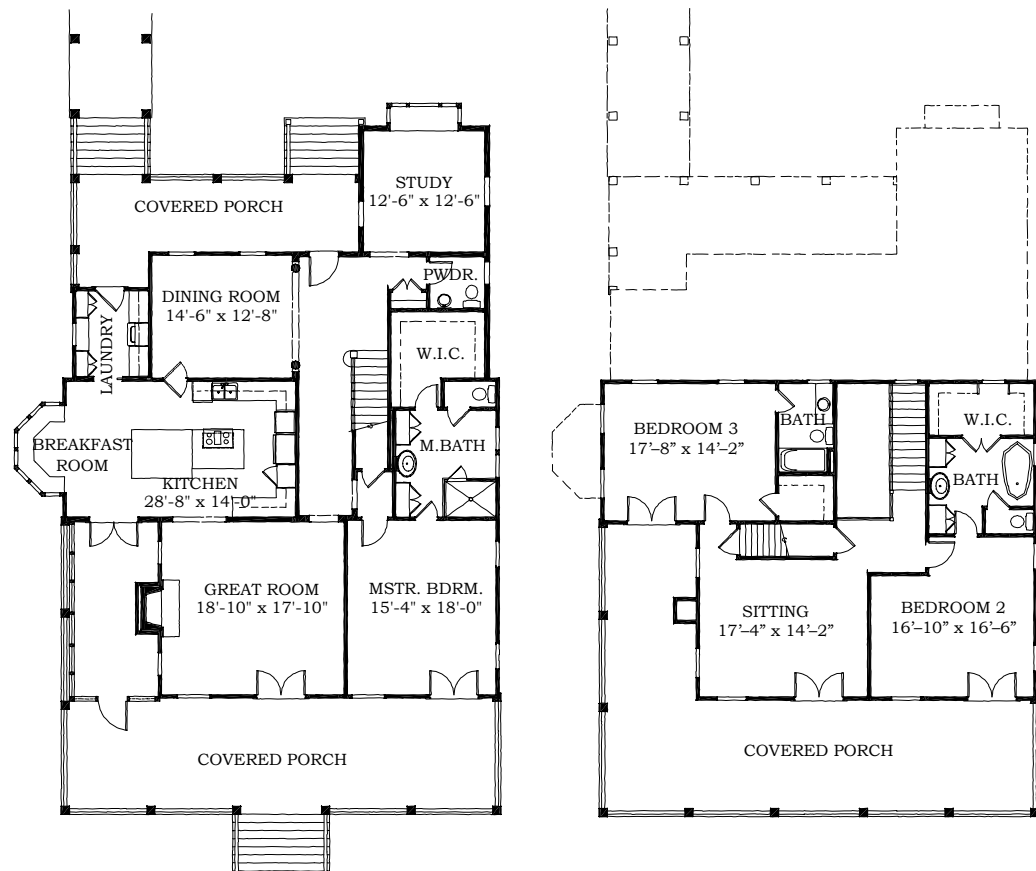
73'-4" x 50'-2"

HEATED SQ. FEET

1ST 2083 ft

2ND 1185 ft

Total 3268 ft



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FOREST MANSE

WWW.ALLISONRAMSEYARCHITECTS.COM/FORESTMANSE.PDF



Identification #

C0524

Heated square feet

2926

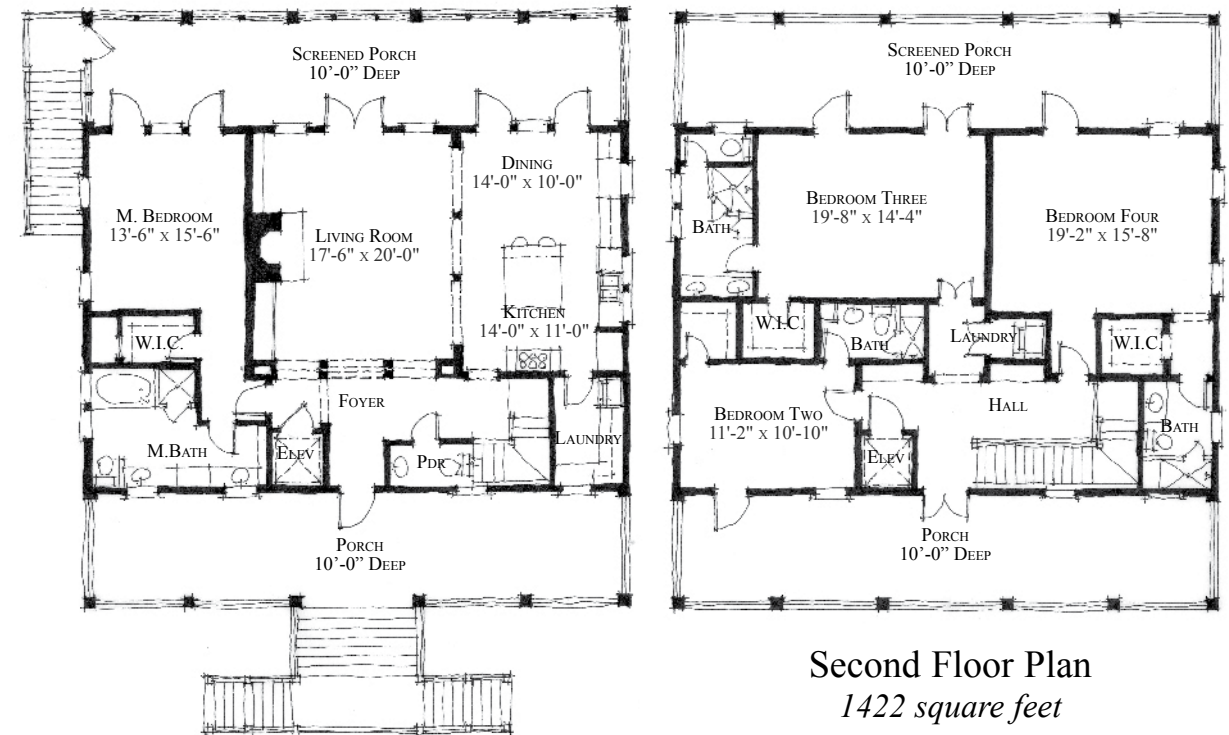
Overall Dimensions

47'-6" x 52'-0"

Height to Ridge

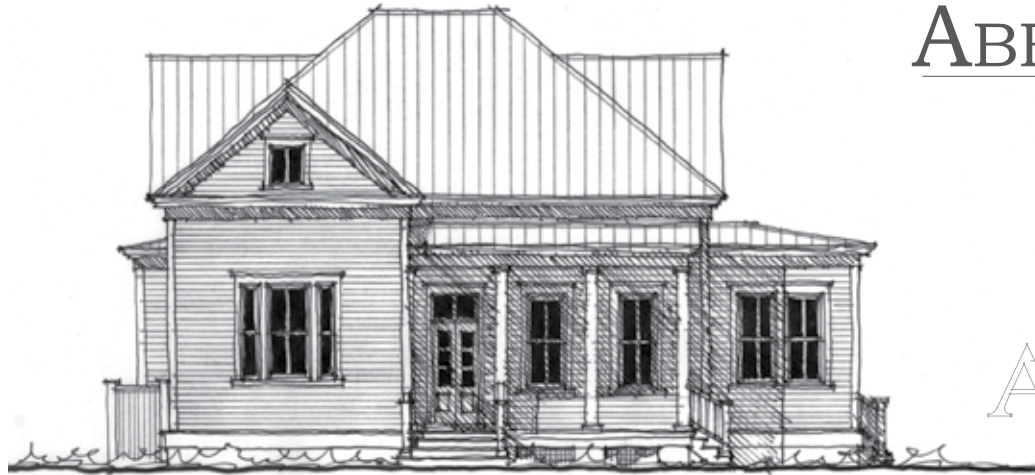
29'-8"

4 Bed/ 4 1/2 Bath



Second Floor Plan
 1422 square feet

ABBEVILLE



IDENTIFICATION #

CO401

BEDROOMS

4

BATHROOMS

3

DIMENSIONS

48'-0" x 63'-0"

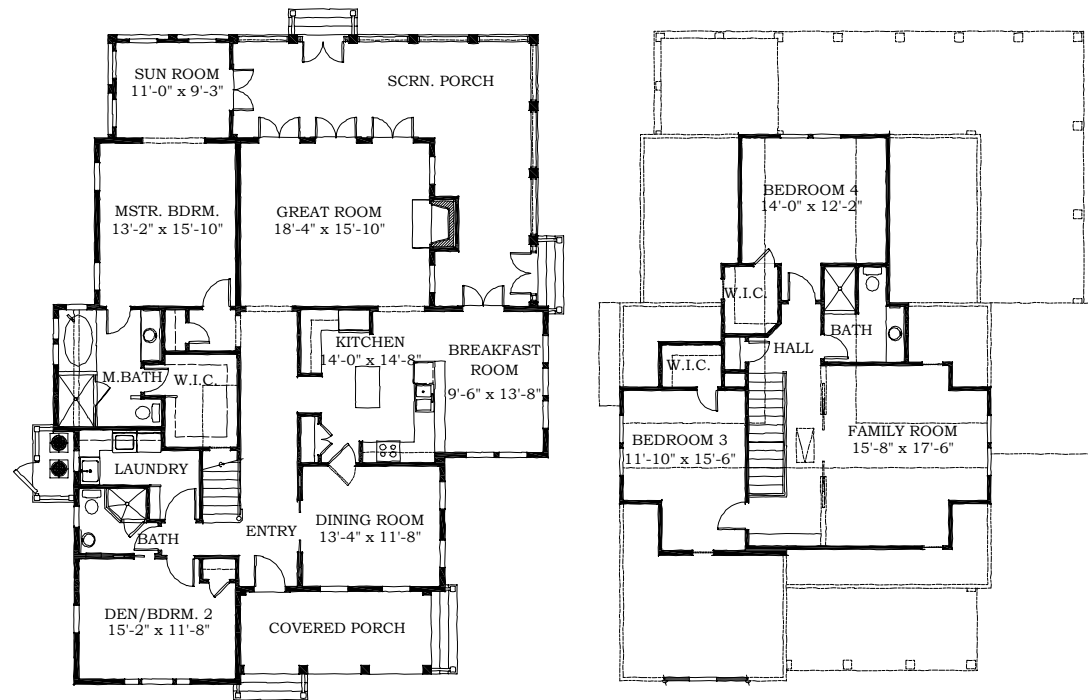
HEATED SQ. FEET

1ST 1964 ft

2ND 981 ft

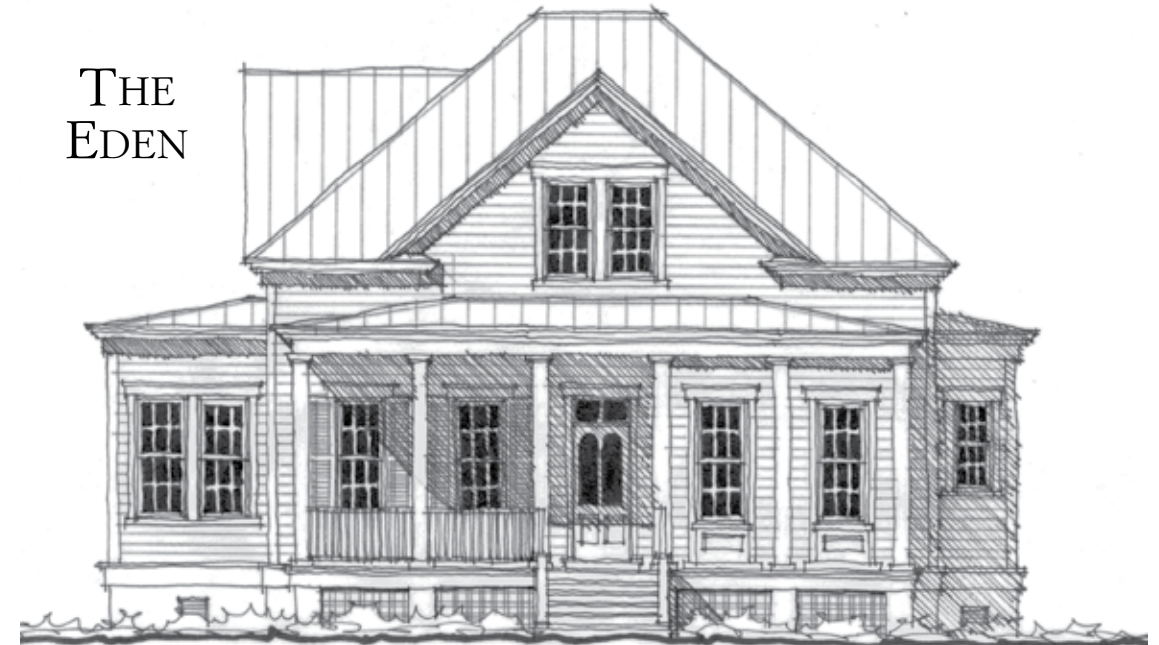
3RD

Total 2945 ft



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THE EDEN



2502 Heated Square Feet
4 Bedrooms
3 Baths
Identification #C0231



First Floor Plan
1752 square feet

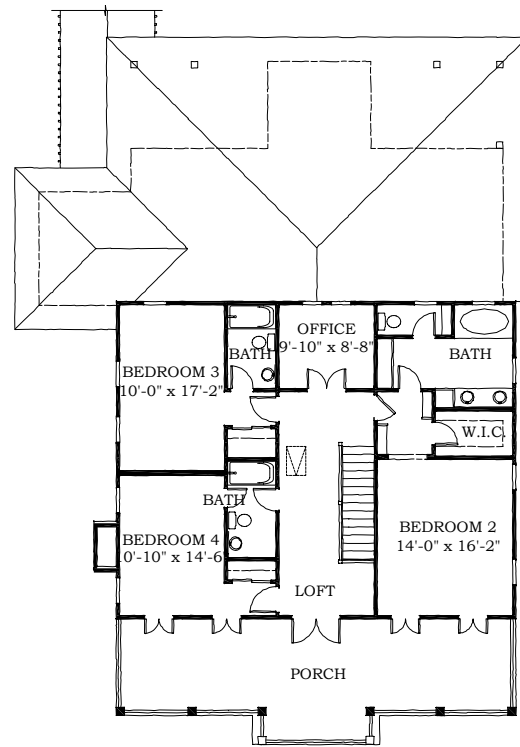
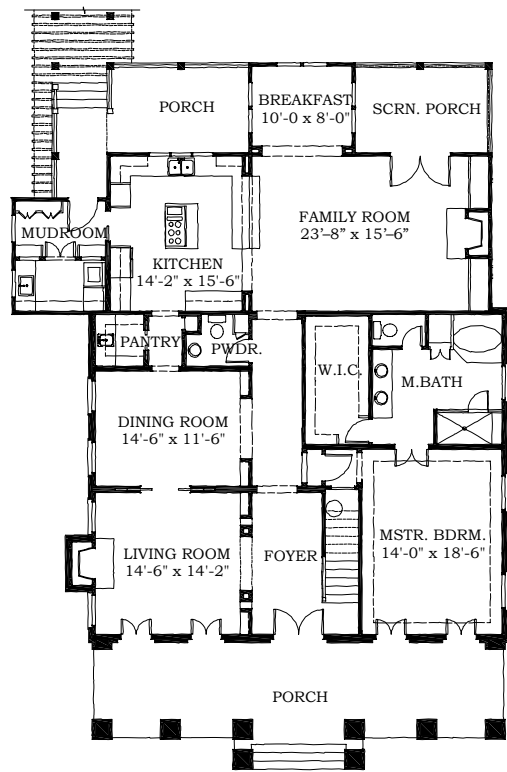


Second Floor Plan
709 square feet

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LOST
 RABBIT

ARA



IDENTIFICATION #

CO404

BEDROOMS

4

BATHROOMS

4.5

DIMENSIONS

49'-4" x 70'-8"

HEATED SQ. FEET

1st 2173 ft

2nd 1313 ft

Total 3486 ft

Architectural Guidelines

The interpretation of these typical guidelines will be the responsibility of the Architectural Review (AR) and may be redefined at any time by the Developer. The AR will be composed of the Developer and an Architect Consultant. The AR will have approval authority for all aspects of parcel planning and exterior architecture, including aesthetic implication and any other site-specific matters not delineated herein. The AR will have authority to waive certain requirements of the Architectural Guidelines in specific instances where compliance with such requirements would create undue or unnecessary hardship. The AR may also grant special exceptions to the standards provided herein on the basis of architectural merit.

The AR is scheduled to meet on a regular basis. All submissions must be received at least ten (10) business days prior to the AR meeting. Upon review, the AR will respond back to the applicant within ten business days with approval or required modifications to plans. A \$1000.00 review fee will be charged per lot/project. A penalty will be charged if more than three (3) reviews are required. Fee will be paid at closing by purchaser to developer.

REVIEW PROCESS:

CONCEPTUAL REVIEW- Optional (If conceptual review is requested please provide 2 copies and application)

A concept sketch of the site, plan and elevation must be submitted to the AR in order to determine suitability of a particular style or design. Photographs and other materials are also acceptable to help explain the concept. The AR will render an opinion as to whether or not it would be acceptable. The AR's opinion will be strictly non-binding and will be offered only in an effort to save an applicant's time and expense in pursuing a design that would ultimately be disapproved.

PRELIMINARY REVIEW (3 copies and application)

Preliminary plans must include, but are not limited to:

- a. Site plan indicating all trees, property lines, streets, sidewalks, surrounding structures and proposed building footprint and roof line.
- b. Floor plans at a minimum scale of 1/8" = 1'-0", showing room labels, overall dimensions, and square footages.
- c. Elevations of all sides at a minimum scale of 1/8" = 1'-0", indicating proposed materials and heights.

Note- The AR reserves the right to request larger scale drawings if the level of detail required to be depicted is not adequately indicated within the submitted documents.

FINAL REVIEW (3 copies and application)

Final plans must include the following:

- a. Final site plan at appropriate scale showing the same as preliminary submittal plus water, electric service, sewer location, limits of construction, and location of external equipment, dumpsters, etc.
- b. Landscape plan showing all hardscape, plant materials, plant beds, irrigation, drainage and lighting. All plants must be labeled by size and species.
- c. Floor plans at a minimum of 1/8" = 1'-0" indicating all dimensions, labels, and square footages.
- d. Elevations, sections and details indicating proposed materials, heights, and floor elevations.
- e. Roof plan
- f. Foundation plan
- g. Structural, Mechanical, Electrical, and Plumbing plans
- h. All other drawings, details and specifications that are a part of the final construction documents.
- i. Colors

MATERIALS

- Walls shall be finished in one or more of the following materials:
 - Cementitious siding with 6" max. exposure - smooth only
 - Wood clapboard with 6" max. exposure
 - Wood shingle with 5"-8" exposure (upon AR approval)
 - Traditional board and batten siding as appropriate
 - Brick with white or tinted mortar (upon AR approval)
 - Cedar Shakes - as appropriate

EXECUTION

- Mortar joints in brick piers to be raked flush or hand tooled (upon AR approval)
- Cementitious siding and wood walls to have minimum 3 ½" wood trim at corners and openings.
- Cementitious siding to be face nailed top and bottom. All nails holes and vertical seams to be caulked and sanded.
- Horizontal siding (wood and cement fiberboard) as approved by the AR must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.

GENERAL NOTES

- All walls of a single building shall be built of the same materials in the same configuration. Exceptions are as follows:
 - Architectural merit as determined by the AR.
 - Walls may change materials along horizontal line. For example, wood clapboard and decorative shingles with material change at finished floor line (pending AR approval).



Clapboard siding



Good example of masonry construction



Clapboard siding



MATERIALS

- Roofs shall be finished in one of the following materials:
 - Metal standing seam of 5v or 8v crimp, 24 gauge or heavier.
 - Dimensioned "Architectural grade" shingles

-Gutters and downspouts should only be used in problem areas. If gutters are used they shall be galvanized steel or copper. Gutters shall be half-round. Downspouts shall be round.

-Rain diverters over doorways should only be used in problem areas. If it is absolutely Necessary to install either or both, they shall be galvanized steel or copper.

EXECUTION

-Flashing shall be copper, lead or anodized aluminum.

-Roofs shall be proportional and appropriate to the architectural style of the house.

-Principal roof(s) shall be a symmetrical gable, hip or Jerkin-Head with a slope between 4:12 and 12:12.

-Ancillary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12.

-Flat roofs (slopes of less than 2:12) shall be permitted when enclosed by a balustrade or parapet and shall be accessible from an interior room.

-Dormers shall have gable or hip roofs that match the slope of the principal roof; or shed roofs with a minimum slope of 2:12.

-Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street.

-Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate.

-Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the AR.

GENERAL NOTES

-Skylights are not allowed.



Roof proportion used to express style.



Metal roof



Variety of roof types and pitches used to articulate massing



Roof used to articulate entry.



Rhoden Hill - 04 07-2016

MATERIALS

- Foundation walls and piers shall be finished with brick.
- Approved Foundation Screenings are lattice and louvered wood vent with size appropriate to frame between piers with blades to shed rain (screened on the back side).
- Pierced brick pattern with size appropriate to style and spacing
- Chimneys shall be finished with brick.

EXECUTION

- All crawl space foundations shall place the main mass of the structure a minimum of 24" above grade as seen from the front elevation.
- The AR reserves the right to set specific height requirements for specific areas.
- Mortar joints in brick are to be raked flush or hand tooled subject to AR approval.
- Visible piers shall be no less than 16" on exposed face.

GENERAL NOTES

- Arches are discouraged, but if approved, they must be a minimum 12" in depth.
- Chimneys on exterior walls are to extend to the ground.
- Chimneys should break and return to a smaller width and all chimneys should have trim at the caps.
- No metal spark arrestors are allowed to be visible on chimneys.



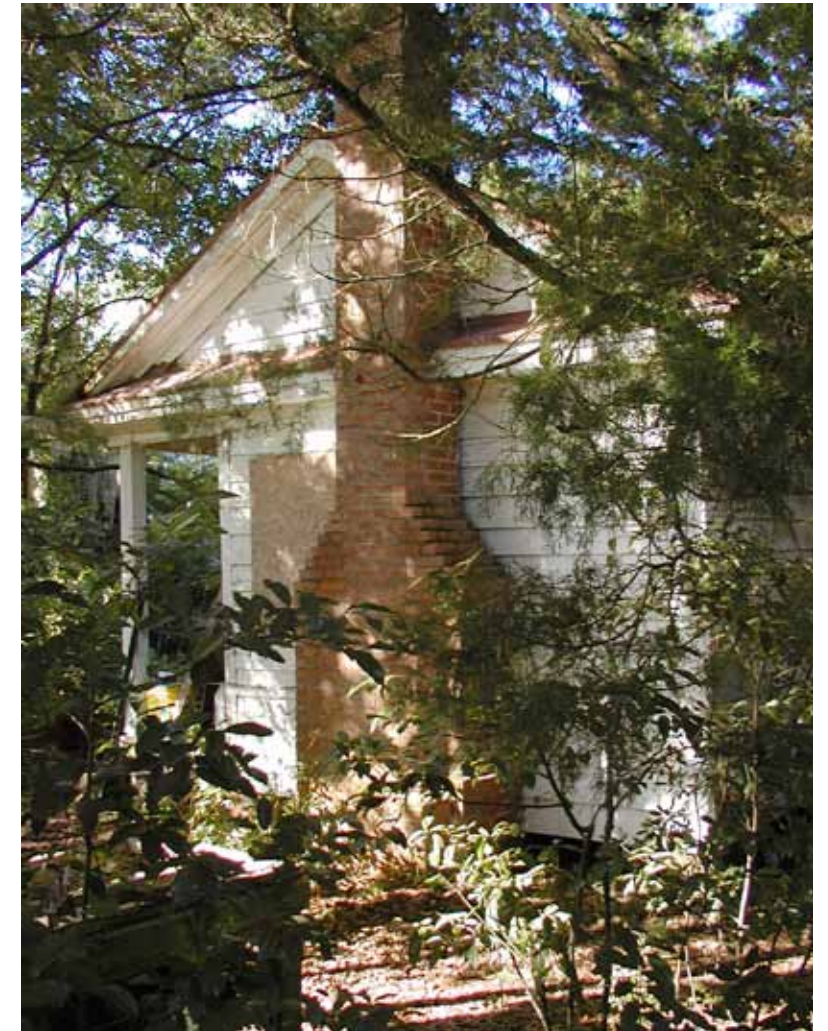
Foundation also acts as porch and living space



Brick piers



Foundation with louver screening



MATERIALS

- Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
- Posts shall be of wood, or an approved synthetic material.
- Balusters, spindles, and rails shall be made of wood or an approved synthetic material.
- Porch and deck flooring shall be made of wood. Trex and other synthetic materials are allowed, but must be approved by the AR.
- Porch ceilings shall be made of painted exposed wood framing or paneled wood of the appropriate style.
- Side-entry stoops shall be wood or brick.

EXECUTION

- Porch column bays to be of a vertical proportion unless approved by the AR as appropriate for the architectural style.
- Wood posts shall be 6x6 minimum.
- Railing shall have horizontal top and bottom rails.
- Hand rails may be round or oval, chamfered or eased cap with an apron.
- Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Balusters and spindles are subject to AR approval and jurisdictional approval.
- Square balusters are not to exceed 1-1/2" hard edge. The spacings between balusters or spindles is not to exceed 4".
- If stoop or deck is made of concrete, it shall have brick details.
- Screened porches may not occur on the front of the major mass of the structure. Infilled porches are allowed.

GENERAL NOTES

- Wood elements must be painted or stained.
- Decks are not allowed to be elevated.
- Arcades and breezeways shall have vertically proportioned openings.
- Outdoor spaces (terraces/decks/patios/etc.) must be at grade.
- Screened porches shall be framed in wood installed behind framed railings.
- Porch must be 25% minimum of total facade exposure.



Porch details



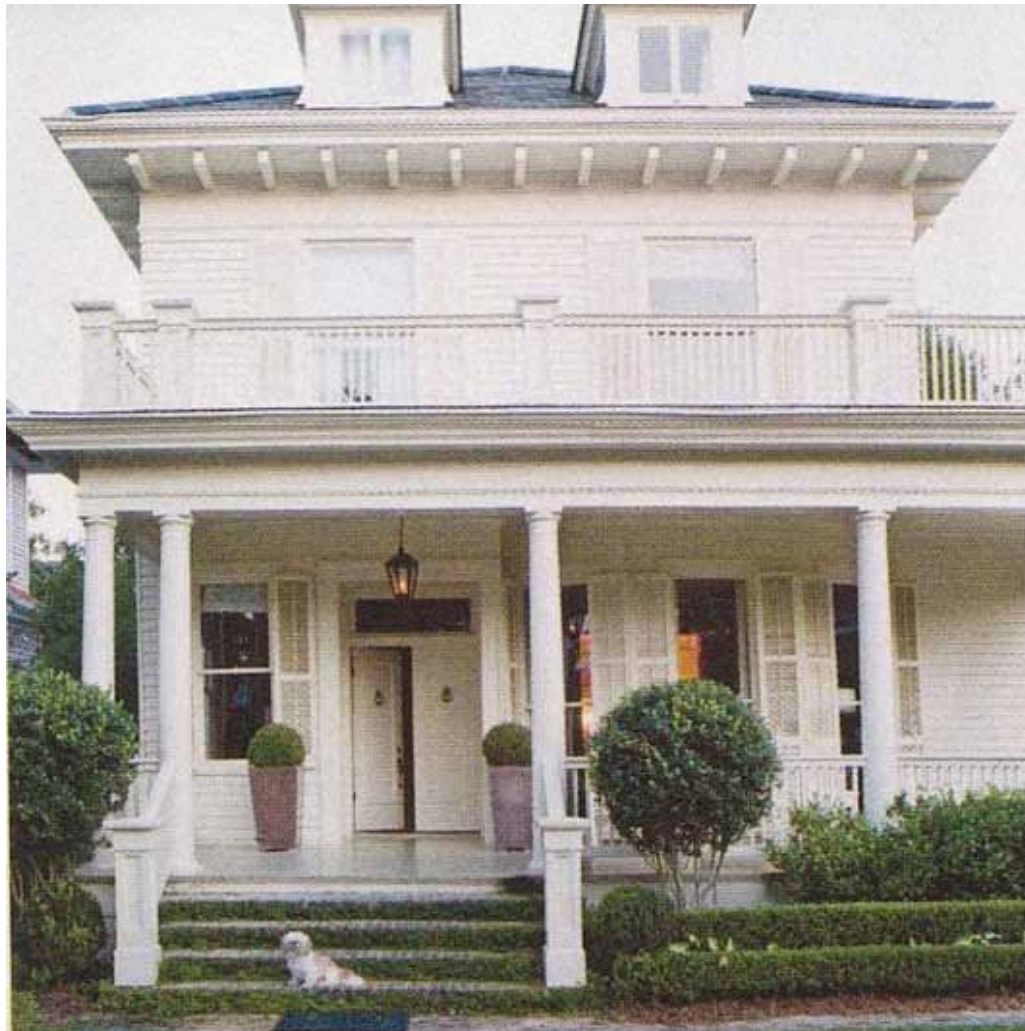
Typical wrap-around porch



Proportional two-story porch



Excellent use of porch space on all three stories



Rhoden Hill - 04 07-2016

MATERIALS

- All windows and manufacturers must be approved by the AR
- Windows should generally be the same type and style all around the house.
- Windows are to be painted wood, aluminum clad, or vinyl clad.
- Doors are to be painted or stained wood, fiberglass, or aluminum clad.
- Shutters are to be wood, fiberglass, or PVC and operable with all required hardware.

EXECUTION

- Provide wood or masonry sill that projects enough for a drip kerf.
- Window sash to be rectangular with vertical proportions.
- Multiple windows in the same opening are to be separated by a 4" post (minimum).
- Windows with divided lights are to be true divided or simulated divide lite windows with 7/8" maximum muntins - creating panes of square or vertical orientation.
- Bay windows are discouraged but shall be allowed based on the merit of the design.
- All trim at windows and doors shall be a minimum 3 1/2" wide.

GENERAL NOTES

- Shutters are to be sized to match openings and should include the appropriate hardware (proper hinges and shutter "dogs").
- Bay windows shall extend to the ground, be detailed correctly, and generally meet main body at 90 degrees.
- Dormer windows sized to "fill" dormers. Generally, no siding will be allowed on the front face of the dormer.
- Security doors and window grills must be approved by the AR.
- Storm windows shall be integral with the window.



Shutters are being held back with shutter dogs



Bay window with proper execution



This dormer window is the appropriate size



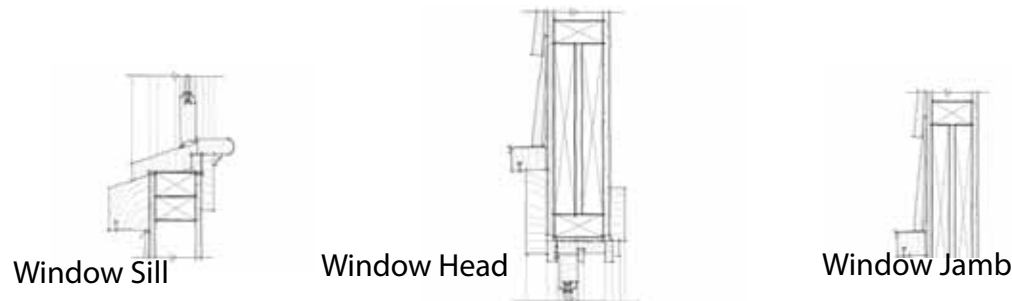
Horizontal shutter

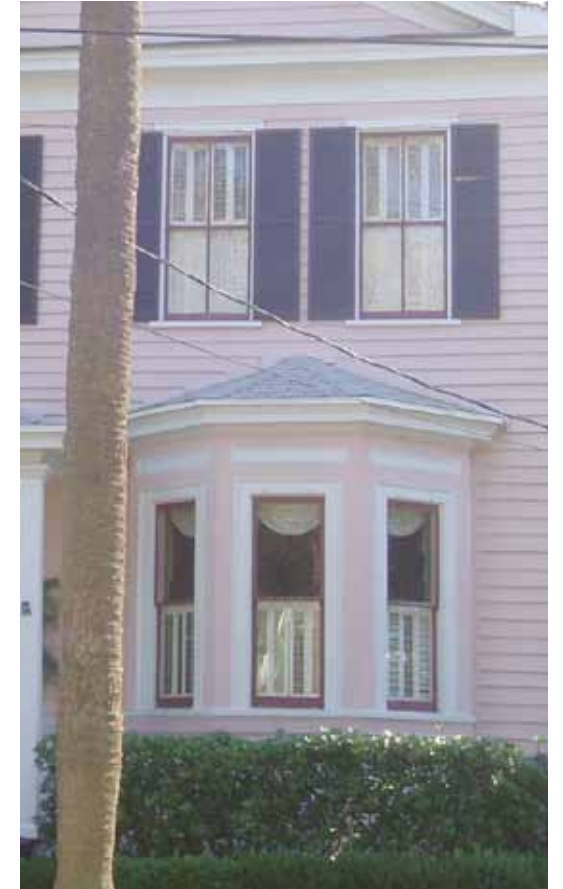


Entry Door



Window trim is the appropriate width





MATERIALS

- A fence is an enclosure or dividing framework for land, yards, or gardens.
- A wall is a structure which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.
- All fences and wall designs must be submitted to the AR for approval.
- Prefab brick, board-on-board, chain link, and welded wire fencing are not permitted.
- Fences at frontages and in front yards shall be made of wood with wood pickets of custom design or PVC supplies (upon approval by the AR).
- Garden walls and retaining walls shall be of brick (pending AR approval).
- Gates shall be wood, iron, or PVC (pending AR approval).
- Fences at frontages and front yards shall be a maximum 36" above finished grade.
- Fences shall be composed of wood boards with a rectangular or round section. Spacing between boards is not to exceed 1 1/2".

EXECUTION

- Garden walls shall be a minimum of 8" thick. Garden walls shall not exceed 6' in height above finished grade.
- Garden walls and privacy fences are not allowed in the front 1/3 of the property.

GENERAL NOTES

- Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment.
- Special consideration should be given to design, placement, impact, and view of the wall or fence from neighboring sites. Fences and walls should be considered as design elements to enclose and define courtyards and other more intimate spaces. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The AR, prior to any installation, must approve the location, materials, size, and design of all fences and walls.
- Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.



Attractive entrances



Low Brick Wall and patio



Brick path



Arch covered by vegetation



Picket fence



Aged brick wall



Living fence



Wooden fence connects these two structures



Rhoden Hill - 04 07-2016

Architectural Guidelines

MATERIALS

- Exterior hardware and lighting shall be of non-plated metal.

EXECUTION

- Spotlights attached to building walls or roof eaves are permitted on a case by case basis.
- Indirect or landscape up lighting is encouraged.

GENERAL NOTES

- No permanent attachments of any kind or character whatsoever shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless such attachments or devices are approved in advance in writing by the AR.

This includes:

- television and radio antennas
- solar energy-related systems
- satellite microwave dishes or similar improvements

- The following shall be permitted in rear or side yards, provided they are not visible from any street, sidewalk or adjacent home.

Owner must provide fencing or screening of sufficient height to cover these objects:

- HVAC equipment
- Utility meters
- 18" satellite dishes
- Permanent grilles
- Permanent play equipment
- Hot tubs, those at ground level must be covered
- Treehouses, basketball goals, skate ramps, and other play apparatus
- Children's' play structures (must be wooden)
- Pools, spas, and therapy spas

- The following shall not be permitted, unless approved by the AR:

- Panelized materials
- Keystones (unless deemed architecturally appropriate by the AR)
- Quoins (unless deemed architecturally appropriate by the AR)
- Window or thru wall air-conditioning units (unless approved by AR)
- Above-ground pools (except those of the inflatable variety)
- Signs (on private property) - excluding security signs and excluding political signs in the 60 day period prior to a scheduled election.
- Pet-Runs and similar tether enclosure
- Flag poles



Weather vane



Lamppost and Lamp



Tile house numbers



Strip Driveways encouraged



Friendly pets are welcome



Acceptable use of fountain



Metal house identification



Masonry street identification

House numbers may be displayed on buildings or mailboxes only as approved by the AR. Each home shall be identified by numerals to coincide with the 911 numerical listing. Review applicable ordinances requiring posting and location prior to selecting location on the residence, all numerical posting will require AR approval.

Electric Transformers and Refuse Containers. All electric transformers and all refuse containers stored outdoors must be screened from view by methods and with materials approved by the AR. Builders must consult with applicable service or utility provider prior to planting near or around the transformers.

Pools, Therapy Pools and Spas. The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/Outdoor relationship
2. Setbacks
3. Views both to and from the pool area
4. Wind
5. Sun
6. Terrain (grading and excavation)
7. Fencing and privacy screening

Appropriate
Street
Signage

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the AR. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pool slides are not allowed unless low in vertical profile. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing.

Play Equipment. Swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. The types of materials allowed, other than wood, are subject to the approval of the AR.

Real Estate signage. Realtors' signs are prohibited. An example of the appropriate type of sign that shall advertise the availability of a lot or a home is located to the right. Any type of signage must be approved by the AR prior to installation.


Remodeling and Additions. Lot Owners desiring to remodel existing Improvements and/or to construct additions to existing Improvements shall follow these Standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. AR approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the AR for approval in accordance with this section of these Standards.



Required Single mailbox
www.OrnamentalPost.com
Post Base - 500 series;
3" Fluted Post;
Deco Mailbox Bracket;
Powdercoat semi gloss black;
Finial 3DB;
No paper Tube
All mailboxes must be ordered through Developer.




Appropriate real estate sign



Manufactured in the USA —
Sold through our USA Factories.

Area Lighting
Bostonian Series - PB1



Caps: Decorative spun aluminum cap with black powdercoat finish.
Finial: Finials have spun aluminum base with cast aluminum Fleur-de-lis or Spear.
Lens: Available: Lindy prismatic acrylic globes, Type II or Type V, with 8" neck.
Decorative Bands: Stamped and formed heavy duty aluminum clamp bands with black powdercoat finish. Available as standard clamp band, Deluxe clamp band with decorative band, or Premium clamp band with decorative band with four decorative supports. Black powdercoat finish. Includes black oxide mounting hardware.
Housing: PFCN10 sand cast aluminum housing, stamped steel plate, ballast, capacitor, & ignitor brackets, black powdercoat finish. Includes mounting hardware.
Socket: Porcelain 4KV pulse rated medium (MD) or 5KV pulse rated mogul (MG) base socket with nickel plated screw shell.
Mounting: Accommodates 3" poles or lemons.
Wattage: High Pressure Sodium: 50 to 150w
Metal Holder: 70 to 100w
Pulse Start: 150w
Listing & Ratings: CSA: Listed for wet locations
Other wattages & custom colors available upon request.

Model	Gross EPA	Drag EPA	Net EPA
PB1 Models w/ Filter	2.37	1.19	1.54
PADAB Dual Arm	1.42	0.71	0.92

Gross EPA - Square Feet of Vertical Plane Surface
Drag EPA - Gross EPA Adjusted for Drag Factor (L)
Net EPA - Drag EPA x Safety Factor of 1.3
EPAs ARE APPROXIMATE. SPECIFIC TO LOCATION AND LOCAL CODES. CONSULT ENGINEER FOR SPECIFIC APPLICATION

REV. 07-20-14 Specifications subject to change without notice.

Unwired Heads:

Catalog #	Description
PB108*8	Bostonian Globe, 8" neck, no Filter
PB108*108	Bostonian Globe, 8" neck, with Filter

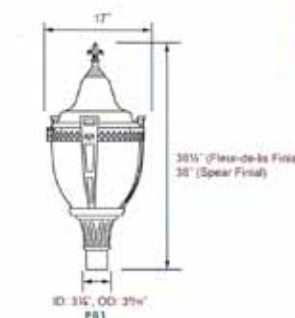
Complete Heads (Lamp Included)

Catalog #	Wattage	Voltage	Lamp	Ballast
PB104*H0R120MDLB	70	120	HPS	R-NFF
PB104*H100R120MDLS	100	120	HPS	R-NFF
PB104*H150R120MDLB	150	120	HPS	R-NFF
PB104*H50DMGLB	50	120/277	HPS	HX-HFF
PB104*H50DMGLB	50	120/277	HPS	HX-HFF
PB104*H70QMGLB	70	Quad	HPS	HX-HFF
PB104*H70QMGLB	70	Quad	HPS	HX-HFF
PB104*H100QMGLB	100	Quad	HPS	HX-HFF
PB104*H100QMGLB	100	Quad	HPS	HX-HFF
PB104*H150QMGLB	150	Quad	HPS	HX-HFF
PB104*H150QMGLB	150	Quad	HPS	HX-HFF
PB104*M70QMGLB	70	Quad	MH	HX-HFF
PB104*M70QMGLB	70	Quad	MH	HX-HFF
PB104*M100QMGLB	100	Quad	MH	HX-HFF
PB104*M100QMGLB	100	Quad	MH	HX-HFF
PB104*P150QMGLB	150	Quad	PS	HX-HFF
PB104*P150QMGLB	150	Quad	PS	HX-HFF

Specify Style: S=Standard, D=Deluxe, F=Premium
Specify Globe: 3=Type II, 5=Type V
Specify Finial: F=Fleur-de-lis, S=Spear

ARRA Compliant

Dimensions



17"
10.315" (10.315" (Fleur-de-lis Finial)
3.0" (Spear Finial)

AL-45

Appropriate Street Lighting

Rhoden Hill - 04 07-2016

Architectural Guidelines

Site Standards

DRAINAGE

Drainage considerations for individual Lots play an important part in the ecological balance of Rhoden Hill. Generally, each Lot should be graded such that water drainage onto adjoining lots and neighboring properties is avoided; slopes should be created to direct runoff to the nearest natural drainage facilities. Water runoff and control is the responsibility of each Lot owner relative to such Owner's Lot. The water runoff shall be handled in such a manner so as not to adversely affect any neighboring Lots. The drainage for each Lot must comply with the master drainage plan for Rhoden Hill, and each lot must be graded to so comply.

Additionally, if underground downspout drainpipes are used, they shall be made of corrugated, bendable black plastic to channel rainwater from the roof of the dwelling through the corrugated pipes to be "daylighted" at the nearest natural drainage area or storm water drainage facilities, but not onto adjacent Lots. The "daylighted" ends of the corrugated pipes must be cut at an angle, flush with the ground level so as to be less visible, and may not intrude into, upon or over the street curbing. The AR shall have the authority, at its sole option, to require that the Final Plans for any Lot include a drainage plan for the Lot.

EROSION AND SEDIMENT CONTROLS

During clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation must also be protected from run-off, erosion or sediment damage. Silt fencing is the preferred method for erosion and sediment control installed in accordance with plans available from the AR.

DRIVEWAYS, SIDEWALKS, AND UTILITIES

The AR may establish a recommended driveway location for each Lot. The AR may also establish particular areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and access drives in the vicinity. Driveways are encouraged to be constructed of a pervious material and shared between owners whenever practical.

I. General.

These Construction Guidelines shall apply to all Lot Owners, their builders, subcontractors and vendors. Any reference made herein to Owner shall also apply to the Owner's builders, subcontractors and vendors. Every Owner shall abide by the Construction Guidelines and all other rules and regulations outlined in the Architectural Guidelines, which may be modified by the AR from time to time. Failure of a builder to comply with these Guidelines may result in fines and the loss of the privilege to build within Rhoden Hill. Nothing herein shall be deemed to constitute a waiver of any governmental law, ordinance, rule, code or restriction.

II. Tree Protection.

Any tree greater than 8 caliper inches at chest high (within the community) shall not be removed without the prior written consent of the AR. At a minimum, the following precautions shall be taken by the builder prior to commencing construction on a Lot.

1. Additional temporary tree protection fencing shall be placed around the perimeter "drip line" of a tree during the entire construction process.
2. No stored materials or vehicles shall be located closer than ten (10) feet from the drip line of a tree.

III. Construction Trailers.

No construction trailers shall be placed or allowed to remain on a Lot except with the written consent of the AR.

IV. Construction Hours.

Construction hours shall be as follows:
Monday through Friday: 7:00 am to 7:00 pm
Saturday: 8:00 am to 7:00 pm
Sunday and nationally recognized holidays: Closed

V. Vehicles.

1. Speed Limit: The established speed limit within Rhoden Hill is twenty-five (25) miles per hour and must be strictly obeyed.
2. Parking: All vehicles must be parked so as to not impede traffic or damage vegetation. No vehicles shall be left on site without the prior written consent of the AR. No vehicle shall park on or travel through any other Lot, whether vacant, under construction or developed.
3. Equipment Maintenance and Cleaning: Changing of oil of any construction equipment within the community is strictly prohibited. Furthermore, concrete trucks shall not be washed out or cleaned on site except in the locations designated for this purpose by the AR or other authorized representative of Rhoden Hill.

VI. Signage.

No temporary contractor signs are permitted within Rhoden Hill. The builder must purchase the standard Rhoden Hill construction sign, which shall be placed in the front yard of the Lot.

VII. Toilet Facilities.

An enclosed, chemically treated and regularly serviced toilet must be provided at each construction site. The toilet must be located in an inconspicuous place with the door facing away from the street and adjacent houses.

Construction Guidelines

VIII. Construction Debris and Site Maintenance.

Builders are required to provide at least one trash container for each home under construction. The trash container shall be located no closer than ten (10) feet from the street nor located within ten (10) feet of the drip line of a tree. At the end of each day all exterior construction debris must be placed in the trash container.

The builder is responsible for maintaining the streets around the construction of each house free from any dirt, gravel, concrete, etc. Any material deposited on the streets shall be removed by the builder immediately. The AR reserves the right, without notice, to clean up any significant material deposits from the streets and then charge the responsible party for any cost associated with the removal. If not promptly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner as a specific assessment.

IX. Property Damage.

Any damage to the streets, curbs, drainage, street lights or other community property shall be repaired or replaced at the sole cost and expense of the responsible party. In the event that any utility, sidewalk, curb and gutter, landscaping; including street trees, street lights, pavement, plantings, or irrigation is damaged, the builder shall notify Rhoden Hill immediately and the cost of the repair of said damage shall be the sole responsibility of the responsible party. If not promptly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner of the lot for which the person who caused the damage was hired as a specific assessment.

X. Miscellaneous.

1. Silt Fence: Silt fence and/or other erosion control devices shall be installed around the perimeter of a lot during construction. The barrier must be maintained during the entire construction process.

2. Accidents: Rhoden Hill must be notified immediately of any accidents, injuries or other emergency occurrences.

3. Trash Fires: Trash fires on site are strictly prohibited.

4. Radios: Loud radios or other distracting noises, other than normal construction noise, will not be allowed within the community. Radios must be played at an acceptable level and shall not be used at all outside after house dry in.

I HAVE READ AND AGREE TO ABIDE BY THESE CONSTRUCTION GUIDELINES.

SIGNATURE: _____

Rhoden Hill
CONCEPT REVIEW
FORM A

OWNER: _____ DATE: _____

LOT #: _____

I have read and agree to abide by the Architectural Guidelines for Rhoden Hill

SIGNATURE (OWNER): _____

ARCHITECT: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

1. Has the architect visited the site? () yes
() no

2. Two (2) sets of preliminary sketches () Site Plan
are submitted in compliance with () Floor Plans
the Preliminary Review. () Elevations

LANDSCAPE ARCHITECT: _____
(leave blank if not yet selected)

ADDRESS: _____

SUBMITTED BY: _____

SIGNATURE: _____

AR FEE- \$1,000.00 RECEIVED ON _____ ***

***A fee of \$1,000.00 is required for architectural review. An additional \$450.00 will be due if more than three (3) reviews are required.

Rhoden Hill
PRELIMINARY REVIEW
FORM B

OWNER: _____ DATE: _____

LOT #: _____

ARCHITECT: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

1. Has the architect visited the site? () yes
() no

2. Three (3) sets of preliminary sketches () Site Plan
are submitted in compliance with () Floor Plans
the Preliminary Review. () Elevations

LANDSCAPE ARCHITECT: _____
(leave blank if not yet selected)

ADDRESS: _____

SUBMITTED BY: _____

SIGNATURE: _____

Rhoden Hill
APPLICATION FOR CONSTRUCTION
FORM D

To Be Completed By Builder

DATE _____
OWNER _____
PARCEL _____
BUILDER _____
LICENSE NUMBER _____
ADDRESS _____
TELEPHONE _____ FAX _____
CONTACT PERSON _____
CONSTRUCTION DEPOSIT- \$500.00 RECEIVED ON _____
Signature of Owner to Approve Return of Deposit: _____
Date: _____

Rhoden Hill
APPLICATION FOR FINAL INSPECTION
FORM E

OWNER: _____
DATE: _____
PARCEL: _____
BUILDER: _____
ADDRESS: _____
TELEPHONE: _____
FAX: _____
REQUESTED DATE OF INSPECTION: _____

I do hereby certify in good faith that the contracted structure on said Parcel does conform to the codes and the Construction Documents as approved by AR. All site work, landscaping, cleaning, removal of temporary utilities, and repair of damage to right-of-way and common areas has been implemented. This constitutes a request for return of the construction deposit.

Builder: _____
Date: _____
Attached herewith is/are: As-Built set of drawings
 Certificate of Occupancy
Signature of Owner to Approve Return of Deposit: _____
Date: _____

Rhoden Hill
APPLICATION OF CHANGE
FORM F

To be completed by Builder:

OWNER: _____

DATE: _____

PARCEL: _____

ARCHITECT: _____

CHANGE DESCRIPTION:

REASON FOR CHANGE:

SUBMITTED BY: _____

SIGNATURE: _____
A review fee of \$100.00 is required upon submittal.

To be completed by The Rhoden Hill AR:

APPROVED DATE: _____

DENIED DATE: _____

Rhoden Hill
APPLICATION FOR POST-CONSTRUCTION ADDITION AND/OR MODIFICATION TO BUILDING ENVELOPE
FORM G

OWNER: _____

DATE: _____

PARCEL: _____

ARCHITECT: _____

DESCRIPTION OF ADDITION OR MODIFICATION:

SUBMITTED BY: _____

SIGNATURE: _____
A review fee of \$100.00 is required upon submittal.

To be completed by The Rhoden Hill AR:

SUBMITTAL RECEIVED ON: _____

DEPOSIT RECIEVED ON: _____

APPROVED DATE: _____

DENIED DATE: _____