

# S E R E N A T A   N O R T H



ARCHITECTURAL REVIEW CODE

# Serenata North Design Code

A residential community is defined by the overall aesthetic, quality and visual style of its dwellings. At Serenata North our guidelines have been created to encourage the growth of a neighborhood with the feel of West Indies inspired beach community.



## SETBACKS

Setbacks and lot coverages are traditional site planning and zoning tools which establish the buildable area of a lot.

Through proper site planning all residents of Serenata North can reap the benefits of ocean, marsh or intracoastal views. Additionally the setbacks between houses will create a comfortable rhythm and spacing of houses along the street.

Side Setbacks	5'
Rear Setbacks	10'
Front Setbacks	20'

## BUILDING HEIGHT

In order to establish and maintain a residentially-scaled neighborhood in Serenata North and to comply with the St. John's County's height restrictions, the main roof of the house may not exceed 35' in height. Overall building height will be measured from the height chart provided in addendum A.

Houses are required to have a minimum first floor ceiling height of no less than 9'-0". When reviewing designs the ARB will take into consideration the visual impact a residence has on its adjacent neighbors.



## MINIMUM HOUSE SIZE

Minimum house size is another way to reinforce proportion throughout the community. The minimum square footage allowed on each type of lot is 2500 sq. ft.



## BUILDING ORIENTATION

A house's orientation to the street is an important element in establishing a building rhythm in Serenata North.



On many of the lots it will be easy to determine what the front or main orientation of the house will be, but in several locations there are lots with multiple frontages. In these cases it is essential to design a residence that addresses each street frontage with an appropriate architectural statement.

## ACCESSORY FUNCTIONS

### **GARAGES**

Each residence will be required to have two enclosed parking spaces. An alley access garage may be oriented with front or side entry, however, setbacks vary depending on the direction of entry. Corner lots are important visual anchors to the community and require ARB review of the garage access location prior to design.

Where topography allows, it is acceptable for garages to be placed under the house, provided that the garage is built into the sloping ground to conceal it from adjoining lots. Please note that a house utilizing this scheme will still be required to adhere to all other design requirements of the Serenata North Design Code.



The use of detached garages and other accessory buildings is encouraged in Serenata North. Detached garages with rooms above are limited to 25' in height. Height is measured in the same manner as prescribed for the main body of the house. If structures are separated from the main house, yet connected by covered walkways, they may comply with the height regulations for the main house.

### OTHER STRUCTURES

Unique features like gazebos, storage sheds, workshops, and playhouses can make the homes within a neighborhood special. At Serenata North we encourage the use of these accessory buildings, whether for aesthetic charm or utility, within certain limits. Accessory structures shall match the style and detail of the main house. They shall not exceed 12' in height and shall comply with all building setbacks for the primary structure. Play structures such as swing sets, monkey bars, slides and, and playhouses are allowed but must adhere to several criteria. They shall not exceed 10' in height, must comply with building setbacks, and are limited to rear yards. All such elements must be approved by the ARB.

## POOLS, POOL ENCLOSURES, AND HOT TUBS

One of the pleasures of coastal living in Florida is enjoying year-round outdoor activities. At Serenata North the construction of swimming pools and hot tubs is permitted as follows:

Pools are permitted. Enclosures are not permitted. Pool must finish to same line as first floor wooden deck.

### Pool and Hot Tub Locations

Swimming pools shall be located only at the rear of the property within the rear setbacks. The width of the pool and adjacent pool deck together shall not exceed the width of the house behind which it is placed. Only in-ground pools are permitted, no above-ground pools. Above-ground hot tubs and spas are permitted, but must also remain within the setbacks. Hot tubs and spas should be screened from view with fencing garden walls, etc. as described in other sections of this code.



### Pool Equipment

Every effort shall be made to screen pool equipment from view from adjacent properties. All equipment shall be located where it will minimize its visual and aural impact on neighbors.



## ARCHITECTURAL ELEMENTS

The many components that comprise the houses of Serenata North draw from a British West Indies inspired palette of architectural elements.



Additionally the color range and choices draw from the beauty of the natural surroundings and the impact of the unique beauty of the Guana Preserve.



## GENERAL CONSTRUCTION GUIDELINES

### 1. GENERAL CONDITIONS

- 1.1. Construction: The job shall be built in strict accordance with these Specifications and the Final Approved Plans between Buyer and The Sage Beach ARB. These specifications and the Final Approved Plans shall be referred to by Buyer and ARB in the event clarification is required by either party.
- 1.2. Performance: Work shall be done in a professional manner that meets or exceeds the Residential Construction Performance Guidelines of the National Association of Home Builders. A copy of the Residential Construction Performance Guidelines shall be made available to Buyer at Buyer's request.

### 2. SITE WORK

- 2.1. Drainage: Swale System: Lot drainage shall comply with the approved design that uses swales at side and rear yards to direct excess surface water to the city's underground storm water drainage system. In addition to directing excess surface water, the function of the swale system is to have the grass "condition" (filter) the water prior to entering the storm water drainage system, as the drainage system ultimately discharges directly into the Atlantic Ocean. The centerline of the swale in between each lot coincides with the property line separating each lot. There is a 5' easement each direction from the centerline, creating a 10' wide swale from crest-to-crest. The swales at all rear yards are 10' wide measured from the rear property line.
- 2.2. Landscaping: Each home to be provided with a standard 360 degree landscape plan that may include any combination of indigenous trees, bushes, plants and ground cover (herein collectively referred to as "plants"). Each plan to be designed with the intent to compliment the overall project landscape. Additional plants may be added by the Buyer, but shall require a Change Order. Buyers may not choose the locations of the plants used in the plan. However, Buyers may choose the locations of any plants added via a Change Order, approval by home owners association may be required.
- 2.3. Irrigation: An automatic irrigation system is to be provided as part of each home's landscape plan. Water from the irrigation system to be provided by city water.
- 2.4. Driveway: Each home to have a solid apron from the street curb to the property side of the sidewalk. If there is no sidewalk, the solid apron shall be approximately 6' long. From the apron to the garage, there shall be a concrete driveway as indicated on plans. Alternate driveway material(s) may be an option, but require ARB approval.
- 2.5. Walkway: There shall be a 36" wide shell aggregate concrete paved walkway as shown on plans.



### 3. MASONRY

- 3.1. Foundation: The foundation is comprised of a reinforced solid concrete footer sized according to the structural engineer's plan with a CMU (Concrete Masonry Unit) stem wall built to at least the required FFE (Finished Floor Elevation) as per the site engineer's plans.
- 3.2. Exterior wall of 1<sup>st</sup> floor to be 8" nominal concrete block (See typical wall section on plans).
- 3.3. Exterior wall of 2<sup>nd</sup> floor to be 8" nominal concrete block (See typical wall section on plans)



#### 4. CARPENTRY

##### 4.1. Exterior Finishes & Trim

4.1.1. First Floor: The 1<sup>st</sup> floor finish to be stucco, hardi-board siding, shakes, or any combination of those materials as approved by the ARB. (also see Division 7, Finishes)

##### 4.1.2. Second Floor:

4.1.2.1. Wall Finish: The 2<sup>nd</sup> floor finish to be stucco, hardi-board siding, shakes, or any combination of those materials as approved by the ARB. (also see Division 7, Finishes)

4.1.2.2. Wall Trim: All 2<sup>nd</sup> floor wall trim to be made from S4S pre-primed cedar lumber and constructed as per detail drawings. Corner trim to be at least 2X4. Frieze trim to be at least 2x6. Band board trim separating the 2<sup>nd</sup> materials from the 1<sup>st</sup> floor materials to be at least 2x10.

4.1.2.3. Window Trim: The 2<sup>nd</sup> floor window trim includes a 4x4 cedar sill bevel cut for water shed, #1 grade 2x4 casing, with a 2x6 head with a 2-1/4" cove molding as per detail drawings.

4.1.2.4. Door Trim: The 2<sup>nd</sup> floor door trim to be constructed the same as the window trim, but without the 4x4 sill.

4.1.2.5. Eaves: The roof's eave system shall consist of exposed scroll-cut rafter tails, made from #1 grade, kiln-dried PT pine 2x6 attached at the truss manufacturer's plant and 3/8" beaded plywood installed face down over the exposed rafter tails. The eave system to be painted the same color as the exterior trim.

4.1.2.6. Brackets: Location and style as noted on plans.



#### 4.2. Porches:

4.2.1. Framing: 1<sup>st</sup> and 2<sup>nd</sup> level porch framing shall be per engineer's requirements. 2<sup>nd</sup> level porch framing to be exposed to view from 1<sup>st</sup> floor porch. Deck joists to attach to band board via either a 2x2 PT bearing strip or structural metal joist buckets. 2<sup>nd</sup> floor deck joist ends to have a decorative scroll as per detail drawings. Buyer has the right to change decorative scroll in order to achieve the ARB's intended streetscape.

4.2.2. Ceiling: Porch ceiling to be 3/8" beaded plywood painted to match exterior trim color. Alternate porch ceiling colors available, but shall require ARB approval.

4.2.3. Decking: Porch decking to be #1 2x6 PT eased edge decking installed to allow water to flow through. Porch decking is not waterproof. 1<sup>st</sup> floor decking to run perpendicular to face of house. 2<sup>nd</sup> floor decking to run parallel with face of house.

4.2.3.1. Color: Deck boards to be sealed or stained with Buyer's choice of Benjamin Moore's Moor-wood Deck Stains. Options include; 1) Alkyd Clear Deck & Siding Finish, 2) Latex or Alkyd Transparent Deck & Siding Stain; color choices include Natural, Cedar, Redwood, or Silver Gray, or 3) Alkyd Semi-Transparent Deck & Siding Stain; color choices include only those shown on Benjamin Moore issued Moor-wood Deck Stain color selection brochure. Alternate deck board finishes are available. All colors to be reviewed and approved by ARB.

4.2.3.2. Railings: Porch railings to be #1 PT lumber built per elevation details painted to match exterior trim color. Alternate porch railings are available, but require ARB approval. Louvers included at all railings.

4.3. Columns: 1<sup>st</sup> level to be 10" square Tuscan style fiberglass columns painted to match exterior trim color. Buyer reserves the right to determine which column is used on each home in order to achieve and preserve the ARB's intended streetscape design of the community. 2<sup>nd</sup> level to be finish-grade 8" square hollow PT columns, per elevation detail. 6" columns at corner porch "POP."

4.4



Shutters: Shutters included per plans. Any "false" windows built for design symmetry purposes shall have fixed shutters installed inside the false window cavity. The ARB reserves the right to choose the shutter type/style to be installed inside the false window cavity. Buyer may choose a shutter type/style for the false window cavity, but is subject to the ARB's approval. Shutters of another design may be added to any window with ARB approval..



## 5. THERMAL & MOISTURE PROTECTION

- 5.1 Material The roof material is to be 26-gauge 5v-crimp Galvalume metal roofing. The metal roofing material to be fastened to the roof sheathing on the v-crimps with rubber gasket screws per manufacturer's requirements and Florida Building Code. Other metal roofing may be considered, but must be approved by the ARB. All metal roofing shall be the color of other existing metal roofs currently in place (e.g., aluminum).
- 5.2 Gutters: To be approved by the ARB.

## 6. WINDOWS & DOORS

- 6.1. Windows: Windows to be Low-E, impact glass double hung windows with insulated glass, and internal grilles, per plan elevations.
- 6.2. Alternate grille patterns are available, but require ARB approval
- 6.3. Doors:

- 6.3.1. 1<sup>st</sup> Floor Main Entry Door: Entry door style to be approved by ARB.

- 6.3.2. Exterior First Floor: All 1<sup>st</sup> floor exterior doors to be 8' tall pre-hung fiberglass with full-light impact glass and no grilles. No substitutions on style/design of exterior doors are permitted. All door hardware to be approved by the ARB.

- 6.3.3. Exterior Second Floor: All 2<sup>nd</sup> floor exterior doors to be 6'-8" tall pre-hung fiberglass with full-light impact glass and no grilles. No substitutions on style/design of exterior doors are permitted. All door hardware to be approved by ARB.

- 6.3.4. Garage Door & Opener: All garage doors to be 8' tall, double steel insulated and wind rated per Florida Building Code. Widths vary based on plan design. Door style to be of louvre-style. Alternate door styles require ARB approval. Garage door to be painted same as exterior trim color. All garage door openers to be ½ HP screw drive with two (2) openers.

- 6.3.5. Garage Door Jamb: Garage door jamb to be stucco painted to match first floor stucco color.



## 7. FINISHES

- 7.1. Exterior First Floor: The 1<sup>st</sup> floor exterior wall finish to be either shake, hardi-board, or Traditional stucco finish of scratch and brown coat with smooth English finish painted with Elastomeric or as specified by BM masonry paint in White Dove satin finish.

7.1.1. Synthetic Color Disclaimer:

Synthetic Color Match: If a synthetic stucco color is not chosen from a manufacturer's chart of premixed colors, then a color match must be attempted by the stucco supplier. All stucco colors to be approved by the ARB.

- 7.2. Window & Door Trim: There is to be no Styrofoam window or door trim used in the standard first floor stucco finish, except for a 4" sloped window sill. All windows and doors placed in 2x6 framing to be recessed via installation of a 2x4 buck. The stucco detail at the window/door recess may be canted from outside edge to window/door frame, or returned 90-degrees to flush with window/door frame.



7.3. Exterior Second Floor:

- 7.4. Painting: All paint to be Benjamin Moore paint and primer.

- 7.4.1. Exterior: Exterior shingles, if any, to be field stained. Stain color to be approved by ARB. Exterior trim paint to be latex semi-gloss finish. Trim color to be White Dove (OC-17). Alternate trim colors available from ARB's list of approved alternates. Exterior primer to be either latex or oil-based.

## 8. SPECIALTIES

- 8.1. Fireplace: Standard fireplace to be 2" "Isokern" prefabricated firebox with tumbled, red fire-brick in herringbone pattern and with triple stainless steel flue and copper spark arrestor ("Pawn" from [www.JackArnold.com](http://www.JackArnold.com)). Alternate sized fireboxes are available, but shall require a Change Order.
- 8.2. Identifying Device: A brass or similar house identifying plate shall be required.
- 8.3. Mail Box: Mailboxes for each residence to be located property as determined by ARB.

Please note: Several Images are attached to clarify the preceding. Should a conflict arise the image and not the written description shall prevail.

## MORE IMPORTANT DETAILS

Several items require special consideration in Serenata North . The following is a summary of design concerns to be addressed. Any material, structure or ornamentation, whether it is listed in this section or not, and whether fixed to the residence lot or removable, is subject to ARB review if it impacts the exterior appearance of the house

Paint colors are an important facet of the house and greatly affect the appearance of the community. All paint colors must be reviewed and approved by the ARB. Color boards and colored elevations of all sides must be submitted for approval by ARB.

Design elements such as birdhouses, weather vanes, fountains, trellises, arbors, etc. are wonderful additions to the Serenata North built environment. They help define the character of not only a home but also the community at large. These items are allowed but are subject to ARB approval.

Outdoor living spaces take advantage of the local climatic conditions. There are many features that enhance the usefulness of the yard during different seasons. Residents may wish to install outdoor grills, summer kitchens, or outdoor fireplaces. Although these features are encouraged it is important that such elements are appropriate in size, scale, design, and location. Therefore, all such features must be reviewed and approved by the ARB.

Utility services are essential for the function of the home. However, as meters and boxes may be inappropriate and obtrusive aesthetically, no will be allowed on front facades. Underground electrical service shall be provided to all houses.

Utility Yards are required in Serenata North to enclose garbage receptacles, A.C. compressors, generators, above ground gas tanks and other external appliances are required to be screened by hedges, garden walls or approved fencing. External generators, may be regulated for noise level and should only be used in the event of an emergency.

Television or radio masts, towers, poles, antennas, aerials, satellite dishes, or other appurtenances shall not be erected, constructed, or maintained on the exterior of any house or lot unless the location, size and design have been approved by the ARB. Any proposed satellite dish or antenna system for the house is required to be designed to be hidden from view from the street and adjacent lots.

Outdoor drying of laundry or other items must be done in areas that are completely screened from view from adjacent lots and the street. All clotheslines or drying racks must be approved by the ARB in writing. No rugs, drapes, or other items shall be hung from any portion of the exterior of the house.

Real estate 'For Sale', and 'For Rent' signs and related posts must conform to the size and style outlined in a handout obtained from the ARB. No other signs may be erected. Signs are limited to 8" x 5" and 4' -0" tall.

No boat, recreational vehicle, trailer or non-four wheel passenger automobile may be placed, parked, or stored on any lot or driveway unless contained within a building where it is totally isolated from public view.

Basketball goals are not allowed.



### MORE IMPORTANT DETAILS (CONT.)

No window or wall air conditioning units will be permitted

Construction trash dumpsters must be provided during the entire construction period of each house and must be located on the lot under construction. Construction trash, lunch wrappers, etc. must be picked up and placed in bins and the bins emptied on a regular basis so that the site of each building construction appears neat and clean.

Silt Fencing or wire screen fencing must be placed along the rear property line, lake bank, wetland line, and adjoining property lines during the entire construction period of each house to prevent trash, debris, and / or silt of fill dirt from being placed on adjacent wetlands or lots.

Lots shall not be cleared or improvements constructed thereon unless the ARB has: 1) approved house plans in writing. 2) contractor has met with the ARB for a pre-construction site clearing meeting. 3) contractor has signed a compliance form with deposit.

In order to preserve the natural beauty of this incredibly unique community a penalty in the amount of \$25,000.00 will be assessed to the owner of any lot if construction does not begin within 90 days of lot clearing. Additionally, the construction period shall begin on the date of the lot clearing and is not to exceed 18 months. A penalty in the amount of \$1000.00 per week will be in force for each week exceeding the 18 months until the Certificate of Occupancy is issued.

Lot maintenance is the responsibility of the respective owner. However, in the event that the lot is not maintained as required by the HOA, the Association is permitted, after proper notice, to perform that maintenance and to charge the owner for the cost.

Exterior lighting must be reviewed and approved by the ARB prior to installation. No exterior flood lights are permitted in Serenata North.

## REVIEW PROCESS AND ENFORCEMENT

Serenata North is envisioned as a quiet , coastal community; a destination for people who want to enjoy Florida and its unique natural features. Our guidelines have been designed to help define the architectural and landscape elements that make up the built environment of the community. To ensure that new homes, additions, renovations, and other built elements will improve and enhance this vision, all such projects are subject to review.

To administer this process the Serenata North Architectural Review Board (ARB) has been established. The purpose of this board, like this code, is not to dictate the design of new homes but to protect the architectural consistency of the community and the collective property values of the owners

All new construction, additions, renovations, improvements, site features, landscaping etc., shall be submitted to the ARB for full review prior to the commencement of construction. The ARB's review determines compliance with the design code, site planning, and aesthetic issues and in no way absolves the owner from complying with the other codes and ordinances of the city of Ponte Vedra Beach, St. Johns County, and other state or federal requirements.

More specifically, the ARB will review each submittal for issues such as site placement, building design, construction, materials, colors, landscaping, site features, etc. The ARB's criteria for evaluation are generally contained within the Design Code. Since the code is not designed to limit individual expression, the ARB may approve deviations on a case-by-case basis depending on unique site conditions, tree locations, or architectural merit. It must be clearly noted that any exception made will be site specific and shall not set precedents for future decisions.

Part of the job of the ARB is to educate owners, designers and contractors on the requirements of the code. However, it is not the job of the ARB to design the houses.

Should a house submittal be continually reviewed and is not meeting the requirements of the design code, additional review fees may be assessed.

The Review process will be performed in a series of steps, beginning with general design issues down to specific materials selections. The process requires the following steps and submittal requirements:

### STEP 1 - Preliminary Design Submittal

This step is for review of the general design concept for the house. Submissions shall include:

- Boundary, tree and topographic survey:
- Prepared by state licensed surveyor and to include all specimen hardwood trees 4" or greater in diameter, all pines 8" or greater, and topographic contours at minimum on (1) foot intervals. The survey should be 1/8" =1'-0" or 1"=10'-0" scale.
- Site Plan: ( minimum scale 1/8"=1'-0") to include building footprint, setbacks, sidewalks, fences, pools, walkways, driveways patios , utility yards and accessory structures. Note all trees to remain and to be removed including those inside the building footprint. Indicate location of building footprints for adjoining houses.
- Floor Plans: (minimum scale 1/8" =1'-0") to include square footage breakdown for each floor.

- Exterior Elevations: ( minimum scale 1/8" =1'-0") to include all four (4) elevations and noting all exterior materials.
- Design Review Application Form: completed and submitted along with application fee.

## STEP 2- Construction Documents and Landscape Plan Review Submittal

This step is to confirm that the design is substantially similar to the design approved in

STEP 1 and to see details and final site plan.

- Site Plan: ( minimum scale 1/8" =1'-0") to include all items listed under STEP 1, Site Plan Submittal plus existing and proposed changes to topography to accommodate on site drainage requirements. Refer to Design Review Checklist for additional requirements.
- Final Construction Documents:
  - Foundation Plan
  - Floor Plans
  - Exterior Elevations
  - Wall Sections and Details
  - Electrical Plan
- Final Landscape Plan: to include existing trees and natural vegetation to be preserved, plant materials list, irrigation plan, lighting plan and site drainage plan. Refer to Landscaping section of Design Code for additional requirements.
- Design Review Application Form: a completed form including Exterior Material and Color Specifications and Color Samples for all materials.

## STEP 3- Site Stakeout/Pre Site Clearing/ Pre Construction Meeting

- Final building footprint stakeout must be approved on-site by ARB prior to commencement of site clearing and construction.
- A compliance Agreement shall be completed and signed by Owner and Contractor and shall include a compliance deposit.
- Site stakeout review will require that the contractor has staked out the building envelope on site. The contractor shall also have marked all trees to remain and installed all tree protection barriers and silt fences as noted elsewhere in this code.

## STEP 4- Foundation Survey Review

- Final building foundation must be approved on -site by ARB at completion of building slab installation. ARB will verify compliance with approved drawings.



#### STEP 5 - Framing Inspection

- Final building wall and roof framing must be approved on-site by ARB at completion of building framing. ARB will verify compliance with approved drawings.

#### STEP 6 - Color Approvals

- All building colors must be approved on - site by ARB prior to installation of final colors and materials.

#### STEP 7- Final Site Review and Landscaping

- Final approval of house and landscaping must be obtained from ARB prior to occupancy by the owner.
- The ARB will provide a “Satisfaction and Release” form upon confirmation that the Owner complied with the approved plans and the design code.
- The Home Owner Association will also release the compliance deposit minus any deductions for subdivision damage or non- compliance.

The ARB will meet on a regular basis. Meeting times and dates are subject to change. Contact the ARB office for this information. Specific deadlines will be established for being placed on the agenda and for receipt of submission materials.

This section of the Design Code is not intended to be a complete description of the Review Process but a general overview. For more detailed information on the duties of the ARB, see the Serenata North Declarations. Application forms can be obtained from the ARB.

During review of construction plans for projects in Serenata North the ARB will be using the following Design Review Checklist to verify compliance of the drawings with the Serenata North Design Code. This list is a guideline and not a substitution for the design code.

## DESIGN REVIEW CHECKLIST

### Site Plan

- Setbacks shown and labeled (verify setbacks per lot type)
- Spot Elevations at the following:
  - Finished Floor
  - Garage Slab
  - Front Porch
  - Finished Grade at Front Porch
  - Verify that these are accurately shown on exterior elevations
- Existing and Finished Topography shown
- Identify and locate areas that need retention walls; include detail of retention wall
- Existing trees to remain and to be removed shown as noted
- Locations of A/C units, Pool Equipment, Gas Tanks, Trash Yards Shown
  - Verify that all equipment is properly screened
- Front Fence located on Site Plan
- Front Fence details and materials
- Driveway Locations and off street parking and materials
- Walkway locations and materials
- Show outline of adjacent houses on Site Plan ( Contact ARB for adjacent lot information)
- Exterior stairs shown match those drawn on Elevations
- Any accessory buildings must be shown on Site Plan
- Scale 1/8"=1'-0" or 1"=10'-0"

### Foundation Plan

- Verify that foundation plan matches elements drawn on Exterior Elevations (Specific attention will be focused on Front Porch detailing)
- Verify that block heights/slab heights match Site Plan spot elevations
- Floor Plan
- Finish Schedule (or wall section ) showing the following:
  - Porch/Balcony floor finishes
  - Ceiling finishes of exterior
- Window/Door Schedule showing the following:
  - Manufacturer
  - Sizes
  - Note: if muntins are shown it must be noted they are to be on the exterior
  - If there is specialty glass (stained/etched) provide a detailed cut-sheet for approval
- Window/Door locations/quantities match those drawn on Elevations
- Exterior stairs shown match those drawn on Elevations/Site Plan

### Exterior Elevations

- Finished grade accurately depicted
- Building height and point of measure clearly noted and dimensioned
- Garage Door applied trim ( if applicable) sizes and materials clearly noted
- Roofs
  - Material labeled (if Standing Seam , label the seam spacing)
  - Slopes labeled (minimum 7:12 at main roof)
- Chimneys
  - Material labeled
  - Chimney and Cap detailing dimensioned
  - Chimney height labeled
- Trim sizes and materials labeled
  - Door Trim
  - Window Trim
  - Watertables, Bandboards
  - Cornice
  - Fascia
  - Other
- Lattice/Louver panels, details showing material and sizes/configuration
- Decorative Elements, details with sizes and materials labeled or cut-sheets provided
- Brackets
- Trellis
- Columns
- Railings
- Shutters
- Gates
- Weather Vanes/ Spires
- Rafter tails
- Lattice panels
- Privacy Fences/ Walls, details with sizes and materials
- Windows/Doors depicted accurately per type, size manufacturer specified, and location shown on plans
- Windows/Doors to accurately show muntin patterns
- Exterior Wall finishes labeled and sizes indicated
- Accessory Structures must be accurately depicted and detailed.

### Building Sections/Wall Sections

- Verify that trim elements match those on Elevations
- Verify Porch/Balcony finishes at these locations:
  - Floor
  - Ceiling
  - Cornice
  - Beams
  - Railings
  - Other
- Sections showing the following:
  - Plate Heights

- Roof Overhangs
- Fascia, soffit, and cornice details
- Materials:
  - No unapproved materials ( materials must be submitted for review/approval)
  - Special Trim Features
- Sections at any special locations verifying that the Architect has provided specific details to ensure that there is adequate information to build the elements as shown on elevations.

## ELECTRICAL PLANS

- Submit cut-sheets for all exterior decorative lighting
- Confirm location of exterior light required at all alley accessible garages.

Verify that the information on the drawings accurately reflects the information included on the application.

## APPROVAL OF DESIGNERS AND BUILDERS

The unique character of the Serenata North streetscape depends on the quality of the design, construction, and landscaping of each home. This process begins with the selection of a qualified designer, contractor, and landscape designer who understand the vision for Serenata North and are willing to adhere to the Design Code.

To ensure this happens, the Declaration of Charter, Easements, Covenants, and Restrictions for Serenata North Require that all designers and builders be approved to work in Serenata North prior to commencement of any work.



## ARCHITECTS AND DESIGNERS

All architects and designers wishing to work in Serenata North must be approved by the ARB prior to submitting any designs for review. Approval will be based on the designer's ability to produce each type of drawing required for ARB review, the ability to provide precise details that clearly identify all elements of the construction project, and understanding of the Design Code and a willingness to adhere to its requirements.

Specifically the architect or designer will be required to submit to the ARB for consideration:

- Resume
- Designs that demonstrate the designers ability to create quality architecture(submit a minimum of 3)
- Construction drawings that demonstrate the designers ability to detail the house
- References
- Any other material the designer feels will demonstrate their abilities ( photos of completed projects, etc.)

The ARB will review the designer's submission at one of its regularly scheduled meetings and will respond in writing to inform the designer if they are approved.

Please note that approval can be withdrawn for failure to sufficiently perform within the Design Code or lack of cooperation with the ARB's request.

## BUILDERS

All builders must be approved by the Founder or the ARB to work in Serenata North. It is crucial that all builders understand the vision for Serenata North and know the Design Code as they are responsible for implementing the designer's ideas in the field.

Approval of builders will be based on their ability to construct quality homes in accordance with the approved plans, specifications, and Design Code parameters.

In order to receive approval, the builder must submit the following to the ARB for review:

- Resume
- Copy of license

- Photos of built work ( min. of 5 different projects)
- References from clients
- References from architects or designers ( specifically this should address the contractors willingness and ability to adhere to plans)
- Other information deemed necessary for approval

The ARB will review the builder's submission at one of its regularly scheduled meetings and respond in writing to inform the builder if they are approved.

Please note that approval of a builder can be withdrawn for failure to adequately perform within the Design Code, lack of cooperation with the ARB's request, for

not adhering to the approved plans and specifications, and failure to comply with other rules and regulations as outlined in the Declaration or HOA rules and regulations.

It must be noted that it is not the intent of this approval requirement to dictate the owner's selection of their design and construction team, but to help ensure that the vision for Serenata North is achieved. The ultimate benefit of this process will be a beautiful community for all to enjoy.



## GLOSSARY

**Alley:** Vehicular or utility access located to the rear of a lot.

**Arbor:** A leafy, shady recess formed by tree branches, shrubs, or vines that grow intertwined through an overhead latticework.

**Architectural Review Board:** An appointed board of professionals and persons authorized under the guidelines to review plans and designs.

**Balcony:** An elevated, railed platform projecting from the façade of a building.

**Balusters:** any of a number of closely spaced supports for a railing.

**Balustrade:** A series of balusters that support a railing.

**Bandboard:** A horizontal member of slight projection marking a division in the wall plane.

**Bracket:** A support projecting from a wall to hold or bear the weight of a shelf or part of a cornice, often decorative.

**Build- To Zone:** The area up to which the front of a house must be built

**Cantilever:** An element that projects well beyond its vertical support, such as a balcony.

**Cast Stone** A pre- manufactured stone product often used for patios, stairs or wall caps.

**Ceiling Height:** The height measured from the floor to the bottom of the ceiling.

**Column:** A cylindrical, vertical, structural member, usually long and slender, often with a capital and base.

**Coquina:** A building material found along the Florida Coast usually made from a mixture of crushed oyster shells and coral.



**Corner Board:** Vertical, exterior trim applied at the corners of a building that aid in the delineation of two adjoining exterior walls and cover the resulting seam.

**Cornice:** The ornamental, continuous horizontal trim between the soffit and the exterior wall of a house.

**Crawl space:** An underfloor space that allows for access to pipes and ducts.

**Cupola:** A small, circular or square structure rising above a main roof.

**Deck:** A raised wood platform with no roof.

**Dormer:** A secondary feature of a building housing a window or vent, which is set upon the slope of a roof surface.

**Drop Siding:** Exterior wall covering of horizontal boards undercut on the lower edge to overlap.

**Eave:** The projecting edges of a roof that overhang the wall.



perspective.

**Gable Roof:** A roof with a flat, vertical triangular section at the end of the roof, thus only sloping on two sides.

**Garage:** A building or room for the storage of automobiles.

**Garden Wall:** A wall, or hedge along rear and side property lines. Usually more opaque than a fence to increase privacy, and constructed of materials similar to the house.

**Hip Roof:** A roof with sloping sides and ends.

**Lattice:** A structure of crossed wooden strips, usually arranged to form a diagonal pattern of open spaces and often utilized as decorative infill between masonry foundation piers.

**Enclosed Area:** All spaces surrounded by walls and a roof.

**Exterior Cladding:** A veneer of materials applied to the exterior walls of a house.

**Façade:** The elevation or face of a house as viewed from the exterior.

**Fascia:** A horizontal trim band which defines the edge of a roof.

**Fence:** Semi-transparent barrier separating public from non-public space, usually located in the front of a house.

**Footprint:** The outline of a house's ground floor plan from and overhead



**Lite:** A single pane of glass in a door or window.

**Louver:** A small opening composed of overlapping, downward sloping slats which shed rain while admitting light and air.

**Masonry:** Brick, block, or stone construction that is secured with mortar.

**Massing:** The arrangement of various geometric forms that make up the volume of a house.

**Muntin:** The small members that form a grid to hold the edges of window panes within a sash.

**Outbuilding:** A separate building from the principle house.

**Overhang:** The projection of the roof beyond the wall below it.

**Patterned Concrete:** A decorative surface treatment pressed or etched into concrete.

**Picket:** Typically flat, pointed vertical members of a fence supported by a top and bottom rail.

**Pier:** An upright structure of masonry to serve as a principle support, whether isolated or as part of a wall.

**Plank:** Type of gate, door or shutter construction utilizing vertical wooden boards with horizontal supports.

**Porch:** A covered, visually open space, projecting from the façade of a house, no less than 8' in depth and 9' in height.

**Proportion:** Comparative relation between elements' size, especially the relationship between vertical and horizontal dimensions.

**Rafter:** A wooden member of a roof structure which slopes downward from the ridge line.

**Roof Pitch:** A term which refers to the steepness of a roof slope by comparing its vertical rise per horizontal foot.

**Scale:** The proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.



**Setback:** The minimum distance a building edge may be located from a property line.

**Shed Roof:** A roof with a single sloping pitch.

**Shutter:** A hinged cover for a door or window.

**Sidelight:** A glass window pane located to the side of a main entrance way.

**Siding:** Building material used for surfacing a house.

**Site Contours:** Lines that represent the relative elevation on a given area or surface.

**Soffit:** The exposed undersurface of an overhead component of a house, usually at the overhang of a roof.



**Specimen Tree:** A tree that, due to its unique qualities of age, size or beauty, should be preserved.

**Streetscape :** The overall appearance and feel of a street and its associated houses and surrounding landscape.

**Stucco:** A plaster material applied as an exterior wall finish.

**Style:** Classification of architecture based on common elements that were popular during a given period of history, not to be confused with building type.

**Tabby:** A primitive form of concrete made by mixing equal parts of sand, lime, water and oyster shell.

**Tooled Edge:** A decorative groove applied to concrete.

**Topography:** The physically detailed description of a piece of land.

**Tower/"Scenery Loft":** Round or square vertical building element, generally with a separate roof differentiating it from the main body of the building, that extends above the main roof of the house.

**Transom:** A small window over a door or another window.

**Trellis:** A framework used to support growing vines or climbing plants.

**Trim:** Elements of windows or doors used to decorate and frame their interior and exterior borders.

**Watertable:** An exterior trim band which defines the separation between floors.

**Widow's Walk:** Roof deck placed at the peak of a roof historically named for decks used by the sailor's wives waiting for their husbands to return from sea.

Several definitions courtesy of Dictionary of Architecture, Henry Saylor, Copyright 1952 by John Wiley & Sons, Inc., New York.





