



Residential Design Guidelines
for
Homeowner Modifications

Supplemental Appendices

Graphic Interpretations of the intent
of the Guidelines

February, 2006

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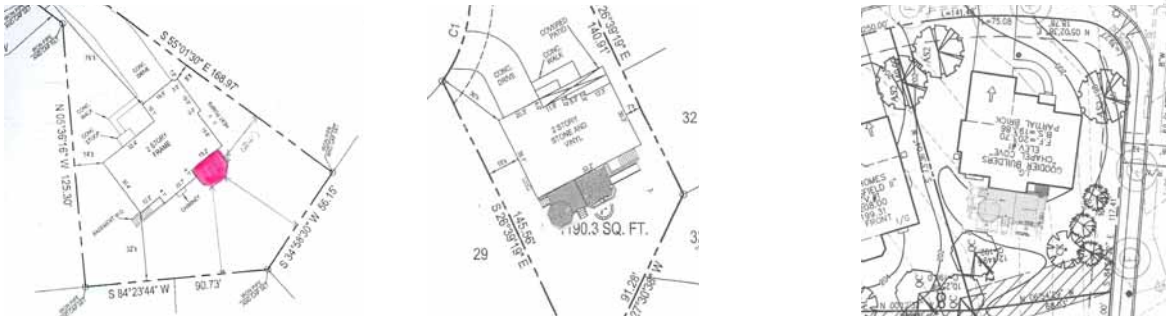
Appendix 22 – SCREEN & STORM DOORS

Appendix 23 – ANTENNAS / SATELLITE DISHES

The Following **8** Items **Must be Submitted** for review of Deck Application:

1. SUBMIT A PLOT PLAN

A. Be sure to show the DECK in relation to house and property lines.



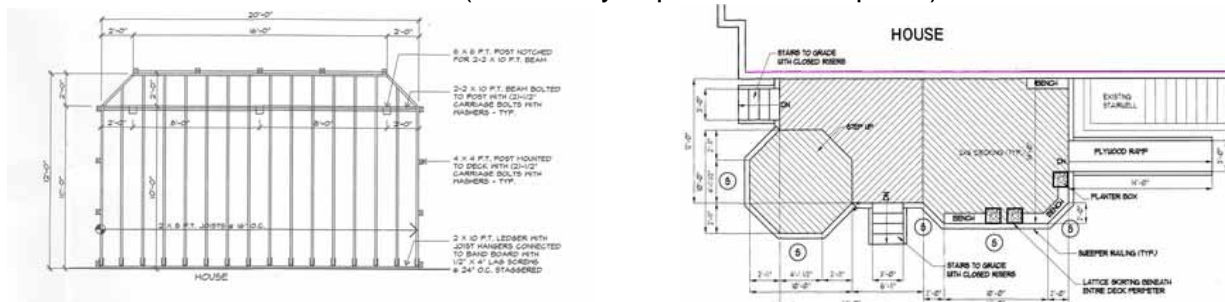
B. Use your house location plan received at settlement, or builders Landscape Plan.

C. Show House, Property lines, Easements, any Existing Patios, Fences, Trees, etc.

2. SUBMIT A DECK PLAN showing the following:

A. Accurate Dimensions of Deck Outline and any Stairs.

B. Location of Post and Beams (this is very important and required)



For upper level decks (4' or higher above grade):

C. Maximize Beam Spans to minimize the number of POSTS.

D. Cantilever Post & Beams a minimum of 18-24" from deck edges (required).

3. SUBMIT DECK ELEVATION DRAWINGS (REQUIRED FOR UPPER LEVEL DECKS)

The purpose of Elevation Studies is to verify that the entire structure relates well with the house, that any steps are appropriately located, and that the location of support structures respects any windows and door.



4. SUBMIT Railing Detail (or Picture).

5. SUBMIT Materials & Colors

6. SUBMIT Color Pix of House & Yard

7. SUBMIT Details of Other Items (if any).

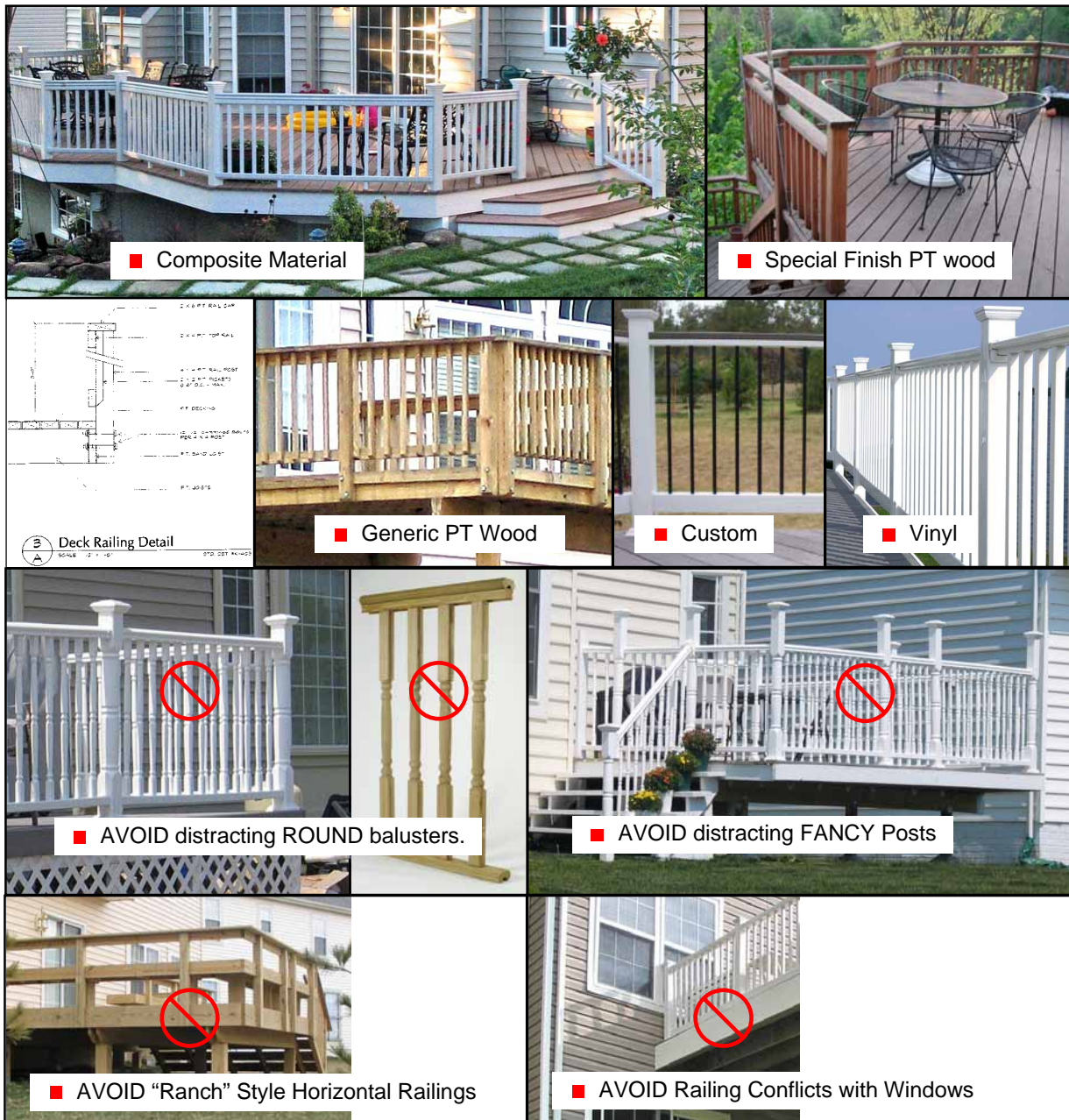
8. SUBMIT Plans for Landscaping (if any).

(Always consider landscaping with your project)

A. Clearly indicating Style, Materials, Colors.

C. Use of accent patterns such as Chippendale, Sunburst Accents may be permitted if used **sparingly**. (be specific as to where)

E. HOWEVER – the “upscale” Prefabricated Railings of Vinyl or Composite Materials in light colors to match House trim are encouraged. (Greater Value, less maintenance, more attractive)



Decks Must Cantilever (extend beyond) Support Structures **

- **Cantilevered design serves to present and accent the DECK rather than an unattractive substructure!**



**** Cantilevered design is required (18-24" min.) unless there is a deliberate architectural design basis (not structural convenience) to do otherwise.**



Well Designed Steps & Staircases Add Appeal, Grace & Value!



- Staircases look and feel best when they are **at least 4-6' wide**, and when long descents are broken up with **intermediate landings**.

Appendix 06 – DECK DESIGN (Pergolas & Trellises)



Pergolas & Trellises should have Architectural Character, Style, & Reflect a Purpose



- Trellises and Pergolas can be used to provide Partial Shade & significant Architectural Definition, Charm & Style to an outdoor “Room” or Space.
- When used on a deck, it must be structurally integrated and be of size, style and character that is appropriate for the deck, as well as the House.
- Trivial, whimsical or badly designed structures tend to detract, rather than enhance. Better to do without, and use alternatives such as “Market Umbrellas” and or large Shade Tree(s), close to the deck for definition and shade.



Proper Placement of Lattice Skirts on Low Level Decks



Lattice Skirts under Low Profile Decks can provide a clean look

- However, Skirts **MUST** be properly framed and attached **UNDER** and **BEHIND** the deck **FASCIA BOARD**
- A substantial offset creates an attractive Shadow Line



- **NEVER** mount lattice **ON TOP** of the fascia board !

Below-Deck Enclosures Can be Attractive as well as Practical



- Under-deck enclosures look best when given architectural character.
- **Must be substantially offset from Deck Fascia.**



- **Full height lattice enclosures** may be permitted if properly framed, substantially recessed from fascia boards, stained to match foundation, and appropriately landscaped.



Consider the Impact of a Deck Design on the Rear Yard & Property!



■ **Asset or Loss?**

- It may be a great deck from above...

but at what cost
to the space & yard
below?



- **A FOREST OF SUPPORT POSTS**, and **poorly located steps**, can visually “destroy” and severely limit the usability, potential, and value of a rear yard property!
- **INSIST on understanding** (before construction), **the impact that a design will have on the rear yard.** How many Posts & Where will they be placed? **If you suspect that the yard may suffer, CHANGE THE DESIGN!** There are always alternatives. (Maximize Joist & Beam spans to minimize the number of Posts.) Seek qualified professional help.
- **SUCH MISHAPS ARE AVOIDABLE!** **INSIST ON THOUGHTFUL DESIGN !**

Major Additions must be Architecturally Integrated with the House



- Examples of Screen Porch Enclosures that have been successfully integrated with the house - in form, scale, and appropriate color coordination.



- This addition is well structured, but lacks appropriate integration with house colors.

It would be much improved if the wall panels, the stairs, and the sub structure matched the gray foundation, and all railings, mullions, & trim details matched the house trim color.

- Gazebos are Intended to be Garden Structures.



- ...as such, they should be located substantially away from the house and be integrated into a garden setting with appropriate landscaping.



- Imposing an octagonal Gazebo in close proximity of the house or on an upper level deck is architecturally inappropriate and will not be approved.

Mulch around Trees - Should Never Touch the Trunk nor be any thicker than 2"



- The misguided practice of over mulching of trees creates conditions that retards growth, and causes unnatural root development that may ultimately kill the tree. Don't Do It! If new mulch is desired, REMOVE THE OLD MULCH before applying More.



- A properly mulched tree should have a **maximum of 2-inch** thick layer of mulch, not a "volcano" piled around the base.
- Use Natural Shredded Hardwood or Pine Bark Mulch.
- "Red Mulch" (recycled wood products) looks commercial and is inappropriate.
- Gravel as a Mulch is not permitted.

The Preferred Method of Edging is the Spade Cut (No pre-approval required)



■ **Natural spade cut edge** is the **preferred** treatment.

- Attractive, Natural, Low Cost, & does not detract from the house or garden elements.
- Requires occasional maintenance.



■ **Steel, Aluminum or PVC edging** is acceptable but **MUST be FLUSH with the turf** (So that it is unnoticeable when viewed from grass side).

- Attractive, Natural, Low Cost, does not detract from the house or garden elements (when properly place).
- Black is always the best color to be discreet in the landscape.



Other Edging Methods (may be approved on a case-by-case basis)



- **BRICK EDGING** such as above, may be approved if color is appropriately coordinated with the house and / or adjacent pavement, ...
- **AND ONLY** when placed, on a limited basis, between lead walk and the house, ...

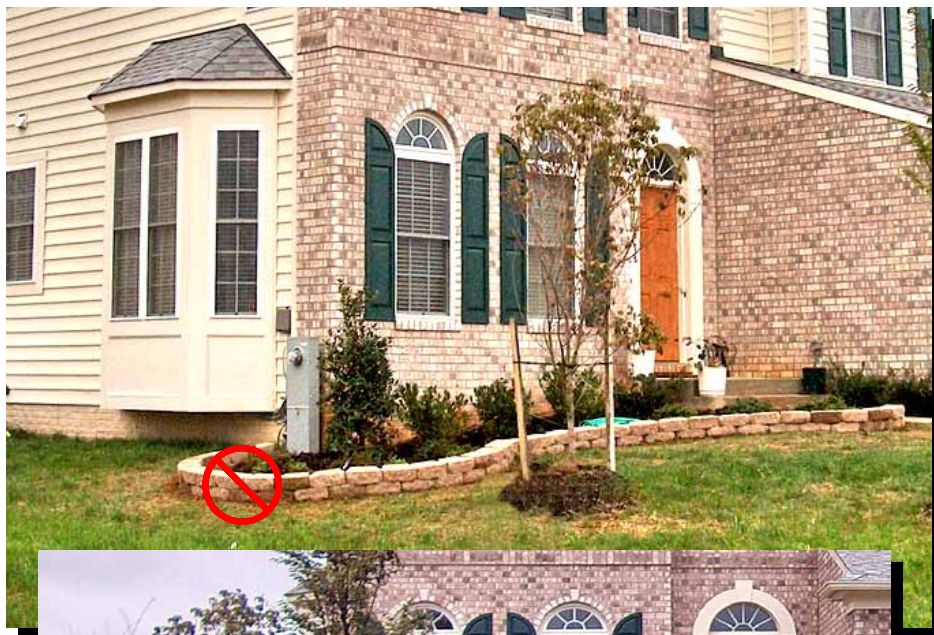


- **BUT NEVER EXTENSIVELY** into front or side yards visible from public view.
 - **OTHER MASONRY MATERIALS** such as brick, pavers, natural or cut stone may be approved on a case-by-case basis:
 1. When skillfully used as an integral part of an APPROVED Custom Landscape Plan.
 2. When used as a curb along paved areas (with color and materials that relate appropriately to the house architecture).
 3. In most cases only dark, earth tone colors of masonry material will be permitted. (White or light colors are almost always distracting and therefore considered inappropriate in front yards or side yards adjacent to a street)
 4. Plain continuous patterns are preferred over “saw-tooth or scalloped patterns”.
 5. Masonry units must be of a residential scale and pattern. (Many commonly available units are commercial or industrial grade and are inappropriate for residential use.)
 6. As a general rule, any application of masonry edging should be as subtle and understated as possible, never calling attention to itself.
- Submittal requirements for masonry edging to be considered:
1. A clear and legible plan showing location, layout, and height in relation to adjacent turf or pavements.
 2. Color picture of house.
 3. Color picture and specifications of proposed edging material, including size, patterns and color.

Examples of Inappropriate Use of Stone & Masonry



Tips for Proper Placement of Masonry Walls as Raised Planters



- Masonry Block units must always be stacked in a horizontal plane, stepped if necessary but

NEVER follow the sloping grade as in this case.

- Color of Masonry Block must relate to existing architecture. (Submit picture of house & masonry units for approval)



- Masonry edging may serve to retain a planting bed

- but must ...

NEVER stand above the bed, as in this case

- Top of wall should be level, not follow grade



- Top of Walls are Level



Landscape Lighting Should be Subtle, and the source should remain a **Mystery!**



- The lining of lights along driveways or walks in "Airport Runway Fashion" is inappropriate as they are distracting.
- Light Fixtures should not be displayed in lawn areas by themselves...



- ...Better to hide them in shrub borders and planting beds as illustrated here.
- Use as few fixtures as possible to get the desired, yet subtle, lighting effect.



RULES OF THUMB:

- Choose the correct, smallest, and as few fixtures as possible to get the desired lighting effect.
- Place fixtures so that neither the fixture, nor the light source can be seen...
...(at Day or Night).
- The lighting effect should be very subtle, and the light source should remain a mystery!

Only Two Basic Styles are Approvable for Property line Fencing



A Natural Cedar or P.T. Wood

left to weather to a natural gray.
(3-Rail) 48" max. height (42" preferred)

Approved Gates & Post Caps



C Natural Wood Split-Rail *

* Originally Approved but no longer encouraged. May be appropriate only on certain wooded lots or where adjacent to existing Split-Rail fences, to be approved on a case-by-case basis.

- If wire mesh is used, it must be 2"x 4" (not 1"x2") grid, heavy gauge, galvanized or black vinyl coated (not green), and be mounted on the inside of the fence.
- The ARB may require that fences match the style of existing approved fences on adjacent lots.

(See Special Regulations for Haddon Hall)

(Appendix 19 & 20)

Specific Fence Guidelines for Haddon Hall Community

FENCE GUIDELINES

(Amended for the Haddon Hall Community)



General Considerations:

- In order to maintain the open character of the community, walls or fencing are discouraged and are restricted to rear yards. Wherever possible, alternatives such as plant materials should be used to define boundaries and create privacy. The use of electronic pet containment systems are encouraged. However, if containment by fencing is deemed necessary, in the interest of unity, the following guidelines shall be strictly adhered to.

Specific Guidelines:

- Fences are not permitted in front yards and may be installed only in rear yards. However, any rear yard fencing that creates front yard fencing for an adjacent lot is not permitted.
- Fencing on corner lots may include side yards if approved by the ARB. Fencing may not extend forward of the rear corners of the house. The ARB may consider an exception in cases where there is a side entryway or an obstruction such as established landscaping.
- Any fencing adjacent to a street must be set back at least 8 feet from the property line and be buffered by evergreen trees or shrubs.
- Fences shall be located to avoid removing existing trees or significant vegetation, and must be located within the Applicant's property lines.
- A minimum 6" setback is recommended from a property line.
- A minimum 6 foot setback is required from any adjacent pathway.
- **Fence style:** For property line fencing, **only the Post & 3-Rail Horizontal Board Fence Style is approved for the Haddon Hall Community.** (See details & illustrations sheet 2 of 2)
- **Gates** must match the height and style of the fence.
- **Specifications:**
 - Posts:** 4"x 4" with black caps, spaced 8' o.c. max.
 - Height:** 42" to Top Rail (**not 48"** which is too tall for residential use)
 - Rails:** 1"x 6" Rail Boards
 - Rail Spacing:** 8-9" typical between rails.
 - Post face boards:** 1"x 4" (to conceal fasteners)
 - Wire Mesh** (if used): 2" x 4" (**not 1"x 2"**) rectangular grid, heavy gauge Galvanized or Black Vinyl Coated (not green).
 - Material & Color:** All post & rail Fences shall be of pressure treated wood, left to weather to a natural gray, or stained only as approved by the ARB.
- Solid or Semi-solid Architectural Privacy Screens, 6' max. height, may be approved on a case-by-case basis for specific purposes, (e.g., to screen patios & hot tubs), must be used sparingly, be attached to the house, have minimal impact on neighbors, and shall not be used as property line fencing.
- In the interest of unity, the above specifications will be strictly enforced.

Appendix 20 – PROPERTY LINE FENCING (Specific to Haddon Hall 2 of 2)

For Haddon Hall, guidelines are slightly altered as follows:

Fence style:

Only the Post & 3-Rail Horizontal Board Fence Style is approved for the Haddon Hall Community for property line fencing.

All Post & Rail Fences shall be of pressure treated wood, left to weather to a natural gray, or stained only as approved by the ARB.
Gates must match the height and style of the fence.

Specifications:

Posts: 4"x 4" with black caps, spaced 8' o.c. max.

Height: 42" to Top Rail (**not 48"**)

Rails: 1"x 6" Rail Boards

Rail Spacing: 8-9" typical between rails.

Post face boards: 1"x 4" (to conceal fasteners)

Wire Mesh (if used): 2" x 4" (**not 1"x 2"**) grid, heavy gauge Galvanized or Black Vinyl Coated (not green).



*(correct height 42" & rail spacing 8-9")



*(48" – too tall)



*(48" – too tall)



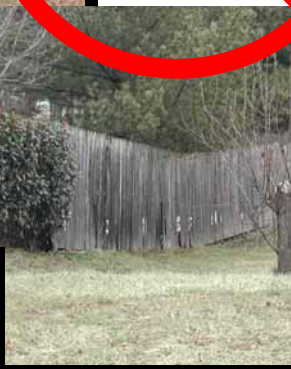
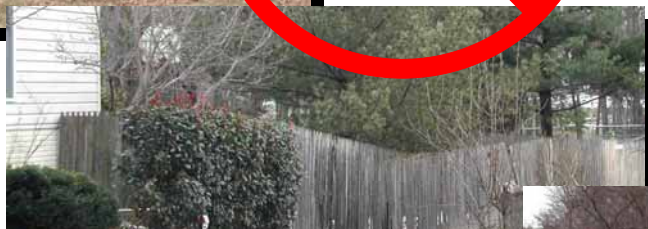
Approved Gate & Post Caps



Fence Styles Not Permitted in Emerson

The following fences are NOT permitted:

- Vertical Pickett style fences (except for metal picket fencing around pools).
- Chain-link fence (including vinyl-coated); wire; wire with hedge; basket weave; stockade fencing.
- “Chicken wire” or light gauge wire mesh.
- Property line fencing taller than 48” except where securing a swimming pool.
- Fencing that would create front yard fencing for a neighbor.
- **Fences installed without ARB approval.**



Screen & Storm Doors Must be “Full View”



- Screen & Storm Doors must be of the “Full View” style...
- with straight lined framing and little to no ornamentation on the glass.
- Color of Frame must be finished to match the main door or the adjacent trim color.



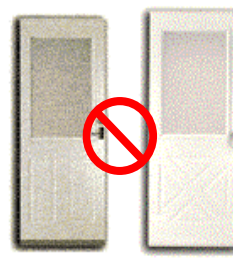
Cross-Buck
Without
Scallop



Traditional
View



Full
View



Self Storing

“Antennas Shall be Located in a Place Shielded from Public View...”

- Be Courteous to your Neighbors and your Community.
- Do Not Contribute to High Tech Visual Pollution.



- Appropriate screening from public view.

- To the maximum extent possible, antennas shall be located in a place shielded from public view.
- Antennas should not be installed on the outer ridge of a roof and from the view of other Lots and should be placed in rear yards, if at all feasible. (Exceptions can be made by the ARB, on a case-by-case basis, if an acceptable signal can not otherwise be received, as certified in writing by a licensed installer.)
- Antennas shall be no larger (1 m. /39" dia.), nor installed higher than is absolutely necessary for reception of an acceptable quality signal.
- **Before Installing, refer to the Emerson Community Association Inc. Community Code, Exhibit A, Rules for Installation of Antennas.**