



# FLORENCE GARDENS

Part town, part country. Altogether perfect.

## Architectural Review Process

Rev. 062007; 070307; 031215

Below is a guide to give you a better understanding of the design approval and building process for custom homes at Florence Gardens. These guidelines are not all inclusive and are subject to change.

### Initial Design Review

The Initial Review is critical in that excessive and unnecessary costs and fees, as well as time lost on designs that will not meet Florence Gardens' design criteria, can be avoided through early consultation with the Architectural Review Committee (ARC). The following items are required for submittal at this stage:

#### Site Plan:

1. House and accessory buildings
2. Community setbacks
3. Pool and pool deck (if applicable)
4. Decks, terraces, walls, fences, walks, driveways, patios or any other paving

#### Conceptual Sketch:

1. Front elevation of house (must give ARC idea on style of house)
2. Brief description of building materials (i.e. brick, stucco, siding, etc.)
3. Conceptual floor plan with overall dimensions.

The ARC will review all of the exhibits and respond. The response will either be a letter of initial design approval or a letter with written comments alerting you to the design elements that do not conform to ARC design standards.

### Check Set Review

Taking the comments from the initial review, your architect will develop a set of working drawings for your home. Once your architect has developed a complete set of working drawings, you will need to submit a "check set" to the ARC for approval. The following items are required for submittal at this stage:

#### Check Set:

1. Site Plan- showing all site improvements with proposed finish floor elevation and proposed spot elevations to illustrate grading and drainage concept.
2. Building plans - 3/4" scale
3. Elevations: All sides. Scale 3/4" = 1'-0"
4. Sections and details
5. Roof plan
6. Finish schedule for exterior materials and colors
7. Copy of letter granting initial design approval

Upon review of the working drawings check set provided by your architect, the ARC will issue a letter of check set approval including any conditions or suggested design modifications that should be included in the submittal of final construction documents. Should the check set review indicate design elements that are at substantial variance with the ARC approved conceptual drawings or violate any of the Florence Gardens design standards, a letter citing the specific design deficiencies will be issued and a revised submittal will be required.

### Construction Document Review

Upon completion of the construction documents, your architect will submit one (1) copy of the plans and specifications to the ARC for review. Construction documents are final plans used for actual construction, are detailed and precise and include floorplans, elevations, sections, details, schedules and specifications. The ARC will

### Landscape Plan Review

Upon commencing constructing your home, you should retain a landscape architect or designer to develop your landscape plans. No later than three months from completion of your house, you will need to submit landscape plans to the ARC for approval that illustrate the following:

#### Hardscape Plan- (may be done by the architect for site plan)

- Driveway layout and finish
- Brick driveway apron
- Community sidewalk, if necessary
- Guest parking layout and finish
- Patios, decks, or any other exterior elements
- Details communicating construction methods

#### Drainage Plan

- Inlet locations
- Swale delineation
- Bio-retention cell location<sup>2</sup> (see description below)
- Existing storm drains on site
- Culverts in driveway if necessary
- Directional flow of water on hardscape surfaces

#### Landscape Plan

- Plant names with Cultivar- ex (Judge Sol, Azalea)
- Plant sizes and spacing- ex (7 gal @ 4' OC)
- Plant quantity
- Sod type- ex (Tifway 419 Bermuda)
- Specifications on soil mix for beds
- Landscape lighting locations
- Irrigation design may be done by landscape contractor

Florence Gardens is designed to be a Low Impact Development with the goal of maintaining predevelopment stormwater runoff conditions even after the site is developed. There are no curbs or gutters in the community and all drainage is channeled by grassed swales, allowing the water to be naturally filtered in the process of reaching the wetlands and streams. Each lot in Florence Gardens has a bio-retention cell incorporated into the landscape to "retain" the runoff for a short period of time before releasing it into the natural drainage system. A bio-retention cell<sup>2</sup> is a combination of washed gravel wrapped in filter cloth, a sock pipe and soil mix, along with plants that can live in a moist environment. The developer's landscape architect can assist you or your designer in determining the design and location of the bio-retention cell on your lot.

The ARC retains the right of refusal of any plant, landscape, or hardscape material that is not in keeping with the design standards of Florence Gardens and/or is considered by the ARC to be invasive.

Landscape Plans will be reviewed and a letter will be issued by the ARC accepting the plan with conditions or denying the plan if it does not coincide with the vision for the community.



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## Summary of Architectural Guidelines

Rev. 082417

Below is a summary of the relevant architectural guidelines adopted by the Florence Gardens Architectural Review Committee ("ARC"). All plans and specifications as provided in the Design Guidelines must be submitted to the ARC. Please reference the process for approval on the attached page. These guidelines are not all inclusive and are subject to change.

### Exterior/General

**Architecture** - Pre 1920 architecture with an emphasis on Southern Coastal vernacular.

**Exterior Detailing Reference** - Traditional Construction Patterns by Stephen Mouzon

**Wind Resistance Standards** - Per local building code

**Site Analysis** - In collaboration with the ARC.

**Set Backs** - Per the ARC - may vary by home site

**Plot Plan** - House siting and finish floor elevation in collaboration with the ARC

**Site Clearing** - A meeting between the clearing contractor and the Developer's Operations Director shall take place prior to the clearing of the lot to identify any trees required to be saved. Removal of trees that should have been saved will result in the lot owner replacing the removed trees with large specimens in accordance with a landscape plan approved by the LA.

**Foundation** - Chain wall with a minimum height of 2 feet above natural grade as approved by the ARC, or other design approved by the ARC. The foundation height is typically dictated by Architectural drawing's suggested appearance of front elevation.

**Front Porch/Veranda** - Materials to include wood flooring, brick piers (conventional foundation) or concrete slab with brick paver, bluestone or equal finished as otherwise approved by the ARC

**Exterior Wall Finish Materials** - Stucco, brick or fiber cement board including fascia/soffit

**Brick** - Owners may present brick selection to the ARC for consideration.

**Garage Doors** - Clopay brand, Coachman Collection single wide doors with wind load certification of 130 MPH, or equal, subject to approval by the ARC.

**Exterior Colors** - Subject to approval by the ARC.

**Windows and French Doors** - Weathershield brand, Proshield series, vinyl clad wood or equal approved in writing by the ARC.

**Window Shutters** - If appropriate to the house design, shutters must be operable, of good quality and impact resistant.

**Roofing** - "5V" metal, Standing Seam metal, GAF (Grand Slate or Country Estates) or CertainTeed (Carriage House or Centennial Slate) brand "premium" fiber glass shingles or other as approved by the ARC.

**Front Porch Lighting** - Gas lamp(s) required; minimum one or two fixtures.

**Driveway Surfaces** - Exposed aggregate (concrete), stone aggregate, paver or equal subject to approval by the ARC.

**Landscaping/Site Analysis** - Landscape plans shall all be submitted to the ARC for approval. . . Landscape plans must be developed by a professional and licensed landscape architect, and must include all hardscape materials and finishes, elevations, lighting, and sectional drawings. Augustus, LLC (228.697.4023) is available to provide an approved plan for \$300.

**Mailbox** - (Only applicable in Founders District) An approved design can be ordered from [www.kingmetals.com](http://www.kingmetals.com). Select *Exterior Décor*, and the mailbox with the model # 92-1340-P. It shall be painted with a flat black spray paint. White address numbers shall be adhered to either side. Another design can be submitted to the ARC for review. The developer may have mailboxes in inventory that can be purchased.

**Fences** - All fence designs and layouts must be presented to ARC for approval.

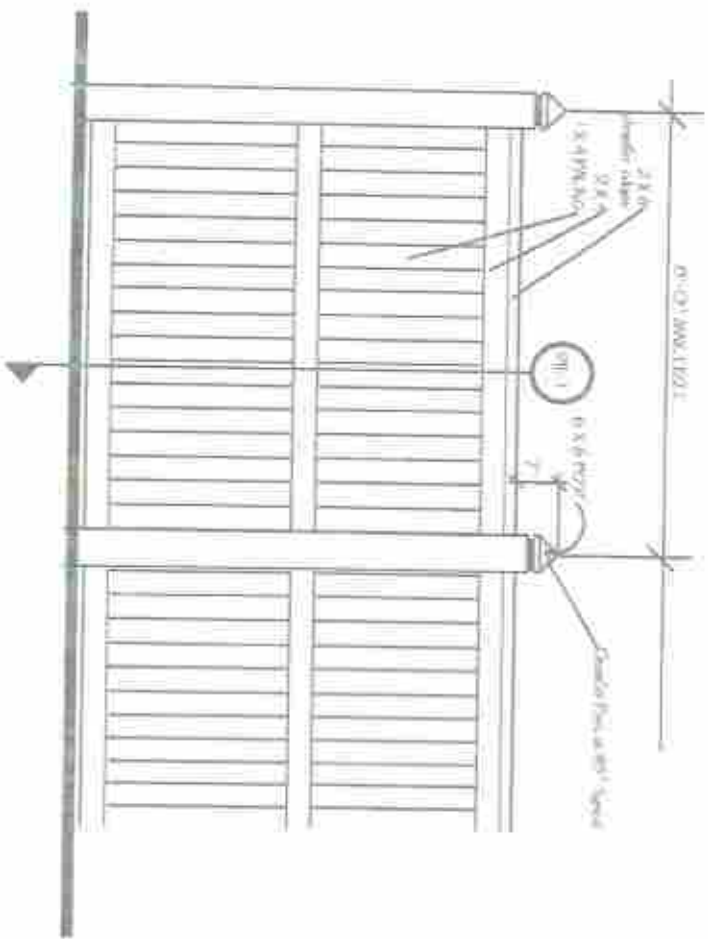
# FLORENCE GARDENS

## Exterior Details

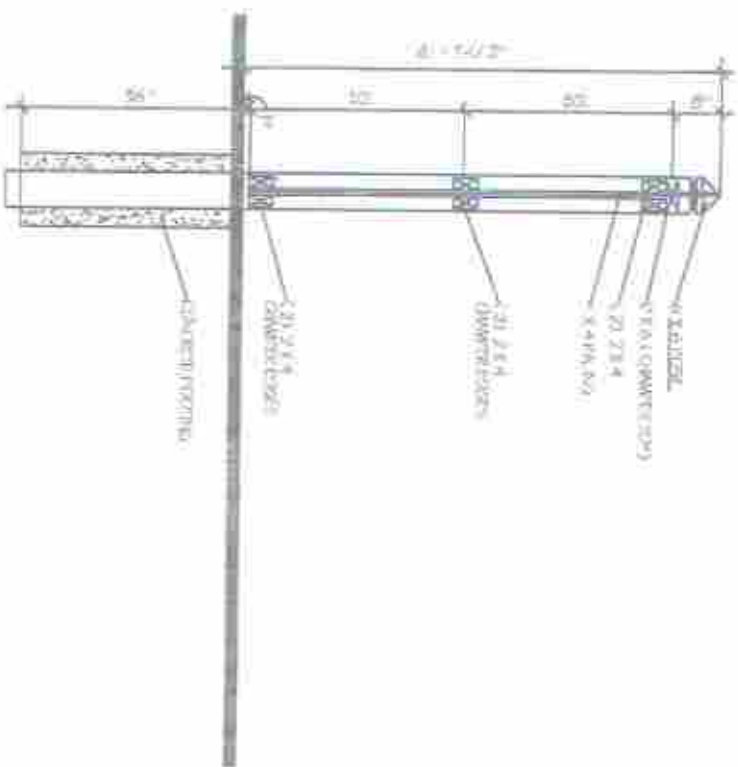
The Architectural Review Board ("ARB") has adopted Traditional Construction Patterns by Stephen Mouzon as its basis for exterior design elements for Florence Gardens (the "Reference Book"). To assist designers, builders and property owners in the use of this reference, the ARB has listed below some of the most frequently needed references. This list is not to imply that other information in the Reference Book will not be needed in order to fully comply with the architectural guidelines of Florence Gardens. There are several instances when the ARB has varied materials or techniques for purposes of availability or practicality. It has also limited certain materials or designs that are included in the Reference Book and retains the right to continue to do so without notice. When in doubt about any detail, contact the ARB.

<b>BAY WINDOWS</b>	Bay Windows - Pages 132 - 183; 226 - 227 Bay Joint Materials - Pages 114 - 115
<b>BUILDING</b>	Massing, Proportions and Symmetry - Pages 60 - 69; 228 - 229 Outside Wall Materials - Pages 75 - 87 Exterior Colors - Pages 90 - 91
<b>CHIMNEYS</b>	Pages 248 - 251; 255 - 281
<b>COLUMNS/RAILINGS</b>	Porch Columns - Pages 158 - 159; 165 - 171; 178 - 183 Porch Balustrade - Pages 172 - 173; 186 - 187 Porch and Balcony Railings - Pages 164 - 165; 174 - 177
<b>DORMERS</b>	Pages 234 - 245
<b>ENTABLATURE</b>	Eave Details: Fascia - Pages 190 - 193; 198 - 203; 212 - 213 Raking Cornice - see Gable illustration page 40; example on page 191 Gutters and Downspouts - Pages 194 - 199; 204 - 205
<b>FENCES / WALLS</b>	Pages 278 - 281; 284 - 293. The ARB will pre-approve designs but will consider variations.
<b>GARAGE DOORS</b>	Pages 130 - 131. The ARB will pre-approve designs but will consider variations.
<b>LIGHTING - EXTERIOR</b>	Page 275. Natural gas coated lights are required at front entrances.
<b>MASONRY WALLS</b>	Brick Mortar Joints (approved joints are the Concave and Grooved) - Page 15 Masonry Veneer Walls - Page 84 - 85 Brick Coursing - Pages 86 - 87 Arches and Lintels - Pages 112 - 113; 144 - 150; 142 - 143 Brick Mold - Pages 116 - 117 The ARB will pre-approve brick and mortar colors, but will consider variations.
<b>ROOFING</b>	Metal Roofing - "BV" Roofing - Pages 41; 217; 222 - 223. Limited colors will be approved. Shingle Roofing - Pages 215 - 219. The ARB has approved premium composite asphalt shingles.
<b>SIDED WALLS</b>	Frame Walls / Masonry Foundation - Pages 95 - 99 Window Trim, Casings, Sill Casings (non-traditional) - Pages 116 - 117; 136 - 141; 152 - 153
<b>WINDOWS</b>	Window Muntins - Pages 118 - 119 Window Proportions - Pages 126 - 129 Radiator Windows - Pages 136 - 137 Window Shutters - Pages 110 - 111; 134 - 135 Only brass/aluminum clad wood windows are required.

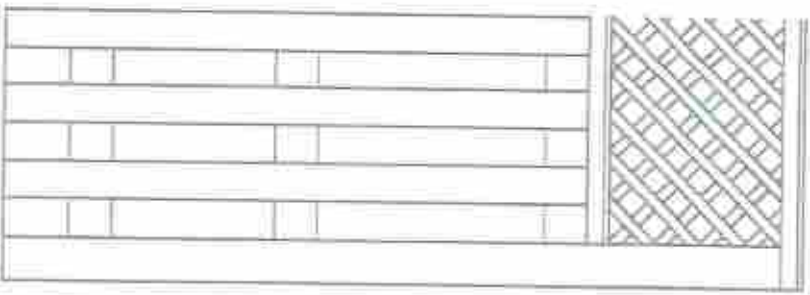
# Private Yard Fence



**A** FENCE ELEVATION  
Scale: 1/4" = 1'-0"



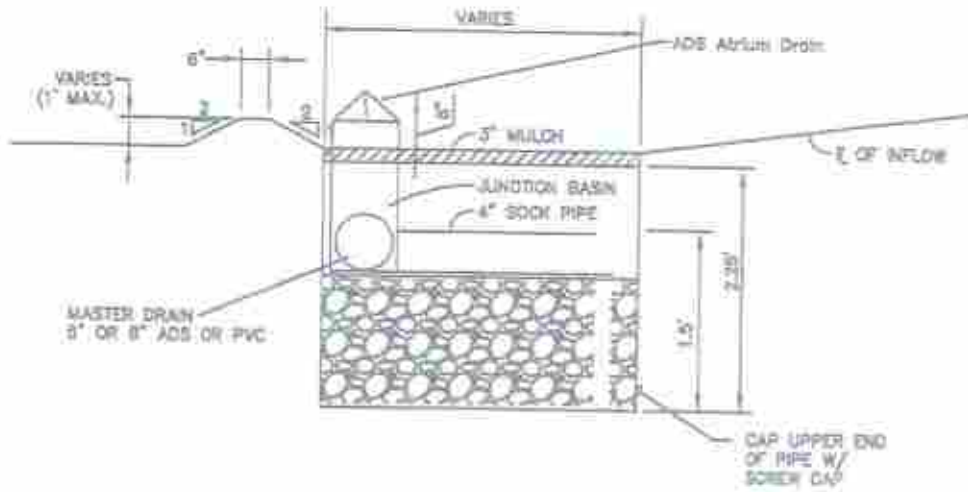
**B** FENCE SECTION  
Scale: 1/4" = 1'-0"



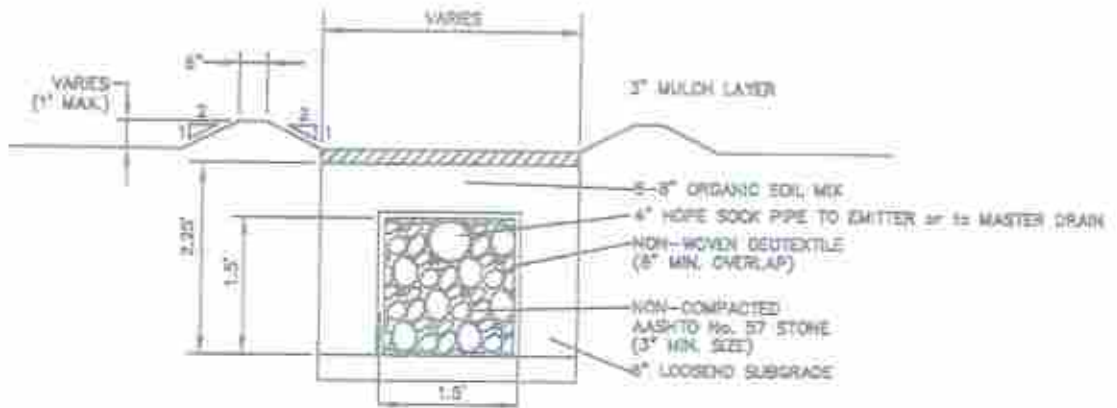
- 2 x 4" BEVELED WOOD CAP
- 3/4" x 3/4" WOOD STOP  
NAILED W/ S.S. FINISH NAILS
- 3/8" TH. WOOD BASKET WEAVE  
LATTICE
- 3/4" x 3/4" WOOD STOP  
NAILED W/ S.S. FINISH NAILS
- 2" x 4" CAP ( TOP EDGES ROUTED)
- 2" x 4" RAIL FASTENED W/  
SS. SCREWS TO POST
- 3/4" WOOD FENCE BOARDS  
CUT TO
- 2" x 4" RAIL FASTENED W/  
SS. SCREWS TO POST  
(ROUTE 15°)
- 2" x 4" RAIL FASTENED W/  
SS. SCREWS TO POST

# Lane Fence

# Bio-Cell



SECTION A-A



SECTION B-B

## Exterior Finishes Selection

COMPLETED FORM REQUIRED PRIOR TO ISSUANCE OF COMPLIANCE LETTER TO CITY OF GULFPORT

Builder and Lot Number: \_\_\_\_\_

Item	Description	ARC Comments	ARC Approval & Date
<b>Brick/Mortar (3 Photo Examples Required)</b>			
Manufacturer			
Style/Series			
Color			
<b>Siding</b>			
Material/Color/Reveal			
<b>Window</b>			
Manufacturer/Brand/Web link			
Style/Series			
Color			
<b>Roof</b>			
Manufacturer/Brand			
Style/Series			
Color			
<b>Garage Door</b>			
Manufacturer/Brand/Web link			
Style/Series			
Color			
<b>Driveway Surface</b>			
Material			
Finish			
<b>Front porch</b>			
Piers: Brick, wood, or CMU skim coat			
Flooring			
Lighting (gas lantern required)			
<b>Paint Colors</b>			
Body			
Trim			
<b>Shutters (operational required)</b>			
Style profile			
Color			
<b>Front door</b>			
Style Profile/Material			
Color			
<b>Landscape Plan/Site Analysis</b>			
Hardscape material & finishes			
Drainage Plan w/ Spot Elevations			
Description of Plant Material			
Lighting			
Irrigation Plan			
Air Conditioner Screen			
Construction Details (inc. sections)			
<b>Mailbox (Founders District only)</b>			
<b>Fences</b>			
Design			
Material			
<b>Gas</b>			
Light Fixture			
Range or Water Heater (*)			

(\*) Failure to put either in will be charged \$650 for gas facility fee by Centerpoint Energy