

STERLING RIDGE TOWNHOMES

STERLING RIDGE FILING #15

Units shall comply with the following:

1. Meet a minimum score of 17 points from Table 13.1. Architectural Features; and
2. Meet a minimum score of 8 points from Table 13.2. Conservation and Indoor Air Quality Features.

Credit for conservation and indoor air quality features. Conservation and indoor air quality feature points may be credited to architectural feature point totals using the following chart:

Total Number of Conservation and/or Indoor Air Quality Feature Points Earned	Points that may be Transferred to Architectural Feature Point Total
8-10	0
11	+1
12	+2
13	+3
14	+4
15	+5
16+	+5

Table 13.1. Architectural Features.

	Windows	3	2	1	Total
1.	Window mullion patterns on 75% of windows			(x)	+ 1
2.	One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	x			
3.	One bay window		x		
4.	One or more roof window dormers		x		
5.	Two or more clerestory windows or windows with transoms above the main window		(x)		+ 2
6.	Front door with one or more sidelights, transom window or double door			(x)	+ 1
7.	Ribbon windows with two or more horizontal rows of			x	

	windows containing at least three windows each.				
8.	Decorative shutters on at least two street facing windows			x	
9.	At least two special, decorative window heads or window sills on street facing elevations			x	
10.	Four or more square feet of windows in the garage that are not on the door			(x)	+ 1
11.	Garage door(s) with windows			(x)	+ 1

	Roofs	3	2	1	Total
12.	Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			(x)	+ 1
13.	Clay, or concrete tile, cement, or standing seam metal roof	x			
14.	Decorative roofing elements (e.g., copper above a bay window)		x		
15.	16-inch roof overhang on all sides	(x)			+ 3

	Architectural Details/Styles	3	2	1	Total
16.	Plan/elevation with 20-29% masonry		x		
17.	Plan/elevation with 30% or greater masonry	(x)			+ 3
18.	Porte-cochere over driveway	x			
19.	Functioning or simulated chimney		x		
20.	Change in siding style between home and roof gable ends		x		
21.	Decorative material on at least one gable end facing a street (e.g., decorative vents, lentils, etc.)			x	
22.	Garage not visible on front elevation	x			
23.	Provide wide fascia at least four inches (nominal) –			x	

	materials around doors, windows and porches				
24.	Ranch plan offered		(x)		+ 2

	Porches, Stoops and Enhancements	3	2	1	Total
25.	Covered porch of at least 50 square feet on the front elevation	x			
26.	Porch of at least 50 square feet on the front elevation		x		
27.	Wraparound porch, at least six feet deep	x			
28.	Second story porch (at least 25 square feet)	x			
29.	Walk out back covered patio of at least 50 square feet.		x		
30.	Eight-inch wide columns, as measured at the base of the column, on front or side porch			x	
31.	Porch or balcony railings		x		
32.	Public view — landscape enhancements in yards that face streets, parks, golf courses, or open space	(x)			+ 3

Architectural Features Point Total 18 pts.

Table 13.2. Conservation Features.

	Conservation and Indoor Air Quality Features	3	2	1	Total
1.	Photovoltaic solar panel installed	x			
2.	Solar thermal solar panel installed	x			
3.*	Home energy rating system (HERS) index greater than 90 and less than or equal to 95*			x	
4.*	HERS index greater than 85 and less than or equal to 90*		x		
5.*	HERS index greater than 75 and less than or equal to 85*	x			

6.*	HERS index less than or equal to 75*	5 pts			
7.*	Energy Star certified home**	5 pts			
8.	National Green Building Standard/ANSI Standard ICC 700 or LEED for homes, Bronze Level or equivalent minimum	x			
9.*	Stated furnace efficiency greater than .78 to .95 AFUE*		(x)		+ 2
10.*	Stated furnace efficiency greater than .95 AFUE *	x			
11.*	Stated water heater efficiency between .675 to .82 *		x		
12.*	Stated water heater efficiency of .82 or more *	x			
13.*	Air conditioner with stated efficiency greater than or equal to 14 SEER is included as standard*		x		
14.*	Air conditioner with stated efficiency greater than or equal to 16 SEER is included as standard *	x			
15.*	Certified EPA Water Sense home			x	
16.*	All showerheads and hand held showers are 2.0 GPM or less*			(x)	+ 1
17.*	All showerheads and hand held showers are Water Sense labeled*		x		
18.*	All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI*			x	
19.*	All lavatory faucets are Water Sense labeled*		x		
20.*	All toilets are 1.28 GPF or less*			x	
21.*	All toilets are Water Sense labeled*		x		
22.*	All toilets have dual actuated flushing*		x		
23.*	All toilets have dual actuated flushing and are Water Sense labeled*	x			
24.	Dishwasher is Energy Star labeled			(x)	+ 1
25.	Landscape weather-based irrigation controllers are		x		

	Water Sense labeled. Audit required identifying appropriate efficiencies.				
26.	Design of front landscaped area utilizes Water Sense budget tool		X		
27.	On-demand hot water systems in accordance with Water Sense program, including, but not limited to: <ul style="list-style-type: none"> • Tankless water heater at water-use location • Manifold system with less than ½ gallon bleed-off • Circulating pump on occupant switch 	X			
28.	Use of pressure compensating sprinklers with check valves		X		
29.	Irrigation system designed by certified irrigation contractor		X		+2
30*	Active radon control system*	X			
31*	Passive radon control system*		X		+2
32*	Heat recovery ventilation/energy recovery ventilation system*	X			

* The following items are mutually exclusive: (i) 3, 4, 5, 6 and 7; (ii) 9 and 10; 11 and 12; (iii) 13 and 14; (iv) 16 and 17; (v) 18 and 19; (vi) 20, 21, 22, and 23; (vii) 30, 31, and 32.

Conservation Features Point Total 8 pts

Table 13.3. Point Calculation.

Architectural Features	Conservation Features
Minimum Point Requirement = 17	Minimum Point Requirement = 8
Total Architectural Points <u>18</u>	Total Points Achieved <u>8 pts</u>
Conservation Credits <u> </u>	
Total Points Achieved <u>18 pts</u>	