

West Highlands Design Guidelines

September 27th 2004

Development Team:

Perry Homes Redevelopment, LLC.
Atlanta Housing Authority

Project Location:
Former Perry Homes

Prepared By:

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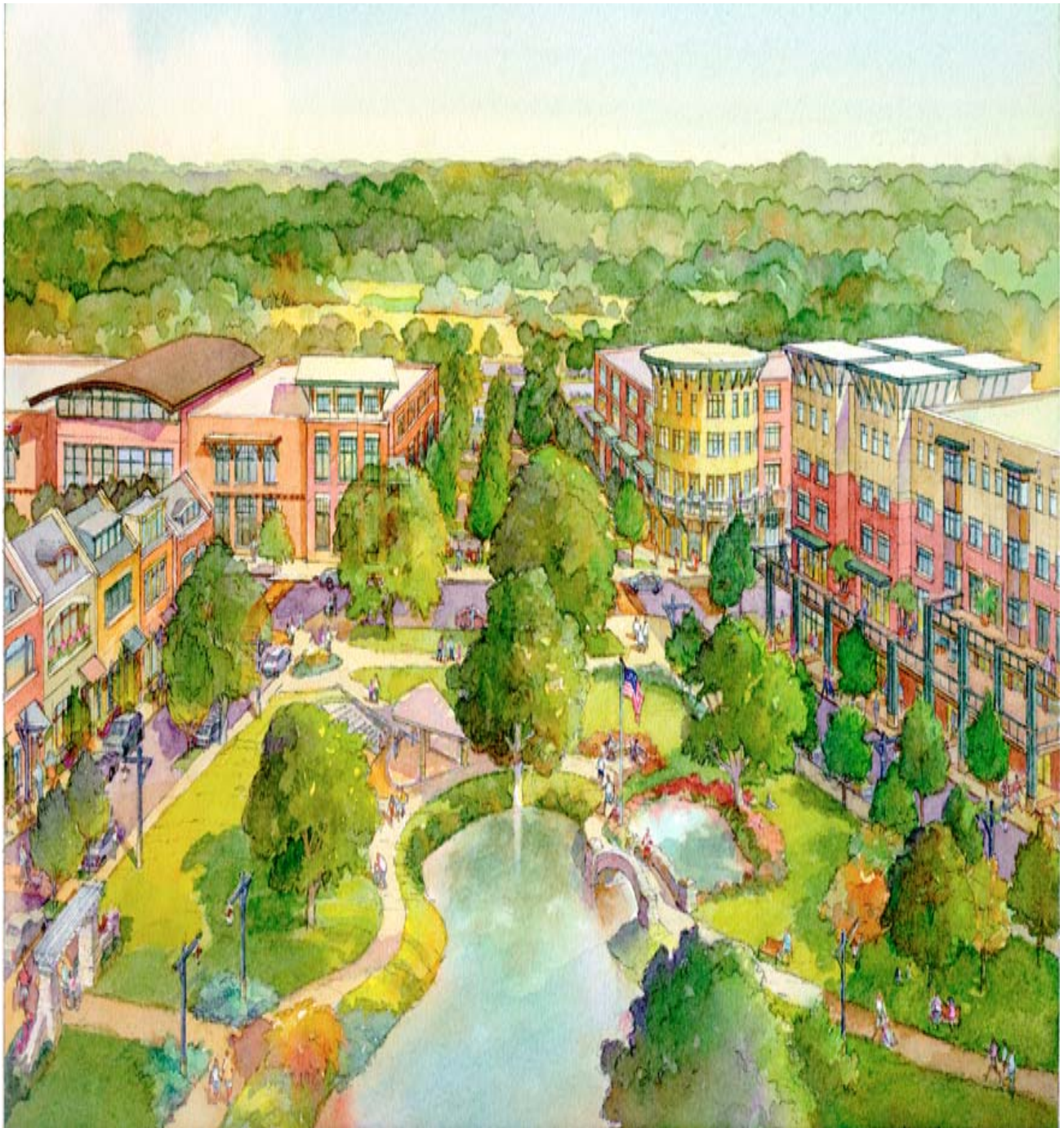


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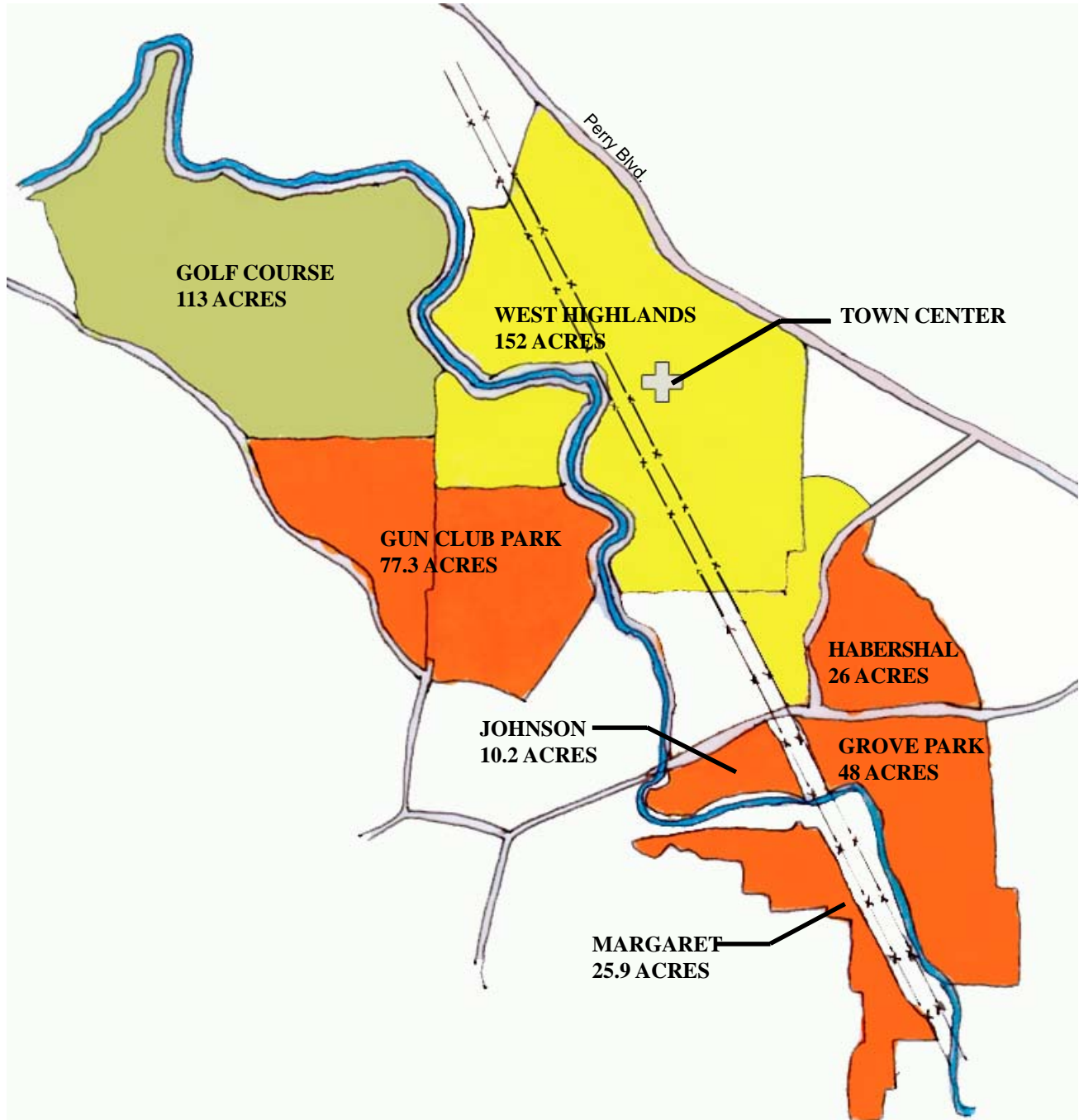
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SECTION 1: INTRODUCTION TO THE WEST HIGHLANDS PROJECT

VICINITY MAP & NEIGHBORHOOD LOCATION



The West Highlands Development is located in Northwest Atlanta directly off of Perry Blvd. on the former Perry Homes Government Housing Project.

****Property can be added to the West Highland Development with the approval of the Design Review Board. If property is added it shall fall under all the guide lines set forth in this booklet.***

DESIGN GOALS

1. A discernible center - at a plaza, square, or green, or at an important intersection. If possible, a transit stop should be located at the center.
 2. A center that feels more intimate than the neighborhood edge, with homes and buildings closer to each other and to the sidewalk.
 3. Work opportunities, or access to transit, located within walking distance (less than one mile) of a majority of homes.
 4. A majority of homes located within a five-minute walk (1/4 mile) of the center.
 5. A variety of housing types to accommodate diversity - young and old, singles and families, the low income and the affluent.
 6. A variety of stores to supply the ordinary needs of the residents. A grocery store is most important.
 7. An elementary school within walking distance (less than one mile) of most of the neighborhood children. Playgrounds within walking distance (up to 1/8 mile) of every home.
 8. A continuous network of roadways - an interconnected grid - that provides a choice of routes and disperses traffic.
- Relatively narrow streets and roads, shaded by rows of trees, to slow traffic and create an environment that is friendly to pedestrians and bicyclists.
9. Prominent sites reserved for civic buildings, including one at the center for neighborhood meetings.
 10. Neighborhood-friendly parking. Parking lots and garage doors should rarely face the street. Parking should be provided at the rear of buildings and accessed by alleys and lanes.
 11. Neighborhood self-governance. Maintenance, security, and the physical evolution of the neighborhood itself should be governed by its residents.

Taken From the National Town Builders Association.



View of "New Urbanist Community" in Maryland. Example of Variety of Building Types.

DESIGN PHILOSOPHY

The new Community has been designed with the vision of a vibrant, upscale, mixed-use, mixed income community where people of all economic strata, races and cultures will live, work, play and raise their families. The design is rooted in principals of "The New Urbanism" and as a result of numerous community meetings with a diverse group of stakeholders including former residents of the now razed public housing development known as the "Revitalization Planning Committee" and City officials.

Through the planning and design process we have engaged and reinforced the existing corridors, serving the site. The primary corridor, serving the site from downtown, is currently a high-speed 3-lane roadway with no pedestrian or bicycling activity. It will be modified along the frontage of site. It has been redesigned to encourage traffic calming and pedestrian and bicycling activity. A natural creek bed that bisects the site at its center provides a pedestrian corridor. The intrinsic beauty of this corridor will be preserved and enhanced with the addition of a public nature trail system through the entire site tying into other planned trails and educational facilities, eventually linking this site with downtown. Utilization of a third corridor potentially includes pedestrian



View of West Highland's Town Center

rail usage of a current cargo rail corridor that would link this site and other major concentrations of mixed-use developments to downtown.

Designed as a pedestrian oriented community, the 460 acre master plan design features at it's "heart" a "Town Center" which includes a public plaza and central park of 4 ½ acres edged by a concentration of civic, institutional and commercial buildings of varied mixed-uses. The public central park is dedicated to a well respected civic and business leader and the namesake of the former public housing development. Many daily living activities will occur within walking distance of the "Town Center". Buildings are of close proximity to each other, sidewalks and street curbs providing a critical mass, intimacy, and further encouraging daily pedestrian activity. A Senior living building is planned within the

framework of the Town Center allowing easy pedestrian access to services and transit while providing wonderful views to the Town Center and the public golf course, both ideal vistas for people viewing. Serving the Community at a prominent intersection adjacent to the public plaza and across the street from the central park and on axis with the primary site entry is the Town Hall. A health/fitness club, public library, charter school (pre-k–8th grade) and child care facility, are all integrally planned with shared uses of common programmed spaces and parking needs. For example: the Charter school will rely on the health club facility to administer its physical education and after school programs. Likewise the public library will serve the Charter school as well as the public. Shared parking is provided for many separate uses, allowing a gross reduction in total amount of parking required otherwise. Within the mixed-use buildings of Town Center are located a variety of retail shops and stores planned to supply the ordinary needs of residents. Work opportunities will be available to residents at many of the Town Center's proposed businesses as well as the golf course. Access to transit will be provided at the Town Center, in which a majority of residences are in close proximity, as well as key locations throughout the community within a 10-minute walk.



Example Pocket Park within a Block .

A network of relatively narrow interconnected streets and roads shaded by trees with curbside parking to slow traffic creating an environment friendly to pedestrians and bicyclists will serve the new and surrounding neighborhoods. Parking lots and residential garages will be provided at the rear of buildings and be accessed by service alleys and lanes. Affordable "for rent" and "for sale" residential homes will be offered throughout the community. Additionally a full array of housing options catering to diverse households of young and old, singles and families, low income and the affluent will be offered. They include detached single-family homes, attached town homes of 2 to 3 stories, apartment flats, and condominiums from 2 to 4 stories. Some residents are located above retail shops and or offices at the 'Town Center'. Live/work opportunities offer a desirable option at the "Town Center". There will be over 1,066 multi-family apartments of which 360 may be for sale and approximately 1,200 single-family homes for sale.

The architectural character of the community is based on traditional and modern interpretations of the "Arts and Crafts" movement started in Europe at the turn of the 20th century and "Craftsman" Bungalow styles, a popular ar-

chitectural style started in the United States at the turn of the 20th century lasting through the 1940's. Other variations of these styles such as "Mission" or "Prairie" are also encouraged, but not limited to these styles alone: "Tudor", "Victorian", "Shingle Style" & "Queen Anne" are acceptable and will be reviewed on a case by case basis. Additional Design information on each of these styles is located in "A Field Guide to American Houses."



Examples of Arts and Crafts Architectural Flavor

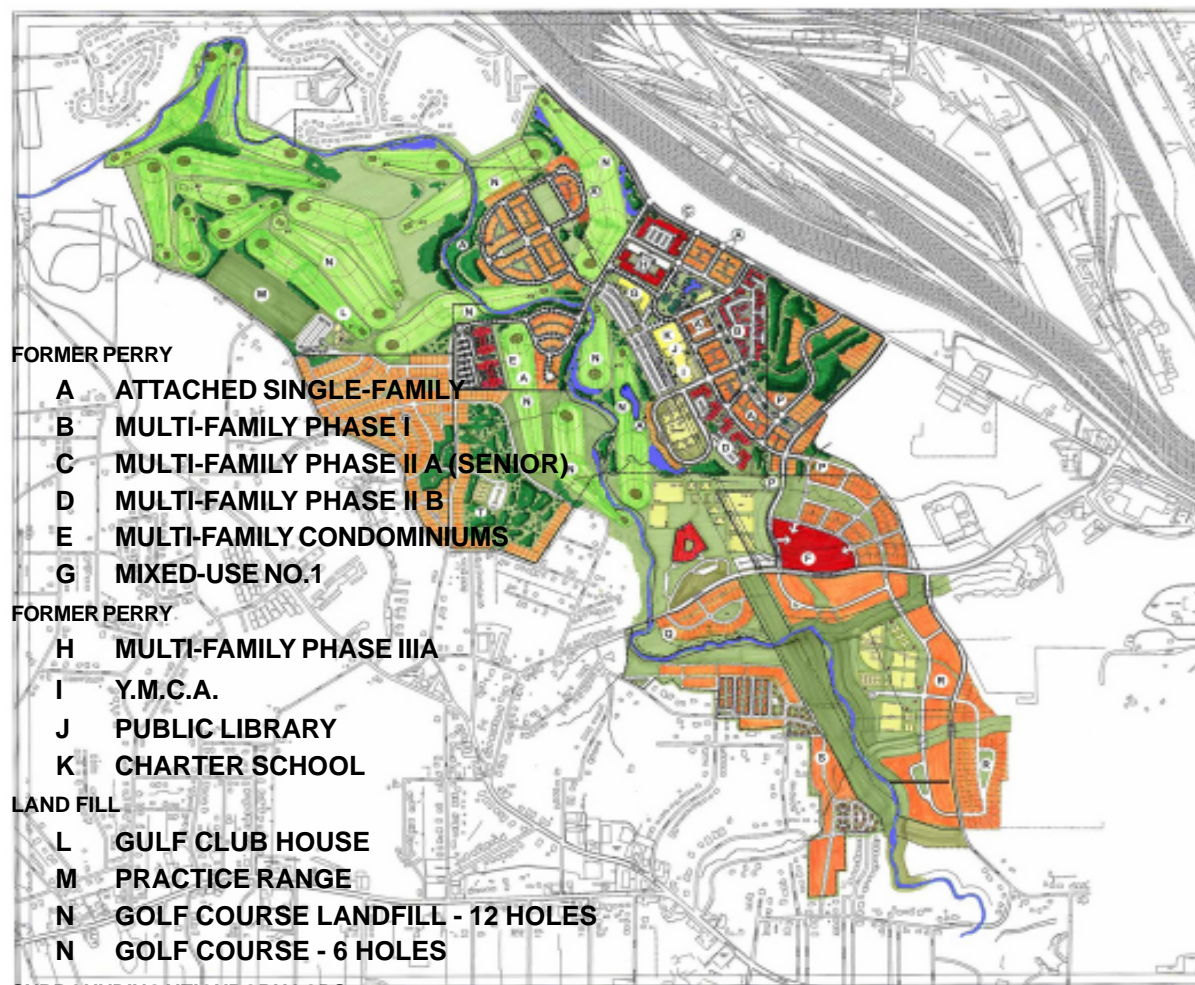
Above all we want to create a quality environment that is architecturally diverse and visually interesting. It is the task of the Architectural Review Committee to review, comment and decide on matters of compliance with the Design Guidelines.

A quote extracted from "Arts and Crafts Architecture" by Peter Davey has been used in representing the new Community. It states, "Arts and Crafts architecture knew no differentiation between public and private buildings and none between provision for the rich or the poor. The Arts and Crafts movement stood for cities with a human face: gentle, witty, occasionally dramatic, kind to its surroundings and responsive to the needs of its citizens".

Ponds and lagoons provide beauty and playing obstacles for golfers. Magnificent existing mature oak trees, will be preserved and maintained within strategically located parks and divided roadways and on the fairways of the golf course. Public parks and recreational areas are purposely sized and dispersed for an active physical and a continual visual engagement encouraging citizens to take responsibility for their maintenance.

WEST HIGHLANDS MASTER PLAN

All plans represented are preliminary in nature for illustration purposes and may change without notice.



SURROUNDING NEIGHBORHOODS

- F GROVE MULTI-FAMILY PHASE IV
- O GUN CLUB SINGLE-FAMILY
- P HABERSHALL SINGLE-FAMILY
- Q JOHNSON SINGLE-FAMILY
- R GROVE PARK SINGLE-FAMILY
- S MARGARET SINGLE-FAMILY

MASTER PLAN 

WEST HIGHLANDS

AMA-PERRY HOMES REDEVELOPMENT, LLC

KEYFER & ASSOCIATES, INC.

LORENC + YOO DESIGN

SEPTEMBER 10, 2004-0108

PURPOSE OF GUIDELINES.

The purpose of the Design Guide lines is to ensure compliance with stated goals, general architectural character and planning objectives of West Highlands. The Guide Lines provide a comprehensive set of standards which will allow this unique community to develop in an orderly and cohesive manner. Design standards establish criteria for architectural design and style, site improvements, and landscaping. The Guidelines also lay forth a process for review of proposed construction, and modifications to existing structures. As neighborhoods evolve, this will ensure that all sites are developed consistently and with the quality that initially attracted you to this community.

Each project is considered on individual merit. *No design will be approved until all documents are received.* The Builder has total responsibility for compliance with all Federal, State and Local Codes.

Construction shall proceed only on the basis of drawing approved by the *Design Review Committee*. Changes made between approved drawings and actual construction will require alterations to comply with approved drawings at developers expense.

Concept Meeting

The purpose of the meeting is to establish a working relationship between project designer and review committee prior to any start of ANY specific design work. This affords the designer the opportunity to ask the committee question and raise questions, concerns before preliminary design work is done.

Objectives

To provide an opportunity for Developer to express specific concerns about particular areas of concern.

To provide a forum in which all parties involved may discuss architectural design and planning options.

Requirements

Though no specific design work is necessary prior to the Concept Meeting, one should be ready to discuss design philosophy on other projects.

Designer is encouraged to bring conceptual sketches and/or photos of previous or similar installations.

Preliminary Submission

The purpose of this phase is to develop the approved concept plans to a level that will ensure compliance with the design guide lines. Drawings should be preliminary in nature while including sufficient information

to adequately describe the storefront design intent, the overall signage, interior design, merchandising concepts and mechanical systems.

Requirements

Site Plan showing context around project so one can locate project.

Floor Plans at a large enough size to easily understand the space and clearly read all labeling. Furniture should be shown on these plans so viewer can easily understand scale and usage.

Elevation & Section to illustrate and explain what the building looks like and how the building functions.

Typical Wall Section to explain the skin of the building.

Any other drawing or diagrams one feels will be needed to explain ideas or concepts.

Final Submission

This phase provides the Developer with a complete set of working drawings showing all details for construction. After the "Architectural Review Committee's" review for compliance with the design guide lines and previously approved drawings, these drawings will be submitted to Tenant's contractor with Landlord's stamp of "approval" as construction documents.

Requirements

Site Plan showing the project and it's relationship to the surrounding context.

Floor Plans at an easily read scale. (1/4" = 1' preferred.) Dimensions, outlets, light fixtures, toilets, sinks, built in furniture, wall type and electrical layouts.

Elevations & Sections indicating all materials, colors and finishes.

Wall Sections, & Details sufficiently detailed for construction.

Landscaping Plan showing all areas to be landscaped.

Mechanical, Electrical, HVAC, and Plumbing drawings.

Specifications submitted separately on 8.5" x 11" paper.

****Drawings must be sufficiently detailed and dimensioned such that all critical areas can be easily understood and used for construction.***

Cost

Concept Meeting \$ _____

Preliminary Submission \$ _____

Final Submission \$ _____

SECTION 2: SINGLE FAMILY & ATTACHED TOWN HOME NEIGHBORHOOD DESIGN

WEST HIGHLAND NEIGHBORHOOD



LEGEND

A	ATTACHED SINGLE-FAMILY	250 SINGLE FAMILY HOMES		
B	MULTI-FAMILY PHASE I	124 APT.		
C	MULTI-FAMILY CONDOMINIUMS	132 APT.		
D	MULTI-FAMILY PHASE II B	154 APT.		
E	MULTI-FAMILY PHASE III A	155 APT.		
F	GROVE MULTI-FAMILY PHASE IV	138 APT.		
G	MIXED-USE NO. I	120 APT.	11,664 S.F. RETAIL	13,800 S.F. OFFICE
H	MULTI-FAMILY PHASE III A	152 APT.	18,000 S.F. RETAIL	18,000 S.F. OFFICE
I	Y.M.C.A.	65,000 S.F.		
J	PUBLIC LIBRARY	18,000 S.F.		
K	CHARTER SCHOOL	85,000 S.F.		
N	PUBLIC GOLF COURSE	17,500 S.F.	3.75 HOLES	

GUN CLUB PARK NEIGHBORHOOD



LEGEND

- O SINGLE-FAMILY**
- N PUBLIC GOLF COURSE**
- T RECREATION CENTER**

194 SINGLE FAMILY HOMES
17,500 S.F. 3.75 HOLES
40 ,000 S.F.

HABERSHAL NEIGHBORHOOD



JOHNSON NEIGHBORHOOD



LEGEND

F MULTI-FAMILY PHASE III B
P HABERSHAL SINGLE FAMILY
Q JOHNSON SINGLE FAMILY

138 APARTMENTS
137 SINGLE FAMILY HOMES
42 SINGLE FAMILY HOMES

MARGARET NEIGHBORHOOD

GROVE PARK NEIGHBORHOOD



LEGEND

S MARGARET NEIGHBORHOOD
R GROVE PARK NEIGHBORHOOD

208 SINGLE FAMILY HOMES
197 SINGLE FAMILY HOMES

TREE PRESERVATION

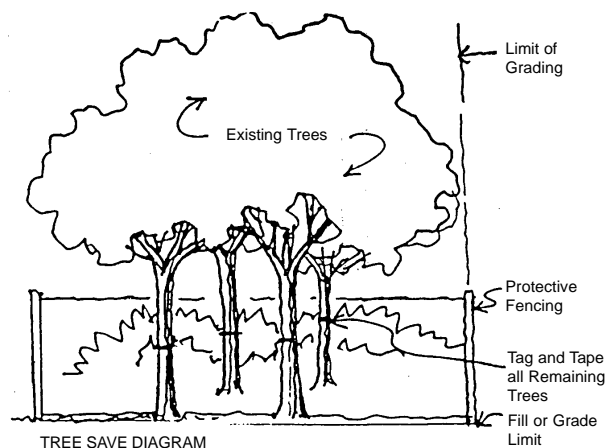
One of the primary goals is to minimize the disturbance of the existing ecological systems and to preserve existing trees when possible. Owners and builders may not remove trees prior to final approval of plans by the Architectural Review Committee.

The following measures will be undertaken to ensure preservation of existing vegetation:

1. The builder must meet on site with a representative of the developer prior to any construction to discuss the location of all existing trees which are to be saved. The trees to be saved are to be clearly marked with surveyor's tape. The intent is to protect specimen trees and groupings of trees.
2. Final plans must clearly delineate trees to be preserved and a limit of disturbance line. This should be cross-reference with all aspects of the development such as utilities, grading, layout, etc. See Tree Save Diagram.
3. The limit of disturbance line must be protected with fencing that is conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compactions and puddling over the root system and large enough to include the area within the drip line of tree to be preserved. Sensitive root systems fall within this area and must be protected.
4. No equipment storage or parking will be allowed within preservation areas. Weed and debris removal within these areas must be done with hand tools.
5. Fencing must be installed prior to any clearing and construction and must be maintained in good condition until construction is completed.
6. IT IS IMPORTANT FOR AS MANY TREES AS POSSIBLE TO REMAIN TO MAINTAIN A VERTICAL SCALE FOR THE DEVELOPMENT. PERMISSION FROM THE DEVELOPER MUST BE OBTAINED BEFORE REMOVING ANY TREES THAT ARE NOT LOCATED WITHIN BUILDING FOOTPRINT OR DRIVEWAY.

CLEARING AND GRADING

Site grading of a specific lot shall be kept to a minimum and alterations to existing drainage systems shall be



avoided. Any necessary grading shall maintain a natural appearance. Grading should produce graceful contours, not sharp angles, and should provide smooth transitions at the head and tow of slopes.

DRIVEWAYS

No driveway should be closer than 30 feet to a street intersection as measured from the right of way line to the edge of the driveway.

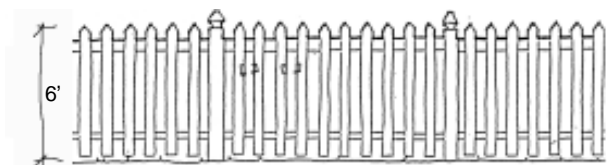
Concrete "track" driveways, common to some of the older neighborhoods in this country are also encouraged. A traditional concrete apron would be required at the street edge, but from the sidewalk toward the house, the stripes of concrete and a grass strip of equal distance would be constructed. This system would improve the looks of the streetscape by reducing the amount of pavement viewed.

FENCES AND WALLS

All fences and walls, including retaining walls, must harmonize in character and color with the home. The intent of fence construction is to eliminate any inconsiderately placed fences which may box a neighbor in, destroy his or her view or detract from the overall image of the neighborhood. Cross tie and bare concrete block retaining walls are not permitted. Submit fence, wall and retaining wall design materials, color and detailing to Architectural Control Committee for review and action prior to construction.

The finished side of fences must always face out from the lot toward the street. The following is a summary of where fences are required or where they are permitted:

1. Corner Lots may have a privacy fence painted or stained, in accordance with city code ordinances. The placement of the fence is not allowed past the building setback line toward the street. An optional side yard fencing which faces the front street should be located on the rear corner of the house or garage. All fencing locations are to be approved by the Architectural Control Committee prior to construction.



A 15' jog from the required side yard privacy fence down the property line is required. This will be connected to the side of the adjacent home, which is facing toward the street.

2. Swimming pool Fencing may be either pickets, solid fencing, wrought iron or anodized tubular aluminum. If the fences are made of metal, they should be dark in color --black, dark bronze, or forest green. The fence height for pool enclosures should meet City of Atlanta or other requirements.

3. Unacceptable fencing material includes chain-link, rough cut lumber of any type and hog wire fencing. All fencing material is to be reviewed by the Architectural Review Committee prior to construction.

REQUIRED ENCLOSURES

All compressors for central air conditioning units should be completely screened by landscaping and/or architectural treatments so that they are not visible from the street or any adjacent properties and must be sited so as not to cause a nuisance to neighbors. Through-wall or window air-conditioning units are not permitted.

All garbage and trash containers shall be kept within a garage, or in a landscape screened area and/or architectural enclosure so they are not visible from other residences.

SWIMMING POOLS, HOT TUBS AND SPAS

1. No above ground swimming pools are permitted.
2. All swimming pools and hot tubs must be submitted

to the Architectural Control Committee for review and action prior to construction. Include pool, hot tub, spa, deck and fencing design and layout, material and equipment in submission.

3. Landscape screening and enhancement of pool, hot tub and spa areas are required.

4. Appearance, height, material, color and detailing of all retaining walls must be approved by the Architectural Control Committee and should be consistent with the architectural character of the house. Cross tie walls are not permitted.

5. All swimming pools must naturally fit into the topography of the proposed lot and be located to provide minimal visual impact to surrounding properties and streets. All pumps, filters and equipment must be screened from street and adjacent property view.

6. Hot tubs and spas and their related pumps, filters and equipment must be screened from street and adjacent property view and located where they will not cause a nuisance to neighbors.

PROPERTY IMPROVEMENTS

1. Play equipment must be located in a place of minimum visual impact on adjacent properties and streets. Fixed play equipment should be earth tone or dark green colored wood or metal with dark green or blue slides and seats and earth tone wooden roofs. No multicolored tarps are permitted.

2. Animal house design, exterior colors and materials must relate to the exterior of the house. The structure should be completely screened from any view from surrounding properties and streets, and be discreetly located so as to not cause a nuisance to neighbors. Clothesline and or fenced "dog runs" are not allowed.

3. Landscape furniture must be submitted for review.

4. Yard sculpture must be submitted for review.

5. Gazebos, arbors, etc. Should be fully detailed (site plan, elevations, details, etc.) And submitted for review. Site compatibility will determine approval.

6. Basketball goals must be mounted on freestanding black metal poles and have clear backboards. Goals

should be located in side or rear yards and oriented for minimal visual impact from street. Submit site plan for approval. Basketball goals mounted to the house structure are not permitted.

7. Front doors and entry area decorations should be simple in design and in keeping with the style and colors of the house. Plants and flowers in pots should always be neat and healthy.

8. Outdoor storage of garden tools and hoses must be screened from view. Tools or items stored under a back deck or porch must also be screened from view by planting shrubs around the decks.

9. Seasonal banners and flags should be properly mounted and in good taste. The Architectural Control Committee will make decisions regarding the appropriateness of a banner or flag.

10. Woodpiles shall be located in the rear yard. Tarps covering a woodpile are allowed only if the woodpile is completely screened from view and must be clear or earth tone in color. For example, a tarp-covered wood pile may be located under a deck with shrubs planted around it.

11. Birdhouses and birdbaths should be simple in design and in keeping with the style and colors of the house. Submit drawings (or picture) and site plan for review.

MAINTENANCE

Each lot shall at all times be kept in a clean and well-maintained condition. All landscape areas shall be well groomed and maintained at all times. Grass and lawn areas should not exceed 6" height. Mulched landscape bed areas shall be kept free of weeds and grass and shall be well groomed and maintained at all times. Shrubs should be pruned regularly and should not have shoots exceeding 12" in length. Trees should be pruned regularly of dead limbs, trunk shoots and debris. Dead plants should be removed immediately from front lawn areas or areas exposed to public view from any street. No building or structure shall be permitted to fall in disrepair. Each building and structures shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event of damage or destruction to any building or structure, each building or structure shall be repaired or reconstructed in a

timely manner in accordance with current approved plans and specifications.

LANDSCAPE STANDARDS

The purpose of these standards is to enhance and promote the quality image of the community, as well as the individual home. The Architectural Control Committee must approve all landscape. A copy of the detailed landscaping plan must be included along with all applications submitted to the Architectural Control Committee for approval.

LANDSCAPING APPROACH

The landscaping approach should concentrate planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the house. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants each of many species.

The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure adequate buffer within a year or two.

TREE REQUIREMENTS ON LOT

Preservation of existing trees and adding new trees are a critical elements in the "feel: and look of a neighborhood. The following items help in achieving that look:

1. On front facing lots the builder is required to plant at least two (2) structural trees, selected from the Tree Palette, of 2" caliper or greater, planted in the front yard of each lot.

2. On corner Lots the builder is required to plant at least two (2) structural trees, selected from the Tee Palette of 2" caliper or greater, planted in the front yard and at least two (2) structural trees on the side facing the street. These trees shall be located between the privacy fence and the existing trees.

3. If sufficient existing trees are retained on the lot then this requirement may be reduced or waived by the Architectural Control Committee.

4. These tree requirements are separate from the street trees provided by the developer and the builder.

FOUNDATION PLANTING

It is recommended that a “layer” of evergreen shrubs and a lower shrub, groundcover or seasonal color (especially at the entries) be utilized around fronts and sides on corner lots. The foundation planting should be able to screen any foundations or crawl spaces under the home from street views.

LAWNS

Sod is required on all sides of all homes and between the curb and sidewalk. Corner lots are considered as having two front yards.

STRUCTURAL TREE PALETTE

Quercus phellos (Willow Oak)
Quercus nigra (Water Oak)
Quercus lyrata (Overcup Oak)
Quercus virginiana (Live Oak)
Wuercus stellata (Post Oak)
Quercus laurifolia (Laurel Oak)
Quercus Shumardii (Shumard Oak)
Fraxinus Pennsylvanica (green Ash, Urbanite)
Quercus Falcata (Southern Red Oak)
Liriodendron Tulipifera (Tulip Poplar)
Magnolia virginiana (Sweet Bay Magnolia)
Magnolia grandiflora (Southern Magnolia)
Taxodium distichum (Bald Cypress)
Nyssa sylvatica (Black Gum)
Acer rubrum (Red Maple)
Cary illinoensis (Pecan)
Liquidambar styraciflua (Sweet Gum)
Ilex opaca (American Holly)
Ulmus parvifolia (Elm, Drake, Athena or Allee)

PUBLIC / PRIVATE SHRUB PALETTE

This required palette is only for the landscape treatment between the sidewalk (public) and the front lawn (private). (Planting requirement: 3 gallon, 30" on center, double row.)

Buxus Harlandi (Harland Boxwood)
Buxus Microphylla (Little Leaf boxwood)
Ilex Cassine (Cassine Holly)
Ilex Cornuta Bufoordii “Nana” (Dwarf Bufoord Holly)
Ilex Crenata “Compacta” (Dwarf Chinese Holly)
Ilex Crenata “Bullata” (Convexleaf Japanese Holly)
Ilex Vomitoria (Yaupon)
Ilex Vomitoria “Nana” (Dwarf Yaupon)
Olex Galbra (Ink Berry)
Ligustrum Indicum (Wax Leaf Ligustrum)
Ligustrum Japonicum (Wax Leaf Ligustrum)
Raphiolepis Indica (Indian Hawthorne)

STREET DESIGN

Designed with the concept of pleasant public spaces, the street design encourages neighborhood interaction among the residents. Sidewalks provided on both sides of the street create an old world charm, street trees are planted to create shady, pleasant places to walk or bike ride. Traditionally designed street lights extend the use of the sidewalks for all residents.

TYPICAL STREETScape

Important to the design of each street, a building setback line is located on both sides of the "right of way", this provides each homeowner with ample room to personalize their landscape. No part of the building should pass the setback line, with the exception of bay windows, stoops, stairs, and porches in accordance with city codes and ordinances.

SIDE WALKS

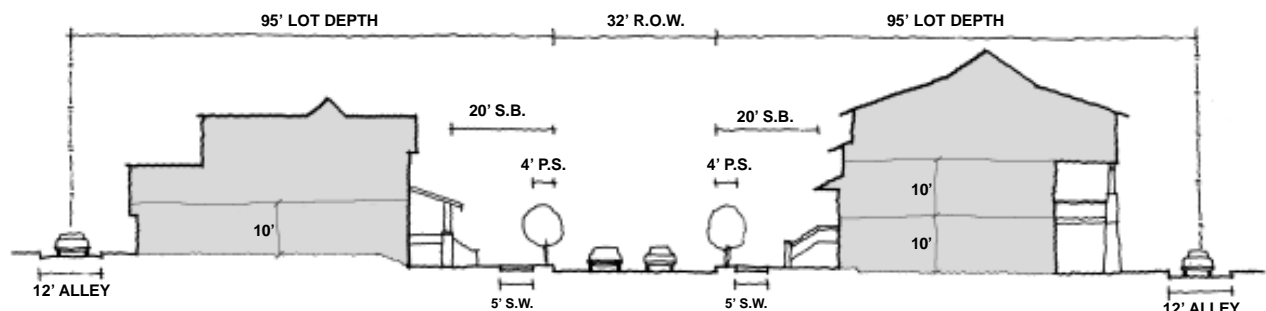
The principle behind a sidewalk community is creating pleasant and safe area for people to walk, jog, bike, skate, etc. as well as to encourage neighborhood interaction among the residents. The sidewalk will be five feet wide, and located two to six feet from the back curb and are required in the front of all lots and on the sides of all corner lots.

STREET TREES

The single most imperative element in West Highland is the constant use of street trees. The Developer shall be responsible for the initial planting of all street trees, but they will be the responsibility of the builder to maintain and/or replaced as necessary once construction commences. If any of these trees become injured during construction, the builder responsible for the damage shall replace them. The trees are to be maintained and replaced as necessary by the homeowner once they move in. If a recently planted tree must be moved due to a new driveway, it is the builder's responsibility to reposition the tree as close as possible to its original position to maintain the continuity of the street pattern. (line drawing)



*TREE TYPES TO BE CHOSEN BY LANDSCAPE DESIGNER.



S.B.--SET BACK P.S.--PLANTING STRIP S.W. SIDEWALK

STREET FURNISHING

The mailboxes, mailbox posts, sign posts and light poles are to be made of heavy cast aluminum with a baked on satin black enamel finish that will be maintenance free.

The lamps will produce a white light using metal halide fixtures.

The Generation ARC, with its contemporary design and low glare optical performance is ideal for multi-family complexes, downtown streetscapes, parks, walkways and campuses.



Light Fixture Information.

Name: *Generation ARC*
Manufacturer: *Copper*
Lamp Source: *150 w HPS, 250 w HPS,*
Wattage: *175 w MH.*
Light Pattern: *Type III*
Mounting Height: *12'-16'*

Light Pole Information.

Name: *Washington*
Manufacturer: *Shakespeare*
Material: *Fiberglass*
Mounting Height: *12'*

Standard mailboxes and posts are to be purchased and installed by the builder. Mailboxes (Model ?)



Manufacturer: *Classy Mailboxes*
Contact Number: *770.321.0481*
Name: *Imperial*
Style Number: *C1-6401*
Mounting Height: *38"-42"*

STREET (R.O.W.) & FRONT LAWN TREATMENTS

The Architectural Design Committee will review the individual treatment of each lot due to varied lot conditions and previous treatments.

A 2' planting strip between the sidewalk and front lawn is to occur throughout all residential district. The treatment provided by the builder shall consist of a one of these treatments: picket fence, consistent landscaping, brick, stone or stucco columns with landscaping in between, a low brick, stone, or stucco wall, and if grade conditions dictate, a low wrought iron or aluminum fence.
** See Diagrams on next page for examples of each.*

This separation serves a critical role of defining the edge and maintaining the scale of the street. It separates pedestrians utilizing the public sidewalk for more private front yards of the residents.

This effect ultimately encourages pedestrian activity and neighborhood interaction.

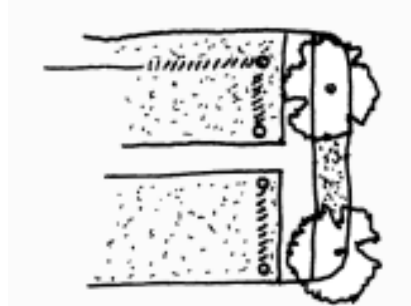
The Landscape Hedge shall consist of a double row hedge, three-gallon minimum, triangular spaces, 30" on center. The evergreen shrub type may be selected from the West Highland structural Tree/Public-Private Shrub Palette Section. The Shrub selection should consist of one evergreen shrub type (hedge).

Diversity in fencing is strongly encouraged. No identical fence designs will be allowed adjacent to each other. Picket fences would ideally be painted or stained white; they may also be a matching light trim color. Darker neutral colors may be permitted if appropriate with the house colors and approved by the Architectural Control Committee. Vinyl fencing is acceptable, so long as it is a high-grade material with superior impact resistance, color retention, and is in keeping with the architectural character of the home.

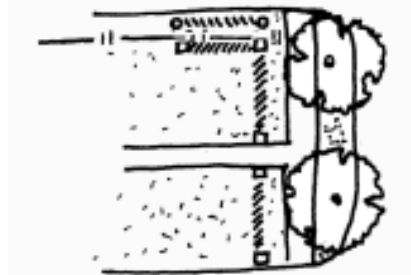
FRONT WALKS

The steps/walk is design is to be a complementary component of the site architecture, and thus, should not compete visually with the house and the landscape. Steps are permitted at the elevation change between the sidewalk and house pad. Concrete, brick or stone steps may be utilized with cheek walls for visual appeasement.

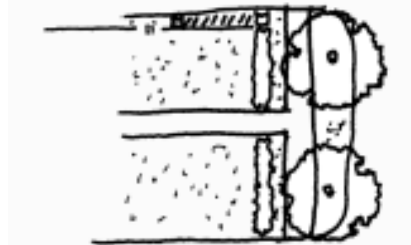
FRONT YARD TREATMENTS



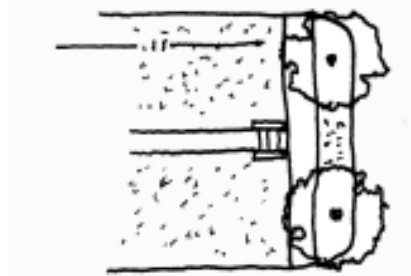
Wrought Iron Columns w/ Chain Links



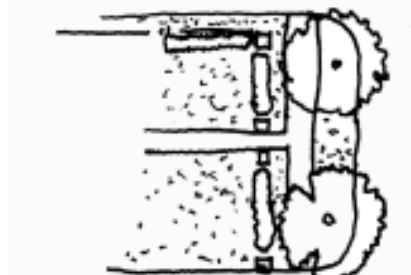
Brick, Stone or Stucco Column w/ Hedge



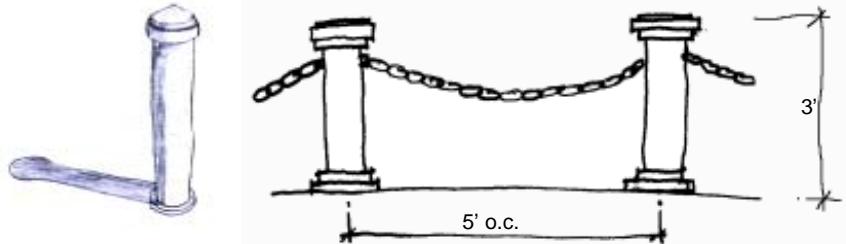
Brick, Stone or Stucco Column w/ Planting



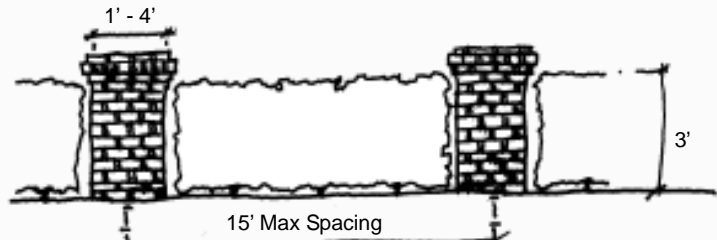
Brick, Stone or Stucco Column w/ Planting



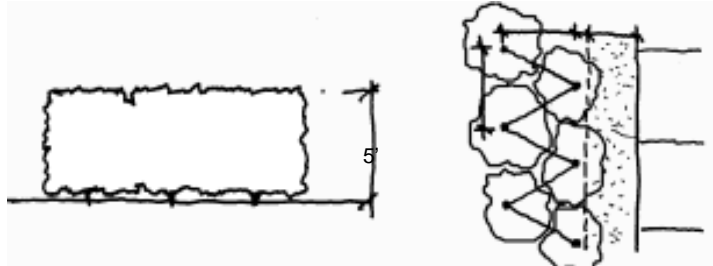
Brick, Stone or Stucco Column w/ Planting



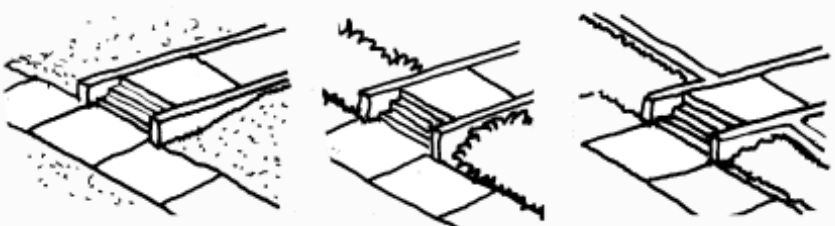
Chain link Bollards are to be made of heavy cast aluminum with a baked on satin black enamel finish that will be maintenance free. They should be used only when site conditions dictate.



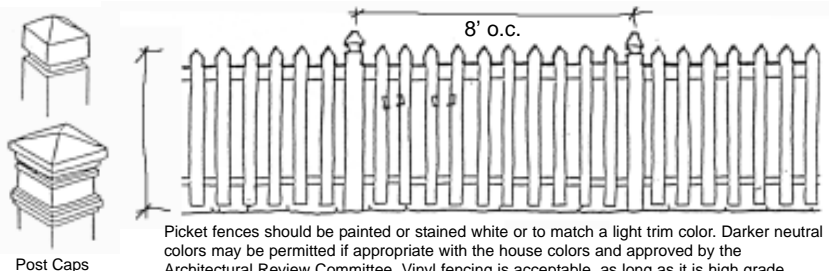
Brick, Stone or Stucco piers should be placed at a maximum of 30' on center. Wooden fence, Hedges, Stone, wrought iron or Brick should fill the void between piers. Piers may project into 2'-0" planting strip.



The Landscape Hedge shall consist of a double row hedge, three gallon minimum, triangular spaced, 30" on center. The evergreen shrub type may be selected from the West Highlands Structural Tree/Shrub Public-Private Palette Section. The shrub selection should consist of on evergreen shrub type (hedge).

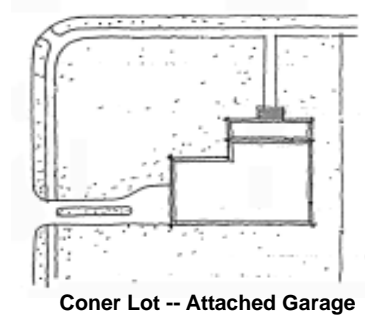
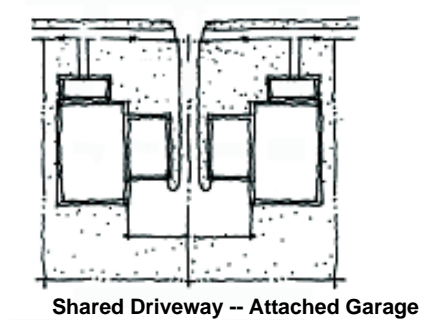
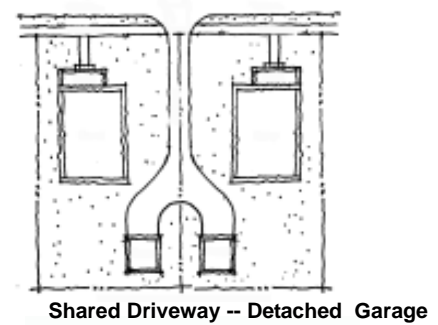
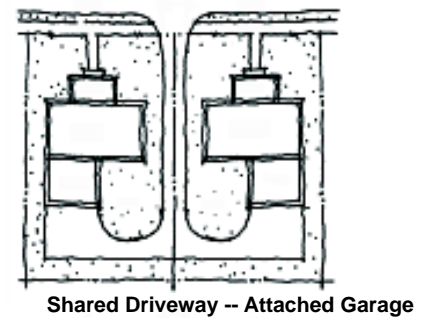
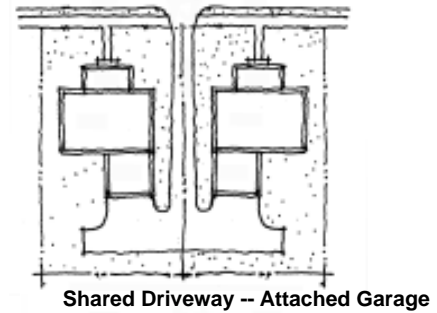
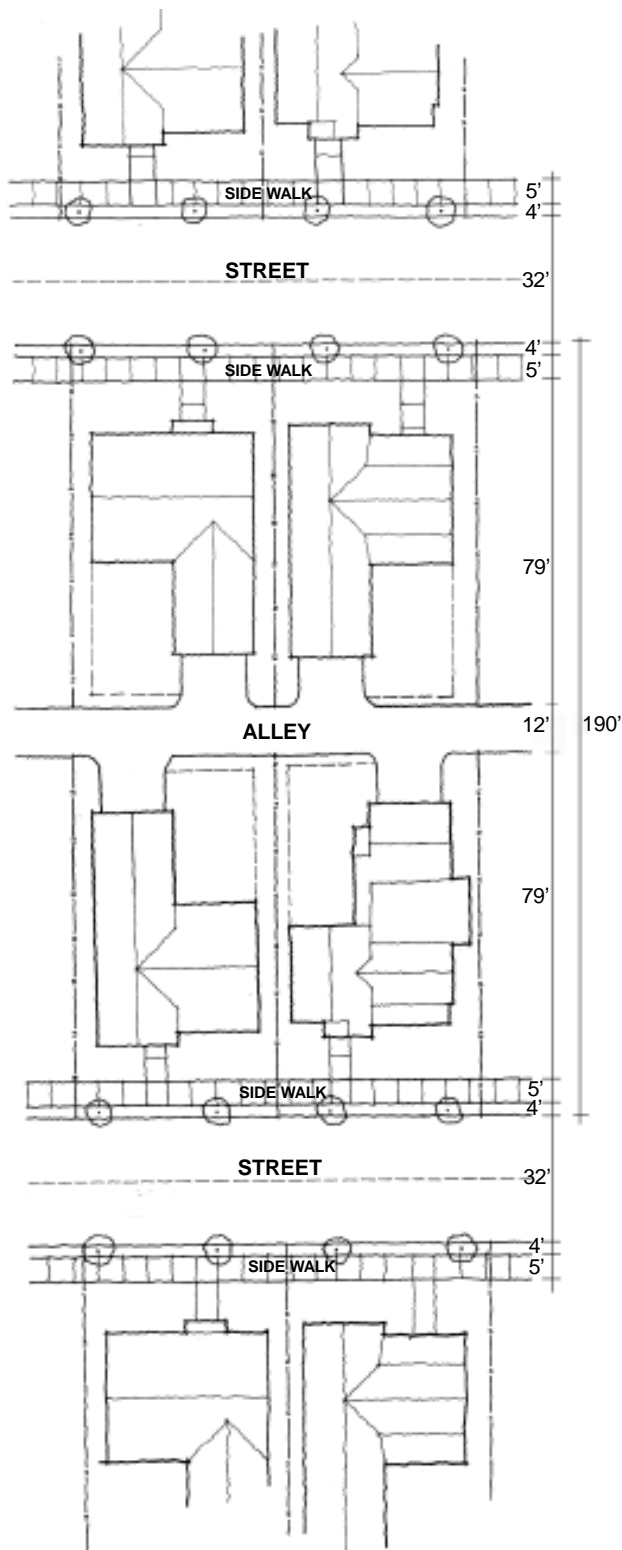


When the grade is 1' higher from the R.O.W. to the front yard, sidewalk steps are required. Maintaining this change in elevation is important to keep a separation between the public area and the front lawn as well as tree save areas whenever possible.



Picket fences should be painted or stained white or to match a light trim color. Darker neutral colors may be permitted if appropriate with the house colors and approved by the Architectural Review Committee. Vinyl fencing is acceptable, as long as it is high grade material with superior impact resistance color retention and in keeping with the architectural character of the home.

TYPICAL BLOCK ARRANGEMENT -- ALLEY ATYPICAL ARRANGEMENT -- DRIVEWAY



ARCHITECTURAL STANDARDS

MINIMUM HEATED SQUARE FOOTAGE REQUIREMENTS:

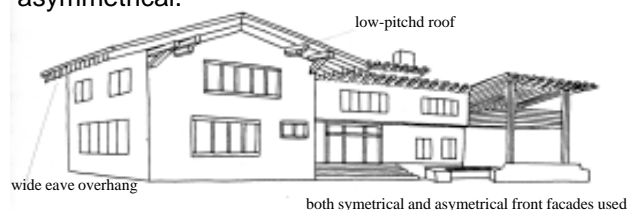
A minimum of 1,450 square feet of heated, walk able space is required.

INDIVIDUAL HOUSE AND STREETScape MASSING:

The architectural character of the community is based on traditional and modern interpretations of the “Arts and Crafts” movement started in Europe at the turn of the 20th century and “Craftsman” Bungalow styles, a popular architectural style started in the United States at the turn of the 20th century lasting through the 1940’s. Other variations of these styles such as “Mission” or “Prairie” are also encouraged, but not limited to these styles alone: “Tudor”, “Victorian”, “Shingle Style” & “Queen Anne” are acceptable and will be reviewed on a case by case basis. Additional Design information on each of these styles is in located in “A Field Guide to American Houses.”

ARCHITECTURAL STYLES

Arts and Crafts: Low-pitched roofs with eave overhangs are favored. It is typical to use wide eave overhangs. The front facade can be symmetrical or asymmetrical.



Prairie: Low-pitched roof is used usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines; often with massive, square porch supports.



Craftsman: Low pitched, gable roof (occasionally hipped) is typical with wide, unenclosed eave overhanging; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial- width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).



Mission: Mission-shaped roof dormer or roof parapet (these may be on either main roof or porch roof); commonly with red tile roof covering; widely overhanging eaves usually open; porch roofs supported by large, square piers, commonly arched above; wall surface usually smooth stucco.



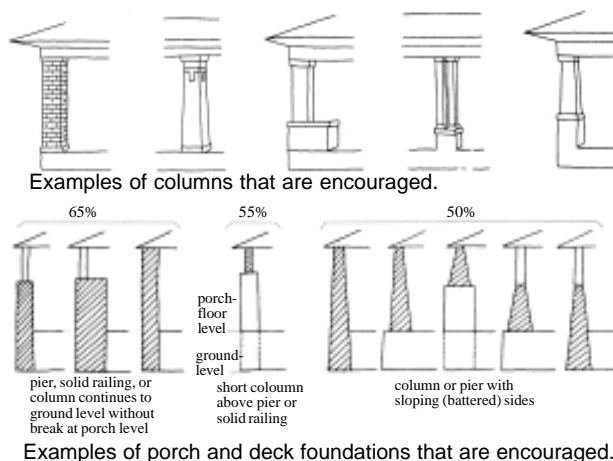
**Identical or similar massing architectural styles are not allowed adjacent to or across the street from one another. Houses situated on corner lots shall be styled and massed appropriately to each street view.*

FOUNDATIONS

All houses and related appendages must sit on a foundation wall, either an enclosed floor slab or crawl space. The finished floor elevation shall be elevated a minimum of 30 inches above grade at the house front door. Garages, however, may have slabs on existing grade.

All foundations above grade shall be finished with a brick, stone, stucco or Architectural Control Committee approved veneer. Exposed concrete or concrete block foundation walls are allowed if covered with a parge coating, which hides mortar joint lines. Decorative block will be considered on an individual basis. Decorative block must be in keeping with the architectural character of the house and be approved by the Architectural control Committee.

Porch and deck foundation visible from the street may be a finished pier with recesses wood or brick lattice infill panels.



EXTERIOR MATERIALS AND ARCHITECTURAL FEATURES

Approved exterior wall materials include, wood, brick, stone, fiber cement or shingle siding. No vinyl siding is allowed. Approved exterior trim materials include brick, stone, stucco, vinyl, fiber cement or lap shingle siding.

All elevations of a house, which are visible from the street, should utilize compatible materials. The use of more than two materials, except in the use of horizontal

and shingle siding combinations with a third material, is not encouraged.

Siding should produce exposed horizontal lines no less than 4 inches and no more than 8 inches apart. Porch and covered entry stoop ceilings should be of a wood or vinyl bead board, V-groove or batten design with no visible perforations of joints. Fiber cement sheathing with a carefully designed grid of battens will be considered.

FIREPLACES & CHIMNEYS

Fireplaces and chimneys that are visible from the street are strongly encouraged because they aesthetic character to neighborhood. Chimneys or Fireplaces in view from a street shall be brick, stone or stucco with an appropriate UL decorative metal shroud to conceal flue cap or an approved ceramic chimney pot. All exterior fireplaces shall extend to the finished grade and be of appropriate proportions to compliment the architectural character of the house.

STAIRCASES

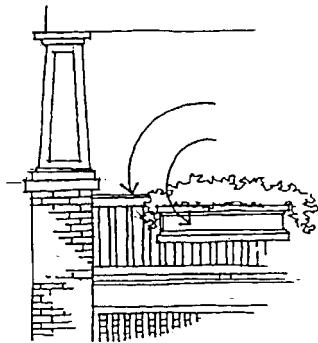
External staircases should be brick, stone, or wood appropriate to the architectural style of the house. Open risers are not permitted. Open areas beneath stairs are not allowed unless well screened w/ Concrete steps are allowed only if finished on the sides or enclosed with cheek walls of brick, stone or stucco.

PORCHES, STOOPS, DECKS AND PATIOS

All houses must have a front porch or covered entry stoop. Decks and patios are allowed off the rear of a house. Porches shall have a minimum front projection of 8 feet. Wrap-around porches may have a narrower side projection, but in no cases less than 6 feet. Covered entry stoops shall have a minimum front projection of 4 feet and a maximum projection of 6 feet. No porch shall exceed 12 feet in front projection. Porch floor treatments may included wood decking, brick, brick edged and divided concrete, stone or tile.



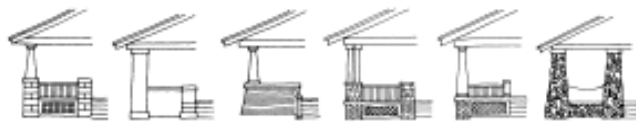
RAILINGS AND COLUMNS



Porch Detail

Porch columns should be a minimum of 8 inches square or if round, 8 inches in diameter. Shaped and tapered columns are encouraged, particularly tapered columns mounted on a brick, stone or stucco railing pier.

Railings shall consist of round decorative or square balusters with appropriate horizontal cap and bottom rails in keeping with the character of the house. Intermediate or end railing posts or piers should utilize decorative caps and moldings.

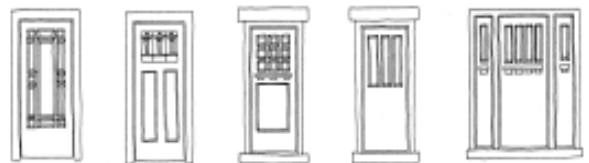


Examples of porch and deck foundations that are encouraged.

DOORS

Wood and metal entry doors in paneled, French or half glass designs are encouraged. Entry door assemblies with sidelights and transoms appropriate to the architectural character of the house should be employed where possible. Wood and metal doors of similar design are allowed in other areas. Doors may be painted or stained. The Architectural Control Committee must approve metal entry doors. Door Trim shall be a minimum of 6 inches wide.

Screen doors and storm doors should be in keeping with the architectural character of the house and must be submitted to the Architectural Control committee for approval.



Examples of Acceptable Entrance Door Design.

WINDOWS, DORMERS, SHUTTERS & FLOWER BOXES

Windows should be a size and design appropriate to the architectural character of the house. Windows should be generally be a 2 1/2 to 1 or a 2 to 1 proportion height to width. Various styles and proportion are acceptable, some of which are double hung, casement or awning, if they are compatible with the style of the house. Examples of acceptable windowpane arrangements are 1/1, 2/1, 3/1, 4/1, 2/2, 6/6, 6/9 where the first number is the upper sash and the second number is the lowest sash of the window. Windows may be pre-finished aluminum, painted wood, clad wood or other approved material if sized, proportioned and finished to look like painted wood. Window screens are allowed but must cover both upper and lower sash. Storm windows should be in keeping with the architectural character of the house and must be submitted to the Architectural Control Committee for approval. Window jamb trim shall be a minimum of 4 inches wide and head trim shall be a minimum of 6 inches tall on all front and side building facades visible from a street.

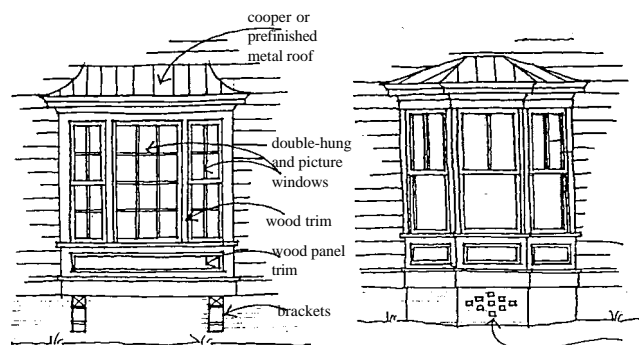
Non-shutter windows visible from the street shall have a more decorative head and sill treatment.



Examples of Window Design

Arched and half-round windows are not encouraged. Boxed bay and bay windows are encouraged. Windows projections of more than 30" shall extend to fin-

ished grade. Bay window roofs may be copper or pre-finished metal. Projections of less than 30" must be bracket supported.



Example of Bay Windows

Skylights and solar panels are not permitted on roofs visible from the street.

Dormer windows in single or paired configurations are encouraged. Dormers may have gabled, hipped or shed roofs.

Flower boxes and decorative urns are encouraged where appropriate on house facades visible to the street. Boxes may be constructed of wood or other approved materials. Urns may be constructed of cast concrete or other approved materials.

Shutters are not encouraged on arts & crafts and craftsman style homes, but on homes where shutters are appropriate with the style are encouraged. Shutter material may be wood, vinyl or aluminum and should be proportioned to cover the window individually or in pairs when closed. Shutters may be louvered or paneled in design and must be attached to the house using appropriate holdback hardware. Hinges are not required.

ROOFS

Houses with pitched roofs of a minimum pitch of 5 on 12 are encouraged. Special cases will be considered by the Architectural Control Committee if in keeping with the architectural character of the house and neighborhood. Shed roofs for porches may have a lower pitch, but in no case will the pitch be less than 3.75 in 12.

Houses may have gabled or hipped roofs or a combination thereof. Dormer windows must have gabled, hipped roofs or a combination thereof. Dormer win-

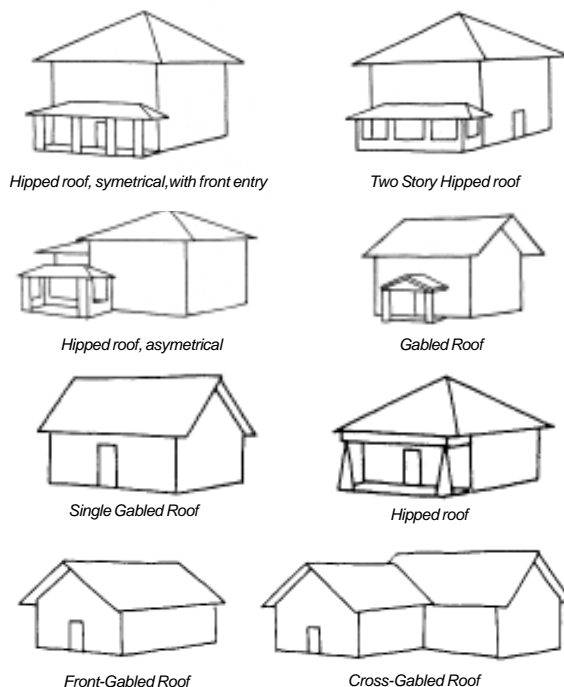
dows must have gabled, hipped or shed roofs. House gables may be a full return or Queen Anne return with the returns preferably capped in copper.

Pre-finished metal will be considered, but must be submitted to the Architectural Control Committee for approval. Exposed rafter tails are allowed, but the design must be approved by the Architectural Control Committee.

Combinations of shingles and metal roofing may be allowed when appropriate to the architectural character of the house. The Architectural Control Committee must approve roofing colors.

All roof penetrations such as vent pipes and exhaust stacks must be painted to match the color of the roofing material. All roof penetrations shall be located on the rear roof(s) of the home so as not to be visible from the street.

Gable and decorative roof vents shall be in keeping with the architectural character of the house. Ridge vents, if used, must be of the "single over" design extended to the outer edge of the roof ridge. Soffit venting visible from the street shall be of similar material to that of the porch or entry stoop ceiling and must be submitted to the Architectural Control Committee for approval.



GARAGES

Each residence shall have a minimum of a one car enclosed garage. Garages may be directly attached to the house or connected to the house by an exterior breezeway element. Garage roofs shall be consistent in shape and pitch to the main house roof structure.

All garage doors shall be of an appearance compatible with the architectural character of the house. Cottage style doors with divided muntin light glazing and appropriate hardware are required on street-facing doors.

Garage doors that face the street must be recessed from the main house structure; this excludes the porch projection, where the Architectural Control Committee must approve a minimum of 3 feet. All 2-car front entry garages shall have two garage doors. The design of these garage doors should be in keeping with the architectural character of the house. The use of single door 2 car garage doors may be allowed under special circumstances and with the approval of the Architectural Control Committee. Independent Garage Apartment out buildings are allowed and encouraged.

OUTBUILDINGS

Outbuilding or detached structures must be consistent with the architectural character of the house and must be approved by the Architectural Control Committee.

EXTERIOR LIGHTING

Exterior brackets, pendants, pier and/or post lighting, ceiling fans and porch swings shall be consistent with the architectural character of the house and proportioned accordingly. Ceiling fan and porch swings are encouraged on all porches. Lighting fixtures should be correctly proportioned to the house facade. All lighting should be low level, non glare type and located to cause minimal visual impact to adjacent streets and properties. Exterior spotlights or floodlights must be hooded and adjusted to eliminate glare onto adjacent properties.

TELEPHONE AND CABLE

Telephone and Cable TV wiring shall be upgraded to Developer's standards. Satellite dishes may be no more than 18" in diameter, must be dark in color and mounted no higher than 6' above the top surrounding trees.

COLOR PALETTES

The Architectural Control Committee will provide a palette of approved color ranges for exterior paint brick and mortar colors. Paint colors should be matched as closely as possible if materials with integral colors such as vinyl or aluminum soffits, fascias, etc. are used.

Stone should be a blended fieldstone, earth tone in color. If different it will have to be approved by the architectural review committee.

Brick may be painted if consistent with the architectural character of the house.

Brick and stone patterns must be submitted to the Architectural Control committee for approval.

SIGNAGE

ALL SIGNAGE TO BE SUBMITTED AND REVIEWED BY THE ARCHITECTURAL REVIEW COMMITTEE.

SECTION 3: MULTI-FAMILY NEIGHBORHOOD DESIGN

LEGEND

B MULTI-FAMILY PHASE I	124 APT.	7.1 ACRES	17.4 UNITS/ACRE
C MULTI-FAMILY PHASE IIA	132 APT.	4.3 ACRES	30.2 UNITS/ACRE
D MULTI-FAMILY PHASE IIB	154 APT.	6.9 ACRES	22.0 UNITS/ACRE
E MULTI-FAMILY PHASE IIIA	155 APT.	5.9 ACRES	25.4 UNITS/ACRE
F MULTI-FAMILY PHASE IV	138 APT.	7.7 ACRES	19.5 UNITS/ACRE

**To create a visual variety each phase of the multi-family development should be different in architectural character. Additionally, each building within a phase should be diverse as possible. This can be achieved with overall building massing, height, materials and window & door size and placement .*

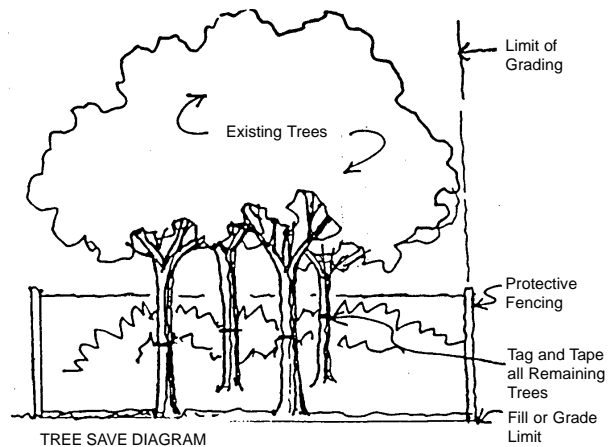


TREE PRESERVATION

One of the primary goals is to minimize the disturbance of the existing ecological systems and to preserve existing trees when possible. Owners and builders may not remove trees prior to final approval of plans by the Architectural Control committee.

The following measures will be undertaken to ensure preservation of existing vegetation:

1. The builder must meet on site with a representative of the developer prior to any construction to discuss the location of all existing trees which are to be saved. The trees to be saved are to be clearly marked with surveyors's tape. The intent is to protect specimen trees and groupings of trees.
2. Final plans must clearly delineate trees to be preserved and a limit of disturbance line. This should be cross-reference with all aspects of the development such as utilities, grading, layout, etc. See Tree Save Diagram.
3. The limit of disturbance line must be protected with fencing that is conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compactions and puddling over the root system and large enough to include the area within the drip line of tree to be preserved. Sensitive root systems fall within this area and must be protected.
4. No equipment storage or parking will be allowed within preservation areas. Weed and debris removal within these areas must be done with hand tools.
5. Fencing must be installed prior to any clearing and construction and must be maintained in good condition until construction is completed.
6. IT IS IMPORTANT FOR AS MANY TREES AS POSSIBLE TO REMAIN TO MAINTAIN A VERTICAL SCALE FOR THE DEVELOPMENT. PERMISSION FROM THE DEVELOPER MUST BE OBTAINED BEFORE REMOVING ANY TREES THAT ARE NOT LOCATED WITHIN BUILDING FOOTPRINT OR DRIVEWAY.



CLEARING AND GRADING

Site grading of a specific lot shall be kept to a minimum and alterations to existing drainage systems shall be avoided. Any necessary grading shall maintain a natural appearance. Grading should produce graceful contours, not sharp angles, and should provide smooth transitions at the head and tow of slopes.

PARKING

On street parking should be provided wherever possible.

All on grade and parking decks should be internalized whenever possible.

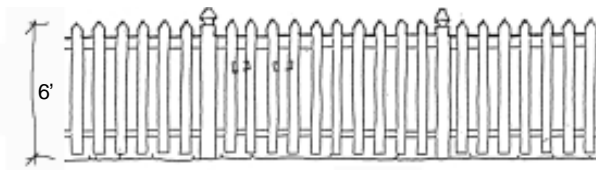
FENCES AND WALLS

All fences and walls, including retaining walls, must harmonize in character and color with the apartment building. The intent of fence construction is to eliminate any inconsiderately placed fences which may box a neighbor in, destroy his or her view or detract from the overall image of the neighborhood. Cross tie and bare concrete block retaining walls are not permitted. Submit fence, wall and retaining wall design materials, color and detailing to Architectural Review Committee for review prior to construction.

The finished side of fences must always face toward the street. The following is a summary of where fences are required or where they are permitted:

1. Swimming pool Fencing may be either pickets, solid fencing, wrought iron or anodized tubular aluminum. If the fences are made of metal, they should be dark in color --black, dark bronze, or forest green. The fence height for pool enclosures should meet City of Atlanta or other requirements.

2. Unacceptable fencing material includes chain-link, rough cut lumber of any type and hog wire fencing. All fencing material is to be reviewed by the Architectural Review Committee prior to construction.



REQUIRED ENCLOSURES

All compressors for central air conditioning units should be completely screened by landscaping and/or architectural treatments so that they are not visible from the street or any adjacent properties and must be sited so as not to cause a nuisance to neighbors. Through-wall or window air-conditioning units are not permitted.

All garbage and trash containers shall be kept within apartment, or in a landscape screened area and/or architectural enclosure so they are not visible from other residences.

SWIMMING POOLS, HOT TUBS AND SPAS

1. No above ground swimming pools are permitted.
2. All swimming pools and hot tubs must be submitted to the Architectural Control Committee for review and action prior to construction. Include pool, hot tub, spa, deck and fencing design and layout, material and equipment in submission.
3. Landscape screening and enhancement of pool, hot tub and spa areas are required.
4. Appearance, height, material, color and detailing of all retaining walls must be approved by the Architectural Control Committee and should be consistent with

the architectural character of the house. Cross tie walls are not permitted.

5. All swimming pools must naturally fit into the topography of the proposed site and be located to provide minimal visual impact to surrounding properties and streets. All pumps, filters and equipment must be screened from street and adjacent property view.

6. Hot tubs and spas and their related pumps, filters and equipment must be screened from street and adjacent property view and located where they will not cause a nuisance to neighbors.

PROPERTY IMPROVEMENTS

1. Play equipment must be located in a place of minimum visual impact on adjacent properties and streets. Fixed play equipment should be earth tone or dark green colored wood or metal with dark green or blue slides and seats and earth tone wooden roofs. No multicolored tarps are permitted.
3. Landscape furniture must be submitted for review.
4. Sculpture must be submitted for review.
5. Gazebos, arbors, etc. Should be fully detailed (site plan, elevations, details, etc.) And submitted for review. Site compatibility will determine approval.
6. Front doors and entry area decorations should be simple in design and in keeping with the style and colors of the house. Plants and flowers in pots should always be neat and healthy.
7. Outdoor storage of garden tools and hoses must be screened from view. Tools or items stored under a back deck or porch must also be screened from view by planting shrubs around the decks.
8. Seasonal banners and flags should be properly mounted and in good taste. The Architectural Control Committee will make decisions regarding the appropriateness of a banner or flag.
9. Birdhouses and birdbaths should be simple in design and in keeping with the style and colors of the house. Submit drawings (or picture) and site plan for review.

MAINTENANCE

Each apartment building shall at all times be kept in a clean and well-maintained condition. All landscape areas shall be well groomed and maintained at all times. Grass and lawn areas should not exceed 6" height. Mulched landscape bed areas shall be kept free of weeds and grass and shall be well groomed and maintained at all times. Shrubs should be pruned regularly and should not have shoots exceeding 12" in length. Trees should be pruned regularly of dead limbs, trunk shoots and debris. Dead plants should be removed immediately from front lawn areas or areas exposed to public view from any street. No building or structure shall be permitted to fall in disrepair. Each building and structures shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event of damage or destruction to any building or structure, each building or structure shall be repaired or reconstructed in a timely manner in accordance with current approved plans and specifications.

LANDSCAPING APPROACH

The landscaping approach should concentrate planting efforts adjacent to the structure, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the building. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants of many species.

The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure adequate buffer within a year or two.

FOUNDATION PLANTING

It is recommended that a "layer" of evergreen shrubs and a lower shrub, ground cover or seasonal color (especially at the entries) be utilized around fronts and sides on corner lots. The foundation planting should be able to screen any foundations or crawl spaces under the home from street views.

LAWNS

Sod is required on all sides of all homes and between the curb and sidewalk. Corner lots are considered as having two front yards.

STRUCTURAL TREE PALETTE

Quercus phellos (Willow Oak)
Quercus nigra (Water Oak)
Quercus lyrata (Overcup Oak)
Quercus virginiana (Live Oak)
Wuercus stellata (Post Oak)
Quercus laurifolia (Laurel Oak)
Quercus shumardii (Shumard Oak)
Fraxinus Pennsylvanica (green Ash, Urbanite)
Quercus Falcata (Southern Red Oak)
Liriodendron Tulipifera (Tulip Poplar)
Magnolia virginiana (Sweet Bay Magnolia)
Magnolia grandiflora (Southern Magnolia)
Taxodium distichum (Bald Cypress)
Nyssa sylvatica (Black Gum)
Acer rubrum (Red Maple)
Carya illinoensis (Pecan)
Liquidambar styraciflua (Sweet Gum)
Ilex opaca (American Holly)
Ulmus parvifolia (Elm, Drake, Athena or Allee)

PUBLIC-PRIVATE SHRUB PALETTE

This required palette is only for the landscape treatment between the sidewalk (public) and the front lawn (private). (Planting requirement: 3 gallon, 30" on center, double row.)

Buxus Harlandi (Harland Boxwood)
Buxus Microphylla (Little Leaf boxwood)
Ilex Cassine (Cassine Holly)
Ilex Cornuta Bufoordii "Nana" (Dwarf Bufoord Holly)
Ilex Crenata "Compacta" (Dwarf Chinese Holly)
Ilex Crenata "Bullata" (Convexleaf Japanese Holly)
Ilex Vomitoria (Yaupon)
Ilex Vomitoria "Nana" (Swarf Yaupon)
Olex Galbra (Ink Berry)
Ligustrum Indicum (Wax Leaf Ligustrum)
Ligustrum Japonicum (Wax Leaf Ligustrum)
Raphiolepis Indica (Indian Hawthorne)

STREET DESIGN

Designed with the concept of pleasant public spaces, the street design encourages neighborhood interaction among the residents. Sidewalks provided on both sides of the street create an old world charm, street trees are planted to create shady, pleasant places to walk or bike ride. Traditionally designed street lights extend the use of the sidewalks for all residents.

TYPICAL STREETScape

Important to the design of each street, a building setback line is located on both sides of the "right of way". No part of the building should pass the setback line, with the exception of bay windows, stoops and stairs.

SIDE WALKS

The principle behind a sidewalk community is creating pleasant and safe area for people to walk, jog, bike, skate, etc. as well as to encourage neighborhood interaction among the residents. The sidewalk will be four feet wide, and located two to six feet from the back curb and are required in the front of all lots and on the sides of all corner lots.



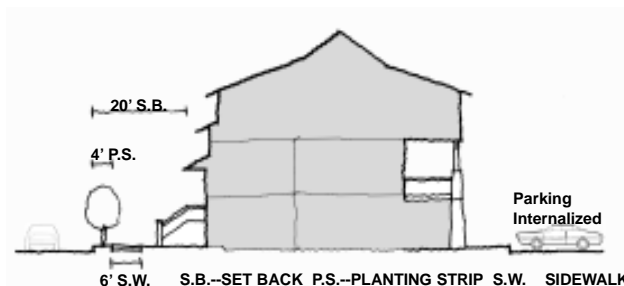
Typical Multi-Family Entry Perspective

STREET TREES

The single most imperative element in West Highland is the constant use of street trees. The Developer shall be responsible for the initial planting of all street trees, but they will be the responsibility of the builder to maintain and/or replaced as necessary once construction commences. If any of these trees become injured during construction, the builder responsible for the damage shall replace them. The trees are to be developer and replaced as necessary by the developer. If a recently planted tree must be moved due to a new driveway, it is the builder's responsibility to reposition the tree as close as possible to its original position to maintain the continuity of the street pattern.



*TREE TYPES TO BE CHOSEN BY LANDSCAPE DESIGNER.



Typical Multi-Family Building to Street Relationship

STREET FURNISHINGS

The mailboxes, mailbox posts, sign posts and light poles are to be made of heavy cast aluminum with a baked on satin black enamel finish that will be maintenance free.

The lamps will produce a white light using metal halide fixtures.

The Generation ARC, with its contemporary design and low glare optical performance is ideal for multi-family complexes, downtown streetscapes, parks, walkways and campuses.



Light Fixture Information.

Name: *Generation ARC*
Manufacturer: *Copper*
Lamp Source: *150 w HPS, 250 w HPS,*
Wattage: *175 w MH.*
Light Pattern: *Type III*
Mounting Height: *12'-16'*

Light Pole Information.

Name: *Washington*
Manufacturer: *Shakespeare*
Material: *Fiberglass*
Mounting Height: *12'*

Standard mailboxes and posts are to be purchased and installed by the builder. Mailboxes (Model ?)



Pic of mail box w/ ordering info

Manufacturer: *Classy Mailboxes*
Contact Number: *770.321.0481*
Name: *Imperial*
Style Number: *C1-6401*
Mounting Height: *38"-42"*

STREET & FRONT LAWN TREATMENTS

The Architectural Design Committee will review the individual treatment of each phase due to varied lot conditions and previous treatments.

A 4' planting strip between the sidewalk and front lawn is to occur throughout the entire site. The treatment provided by the builder shall consist of one of these treatments: picket fence, consistent landscaping, brick, stone or stucco columns with landscaping in between, a low brick, stone, or stucco wall, and if grade conditions dictate, a low wrought iron or aluminum fence. All treatments should be no higher than 3'.

This separation serves a critical role of defining the edge and maintaining the scale of the street. It separates pedestrians utilizing the public sidewalk for more private front yards of the residents.

This effect ultimately encourages pedestrian activity and neighborhood interaction.

The Landscape Hedge shall consist of a double row hedge, three-gallon minimum, triangular spaces, 30" on center. The evergreen shrub type may be selected from the West Highland structural Tree/Public-Private Shrub Palette Section. The Shrub selection should consist of one evergreen shrub type (hedge).

Picket fences would ideally be painted or stained white; they may also be a matching light trim color. Darker neutral colors may be permitted if appropriate with the house colors and approved by the Architectural Control Committee. Vinyl fencing is acceptable, so long as it is a high-grade material with superior impact resistance, and color retention.

FRONT WALKS

The entry walk design is to be a complementary component of the site architecture, and thus, should not compete visually with the structure and the landscape.

STREETSCAPE MASSING

The architectural character of the community is based on traditional and modern interpretations of the “Arts and Crafts” movement started in Europe at the turn of the 20th century and “Craftsman” Bungalow styles, a popular architectural style started in the United States at the turn of the 20th century lasting through the 1940’s. Other variations of these styles such as “Mission” or “Prairie” are also encouraged, but not limited to these styles alone. Other styles such as Tudor, Victorian, Shingle Style & Queen Anne are acceptably and will be reviewed on a case by case basis. Additional Design information on each of these styles is located in the Section 2 -- Single Family & Attached Town Home Neighborhood Design section and in “A Field Guide to American Houses.”

EXTERIOR MATERIALS AND ARCHITECTURAL FEATURES

Approved exterior wall materials include, wood, brick, stone, fiber cement or shingle siding. No vinyl siding is allowed. Approved exterior trim materials include brick, stone, stucco, vinyl, fiber cement or lap shingle siding.

The use of more than two materials, except in the use of horizontal and shingle siding combinations with a third material, is not encouraged.

Siding should produce exposed horizontal lines no less than 4 inches and no more than 8 inches apart. Porch and covered entry stoop ceilings should be of a wood or vinyl bead board, V-groove or batten design with no visible perforations of joints. Fiber cement sheathing with a carefully designed grid of battens will be considered.

FIREPLACES AND CHIMNEYS

Fireplaces and chimneys that are visible from the street are strongly encouraged because they add aesthetic character to neighborhood. Chimneys or Fireplaces must be brick, stone or stucco with an appropriate UL decorative metal shroud to conceal flue cape or an approved ceramic chimney pot. All exterior fireplaces shall extend to the finished grade and be of appropriate proportions to compliment the architectural character of the structure.

STAIRCASES

External staircases should be brick, stone, or wood appropriate to the architectural style of the building. Open risers are not permitted. Open areas beneath stairs are not allowed unless well screened. Concrete steps are allowed only if finished on the sides or enclosed with cheek walls of brick, stone or stucco.

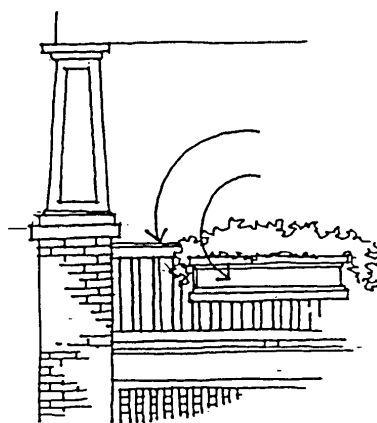
PORCHES, STOOPS, DECKS, AND PATIOS

All buildings must have a front porch or covered entry stoop. Decks and patios are encouraged off the rear of apartment. Porches shall have a minimum front projection of 8 feet. Wraparound porches may have a narrower side projection, but in no cases less than 6 feet. Covered entry stoops shall have a minimum front projection of 4 feet and a maximum projection of 6 feet. No porch shall exceed 12 feet in front projection. Porch floor treatments may include wood decking, brick, brick edged and divided concrete, stone or tile.



Examples of typical Porch Detail

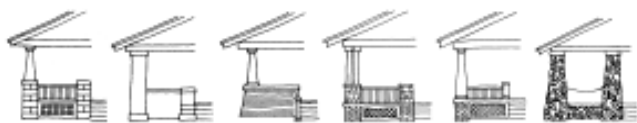
RAILINGS AND COLUMNS



Porch Detail

Porch columns should be a minimum of 8 inches square or if round, 8 inches in diameter. Shaped and tapered columns are encouraged, particularly tapered columns mounted on a brick, stone or stucco railing pier.

Railings shall consist of round decorative or square balusters with appropriate horizontal cap and bottom rails in keeping with the character of the structure. Intermediate or end railing posts or piers should utilize decorative caps and moldings.

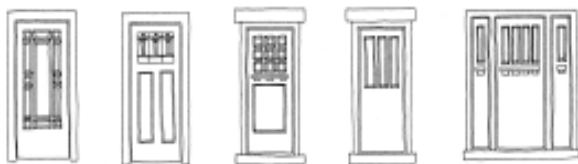


Examples of porch and deck foundations that are encouraged.

DOORS

Wood paneled door designs are encouraged. Entry door assemblies with sidelights and transoms appropriate to the architectural character of the house should be employed where possible. Doors may be painted or stained. The Architectural Control Committee must approve metal entry doors. Door Trim shall be a minimum of 6 inches wide.

Screen doors and storm doors should be in keeping with the architectural character of the house and must be submitted to the Architectural Review Committee for approval.



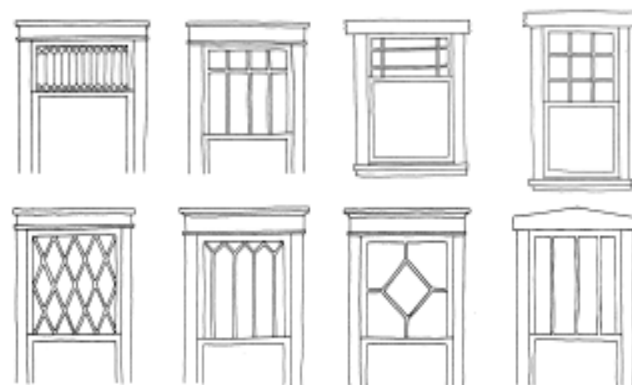
Examples of Acceptable Entrance Door Design.

WINDOWS, DORMERS, SHUTTERS AND FLOWER BOXES

Windows should be a size and design appropriate to the architectural character of the building. Windows should be generally be a 2 1/2 to 1 or a 2 to 1 proportion height to width. Various styles and proportion are acceptable, some of which are double hung, casement or awning, if they are compatible with the style of the neighborhood. Examples of acceptable window pane arrangements are 1/1, 2/1, 3/1, 4/1, 2/2, 6/6, 6/9 where the first number is the upper sash and the second number is the lowest sash of the window. Windows may be pre-finished aluminum, painted wood, clad wood or other approved material if sized, proportioned and finished to look like painted wood. Window screens are allowed but must cover both upper and lower sash. Storm windows should be in keeping with the architectural char-

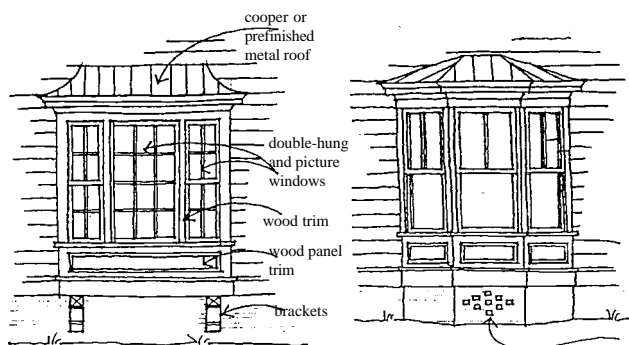
acter of the house and must be submitted to the Architectural Review Committee for approval. Window jamb trim shall be a minimum of 4 inches wide. Head trim shall be a minimum of 6 inches tall.

Non-shutter windows visible from the street shall have a more decorative head and sill treatment.



Examples of Window Design

Arched and half-round windows are not encouraged. Boxed bay and bay windows are encouraged. Window projections of more than 30" shall extend to finished grade. Bay window roofs may be copper or pre-finished metal. Projections of less than 30" must be bracket supported.



Example of Bay Windows

Skylights and solar panels are not permitted on roofs visible from the street.

Dormer windows in single or paired configurations are encouraged. Dormers may have gabled, hipped or shed roofs.

Flower boxes and decorative urns are encouraged where appropriate on house facades visible to the street.

Boxes may be constructed of wood or other approved materials. Urns may be constructed of cast concrete or other approved materials.

Shutters are not encouraged on arts & crafts and craftsman style homes, but on homes where shutters are appropriate with the style are encouraged. Shutter material may be wood, vinyl or aluminum and should be proportioned to cover the window individually or in pairs when closed. Shutters may be louvered or paneled in design and must be attached to the house using appropriate holdback hardware. Hinges are required.

ROOFS

Buildings with pitched roofs of a minimum pitch of 7 on 12 are encouraged. Special cases will be considered by the Architectural Review Committee if in keeping with the architectural character of the house and neighborhood. Shed roofs for porches may have a lower pitch, but in no case will the pitch be less than 3.75 in 12.

Roofs may be gabled or hipped roofs or a combination thereof. Dormer windows must have gabled, hipped roofs or a combination thereof. Dormer windows must have gabled, hipped or shed roofs.

Pre-finished metal will be considered, but must be submitted to the Architectural Control Committee for approval. Exposed rafter tails are allowed, but the design must be approved by the Architectural Review Committee.

Combinations of shingles and metal roofing may be allowed when appropriate to the architectural character of the house. The Architectural Review Committee must approve roofing colors.

All roof penetrations such as vent pipes and exhaust stacks must be painted to match the color of the roofing material. All roof penetrations shall be located on the rear roof(s) of the structure so as not to be visible from the street. Gable and decorative roof vents shall be in keeping with the architectural character of the house. Ridge vents, if used, must be of the "single over" design extended to the outer edge of the roof ridge. Soffit venting visible from the street shall be of similar material to that of the porch or entry stoop ceiling and must be submitted to the Architectural Review Committee for approval.

OUTBUILDINGS

Outbuilding or detached structures must be consistent with the architectural character of the community and must be approved by the Architectural Review Committee.

EXTERIOR LIGHTING

Exterior brackets, pendants, pier and/or post lighting, ceiling fans and porch swings shall be consistent with the architectural character of the house and proportioned accordingly. Ceiling fan and porch swings are encouraged on all porches. Lighting fixtures should be correctly proportioned to the house facade. All lighting should be low level, non glare type and located to cause minimal visual impact to adjacent streets and properties. Exterior spotlights or floodlights must be hooded and adjusted to eliminate glare onto adjacent properties.

TELEPHONE AND CABLE

Telephone and Cable TV wiring shall be upgraded to Developer's standards. Satellite dishes may be no more than 18" in diameter, must be dark in color and mounted no higher than 6' above the top surrounding trees.

COLOR PALETTES

The Architectural Control Committee will provide a palette of approved color ranges for exterior paint brick and mortar colors. Paint colors should be matched as closely as possible if materials with integral colors such as vinyl or aluminum soffits, fascias, etc. are used.

Stone should be a blended fieldstone, earth tone in color. If different it will have to be approved by the architectural review committee.

Brick may be painted if consistent with the architectural character of the house. Brick and stone patterns must be submitted to the Architectural Control committee for approval.

SECTION 4: TOWN CENTER DESIGN GUIDLINES

TOWN CENTER

- G MIXED-USE 1..... 3.2 ACRES**
RESIDENTIAL 120 UNITS
RETAIL 10,000 S.F.
OFFICE 10,000 S.F.
- H MIXED-USE 2..... 4.2 ACRES**
RESIDENTIAL 240 UNITS
RETAIL 18,000 S.F.
OFFICE 18,000 S.F.
- I YMCA..... 3.1 ACRES**
65,000 S.F.
- J PUBLIC LIBRARY... 1.0 ACRES**
18,000 S.F.
- K CHARTER SCHOOL . 2.8 ACRES**
85,000 S.F.

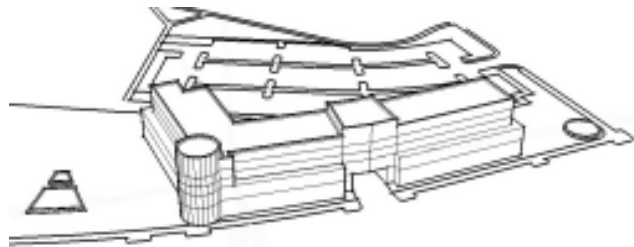


Designed as a pedestrian oriented community, the 460 acre master plan design features at it's "heart" a "Town Center" which includes a public plaza and central park of 4 ½ acres edged by a concentration of civic, institutional and commercial buildings of varied mixed-uses. The public central park is dedicated to a well respected civic and business leader and the namesake of the former public housing development located on this site. Many daily living activities occur within walking distance of the "Town Center". Buildings are of close proximity to each other, sidewalks and street curbs providing critical mass, intimacy, and further encouraging daily pedestrian activity. A senior living building is planned within the framework of the Town Center allowing easy pedestrian access to services and transit while providing wonderful views to the Town Center and the public golf course, both ideal vistas for people viewing. Serving the Community at a prominent intersection adjacent to the public plaza and across the street from the central park and on axis with the primary site entry is the Town Hall. A health/fitness club, public library, charter school (pre-k–8th grade) and child care facility, are all integrally planned with shared uses of common programmed spaces and parking needs. For example: the Charter school will rely on the health club facility to administer it's physical education and after school programs. Likewise the public library will serve the Charter school as well as the public. Shared parking is provided for many separate uses, allowing a gross reduction in total amount of parking required otherwise. Within the mixed-use buildings of Town Center are located a variety of retail shops and stores planned to supply the ordinary needs of residents. Work opportunities will be available to residents at many of the Town Center's proposed businesses as well as the golf course. Access to transit will be provided at the Town Center, in which a majority of residences are in close proximity, as well as key locations throughout the community within a 10-minute walk.

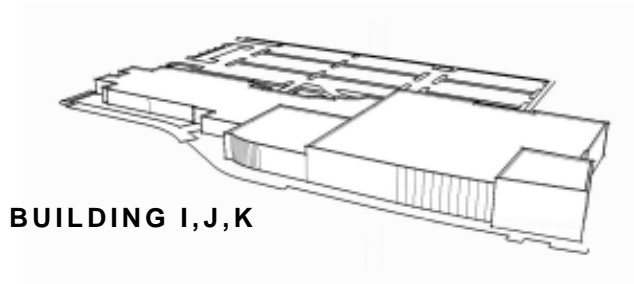




BUILDING H



BUILDING G



BUILDING I, J, K



Design Goals for Town Center

1. Creation of a discernible center. -- The center of the development is the central park, which is surrounded by a variety of building types.
2. Facilitate pedestrian activity through well proportioned building edge and sidewalk treatment. The creation of the sidewalk as a public and active space is critical; the size and relationship of the side walk to the building edge becomes the key to creating this space.
3. Establish building facade lines which will reserve the space in front of buildings for pedestrian functions.
4. Provide sufficient parking in town center area so adjacent neighborhoods do not have to deal with overflow.
5. Encourage pedestrian flow through base of building with retail shops at the ground level that open directly onto public sidewalks and streets

BUILDING HEIGHT GUIDELINE REQUIREMENTS

MIN & MAX BUILDING HEIGHTS

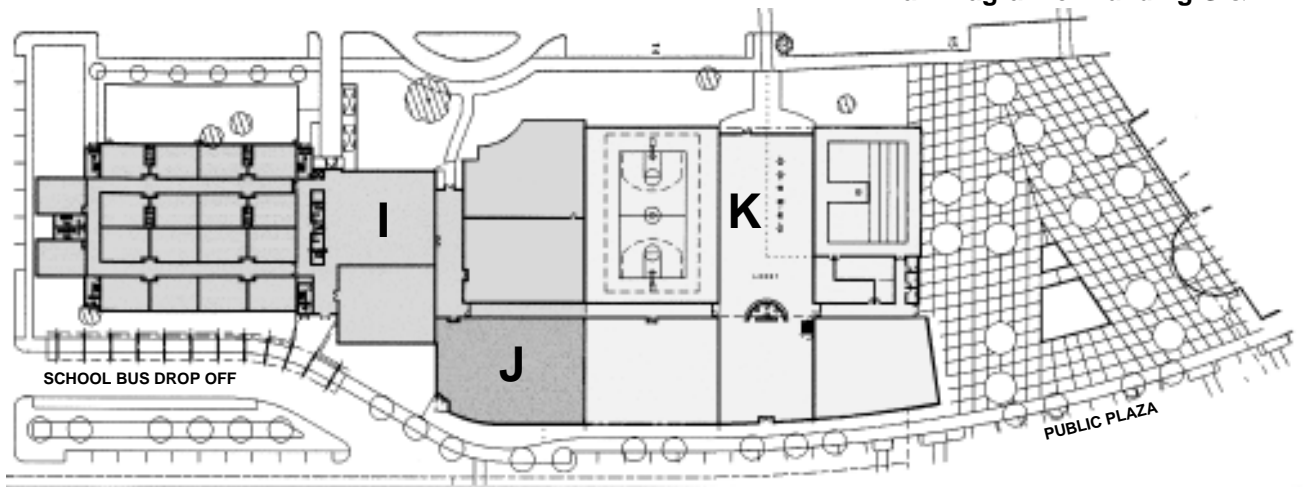
G)	Min: 45'	Max: 80'
H)	Min: 35'	Max: 80'
I)	Min: 20'	Max: 65'
J)	Min: 25'	Max: 50'
K)	Min: 20'	Max: 50'

FLOOR DELINEATION

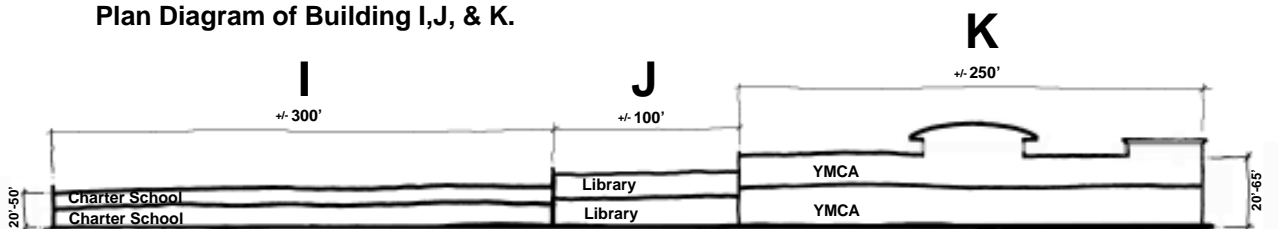
Building Stories Shall be Architecturally Defined.



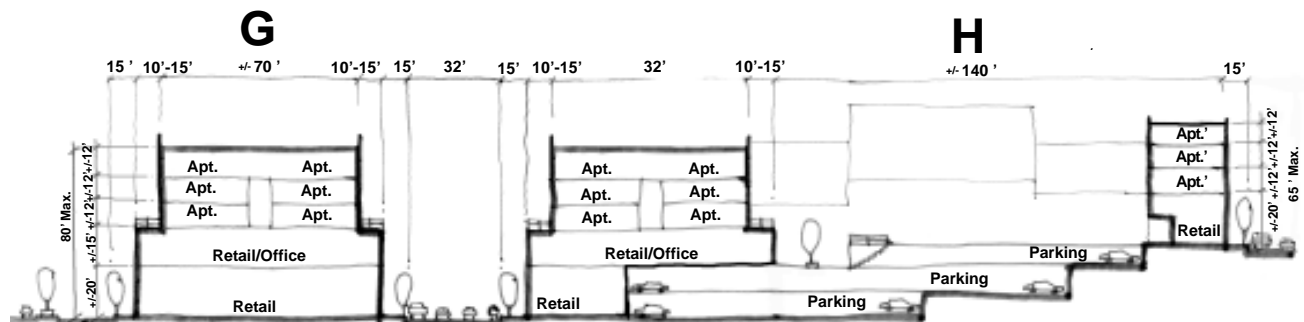
Plan Diagram of Building G & H.



Plan Diagram of Building I, J, & K.



Section Diagram of Building I, J, & K.



Section Diagram of Building G and H.

BUILDING FACADE LINE

Not less than 15 feet and not more than 25 feet from street curb. Facade depth changes are encouraged.

SIDEWALKS

The side walk is a minimum of 15' in the town center area. (The side walk is made up of a 5' furniture zone and a 10' clear zone at a minimum.)

STREET FURNITURE ZONE

Located adjacent to the curb in the town center area.

Minimum width of 5 feet.

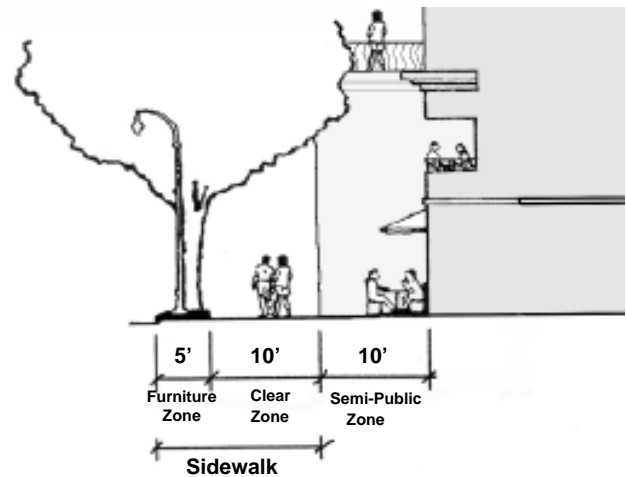
Intended for placement of trees, street furniture, utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, sandwich advertising boards, bus shelters, bicycle racks and similar elements as approved by the Architecture Review Committee.

SEMI-PUBLIC ZONE

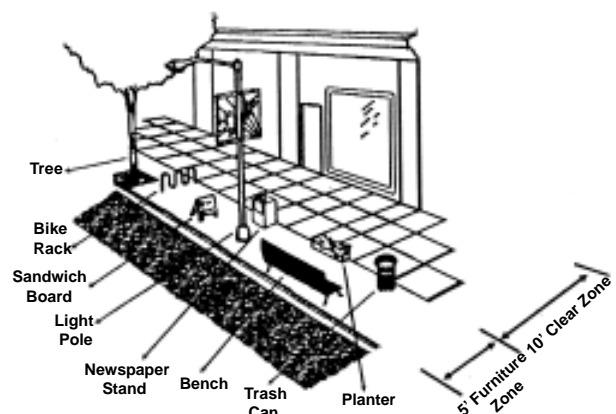
Located between the sidewalk and the building facade.

Maximum width of 10 feet.

An optional hardscape area or out door dinning seating. The semi public area may be elevated a maximum of 24 inches from the sidewalk.



SIDEWALK AND FRONT YARD ZONE



STREET FURNITURE ZONE



TYPICAL STREETSCAPE

CLEAR ZONE

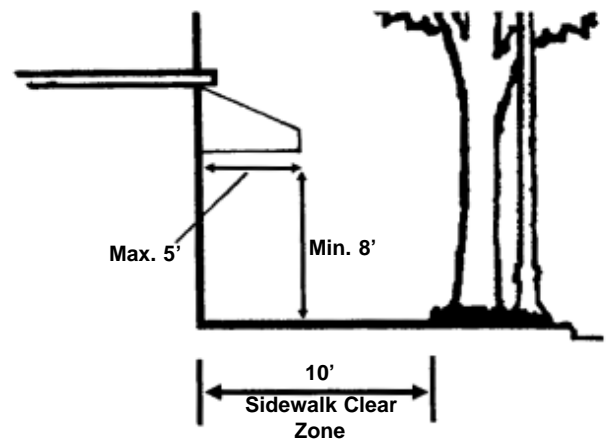
Unobstructed by any permanent or nonpermanent element for a minimum width of 10 feet and a minimum height 8 feet.

AWNINGS & CANOPIES

Over hangs shall not encroach more than 5 feet into the sidewalk clear zone.

BUILDING ENCROACHMENTS

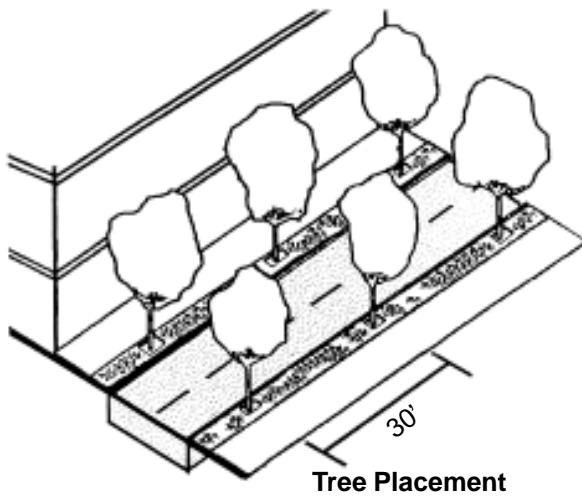
Balconies shall encroach into clear zone a maximum of 5 feet.



Overhang Diagrams



Clear Zone



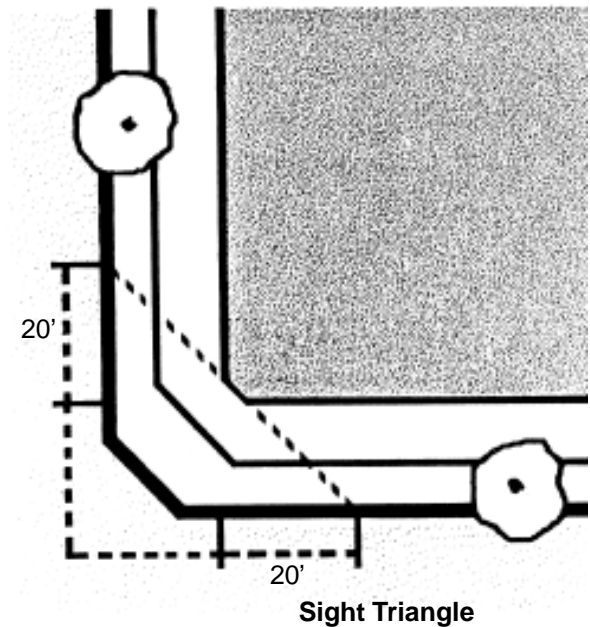
TREE PLACEMENTS

Planted 30' on center within the street furniture zone. We have already established a tree planting placement plan - we can not allow substantial latitude for variations. Minimum planting area of 25 square feet which shall be planted with evergreen ground cover such as mondo, liriope or ivy.

All plantings, planting replacement and planting removal shall be approved by the Architecture Review Committee and the City Arborist.

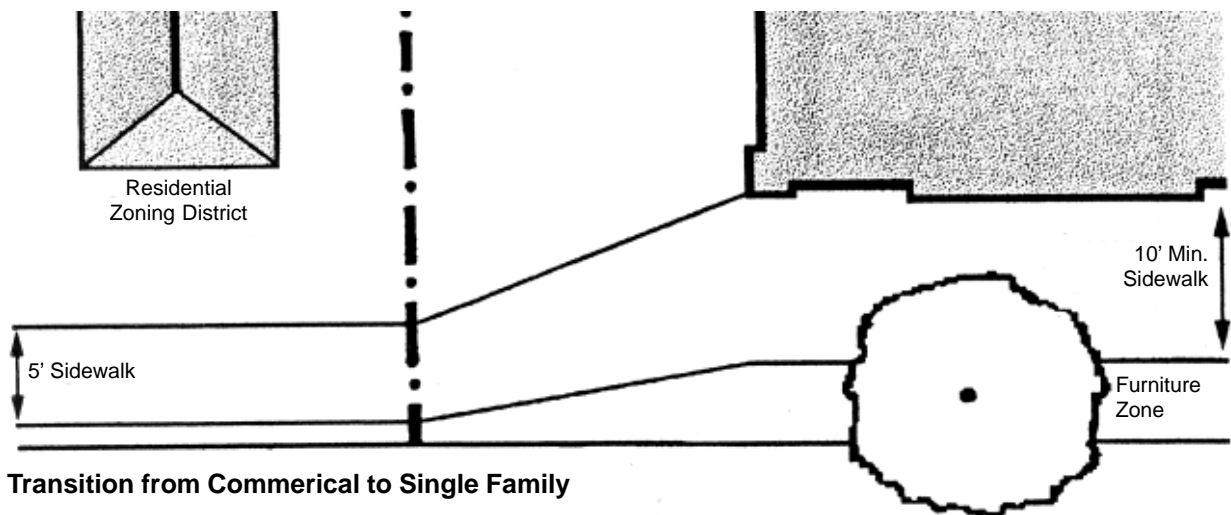
SIGHT TRIANGLE

Street trees and other plants taller than 30 inches in height shall not be planted within the sight triangle.



TRANSITION: COMMERCIAL TO SINGLEFAMILY

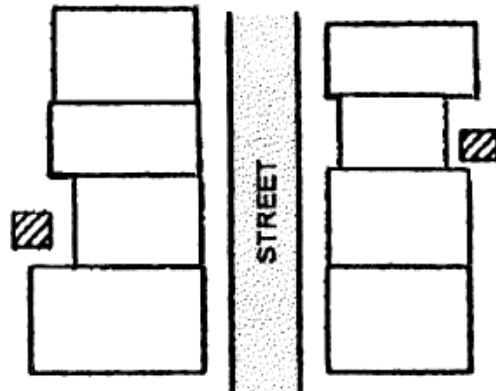
Taper sidewalk in commercial district when it is adjacent to a residential neighborhood.



STREETFRONT WINDOWS

All street-front ground level developments, with the exception of YMCA, Library, Charter School and residential zoned areas, shall meet the following requirements: (However, we do not want to encourage solid facades at YMCA library, or charter school; they also should have windows on the ground level.)

1. Must be clear, unpainted or similarly treated glass to allow views of store interior or display windows.
2. Cover 75% of street frontage.
3. Raised a maximum of 3 feet above the sidewalk with a minimum height of 10 feet above the sidewalk.
4. Maximum facade horizontal length without windows of ten feet.



PRIMARY PEDESTRIAN ENTRANCE

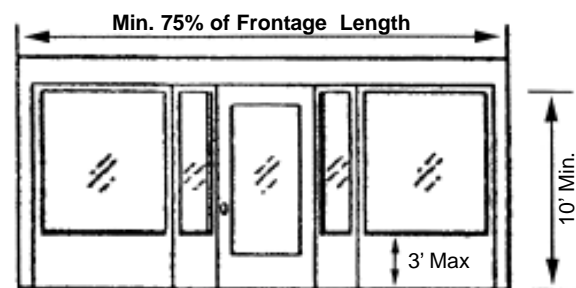
1. Face and be visible from the street.
2. Be directly accessible from the public sidewalk adjacent to such street.
3. Open directly onto the adjacent public sidewalk, or and outdoor dining area or plaza adjacent to the public sidewalk.
4. Remain unlocked during normal business hours.

DUMPSTERS AND LOADING AREAS

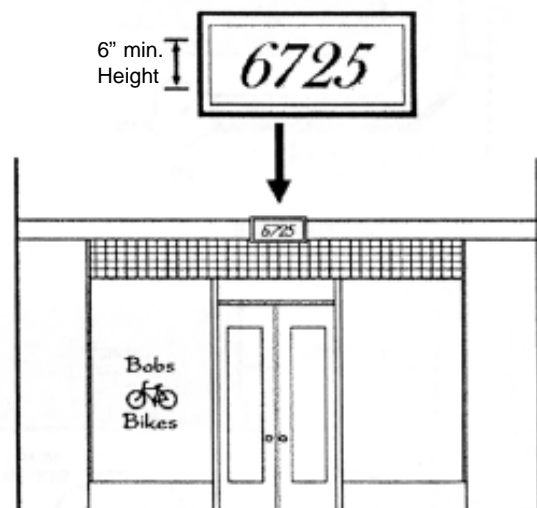
1. Screened to reduce visibility from any public plaza, outdoor dining area, public right-of way, or residential area.
2. May be screened with plantings, opaque fencing, or walls. Either behind buildings or in parking decks.

BUILDING NUMBERING AND SIGNAGE

1. Located above the primary building entrance.
2. Clearly visible from the sidewalk.
3. Minimum of 6 inches height.
4. All signage is to be submitted and reviewed by the architectural review committee.



Storefront Windows



Building Numbering

BICYCLE PARKING

1. One bicycle/moped parking space for every 20 automobile parking spaces.
2. No Fewer than 3 bicycle/moped parking spaces.
3. Located within the street furniture zone near the building entrance or at least as close as the closest automobile space, except for handicapped parking spaces.
4. a metal anchor will secure the frame in conjunction with a user- supplied lock.

PARKING DECKS

1. Above and Below ground parking decks shall be surrounded by built environment whenever possible.

PARKING SECURITY

Parking facilities shall have the following lighting requirements.

1. Evenly lit and equal to a minimum of .2 footcandles of light.
2. Light spillage onto adjacent residential properties shall be reduced with a maximum 90 degrees cut off luminaire.

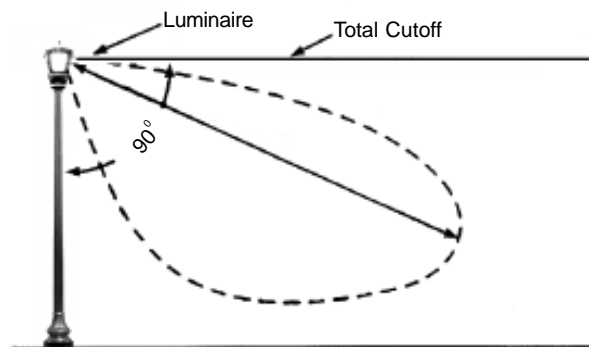
PARKING MAINTENANCE

Parking facilities shall have these requirements:

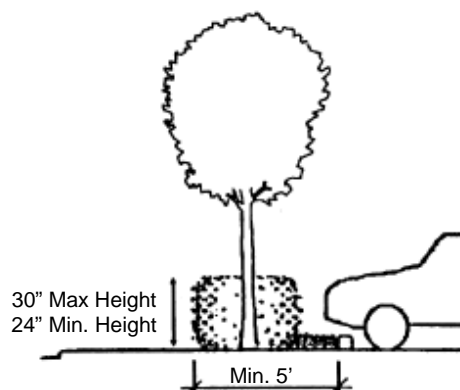
1. Maintained in clean, safe, sanitary and attractive condition.
2. Clearly defined spaces and driving lanes.
3. Not operated when any damage impairs the use of the parking lot.

LANDSCAPE BUFFER

1. A landscaped buffer is required at all surface area parking lots.
1. A continuous landscape buffer area between the parking area and the street is required, excluding driveways.
2. A minimum width of 5 feet.
3. Trees planted a minimum of 30 feet on center
4. Planted with evergreen ground cover or with shrubs to be maintained at a minimum mature height of 24 inches and a maximum height 36 inches.
5. Areas with less than 34 feet street frontage shall have at least on tree planted in the landscape buffer.



Parking Security



Landscape Buffer



Bicycle Parking

SECTION 5: GOLF COURSE & CLUB HOUSE DESIGN

GOLF COURSE



VIEW FROM TOP OF LANDFILL

The 18-hole PGA championship caliber public golf course meanders from the former landfill through the community to public access areas that even non-golfers can enjoy starting at the 12th hole. As part of the open space network, the golf course acts as a catalyst in improving the linkages to the surrounding community while taking advantage of the natural features of the site. Beautiful public vistas are provided towards the course along many public roadways and other public spaces. Over one half of the site's frontage along Perry Blvd., the major roadway corridor providing access to the site is golf course frontage. This presents a totally new luscious landscape, inviting vista into the re-developed community, a dramatically altered image to what was presented previously to passers by.



APPROACHING CLUB HOUSE FROM GUNCLUB PARK



LEGEND

L CLUB HOUSE

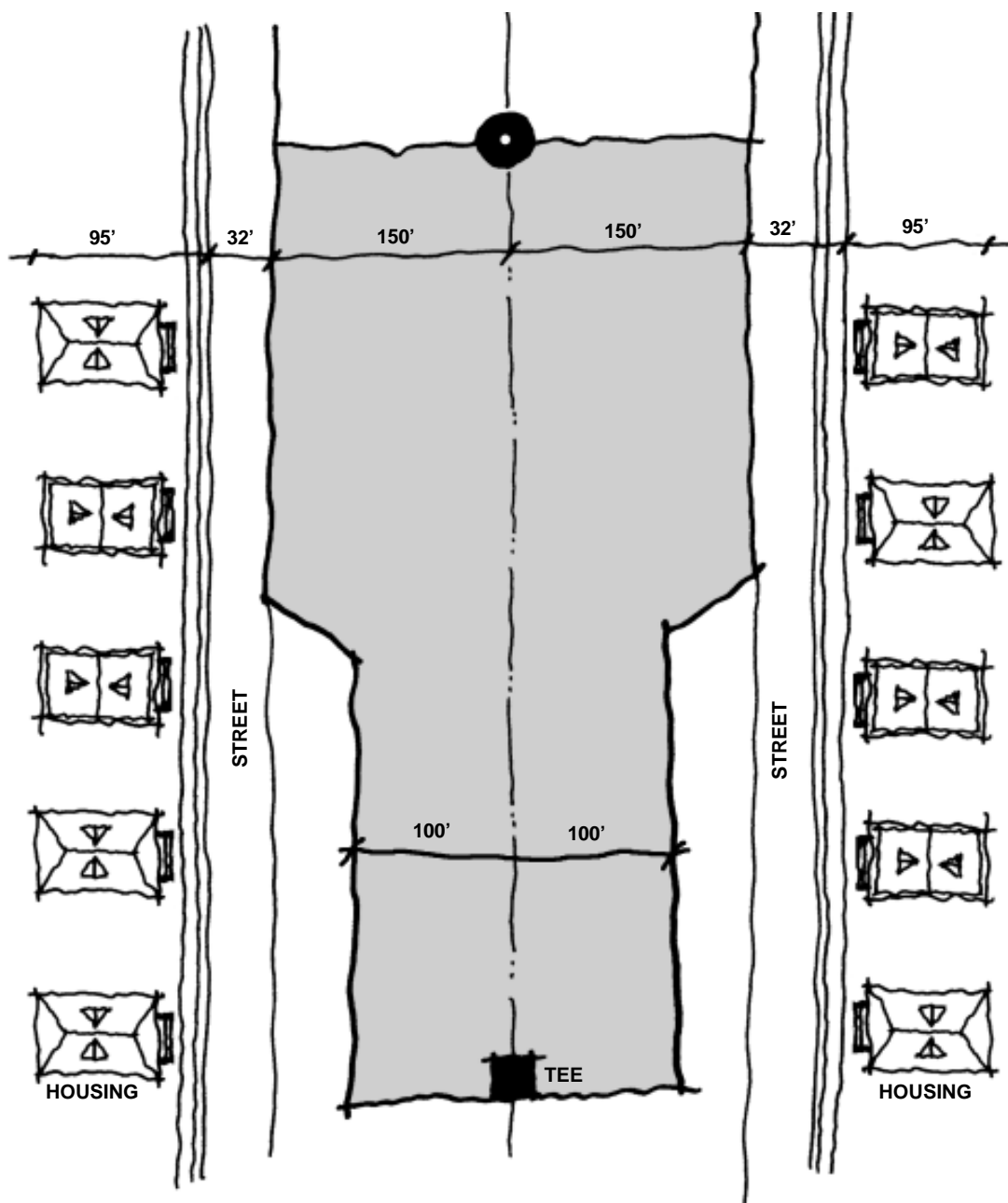
25,000 S.F.

M DRIVING RANGE

8.9 ACRES



EXAMPLE OF DESIRED LOOK OF CLUB HOUSE



TYPICAL COURSE LAYOUT

The center line of a golf hole should be located a minimum of 150 ft. from any road, right-of-way, boundary, or structure of any kind, except at the golf tee, which 100 ft. buffer should be maintained.

SECTION 6: PARKS, NATURE TRAILS & WATER FEATURES

LOCATION OF WATER FEATURES



MASTER PLAN 

WEST HIGHLANDS

AMA-PERRY HOMES REDEVELOPMENT, LLC

KEYFOX & ASSOCIATES, INC.

LORENC + YOO DESIGN

SEPTEMBER 10, 2004-0108

LOCATION OF PARKS



MASTER PLAN 

WEST HIGHLANDS

AMA-PERRY HOMES REDEVELOPMENT, LLC

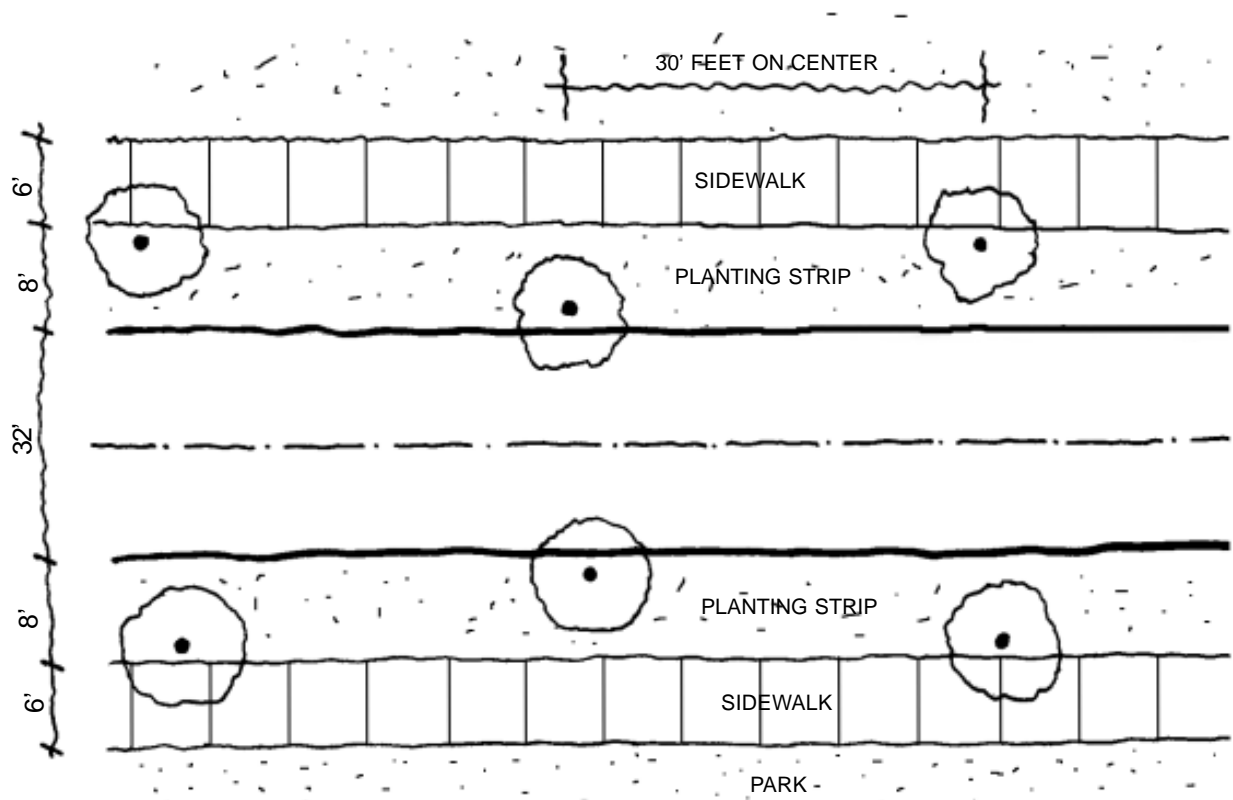
KEYFER & ASSOCIATES, INC.

LORENC + YOO DESIGN

SEPTEMBER 10, 2004-0108



TYPICAL POCKET PARK



PARK TO ROAD RELATIONSHIP

LOCATION OF NATURE TRAIL

