



ARCHITECTURAL GUIDELINES

NOTE: Our development is in a state of continual improvement. Please contact bluevalleychatham@gmail.com to obtain the most recent version of this document.

Welcome to Blue Valley Chatham in Cherokee County Georgia.

As you begin the exciting endeavor to build a home in our community, it is our desire to serve you along the way. Our Architectural Guidelines will ensure that we maintain the integrity of our master plan in creating our dream community. These Guidelines will ensure that home values sustain a premium and create the ambiance and environment of quaint luxury.

Should you need to discuss ideas or address any issues, we will be happy to meet with you anytime. We wish you success in your journey ahead, and welcome home!

**The Blue Valley Chatham
Architectural Review Board (ARB)**

bluevalleychatham@gmail.com

Other Key Contacts:

Trey Simpson
Fieldstone Association Management
(404) 920-8621 x127
treysimpson@fieldstonerp.com

Andrew Woodward
Woodward Architecture
(678) 725-8554
andrew@woodwardarchitecture.com



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Instructions:

1. Please sign this page and initial the bottom of **Pages 6 through 17** to acknowledge your compliance with the entire document Pages 1 – 63.
2. Then email a scan of the signed/initialed **Pages 5 – 17** to bluevalleychatham@gmail.com and treysimpson@fieldstonerp.com

BLUE VALLEY CHATHAM DESIGN GUIDELINES ACKNOWLEDGEMENT
AND BUILDER'S AGREEMENT

I agree that I have read and will fully comply with the Blue Valley Chatham Architectural Guidelines as described on pages 1 – 63 of this document.

Signature: _____

Name: _____

Company (if applicable): _____

Address: _____

Blue Valley Chatham Lot Number: _____

Cell Phone: _____

Email: _____

Date: _____

GENERAL REQUIREMENTS

Construction to begin within one (1) year from closing date on lot. Plans are to be submitted for approval within 6 months of closing, allowing for an additional 6 months to ramp up for construction. In the event construction does not begin within one (1) year of the lot purchase anniversary date, a \$1,000 per month late-build fee will be paid and accrued ongoing until building approval granted.

For owners of more than one property, the Blue Valley Chatham Architectural Review Board (ARB) will not approve any further development with new properties until all prior properties are in compliance with these guidelines and our designated Architect. Furthermore, all HOA fees and assessments must be paid in full for all properties owned by the applicant before the approval process begins.

It is the intent of these guidelines to shape the design of Blue Valley Chatham. It should be noted that all Federal, State, County and City requirements must be met in addition to these guidelines. If anything in these guideline conflict with the Cherokee County code, the ARB must be consulted immediately to resolve the issue at hand to ensure compliance. All interested parties will hold Blue Valley Chatham harmless in such matters. The Design Guidelines may contain objective and subjective elements and may evolve as our development continually improves, and as the needs and demands of Blue Valley Chatham evolve over time.

The design guidelines are not the exclusive basis for the reviewer's decisions, and compliance with the design guidelines does not guarantee an applicant's approval.

Blue Valley Chatham Architectural Review Board is authorized to define and interpret aesthetic standards in Blue Valley Chatham and has the exclusive authority to examine, approve or disapprove all changes or developments within Blue Valley Chatham.

Approval must be obtained by the ARB for any improvement within Blue Valley Chatham.

Lot combinations are allowed but must be pre-approved by both Cherokee County and the ARB.

The architecture within Blue Valley Chatham has not been defined by any certain style or order but draws its roots from the region's architectural traditions and detail in the architectural guidelines and this stylebook.

Blue Valley Chatham ARB shall have the sole and full authority to amend the design guidelines at any time and without notice. All prior versions to this document are superseded by the version as denoted in the footer.

NEW BUILD & PROPERTY – SELECTED HIGHLIGHTS

This section highlights key guidelines; however, many additional requirements are mandated, so a thorough review of the entire document is critical to ensure compliance.

1. Minimum size = 6,000 sq. ft. finished main floor + second floors, excluding terrace/basement.
 - No single-story or ranch homes are allowed.
 - Included space for footage is defined as interior spaces that are heated / air-conditioned such as bedrooms, bathrooms and living rooms and are similar in workmanship (quality) as the rest of the home. Enclosed patios or sunrooms may qualify if deemed so by an independent appraiser. Finished attic space may also be included if it conforms to the original structure, ceiling height, and a heated/air-conditioned space. All interior closets, entries, utility rooms may be included unless they meet the exclusion description below.
 - Excluded space for footage is defined as:
 - i. Basements
 - ii. Screened or open patios
 - iii. Garages, unless they have been converted to living space with a quality consistent with the main home.
 - iv. Unfinished areas, regardless of the level in the home.
 - v. Second floor airspace (for example: open space, above an entry, or a vaulted room).
 - vi. The open area above a stairway on the second floor.
 - vii. Detached living space such as an office in an extra building on the property – these spaces are measured separately.
 - viii. Spaces that are accessed only by traversing non-living space. For example, an enclosed storage area of a garage.
2. Build quality to exceed a minimum of \$225 / sq. ft. once appraised.
3. Detached garages must incorporate breezeways or pergolas to connect to the main house. Garages should appear as a separate structure or dependency even when attached to the primary mass.
4. All offsets must be minimum of 2 feet deep. Residential structures shall have a minimum 10'-0" poured concrete basement walls, 10'-0" main floor to ceiling height and 9'-0" (preferably 10'-0") upper floor to ceiling height. Exterior walls are to be a minimum of 6" thick to allow for deep-set windows and doors.
5. Double entry doors are required for the main front home entrance.
6. Diversity of style is important. Similar floor plans to what already exists in the development will require a different façade in order to maintain the individuality and uniqueness.

7. Exterior Lighting

- Entryway Gas lanterns are required. Either a single gas lamp suspended over main entryway, or dual-gas lanterns on either side of main entryway are allowed. Additional gas lanterns are encouraged on all exterior entrances and above garage doors.
- Landscape lighting is required and must illuminate the entire front of home and any sides/rear of home that are visible from the street. The color temperature of the lighting is not to exceed 2700K (warm white – between 2000K and 2700K is ideal).
- Other than additional gas lanterns and landscape lighting per above guidelines, no additional yard lighting is allowed that exceeds a 2700K color temperature.
- Recommended contractor for Gas Lanterns:
Karis Lupo, J. R. Bolton Services, Inc., (678) 541-6776, karis@jrbolton.com
- Recommended hardware: VOLT Lighting > A 9 LED light kit with transformer is available at Costco for \$450. Lifetime warranty including bulbs. www.voltlighting.com

8. Fencing

- Check the Street Edge Condition Plan on page 18 to determine your specific lot compliance. Lots where property line is adjacent to a street or front entrance have additional specifications. Fence must be painted with matte-black acrylic paint and must be maintained in pristine condition.
- Road frontage fence is a 3-board design according to dimensions outlined on page 19. Back yard fence must not extend past the back corner of house and must use a 4-board horse fence 5 ft height. No front side yard fence is allowed.
- Recommended contractor: Chris Martin, Viking Fence, 770-990-5363
chris@vikingfenceatlanta.com

9. Stone Columns

- Corner stone columns and driveway stone columns must be installed according to the dimension, coloring and locations provided on page 20. Corner columns must be centered to split the lot line equally (50% on each lot). Standard “Blue Valley Approved Stone” must be used, and final coloring & granite type approved by the ARB.
- Recommended: Samuel Rasende, Ready Up Services LLC, 470-263-1587 and Jose Pedraza, Pedraza Construction LLC, 770-527-0569, pajconstructionllc@gmail.com

10. Roofing

- Roofs are to be made of slate, wood shingles, wood shake, preapproved synthetic slate roof, select Grand Manor® roofing, or high relief architectural / luxury shingles. Luxury shingles are the highest-quality laminated shingles available and offer premium protection for weathering, and present the highest quality, coloration, and dimensionality. These products offer the most realistic representation of the old-world wood shake and quarried slate roofing. CertainTeed’s Grand Manor®, Carriage House®, and Arcadia Shake® products are prime examples of Luxury roofing shingles.
- Metal or copper roofs can be used as an accent roof.

11. Chimney

- A minimum of 2 chimneys are required and 3 or more are recommended
- See Appendix for further specifications.

12. Driveway Apron

- Paver Name: Belgard / Color: Ardeness Gray / Style: Bergerac - 3 different pcs
- Pavers are supplied by <http://aztecstoneempire.com>
- Recommended: North Georgia Brick, 2405 Oak Street West, Cumming
- See Appendix for further specifications.

13. Mailbox

- In 2021 the mailbox specifications will be updated to include a “Blue Valley Approved Stone” base and copper mailbox. Please contact bluevalleychatham@gmail.com
- Recommended: Tim Simpson, Simpson Millworks, (404) 538-0908, timsr@simpsonmillworks.com

14. Decking / Additions

- Decks and porches must be of masonry or stone construction. No wood allowed.

15. Grass, Mulch & Pinestraw

- Only Meyers Zoysia grass is allowed on all lawns (front/side/back).
- Only brown mulch or pinestraw is allowed in landscaping. No other colored mulch is allowed. Mulch must be refreshed annually and pinestraw refreshed twice annually. Ensure any mulch installation is followed by at least 4-days with no rain, otherwise the color fastness will not set.
- Recommended mulch (blown-in option): Jeff Delbridge, Finest Mulch, (770) 417-8258.
- Recommended pinestraw with trenched edging: Chris Fitzgerald, Russell Landscaping, (770) 312-3369, chrisf@russelllandscape.com

16. Lawn Maintenance

- All homeowners are to maintain their grass with a fertilizing / weeding service provider or self-service. Grass growth should not exceed a height of 1-2”.
- Recommended fertilizing/weed provider: Tender Lawn Care, (770) 888-7722
- Recommended lawn maintenance: Francisco Franco, (770) 910-3089
- Recommended brush hogging: Ricky Spencer, (678) 983-4810

17. Empty Lots

- Beginning in 2021, each lot owner is required to install a board fence, stone columns, ARB-specified trees, and Meyers Zoysia grass along the entire property road-frontage. Corner columns are to be installed at the property line and centered to split the lot line equally. Contact bluevalleychatham@gmail.com for detailed specifications. Empty lots must maintain the first 30-feet back from road frontage as “lawn-quality”, not allowing

more than 2" grass height at any time. All other property accessible with a brush-hog must be maintained to no more than 3" grass height at all times. A weed/fertilizing and insect/ant-prevention service must also be used for all road frontage areas.

18. Exterior Foundation

- Must be a real stone façade or brick from bottom grade up to first floor level.
- Exception may be applied based on Architectural style

19. Whole-Home Surge Protection

- Since every home has been struck by lightning in Blue Valley Chatham, we recommend installing a whole-home surge protector on each breaker panel, Heating & Air Conditioning, and any Pool Equipment.
- For basic protection, install EATON CHSPT2ULTRA Ultimate Surge Protection - Amazon \$116. Recommended Electrician: Jamey Presley, TE Certified Electricians, (770) 667-6937
- For full protection, contact Wolf Lightning Protection Systems, Kay & Christian Wolf, (706) 809-9483. Contact the ARB to see our homes with this installed.

20. Utility Boxes

- All utility boxes located at the street or on home exterior including HVAC are to be completely hidden by landscaping.

21. For Sale Signs

- Posting a "home-for-sale" listing that does not comply with these ARB guidelines is not allowed.
- Signposts must match the style of gas lantern post and painted black.

22. Gas Lantern and Post at Street

- Required for every home beginning in 2021. Please contact the ARB at bluevalleychatham@gmail.com for details.



Stone with Cedar Post and Hanging French Quarter Yoke Lantern

23. Sidewalks

- Sidewalks are 5' wide and must begin at one property line and end at the other adjacent property line. Sawnee Electric has mandated sidewalks can be installed within 12" of the transformer box. For reference in how to navigate the transformer box sidewalk installation, see example - 110 Liberty Grove Pass.



BUILDER GUIDELINES

1. The rules and regulations herein apply to all employees of the community, builder, subcontractors, and other service personnel while in the community.
2. Damage and scarring to any property, including open space, adjacent parcels, roads, driveways, street trees, fencing, irrigation and/ or other improvements will not be permitted. Any such damage occurring must be repaired and/or restored promptly at the expense of the person causing the damage or the owner of the parcel, to the owners of the damage property's satisfaction. This includes any fines imposed.
3. Builder agrees to pay a \$5,000 Damage Deposit. This will be returned to the builder after a letter of compliance has been delivered from the Architectural Review Board, subsequent to final site inspection.
4. Builder agrees to pay a \$10,000 Compliance Deposit. This will be returned to the builder after a letter of compliance has been delivered from the Architectural Review Board, subsequent to final site inspection.
5. Builder must sign the Builders' Agreement and the Blue Valley Chatham Design Guidelines Acknowledgment form.
6. Builder agrees to pay all fees related to architectural review and subsequent enforcement.
7. Builder agrees to comply with all architectural standards, guidelines and intent of Blue Valley Chatham. Builder agrees to comply with all decisions by the Architectural Review Board (ARB) and agrees to comply with all procedures set forth within the design guidelines.
8. Builders are liable for all employees, subcontractors, and vendors they employ while at Blue Valley Chatham.
9. Builder agrees to maintain appropriate levels of insurance related to General Liability, Personal Injury, Automobile, Workers Comp, and any other deemed necessary or standard for builders in this area.
10. Builder agrees to provide proof of insurance to ARB for records.
11. Prior to construction, Builder must submit to ARB a construction schedule indicating commencement date and completion date. Construction to be completed within 15 months of the date of the Authorization to Commence Notice.
12. Builder must have house location staked by a registered land surveyor prior to beginning foundation construction.
13. Builder must submit a certified foundation survey with finish floor elevation shown within 3 weeks of completion of the foundation.
14. Homeowner association dues are required to be paid annually, starting on the lot purchase date. Please contact treysimpson@fieldstonerp.com for details.
15. Builder to work with only approved design professionals approved by Blue Valley Chatham, including all architects, designers, and landscape architects.
16. Delivery and construction will be allowed only between 7:00 A.M. and 7:00 P.M. Monday through Friday and 9:00 A.M. and 5:00 P.M. Saturday. NO construction is allowed on Sunday.
17. No overnight stays in home without final occupancy permit issued by the county.
18. A building permit sign box must be used. Trees are to be kept free of permits and other signs. The builders' permit sign must receive prior ARB approval.

19. Temporary construction signs are limited to one per site. This sign shall not exceed 6 square feet in size and will be located within 10 feet of the construction entrance to the site. All signs must be reviewed and approved by the ARB prior to installation. The design must be submitted 7 days prior to ARB meeting and they have 30 days to respond in writing to review. If one is not submitted the ARB may require the builder to construct a standard construction sign.
20. Builders are to keep the job site as clean and neat as possible. Waste removal must take place a minimum of once a week. Dumpsters are required. Dumpsters are not to be placed on the streets.
21. Portable toilets are the builder's responsibility. A minimum of one per job site must be provided. They must be oriented, so the door is facing away from the street or any other public space. They must be sanitized weekly.
22. Builders may not access adjoining properties to deliver or store materials.
23. If construction is suspended for over 30 days all stored building materials shall be removed until construction resumes.
24. The builder is responsible for any damage and cleanup caused by objects and materials that spill.
25. Proper erosion control is the responsibility of the builder.
26. Builder is to ensure that erosion control and tree save fences are in place and maintained until construction is complete.
27. The builder must take all necessary precautions to protect existing vegetation.
28. Streets must be kept free of mud, silt and debris from erosion and construction traffic.
29. Vehicle washing on the street is not allowed. Concrete delivery truck must be washed on site.
30. Builders will use only the utilities provided on the job site when they are working. Builders must provide temporary construction power and cannot tap into street lamps.
31. No construction trailers allowed. All vehicles must be parked to not obstruct traffic or damage property. Builder vehicles left in the community overnight will be towed. Construction equipment may be left on site but kept off road.
32. CD players, tape players, and radios are allowed on the job site. However, builders will do everything they can, within reason, to keep noise levels down. Should another homeowner request a noise reduction, builder will accommodate the request.
33. Only builders, subcontractors or other service personnel are allowed on the property. No spouses of worker or children of worker or pets are allowed on the job site.
34. No smoking of any kind is allowed on construction sites within Blue Valley Chatham.
35. No firearms are allowed on construction sites within Blue Valley Chatham.
36. No burning of construction materials.
37. Dumpster must be on building lot, not on the street.
38. Semi-trucks not allowed. Construction materials must be delivered by 30-foot max length trucks.
39. Traffic circles and common areas must not be used for parking or storage of materials.
40. No alcohol or illegal drugs are allowed on construction sites within Blue Valley Chatham.
41. The builder shall notify the owner when it is time to schedule final site inspection with the ARB and Architect/ Designer.
42. Builder is to enforce hours of access, speed limit and any other restrictions placed on the builder and/ or his employees or subcontractors.

APPROVAL PROCESS CHECKLIST

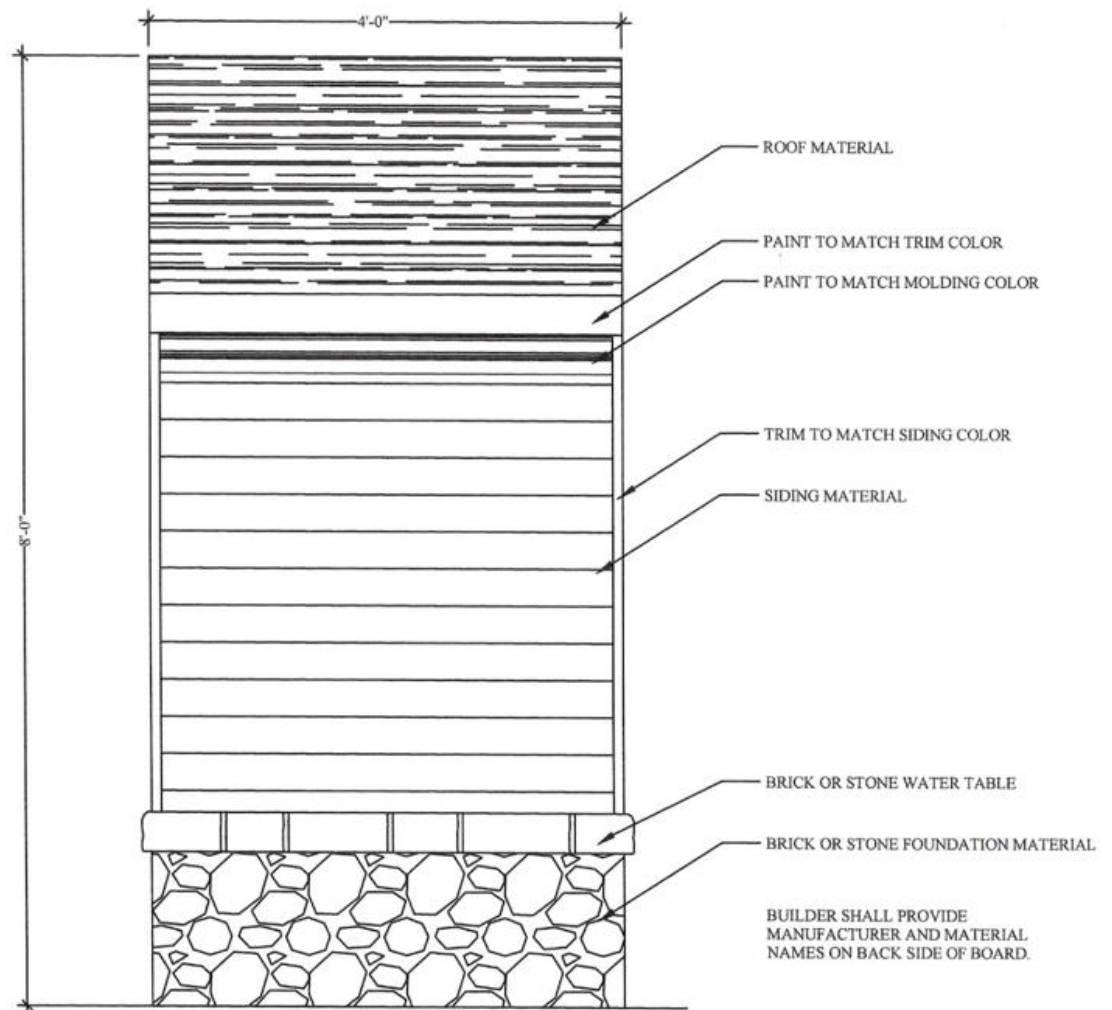
1. **This approval process must be followed in the order outlined as follows. No work can begin prior to Architectural Review Board (ARB) review and approval. Upon final approval, the ARB will issue an authorization to commence. Construction must be completed within 15 months of this commencement date.**
2. Send 3 to 4 Separate Payments by Check to:

Fieldstone Association Management
Attn: Trey Simpson – 2675 Paces Ferry Road, Suite 125, Atlanta Georgia 30339
 - ☐ \$1,000 fee for Architectural review
 - ☐ \$5,000 damage deposit (refundable if conditions met)
 - ☐ \$10,000 compliance deposit (refundable if conditions met)
 - ☐ If applicable, a \$1,000 per-month late-build fee to be assessed starting at the one (1) year anniversary from lot purchase date.
Email tracking number with certified mail or courier to treysimpson@fieldstonerp.com and bluevalleychatham@gmail.com
3. Submit to treysimpson@fieldstonerp.com, bluevalleychatham@gmail.com, and andrew@woodwardarchitecture.com the following:
 - ☐ Portfolio of work
 - ☐ Example set of construction documents
 - ☐ Three (3) letters of reference
 - ☐ Schedule a face meeting with ARB members - bluevalleychatham@gmail.com
 - ☐ Obtain design approval signatures (see [page 17](#)) after meeting ARB members
4. Preliminary sketch review or Pre-Design Conference:
 - ☐ To be performed by Andrew Woodward, Architect
 - ☐ Mandatory for 1st time applicants for approval
 - ☐ Show sketch of site, floor plans, elevation and / or precedent study
5. Schematic Design Review: to include: (2 complete sets)
 - ☐ To be performed by Andrew Woodward, Architect
 - ☐ Site plans: Scale – 1" = 20ft minimum.
 - ☐ Precedent study (showing photos of work to emulate) with written descriptions.
 - ☐ Floor plans & roof plan; Scale – 1/8" = 1'-0" min.
 - ☐ Exterior elevations (4); Scale – 1/8" = 1'-0" min.
 - ☐ Study model or color perspective rendering

6. Final Submission Design Review: to include (2 complete sets to scale and 1 set at 11" x 17"):
 - ☐ To be performed by Andrew Woodward, Architect
 - ☐ Site plans – Scale – 1" = 20ft minimum
 - ☐ Title page to include index of drawing, project name, location lot#, Architect, Designer and/ or other consultants, Date
 - ☐ Foundation plan; Scale – ¼" = 1'-0"
 - ☐ Floor plans; Scale – ¼" = 1'-0"
 - ☐ Roof plan; Scale – ¼" = 1'-0"
 - ☐ Elevations (min. 4 to show all exterior walls); Scale – ¼" = 1'-0"
 - ☐ Building sections (2 min. through stair - showing interior/ exterior relationship) Scale – ¼" = 1'-0"
 - ☐ Wall sections (showing all wall conditions, cornice conditions, roof slopes); Scale – ¾" = 1'-0"
 - ☐ Window & Door details (min. head jamb & sill details); Scale – ¾" = 1'-0"
 - ☐ Detail front door and key windows in plan, elevation & section
 - ☐ Specifications and/ or cutsheets of all exterior hardware, lighting and exterior light fixtures, doors and windows
 - ☐ Exterior color selection and sample board
 - ☐ Exterior floor finish plans
 - ☐ Show all mechanical equipment and screening including compressors, meters, misc. equipment, satellite dishes, trash enclosures, etc. shown on site plan, floor plans and exterior elevations.
 - ☐ Construction schedule
 - ☐ Landscape Plan
7. Field approval of wall panel minimum size of 3' wide x 5' tall showing all exterior colors and materials for house. It must show the water table at the base and cornice condition at the top. See example on Page 9.
 - ☐ To be performed by Andrew Woodward, Architect
8. Field approval of stake-out per site plan.
 - ☐ To be performed by Andrew Woodward, Architect
9. Builder to obtain building permit.
10. Upon receiving copies of building permits the ARB will issue an Authorization to Commence. No work can begin prior to this being issued. Construction must be completed within 15 months of this date.
11. Periodic field inspections during construction of home will be made by the Architect and ARB, to inspect for compliance of construction documents.

12. Architect or designer of record must provide a sealed letter of compliance to the ARB upon completion of construction.
13. Final survey and Certificate of Compliance
 - ☐ Certificate of Occupancy
 - ☐ Letter certifying compliance by architect of record
 - ☐ Final walk through by ARB to verify exterior compliance.
 - ☐ Issuance of a Notice of Completion
 - ☐ Return of construction deposit
 - ☐ Return of damage deposit

Example: Wall panel minimum size of 3' wide x 5' tall showing all exterior colors and materials.




SAMPLE BOARD FOR BUILDING MATERIALS
 SCALE: N.T.S.

REVIEW SCHEDULE SUMMARY

1. A Preliminary Design Review will not be considered until a sketch review has been completed.
 - ☐ Written comments sent out to Builder / owner within 30 days of schematic design review submittal.
2. Final Design Review.
 - ☐ Applicant will not be considered until preliminary review has been completed and approved.
 - ☐ Written comments sent out to owner within 30 days of final submittal.
3. Field approval of site staking.
4. ARB will issue an Authorization to Commence. No work can begin until this is issued.
5. Observation by Architect and ARB will occur during construction.
6. Inspection and Notice of Compliance issued within 30 days of written request by owner. Return construction compliance deposit upon notice of compliance.

3. *This form is to comply with the APPROVAL PROCESS CHECKLIST – Page 13, Step 3*

ARCHITECTURAL REVIEW BOARD DESIGN APPROVAL

We certify that we have met with the builder to review these guidelines and support proceeding forward, pending final approval by Architect.

**The Blue Valley / Chatham
Architectural Review Board (ARB)**

ARB Signature 1: _____

Name: _____

Date: _____

ARB Signature 2: _____

Name: _____

Date: _____

ARB Signature 3: _____

Name: _____

Date: _____

STREET EDGE CONDITION PLAN – FENCES & STONE COLUMNS

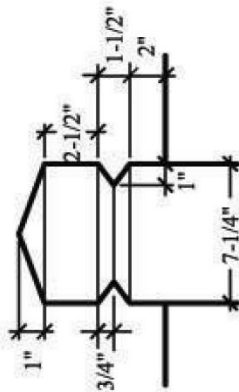
Home sites are fronted by a pre-selected architectural street edge along the right of way as indicated on the community master plan. The street edge will architecturally define the street and visually anchor the homes to the community. Street trees will further enhance the streetscape and will be planted within the 5' wide landscape edge between the back of curb and sidewalk.

Fences along property lines will be allowed in rear yard only and shall not be placed forward of the rear corner of any home. All fences shall consist of matte black 4-board horse fence and shall be placed within 6" of the property line. Fences must be maintained in pristine condition and painted every 2-3 years. Each Lot owner must comply with the Master Edge Condition Plan as follows:

Lot #	Front-Fence Type	Additional Requirements
1	Stone Columns with 3-Board Rail Fence	Backyard fence 4-board directly above the front entrance stone wall - not to extend beyond back corner of home. Front 3-board rail fence to frame Liberty Grove Pass entry.
2	Stone Columns with 3-Board Rail Fence	
3	Stone Columns with 3-Board Rail Fence	
4	Stone Columns with 3-Board Rail Fence	
5	Stone Columns with 3-Board Rail Fence	
6	Stone Columns with Hedge	
7	Stone Columns with 3-Board Rail Fence	
8	Stone Columns with 3-Board Rail Fence	
9	Stone Columns with Hedge	
10	Stone Columns with 3-Board Rail Fence	
11	Stone Columns with 3-Board Rail Fence	
12	Stone Columns with 3-Board Rail Fence	
13	Stone Columns with 3-Board Rail Fence	
14	24" Stone Retaining Wall	
15	Stone Columns with 3-Board Rail Fence	
16	Stone Columns with Hedge	
17	24" Stone Retaining Wall	
18	Stone Columns with 3-Board Rail Fence	
19	Stone Columns with 3-Board Rail Fence	
20	Stone Columns with 3-Board Rail Fence	
21	Stone Columns with 3-Board Rail Fence	
22	Stone Columns with Hedge	
23	Stone Columns with 3-Board Rail Fence	
24	24" Stone Retaining Wall	
25	24" Stone Retaining Wall	Back – Install a 4-board directly above the front entrance stone wall along back property line. Plus, install a 3-board rail fence and stone columns to frame Liberty Grove Pass main entry matching opposite Lot 1, 3-board rail fence.
26	24" Stone Retaining Wall	Back - Install a 3-board rail fence & stone columns to frame Liberty Grove Pass main entry to match the opposite Lot 1, 3-board rail fence.
27	24" Stone Retaining Wall	
28	Stone Columns with 3-Board Rail Fence	

EDGE CONDITION SPECIFICATIONS

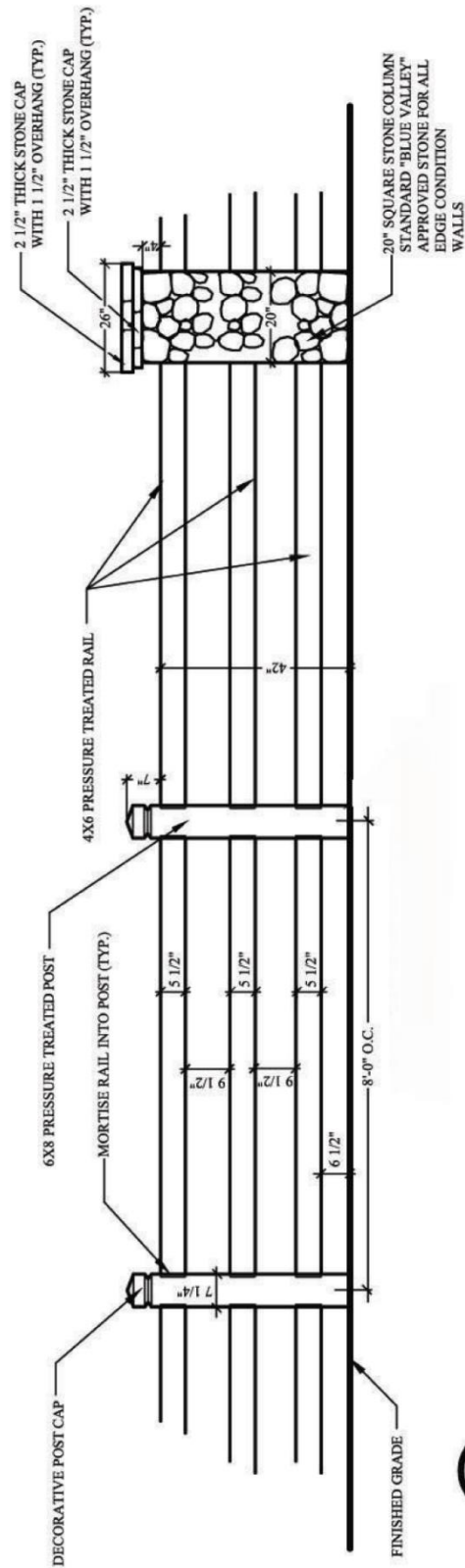
3-BOARD RAIL FENCE



DECORATIVE POST CAP DETAIL

SCALE 1-1/2" = 1'-0"

NOTE: ALL LUMBER SHALL BE KILN DRIED PRESSURE TREATED PINE STAINED WITH 2 COATS SOLID BODY STAIN TO BE SELECTED BY LANDSCAPE ARCHITECT.



EDGE CONDITION - 3 BOARD RAIL FENCE

SCALE: N.T.S.

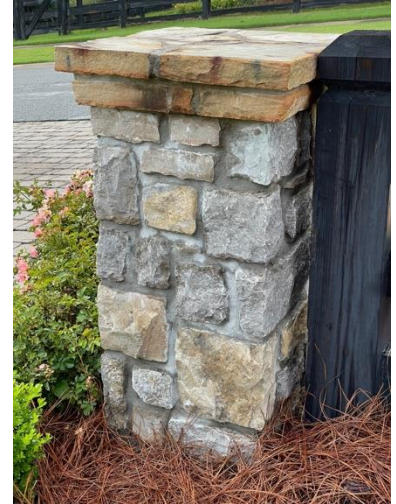
EDGE CONDITION SPECIFICATIONS

STONE COLUMNS

Stone columns will be placed on each side of a driveway entry/exit. A single driveway will have 2 columns on either side and a curved driveway will have 4 columns. Corner posts must be centered to split the lot line equally (50% on each lot).

Standard "Blue Valley Approved Stone" must be used and installed according to the dimensions in the schematic below. Please contact bluevalleychatham@gmail.com for final coloring approval.

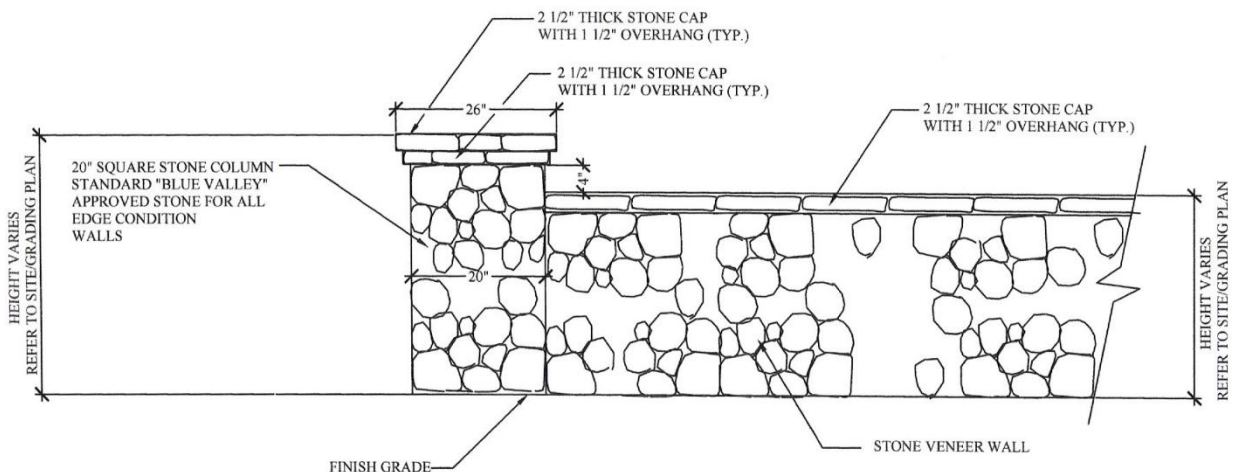
Only **granite** stone with the color scheme according to this photo will be approved and further coloring details are provided below.



STONE COLUMN DIMENSIONS

- **TOP STONE CAP:** Flagstone 26" x 26" and 2½" thick with ½" overhang
 >> Coloring: Light tan
- **SUB STONE CAP:** Flagstone 24" x 24" and 2½" thick with ½" overhang
 >> Coloring: Light tan
- **STONE BASE:** Granite 20" x 20" and ¾" grout thickness between stones
 >> Coloring: Light grey with dark grey accents. Occasional light tan highlights.
- **COLUMN HEIGHT:** 48" from the ground to the top cap

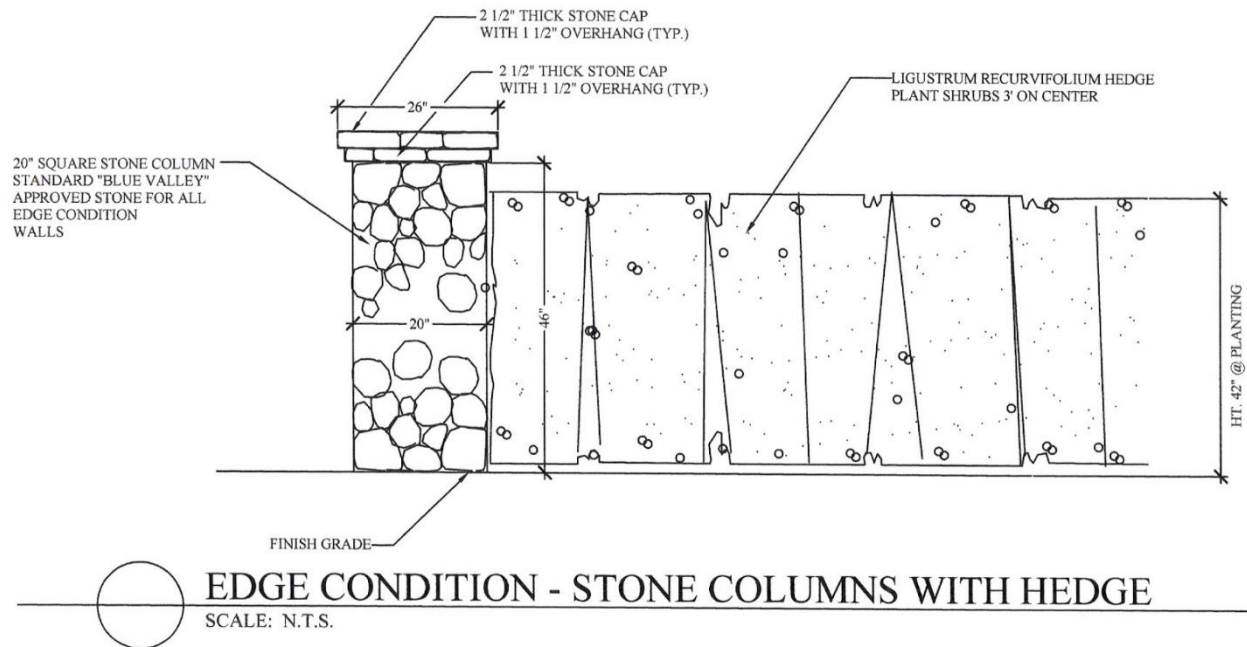
STONE RETAINING WALL



EDGE CONDITION - RETAINING WALL

SCALE: N.T.S.

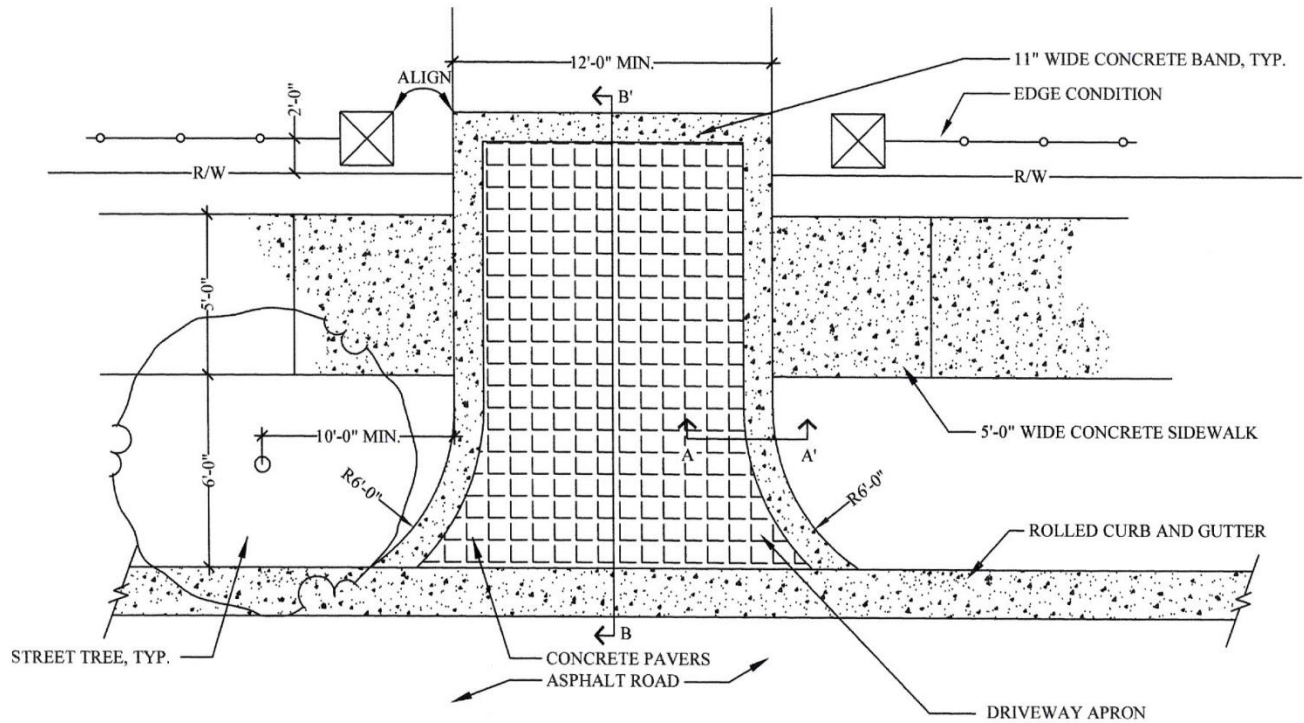
STONE COLUMNS WITH HEDGE



DRIVEWAY & APRON SPECIFICATIONS

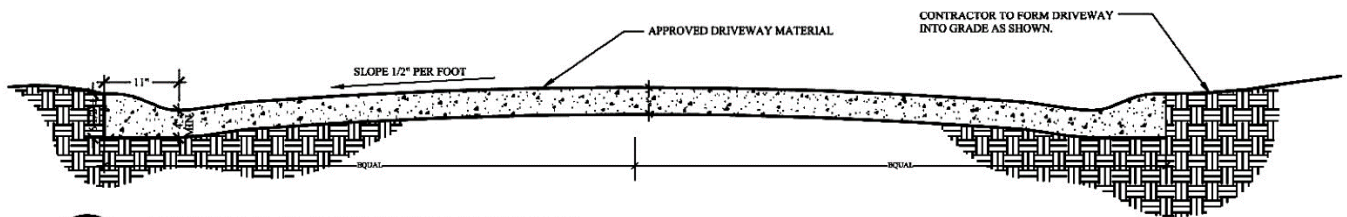
Driveways shall be designed to meander gracefully through the home site, following the topography of the property. Guest parking areas will be sculpted into the land and screened with plant material from the road. A maximum of (2) two curb cuts may be allowed for driveways on corner lots.

Driveway materials shall consist of the following: colored concrete, concrete pavers and exposed aggregate concrete. No gravel or other material not listed is allowed. Solid paved wheel strips with grass between will also be permitted. All driveway aprons shall consist of concrete pavers with a standard gray concrete band between the curb and the back of the edge condition.



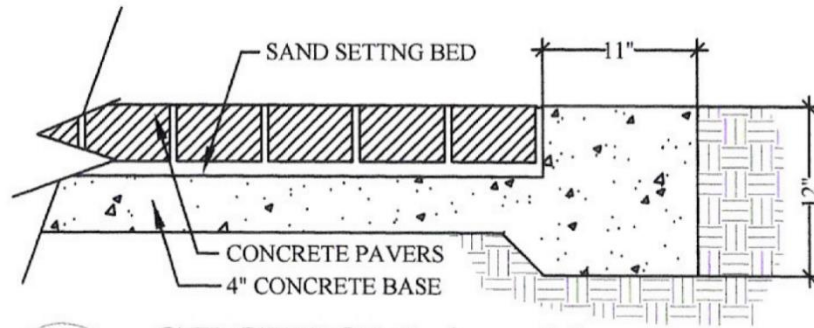

TYPICAL APRON PLAN DETAIL
 SCALE: N.T.S.

Concrete driveway profile shall consist of an integral rolled curb along both sides of the driveway as indicated below.

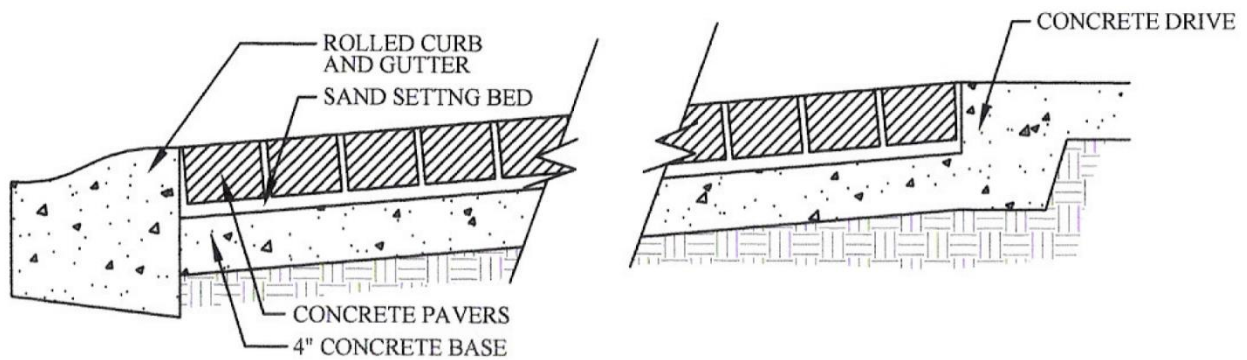



TYPICAL DRIVEWAY SECTION
 SCALE: N.T.S.

DRIVEWAY & APRON SPECIFICATIONS – continued



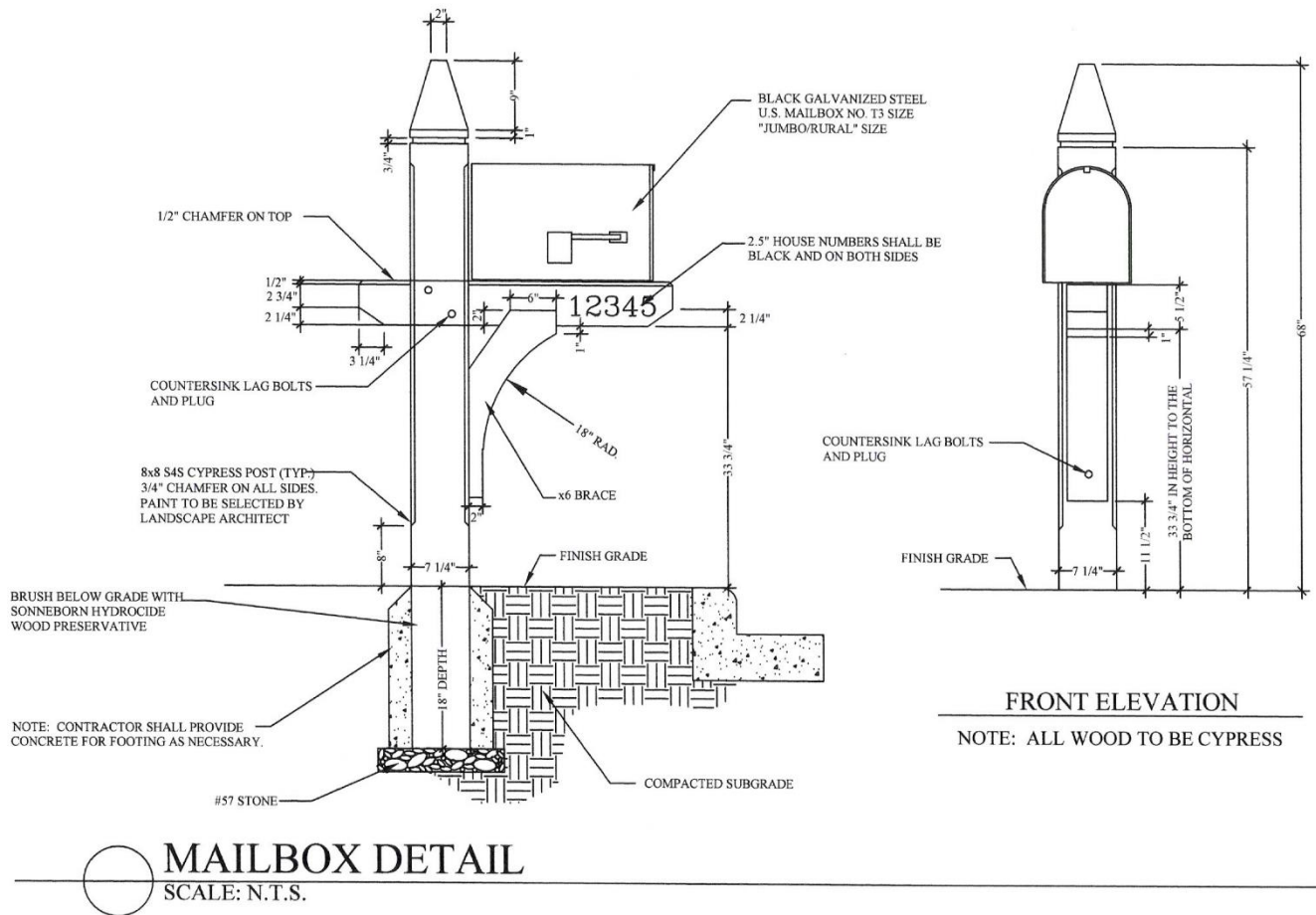
SECTION A - A'
 SCALE: N.T.S.



SECTION B - B'
 SCALE: N.T.S.

MAILBOX & STREET ADDRESS SPECIFICATIONS

All mailboxes and posts shall be supplied and installed by the homeowner. In 2021, the mailbox specifications will be updated to include a "Blue Valley Approved Stone" base and copper mailboxes. Please contact bluevalleychatham@gmail.com for details.



LANDSCAPING PLAN EXAMPLE

PLANT SCHEDULE

<u>QTY.</u>	<u>COMMON NAME</u>	<u>SIZE</u>
TREES		
9	CLAUDIA WANNAMAKER MAGNOLIA	10' HT
5	DURA-HEAT RIVER BIRCH	12 - 14' HT
3	FANTASY CRAPE MYRTLE	11 - 12' HT
8	LOBLOLLY PINE	2 1/2" CAL
2	MARY NELLE HOLLY	8' HT
1	MARY NELLE HOLLY	12' HT
2	OCTOBER GLORY RED MAPLE	5" CAL
6	REDBUD	10 - 12' HT
1	SWEETBAY MAGNOLIA	11 - 12" HT

SHRUBS

5	AMERICAN BOXWOOD	30" x 30"
4	AMERICAN BOXWOOD	42" x 42"
20	ANNABELLE HYDRANGEA	3 GAL
37	DWARF BURFORD HOLLY	3 GAL
2	DWARF BURFORD HOLLY	4' x 4'
47	DWARF INDIAN HAWTHORN	3 GAL
17	G.G. GERBING AZALEA	3 GAL
55	JAPANESE ANISE	3 GAL
47	KOREAN BOXWOOD	3 GAL
17	NEW DAWN ROSE	3 GAL
5	SCHILLINGS YAUPON HOLLY	3 GAL
7	SUNNY KNOCKOUT ROSE	3 GAL

GROUNDCOVERS PERENNIALS ANNUALS VINES

613	ASLATIC JASMINE	4" POTS
35	AUTUMN FERN	1 GAL
2	DWARF BOSTON IVY 'LOWII'	1 GAL
829	PINESTRAW MULCH	S.F.

MASSING

Almost all traditional massing is based on simplicity. A simple box with a stoop or wrap-around porch forms the foundation of our regions traditional massing. Wings, additions, porches and detached dependencies should all be secondary in size, detailing and massing. This creates a hierarchy within the massing. This hierarchy helps establish importance, focus and can help create an architectural fiction of a home built and added onto over time. At first glance, the massing should also help reinforce where the main entry is. Do not use complicated forms or complicated roofs. Do not jam all of your elements primary and secondary under one roof. This will tend to blur the distinction between primary and secondary masses. Simple massing is more economical allowing for more money to be spent on details such as porches; garden walls, pergolas, fences or any number of things that help owners enjoy the property.



Detached garages, which incorporate breezeways, pergolas or trellises to connect to the main house, are required. Garages should appear as a separate structure or dependency even when attached to the primary mass. All offsets must be minimum of 2 feet deep. Residential structures shall have a minimum 10'-0" poured concrete basement walls, 10'-0" main floor to ceiling height and 9'-0" upper floor to ceiling height.



EXTERIOR MATERIALS

All materials should be natural and appear real and authentic unless specific ARB approval has been granted to any other material. All material transitions should occur at an inside corner. No more than two exterior wall materials may be used above water table on any design.

Acceptable materials include but are not limited to real wood, stone and brick, hard-coat masonry stucco (pre-sale only), hardi-board siding, cedar and P.T. shake, slate and copper.

Materials which require approval include but are not limited to fiberglass, PVC or other synthetic materials used in columns, moldings and or railings, and metal clad products.

Unacceptable materials include but are not limited to – effis or synthetic stucco, thin stone veneers that are not structural in appearance, large expanses of unarticulated glass, vinyl siding, hardi-board with false wood graining, synthetic stone or exposed concrete or concrete block.

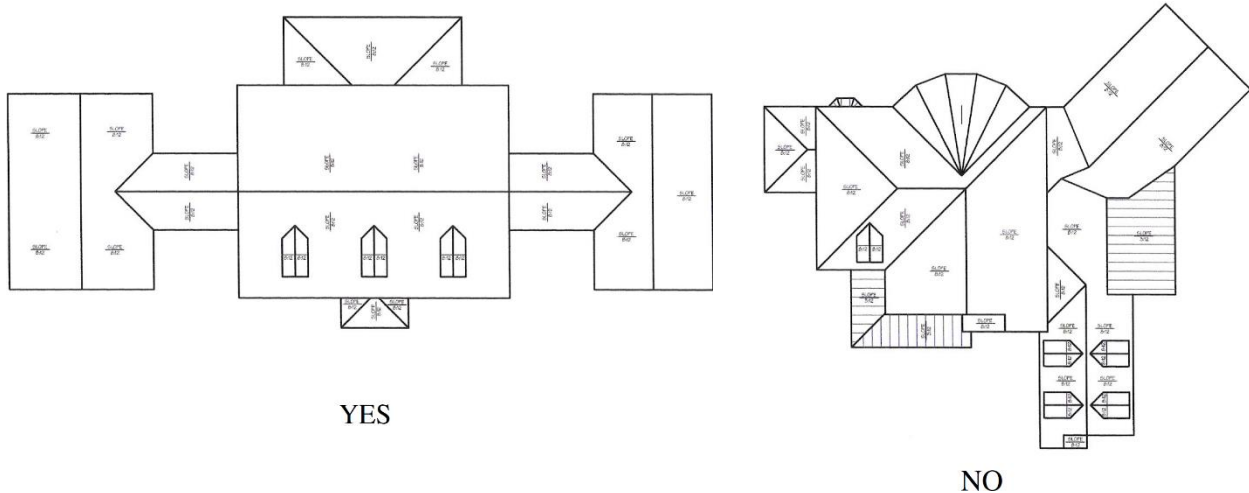


ROOFING & GUTTERS

Roofs are to be as simply designed as possible; complex roofs are discouraged. Roofs are to be made of slate, wood shingles, wood shake, preapproved synthetic slate roof, select Grand Manor® roofing, or high relief architectural / luxury shingles. Luxury shingles are the highest-quality laminated shingles available, offering a differentiated appearance or functionality that outclasses that of dimensional shingles. Apart from being shingle ‘heavyweights’ that offer premium protection for weathering, luxury shingles are stunning to look upon, presenting the highest quality, coloration, and dimensionality. These products offer the most realistic representation of the old-world wood shake and quarried slate roofing. CertainTeed’s Grand Manor®, Carriage House®, and Arcadia Shake® products are prime examples of Luxury roofing shingles. Metal or copper roofs can be used as an accent roof or with ARB approval.

Roofs shall not exceed 12/12 pitch with a minimum of 7/12 pitch on primary roofs. 6/12 or 5/12 can be used when producing a classical pediment and porch roofs cannot be less than 4/12 in pitch and should be in metal. The roof of the primary mass must have the highest pitch with the roof on addition wings being less than or equal to this pitch. All roof slopes should be appropriate to the style of house they are on. Refrain from using too many different roof pitches on one house.

All exposed flashing is to be copper. All gutters and down spouts are to be powder-coated aluminum or copper. Conductor heads, although not required are to be copper and be within the character of the home’s architecture. Gutters should be 6” K style or half round. Down spouts should be 4” round.



Attic ventilation shall be handled through cornice vents, decorative gable vents and dormers for ventilation. No turtleback type vents or other visible mechanical devices are allowed. All vents and stacks should be grouped together on the rear of the house. They should be painted the same color as the roof. These should preferably be enclosed in a chimney or other enclosure.

Roof mounted mechanical equipment; vents and flues must not be visible from adjacent lots, the street, common areas or the parks. These elements must be concealed within architectural structures such as chimneys or dormers. Ganging vents/flues is recommended to reduce the number of projections.

Skylights and solar equipment are prohibited unless designed to be not visible from any vantage points. Skylights are NOT allowed.

CHIMNEYS

Chimneys must be built and expressed with masonry material veneer. Stone, brick and hard coat masonry stucco are acceptable materials. Brick is the most common masonry material used in traditional architecture. Stucco should only be used when appropriate to the style of the house.

Chimneys must have a base (with water table), vertical shaft, and cap (corbelling or some other horizontal element) where exposed. Chimneys may never be cantilevered.

A chimney's detailing should be appropriate for both the style house and material it is built in. Chimney's flues are preferable to be clay chimney pots, however they can only be used on masonry flues so metal flues extending from the top of chimneys should be screened from view through the use of brick or stone detailing such as an arch or cap. If metal shrouds are used, they must be painted black.

All fireplace flues must vent through a chimney. Direct vent fireplaces can only be used when the vent is screened from view. Exterior direct vents must be shown on elevation of architectural drawings submitted for review.

Chimney height should be based on proportion more than measurements although all chimneys must meet code requirements. Do not build short or stumpy looking chimneys.



ARCHITECTURE STYLE INTRODUCTION

Set within rolling pastures and wooded hills, the natural beauty of Blue Valley Chatham evokes of this region's equestrian heritage. Within this heritage is an architectural tradition rich with beautiful homes, naturally adapted to this environment, and superbly suited for use in this rural landscape.

Based on the canonized orders of classical architecture and more specifically a regionalized adaptation of English Palladianism, this new architectural vocabulary was sped further through the use of builder pattern books.

This common use of a basic architectural language was used in all building throughout the region from wealthy plantation estates to modest farm homes and creates a seamless community that forms this regions' architectural heritage. These homes are simple with symmetrical facades, basic centralized massing and additional wings. They are characterized by covered front porches or stoops, simple gable or hip roofs and a balanced composition of exterior elements.

They are typically wood siding or brick with occasional stone or stucco homes. Roofs are of cedar shake or slate punctuated by dormers and two internal or flanking chimneys. The depth and diversity within this rich architectural language is limitless and should be used as the vocabulary of expression by the designers, architects, builders and homeowners within Blue Valley Chatham. Based on classical principles of proportion, balance and beauty, homes in Blue Valley Chatham will settle into this landscape naturally forming the fabric of Atlanta's Premier estate community.



ARCHITECTURE STYLE INTRODUCTION – continued

The architectural vocabulary is a continuation of this regions' architectural styles popularized throughout the region at various times. By acknowledging these styles and understanding their influences we can address issues of appropriateness in our designs at Blue Valley Chatham. We will continue to use these traditions in our homes at Blue Valley Chatham advancing the legacy of traditional Southern architecture in a seamless continuum in time and place.

The styles that we will briefly look at include French Provincial, Georgian, Federal/Adams, Jeffersonian or Early Classic Revival, Greek revival and the Vernacular. Although the vernacular is not a style as much as a regional adaptation due to function, it is worth looking at. In the following pages, we'll briefly describe each style, then set forth the pattern for the architecture at Blue Valley Chatham. With these tools a new and modern extension of this regions traditional architecture can be designed.



FRENCH PROVINCIAL STYLE

These stately homes are inspired by rural French manor homes from the 1600s. Initially, French Provincial style came from the country homes built for French aristocrats. The traditional French mansions were too stuffy and formal to serve as a vacation home, so the style was softened to provide a more rustic, inviting feel that we now identify as “French Country”. These warm, comfortable traits are likely why the style continues to be admired today. They manage to be quite grand without being stuffy — the epitome of country elegance. The most notable feature of this style is the roof. Its steep pitch is unique, so it is very recognizable for admirers. Let’s outline a few of the style’s key elements:

- balanced, symmetrical proportions
- exterior composed of brick
- steep pitched roofline, with concave curve at the eave line
- tall second-story windows
- copper trim and awnings
- tall chimneys on ends of the home
- cube or an “L” shape for larger properties
- simple entry way, usually featuring an arch that covers a porch

The interiors of French Provincial homes can vary as much as the exteriors. Some are modest and reflect the country influence on this style, often looking like a farmhouse. Others are much more formal, even grand, with wood beams, stonework, arched doorways, and detailed mill work which reflects the influence of the upper-class French chateau.



FRENCH PROVINCIAL STYLE – continued



GEORGIAN STYLE

Usually simple one- or two-story homes with side gables or hip roofs. The doors and windows are in a symmetrical configuration. Some identifying features are a centrally located paneled front door with rectangular lighting above in a transom or at the top of the door. This front door is flanked by decorative pilasters supporting an entablature above the door. In some brick homes this is forgone in favor of changes in the brick pattern around the door instead. The cornice of the main roof is punctuated with dentils – dental molding or modillions. Windows are double hung with many small panes separated with thick muntins approximately 1 ¼". Windows are always located in symmetrical rows horizontally and vertically and never grouped together. This style was principally brought to America through pattern books, treatise and carpenters handbooks.



FEDERAL / ADAMS STYLE

Like the Georgian, this is most commonly a simple two-story box. The elevation is strictly symmetrical with either side gable or hipped roofs and projecting wings on other dependencies. This style is probably best known for elaborate and high styled use of classical detailing. The front door commonly had a semicircular or elliptical fanlight or transom over it, often incorporating a more elaborate door surround including small porches or stoops. While the cornice included dentils they were much more elaborate than Georgian cornices. Windows were double hung but had less panes than Georgian, typically 6 over 6 with thinner muntins approximately 5/8". Windows were located in symmetrical rows both horizontally and vertically. They were never grouped together except in various configuration of a Palladian window, which were common.



This style is commonly described as being lighter or more delicate than that of the Georgian style. Swags, garlands, urns and geometric patterns are found in the decorative details of this style. The South's first architects are seen using this style. William Jay in Savannah, Georgia and Gabriel Manigault in Charleston, South Carolina are a couple of the first to do so.



JEFFERSONIAN / EARLY CLASSICAL REVIVAL STYLE

These houses can either have a side gable or hip roof with a classical front porch, which extends the full height of the house, or it can have a two-story front gable with either a full two-story front porch, which includes the front gable, or a smaller one-story porch. This front gable plan is always flanked by one story wings creating a three-part composition called a Palladian three-part plan. These homes characteristic feature is almost always the dominant classically inspired front porch. These porches are commonly found on the front and back of these homes. This porch is almost always comprised of four simple columns, roman Doric or Tuscan (occasionally ionic) supporting a prominent center gable often with a center semi-circular window within it. The front door is typically paneled with a semi-circular or elliptical fan light or transom above.

Round or oval windows are also found in this style. This style uses detailing at doors, cornice and within the orders, that are mostly roman in origin and not Greek. The cornice on these homes is typically narrower than the Greek revival and uses dentils and modillions more closely related to Adams and Georgian than the Greek revival. In contrast to the Federal / Adams style the entablature of these is commonly left plain or decorated with triglyphs. Dormers and roof balusters while occasionally employed are rare. This style was popularized after the revolution with a new country looking to Rome for its republican ideals and the neoclassical movement taking place in France, America's newest ally. Architects such as William Jay, Robert Mills in Charleston, South Carolina and of course Thomas Jefferson helped spread the style throughout the region.



GREEK REVIVAL STYLE

The wide band at the cornice of the house, which represents the classical entablature, typically identifies this style. The roofs are typically low-pitched hip or gable. Almost all have porches supported by prominent columns, typically Doric style. These porches can be either small one-story entry porches, full height (two-story) entry porches or full-façade porches. A less common type in the south is a front gable, where the roof gable faces the front in appearance of a classical temple front. The front door is typically an area of intense interest. They are typically 1, 2 or 4 panel doors with rectangular transom and sidelights surrounding it, this in turn is surrounded by a broad classically inspired surround. Another dominant feature of this style is the use of columns. Although known as Greek revival, both Greek and Roman columns were used as well as a wide range of vernacular adaptations within this style. Windows were double hung with large panes of glass similar to others. Palladian windows were never used: a rectangular tripartite version takes its place in this style. Small windows set into the freeze band with decorative Greek pattern grates were another common detail. The democratic ideals of ancient Greece along with current archeological investigations and Greece's war for independence fostered empathy for Greek architecture in this new nation. This style was spread through carpenter's guilds and pattern books. The two most influential authors of these pattern books were Asher Benjamin and Minard LaFever. There was also a huge growth of architects in the country at this time and many also helped popularize this style.



VERNACULAR STYLE

Southern vernacular homes took many forms from the two-story rural “I” house to the one-story tidewater cottage. They shared many characteristics. They were typically side gable roofs with balanced exterior chimneys. Within our region they typically have full front porches although there are many examples with covered stoops. There are also occasional examples of side gambrel roofs on the tidewater cottages. In our region they are almost always in wood siding veneer with brick or stone foundations. The elevations are typically symmetrical with rows of windows and a center front door, but this is not always the case. Windows are double hung with divided light sashes, in the most accessible style. These windows commonly have louvered shutters. Detailing from other styles may be employed but typically it is simplified and easy to build. Simple box columns and posts are used instead of classical round or square columns. The cornice is typically simplified often with no overhang at the gable ends. Preference to use and function was often made over style, achieving an occasional quirky feel. These were as apt to be added onto with symmetrical wings, as in the form of a “T” out the back, or telescoping in one direction. Although the initial form was of the simple center massing the result we see today is often rambling and asymmetrical. This is the architecture of the common man, not trained architects.



SYMMETRY

Most traditional homes are symmetrical. This reflects the symmetry of the human body, which is at the root of both classical and traditional architecture. While this is not required, even asymmetrical compositions will employ symmetry in the design of elements such as entries and porches. This connection to the human form is thought of as the basis for beauty in Western art and architecture.



PROPORTION

Proportion is the means with which we organize all of buildings' parts into a well-articulated whole. Proportion can be employed mathematically with ratios such as 1:1, 2:1, 3:2, & 4:3. They can also be employed through geometry such as with the golden section and the "root two" rectangle. There are also musical proportions such as 2:1 wavelength of an octave, 3:2 of the fourth note and 4:3 proportion of a note. These simple devices can help arrange elements into a whole, produce volumes and patterns pleasing to people and relate architecture back to nature and the human form.

FOUR-SIDED DESIGNS

Homes should be designed to be viewed from four sides. The detailing should be of equal refinement on the sides and rear as on the front. Homes will be viewed from common areas and most homes will be visible from the rear as well as the front. Refrain from putting all of your architectural elements and interest on the front elevation. You must make the rear and sides of these homes beautiful as well. Materials should wrap around four sides of any given mass. If the front of the primary mass is brick and transitions to siding on the side wings, the primary mass must transition back to brick when it appears again on the rear.

MULTIPLE GABLES

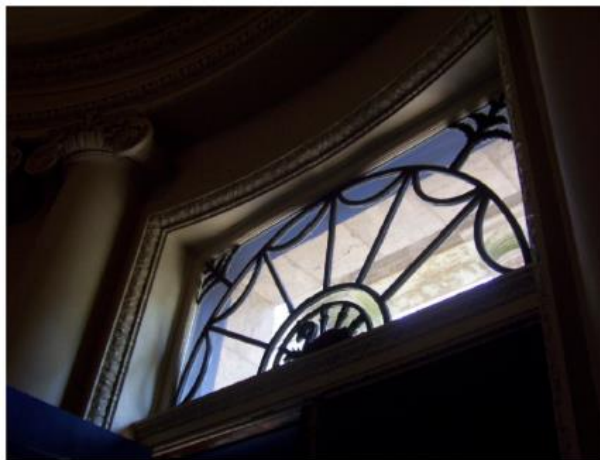
Traditional architecture is simple in massing. Multiple gables on the front of a house are a contemporary application, which requires great expense and is typically not carried around the sides or rear of a house. This is NOT allowed. Gables should be part of the overall massing and design of the house, incorporated into the roof system and appropriate to the style of the house.



“GOD IS IN THE DETAILS”

The details of a home must reinforce the overall design. A home should be as beautiful from across a pasture, as it is as you turn the front door knob. When the details of a home reinforce a larger impression a general feeling of well-being is produced, reinforcing an impression beauty.

It is our goal that these required details would reinforce the beauty of each home and Blue Valley Chatham as a whole.

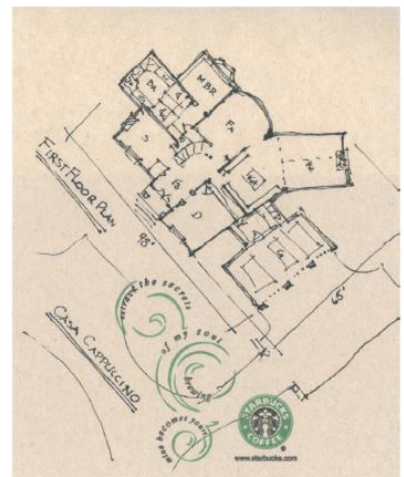


TOP 10 MISTAKES

75% of all mistakes can be avoided by avoiding these 10 mistakes

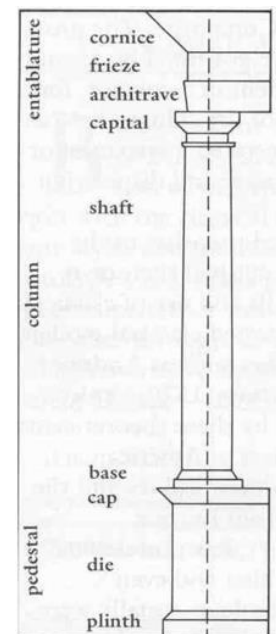
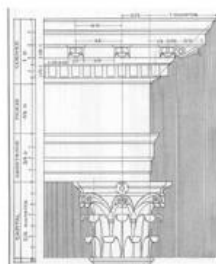
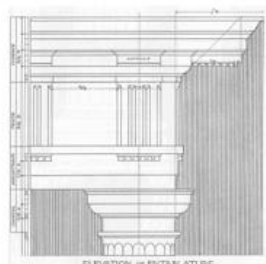
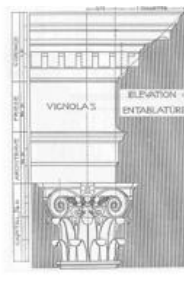
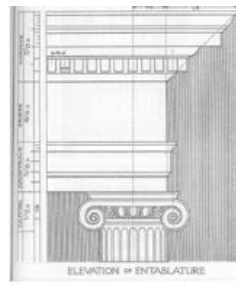
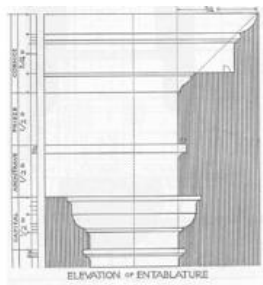
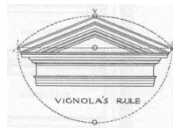
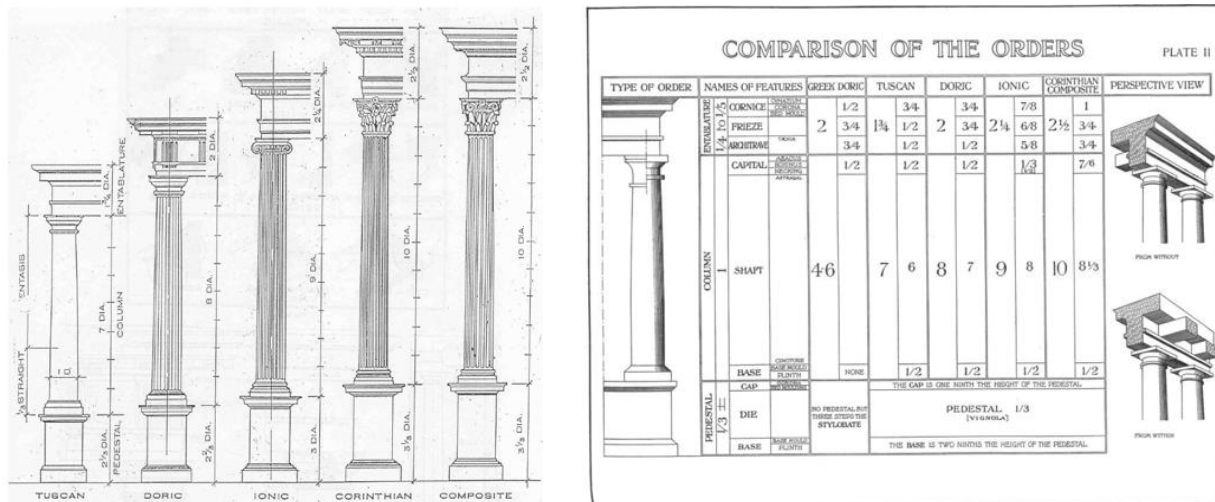
1. Not hiring a quality design professional.
2. Too many gables on the front elevation.
3. Improper use of classical architecture and traditional vocabulary.
4. Poor windows- poorly detailed with inconsistent fenestration.
5. Poor designed and improperly placed columns.
6. Poorly designed dormers that look like doghouses.
7. Shutters, which could never be operable.
8. Cornice return at gables – improper turn around frieze and steep flushing.
9. Materials, which transition at an exterior corner giving the house a false or fake look and feel.
10. Lack of or poor proportion.

EXAMPLE PHOTOS OF MISTAKES



COLUMN GUIDELINES

Although not always visible in the form of a column or full order, the canons of classical architecture are a major influence in the massing, proportion, geometry, detailing and articulation of early America and traditional southern homes. Knowledge of the organizing principals and parts is essential to understanding this architecture. When columns, pilasters and or posts are used, their placement and the placement of the windows and doors beyond are typically organized in a regular and rhythmic, rational system, relating back to the columns in front. All classical detailing should be correct or when appropriate to style, slightly attenuated.



COLUMNS GUIDELINES – continued

Columns are to appear structural. They should be centered on a visual line, which transfers loads through the structure of a home to the ground. The column necking should align with the face of the entablature above. The entablature is the box beam, which spans above the columns. The entablature should not overhang the column necking to cover the extending capital. Columns typically taper towards the top. This is called entasis, (see below). When the entablature (box beam) aligns with the column necking, the porch floor and column base will extend out beyond the entablature (box beam) above. Be sure not to align the porch floor with the entablature (box beam) above. Any piers below the porch floor should be centered on the columns above to complete the structural transfer of loads, visually to the ground. The outside edge of the column base

should align with the face of the pier or foundation below.

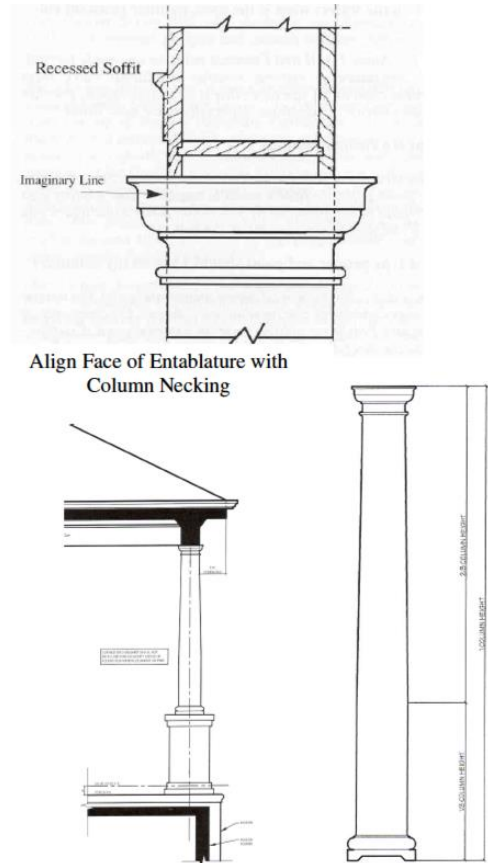
Metal columns are NOT allowed. Column shafts must connect to the base and capital with a smooth flare, not an abrupt cut.

ENTASIS

Entasis is the taper of a column usually from the diameter “d” at the lower part of a column to the upper diameter which is usually $\frac{5}{6}$ the lower “d” diameter. This taper begins or becomes visible $\frac{1}{3}$ up the column shaft. This taper should not be continuous from the base or higher than $\frac{1}{3}$ of the way up. Unless using Greek Doric columns which taper continuously from ground, all round columns must have entasis. Do not use round columns that are straight without entasis.

EXPRESSION OF STRUCTURAL INTEGRITY

All structural loads must be visually transferred to the ground. Elements, which appear structural should also appear supported. Beams, columns, piers and foundations should center one upon the other. Columns should reduce in diameter as they rise above one another. Do not push windows to close to the corners of any massing or too close to the frieze board of the cornice. This tends to weaken the look of a building. Exterior walls are to be a minimum of 6” thick to allow for deep-set windows and doors.

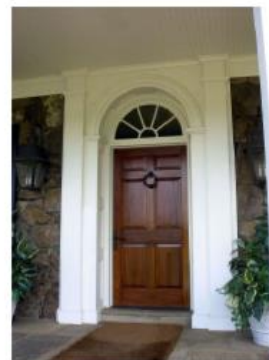
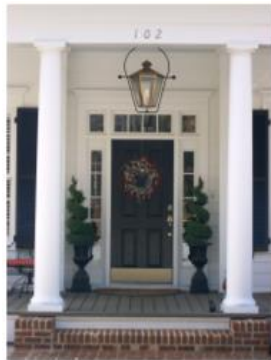


ENTRANCE

The front door should be recognizable from a distance as the main entrance to the house. They should also be detailed to a greater degree than other elements of the house because it is setting the stage for the rest of the house and a detail that everyone entering will see and touch.

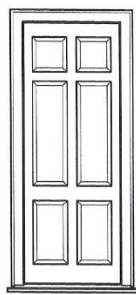
A large percentage of traditional southern front doors employ classical door surrounds. This type of surround typically has columns or pilasters flanking the entry supporting an entablature above. These are based on the classical orders with a few differences. The columns are typically engaged in the wall or are pilasters. These are typically attenuated and act as a door casing. The orders are commonly simplified, the relationship between elements and the parts of the order remain correct.

The pilasters must align with the entablature above both in front and on the sides. The distance between the tops of the pilaster capital to the pilaster astragal is typically more than that on a column but less than the width of the pilaster. The base on a pilaster is also commonly modified and appears similar to a base mold. This helps the wear in a high traffic area. The base, now a flat board (1x) with a base cab molding should not be any taller than the width of the pilaster. If a transom is used at the entrance the individual lites must be vertical in proportion. Not horizontal. While the example photos are of single-door entries, double-doors entries are required. Second story entries are NOT allowed.



EXTERIOR DOORS

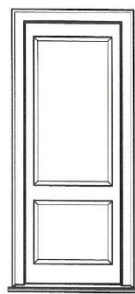
The style of the door should match the style of the house. All exterior doors must have a traditional design. Exterior doors are to be 6'-8" with a transom, 7'-0" with or without a transom or 8'-0" with or without a transom. Doors must be wood not metal or anything else used to resemble wood. No sliding glass doors. No doors with oval or round windows of any kind. Glass within doors shall be divided by muntin bars to give scale to the house. No etched or frosted glass allowed. Leaded glass is discouraged and will be approved on a case-by-case basis. Panel doors, French doors, or a combination of panel & lite are all appropriate exterior doors. All doors are to have a minimum 1 x 4 casing on exterior. Clear single-lite French doors, storm doors or sliding doors are NOT allowed.



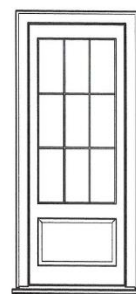
YES



YES



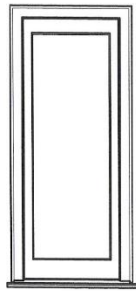
YES



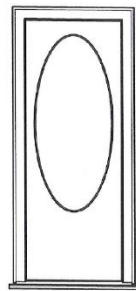
YES



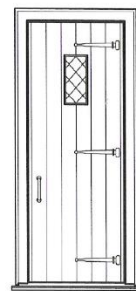
NO



NO



NO



NO



GARAGE DOORS

All garage doors should appear as out swinging carriage style doors. In reality they can be overhead doors on a traditional opener. All garage doors are to be single garage doors no wider than 10' and no taller than 9' and no shorter than 8' in height.

Garage doors must be recessed a minimum 6" from the face of the exterior wall.

Garage doors must appear to be hand crafted. Plain flush garage doors are NOT allowed.

A minimum of 1'6" is required between garage doors and 2'-0" to any exterior corner.

No aluminum garage doors.



STOOPS AND PORCHES

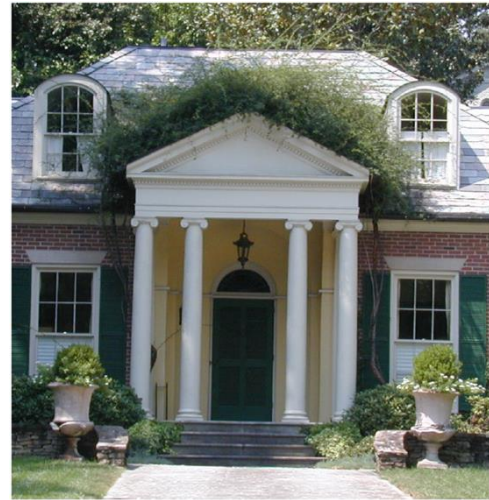
Although not all traditional southern homes have covered stoops and/or porches at the entrance the majority did.

Unless receiving prior approval, all homes in Blue Valley Chatham will require a covered stoop or front porch at the main entrance.

Most stoops and porches consist of classical elements. Columns, round or boxed, or turned posts, supporting an entablature (boxed beams) cross member. The vernacular versions are much more simplified versions. The columns and post will have a base, shaft and capital. The entablature will have a cornice, frieze and architrave. The simplified vernacular may sometimes eliminate the architrave.

Colonial and early American architecture commonly attenuates the columns, typically adding one or more diameter to its height although that is not always the case. Two story porches were not that common and appeared more often with Jefferson / early classical Greek revival homes. Although stoops are relatively small, front porches must be furnishable. The minimum size for a front porch is 8'-0" deep clear from wall to inside of column and 12'-0" wide clear inside of column to inside of column.

Front porches may not be screened; all others on the side and rear may be screened. Screens shall not cover the vertical elements including columns, posts or handrail pickets in order to express the



structure. Screen framing must be treated as an integral part of the architectural design.

Synthetic handrails are NOT allowed without prior approval. The handrail at all porches, stoops decks and patios must receive approval and be compatible with the design of the house.

Thick iron or aluminum rails are NOT allowed without prior ARB approval.

Pickets should not bypass the top and/or bottom rail. The bottom rail should clear the porch floor and not sit on it.



Front porch floors should be T&G wood flooring, stone, brick or pavers. The porch must be raised a minimum 24" above grade at the front door. The porch ceiling must be a T&G wood or open to a clean structure above. If T-111 is used, then it must be placed in a coffered ceiling designed and submitted for review to conceal the seams. Front stoop and porch floors should be no more than 4" below 1st finish floor.

STOOPS AND PORCHES – continued



WINDOWS

Windows are a reflection of the house, builder and development. Only high-quality windows are to be used. Windows are to be true divided lite (TDL) or simulated divided lite (SDL), which are manufacturer installed. Field built SDL windows are not allowed. The muntins on these windows are typically flatter than those by manufacturer. Snapin grills or grills between glass (GBG) are not allowed.

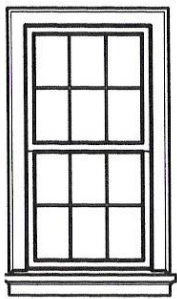
Muntins (glazing bars) are required on all windows. Clear sash windows are not allowed. The use of dividing a window with muntins helps frame the view but more importantly gives a house a sense of scale and detail and must be used. All windows and the lites within the windows must be vertically proportioned. Round, oval, elliptical or square windows are allowed only as an accent or focal point window. All windows shall have a minimum 1 x 4 casing on the exterior.

Windows within traditional massing should make up around 25% of the wall. Within the architectural fiction of a center mass with additions this applies to the center mass. The windows on this center mass should be set slightly in from the exterior corners to give this mass strength. Windows should not be set too close together or too far apart. Both have disturbing effects. Dash in shutters (even if there are none on the house) to determine proper spacing of windows. The dashed in shutters should not touch between windows and the spacing between shutters should be less than the spacing between shutter and the corner of the house.

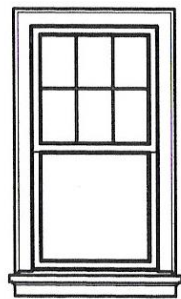
Large focal point groupings of windows should only be used as strong architectural elements terminating a view or axis within the house. Although these large window groupings are not traditionally used, they must be designed with traditional elements. They may not be used on the front of a house or appear on the house from the street. When windows are grouped together, the proportion of the lites among all windows should relate to one another. The muntin bars and mullions should also align and be consistent between the windows.

The use of divided upper sash and clear lower sash windows is allowed on classical and colonial revival homes. This approach and these windows must be used consistently throughout the house.

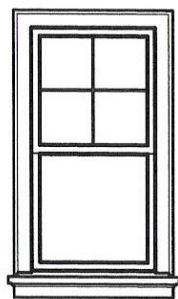
If transoms are used, then the lites within the transom must relate to the window which they are above. All windows will have an expressive windowsill.



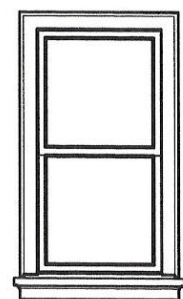
YES



YES



YES



NO

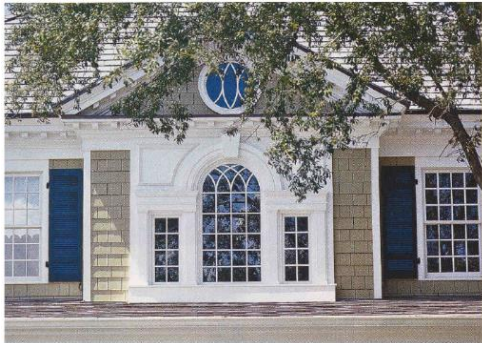
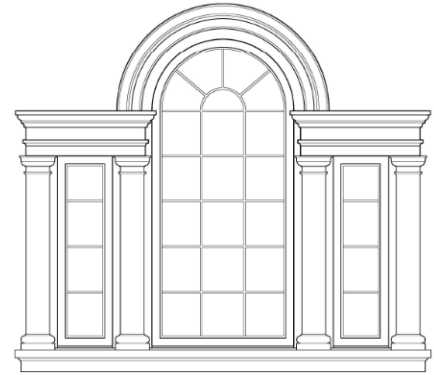
WINDOW EXAMPLES – continued



PALLADIAN WINDOWS

Palladian windows sometimes referred to as Serillio windows are made up of a tall center window with a radius top with smaller narrow windows on either side. These windows employ full classical orders as a window surround. This surround can be simplified but should always read as columns supporting an entablature.

The side windows are almost always four panes high, while the center window is five panes high below the radius section of the window. This relationship allows the window to align with the 4 to 1 ratio of column height to entablature height, which is most common.



The spring line of the center radius window occurs at the top of the entablature. The casing around the top radius window should align and the pilaster to either side. This radius casing will most commonly have a key in it.

It is most common for the order on the Palladian window to match or exceed the highest order on the elevation of the house.

There are typically 4 pilasters associated with the Palladian window; 2 on the outside of the side windows and 2 between the side windows at the center window. These pilasters are also used in the most elaborate examples.



When the Palladian window is done in brick, the casing, pilasters and entablature are all pulled out in front of the brick, so the brick can run behind them. There is never any additional brick detailing assumed with Palladian windows.

The Palladian window is always the most important window on an elevation and is rarely repeated on a single house.



BAY WINDOWS

Bay windows should be fitted around the windows or window within it. The head, jambs, and sill should be kept to a minimum and should not have any siding in these locations. This may require a minimal amount of space between the windows and walls on the interior of the bay window, which may not allow typical millwork around the window.

The height of the bay window walls must be set to a minimum fitting the bay to the windows. This typically means that the bays wall heights will be shorter than those on the floor, which it extends from.

The trim above the windows on the bay typically consists of a head casing and cornice. This cornice is typically reduced in design from that of the main house with a minimal overhang.

Bay windows typically do not have siding, brick or stone on the veneer. One exception to this is raising the foundation material stone or brick to the underside of the windowsills. Stucco is an acceptable material on bays. The windowsill is typically continuous across the bay.

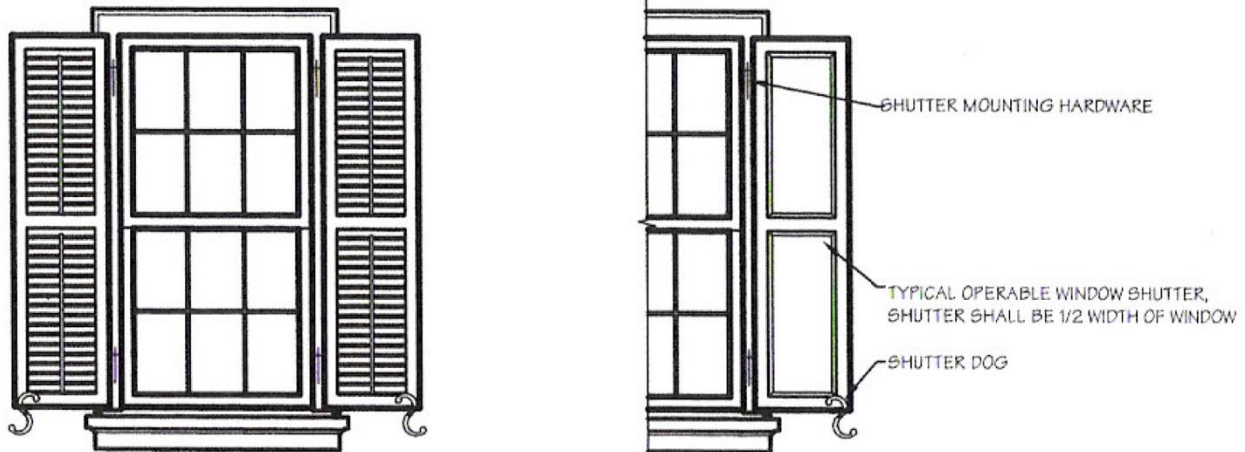
BALCONIES AND CANTILEVERS

Balconies and cantilevers should not project more than 3'-0" maximum from the face of the home and should be visually supported. This visual support can include but is not limited to brackets, extended & exposed floor joists with decorative profiles, modillions and corbels. Not all southern styles of homes would have used balconies or cantilevers. Be sure that their use is consistent with the style of home.



SHUTTERS

Shutters are to be operable. They are to be hinged and held back with shutter dogs. Shutters are to be sized to cover the entire window when in the closed position. This includes shutters on multiple windows grouped together. Shutters are to match in shape of the window upon which they are hung. This is particularly important on windows with radius heads or unusual shapes. Shutters are to be built out of wood, preferably cedar or redwood, or solid PVC. Shutters should typically be louvered or



paneled in design.

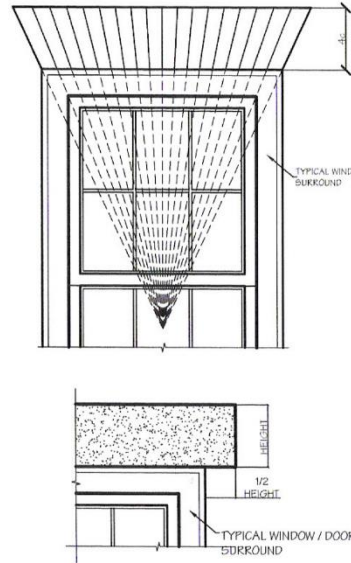


SCREENS

Screens are not allowed on front of homes. Screens are discouraged but are allowed on sides and rear of homes. Screens must not be shiny or silver in color. They must be black. Screens are only allowed on the side and rear elevations of a house, not on the front. It is preferable that they only cover the bottom sash of windows. This will allow the windows to be opened while keeping the house light and maintaining the scale given by the divided large windows. Screen doors shall be wood and stained or painted.

LINTELS AND JACK ARCHES

Lintels over windows should be visually structural they should not be too thin and should show bearing. The height of a lintel is typically $\frac{1}{6}$ the span and has typically $\frac{1}{2}$ the height in bearing on either side of the opening. Jack arches should be a single point jack arch unless there is a keystone in which case a double point is sometimes used. Brick jack arches are to be gaged brick. The angle on the exterior brick is typically between 60 to 70 degrees from horizontal.



WINDOW BOXES

Window boxes are encouraged however they must be sized appropriately to the window and must have visible support in the form of blocking or modillions.



DORMERS

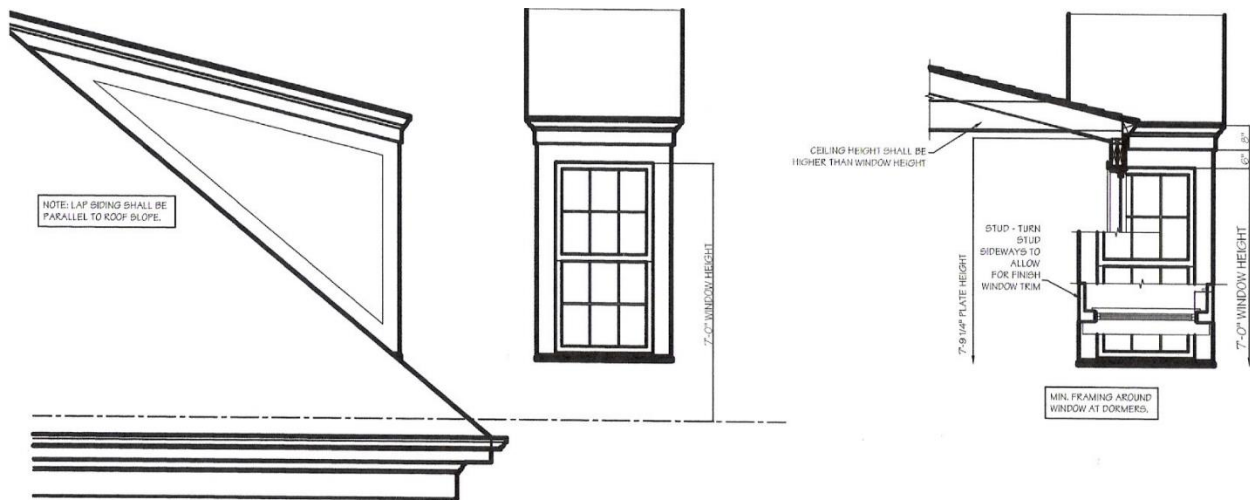
Dormers should be fitted around the window or windows within it. The head, jamb and sill should be kept to a minimum and there should not be any siding in these locations. This may require a minimal amount of space between the window and wall on the interior of the dormer, which may not allow typical millwork around the window.

The height of the dormer walls must be set to minimize the area above the window fitting the dormer to the window. This typically means that the dormer wall heights will be different than those of the finished area, which they are projecting from.

The trim above the window must consist of a head casing the fascia with soffit above. The fascia and soffit may be as minimal as a crown mold. This typically only happens with a raking cornice. Roof overhangs or dormers should be minimized. They should not be the same as the main roof. Eaves on the dormers must be minimized to avoid the doghouse look.

Dormers with a single window should be vertically proportioned or square. Windows in a dormer should be proportioned similar to or slightly smaller than the windows in the house below.

Dormers should typically not have brick or stone veneers.



DORMERS – continued

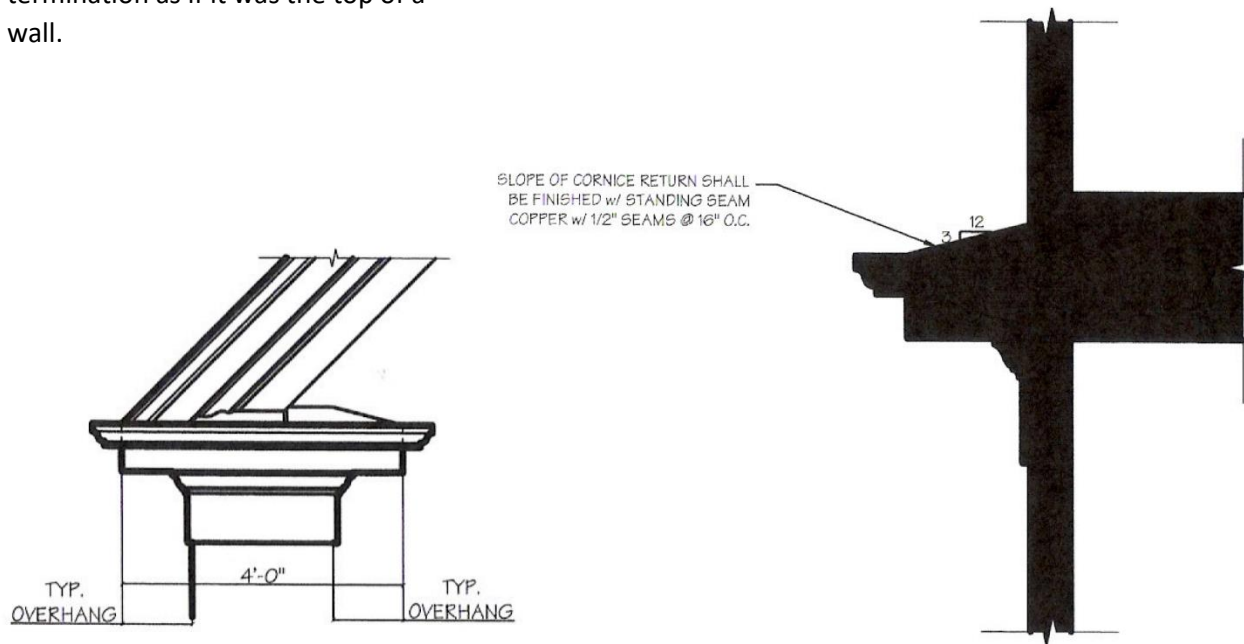


CORNICE RETURN

The cornice return is also known as the gable return and when broken sometimes called Queen Ann return. This should be capped with metal flashing or roofing material preferably copper. The pitch of this capping material should be no more than 4/12, preferably lower, so not to be visible.

When a cornice returns across a gable, the entire fascia, soffit and frieze should extend across the face of the gable. In creating a classical pediment, the top part of the cornice known as the cymatium rakes down the front of the gable and turns down the side cornice but does not cross the front facing entablature.

When the gable return terminates as with a "Queen Ann" return, the frieze will wrap the corner of the house and the cornice will extend an equal distance from the frieze, out front and to both sides of its termination as if it was the top of a wall.



EXTERIOR LIGHTING

All exterior light fixtures shall complement the style of the house or structure on which it is fixed. Exterior lights may not shine directly in neighbor's yard or windows.

An exterior light fixture schedule shall be submitted with the review for approval by the ARB.

Main entryway Gas lanterns are required. Either a single gas lamp suspended over main entryway, or dual-gas lanterns on either side of main entryway are allowed. Additional gas lanterns are encouraged on all exterior entrances and above garage doors.

Landscape lighting is required and must illuminate the entire front of home, and rear of home if visible from the street. The color temperature of the lighting is not to exceed 2700K (warm white – between 2000K and 2700K is ideal).

Other than additional gas lanterns and landscape lighting per above guidelines, no additional yard lighting is allowed that exceeds a 2700K color temperature.



Recommended: VOLT LIGHTING > A [9 LED light kit](#) with transformer is available at Costco for \$450. Expansion kits are also available [here](#). Lifetime warranty including bulbs. Contact the ARB for any advice on installation.

LANDSCAPE GUIDELINES

The landscape character of Blue Valley Chatham is rooted in its past as an equestrian farm. Open pastures, often punctuated with small lakes or bordered by the Little River, create a pastoral setting for home sites with expansive views.

Many upland wooded home sites offer long distance views into the Little River Valley or provide a secluded private setting. The diverse character of the property will afford the opportunity to harmonize the architecture of the home with the terrain of the home site; streetscape and view potential will be taken into consideration when siting each home with careful consideration for maintaining the rural character of the property.

TRASH

If trash containers are to be stored outside, they must be stored in a screened enclosure and not visible to the street or neighbor. The screening shall be compatible with the structure to which it is adjacent. The enclosure shall be located on the rear of this structure and must be approved by the ARB. Garbage and trash containers must be inaccessible to animals.

EQUIPMENT SCREENING

All electrical and mechanical equipment must be screened from view from the street. This equipment includes but is not limited to air conditioning compressors, electrical transformers, and pool equipment, etc. Fences or appropriate landscaping can screen this equipment and must be approved by the ARB. Screening for service and utility areas is an integral part of the design and overall architectural composition.

WOOD PILES

Wood piles are allowed when neatly stacked in the backyard. They must be termite free, and not visible from the street.

PARKING

Automobiles, RV's, boats and commercial vehicles must be parked inside an enclosed garage. They are not allowed to be parked anywhere on any lot for more than 36 hours while in preparation for use, unless approved by the ARB. Parking on the street is not permitted.

FRONT WALKWAYS

All front walkways shall consist of any of the following materials: brick, natural stone, or concrete unit pavers.

RETAINING WALLS

The use of steep vertical retaining walls is discouraged. Where possible, provide a stepped basement wall and allow the grade to follow it.

Terracing retaining walls are preferred to soften the visual impact. (No trenched-out areas to allow for daylight basements are permitted.)

All retaining walls attached to the foundation of the home shall have a veneer which matches the foundation. All retaining walls visible from the street or less than 30' from the home shall have a brick or natural stone veneer. Modular block walls may be used in rear yards only and shall be reviewed for appropriateness on a case-by-case basis. All approved modular block walls shall be tan, buff or brown color. A "Cut sheet" shall be submitted for approval by ARB.

BASKETBALL GOALS, PLAY SETS AND ANIMAL HOUSES

Playground equipment will be allowed in the rear yard only and must not be visible from the street. Play equipment must be screened from view from adjacent lots with landscaping and must be approved by the ARB prior to installation. Only natural materials and colors are appropriate.

Trampolines are only allowed in the back yard behind the house. These are discouraged and require screening from public view.

Basketball goals will be allowed in the garage motor court area provided they are permanently installed and constructed of steel and painted black with a glass backboard and a black net. All basketball goals should be installed perpendicular to the street. All goals will be softened with landscape planting along the rear of a height of no less than 8ft.

All barns and doghouses must be approved by the ARB and not all lots are appropriate for these structures. Doghouses must be screened from view with landscaping. Dogs must be kept inside.

POOLS AND SPAS

Thought and care should be placed into the design of any pool or spa. Pools and spas should not be visible from the street and landscaped accordingly to ensure privacy. Pools must be within the setbacks restricting the main structure. When possible, the massing of the architecture should be used to mask pools from main roads on corner lots. Pools must be fenced per Cherokee county code and should not exceed a height of 5'. All pool and fencing designs must be submitted to the ARB for review. No above-ground pools/spas/hot tubs are allowed.

PATIOS, DECKS AND TERRACES

Whenever possible, the use of masonry; brick pavers, or stone, is encouraged. Decks should be in keeping with the architectural style of the house. If a wood deck must be used, it shall be supported by masonry columns of the same material used on the foundation of the home. No wood railings or post supports will be allowed. Any other decking/railing structures visible from the street must also be approved by the ARB in order to ensure the quality is consistent with the home. Wherever possible, stone and masonry should be used instead of wood.

PERGOLAS AND EXTERNAL STRUCTURES

Each lot is different in its layout and visibility to the street and adjacent property-line neighbors. Please contact the ARB to discuss your specific situation, and the adjacent neighbor's input may be solicited before approval is granted.

SATELLITE DISHES AND GENERATORS

Maximum diameter for satellite dishes shall be 3ft. no satellite dish shall be visible from the front of the home. Generators must be located within the buildable area of the lot and must completely be screened from view from adjacent property owners.

ORNAMENTAL GARDEN STRUCTURES

Fountains and garden ornaments will not be allowed in any portion of the yard that is visible from the road. These elements will be allowed and encouraged in the rear yard and will enhance the outdoor experience. They must receive ARB approval.

HOLIDAY LIGHTING

Holiday lighting is admissible but must be removed within 2 weeks after the holiday.

SIGNS

Decorative signs and welcome signs at the front door are admissible on front the front of the house or low in the yard. They must receive ARB approval.

Political signs are admissible within 6 weeks of an election. No more than 2 signs approximately the size of a yard sale sign allowed. They are to be taken down after election results.

TREE SAVE AND TREE REMOVAL

All trees shown on the approved site plan to be saved, shall be protected with approved tree protection fencing along the drip line of the tree. Tree protection fencing must be maintained during the entire construction period. All requests for trees to be removed over 6" in diameter must be submitted for approval by the ARB, unless there is an eminent safety issue. ARB may require replacing the trees that were removed.

LANDSCAPE AND IRRIGATION CHANGES

All landscape and hardscape changes must be submitted for review. This does not apply to seasonal annuals or flowers added to existing landscape beds. Builder or homeowner must submit plans for additional work beyond the minimum standard plans prepared by Land Plus for approval by the ARB prior to construction. Hardscape plans must consist of layout, grading, drainage, erosion control and material selection. Landscape plans shall include plant material selection, size and quantities to be used.

NOT ALLOWED

1. Awnings
2. Window fans and AC units
3. Clotheslines
4. Tarp covered items
5. Debris and compost piles
6. Children's toys left in yard
7. Visible hammocks

THANK YOU!

Thank you for reviewing our Architectural Guidelines. We wish you every success in your endeavor to make your dream home a reality.

A Blue Valley Chatham Sunset

