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ARCHITECTURAL GUIDELINES AND STANDARDS
FOR
QUAIL CHASE
AT OAKLAND PLANTATION

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ARCHITECTURAL GUIDELINES AND STANDARDS
FOR
QUAIL CHASE

These guidelines have been created to establish minimum design standards for all construction with in Quail Chase at Oakland Plantation. Their purpose is to ensure the quality and design consistency in the homes constructed within the community. It is not our intent to inhibit or in any way restrict design creativity. The goal is to achieve a variety of unique designs blended to create a harmonious streetscape.

EXTERNAL BUILDING MATERIALS

All house colors to be pre-approved by ARC.

1. Exterior Walls of the following materials are permitted
 - a. Wood, painted or stained
 - b. Brick
 - c. Stone
Stone Veneer shall either terminate at a perpendicular wall finish or return at the corner until it can terminate at a perpendicular wall
 - d. Wood Shingles
 - e. Stucco/Dryvet
 - f. Hardy Plank

2. Chimneys shall be of:
 - a. Masonry
 - b. Stucco
 - c. Brick
 - d. Stone
 - e. Hardy Plank - only when the exterior wall material is primarily that of hardy plank
 - f. Metal or prefab chimneys musts have all flue pipes installed and enclosed. Chimney dimensions shall be compatible in scale to the structure.

3. Roof Materials - Acceptable roof materials shall not be less than 300 pound and include
 - a. Asphalt
 - b. Fiberglass
 - c. Shingles

Connecting roofs, i.e., garage to main structure or free-standing garages or sheds shall have a roof with material the same as, or compatible with, the main structure. Gutters and roof flashing shall be cooper, painted galvanized or pre-finished and should be compatible with roof and gutter material (to prevent electrolysis).

Mechanical and plumbing vents will be located behind ridgelines and shall be painted to match the roof color.

4. Windows and Doors - Acceptable materials shall include

- a. Painted Wood
- b. Vinyl Clad
- c. Metal/Steel with baked enamel finish
- d. Fiber Glass
- e. Vinyl - (Style View by YKK model 2850 or 2852. Egress windows YKK Model 3052)

Windows shall be of traditional Southern Plantation design, be fixed, single or double hung with divided lights or the appearance of true divided lights. Window shall have sills that extend beyond trim. Beveled board, panel and louvered shutters are acceptable. All shutters must be sized to fit window opening. Front doors shall be recessed panels and or louvered, or half glass of traditional Southern Plantation style

5. Front Stoops and Porches shall be finished with a material compatible to the finished materials on the building. Acceptable materials will include:

- a. Wood
- b. Brick
- c. Stone
- d. Stucco

ARCHITECTURAL FEATURES AND DETAIL

1. **Square Footage Requirements.** The floor area of the main structure of any one-story residence constructed on any Lot, exclusive of one-story open porches and garages shall not be less than 1,800 square feet and a maximum of 2,600. In the case of a 1½ or 2 story structures constructed on any Lot, the ground floor area shall not be less than 1,500 square feet, and the total floor area shall not be less than 1,800 square feet or greater than 2,800 square feet.
2. All ceilings on first floor shall be a minimum of 9'

3. The elevation of the finished first floor shall be a minimum of 24" above finished grade at any point round the perimeter of the residence.
4. All chimneys on elevations shall extend to grade. On rear elevations, the chimney may terminate into a permanent deck.
5. All roof pitches visible from the street shall be a minimum of 8:12 unless specially approved by the ARC. Flat roofs shall not be permitted.
6. Bay windows caps shall be cooper, pre-finished steel, or pre-finished aluminum sheet metal. Field painted galvanized sheet metal caps shall not be permitted.
 - a. All bay window projections facing the street and exceed a horizontal projection of 12 inches shall extend to finish grade. Projections less than 12 inches will be permitted conditionally subject to the final design treatment of the projection. The use of corbels, brackets, ledges trim etc. is required to terminate all projections.
7. All fascia boards shall be 2 x 6 minimum with 1 x 2 trim at top (under metal edge drip). Rake boards shall be a minimum 2 x 6 with rake molding or other approved trim on the face of the board. A vinyl coated fascia board may be used.
8. Frieze boards beneath the eaves shall be a minimum of 1 x 6 with molding, decorative milled dentil blocks or other approved trim. Frieze boards shall extend a minimum of 6 inches below the bottom of the fascia line. Frieze boards located on street facing gable end shall be a minimum of 1 x 6. At overhangs exposed soffit should be a minimum of 6". A vinyl coated frieze board may be used.
9. No garage will protrude further than 12' from front door, unless pre approved by the ARC.
10. Minimum 2-car garage. Garage doors may not face the street. Courtyard garages are permitted when properly landscaped and pre approved by the ARC.
11. Accessory Buildings shall not be less than 10' x 12' and not greater than 20' x 30'. Building shall be constructed of material complimentary to the main dwelling and shall be in keeping with the architectural design of the main dwelling. Location and positioning of the accessory building must be pre-approved by ARC.

LANDSCAPE GUIDELINES

1. All fronts of lots must be fully sodded. Sod shall be rolled both ways within 48 hours of installation. Stagger joints and lay sod parallel with the slope.
2. Sod shall be Centipede, St. Augustine or Zoysia.
3. Planting around foundation is required. Preferred foundation plant materials are:

a. SHRUBS

- i. Boxwood
- ii. Dwarf Yaupon Holly
- iii. Dwarf Indian Hawthorn
- iv. Wheeler's Dwarf Pittosporum
- v. Tea Olive
- vi. Cape Jasmine/Gardenia
- vii. Common Camellia
- viii. Nandina/Heavenly Bamboo
- ix. Southern Indian Azalea
- x. Japanese Cleyera
- xi. Dwarf Abelia
- xii. Sasanqua/Fall-Blooming Camellia-espaliered
- xiii. Japanese Loquat-espaliered
- xiv. Bigleaf Hydrangea

b. TREES

- i. Crape Myrtle
- ii. Japanese Red Maple
- iii. Southern Wax Myrtle
- iv. Chaste Tree
- v. Okame Cherry
- vi. Eastern Redbud
- vii. Star Magnolia
- viii. Flowering Dogwood
- ix. Red Maple

c. GROUNDCOVERS

- i. Mondo Grass-Dwarf and Regular spaced a minimum of 8"
- ii. Monkey Grass/Liriope spaced a minimum of 12"
- iii. Asian Star Jasmine/Asiatic Jasmine spaced a min. of 12"
- iv. English Ivy spaced a minimum of 12"
- v. Daylillies spaced a minimum of 24"
- vi. Holly Fern spaced a minimum of 3'
- vii. Hosta spaced a minimum of 3'

d. VINES

- i. Confederate Jasmine
- ii. Carolina Yellow Jasmine
- iii. Armand Clematis
- iv. Climbing Fig
- v. Lady Banks Rose

4. Screening is required at condensing units-either with a wall, fence or evergreen. Plant materials must be sufficient height to 'hide' unit(s).
5. All trees shall be a minimum of 15 gallon
6. All shrubs shall be a minimum of 3 gallon
7. All groundcovers shall be less than a pint
8. All vines shall be a minimum of 1 gallon
9. Submit a plant list, which shall include size, container, spacing, color, variety and total quantity for each plant material including sod.
10. Mulch is required for all trees and beds.
11. Mulch shall be pine straw. Trees shall be mulched 4"; all other plant materials shall be mulched to a depth of 3".
12. Make every effort to save substantial/pertinent trees on the site and preserve as much natural area as possible.
13. Minimum of 50 s.f. of seasonal color is required.
14. All trees shall be staked plumb.

15. The FINAL LANDSCAPE PLAN shall be submitted a *minimum* of 30 days prior to issuance of certificate of occupancy. Submit Two (2) prints. One (1) will be returned to the Applicant.
16. Substantial/pertinent trees to remain shall have tree protection installed prior to commencing any site work.

SITE PLAN GUIDELINES

1. Mandatory setback of home is 70' from back of curb.
2. Side setback must be a minimum of 15' from property line.
3. Sitting of the home shall work with the existing natural grade as much as possible. Avoid 'topo by earth mover' appearance.
4. Driveways shall be 12' wide concrete with a flare at curb.
5. Driveways and turnarounds/back ups shall be a minimum of 3' off property lines.
6. If a turnaround/back up occurs adjacent to a retaining wall, allow a minimum of 4' for a landscape bed.
7. Minimize the use of retaining walls on the site.
8. Retaining walls shall be faced with either brick or stacked stone. Designate on the site plan the material to be used.
9. Drainage shall not adversely impact any adjacent properties.
10. Swimming pools shall be aligned with sides of the house.
11. Above ground pools will not be permitted.
12. Vinyl liner pools must be surrounded by concert deck no less than 4' wide.
13. Swimming pools shall be fenced and set back a minimum of 20' from the property line.
14. No fencing shall be higher than 4'.

15. Fencing shall be aluminum with an anodized color finish or wrought iron immediately adjacent to house and at front driveway entrance. Dark colored chain link fencing may be used around kennels, side and rear property lines. No metal finish chain link fencing is allowed.
16. Two copies of the site plan shall be submitted at a scale of 1" = 20' showing the location of the proposed residence, outbuildings, driveway, walks, HVAC units, propane tank, septic tanks and drain field and prelim copies of plans. Show limits of clearing and fence locations. One (1) copy of site plan will be returned to Applicant.