



MASTER PLAN AND GUIDING PRINCIPLES

FINAL DATE : 06.25.14

AMMENDMENTS TO DESIGN CODE

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A. General

Table of Contents	3
Guiding Principles	4-5
Terms & Definitions	6-11
Regional Map	12
Existing Conditions	13

B. Design Vision

Master Plan	17
Concept Renderings	18-27

C. Urban Regulating Standards

Urban Regulating Instructions	33
Urban Regulating Plan	35
Unit Type Plan	36
Neighborhood Zones	37
Land Use Plans	38
Building Placement Guidelines	
Neighborhood Center	39
Neighborhood General	40
Neighborhood Edge	41

D. Thoroughfare Standards

Thoroughfare Network	45
Street Sections	46-51
Pedestrian Network	52
Parking Network	53

5-minute Walk	54
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E. Landscape Standards

Landscape Vision	57
Streetscapes	58-69
Parks & Open Space	60-63
Private Spaces	64-67
Plant Material Matrix	68-72
Select Plants	73-74

F. Architectural Standards

General Regulations	76-77
Architectural Regulations	78-81
Louisiana Vernacular - Acadian	82-84
Louisiana Vernacular - Creole	85-88
Louisiana Arts & Crafts	89-92
Modern	93-94

G. Design Review

Process Checklist	96
Design Review Policy	97
Form A: Sketch Review Application	98
Form B: Construction Document Review Application	99
Form C: Materials List	100
Design Review Procedure	101

These concepts are intended to convey the strategies of land development for Ardendale. Changes can and will be promulgated to accommodate the Town Founder's desires. These changes can be made at anytime by the Town Founder without approval and without cause.

THE FUNDAMENTALS OF NEW URBANISM

The method in which so many of our local ordinances are actualized affects every aspect of our daily lives and, therefore, directly affects our human behavior. Ardendale believes that our built environment not only affects the visual aspects of our life, but also allows the patterns and types of choices we make as a result. This direct interdependence to the access of our daily, individual “life essentials” is worthy of monumental consideration.

Human response has been conditioned over the last fifty years to revolve around the automobile. While this has afforded great convenience, it has also managed to take the “humanness” out of our communities and civility out of our lives. The complexity of healthy town planning requires a thorough and diverse approach to properly address the process of problem identification and appropriate solution orientation.

DESIGN PRINCIPLES

The best examples of developments that offer a sense of security, human relevance and comfort to the resident are found in older towns - more specifically, small Southern towns. The way these small towns developed more than one hundred years ago were a matter of what made sense: what best accommodated the daily life of the individual. These towns were not concerned with the demands of the automobile but with the simple needs of the person.

Public gathering places, front porches and tree lined sidewalks emerged not from zoning ordinances but as obvious needs to be fulfilled. There were no case studies or paradigms to guide our fore-fathers in the planning of their community; they used common sense. They sought to find direct solutions to address the daily life functions of the people as well as to find relief from the climatic conditions of the region. They then constructed these structures in such a fashion to remain timelessly pleasing to the eye.

THE MASTER PLAN

The Master Plan of Ardendale seeks to define the community by means of strategies, drawings, and covenants. The Master Plan is the framework from which all growth shall be defined and nurtured. The purpose for such documents is to ensure that the original intent of the community is maintained throughout its construction, thereby stabilizing the historical integrity and functional continuity of the town.

The drawings will illustrate the standardized governing architectural styles and scale for the different types of structures. Generous variations will be allowed but only upon review by an architectural Design Review Board. The intent is not to create

“cookie cutter” housing by any means, but rather to reflect a regional and historical benchmark.

Street sections and utility requirements will also be addressed in the drawings and in the covenants. Street sections refer to the spatial relationships of the buildings to the sidewalk, the trees to the road and ultimately to the pedestrian. Waivers and variances on the typical local setbacks are adopted to further enhance the character of the community.

THE CODE

This Document, as a guideline, is intended to outline the requirements for a new traditional neighborhood community. The City-Parish Planning Commissions will need to coordinate the required variances to its current zoning/planning criteria with this document and review them with the planner.

To the extent this ordinance does not specifically address components or requirements of the zoning and/or land use ordinances of the Parish, the existing ordinances shall control. To the extent there is a conflict, these requirements shall control. It being understood that these requirements shall be deemed approved assembly of products waivers on conflicting requirements provided by existing Parish ordinances.

The codes adopted for the neo-traditional community are specific to the indigenous character of this development ensuring continuity and harmony. Most municipalities have utility and setback regulations based on the old subdivision models of the 1940's and 50's. These regulating standards will not support the neo-traditional model and must be revised.

Some of the elements that are universally addressed in the master planning phase are the control of building techniques, materials, on street parking and utility line placement. Equally as important is the flow of traffic through a network of interconnecting street grids. The idea is to eliminate dead-end roads and cul-de-sacs which limit access and breed confusion.

The disbursement of housing types will be of prime consideration. Affordable housing will not be placed in tracts or segregated locations. Instead, alternative options such as garage apartments rentals or apartments over retail or office spaces will be allowed. This mixed use code structure will allow for flexibility as well as provide unique opportunities for single income housing.

MISSION STATEMENT

To create an iconic urban village that offers learning experiences within a vibrant living and working community.

VALUES

Key Principles:

- Walkability
- Connectivity
- Mixed Use & Diversity
- Mixed Housing
- Quality Architecture & Urban Design
- Traditional Neighborhood Structure
- Increased Density
- Smart Transportation
- Sustainability
- Human Element
- Quality of Life

As used in this Design Code, any capitalized terms not defined below shall have the meanings indicated in the Declaration of Ardenale, such definitions being incorporated herein and made a part hereof. In addition, the following terms shall have the meanings indicated below:

THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT

1. The traditional neighborhood shares the following conventions:
 - The neighborhood is physically understood and limited in scale.
 - Residences, shops, workplaces and civic buildings are located in the neighborhood all in close proximity.
 - A hierarchy of streets serve the needs of the pedestrians, bicyclists, and the automobile equitably.
 - Physically defined squares and parks provide places for formal social activity and recreation.
 - Private buildings on a clear edge delineate the public space from the block interior.
 - Civic buildings and squares reinforce the elements of the neighborhood becoming symbolic of community identity and providing places of purposeful assembly for social, cultural, and religious activities.
2. Traditional neighborhoods promote social objectives.
 - By bringing within walking distances most of the activities of daily living, including dwelling, shopping and working; the elderly and the young gain independence of movement.
 - By reducing the number and length of automotive trips, traffic congestion is minimized and road construction is limited.
 - By organizing appropriate building densities public transit becomes a viable alternative to the automobile.
 - By providing defined public spaces such as streets and squares, citizens come to know each other and to watch over their collective security.
 - By providing a full range of housing types and work places, age and economic class are integrated and the bonds of an authentic community are formed.
 - By providing suitable civic buildings, democratic initiatives are encouraged and the balanced evolution of society is secured.

SPECIAL DEFINITIONS

Alley: A traditional, walkable thoroughfare serving the pedestrian mobility and access needs at the rear of residential units in other than the town center. Other functions include trash removal and utility service. Utilities are usually placed in lanes. Drainage runs to swales with grass areas at the edges of the travel way. Pavement is generally 9 to 10 feet wide with two way “yield street” traffic flow at 15 mph. Windows facing the lane help maintain security. Garage apartments can help provide this added security. (HPE).

Alley Zone: The Alley Zone includes the areas between the alley pavement and the rear garden wall or other structure. Part of the Alley Zone is in the public right-of-way and the rest is on the Private Lot. Landscape improvements in the Alley Zone are an important part of the community and are subject to the requirements of the Landscape Code. Maintenance of landscaping in the Alley Zone is the responsibility of the adjacent Homeowner.

Apartments: A dwelling not coinciding with an individual lot such that the lot is shared with other apartments and/or another use category.

Auxiliary Structure: Buildings used for uses other than housing; i.e. greenhouses, garden structures, sheds, etc. The architectural character including colors, details, and materials shall match that of the principle structure.

Back yard: (Private Yard) The area(s) that are at the back of a building, normally separated by building and/or garden wall from the street and alley. These areas are generally landscaped for the enjoyment of the individual landowner and as such, when garden walls are present, are not subject to all of the requirements imposed on the more public landscapes in the community. (Landscape Code)

Balustrade: An entire railing system along the edge of a balcony, including a top rail and its balusters and sometimes a bottom rail.

Bay: A part of a structure as a building that is marked off by vertical elements.

Bay Window: A recess or opening in a wall, or an extension of a building wing.

Bikeways: Thoroughfares dedicated specifically to, or available for, bicycle use. The general network of thoroughfares, if correctly dimensioned, is generally usable by

cyclists sharing lanes with motor vehicles moving slowly. Specialized accommodation is required only where the speed of traffic precludes sharing. (Duany Plater-Zyberk & Company, F2)

Block: The aggregate of lots and allies circumscribed by public use tracks, generally streets.

Boulevard/Avenue: A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Avenues and boulevards generally serve multiple land uses and have center medians, street trees, sidewalks and parallel parking. Buildings are near the sidewalk to optimize pedestrian access and mobility. Auto mobility is secondary. (HPE)

Building Cover: The horizontal land area occupied by a building at finished grade, excluding open porches, loggia, projections, and overhangs of less than two feet.

Bungalow Court: A semipublic landscaped area between front yard lot lines for homes that face one another without a street or alley between them. Bungalow courts provide access via sidewalks to the front of homes that do not front on a street.

BTL: Built-to-line.

Carport: An open air structure with a weatherproof roof to shelter automobile no more than one story in height.

Chamfered: A right angle corner cut symmetrically at forty-five degrees.

Charleston Side Yard: This is a residential building type that occupies one side of a lot leaving a generous side yard for placement of a garden or providing front access to outbuildings behind. This house type responds to climatic orientation with a one- or two- story porch oriented with respect to prevailing winds and sun. The landscape treatment of side yard area should reflect the importance of the interior-exterior relationship.

Civic Building Reservation: The systematic reservation of sites for civic buildings. Civic sites should be associated with honored locations at plazas or squares, or at the termination of vistas. (Duany Plater-Zyberk & Company, M4.4)

Civic Uses: Premises used by organizations considered to support the common good and therefore accorded special treatment within traditional neighborhood devel-

opments. Civic Uses include educational, cultural, social, service, and religious not-for-profit organizations. (Duany Plater-Zyberk & Company, M4.4)

Cladding: Exterior surface material of a building.

Clapboard Siding: A siding commonly used as an exterior covering on a building of frame construction applied horizontally and overlapped with the grain running lengthwise, thicker along the lower edge than along the upper edge.

Classical Proportions: A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries. In the United States, there are a number of publications with these principles including The American Vignola.

Classical Orders: The design of systems of columns and cornices derived from Ancient Roman and Greek precedence defined by the trivialis and modified by the ages by Italian, French, and English Architects. This system of columns controls the dimensions of the cornices they carry. Columns within Ardendale are based upon Claude Perrault's ordinance of the five types of columns are Tuscan, Doric, Ionic, Corinthian and Composite.

Colonnade: A roofed structure supported by columns.

Commercial Street: Appropriate for commercial buildings at Center and Core Zones. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. (Duany Plater-Zyberk & Company, G1.2)

Commercial Use: A general category of building use which includes office, retail, and manufacturing uses but excludes residential, lodging, and civic. (Duany Plater-Zyberk & Company, M4.4)

Corinthian: Designating the most ornate of the three classical orders of Architecture marked by a slender fluted column having an ornate bell shaped capital decorated with acanthus leaves.

Corner Lot: A lot situated at the juncture of two or more streets.

Cornice: An ornamental molding at the meeting of the roof and wall, usually consist of bed molding, soffit fascia and crown molding.

Cottage House: A relatively small single family detached house on a small lot, usually with rear loaded parking. Cottage houses can be grouped, facing a mews, small common or green in a court. A cottage court is often, but not always, arranged in a U-shape. Units are separated from the common area only by a sidewalk, path or non-vehicular way. Parking is from rear lanes, alleys or in a common, rear loaded lot. (Zimmerman/Volk Associates, Inc.)

Courtyard: An open space surrounded by walls and buildings measured 12'-0" at its minimum depth.

Courtyard Apartment Building: A pedestrian oriented equivalent to conventional garden apartments, either for rent or for sale. A courtyard building is three or more stories, and can be combined with nonresidential uses on the ground floor. The building can be configured in a U-shape or open square, with parking integral to the building, below grade, or in an open lot to the rear. The courtyard apartment building has a relatively shallow setback from the street; in town center or urban locations, the structure is built to the sidewalk edge and, to provide privacy and a sense of security, the first living floor is elevated significantly above grade. (Zimmerman/Volk Associates, Inc.)

Curb Radius: The curved edge of the street at an intersection measured at the inner edge of the outer most curb.

Deck: Any wooden platform without a solid roof structure.

Dentil: One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

Doric: The column and entablature developed by the Dorian Greeks. Sturdy in proportion with a simple cushion capital.

Dormers: A structure projecting from a sloping roof usually housing a window or ventilating louver.

Drive: A special traditional thoroughfare serving pedestrian mobility, similar to a Street, with developed, urban character on one side and natural area on the other (such as a Playa, wetland or wooded area). Auto mobility is secondary. (HPE)

Driveway: A vehicular access way within a private lot connecting a garage to a thoroughfare. (Duany Plater-Zyberk & Company, F6.1)

DRB: Design Review Board.

Eaves: The lowest overhanging part of sloping roof.

Edge House: A large single family detached house designed for an edge or boulevard condition, often with front loaded parking. As with the neighborhood house, the garage, attached or detached, is set well back from the front façade. (Zimmerman/Volk Associates, Inc.)

Facade: The foremost component of a building which includes porches, galleries, arcades, etc. used to establish the edge of a setback parallel to a frontage line.

Fascia: The band running horizontally and situated vertically under a roof edge.

Fence: A semi-transparent property edging, 2'-6" to 3'-6" high, made of painted wood, ornamental iron, masonry, a combination of the above, or a hedge generally used to separate the front yard (semi-public) from sidewalk (public) area.

Footprint: The total area of structure as measured at the ground level. When enclosed space is located above a porch or cantilevered out from the lower floor, the footprint of heated and cooled space shall include the enclosed space on the upper level.

Frieze: A plain or decorated horizontal part of an entablature between the architrave, the lintel that rests on the columns, and cornice.

Frontage Line: (Right-Of-Way, syn.) The lot line which coincides with the street track.

Front Yard: The area between the property line and the front of the house, including the areas on each side back to the garden wall. On corner lots with a side yard that faces the street, the side yard area between the property line and the side of the house and/or garden wall or fence, shall be defined as Front Yard for the purpose of landscape treatments. Front yards, while privately owned and maintained are an important part of the community character and, as such, are strictly regulated by the landscape code.

Gable: The vertical triangular portion of the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Garage: An enclosed structure to shelter automobile.

Garden Structure: Pavilions, gazebos, harbors, pergolas, and other similar structures no more than one story in height.

Garden Wall: An opaque fence or wall not exceeding seven feet in height, made of natural stained wood, masonry, stucco, and/or ornamental steel, or a combination of the above, generally used to separate sideyards or a back yard (private) from the street or alley (public) area.

Green: A medium sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance. Green could include any amenities that support recreational use intended. (Duany Plater-Zyberk & Company, E1)

Hipped Roof: A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Ionic: The classical order of Architecture designated by the Ionic Greeks, characterized by its capital with large volutes. Fasciated, entablature, continuous freeze usually dentils in the cornice and by its elegant detailing, less heavy than Doric.

Light: An aperture through which daylight is admitted into the interior of a building. A pane of glass, a window, or compartment of a window.

Live Work Unit: A rear yard, fully mixed-use building type with dwellings above or behind a commercial space. (Duany Plater-Zyberk & Company J2)

Loggia: A roofed but open gallery or arcade along the front or side of a building often at an upper level.

Lot: A separately platted portion of land containing a use held privately.

Lot Line: The boundaries that legally and geometrically demarcate the edges of parcels held in private ownership and intended primarily for the construction of buildings. (Duany Plater-Zyberk & Company, H2.2)

Lot Width: The dimension of the frontage line (the lot boundary that coincides with the principal fronting thoroughfare). (Duany Plater-Zyberk & Company, H2.2)

Main Body: The largest part of the front facade. It includes the front door of the house.

Main Street: A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, serving a compact mix of land uses, potentially including retail, office and residential. Main Streets have parallel parking on both sides and, where the uses are more compact and activity is more intense, angle (or diagonal) parking is specified. Buildings front the sidewalk to optimize pedestrian access to commercial establishments. Motor vehicle mobility is important, but subordinate to pedestrian mobility. (HPE)

Mansion Apartment Building: A small scale, two- or three-story apartment building, often with a street façade resembling a large detached house. Shall have no more than 8 units per building. (Zimmerman/Volk Associates, Inc.)

Meeting Hall: A building equipped by design for public assembly.

Multifamily Residential: Any dwelling structure consisting of more than one dwelling unit.

Muntin: A secondary framing member to hold panes with window, window wall, or glazed door.

Natural Area: Waterways, wetlands, and nature preserves to be preserved and perpetuated.

Neighborhood Center: The dense multifunctional social condenser of a neighborhood. It is usually at a City location, within walking distance of the surrounding, primarily residential areas. (Duany Plater-Zyberk & Company, C3.2)

Neighborhood Edge: The least dense, most purely residential sector of the neighborhood. The size varies in proportion depending on whether the model is more rural (village-like) or more urban (town-like). (Duany Plater-Zyberk & Company, C3.2)

Neighborhood House: A two story, single family detached house relatively close to the street with attached, detached, or open parking; whether rear loaded or not set well back from the façade. (Zimmerman/Volk Associates, Inc.)

Neighborhood General: The sector that is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood. (Duany Plater-Zyberk & Company, C3.2)

Neighborhood Proper: The built-up area of a TND including blocks, streets, squares, and parks.

Ogee Gutters: A double curve formed by a union of a convex and concave line resembling an S-shape.

Open Space: Area free of buildings that, together with a well designed system of thoroughfares, provides a public realm at all scales of urbanism, from the region to the block. (Duany Plater-Zyberk & Company, E1)

Out Looker: A member which projects and supports that part of the roof construction beyond the face of gable.

Out Building: A separate or attached building additional to the principal building, adjacent with the rear lot line of a maximum of two stories, and having a maximum building footprint of 450 square feet (s.f.). The architectural character shall match that of the principle structure.

Overhead Connector: A walk, deck, or similar structure that connects the house with an outbuilding or garden structure at any level other than the first floor.

Park: An outdoor public tract naturalistically landscaped, not more than ten percent paved and surrounded by the frontage line of lots on at least fifty percent of its perimeter. Parks may contain wetlands and could include any amenities that support recreational use intended.

Parkway: (Tree Lawn) The area between the property line and back of street curb along all streets, this zone is typically located in public right-of-way and is not part of the lot. This area generally consists of regularly spaced canopy-type street trees, sodded lawn, street lighting, signage, monumentation and utilities where required. These provide a consistent edge treatment, shade and enhancement for the public streets in the community. Maintenance of the Parkway/Tree Lawn Zone shall be the responsibility of the adjacent landowner, except as otherwise determined by the Developer.

Patio: A hard surfaced area without a solid roof structure.

Pediment: A wide, low pitched gable surrounding the fascia of Grecian styled building.

Pergola: An open air garden structure with a trellis roof.

Porch, Gallery, Veranda: A covered outdoor area attached to a house.

Portal: A large and imposing doorway entrance or gate.

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.

Preserve: A designation applied to areas intended to never be urbanized.

Primary Residence: The primary dwelling structure on a lot.

Privacy Fence: See Garden Wall.

Private: That which is neither public nor civic.

Private Yard: See definition of Back Yard. (Landscape Code)

Reserve: A designation applied to areas intended for temporary preservation until release for urbanization. A release is the process of redesignating reserved land for urbanization according to established criteria.

Setback: The placement of a building or structure from property line to exterior of wall. Roofs are permitted to overhang setback by 24" at all setbacks including a "0" lot line.

Shared Parking: Where day, night, or weekday/holiday schedules allow for the use of parking spaces by more than one user such as with meeting halls, religious buildings, and dwelling retail combinations.

Side Yard Setback: The minimum distance from the side property line adjacent to another lot or public right-of-way to any part of the house or ancillary structure.

Single Family Dwelling: A single family attached or detached home

Square: An outdoor public tract spaciouly defined by its surrounding buildings as a

room that is defined by its walls, and adjacent to streets on at least two sides. Squares shall be partially paved and surrounded by shop front use or row house use lots on at least sixty percent of its perimeter. One third of the sixty percent may be substituted by a natural spacial border such as a water front for at least one side. Commercial uses shall be permitted on all of the surrounding lots.

Stairs: A flight of steps for the purpose of accessing floors or levels beyond the first floor.

Stoops/Steps: a short flight of steps for the purpose of accessing the first floor or level.

Story: A habitat level within a building no more than fourteen feet in height from finished floor to finished ceiling.

Street: A general, traditional thoroughfare serving pedestrian mobility, with two or four travel lanes and parking generally on one or two sides. Motor vehicle mobility is vital, but subordinate to pedestrian mobility. In low volume areas requiring very distinct speed control, yield streets are specified where two opposing vehicles meeting would require one to slow and pull aside. Green Streets have added separation via wider planting strips. (HPE)

Street Edge: A masking structure stretching along the frontage line or coplanar with the facade, designed to remedy a gap of spatial definition or to mask parking. A street edge shall consist of one or a combination of the following: a solid masonry wall, matching the finish of the principal structure; a fence not less than 50% opaque; or a dense hedge (Duany Plater-Zyberk & Company)

Street Lamps: A light standard between eight and fourteen feet in height equipped with an incandescent or metal halide light source.

Street Vista: The view framed by buildings at the termination of the axis of a street.

Street Wall: A masonry or wood wall no less than seventy-five percent opaque built along the frontage line and between seven and fourteen feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

Terrace: An upper level outdoor living area without a solid roof.

Through Street: Through streets may provide primary access to and/or border but not pass through a neighborhood proper. In the event through streets border or pass through a neighborhood proper, there shall be between the frontage line and the street lanes a sidewalk of not less than six feet, at least one lane of parking, at least one ten foot travel lane and a planted area with trees planted no further than fifty feet apart. Through streets will generally be constructed in accordance with the existing City/Parish road and street regulations as supplemented by the Ardendale street plat.

Tower: A small room, porch, or deck which protrude from the maximum height allowed for a residence.

Townhouse: A residential dwelling attached to a similar dwelling.

Tract: A separately platted portion of land containing a use held in common.

Transom: A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

Tree (Shade): A deciduous tree of wide canopy resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree (Street): A deciduous tree resistant to root pressure of proven viability in the region no less than four inch caliper and eight foot vertical clear trunk at the time of planting.

Tree Lawn: See definition of Parkway.

Utility Alcove: A utility niche located on lots, intended for use by public utilities (see plat).

Village House: A one and a half or two-story single family detached house on a small lot, often with rear loaded parking. Parking must be rear loaded on lots narrower than 50 feet. (Zimmerman/Volk Associates, Inc.)

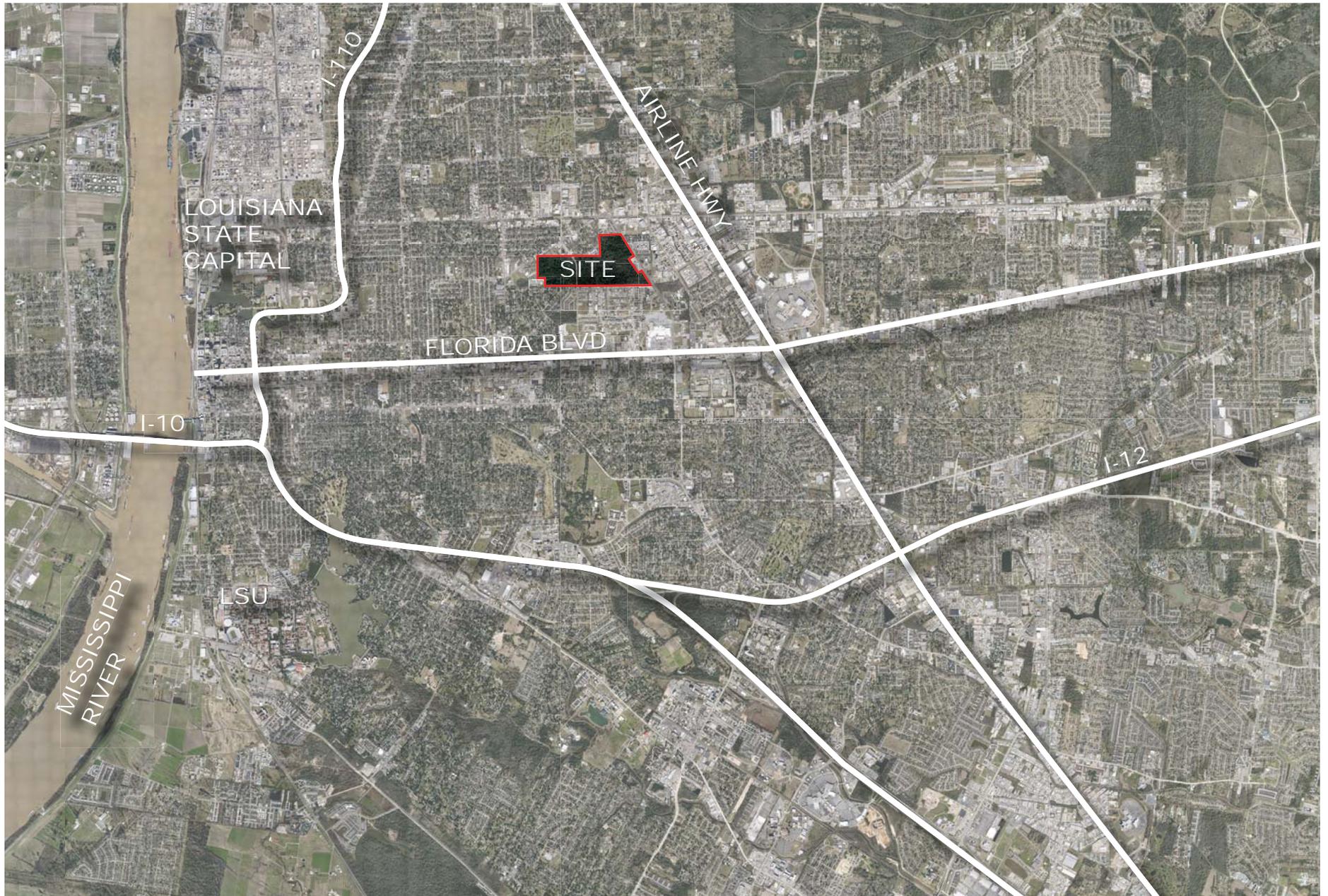


Figure A.1 Regional Map

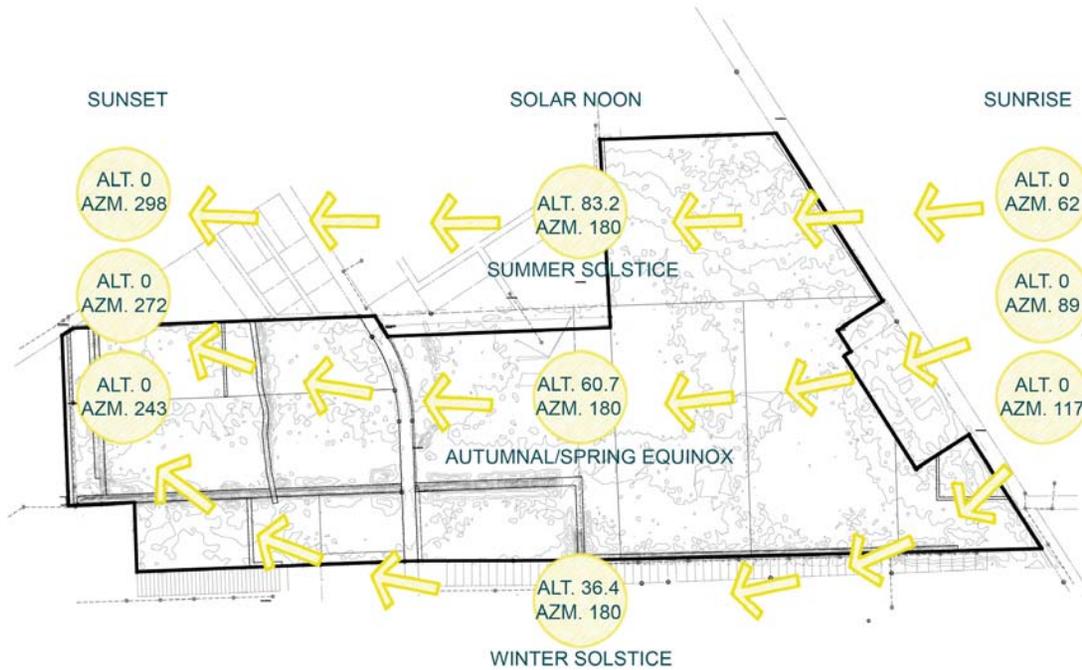


Figure A.2 Solar Diagram



Figure A.5 Existing Streets

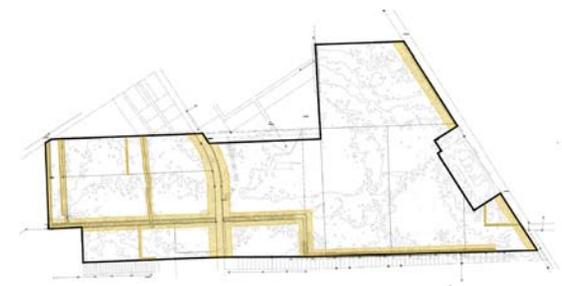


Figure A.6 Existing Servitudes



Figure A.3 Existing Drainage

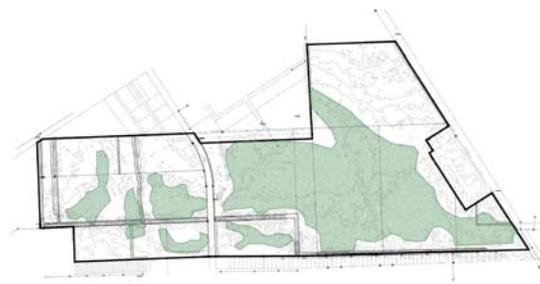


Figure A.4 Existing Wetlands

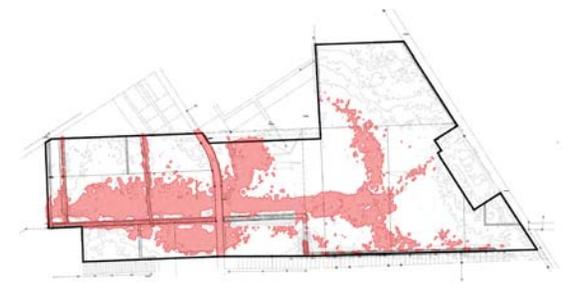


Figure A.6 Existing Flood Zone X





Figure B.1 Master Plan



Figure B.2 Homes Overlooking Preserve

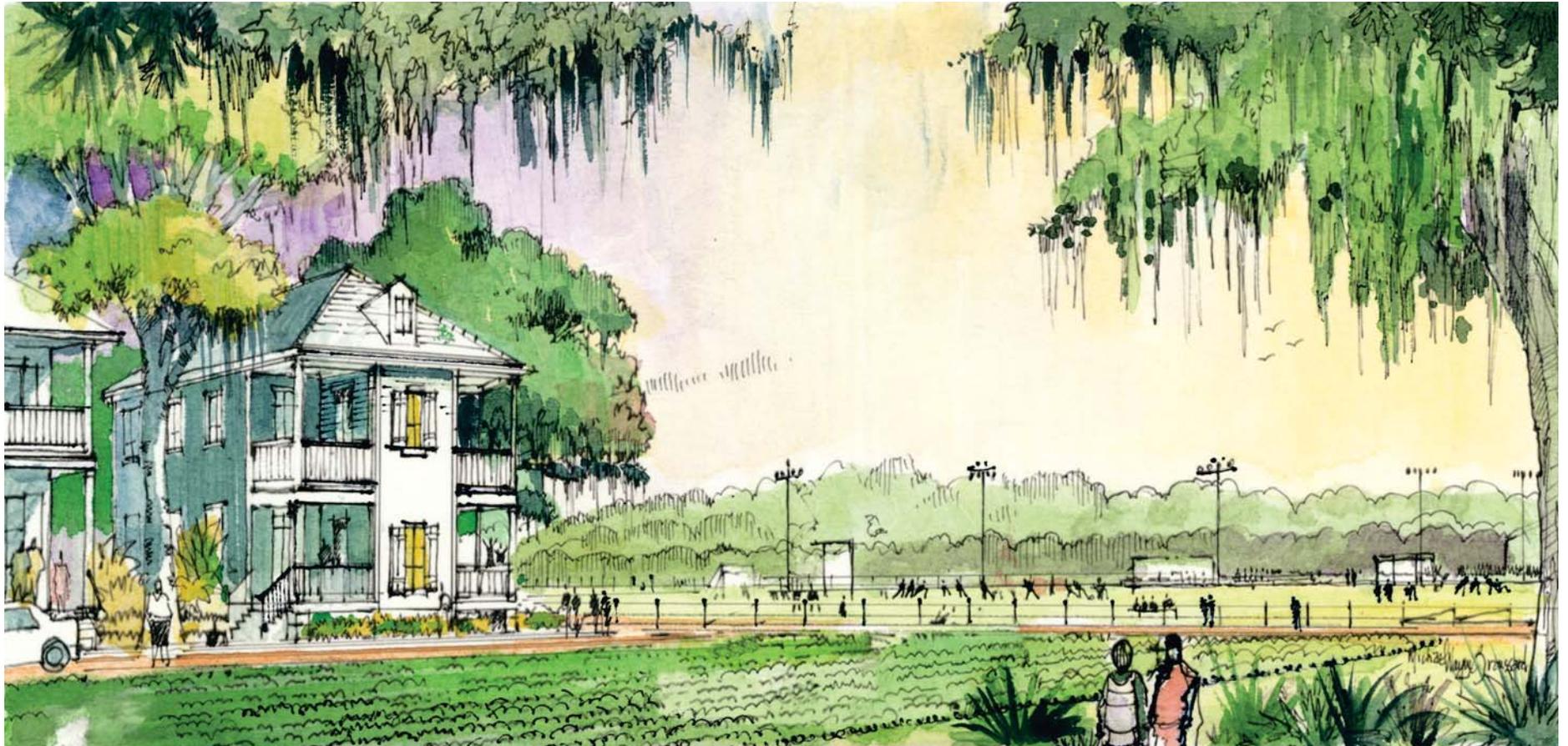


Figure B.3 Homes Overlooking the Community Garden



Figure B.4 View Across New Landscaped Drainage Lateral



Figure B.5 Mixed-Use Life



Figure B.6 Ardenwood Street View



Figure B.7 Neighborhood Square



Figure B.8 Neighborhood Garden



Figure B.9 BRCC Entry



Figure B.10 School Square



Figure B.11 Mixed-Use & Hotel

- urban regulating instructions
- urban regulating plan
- unit type plan
- neighborhood zone plans
- land use plans
- common and private space plans
- building type guidelines
- building placement guidelines



LAND USE CLASSIFICATIONS

The Design Code for Ardendale is developed around The Transect, a system of land classifications described in The Lexicon of the New Urbanism, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic neighborhood and serve to create the structure of the community of Ardendale. This structure is expressed as three urban sectors: Neighborhood Center (NC), Neighborhood General (NG) and Neighborhood Edge (NE).

The Neighborhood Center (NC) is the focus of the neighborhood's civic buildings and social activity. It incorporates retail, workplaces, and more dense residential units, and it connects directly to other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the neighborhood. The streets are generally designed with formalized on street parking characterized by avenues and main streets. Buildings placed either at or near the right-of-way line, further reinforce the streets edge and public character.

The Neighborhood General (NG) is that element of the transect which focuses principally on residential use with a minimum of other potential uses and constitutes the majority of the type of the land uses at Ardendale. Streets and boulevards generally characterize the thoroughfare makeup within the Neighborhood General.

The Neighborhood Edge (NE) is the least dense, purely residential, and characterized principally by its rural character. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low-density edge yard treatment.

This Design Code creates an additional type of refined division within each of the individual described zones. For example, in the Neighborhood General is the Neighborhood General I (NG-I), Neighborhood General II (NG-II) and Neighborhood General III (NG-III). These further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning textures and urban behavior. Reference is made to the Urban Regulation Instructions in this design code for further clarification.

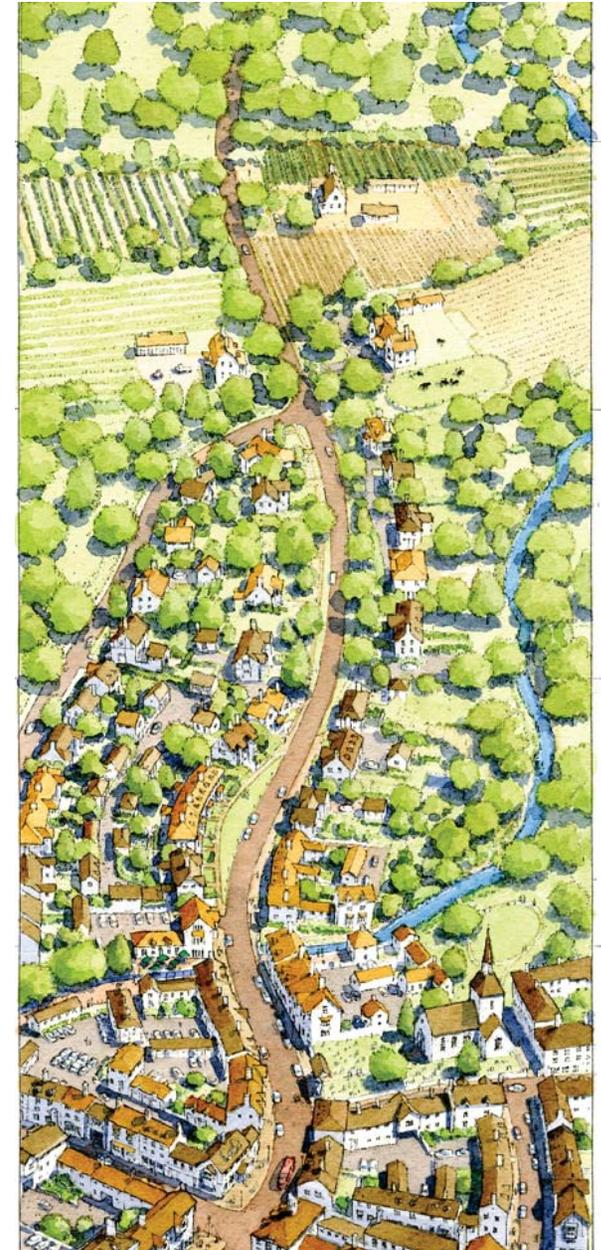




Figure C.1 Urban Regulating Plan

ardenwood dr.

north
1"=600'

Civic	2.73 ACRES
Neighborhood Center	53.34 ACRES
Neighborhood General	40.63 ACRES
Neighborhood Edge	9.29 ACRES
Preserve	37.72 ACRES
Other Green Space	17.62 ACRES

C urban regulating standards

unit type plan

Unit Type	Quantity
Commercial	
Multifamily (4 floors)	806 units
Mansion Condo	24 Units
Townhouse	74 Units
Cottage	256 Units
Urban House	143 Units



Figure C.2 Unit Type Plan

Civic	2.73 ACRES
Neighborhood Center	53.34 ACRES
Neighborhood General	40.63 ACRES
Neighborhood Edge	9.29 ACRES
Preserve	37.72 ACRES
Other Green Space	17.62 ACRES

north
1"=600'

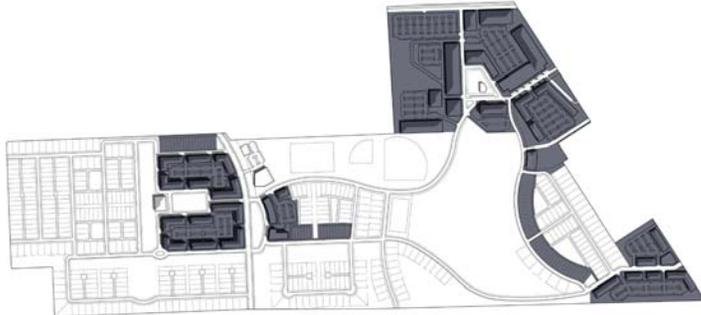


Figure C.3 Neighborhood Center

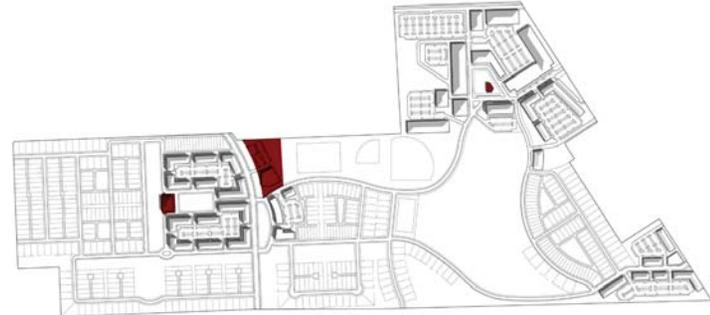


Figure C.6 Civic

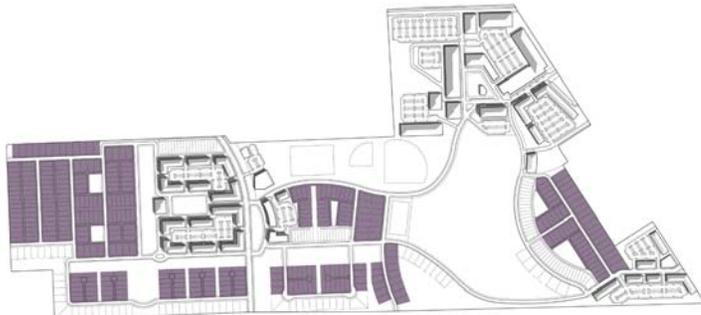


Figure C.4 Neighborhood General



Figure C.7 Preserve

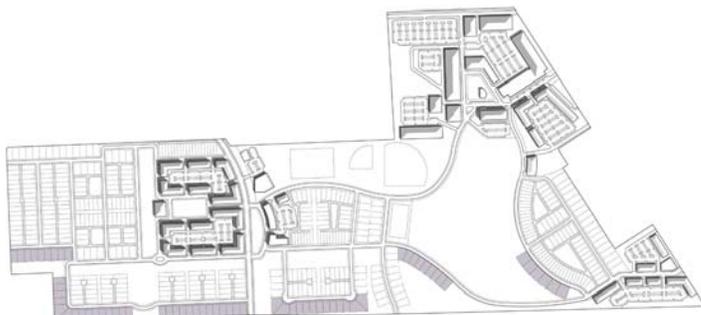


Figure C.5 Neighborhood Edge



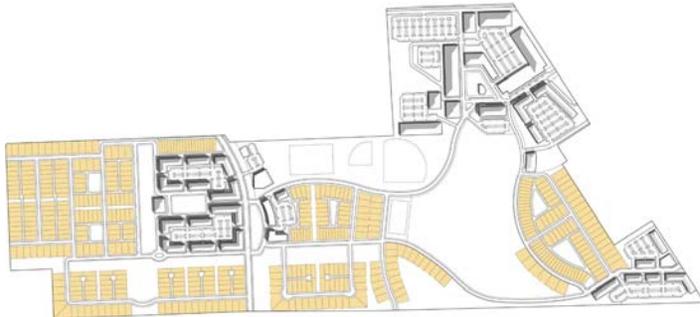


Figure C.9 Residential

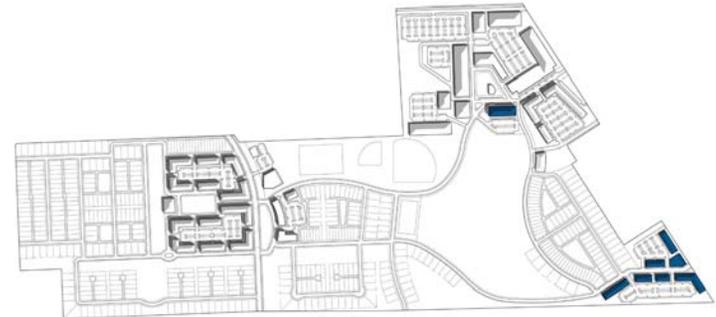


Figure C.12 Commercial

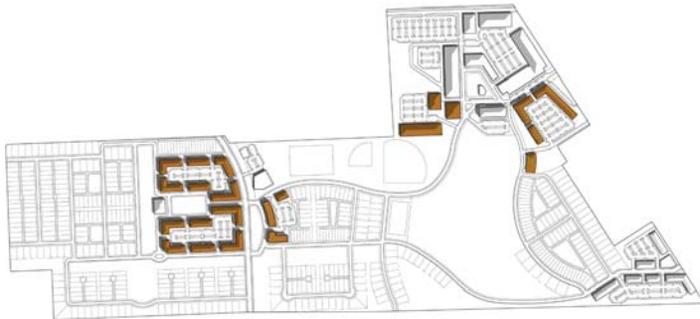


Figure C.10 Live/Work

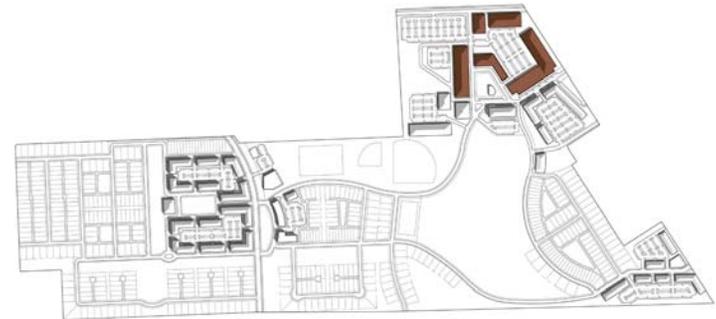
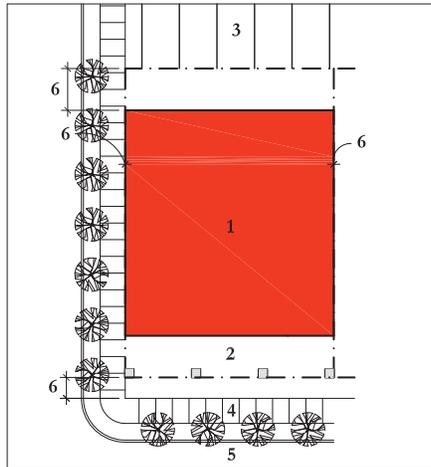


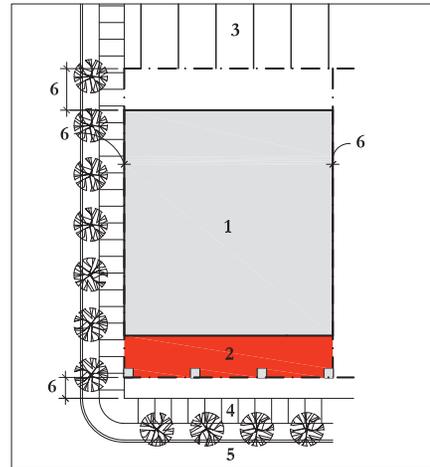
Figure C.13 Academic



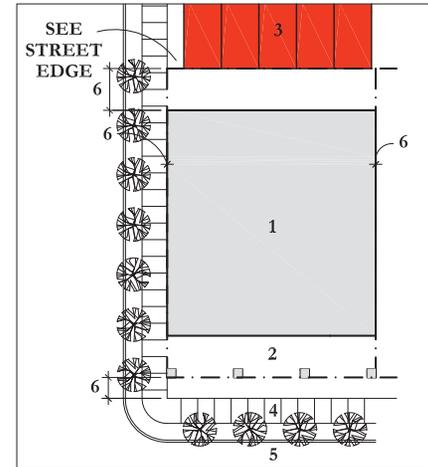
Figure C.11 Open Space



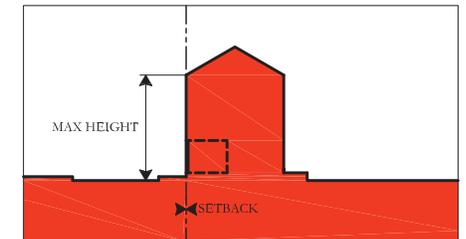
Building Placement



Building Frontage



Parking Placement



Building Height & Profile

Setbacks

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation. See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking

Encroachments

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies.

Parking Requirements

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation.

Height Requirements

Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Min Stories: See Urban Regulation
Max Stories: See Urban Regulation

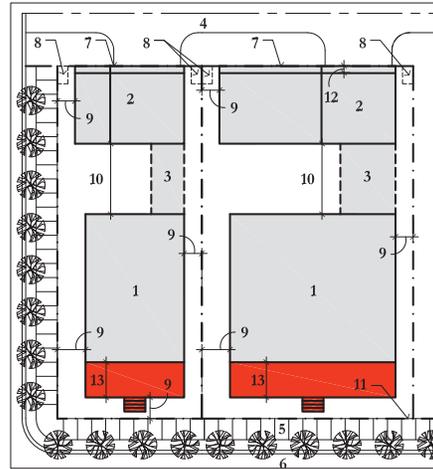
The Neighborhood Center (NC) is the focus of the neighborhood's civic buildings and social activity. It incorporates retail, workplaces, and more dense residential units in accordance with the specific use plan, and it connects directly to other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the neighborhood. The streets are generally designed with formalized on-street parking characterized by avenues and main streets. Buildings placed either at or near the right-of-way line, further reinforce the streets edge and public character.

Legend

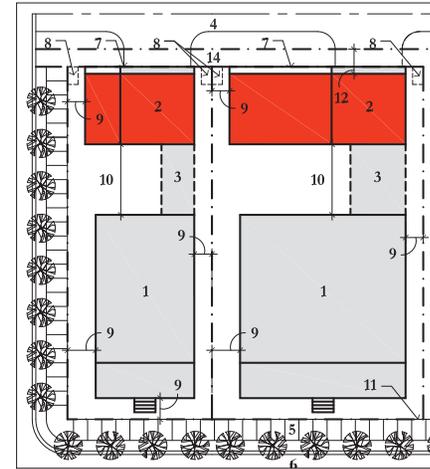
1. Building Zone
2. Optional Front Gallery or Awning Covering
3. Rear Parking Zone
4. Sidewalk
5. Street
6. See Urban Regulations



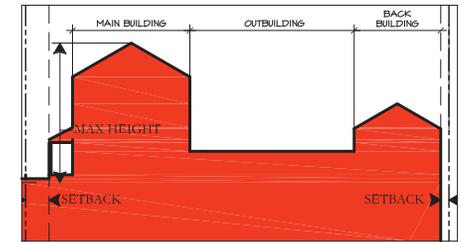
Building Placement



Building Frontage



Parking Placement



Building Height & Profile

Setbacks

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation.

See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking

Encroachments

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies.

Parking Requirements

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation.

Height Requirements

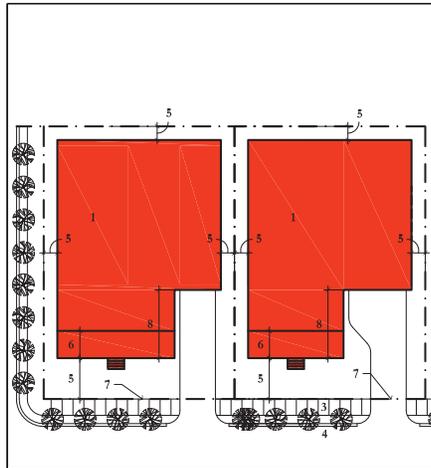
Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Min Stories: See Urban Regulation
Max Stories: See Urban Regulation

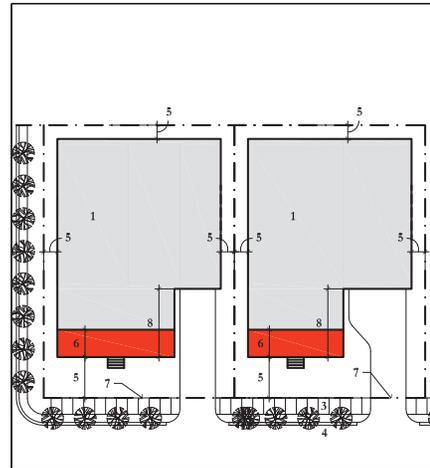
The Neighborhood General (NG) is that element of the transect which focuses principally on residential use with a minimum of other potential uses to include ancillary units, apartments, and for home occupation. It constitutes the majority of the land use types in accordance with the specific use plan at Ardendale. Streets and boulevards generally characterize the thoroughfare makeup within the Neighborhood General.

Legend

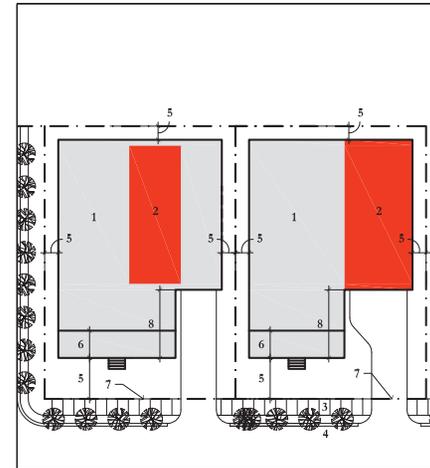
- | | |
|---------------------------|---|
| 1. Building Zone | 8. Utilities Alcove |
| 2. Parking Zone/Out Bldg | 9. See Urban Regulations |
| 3. Optional Back Building | 10. 20' Min. Courtyard |
| 4. Alley | 11. Right of Way & Location of Fence |
| 5. Sidewalk | 12. See Urban Regulations |
| 6. Street | 13. 8' Min. Porch Depth |
| 7. Property Line | 14. See street sections for fence locations along alley |



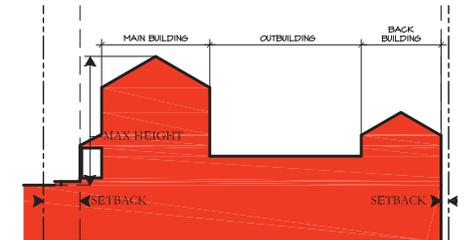
Building Placement



Building Frontage



Parking Placement



Building Height & Profile

Setbacks

Buildings shall be placed with the shaded area as shown in the above diagram and urban regulation. See urban regulation for setback notes on Facade, Fences and Garden Walls, Corner Lot, and Parking

For alley loaded lots, see mixed residential placement sheet.

The Neighborhood Edge (NE) is the least dense, purely residential and characterized principally by it's rural character in accordance with the specific use plan. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low density edge yard treatment. The streets are generally less formal.

Encroachments

Porches, Balconies, and Stoops shall be provided in any one of the combinations shown on Architectural Typologies.

For alley loaded lots, see mixed residential placement sheet.

Parking Requirements

On-site parking is allowed only in the shaded area as shown above. Vehicular access will be provided in urban regulation.

For alley loaded lots, see mixed residential placement sheet.

Height Requirements

Building height shall be measured in number of stories. See Urban Regulation for heights of Porches, Balconies, Stoops, Main Floor Height, and Maximum Building Height.

Min Stories: See Urban Regulation
Max Stories: See Urban Regulation

Legend

1. Building Zone
2. Parking Zone/Out Bldg.
3. Sidewalk
4. Street a max.
5. See Urban Regulations
6. 10' Min. Porch Depth
7. Right of Way
8. The placement of the parking shall be a min of 30' behind the facade with of a sing width driveway not exceeding 12' from the frontage to the facade line on front load.

thoroughfare network
on-street parking
street sections
pedestrian network
5-minute walk



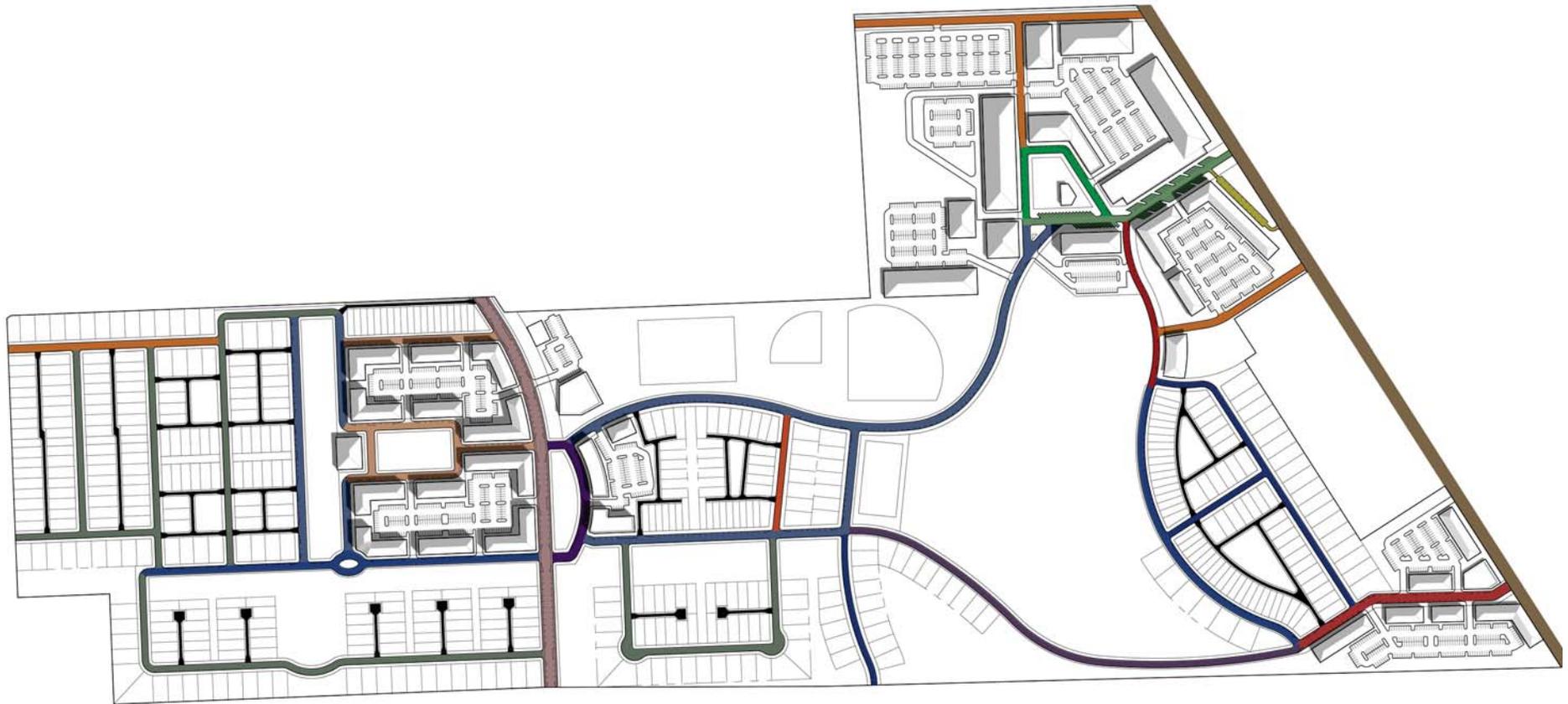
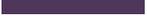
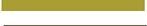


Figure D.1 Thoroughfare Network

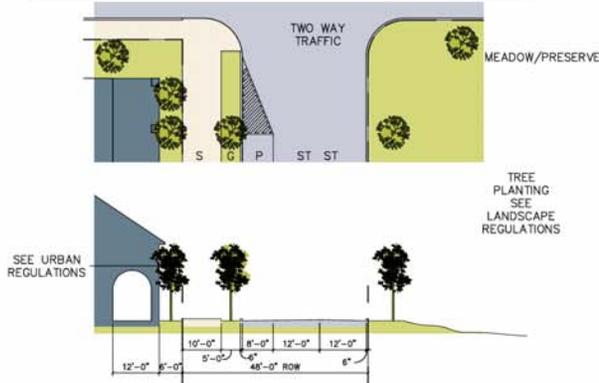
*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

north
1"=600'

ALLEY 20-10		NS-48-24	
AST 48-24		NS-50-22	
CS 60-36		PD 42-27	
DR 70-50		PD-54-30	
GS 56-24		PD 57-34	
LS 50-28		R 41-24	
MS 49-28		ST 43-27	
MS 59-28		BLVD 100	
MS 94-64			

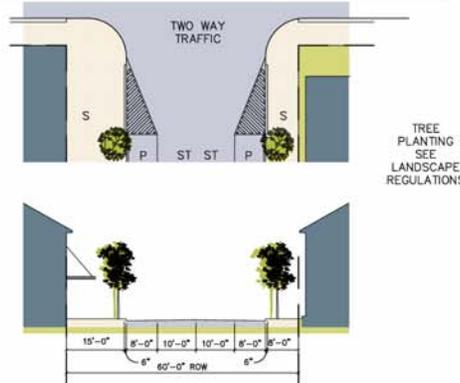
Arcade Street (AST-48-32)



AST-48-24

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	9 SEC.
PAVEMENT WIDTH:	32'-0"	DRAINAGE:	SURFACE
ROW WIDTH:	48'-0"	AVERAGE DAILY TRAFFIC:	GUTTER
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	FORMAL		

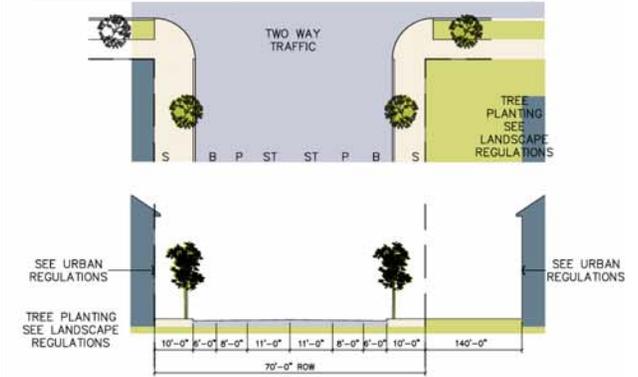
Commercial Street (CS-60-36)



CS-60-36

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	10 SEC.
PAVEMENT WIDTH:	36'-0"	DRAINAGE:	CURB
ROW WIDTH:	60'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	FORMAL		

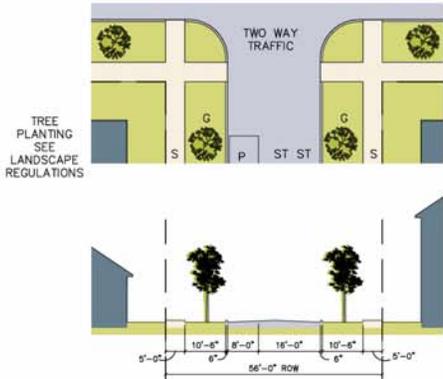
Drive (DR-70-50)



DR-70-50

DESIGN SPEED:	35 MPH	PEDESTRIAN XING TIME:	14 SEC.
PAVEMENT WIDTH:	50'-0"	DRAINAGE:	CURB
ROW WIDTH:	70'-0"	CURB TYPE:	BARRIER
MAX. CURB RADIUS:	15'-0"	AVG DAILY:	5000
PARKING:	FORMAL		

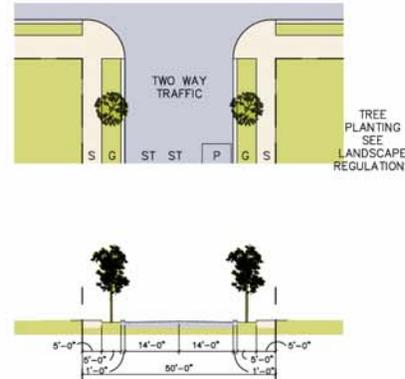
Green Street (GS-56-24)



GS-56-24

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	8 SEC.
PAVEMENT WIDTH:	24'-0"	DRAINAGE:	SURFACE
ROW WIDTH:	56'-0"	CURB TYPE:	GUTTER
MAX. CURB RADIUS:	10'-0"	PARKING:	INFORMAL RANDOM

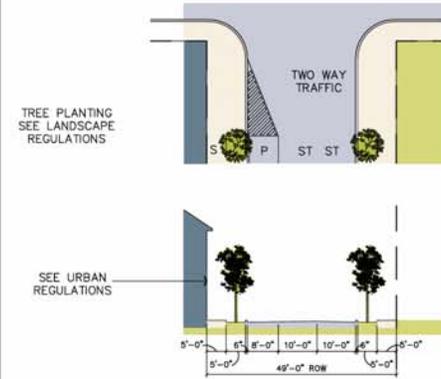
Large Street (LS-50-28)



LS-50-28

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	10 SEC.
PAVEMENT WIDTH:	28'-0"	DRAINAGE:	CURB
ROW WIDTH:	50'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL		

Main Street (MS-49-28)



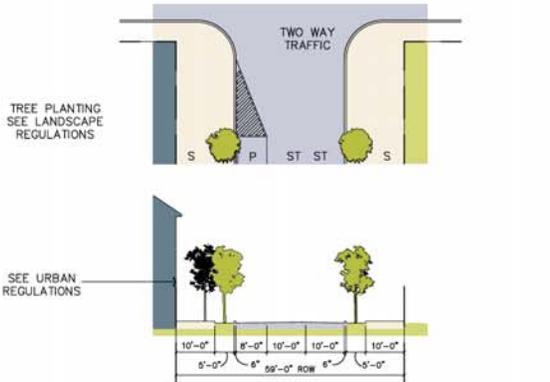
MS-49-28

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	8 SEC.
PAVEMENT WIDTH:	28'-0"	DRAINAGE:	SURFACE
ROW WIDTH:	49'-0"	CURB TYPE:	GUTTER
MAX. CURB RADIUS:	10'-0"	PARKING:	BARRIER

*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

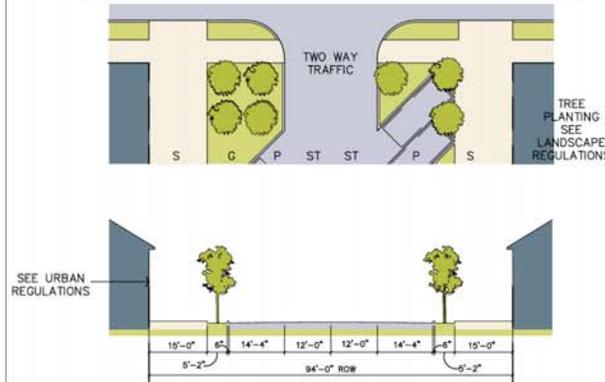
Main Street (MS-59-28)



MS-59-28

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	8 SEC.
PAVEMENT WIDTH:	28'-0"	DRAINAGE:	SURFACE
ROW WIDTH:	59'-0"	GUTTER:	BARRIER
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	FORMAL		

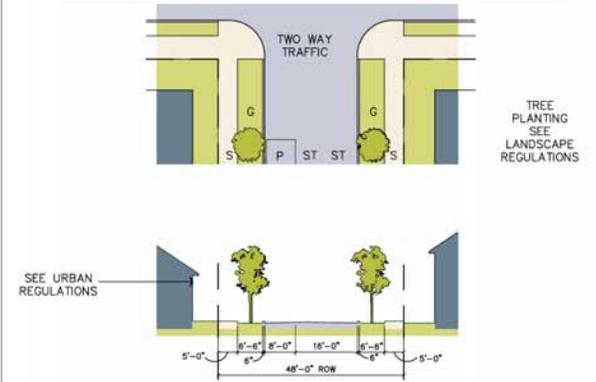
Main Street (MS-94-64)



MS-94-64

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	7 SEC.
PAVEMENT WIDTH:	64'-0"	DRAINAGE:	CURB
ROW WIDTH:	94'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"		
PARKING:	FORMAL (DIAGONAL)		

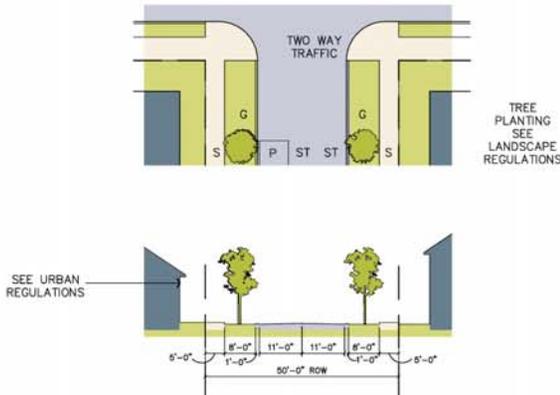
Narrow Street (NS-48-24)



NS-48-24

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	7 SEC.
PAVEMENT WIDTH:	24'-0"	DRAINAGE:	CURB
ROW WIDTH:	48'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL	ROLLOVER:	NON-ALLEY LOADED

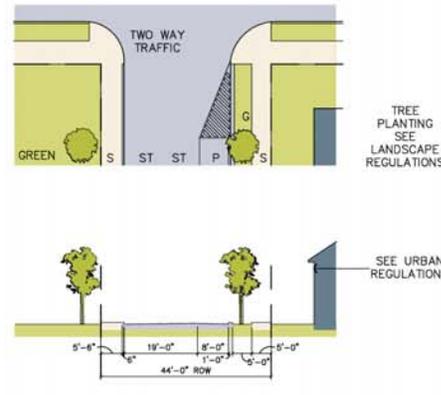
Narrow Street (NS-50-22)



NS-50-22

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	6 SEC.
PAVEMENT WIDTH:	22'-0"	DRAINAGE:	CURB
ROW WIDTH:	50'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL	ROLLOVER:	NON-ALLEY LOADED

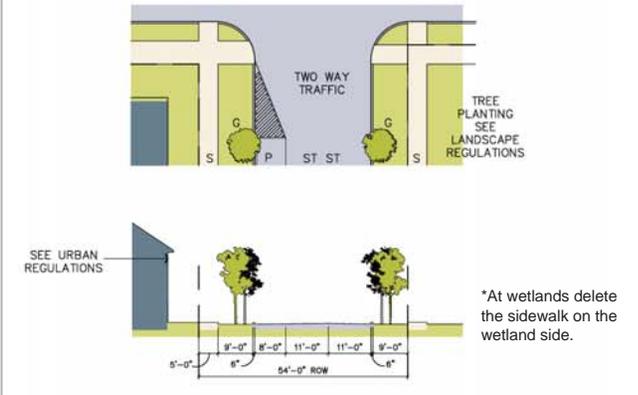
Park Drive (PD-44-27)



PD-44-27

DESIGN SPEED:	15 MPH	PEDESTRIAN CROSSING TIME:	8 SEC.
MIN. CENTERLINE RADIUS:	20'-0"	DRAINAGE:	CURB
PAVEMENT WIDTH B.O.C.:	27'-0"	AVERAGE DAILY TRAFFIC:	<1000
ROW WIDTH:	44'-0"	CURB TYPE:	BARRIER @ GREEN/ ROLL-OVER ALL OTHERS
MAX. CURB RADIUS:	10'-0"		
PARKING:	INFORMAL		

Park Drive (PD-54-30)



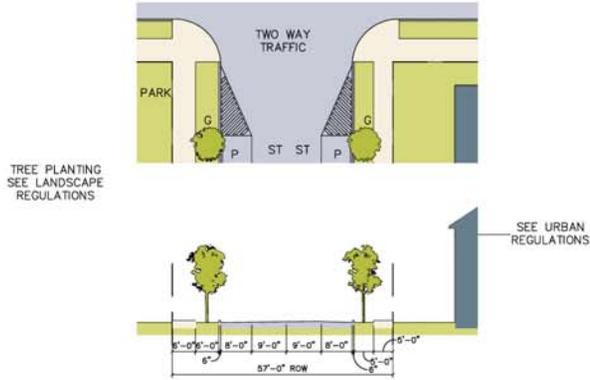
PD-54-30

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	9 SEC.
PAVEMENT WIDTH:	30'-0"	DRAINAGE:	CURB
ROW WIDTH:	54'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	FORMAL		

*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

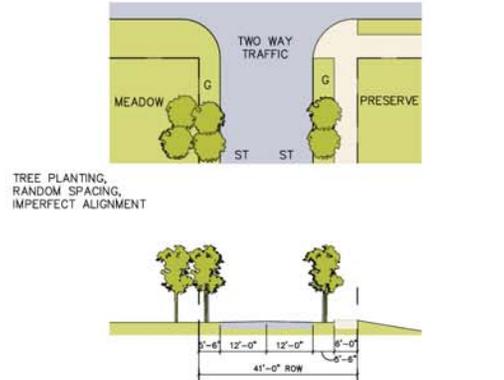
Park Drive (PD-57-34)



PD-57-34

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	10 SEC.
MIN. CENTERLINE RADIUS:	20'-0"	SURFACE DRAINAGE:	GUTTER
PAVEMENT WIDTH:	34'-0"	CURB TYPE:	BARRIER
ROW WIDTH:	57'-0"	PARKING:	FORMAL
MAX. CURB RADIUS:	10'-0"		

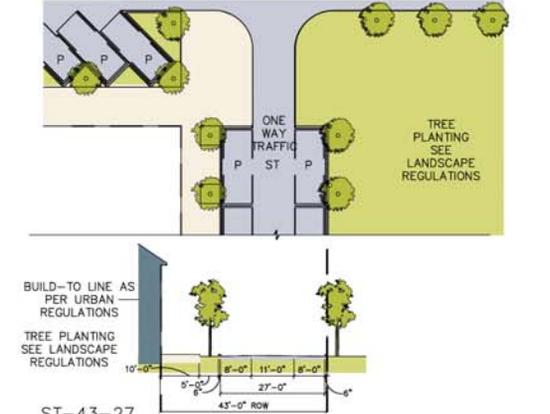
Road (R-41-24)



R-41-24

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	7 SEC.
PAVEMENT WIDTH:	24'-0"	DRAINAGE:	CURB
ROW WIDTH:	41'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX. CURB RADIUS:	10'-0"	CURB TYPE:	NONE
PARKING:	NONE		

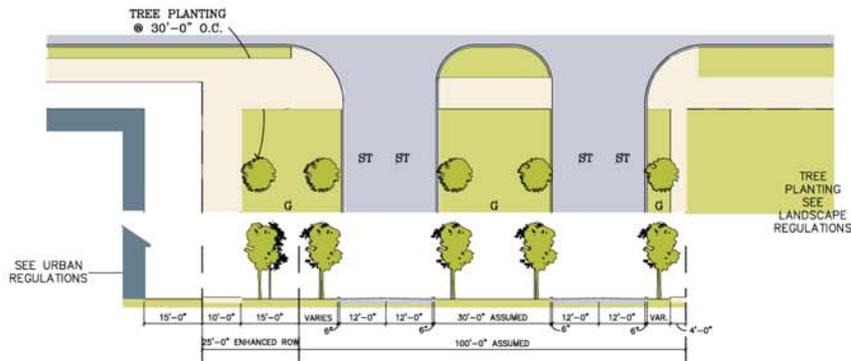
Street (ST-43-27)



ST-43-27

DESIGN SPEED:	20 MPH	PEDESTRIAN XING TIME:	5 SEC.
PAVEMENT WDT:	27'-0"	DRAINAGE:	CURB
ROW WIDTH:	43'-0"	CURB TYPE:	BARRIER
MAX. CURB RADIUS:	10'-0"	PARKING:	FORMAL STRIPED (PARALLEL)

Boulevard (BLVD-100)



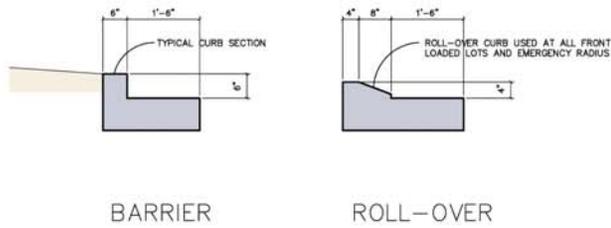
BLVD-100

DESIGN SPEED:	30 MPH	PEDESTRIAN CROSSING TIME:	6.5 SEC.
PAVEMENT WIDTH:	24'-0" EA.	DRAINAGE:	CURB
ROW WIDTH:	100'-0" (ASSUMED)	AVERAGE DAILY TRAFFIC:	>2500
CURB RADIUS:	15'-0" TO 25'-0"	CURB TYPE:	BARRIER
PARKING:	NONE		

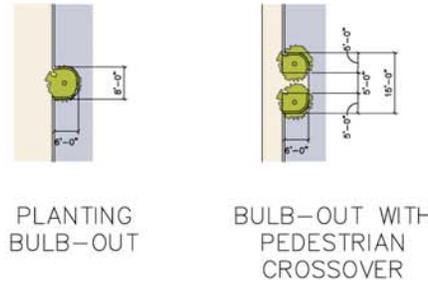
*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

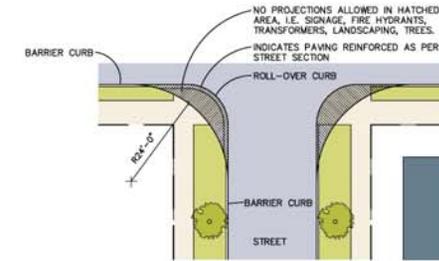
Curb Types



Bulb-outs



Emergency Radius

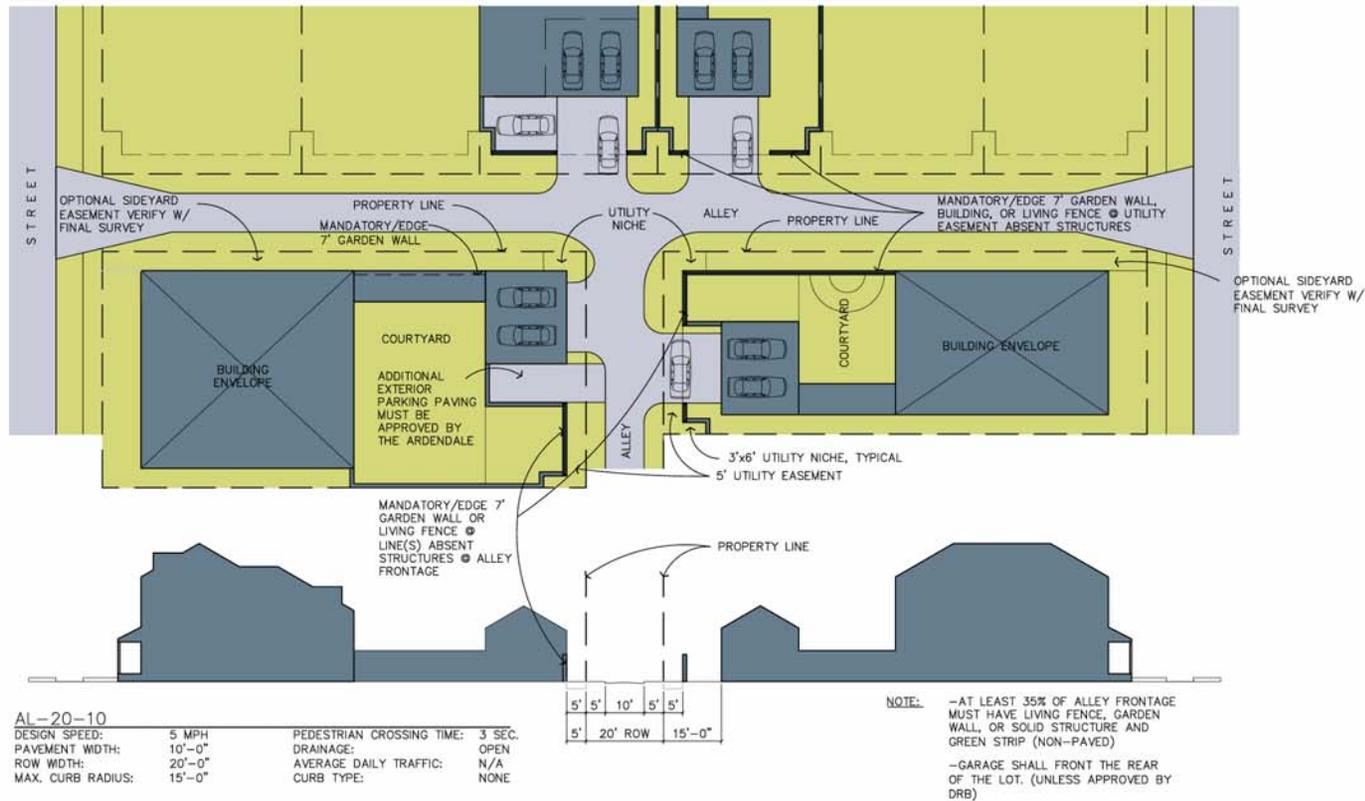


*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

Lot @ Multiple Alley Frontages—Option A (AL-20-10)

5'-15' GARAGE SETBACK FROM ALLEY R.O.W.

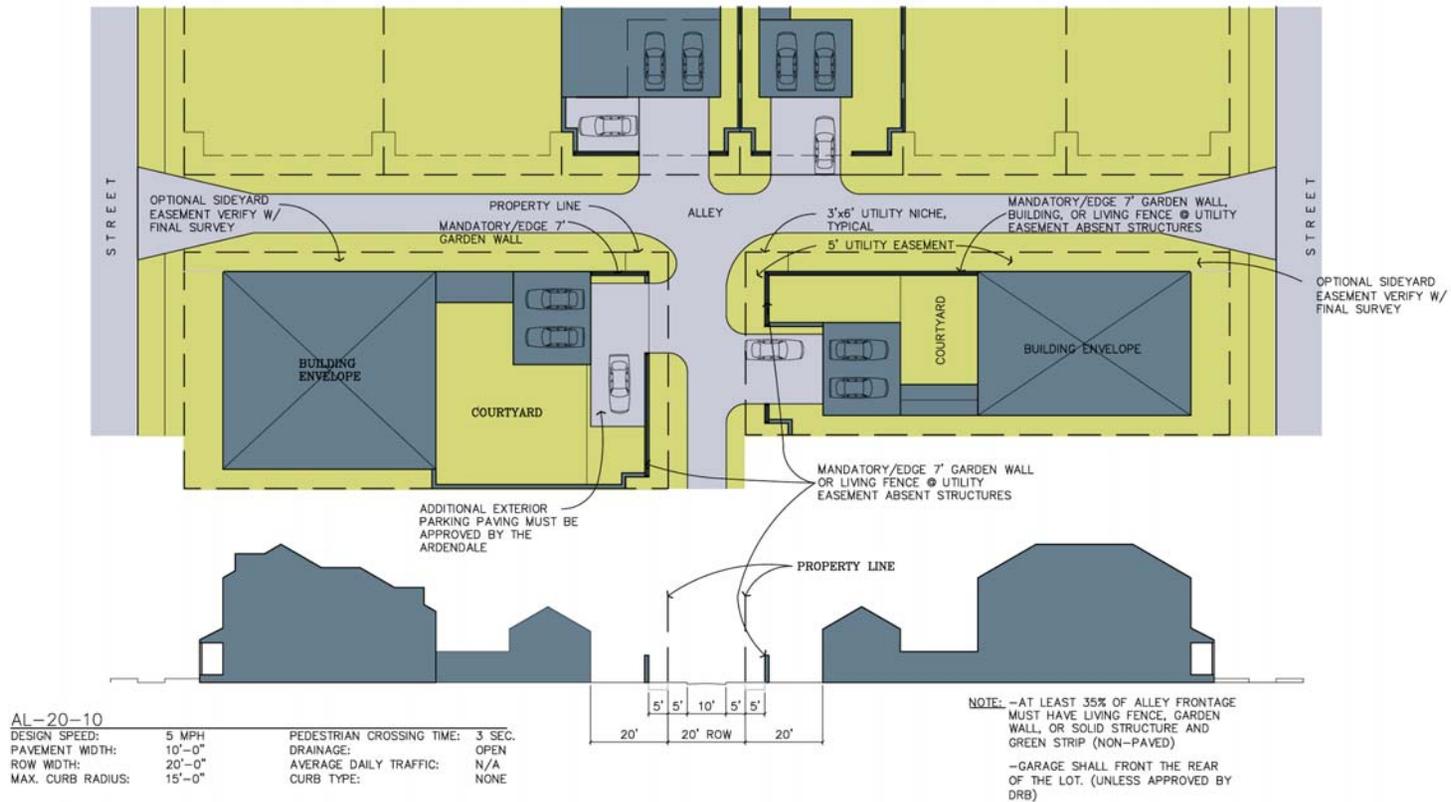


*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

Lot @ Multiple Alley Frontages—Option B (AL-20-10)

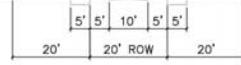
20' GARAGE SETBACK FROM ALLEY R.O.W.



AL-20-10

DESIGN SPEED: 5 MPH
PAVEMENT WIDTH: 10'-0"
ROW WIDTH: 20'-0"
MAX. CURB RADIUS: 15'-0"

PEDESTRIAN CROSSING TIME: 3 SEC.
DRAINAGE: OPEN
AVERAGE DAILY TRAFFIC: N/A
CURB TYPE: NONE



NOTE: -AT LEAST 35% OF ALLEY FRONTAGE MUST HAVE LIVING FENCE, GARDEN WALL, OR SOLID STRUCTURE AND GREEN STRIP (NON-PAVED)
-GARAGE SHALL FRONT THE REAR OF THE LOT. (UNLESS APPROVED BY DRB)

*Note: These Street Sections are general diagrams. Since these apply to an erratic existing street infrastructure, variables will exist throughout. Use these as a guide.

*Note: All bulbouts are to be studied for appropriate access issues based on intersecting street conditions. There are instances where bulbouts will not adequately address traffic flow.

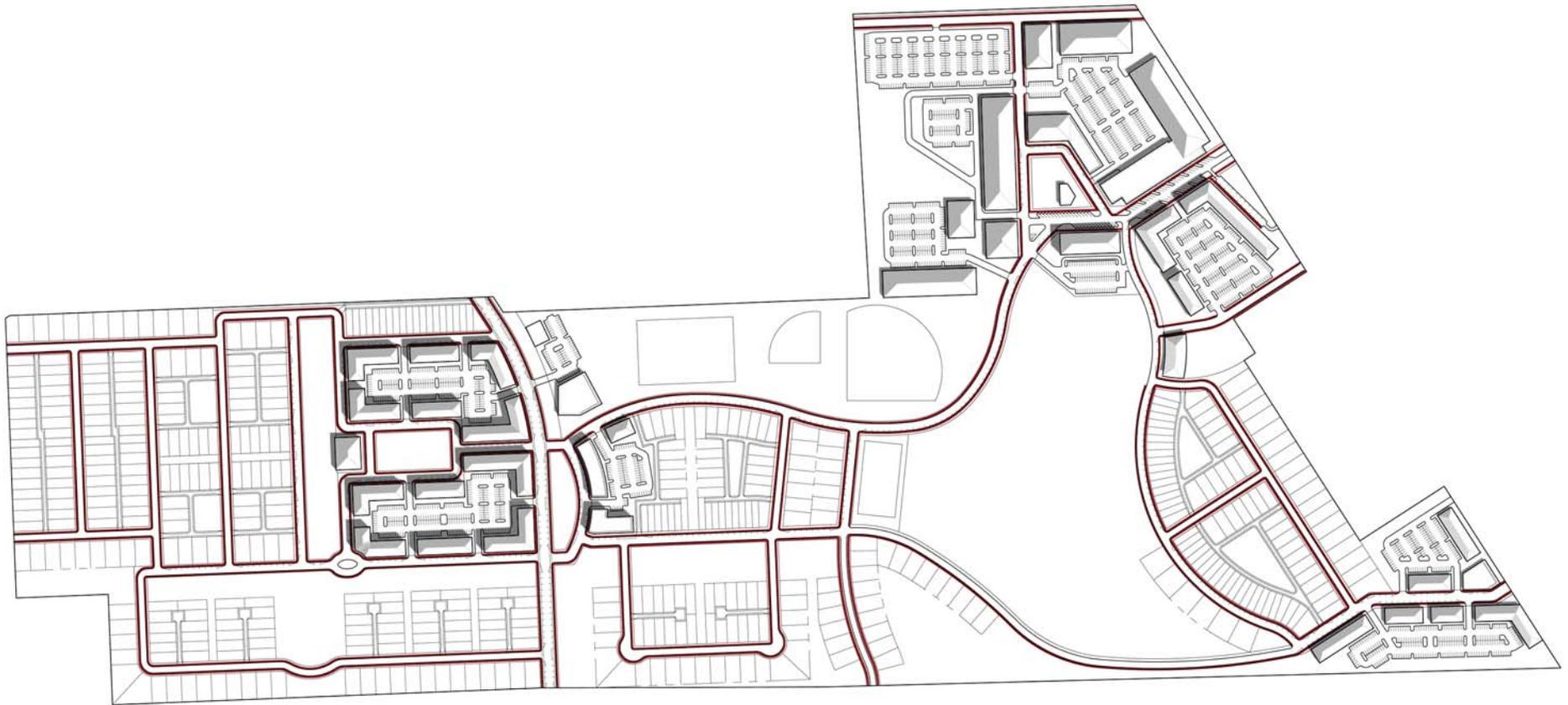


Figure D.2 Pedestrian Network

*Note: Owners are required to connect front door to sidewalk and parking lots to sidewalks for pedestrian access

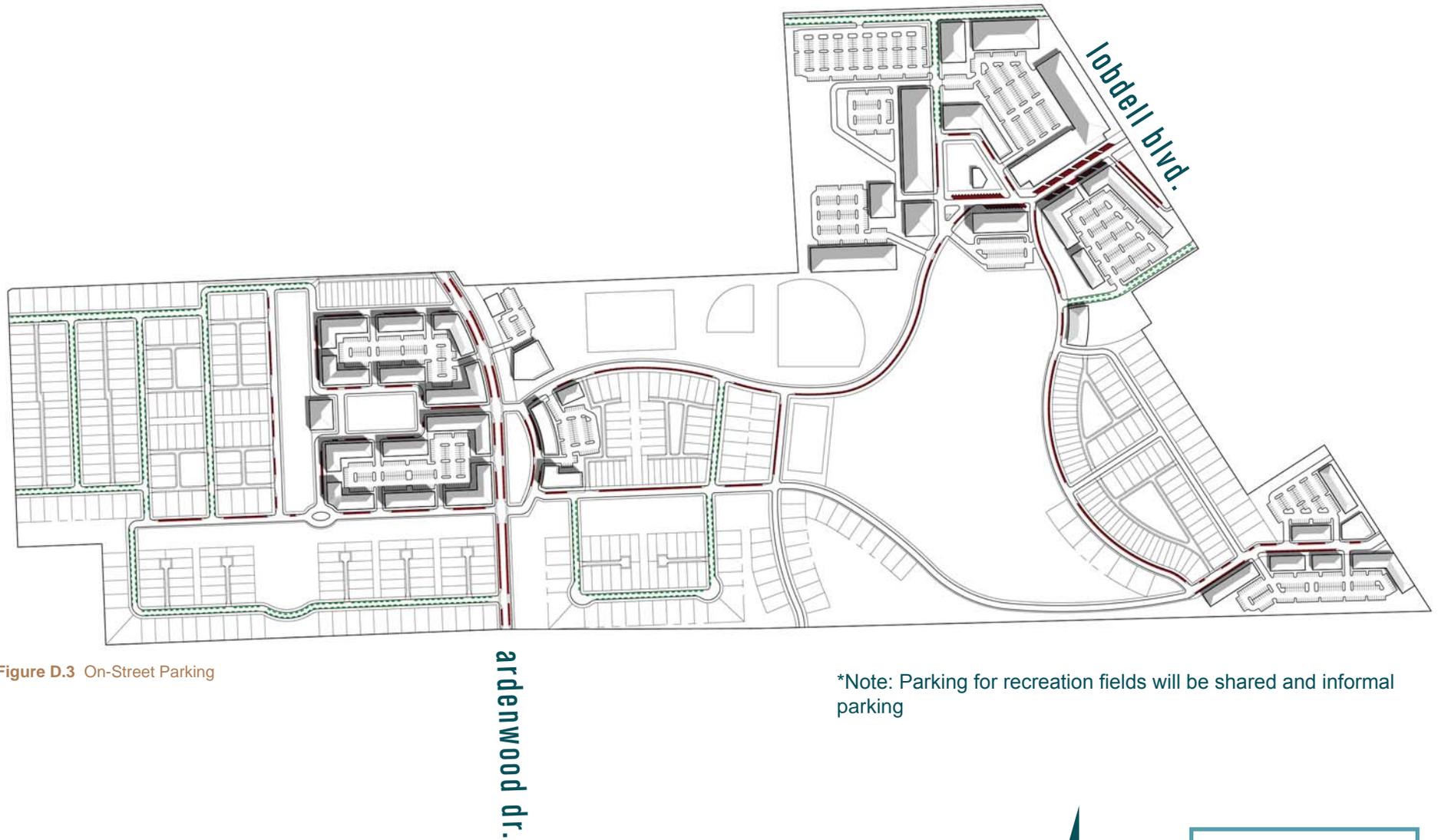
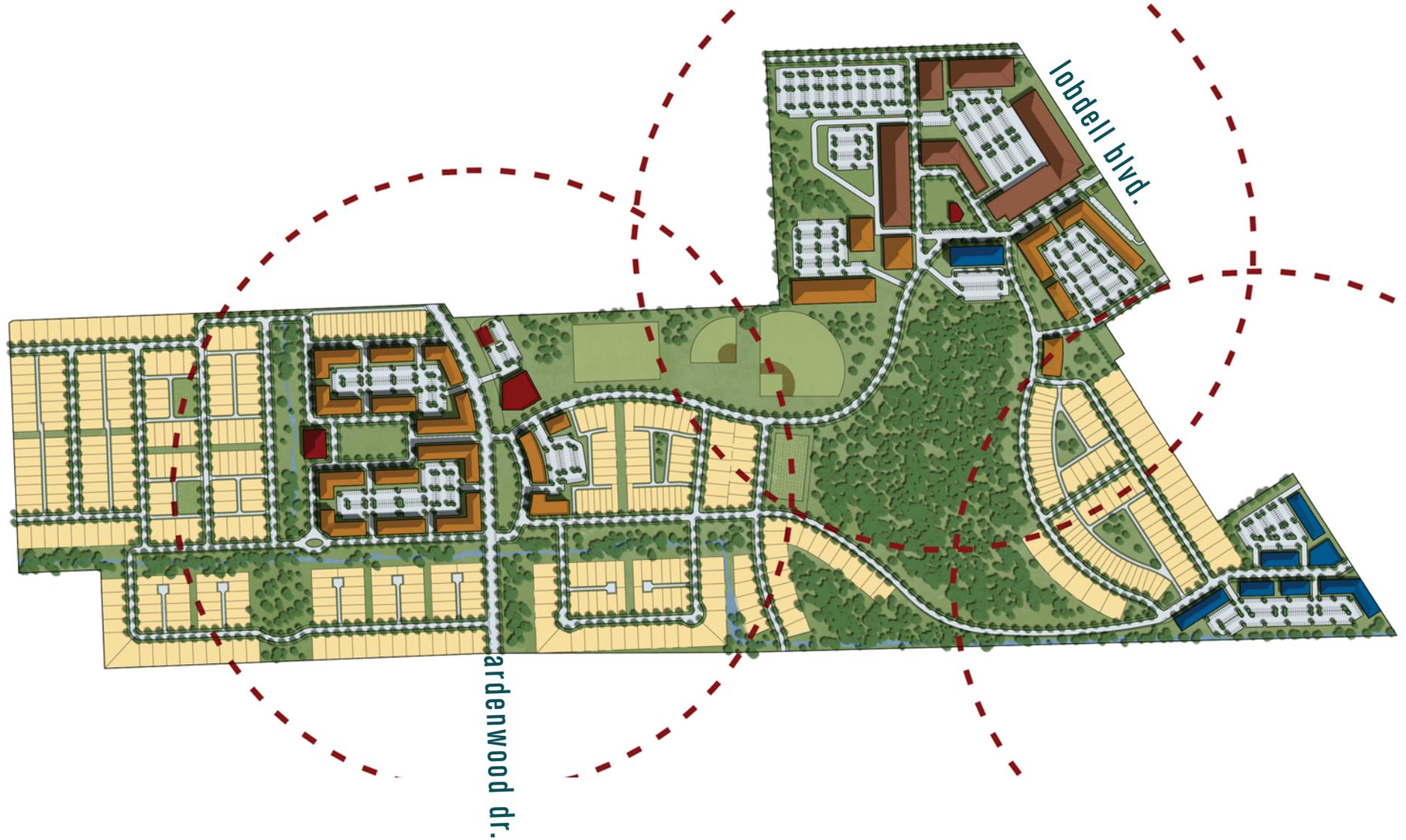


Figure D.3 On-Street Parking



landscape vision
streetscapes
parks & open space
private spaces
plant material matrix
select plants





Landscape Vision

The vision for the Ardendale landscape is to create a sense of community for the residents. The goal is to offer public and private open spaces that enhance the character of the community by making physical and visual connections back to the culture and natural environment of Baton Rouge and by offering spaces for passive and active recreation.

One way this is achieved is by encouraging the use of native and naturalized plants from the region and using natural processes representative of the surrounding environment, which not only add to the visual character of the community, but alleviate the impact of urban infrastructure on the landscape. Some of the environmental impacts that the landscape can ease are flooding from stormwater runoff and the heat island effect. These can be mitigated through wetlands, rain gardens, street trees, and other landscaping strategies modeled after natural processes.

Another goal is to offer passive and active recreational spaces. This consists of large parks, wetland viewing areas, wooded trails, community gardens, and other types of open spaces of various scales. This allows the residents full use of their outdoor space and resources, while encouraging them to socialize with their neighbors, creating a more cohesive community.

In creating a community that reflects the culture in which it is imbedded, it is not only important keep the architectural aesthetic of the surrounding region, but also to keep the landscape aesthetic. We believe the goals mentioned above will not only keep this traditional aesthetic, but enhance it, creating a vibrant community that can be a model for future developments.



Example of Mansion Apartment Building

Streetscapes

Street trees are required along all public streets. Spacing should be dependent on the species, with a minimum spacing of 25 feet. Large Thoroughfares should have a minimum size of 4" caliper. Medium and Small Thoroughfares should have a minimum of 3" caliper and alleys 2.5" caliper. Street trees will be evenly spaced depending on their location and centered in the planting strip. When positioning trees along a curve, the trees should be placed perpendicular to the curb, keeping the spacing consistent on the interior of the curve. Spacing should allow for utilities, driveways, site triangles, and lighting. Street trees should be uniform in size and shape, with single trunks. Bottom limbs should be trimmed to provide 4-5 feet of clearance from the base of the trunk at the time of installation.

Streetscape Landscape Requirements:

1. Street trees must be secured with stakes or underground rootball anchors (i.e. duckbill rootball system).
2. If staked, stakes must be removed after one year.
3. To avoid girdling the tree, do not use wire or wire in plastic hose around trunk. Use ArborTie or similar guying material.
4. Broadcast fertilizer over root ball at time of installation
5. Apply 3" of mulch in a 3'x3' square around tree trunk, keeping several inches from trunk to avoid too much moisture.
6. Plants should be watered regularly.
7. Apply 2 gal. of water per inch of trunk diameter over the root ball. (Do not irrigate if root ball is already saturated.)
8. Irrigate daily for first month, every other day for next 3 months, and weekly until rooted.





Street Types:

Large Thoroughfares

Large Thoroughfares consist of Park Drives, Large Streets, and Green Streets. They are bordered by parks and large residential lawns, with a large planting strip near the street. They require larger street trees such as Oaks, Tulip Poplar, and Ginko. They may also be planted with shrubs and perennials.



Medium Thoroughfares

Medium Thoroughfares consist of Narrow Streets and Main Streets. These streets have slightly smaller setbacks than larger streets, and may have a small lawn and planting strip. Mid size trees such as Maples. Smaller shrubs, and perennials may also be planted.



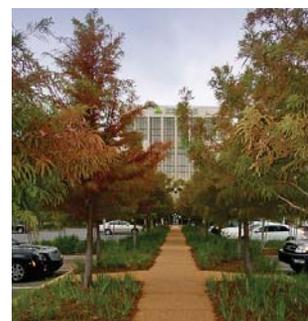
Small Thoroughfares

Small thoroughfares consist of Commercial Streets, Arcade Streets, and Drives. These streets are characterized by small sidewalks, minimal front yard, and a small planting strip for street trees on some streets. Other streets may require pavement cutouts. These streets should be planted with smaller trees and ornamentals such as Sweet Bay Magnolias, as well as shrubs and perennials.



Parking Lots

All parking lots along thoroughfares should be planted using “islands” or pavement cutouts to provide necessary shade to prevent heat island effect, as well as to screen unwanted noise and views. Medium sized to small trees are suitable for parking lots, with smaller trees planted in the pavement cutouts and medium reserved for the “islands” and border screening. The use of shrubs and perennials is encouraged in “islands” and along edges.



Parks & Open Space

Parks and other open spaces will be integrated throughout the community to provide amenities for the residents. A variety of recommended plants will be used to provide shade and screening, define space, and add unifying character to the community.

Open Space Landscape Requirements:

1. Open space trees must be secured with stakes or underground rootball anchors (i.e. duckbill rootball system).
2. If staked, stakes must be removed after one year.
3. To avoid girdling the tree, do not use wire or wire in plastic hose around trunk. Use ArborTie or similar guying material.
4. Broadcast fertilizer over root ball at time of installation
5. Apply 3" of mulch in a 3' diameter circle around tree trunk, keeping several inches from trunk to avoid too much moisture.
6. Plants should be watered regularly.
7. Apply 2 gal. of water per inch of trunk diameter over the root ball.
8. Irrigate daily for first month, every other day for next 3 months, and weekly until rooted.



Park & Open Space Areas:

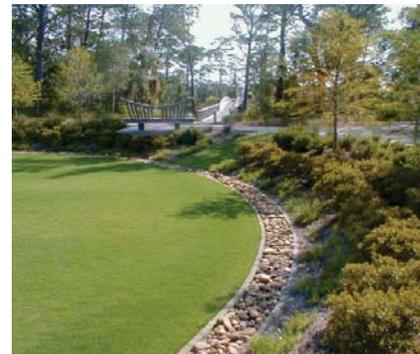
Large Parks

A large area will be designated as park space with opportunities for passive and active recreation. Various sizes of different trees, shrubs, perennials, groundcovers, and vines are recommended throughout, creating a dynamic landscape representative of the surrounding Louisiana landscape.



Green Plazas & Squares

Smaller, more intimate green spaces will be located in key points throughout the community as meeting or resting spots. These should be planted with large trees, ornamentals, and shrubs. They may also contain a small lawn with seating.



Paved Plazas & Squares

Similar in scale to green spaces, these paved spaces will perform a similar function as well. They will be located throughout the park as rest and meeting areas, and between buildings in civic centers.



Playing Fields

Playing fields for active recreation such as baseball and soccer will be located on the northern portion of the park. They should contain large shade trees to screen afternoon sun on sports fields and near rest areas. The use of ornamentals and perennials is also encouraged for visual enhancement.



Stream Restoration

It is important to recognize the role of water throughout the parks and open spaces. Existing and restored streams should be planted with native vegetation to allow for maximum water infiltration and revitalization of habitat. Streams act as wildlife corridors, connecting habitats and allowing wildlife to travel uninhibited. Not only will they perform their natural functions, but they will be used as visual amenities to reconnect to the surrounding natural environment.



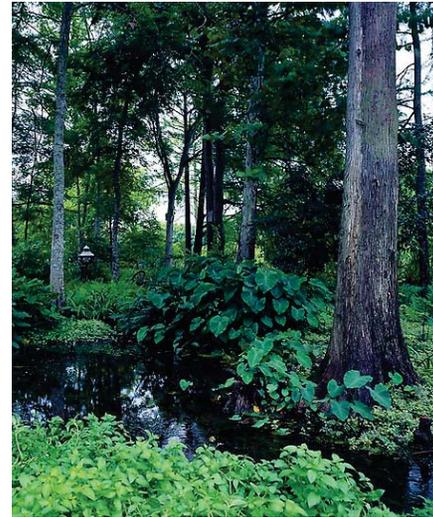
Rain Gardens

Rain gardens are used in key areas to collect stormwater runoff, allowing for maximum infiltration and cleansing of water before entering the ground water table. Native grasses, reeds, and perennials, as well as cypress and other water loving plants may be used in rain gardens. They perform environmental functions and act as visual amenities.



Wetland Enhancement

A portion of the site contains natural wetlands which collect and convey water from the surrounding community. The visual and environmental functions of these wetlands should be highlighted through native plantings, boardwalks, and viewing decks. The invasive species such as the chinese tallow tree, chinese privet, paper mulberry, and other unwanted non-native species should be removed to create a clear path for cypress, tupelo, ferns, grasses, shrubs, and other native plant life to flourish. This wetland enhancement area will serve as a water collection area for the community, similar to the concept of a rain garden but on a much larger scale. It will also serve as a natural habitat for native wildlife and contain specific areas for the viewing of wildlife, displaying the character and rich biodiversity on which Louisiana thrives.



Community Gardens

Community gardens will be located throughout the neighborhoods to offer a specific area for residents to grow seasonal fruits and vegetables, highlighting Louisiana cuisine. Plots will be divided among the residents in the vicinity of each garden. These gardens will be screened by ornamental and evergreen trees and shrubs to define the area for cultivation and blend the gardens seamlessly with the character of the neighborhoods.



Private Spaces

These landscape guidelines have been developed to establish general guiding principles for landscape design, while allowing creative thought and individuality for private residents. As a general rule, all areas visible from a public street, private drive, or an adjacent lot shall be landscaped. An individual lot owner's responsibility for landscape installation extends from the right-of-way along the public street to the rear property line or the edge of pavement on all lots with private drives. The owner's responsibility also extends from one side property line to the other or from the side property line to the back of curb along the public street in the case of corner lots. The owner's responsibility will also extend to the edge of pavement of private drives on either or both sides of a lot.

Plantings on private lots must enforce the overall character of the neighborhood, while displaying the individuality of the resident. Design of front yard landscaping should be thought of in the larger neighborhood context and should be comparable in quality and materials to other front yards on that block. Other materials may be used with the approval of the ARC. Only those backyard plants that can be seen from the street must come from the approved landscape materials list.

Front Yard Landscape Requirements:

1. All plant materials shall comply with American Standard for Nursery Stock standards for container size, caliper, height and spread.
2. Requirements for Front Yard Landscape are as follows: 1) A minimum of (1) tree per lot shall be planted in the available landscape area. 2) A minimum of 1/3 of the available landscape area shall be planted with shrubs. 3) groundcover areas shall take up no greater than 1/3 of the available landscape area. 4) lawn areas shall take up no greater than 1/3 of the available landscape area.
3. All trees shall be a minimum of (2 ½") caliper measured 12" from the ground. Multi-trunk trees are encouraged, and if they are used as a required tree, at least one cane or trunk shall be a minimum of (1 ½") caliper.
4. All shrub planting in the front of the residence shall be a minimum of a 3 gallon size.



5. All groundcover planting in the front of the residence shall be a minimum of a 4" pot size.
6. Plants placed at the front of the residence should be selected for their maturity and size.
7. Where possible the use of double row or staggered spacing arrangements is encouraged.
8. Plants should be selected for their appropriate scale to the space that they are placed. Planting should not be placed as to cause injury, create a security hazard or obstruct views to or from vehicular traffic. Care should be taken near intersections not to obstruct vehicular sight lines.
9. The minimum lawn requirement shall be that all front yards have sodding with certified St. Augustine sod and rear yards either sprigged, hydro mulched, or seeded. If corner lot, front yard on both streets and side yards shall have sod. Owner will have 30 days from time of occupancy of house to meet requirement. ARC reserves the right to approve submitted plans if other grasses than that of certified St. Augustine is specified. Zoysia, & Bermuda grass will also be considered for approval.
10. Exterior equipment, such as, air conditioning compressors, gas or electrical meters, utility boxes and pool equipment shall be visually screened from the street, and common areas by appropriate fencing, screening or landscaping. Details of screening or fencing material shall be submitted for approval. If plant material are used for screening, then plants shall be evergreen in nature and the size of plants shall be at least as tall as the units being screened, or shall be 4' minimum height.
11. Any gazebos or pavilions shown on the plans shall show the location of the structure, details, and the architectural relationship to the design of the house and the overall site plan. Location of such structures shall follow setback and easement requirements set forth in the Design Guidelines.



Back Yard Landscape Requirements:

The backyard area includes all areas behind the house and the front fence return. Landscape shall be installed and maintained by the owner within 3 months of occupancy. Only those plant materials that grow above the fence must be selected from the approved landscape list. The back yard area must be enclosed by wood fence, masonry wall, or a combination of wrought iron and vegetative screening.

1. Plants that can be seen from sidewalk, street, or other public space must be from recommended list
2. Must be enclosed by a wood fence, masonry wall, or combination of wrought iron and vegetative screening

Alley Landscape Requirements:

The alley includes the area between the alley access pavement and the rear fence or wall. This area includes part of the right-of-way and part of the residential lot. The builder is responsible for the design and installation of the plant material in the alley. The homeowner is responsible for maintenance. Lawn, groundcovers, or small shrubs are the only allowable plant materials in the right-of-way. Hardscape is prohibited in the alley area. There must be a minimum of one small ornamental tree. Native species are encouraged.

1. Only groundcover, lawn, and shrubs with an ultimate height of 30" are allowed in the right-of-way.
2. Minimum of one small ornamental tree.



Landscape Irrigation & Maintenance:

The builder and/or homeowner shall be responsible for the watering and maintenance of all installed plant material. The use of an automated underground landscape irrigation system is highly encouraged, but not required. If a landscape irrigation system is not installed, the builder/homeowner shall be responsible for watering the landscape by hand. Landscape irrigation systems shall adhere to the following guidelines:

1. All irrigation systems are to be equipped with an automatic controller and rain sensor. Overspray on hard or constructed surfaces shall be kept to a minimum.
2. Irrigation controllers should be set for particular site conditions to minimize unnecessary runoff.
3. Irrigation systems should be run in the early morning hours before the streets and sidewalks are used by pedestrians.
4. Any above ground backflow prevention device shall be covered with a dark green weather-proof cover and placed in an inconspicuous location.
5. All irrigation heads are to be “pop-up” style heads. Typical risers are 4” in turf areas and 12” in planting bed areas. If taller risers are required due to mature plant material, their placement shall be hidden from view and the risers shall be painted black.



Plants	Parks & Open Space						Streetscapes				Private Space								
	Large Parks	Green Plazas & Squares	Paved Plazas & Squares	Playing Fields	Stream Restoration	Rain Gardens	Wetland Enhancement			Large Thoroughfares	Medium Thoroughfares	Small Thoroughfares	Parking Lots	Neighborhood					
							Shallow	Deep	Edge					Center	General	Edge			
Large Trees																			
<i>Fraxinus pennsylvanica</i> *	●			●															●
<i>Liriodendron tulipifera</i> *	●			●						●									
<i>Magnolia grandiflora</i> *	●			●															
<i>Pinus taeda</i> *	●			●															
<i>Platanus occidentalis</i> *	●			●						●									
<i>Quercus acutissima</i>	●									●									
<i>Quercus alba</i> *	●			●						●									
<i>Quercus falcata</i> *	●	●		●						●			●						
<i>Quercus michauxii</i> *	●			●						●									
<i>Quercus nuttallii</i> *	●	●		●						●			●						
<i>Quercus pagodifolia</i> *	●	●		●						●			●						
<i>Quercus shumardii</i> *	●			●						●			●						
<i>Quercus virginiana</i> *	●	●								●									
<i>Ulmus americana</i> 'Creole Queen' *	●	●								●	●		●						
Medium Trees																			
<i>Acer rubrum</i> var. <i>Drommundii</i> *	●	●		●	●				●				●						●
<i>Betula nigra</i> *	●			●										●		●		●	
<i>Firmiana simplex</i>									●						●		●		
<i>Gordonia lasianthus</i> *									●							●		●	
<i>Ilex opaca</i> *		●		●					●										
<i>Juniperus virginiana</i> *	●			●															
<i>Koelreuteria bipinnata</i>	●								●							●		●	
<i>Magnolia virginiana</i> *	●	●	●	●	●	●			●	●		●	●	●	●	●	●	●	
<i>Nyssa sylvatica</i> *				●	●	●	●		●										
<i>Pistacia chinensis</i>	●	●		●												●		●	
<i>Salix babylonica</i>	●			●															
<i>Taxodium ascendens</i> *	●	●	●	●	●	●	●		●	●		●	●						
<i>Taxodium distichum</i> *	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<i>Ulmus parvifolia</i> 'Emer II'	●	●	●	●						●	●	●	●						●

* Native plants; the use of these natives is encouraged over non-natives.

Plants	Large Parks	Green Plazas & Squares	Paved Plazas & Squares	Playing Fields	Stream Restoration	Rain Gardens	Wetland Enhancement	Community Gardens	Large Thoroughfares	Medium Thoroughfares	Small Thoroughfares	Parking Lots	Neighborhood	
	Parks & Open Space						Streetscapes				Private Space			
							Shallow	Deep	Edge				Center	General
Small Trees														
Acer palmatum														
Camellia japonica														
Camellia sasanqua														
Cercis canadensis	•			•										
Chionanthus virginicus *	•			•										•
Cornus florida *	•			•									•	•
Cyrilla racemiflora *					•	•	•							•
Eriobotrya japonica														•
Halesia diptera *	•			•										•
Ilex vomitoria *	•													•
Lagerstroemia indica	•	•	•	•										•
Magnolia grandiflora 'Little Gem' *	•			•										•
Magnolia liliiflora														•
Magnolia stellata														•
Magnolia x soulangeana	•	•	•											•
Michelia figo														•
Osmanthus fragrans														•
Rhus copallina *						•								•
Vitex agnus-castus	•	•												•
Evergreen Shrubs														
Alpinia zerumbet														•
Alpinia zerumbet 'Variegata'														•
Aucuba japonica														•
Bambusa multiplex 'Alphonse Karr'														•
Bambusa oldhamii														•
Buxus microphylla		•												•
Camellia japonica		•	•											•
Camellia sasanqua 'Shi Shi Gashira'												•		•
Fatsia japonica														•
Gardenia jasminoides	•													•
Hibiscus rosa-sinensis		•	•											•
Ilex cornuta 'Burfordii'													•	
Ilex cornuta 'Carissa'	•								•	•				•
Ilex x attenuata 'Fosteri'	•								•					•

Plants	Parks & Open Space						Streetscapes			Private Space					
	Large Parks	Green Plazas & Squares	Paved Plazas & Squares	Playing Fields	Stream Restoration	Rain Gardens	Wetland Enhancement	Community Gardens	Large Thoroughfares	Medium Thoroughfares	Small Thoroughfares	Parking Lots	Neighborhood		
							Shallow	Deep	Edge				Center	General	Edge
Evergreen Shrubs															
<i>Ilex x attenuata</i> 'Savannah'	●								●					●	●
<i>Ilex x</i> 'Nellie R. Stevens'									●					●	●
<i>Ilex vomitoria</i> 'Nana' *		●							●	●		●	●	●	●
<i>Illicium floridanum</i> *	●			●					●				●	●	●
<i>Jasminum mesnyi</i>	●										●		●	●	●
<i>Myrica cerifera</i> *	●								●		●		●	●	●
<i>Mahonia fortunei</i>									●			●	●	●	●
<i>Malvaviscus arboreus</i>		●							●				●	●	●
<i>Pittosporum tobira</i>		●									●		●	●	●
<i>Prunus caroliniana</i> *	●												●	●	●
<i>Pyracantha coccinea</i>									●				●	●	●
<i>Podocarpus macrophyllus</i>		●							●				●	●	●
<i>Raphiolepis indica</i>	●	●							●	●	●		●	●	●
<i>Rhododendron indicum</i>	●	●									●		●	●	●
<i>Rhododendron obtusum</i>		●													
<i>Sabal minor</i> *	●	●		●	●				●	●	●				●
<i>Ternstroemia gymnanthera</i>									●					●	●
<i>Viburnum japonicum</i>	●	●							●					●	●
<i>Viburnum odoratissimum</i>	●	●													●
<i>Viburnum suspensum</i>	●	●													●
Deciduous Shrubs															
<i>Aesculus pavia</i> *	●	●							●						●
<i>Alocasia macrorrhiza</i>		●		●					●				●	●	●
<i>Brugmansia arborea</i>													●	●	●
<i>Callicarpa americana</i> *	●	●									●			●	●
<i>Calycanthus floridus</i> *	●								●					●	●
<i>Chaenomeles speciosa</i>		●							●				●	●	●
<i>Clerodendrum speciosissimum</i>		●							●				●	●	●
<i>Colocasia esculenta</i>		●		●					●				●	●	●
<i>Hibiscus syriacus</i>		●							●					●	●
<i>Hydrangea macrophylla</i>		●												●	●
<i>Hydrangea quercifolia</i> *									●						●
<i>Ilex decidua</i> *	●								●						●
<i>Indigofera kirilowii</i>	●	●		●										●	●

Plants	Parks & Open Space						Streetscapes					Private Space				
	Large Parks	Green Plazas & Squares	Paved Plazas & Squares	Playing Fields	Stream Restoration	Rain Gardens	Wetland Enhancement	Community Gardens	Large Thoroughfares	Medium Thoroughfares	Small Thoroughfares	Parking Lots	Neighborhood	Center	General	Edge
					Shallow	Deep	Edge									
Deciduous Shrubs																
<i>Itea virginica</i> *	●						●									●
<i>Musa ornata</i>		●						●						●	●	●
<i>Musa x paradisiaca</i>		●						●						●	●	●
<i>Philadelphus coronarius</i>														●	●	●
<i>Philodendron selloum</i>		●												●	●	●
<i>Philodendron x 'Xanadu'</i>		●						●						●	●	●
<i>Rhododendron canescens</i> *	●						●									
<i>Plumbago auriculata</i>		●						●						●	●	●
<i>Spiraea cantoniensis</i>		●												●	●	●
<i>Spiraea prunifolia</i>		●													●	●
<i>Spiraea thunbergii</i>		●													●	●
<i>Tetrapanax papyriferus</i>															●	●
Vines																
<i>Antigonon leptopus</i>	●							●						●	●	●
<i>Bignonia capreolata</i> *		●	●					●						●	●	●
<i>Clematis</i>		●	●					●						●	●	●
<i>x Fatshedera lizei</i>								●						●	●	●
<i>Ficus pumila</i>		●	●											●	●	●
<i>Gelsemium sempervirens</i> *	●	●						●						●	●	●
<i>Ipomoea purpurea</i> *								●						●	●	●
<i>Lonicera sempervirens</i> *	●							●						●	●	●
<i>Millettia reticulata</i>	●	●	●					●							●	●
<i>Parthenocissus quinquefolia</i> *		●						●						●	●	●
<i>Passiflora incarnata</i> *								●						●	●	●
<i>Rosa banksiae</i>	●							●						●	●	●
<i>Trachelospermum jasminoides</i>		●						●						●	●	●
Groundcovers																
<i>Agapanthus africanus</i>		●	●					●	●	●	●	●	●	●	●	●
<i>Ajuga</i>														●	●	●
<i>Ardisia crenata</i>		●												●	●	●
<i>Ardisia japonica</i>		●												●	●	●
<i>Hemerocalis fulva</i>		●	●						●	●	●	●	●	●	●	●
<i>Iris Louisiana</i> *	●	●	●						●	●	●	●	●	●	●	●
<i>Iris pseudacorus</i>	●	●	●		●				●	●	●	●	●	●	●	●

Plants	Parks & Open Space						Streetscapes				Private Space					
	Large Parks	Green Plazas & Squares	Paved Plazas & Squares	Playing Fields	Stream Restoration	Rain Gardens	Wetland Enhancement	Community Gardens	Large Thoroughfares	Medium Thoroughfares	Small Thoroughfares	Parking Lots	Neighborhood	Center	General	Edge
Groundcovers							Shallow	Deep	Edge							
Iris versicolor	●	●	●		●	●	●							●	●	●
Ligularia tussilaginea		●												●	●	●
Liriope muscari		●	●						●	●	●	●		●	●	●
Moraea bicolor	●	●	●						●	●	●	●		●	●	●
Moraea iridiodes	●	●	●						●	●	●	●		●	●	●
Ophiopogon japonicus		●	●						●	●	●	●		●	●	●
Ophiopogon japonicus 'Nana'		●	●											●	●	●
Aquatic Plants																
Althaea officinalis						●	●									
Crinum pedunculatum						●	●		●							
Eleocharis *				●	●	●										
Eutrochium *																
Habenaria repens *							●									
Helianthus angustifolius *							●									
Hibiscus coccineus *						●										
Hibiscus moscheutos *				●		●										
Hydrolea ovata *						●										
Juncus effusus				●	●	●										
Lobelia cardinalis *	●			●		●								●		●
Nuphar advena *						●		●								
Polygonum *				●		●										
Pontederia cordata *				●		●										
Saururus cernuus *					●	●										
Sagittaria latifolia *				●	●	●										
Ornamental Grasses																
Muhlenbergia capillaris *	●	●		●					●	●	●		●	●	●	●
Panicum virgatum *	●	●		●	●	●			●	●	●		●	●	●	●
Pennisetum orientale		●	●						●	●	●	●	●	●	●	●
Pennisetum alopecuroides		●	●						●	●	●	●	●	●	●	●

Plant

Live Oak



Southern Magnolia



River Birch



Swamp Red Maple



Bald Cypress



Plant

American Holly



Crape Myrtle



Camellia



Japanese Maple



Saucer Magnolia



Plant

Azalea



Boxwood



Hydrangea



Hibiscus



Japanese Yew



Plant
Sweet Bay
Magnolia



Savannah
Holly



Upright
Elephant Ear



Rice Paper
Plant



Louisiana
Palmetto



Plant
Indigo



Fig Vine



Monkey Grass



Liriope



Ligularia



Plant
Juncus



Blue Water
Lily



Marsh Mallow



Christmas
Fern



Iris



architectural standards



- general regulations
- architectural regulations
- louisiana vernacular - acadian
- louisiana vernacular - creole
- louisiana arts & crafts
- modern

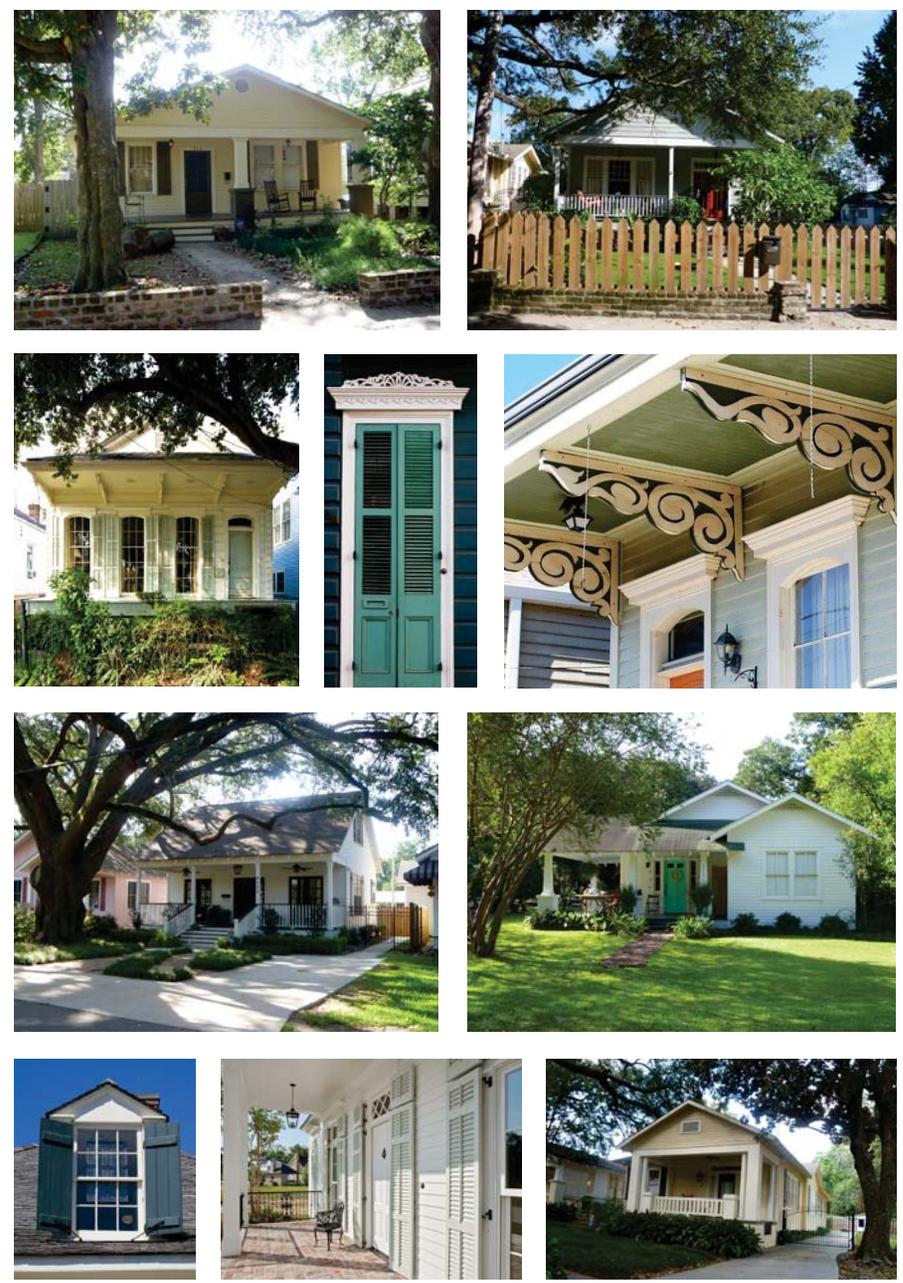


This section of the code is intended to provide guidance regarding the character of the architecture and appropriate detailing that is required to create and sustain a unified vision for the entire development. Individual builders and homeowners, as well as production house builders and developers can use these standards as a guideline to build appropriately and responsibly, while continuing the architectural fabric of the surrounding neighborhoods and community as a whole. These standards are not intended to be looked at in isolation from the rest of the code but instead as a tool to enhance the rest of the guidelines and create a development that is responsive to all the other parts.

Found within these standards are appropriate styles that respond to the surrounding neighborhood and community. They were chosen not only for their relation to the culture of the community and local architecture but also for their ability to be built economically. Economical however is not meant to say it is devoid of detailing. It is essential that the architecture maintain a certain character that will stand the test of time and enhance the rest of the development. The architecture must appropriately respond to the street, be aesthetically pleasing to the pedestrian, be structurally sound and respond to the climate among other things. These styles therefore have been broken up, analyzed, and detailed in a way that can be built economically with the necessary character needed to achieve the aforementioned goals.

The traditional styles presented in this document are applicable not only to single family residences but can be applied to multi-family, mixed-use buildings, row and townhouses, and small or mansion apartments. The larger buildings types are essential to creating more vibrant and central pedestrian zones or districts and help to continue the scale and custom of traditional town centers.

The details and tools that are referenced in the following standards are unique and meant to respond to the climate and geography of the region. Many of these tools serve dual purposes by guarding against the harsh climate of south Louisiana and also providing quality of life amenities to the residents. Such a tool is the porch which has unfortunately been gradually reduced in the vernacular of the region over a number of years. The porch, when positioned appropriately, shields the building from the harsh sun and reduces cooling costs, but also extends the resident's lifestyle to the outdoors. This gives the residents the opportunity to associate with the neighbors along the street and enhances the street life of the development, ultimately leading to safer and more sociable communities. This is just one of the many tools that will be discussed and specified in more detail within the various architectural style



GALLERY OF EXAMPLES



LOCAL ARCHITECTURAL STYLES

standards and serves as a prelude to the opportunities allowed by utilizing tools that respond to the local region.

The Ardendale development transitions with regard to its architectural style. The predominately residential areas, correspond more with traditional styling techniques, while the educational, commercial, and cultural pieces are meant to be more modern and transitional in style to more closely respond to the functions they are built to serve. By allowing more clemency and less prescriptive measures in the style of architecture of these buildings the opportunity for more unique and signature pieces of architecture are granted to the designers. It also allows for the design of the building to more easily reflect the progressive nature of the function that is being utilized within these structures and the intent is to create more placemaking opportunities.

Modern or contemporary styling however should not be different for different's sake but instead be mindful of the surrounding community, development and appropriately respond to the architecture, style, and climate of the region. Care should be take to understand the styles of architecture that are detailed in this document and that will surround these buildings in the development. It is intended that the entire development be cohesive and respond appropriately to each piece. Buildings should first and foremost respond to the public realm and provide interest to the passing pedestrian. The design intent for these buildings is that they do more than simply create a spatial enclosure to the public realm but also serve to enliven it.

Buildings should have visibly active ground floor uses, open and accessible primary entries, and usable public and private open spaces.

The quality and character of materials is equally important to both placemaking and the sustainability of the built environment. Materials and buildings strategies have been adapted on the following pages to adhere to these concerns while also understanding the importance durable and sustainable material choices have on establishing a distinctive and rich building character. It is this approach that will lead to an architecture and development that is built to last and community that will last with it.

BUILDING WALLS: MATERIALS

TYPES PROHIBITED

Vinyl and metal siding, prefabricated or modular construction, and panelized building material.

TYPE I: WOOD

Exterior wood, including but not limited to siding, trim, columns, balustrades, porch decks, decks, fascias, and shutters must be capable of withstanding the elements and be resistant to rot such as cedar, redwood, mahogany or cement board, then sealed with paint or stain. Horizontally applied boards (beveled or drop siding) and wooden shingles are permitted. Plywood and diagonal siding are not permitted.

TYPE II: STUCCO

Stucco or exterior insulation finish systems are allowed over wood, metal frame or masonry construction. Stucco must have a smooth, trowel applied and sand finish or lightly textured finish. Swirl or other heavily textured patterns are discouraged.

TYPE III: MASONRY

Brick shall be from pre-approved wire-cut palette; Cast stone may be used if pre-approved.

BUILDING WALLS: CONFIGURATION & TECHNIQUES

BUILDING WALLS may be built of no more than two materials and shall only change material along a horizontal line, i.e. Brick changes which occur in a vertical line must occur only at an offset of no less than 12", may be combined with wood siding when the material change occurs horizontally (typically at a floor line), with the heavier material below the light. Walls of a single building must be built in a consistent configuration. Wood clapboard shall be horizontal.

Where a wall or fence on one property meets a taller or shorter wall or fence on another property, it is the responsibility of the latter designer to transition their wall or fence to the height of the former.

GARDEN WALLS shall generally be constructed of the same material as the first floor of the primary building. Masonry piers with wood pickets may replace solid masonry walls. Wood may replace masonry at the rear property line. Masonry walls shall be made of stucco or brick while gates shall be wood or steel. Walls may be perforated.

SIDING shall be horizontal, maximum 4" to 6" to the weather.

STUCCO OR PLASTER coating may be applied to concrete block, poured concrete, or brick. Stucco shall be steel troweled or a sack wash over brick is allowed.

TRIM shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

BUILDING WALLS: AMENITIES

BUILDING WALLS shall be one color per material used. Colors of stucco shall be warm in tone and paints for masonry applications shall have a flat finish. All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafter tails, etc) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, pickets, trim, and shutters, may be used provided it complements the overall color scheme of the building. Walls and fences shall be in a range of colors approved for their respective materials. All paint selections shall be "premium grade" or better.

VARIANCES to the architectural regulations may be granted on the basis of architectural merit.

BUILDING WALLS: NOTES

The following shall not be permitted: panelized wall materials, quoins, stucco covered foam moldings below the second floor, curved windows, window air-conditioning units, exposed exterior fluorescent lights, exposed exterior flood lights, above ground pools (except those of the inflatable variety), antennas, flags and flagpoles (except official flags of countries, states, counties and cities flown from 6' poles mounted at a 45 degree angle to building walls), direct vent fireplaces, external alarm systems, and skylights.

These regulations will be updated periodically, and all subsequent changes will apply to all buildings which have yet to complete the schematic design phase.

WOOD which is not finished with a paint or stain is not allowed.



BUILDING ELEMENTS: MATERIALS

CHIMNEYS shall be finished with stucco, brick, or wood.

PORCH RAILINGS shall be made of wood while porch floors and posts may be wood or masonry. Porches on frontages may not be enclosed with glass or screens. Porch ceilings may be enclosed with painted wood, plaster, or metal. Exposed joists shall be painted or stained.

Other railings shall be made of wood, cast metal or stone.

DECKS shall be located only in rear yards and where not easily visible from streets or paths, elevated a max. of 18" above grade and painted or stained.

METAL ELEMENTS shall be copper, natural-colored galvanized steel, anodized or ESP aluminum, or marine-grade aluminum.

PICKETS, POLES, AND BOARDS shall be made of wood or pressure treated wood and painted or stained. Fences shall be made of wood or pressure treated wood and may have stucco piers or brick piers.

DRIVEWAYS can be of concrete or pre-approved palette of brick or concrete pavers.

BUILDING ELEMENTS: CONFIGURATION & TECHNIQUES

CHIMNEYS shall be a minimum of 1:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by the building code. Fireplace enclosures and chimneys shall extend to the ground.

ARCADES AND BREEZEWAYS should have vertically proportioned openings.

POSTS shall be no less than 6" by 6".

PIERS shall be no less than 12" by 12".

RAILINGS shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4".

BALCONIES shall be structurally supported by brackets, tapered beams or columns.

DRIVEWAYS constructed of material other than concrete shall allow the public concrete sidewalk to run continuously without disruption through this area of the driveway.

FENCES on adjacent lots shall have different designs. Where a fence on one property meets a taller or shorter fence on another property, it is the responsibility of the latter designer to transition their fence to the height of the former. Fences should have no more than a 2" gap between pickets.

BUILDING ELEMENTS: AMENITIES

TRIM (Balcony and porch posts, fairs, window trim, rafter tails, etc.) Shall be painted or stained to complement the columns and overall value of the building. An accent color for items such as the front door, pickets, trim and shutters may be used but must complement the overall color scheme of the building.

GARAGE aprons shall be of square or rectangular pervious concrete pavers, brick or concrete. Pavers must contrast drastically with the street surface color.

NATURAL GAS LAMPS (must be flame light, mantels are not allowed) shall be installed on the primary elevation.

CURVED, SCALLOPED, AND/OR BACK LIT AWNINGS, OR BACK LIT SIGNS are not allowed.

BUILDING ADDRESSES shall be posted as required by local requirements on the main building. In addition, the building address shall be posted on the alley above the garage door or otherwise visible from the alley in the absence of a garage door.

ROOFS: MATERIALS

ROOFS shall be clad in one of the following materials; in its natural color, wood shingles, dark gray shingles in either slate or synthetic slate, asphalt or concrete, galvanized steel, 5 v crimp or standing seam, or copper.

SLOPED ROOFS shall be clad in one of the following materials: Synthetic or natural slate, wood or asphalt shingles, galvanized steel, or copper.

ASPHALT ROOF RIDGES shall be clad in a like asphalt shingle or terra cotta, concrete, slate or stone.

GUTTERS AND DOWNSPOUTS when used shall be made of galvanized steel, copper (not copper-coated), anodized or aluminum. Downspouts shall be placed at the corner of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick or gravel.

COPPER ROOFS, FLASHING, GUTTERS AND DOWNSPOUTS shall be allowed to age naturally (not painted or sealed).

AWNINGS shall be structurally supported by brackets, tapered beams or columns.

ROOFS: CONFIGURATIONS & TECHNIQUES

PRINCIPAL ROOF on all freestanding buildings shall be a symmetrical hip or gable with a slope of 4:12 to 8:12. Also allowed are gabled hips, hipped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.

FLAT ROOFS shall align with the cornice lines/parapets.

ANCILLARY ROOFS (attached to walls or roofs) may be sheds sloped no less than 3:12

EAVES shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16" to 32". Overhanging eaves may have exposed rafters.

EXPOSED GUTTERS AND DOWNSPOUTS shall be round or ogee.

No through **ROOF PENETRATION** for mechanical or electrical devices shall be allowed to penetrate the roof at the building's frontage. Penetrations of these devices at approved locations will be of color to match the roof.

AWNINGS shall be attached directly to building walls with or without use of columns. Canopies requiring columns or supports on sidewalks are to be approved by the parish.

ROOFS: AMENITIES

THE FOLLOWING SHALL NOT BE PERMITTED: metal finishes in any color other than those indicated in this document.

WINDOWS AND DOORS: MATERIALS

WINDOWS, DOORS, AND STOREFRONTS shall be wood, anodized aluminum, or cladwood. Doors shall be painted, stained or anodized. Glass shall be no greater than 10% reflectivity.

WINDOWS AT FRONTAGE LINE

Wood window units shall be limited to primed wood window units for field painting, aluminum clad window units, and vinyl clad window units as preapproved. All window units shall have divided lights with authentic wood muntins and mullions in the styles and configurations as indicated by the architectural style regulations. Insulated glazing shall be allowed for use, however tint and reflectivity shall be limited to a maximum of 10%.

WINDOWS AT NON-FRONTAGE LINE

Windows at elevations not contributing to the quality public domain may be other types approved by the design review board. Namely pure vinyl, aluminum and wood. True divided lights are not required muntins however shall not be flat. There are no tinting requirements on these windows.

SHUTTERS shall be wood.

SECURITY DOORS AND WINDOW GRILLES are not allowed.

WINDOWS AND DOORS: CONFIGURATION AND TECHNIQUES

BAY WINDOWS shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside, or be visually supported by structural brackets.

WINDOWS shall be rectangular, vertically proportioned and operable. Transoms may be oriented horizontally with panes which match other configurations. Multiple windows in the same rough openings shall be separated by a 4" minimum post. The window sash shall be located interior to the centerline of the wall. Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.

All vertically superimposed **OPENINGS** shall be aligned and centered along the vertical axis.

WINDOW MUNTINS are encouraged and shall be true divided light or fixed on the interior and exterior surfaces, and shall create panels or square or vertical proportion.

Non alley **GARAGE DOORS** on front load lots shall be a maximum of 10' in width. Garage doors shall be painted or stained. Overhead garage doors will be allowed but at front load lots shall be clad with plants to resemble swinging doors.

SHUTTERS when used shall be operable, sized and shaped to match the openings. Shutters in accordance with the specific architectural typologies is encouraged.

There may be no more than one **CIRCULAR OR HEXAGONAL WINDOW** on any principal elevation.

RECTANGULAR WINDOWS shall be operable encasement or single hung. Circular and hexagonal windows may be fixed.

THE FOLLOWING SHALL NOT BE PERMITTED: curved windows.

SLIDING DOORS AND WINDOWS shall not be used.

SHUTTER DOGS shall always be mounted to secure shutters at the bottom regardless of whether the shutters are operable or not.

GABLE ENDS that tie to a shed shall have the fascia rest on top of the shed roof. There should not be a connection between the horizontal fascia and the angled fascia off rake unless crowns are matched at ends.

SNAP-IN MUNTINS shall not be visible from the exterior.

STAINED OR TINTED GLASS is not allowed.

WINDOWS AND DOORS: NOTES

SHUTTERS that are not sized to cover their openings are not allowed.

PAIRED ENTRY DOORS greater than 48" aggregate are not allowed.

LOUISIANA VERNACULAR - ACADIAN

Historical architecture of south Louisiana is rooted in a style that to a great degree, is a response to the harsh climate and unique geography of the local area. While maintaining subtle hints of its French heritage, these structures progressed to create an architecture that is both elegantly proportioned and practical. Most of the early homes and buildings were simple in form, often one and a half stories and utilized specific elements to meet various needs. As these buildings evolved, these elements became more prominent and identifiable as a specific response to climate conditions and functional necessity.

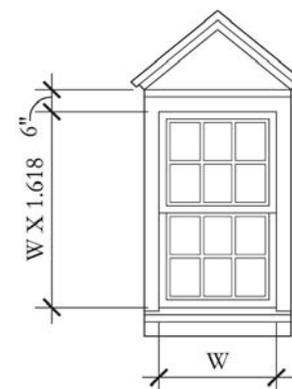
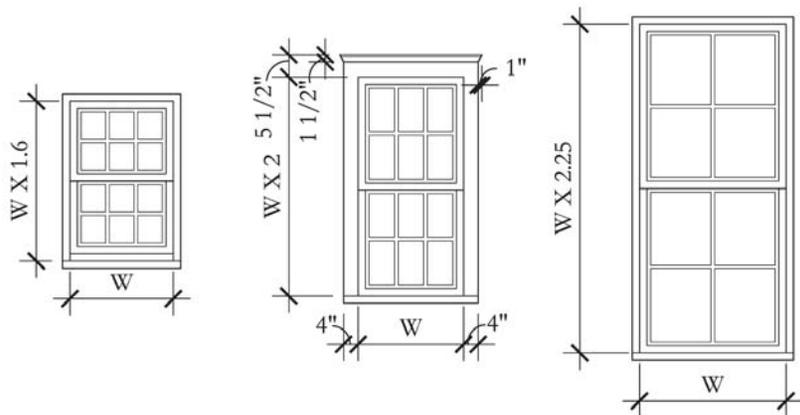
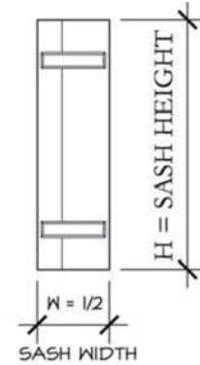
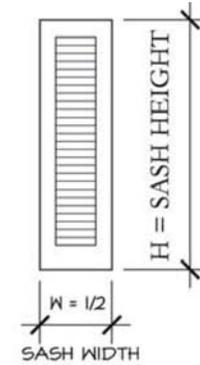
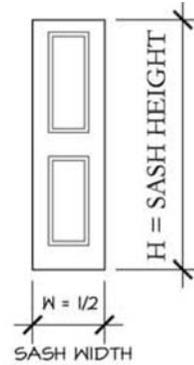
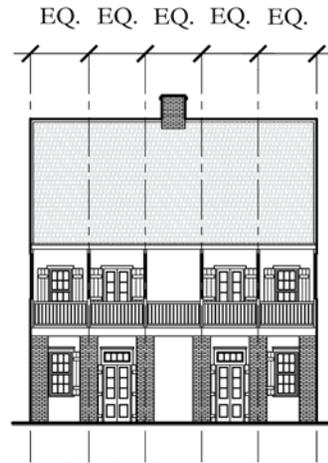
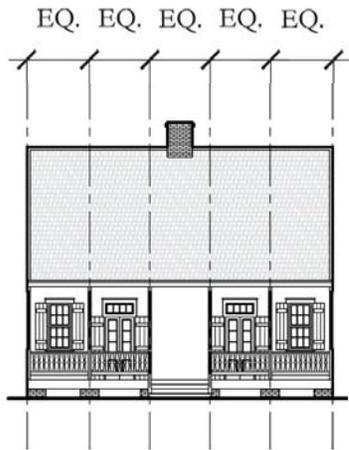
Originally, homes were built directly on the ground and had small porches if one at all. Over time, experience led houses to be raised above grade, sometimes up to one floor, to accommodate for frequent flooding and to avoid insect damage. Insect damage and rot became problematic in early structures, as the wood was directly in contact with the ground and rarely dried out. Thus, these typical cypress piers gave way to more substantial brick piers. Raising the structure also had the added advantage of better ventilation and cooler living spaces. As the style further developed the porch became the most prominent feature and served the dual purpose of accommodating outdoor socializing spaces and added roof height for storage due to the steeply pitched gable roofs. An added benefit was that the porch also gave a shield to the unforgiving heat of the long Louisiana summers. As was common in some of these houses, when the occupants outgrew the homes, they were expanded from the front of the house back. This linear expansion and distinctive configuration led to the designation “shotgun houses”, that is still used today.

While much has changed in the 21st century regarding energy, lifestyle, and needs, many of these vernacular elements associated with Acadian homes still have useful and practical purposes today. The historic homes, while primarily rural in nature, adapt well to urban environments as they have very compact shapes and massing. The front porch is also still environmentally appropriate and the socializing aspect of this space is well suited to adapt to urban streetscapes when oriented towards the street. Finally, the raised nature of home, while not always necessary for flood circumvention or insect damage, still has those added benefits and gives the inhabitants the security of views to the street at a more advantageous and secure vantage point. These details and the following examples exemplify the approach and quality of building that is appropriate for this development.



Existing Local Acadian influenced homes





CHARACTERISTICS

Building Walls:

Materials:

- Walls may be wood, brick, or stucco.
- Exterior siding shall consist of wood or cement board with a face dimension no less than 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:

- Wall projections are never curved
- Undercrofts shall be skirted.
- Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

Building Elements:

Materials:

- Piers and arches shall be brick and stucco

Configuration and Techniques:

- Porches are inset into the primary massing of the building over the entire length of the front facade and sometimes on the back facade as well.
- The porch is a minimum of 8'-0" deep.
- Porch openings are commonly repetitive in rhythm with the primary building wall windows and openings centered within the porch openings. On occasion, when necessary these openings can be off center.
- The massing is typically 1, 1 1/2 or 2 stories
- Windows are typically full length on the ground floor and incorporate tall shutters.

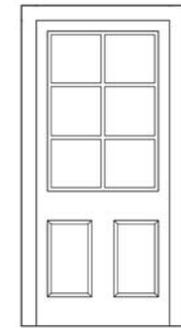
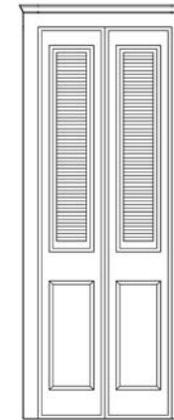
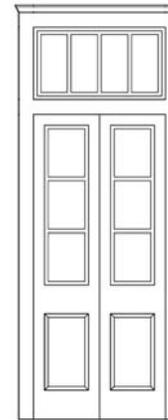
Roofs:

Configuration and Techniques:

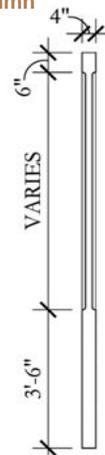
- Gabled roof with a pitch of 8:12 to 12:12.
- Ridge line of the roof is parallel with the front or entry facade.
- Gabled dormers are sometimes used to introduce light into attic spaces. It is preferred that dormers are used when habitable spaces are intended in the accompanying space.



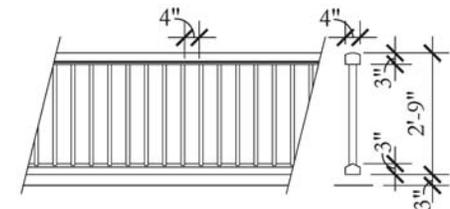
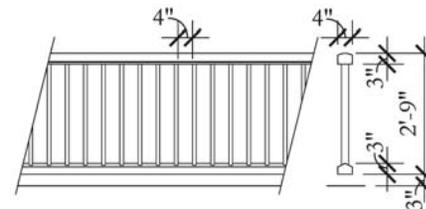
Column types - Square post and Lamb's tongue column



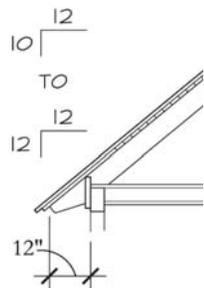
Door Types and Configurations



Lamb's Tongue Details



Railing Types and Details



Examples of Eave Details



LOUISIANA VERNACULAR - CREOLE

The French Creole style, one of the nation's three major colonial architectural traditions takes its cues from a variety of architectural influences. With sensibilities towards rural french architectural, the style evolved over time by introducing elements from the Caribbean and the local climate.

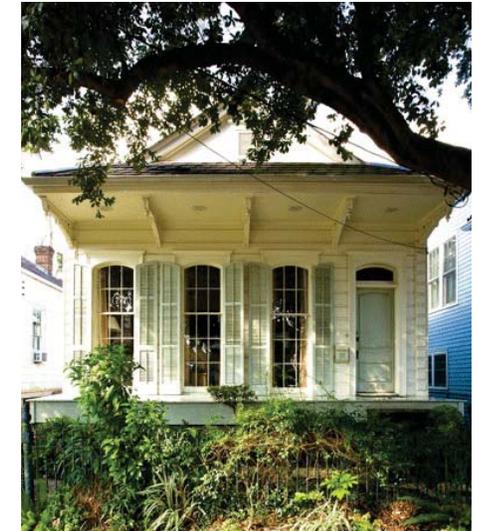
French creole architecture, as compared to the more modest Acadian style, has a variety of massing configurations and building uses. From narrow and broad fronts to urban and multifamily row or townhouses, the style has a variety of different configurations and building types that can and has been adapted within it. The more rural examples tend to have more broad massing strategies while the urban examples range from narrow shotgun houses to multistory rowhouses. Other than the multistory examples, massings tend to be either one, one and half, or two story in height, with porches that extend the length of the primary facade.

As is true with Acadian style structures, the roofs of french creole buildings are primarily steep in pitch and have a minimum porch depth of eight feet. The roof configurations in these structures are not limited to gables but also have hipped roof configurations, and occasionally in larger structures, a combination of the two. The porch is not limited to being inset into the primary mass of the building but is often extended off the front or side facades and differentiated with various roof pitches. Often in the rowhouse, these porches are accentuated with simple to highly ornate structural brackets at the roof overhangs. In the more traditional narrow and broad front homes, the porches have slender wood columns across the front facades and are typically laid out in equal spaces. Windows are often centered on these openings between columns but is not a requirement.

In buildings with half stories and attics, gables are often used in a similar fashion to Acadian dwellings to introduce light into the subsequent spaces. Windows on the ground floors are frequently floor to ceiling and of a vertical orientation due to the tall ceilings found in these homes. High ceilings not only add more scale to the structure but have the advantage of keeping warm air away from the inhabitants leading to overall cooler spaces. With modern advances and the introduction of air conditioning, this design feature is just as critical to keep energy costs down. The following illustrations indicate details, strategies, and examples of historical and recent construction, specific to this style for use in illustrating the quality of architecture intended for this development.



Cottage with colonial style detailing



Cottage with deep porch and raised 1st floor



Cottage with vertically oriented windows



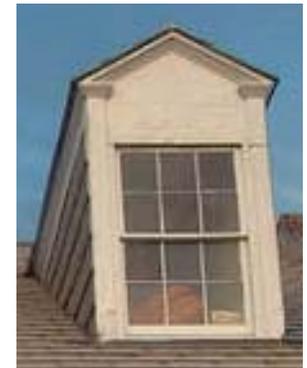
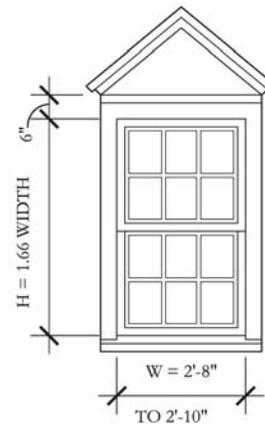
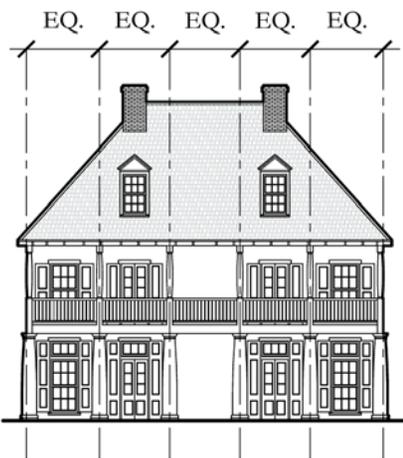
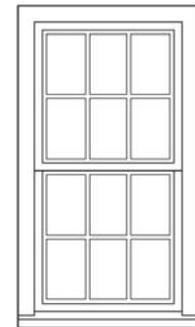
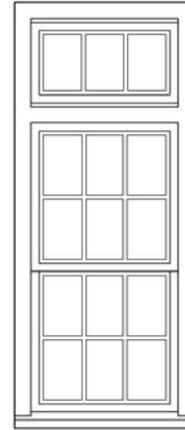
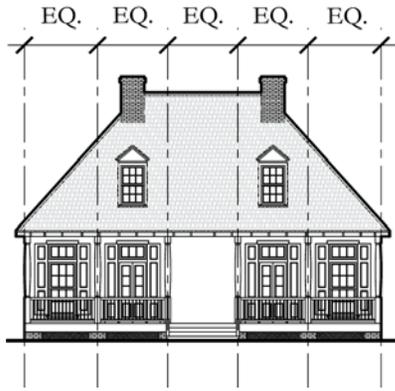
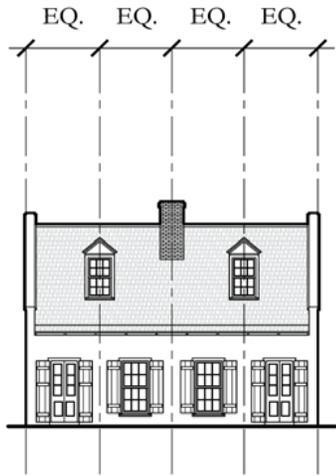
Broad front cottage with 2 story configuration



Overhang/Bracket detail at porch



Urban cottage



CHARACTERISTICS

Building Walls:

Materials:

- Walls may be wood, brick, or stucco.
- Exterior siding shall consist of wood or cement board with a face dimension no less than 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:

- Wall projections are never curved
- Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

Building Elements:

Materials:

- Piers and arches shall be brick and stucco

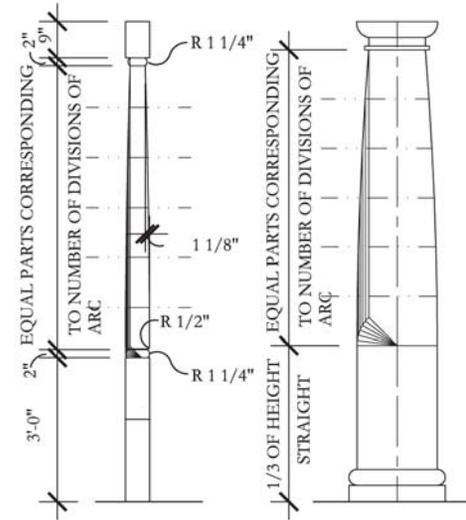
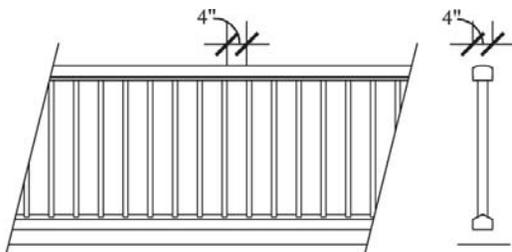
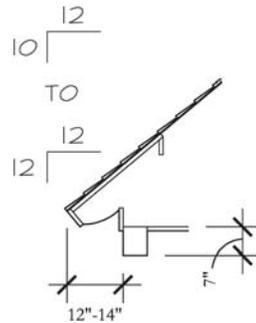
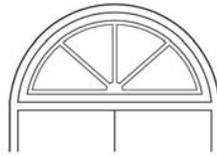
Massing Configuration and Techniques:

- Porches are inset into the primary massing of the building over the entire length of the front facade.
- Massing types range from narrow fronts to rowhouse massing to broad fronts. Rowhouse massing types typically have simple to ornate support brackets across the front or entry facade at the roof overhangs.
- The massing is typically 1, 1 1/2 or 2 stories
- Windows are typically full length on the ground floor and incorporate tall shutters.

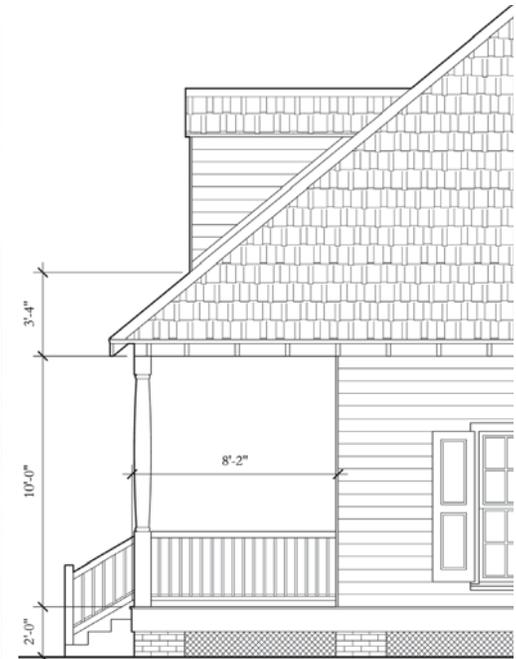
Roofs:

Configuration and Techniques:

- Gabled or hipped roof with a pitch of 9:12 to 12:12.
- Ridge line of the roof is parallel with the front or entry facade.
- Gabled dormers are sometimes used to introduce light into attic spaces. It is preferred that dormers are used when habitable spaces are intended in the accompanying space.
- Shotgun configurations are common in the narrow front massing organization.



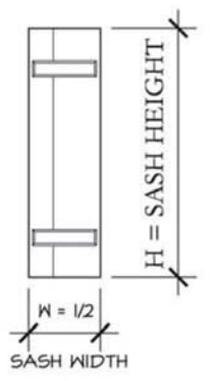
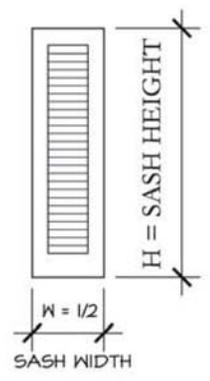
Column Types, Details & Examples



Typical Creole Style Broad Front Example and Massing Detail

F architectural standards

louisiana vernacular - creole



LOUISIANA ARTS & CRAFTS

The Arts and Crafts style, often referred to as Craftsman or Bungalow style architecture, was introduced into Louisiana in the early twentieth century and is found throughout Louisiana and the surrounding Baton Rouge area, including the historic Roseland Terrace district started in 1911. The style is markedly different from the utilitarian and less ornate Acadian style and tends to be more expressive of structural details. Due to its importation, the style tends to be less climate specific than the more historical Louisiana styles but does maintain traditional elements seen in more indigenous styles. This includes but is not limited to front porches, deep overhangs, and raised first floors, the latter of which is a regionally adapted feature of the style.

Craftsman facades in form are generally low and horizontal and are organized in either a symmetrically or asymmetrical fashion. Porches, with a minimum of eight feet utilize roofs with a minimum 4 on 12 slope and rarely exceed 6 on 12 slopes. These roofs are sometimes clad in metal to differentiate the asphalt shingle primary roofing material. The porches range from one-third to the full length of the primary facade, with two story porch homes maintaining full length porches at both levels. The deep porches particular to the arts and crafts style, while not originating locally, are suited for the harsh summer heat of the area.

Deep overhangs are another craftsman element that is well suited for the severe summers and helps to shield at some level, the windows below. Typically, the overhangs and eaves are simple and range from 12 to 36 inches in depth but can often be very ornate. In this development, simple overhangs, utilizing rafter tails at 16 to 24 inches on center is suitable, economical and relatable to the surrounding neighborhoods. The arts and crafts style however, utilizes the expression of structure not just at the eaves but in support and bracket details, often at the roofs and porch structure on the primary facades. These details sometimes express not only the primary structure but the connection of details in more ornamental fashions.

Windows usually combine simple or no muntin bottom panes with top panes that contain a wide variety of muntin options and patterns. A unique window construction, more specific to the craftsman vernacular is the grouping of windows to create larger openings. Windows are often combined into sets or 2 or 3 and are symmetrically or asymmetrically placed on the facade. Shutters in these instances are rarely utilized, however, when used shutters are louvered or panelized in a raised or flat pattern.



Full facade entry porches in both symmetrical and asymmetrical configurations

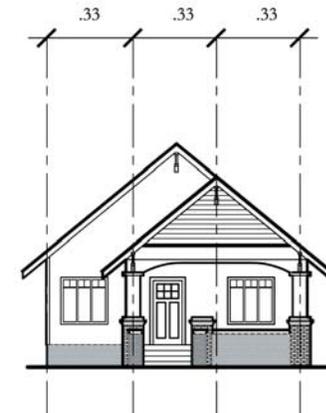
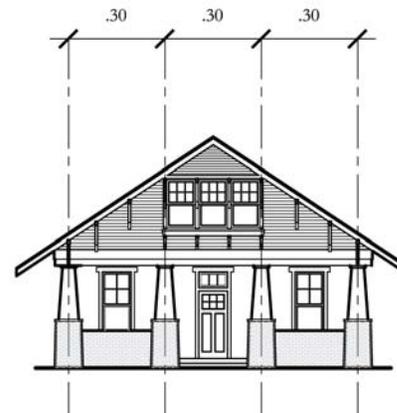
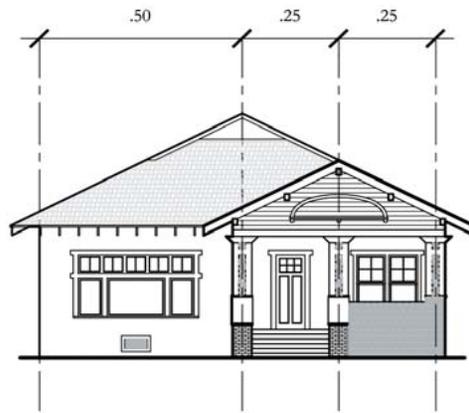
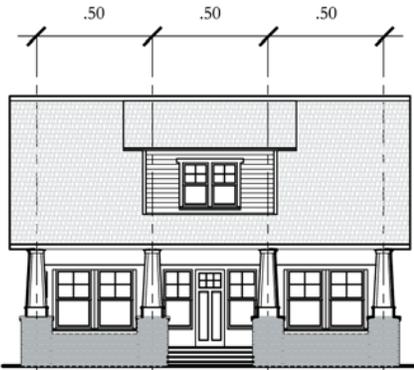


Structural support details at porches



Mix of column types - tapered and double post

Ornamental styled rafter tails



Elevation/Facade Composition Diagrams



Dormer Configurations



CHARACTERISTICS

Building Walls:

Materials:

- Walls may be wood, brick, stucco, or stone.
- Exterior siding shall consist of wood or cement board with a face dimension no less than 1 x 4 and no greater than 1 x 6.

Configuration and Techniques:

- Wall projections are never curved
- Undercrofts shall be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete piers and pilings
- Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

Building Elements:

Materials:

- Piers and arches shall be stucco or brick

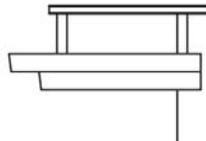
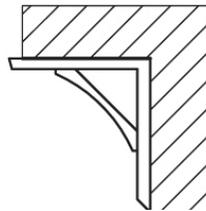
Configuration and Techniques:

- Porches most commonly have 4 columns, but may have 2, 3, 5, 6, 8, or 10
- The porch is most commonly only at the front entrance, but there may be one at the back facade as well.
- The porch may be recessed inward as a portico
- Railings shall have top and bottom rails. Wood top rails shall be eased and on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4"

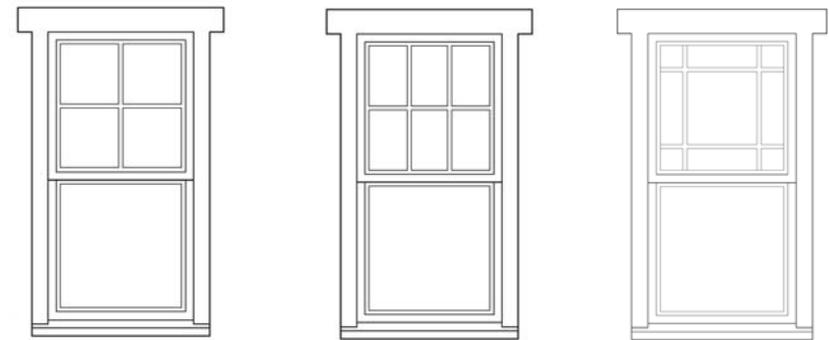
Roofs:

Configuration and Techniques:

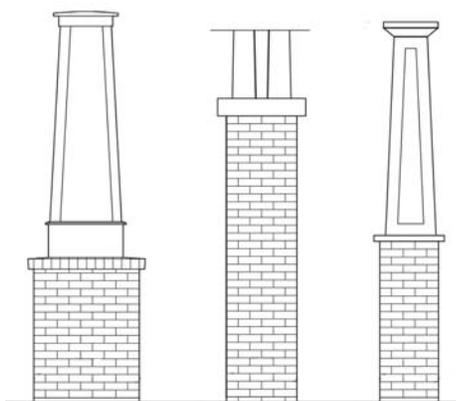
- Gabled or hipped roof with a pitch of 4:12 to 9:12.
- No roof balustrade



Eave Details



Window configurations and types from simple to ornate

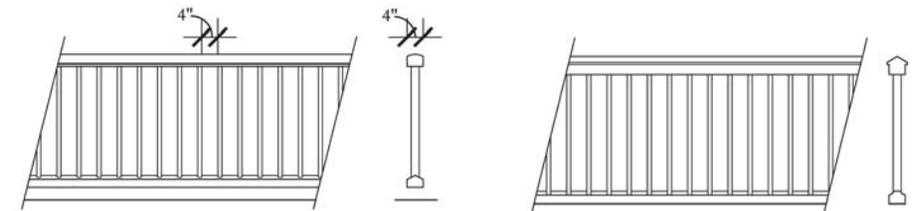


Examples of Column Types



Door configurations with and without transom units





Examples of New Construction in the Craftsman Style

Existing Local Arts & Crafts styled homes.



MODERN

The educational, commercial, and cultural areas of the development are intended to be more transitional or modern in style and represent a less rigid approach to proposing techniques or strategies for achieving a particular vision. No particular style is intended to be prescribed in this document for modern architecture, other than that the designs should utilize an approach appropriate to achieve the following criteria.

First, the architecture should be responsive to the regional and surrounding development's architectural style. The architecture should strive to achieve the quality and elements that give character to indigenous architecture of the region. While this may utilize different materials and reinventing forms, the basic notion of responding to the culture and climate of the region should remain.

Secondly the architecture should engage and contribute to the quality of the public realm. Porches, canopies, windows, and clearly defined entries that are open to the street, are just a few of the elements that should be incorporated to achieve this goal. The types of materials that are used at the pedestrian level are just as important to creating this quality and character. Care should be taken in the choice of the materials that are used so that they respond to the pedestrian and are proportioned appropriately to maintain a human scale.

Lastly, the architecture should respond appropriately to the climate. Appropriate building orientations, fenestration, sunshading, and even material choices all should be considered based on the climate of southern Louisiana. Materials should be chosen with respect to the environment and be as energy conscious and sustainable as possible.

The following examples illustrate modern architecture that is respective of this criteria but also is responsive to the types of buildings that are projected to be utilized in this development. The use of materials, types of fenestration, and relationship to the urban environment are just a few of the items that are demonstrated in these examples. It is the goal of this section to establish a character that is appropriate for the Ardendale development and also allows for innovation that does not neglect the role that context and the urban environment play in shaping the character of this architecture.



Automotive Facility with clear visible overhead doors and clerestory daylighting strategies



Educational facility orientated around and engaging the pedestrian and public realm



Visible ground floor spaces with translucent panels above



Public courtyard spaces that allow a connection to the outdoors from inside while maintaining a visible connection from the outdoors inward



Automotive facility with clear overhead doors



Sunshading strategies to reduce energy while utilizing natural materials and maintaining openness to the outdoors



Visibility of interior functions from the outdoors



Use of a variety of materials and glazing strategies



Public courtyard space



Visibility of interior functions from the outdoors



Step 1. DOCUMENTS FAMILIARIZATION

- Lot Purchase Agreement
- The Entire Design Guideline
- The Declaration of Covenants

Step 2. CONCEPT REVIEW

- Submit Form A: Concept Review Application
- Complete Schematic Drawings
 - Site Plan
 - Floor Plans
 - Elevations
 - Variances

Step 3. CONSTRUCTION DOCUMENTS REVIEW

- Submit Form A: Sketch Review Application
(Bearing Ardentale's Stamp of Approval)
- Submit Form B: Construction Document Review Application
- Submit Form C: Materials & Finishes List
- Complete Construction Documents
 - Site Plan
 - Floor Plans
 - Elevations
 - Details
 - Coverage Calculations & Storm Water Containment
 - Plans
 - Landscape Plan
 - Variances

Function of the Design Review Process

To encourage the architectural harmony of Ardendale, the developer and all property owners are bound by regulations defined in Ardendale Declaration of Covenants and by the requirements contained in this document. To that end, no structure or improvement shall be erected or altered until approvals described in this document have been obtained.

Scope of Responsibility

Ardendale has the right to exercise control over all construction in Ardendale and will also review all alternations and modifications to structures and improvements (even after initial construction is complete), including, but not limited to: painting, renovations, and landscaping.

Enforcing Powers

Should a violation occur, Ardendale has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by Ardendale. Approval by Ardendale does not relieve an owner of his/her obligation to obtain any governmental approvals. If such approvals are required and are not obtained by the owner, Ardendale and/or the applicable governmental agency may take whatever actions are necessary against the owner to force compliance.

Limitations of Responsibility

The primary goal of Ardendale is to review the submitted applications in order to determine if the proposed construction conforms to The Design Guidelines. Ardendale does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the structure and/or improvement.

- Non-compatible or unstable soil conditions, soil erosion, etc.
- Compliance with any or all building codes, safety requirements, and governmental laws, regulations or ordinances.
- The performance or quality of work of any architect or contractor.
- Architect/Designer shall review/implement soils tests requirements.

The Architectural Review Committee

Membership shall consist of individuals appointed by Ardendale. Meetings are held as requests are received.

Review Fees

Review fees are established by Ardendale. Ardendale reserves the right to waive these fees at its discretion.

Review Policy

Ardendale reviews the submission and either grants approval, approval with stipulations, or denies approval. The owner is notified of the decision in writing and/or drawings within thirty days from the date of receipt. One set of plans will be returned with comments. Ardendale may deny approval because the application is incomplete or inadequate. If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the application is denied approval, a formal appeal may be made in writing to Ardendale, attn: Architectural Review Committee.

Application Withdrawal

An application for withdrawal may be made without prejudice.

Variances

All variance requests pertaining to The Design Guidelines must be made in writing. Any variance granted shall be considered unique and will not set precedence for future decisions.

Approval of Builders

All builders must be approved by Ardendale to build in Ardendale. A list of pre-approved builders who understand the high quality of construction expected at Ardendale is available from the realtor. A builder not on the list must receive approval by Ardendale.

Construction Inspection

Periodic inspections may be made by Ardendale while construction is in progress to determine compliance with the approved plans and specifications. Ardendale is empowered to enforce its policies as set forth in The Design Guidelines and the Declarations of Covenants by any action, including an action in a court law, to ensure its compliance.

Waiver and Additional Requirements

The Design Guidelines has been adopted to assist the owners in connection with the design review procedure. However, Ardendale has the right to waive the Design Guidelines requirements on the basis of architectural merit or demonstrated hardship.

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

OWNER	OWNER: _____
	ADDRESS: _____
	TELEPHONE: _____ FAX: _____
	E-MAIL: _____

ARCHITECT	ARCHITECT/DESIGNER: _____
	ADDRESS: _____
	TELEPHONE: _____ FAX: _____
	E-MAIL: _____

LANDSCAPE	LANDSCAPE ARCHITECT (IF SELECTED): _____
	ADDRESS: _____
	TELEPHONE: _____ FAX: _____
	E-MAIL: _____

BUILDER	BUILDER (IF SELECTED): _____
	ADDRESS: _____
	TELEPHONE: _____ FAX: _____
	E-MAIL: _____

Two sets of site plans, floor plans, and elevations are to be submitted.
One study model is to be submitted (for party wall conditions).

Date submitted: _____ Signature: _____

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

OWNER	OWNER: _____ ADDRESS: _____ TELEPHONE: _____ FAX: _____ E-MAIL: _____
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ARCHITECT	ARCHITECT/DESIGNER: _____ ADDRESS: _____ TELEPHONE: _____ FAX: _____ E-MAIL: _____
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LANDSCAPE	LANDSCAPE ARCHITECT (IF SELECTED): _____ ADDRESS: _____ TELEPHONE: _____ FAX: _____ E-MAIL: _____
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BUILDER	BUILDER (IF SELECTED): _____ ADDRESS: _____ TELEPHONE: _____ FAX: _____ E-MAIL: _____
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BUILDER	INTERIOR DESIGNER (IF SELECTED): _____ ADDRESS: _____ TELEPHONE: _____ FAX: _____ E-MAIL: _____
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* Be Sure To Submit Construction Document Review Paperwork Before Sending Project Out To Bid. *

Two Sets Of The Following Documents Are To Be Submitted:

- | | | |
|------------------|-------------|-----------------|
| Form A (Stamped) | Site Plan | Details |
| Form B | Floor Plans | Landscape Plans |
| Form C | Elevations | |

Date Submitted: _____ Signature: _____

BLOCK: _____ LOT: _____ BUILDING TYPE: _____

ELEMENTS:

DESCRIPTION (INCLUDE MANUFACTURER AND PRODUCT # WHERE APPROPRIATE)

RAILINGS _____

CHIMNEY _____

DOORS: MAIN ENTRANCE _____

OTHER _____

DRIVEWAY _____

WALKS _____

GARAGE DOOR _____

FENCE GATES _____

GUTTER _____

LIGHTING _____

DECK _____

ROOFING _____

SHUTTERS _____

SOFFIT/TRIM _____

WALLS _____

WINDOWS _____

Identify the proposed materials and colors as noted above. Include pertinent information or samples, such as photographs or cut sheets. Include color sample board for all painted, stained, or factory-colored materials.

Date submitted: _____

Signature: _____

Submit two copies of all required documents and drawings to _____, Attn: _____ at:
 (Mailing address) (Physical Address) (E-Mail Address)

All documents shall include the name of the project, Ardendale, block and lot number, building type, owner(s) name(s), and the date.

Step 1. Review Documents
 In order to proceed, you should have reviewed the following documents:

1. The Lot Purchase Agreement.
2. The Design Guidelines which consists of the Regulating Plan, the Urban Regulations, and the Architectural Regulations.
3. The Declaration of Covenants.
4. The Design Review Procedure (this document).
5. The list of recommended architects, landscape architects, and approved builders.

Step 2. Sketch Review
 This review confirms a correct interpretation of The Design Guidelines. Ardendale will stamp the drawings upon approval.

1. Form A: Sketch Review Application
2. Schematic Design Drawings as outlined below:
 - Site Plan (1/16" = 1') showing:
 - North arrow
 - Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines.
 - Drives and walks, with dimensions of each.
 - Existing trees shown.
 - Any garden information.
 - Floor plans (1/8" = 1' or 1/4" = 1')
 - Elevations (1/8" = 1' or 1/4" = 1') showing:
 - Porches, balconies, doors, and windows.
 - Principal materials rendered and specified.
 - Height of each floor, eave and maximum

- height in relation to ground level
- Roof pitch.
- Variances: If there are any variances to The Design Guidelines, submit a description of them and the justification based on merit or hardship.

Step 3. Construction Documents Review
 ** Be sure to submit construction Document Review paperwork before sending project out to bid.**

This review checks the construction documents for compliance with The Design Guidelines and verifies that recommendations made at the sketch review have been incorporated. Conformity to applicable local regulations and building codes is the responsibility of your architect or builder. Ardendale will stamp the drawings upon approval.

1. Form A: Sketch Review Application bearing Ardendale' stamp of approval.
2. Form B: Construction Document Review Application
3. Form C: Materials and Finishes List
4. Construction Documents as outlined below:
 - Site Plan showing:
 - 1" = 20': Building footprints and setbacks from adjacent properties on all 4 sides. (See Site Plan sketch).
 - 1/16" = 1': North arrow; property lines; and setbacks with dimensions.
 - Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines; location of parking on site; drives and walks with dimensions of each.
 - Floor Plans (1/4" = 1') showing:
 - Rooms dimensioned and uses labeled.
 - All windows and doors with swings

- shown.
- All overhangs of doors and roofs as dashed lines.
- Overall dimensions.
- Total square footage (enclosed and porches shown separately).
- Elevations (1/4" = 1') showing:
 - Porches, balconies, doors, and windows.
 - Principal materials rendered and specified.
 - Height of each floor, eave and maximum height in relation to ground level.
 - Roof pitch.
- Details (3/4" = 1' or 1-1/2" = 1') showing:
 - Eaves.
 - Door and window surrounds.
 - Porches.
 - Others as requested by Ardendale.
- Landscape Plan delineating tree save areas and new plantings by common species names.
- Variances: If there are any variances to The Design Guidelines, submit a description of them and the justification based on merit or hardship.

Ardendale will approve, approve with stipulations, or deny continued construction. The owner may also be asked by Ardendale to stake out the building, garden walls, fences, and trees to be removed.

If you have not selected a Builder by this time, you should do so now.

