

LEXINGTON CIRCLE



DESIGN GUIDELINE



Table of Contents		Page
I.	Intent	2
II.	Approved Uses	2
III.	Approval Process	2
IV.	Planning Regulations	3-6
	A) Streets	
	1) Main Street	
	2) Side Street (s)	
	B) Setbacks	
	C) Landscaping	
	D) Signage	
	E) Lighting	
V.	Architectural Regulations	8-11
	A) Commercial	
	1) Key Element	
	2) Massing	
	3) Doors & Windows	
	4) Materials	
	5) Colors	
	B) Multi-Family Residential	
VI.	LUC - 16	12-16

**I. Intent**

This design guideline is set forth as a reference for all development that will occur in the Lexington Circle Mixed Use Development in Peachtree City, GA. It is intended to foster architectural design that is in keeping with Lexington Circle's conception as a pedestrian-oriented, traditionally styled community. The following pages will establish a framework for the site-planning and architectural character, as well as the approval process. Consistency in this character is what will ensure the success of the development.

II. Approved Uses

Peachtree City approved a Mixed-Use Development Plan with the following uses:

- a) General Office Commercial
- b) Theater and Restaurant Commercial
- c) General Retail Commercial
- d) Multi-Family Residences in Second-Floor Lofts

All commercial uses have floor area limitations (refer to LUC-16, as approved by the City Council on March 16, 2000) and are to occur on designated parcels of the development. The Multi-Family category of residences must occur in Lexington Circle and only on 2nd and 3rd floors. Refer to the planning and architectural regulations for more detailed information.

III. Approval Process

The process for the approval of any building and site design shall be as follows: Not later than ten working days prior to the scheduled meeting a design package including: Site Plan (showing landscape layout), Floor Plans and Elevations shall be submitted to each member of the Architectural Review Board (ARB). Finish material descriptions shall be noted on the plans and samples shall be made available at the ARB meeting. The ARB shall consist of 3 members: 1) an appointed representative of Foley Design Associates; 2) an appointed representative of Peachtree City Department of Development Services; 3) the landowner/developer (submitter). The ARB will meet at City Hall, Peachtree City. Comments on plans submitted will be addressed at the ARB meeting by the members and the meeting will not close until all comments are noted and signed off by each attending member. Corrections, if any, noted at this first ARB meeting shall be addressed by the submitter and corrected plans shall be submitted to the ARB members not later than one week prior to the next scheduled meeting. Approved plans shall be signed off by the members at the first meeting if there are no comments or at the 2nd meeting if comments from the first meeting have been addressed. There will be an application fee of Five Hundred Dollars (\$500.00) for each ARB review payable to Foley Design Associates. Additional fees shall not be assessed unless the submitter's architect has failed to address

the comments from the initial ARB meeting and therefore additional meetings must be scheduled. The ARB reserves the right to interpret this design guideline with respect to a design submittal.

Concurrent to the ARB submittal, a site development plan shall be submitted to Peachtree City. The city review process will take approximately 30 days.

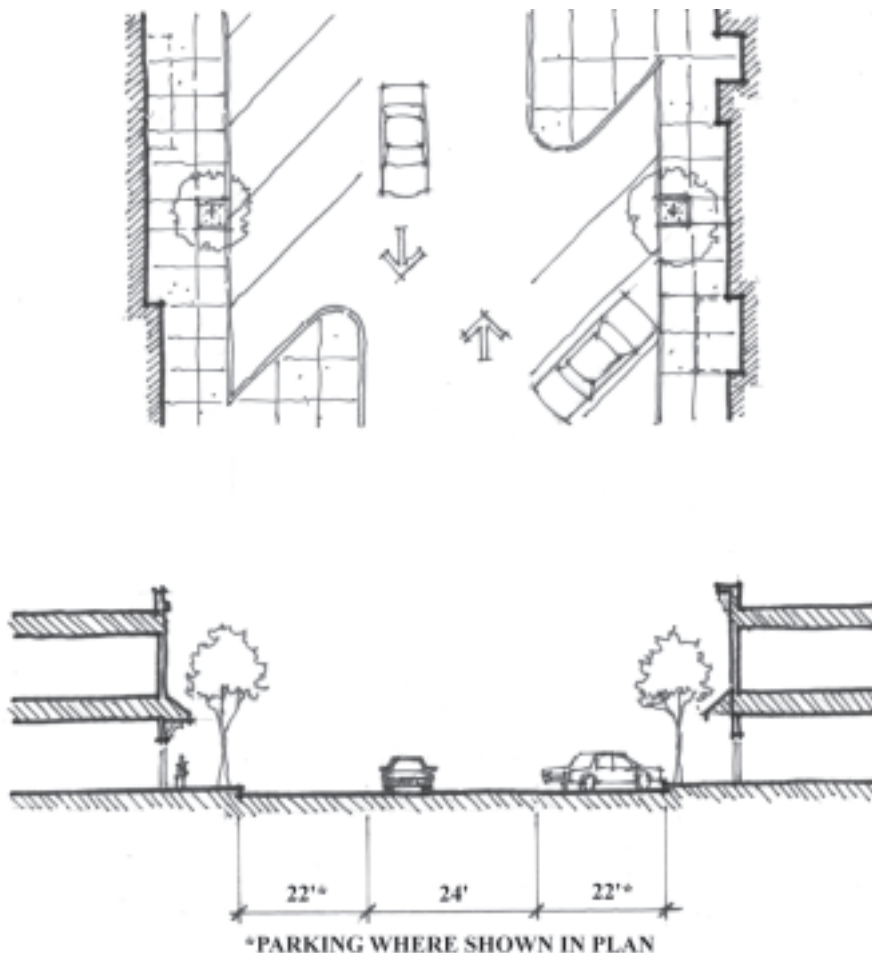
In addition to the provisions of this guideline, all construction is subject to the provisions of the standard building code, the CABO one and two family dwelling code and other applicable state, county or city codes. The ARB is not responsible for design or construction defects or failure of the building to comply with the appropriate codes.

IV. Planning Regulations

A) Streets

The streets of a community are the fabric that ties it together. Their scale and detailing are essential to creating a sense of place. Within the community there is a hierarchy of streets, beginning with “Main Street”.

1) *Main Street*



This is the heart of the community, to and from which people walk, drive, or cart.

Some of the common features are:

- a) Parking- Angled parking shall be permitted. All angled parking is to be at 45° to the street. All off-street parking may be conventional, 90°.
- b) Sidewalks- Shall extend from the curb to the face of the building. This is typically 15', minimally 10'. Exceptions are subject to review.
- c) Street Lights- Pedestrian pole lights shall be equal to the "1910 Acorn" fixture by Sternberg, on 12' "Decatur" posts with a black finish (at right). Typical spacing is +/- 50' o.c., with lights placed at most street corners. See section IV - E for other light types.
- d) Street Trees- The selected species shall be Chinese Elm @ 50' o.c. or other canopy/shade tree (all of same type), planted in wells, alternating with the street lights. All trees should be a minimum 3" caliper, and their wells should be covered with the "A.D.A" square tree grate with a black finish by Ironsmith Company.
- e) Signage- See Signage Section (IV-D)
- f) Bike Racks- Shall be provided at each block.
- g) Benches- Shall be equal to the "RB-28", with a black finish, by Victor Stanley (shown below). A minimum of one per block shall be installed.
- h) Trash Cans- Shall be equal to "SD-35", with a black finish by Victor Stanley (shown below). They should be placed at or near all major tenant entries.



street light



2) *Side Streets*

- a) Parking- Parallel parking shall be permitted. All off-street parking may be conventional, 90°.
- b) Sidewalks- Shall extend from the curb to the face of the building. There shall be a minimum of 10'. Exceptions are subject to review.
- c) Street Lights- Pedestrian pole lights shall be equal to the “1910 Acorn” fixture by Sternberg, on a 12’ “Decatur” pole. Typical spacing is +/-50’ o.c., with lights placed at most street corners. Building mounted fixtures shall be similar or complimentary in style.
- d) Trees- The selected species shall be Chinese Elm @ 50’ o.c., planted in wells, alternating with the street lights. All trees should be a minimum 3” caliper, and their wells should be covered with the “A.D.A” square street grate, with a black finish by Ironsmith Company.
- e) Signage- See Signage Section (IV-D)
- f) Bike Racks- one per block
- g) Benches- not required
- h) Trash Cans- at major tenant entries

B) Setbacks

No specific lot setbacks exist for commercial development. There are buffers:

- 60’ tree save landscape buffer along S.R. 54
- 50’ tree save landscape buffer along Walt Banks Rd.
- 50’ vegetated buffer between commercial and residential.
- Contiguous buildings are encouraged. When they are detached, there shall be 10’ min. building separation

C) Landscaping

It is the owner’s responsibility to submit a landscape plan along with the building design to the ARB. The plan should illustrate the scope and type of plant material, ground plane treatment, etc. The landscape layout should compliment the architecture. For instance, trees may be placed in front of a large expanse of wall. All utilities, mechanical units, dumpsters shall be screened with dense plant material and/or architectural screening (fence, etc.).

Concurrent to the ARB submittal, the owner should submit full site development plans to Peachtree City.

- 1) The following list outlines several approved plant materials. Other plant materials may be submitted with the landscape plan and are subject to review by the ARB.

Lexington Circle Suggested Plant List

<u>Canopy/Shade Trees</u>	<u>Flowering Trees</u>	<u>Evergreen Trees</u>	<u>Evergreen Shrubs</u>	<u>Deciduous Shrubs</u>	<u>Groundcover</u>
Chinese Elm	Dogwood	Foster Holly	Dwarf Burford Holly	Virginia Sweetspire	‘Big Blue’ Liriope
Willow Oak	Kousa Dogwood	Nellie Stevens Holly	Recurve Ligustrum	Hydrangea Sp.	Dwarf Mondo
Nuttall Oak	Crape Myrtle	Savannah Holly	Dwarf Yaupon Holly	Nearly Wild Rose	Sargent Juniper
Red Maple	Yoshino Cherry	Japanese Cryptomeria	Helleri Holly	Spirea Japonica	Blue Rug Juniper
Sugar Maple		Tree Form Ligustrum	Azalea	(ornamental grass)	Holly Fern
		Tree Form Burford	Purple Leaf		(annuals &
		Holly	Loropetalum		(perennials)
			Plum Yew		
			Boxwood		

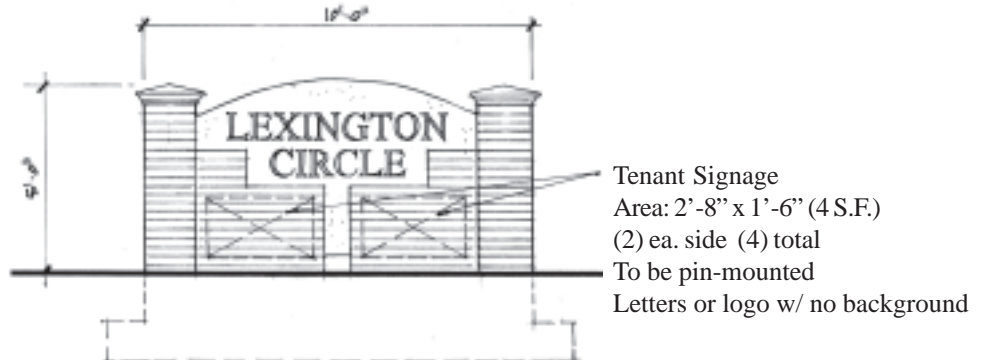
2) Parking lot landscape requirements:

- Must meet Peachtree City requirements outlined in Section 1109 of the Land Development Ordinance.
- The selected species shall be Chinese Elm @ 50' o.c. or other canopy / shade tree listed in section IV-C.

D) Signage

In addition to the requirements of this guideline, all tenant signage must comply with the Peachtree City signage ordinance (sect. 66-1). Each tenant is responsible for obtaining a sign permit.

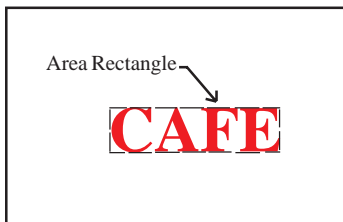
Monumental signage at the property entries shall meet the standards set by Peachtree City and be constructed of the materials listed in Section V.A(4). There shall be four (4) tenant identification positions at each monumental entry sign. The distribution of those four spots will be based on the size of each tenant in close proximity to that entrance. (i.e. the four largest tenants obtain one spot each) It is also possible for a tenant to occupy two spots (one each side).



The following types of signage are allowed for tenant identification in Lexington Circle:

1) **Wall signage** - This refers to any sign or graphic parallel to the facade of a building.

- Wall signage shall not exceed fifteen inches in depth, (projection from the wall).
- Wall signage shall be limited to (1.5) square feet of area per linear foot of building frontage, or a maximum of (150) square feet. Area is determined by the smallest rectangle required to enclose the letters or graphic. Frontage is determined by the primary facade only.
- All wall signage must occur within the facade of a building, preferably within a sign band, and shall not extend above the roof or parapet line.
- All wall signage must be indirectly lighted.



Area diagram.

2) **Banner signage** - This refers to any sign or graphic mounted to the facade of a building, projecting perpendicular to the facade.

- Banner signage shall be constructed of either metal or acrylic plaques, mounted on a bracket or banner arms, or fabric awning material mounted on banner arms.
- Banner signage shall be limited to 20 square feet in area.
- Banner signage must occur within the facade of a building, and shall not extend above the roof or parapet line.

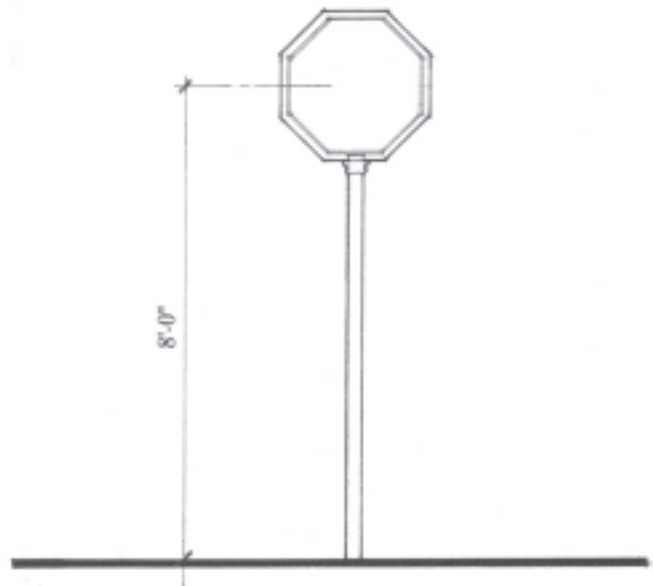


- 3) **Window signage** - Refers to any sign or graphic applied directly to a storefront window.
- Window signage shall be limited to (10) square feet in area. Area is determined by the smallest rectangle required to enclose the letters or graphic.
 - Window signage shall be decal-type, direct-adhesion graphics. No panels, boxes, etc. mounted against the face of a window shall be allowed.
 - There shall be no background for window signage which obstructs view through the glass. Opaque signage shall be limited to the letter and/or graphics (i.e. logo) only.



Directional and regulatory signage:

All vehicular and pedestrian way-finding signage shall be mounted on 3” diameter painted metal poles (black). All sign panels shall be top-mounted with a collar bracket. All signage panels shall be mounted at a height of 8 feet.



E) Lighting

In addition to the street light specified (Sternberg 1910 Acorn, 12' Decatur posts), there shall be the following limitations on other light types.

- 1) Allowable fixture types are RLM shades, carriage lamps, globes with frosted glass or other architecturally decorative fixtures with a historic style. It is preferable that the light have a concealed source.
- 2) Parking lot fixtures (for off-street parking) shall be McGraw-Edison GR Galleria Round, with high pressure sodium lamp and arm mount. The level of illumination achieved in these areas should not exceed 3 footcandles.
- 3) Prohibited light styles are: shoe box, wall-pack and cobra type lamps, in addition to any others prohibited by Peachtree City.

V. Architectural Regulations

A) Commercial

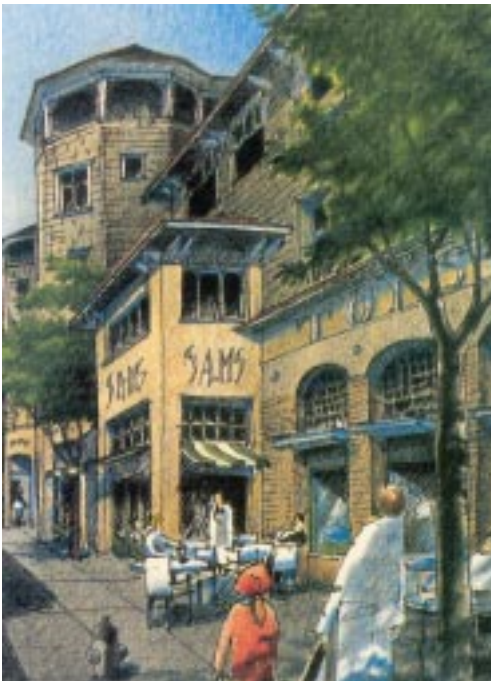
The character of Lexington Circle is based on the “Main Street” concept of traditional small towns throughout America. This idea is rooted in creating a pedestrian-oriented environment and establishing a vibrant community identity. The architecture should reflect the scale, proportion, materials and details found throughout the true “Main Streets” of early 20th Century America.



Note the surface articulation.

1) Key Elements:

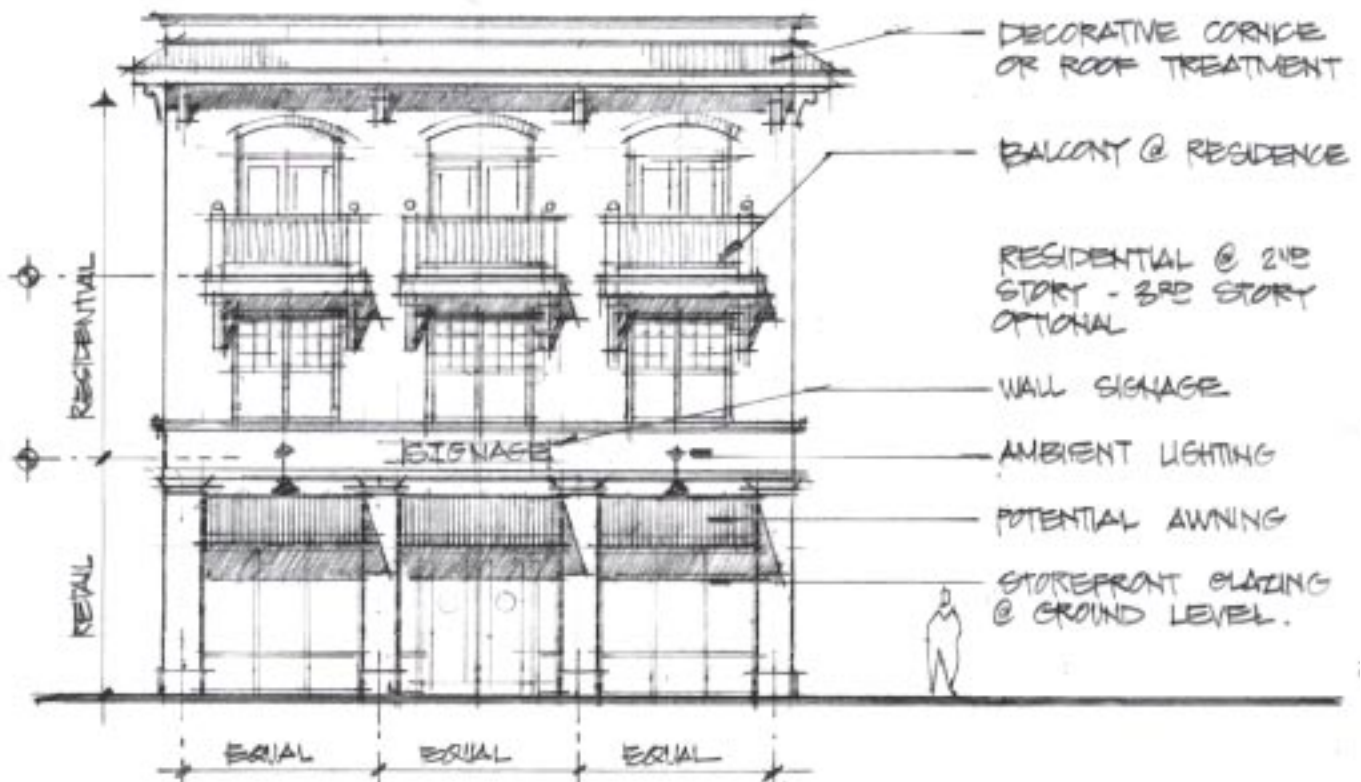
- Storefront window systems at ground level
- Well detailed eaves or cornices
- Evenly spaced, vertically proportioned window bays and/or columns.
- Potential use of awnings, other roof elements



Example of cornice.

2) Massing:

In general, the façade of a commercial design should provide visual interest to the pedestrian. The minimum height for a parapet shall be 16' above grade, with a min. 10' ceiling. When gable or hip roof forms are used, their slope shall be 8:12 to 12:12. Emphasize the verticality of each component to the extent possible. This ranges from an individual window to structural spacing to the entire façade.



The anatomy of a facade.

3) Doors and Windows

- Typical storefront glazing system shall be similar to Kawneer, with an anodized bronze or painted finish. Individual windows should be vertical in proportion.
- Accent windows are encouraged, but are subject to review.
- All hardware to be black or bronze.

4) Materials:

- a) Roofing (For sloped roofs)
 - Standing seam metal
 - Architectural asphalt shingle
 - Awnings, may be 4:12 minimum
- b) Cladding
 - Brick (finish or painted)
 - Cast stone or precast concrete
 - Stucco or EIFS (limited use)
 - Cementitious lap siding
- c) Lintels
 - Brick
 - Cast stone or pre-cast
- d) Cornice, Trim
 - Pre-formed polymer shapes by Fypon or equal
 - Painted wood
 - Painted metal
- e) Gutters/Leaders
 - Copper or painted ogee or half round gutters
 - Copper or painted round leaders
 - Conductor boxes on parapet treatments
- f) Lighting (concealed source; see also section IV - E)
 - Wall mounted carriage lamp (black or bronze)
 - Wall mounted gooseneck and RLM lamps (black, bronze or dark green)
 - No wall packs.
- g) Monument Signs
 - Brick
 - Cast stone or precast concrete
 - Stucco or EIFS

5) Colors: A sample board of the following materials will be on file with the ARB.

- a) Cladding:
 - Brick
 - Finish bricks should have either a tumbled, handmade or molded surface texture. Allowable colors include (by Boral): Old Abbey Antique; Milva; Cameo; Misty Bay; Middle Plantation, or equal.
 - Painted white.
 - EIFS
 - Allowable colors include (by Dryvit): #111 Prairie Clay; #112 Sandalwood Beige; #310 China White; #442 Cotton; #449 Buckskin, or equal.
 - Natural stone
 - Coursed or stacked stone, colors similar to synthetic stone, subject to review.
 - Synthetic stone
 - Allowable colors include (by Cultured Stone): Caramel Drystack

Ledgestone; Cedar Drystack Ledgestone; Austin Cobblefield; Golden Blend European Castle Stone; Cedar Limestone, or equal.

- b) Trim
 - Facias, Friezes, Surrounds, etc.:
White, (Sherwin Williams) Olympic Range #SW2385, Weathervaine #SW2927; Blue Ridge #SW2257; Black Cherry #SW2724, or equal.
 - Storefront Windows:
same colors as above or anodized bronze.
 - Other windows (clad or painted):
White, same colors as above or manufacturer's clad colors such as Burgundy or Hartford green. Subject to ARB review.
- c) Signage (see Section IV-D)
- d) Awnings / Canopies
 - Solid color fabrics:
Allowable colors include (by Sunbrella): Navy Blue, Forest Green, Burgundy, Black Cherry, Black, or equal.
 - Metal Roofs:
Allowable colors include (by Berridge): Aged Bronze, Hartford Green, or Burgundy.
- e) Roofs
 - Architectural shingles (by GAF):
Cedar blend; Heather blend; Slate blend; Driftwood blend, or equal.
 - Metal Roofs:
same as above.
- f) Precast stone
 - Shall range from white to beige / buff.

B) Multi-Family Residential

Multi-family residential development occurring within Lexington Circle is limited to the upper floors (2nd and 3rd) as loft-style residences. As such the architectural character should be consistent with the commercial buildings of which they are a part.

Many of the same principles will apply to the multi-family residential designs as they do to the commercial designs. For instance:

- Vertical rather than horizontal openings
- Well detailed eaves or cornices
- Similar (or complimentary) materials
- Surface articulation (via balconies*, window planters, etc.)
*the use of balconies is subject to approval of the ground floor commercial tenant

The color palette shall be similar to that listed above for commercial development.

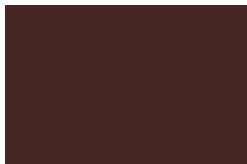
Note: all loft residences shall be rear-entry only. That is, no unit shall walk out onto Main Street.



Standard Colors



Aged Bronze



Burgundy



Hartford Green

Lexington Circle EIFS Color Palette



Figure 1 Buckskin



Figure 2 China White

Lexington Circle EIFS Color Palette

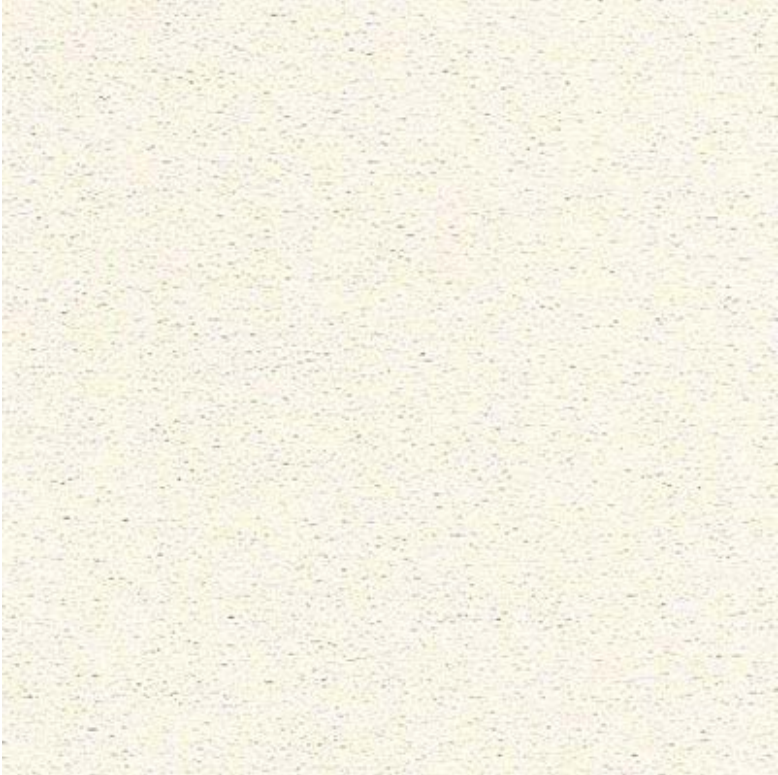


Figure 3 Cotton



Figure 4 Prairie Clay

Lexington Circle EIFS Color Palette

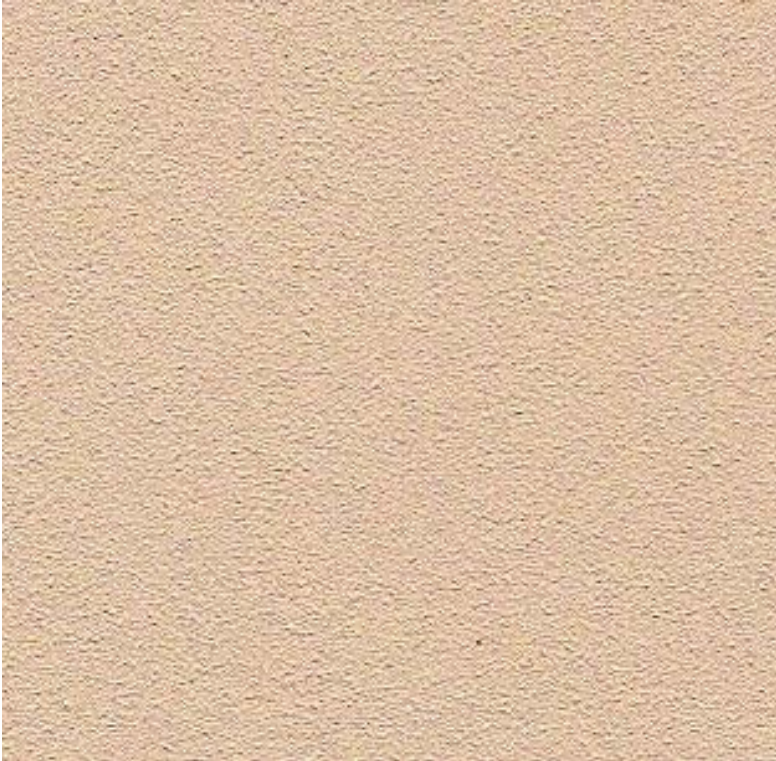


Figure 5 Sandalwood Beige