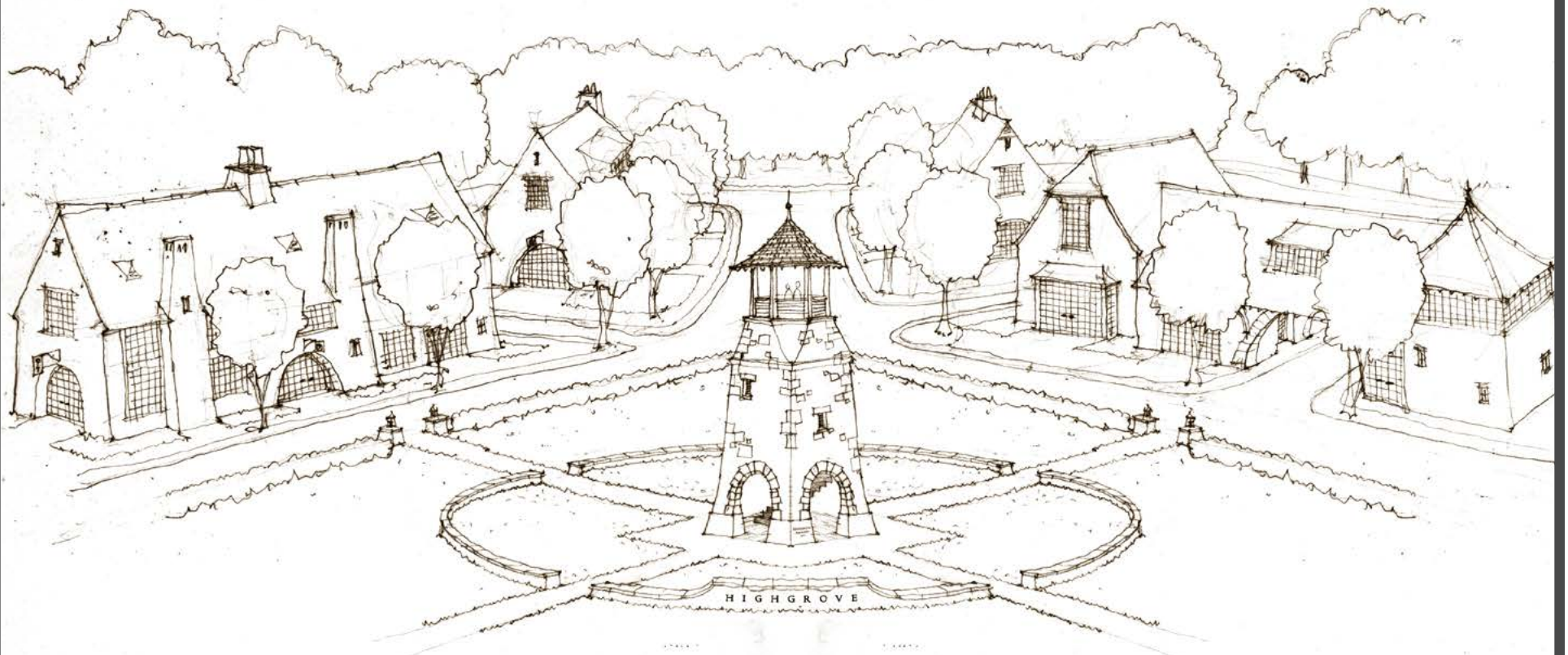


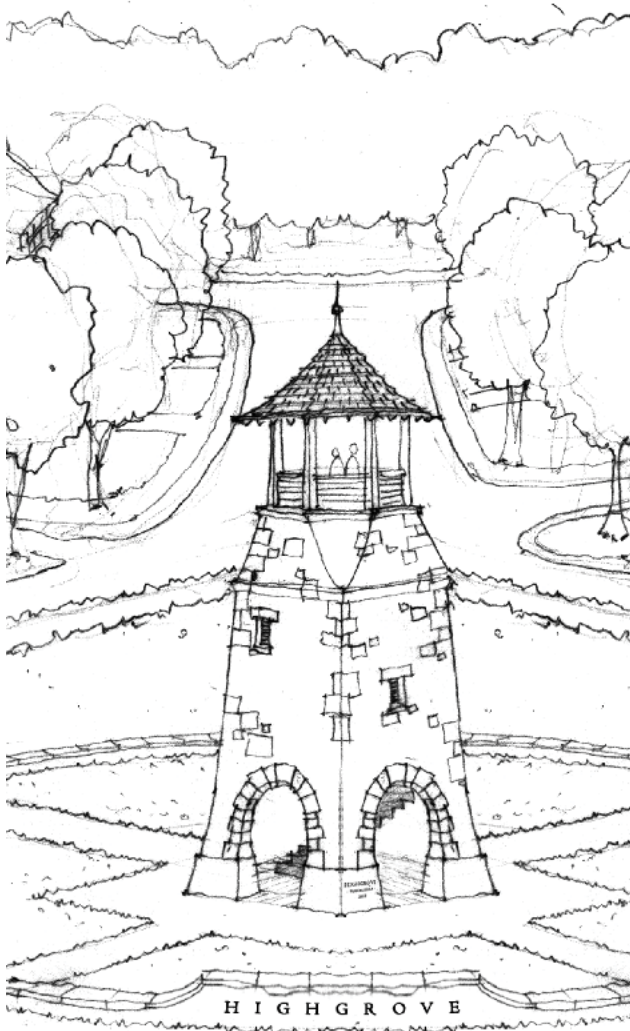
HIGHGROVE

TUSCALOOSA

DESIGN GUIDELINES



This document is intended to serve as a guide to the design vision for Highgrove, a development in Tuscaloosa County, AL. It is used by owners, designers, and builders as they create houses and other improvement to lots within the development. Designs will be reviewed for compliance with the specific regulations as well as the intended spirit of these guidelines. All information in this document is subject to change and the final requirements for design and approval of design rests with the developer and their Design Review Committee.



Highgrove is a new development based on a blend of English Arts and Crafts architecture and the landscape design philosophies of Frederick Law Olmstead. Our goal is to create a simple yet elegant setting for village living along roads and streets which bend to nature rather than tread over it. The site is a wonderful old farmstead with many natural areas of bucolic groves and meadows, which form the basis of the design trajectory. To achieve a design that is inviting and authentic, the architecture of the project is inspired by the early 1900s, utilizing simple forms, wonderful craftsman's artistry, and traditional materials such as stone, brick and wood.

The layout and master plan of Highgrove was from the beginning centered on nature. Winding roads seamlessly integrate various neighborhoods with the village center, expansive parks and lawns, and areas of nature preserve. One of the many benefits of this approach is far less earth moving, as the roads are draped onto the topography. Gentle, curved parkways also encourage lower speeds for vehicles as well as multiple and ever-changing viewpoints and vistas. These are all tenets of Olmstead, "the father of American landscape architecture", who designed Central Park in New York City. The pedestrian was the focus of his designs, as was celebrating nature rather than the automobile. Complementing the streetscape, there is a network that is strictly pedestrian accessible with sidewalks, paths, and greenways from street to park to preserved areas. We believe that these are all tools to create an environment that innately helps one to slow down and enjoy life in a simple, relaxed, and elegant way.

The intent of Highgrove is to be a village for everyone. The mix of housing types range across the socio-economic scale from townhouses to small cottages to large estate properties. Designs minimize focus on garage doors through the use of courtyard layouts and carriage house and alley- accessed plans. We believe that this creates an architecturally cohesive environment, which achieves more focus on the design of the homes. Other amenities of the community beyond the overall nature-centric design are small, jewel boxes of park structures and walls, which define the transition from public to semi public to private. Thoughtful designs for privacy fences and lower picket fences were also taken into consideration. Pedestrian bridges allow access into pure, wooded, preserved areas of 100 year old trees and connect neighborhoods through walking trails.

We feel that the result of being attuned to these goals will be the creation of a powerful, iconic, and unique environment for 21st century living with traditional, time-tested residential and landscape design.



Highgrove, Inc.

Highgrove, Inc. was founded in 2015 to develop the remaining acreage of Tuscaloosa's old Hassell farm. With the intent to create a "powerful, iconic, and unique environment," the developer and its architects have established these design guidelines as a cohesive, thoughtful, and equitable platform on which to base the architectural integrity of this new community. In partnership with our builders, architects, designers, and residents, we welcome you to Highgrove. For more information, visit www.highgrovetuscaloosa.com.

Jeffrey Dungan Architects

Jeffrey Dungan Architects is recognized nationally for progressive and creative ideas blended with timeless, modern style. Working with clientele from across the world, the firm is rooted in strong belief that design is really about dreams and realization. Whether a single family home, a large development master plan or a boutique restaurant - the goal is to create a life changing experience for all involved. JDA truly understands that design has this type of power. Working in vernaculars and locales as divergent as California to Ireland, the firm has built a solid reputation for excellence and relationships that expand years beyond the construction process. To see more of our work, visit www.jeffreydungan.com.





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Development Overview



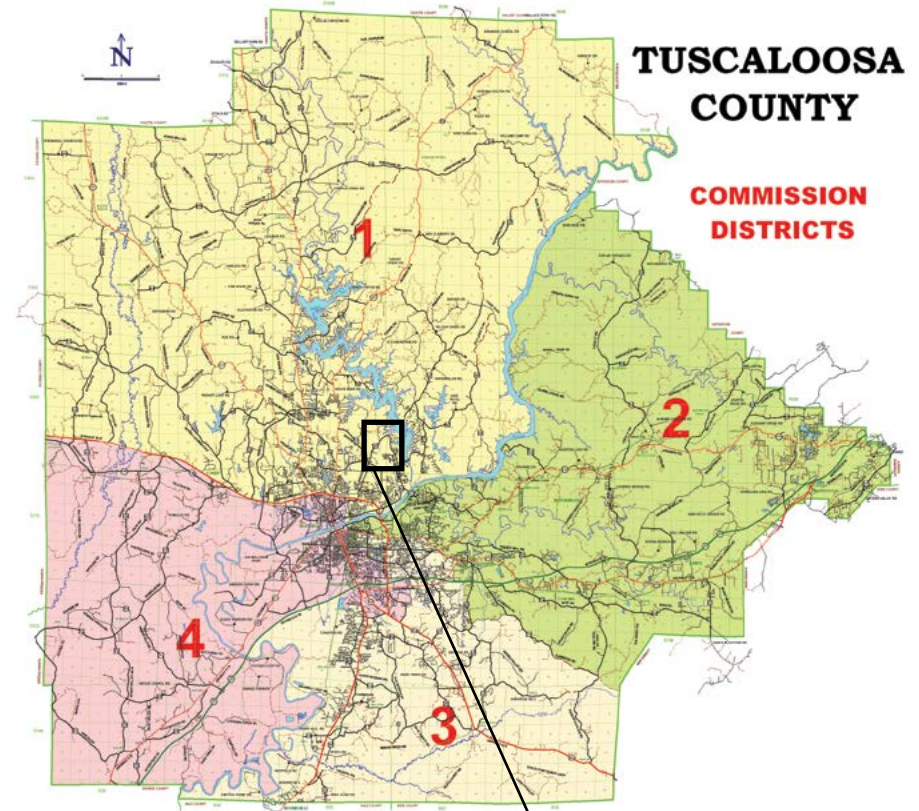
Location

HIGHGROVE

TUSCALOOSA



State Map

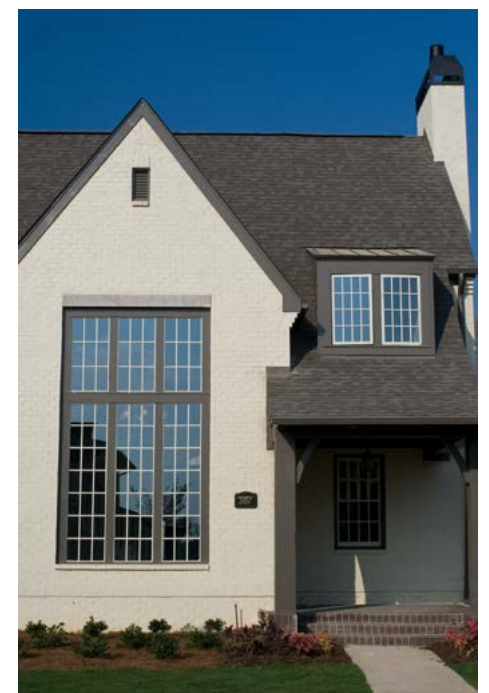


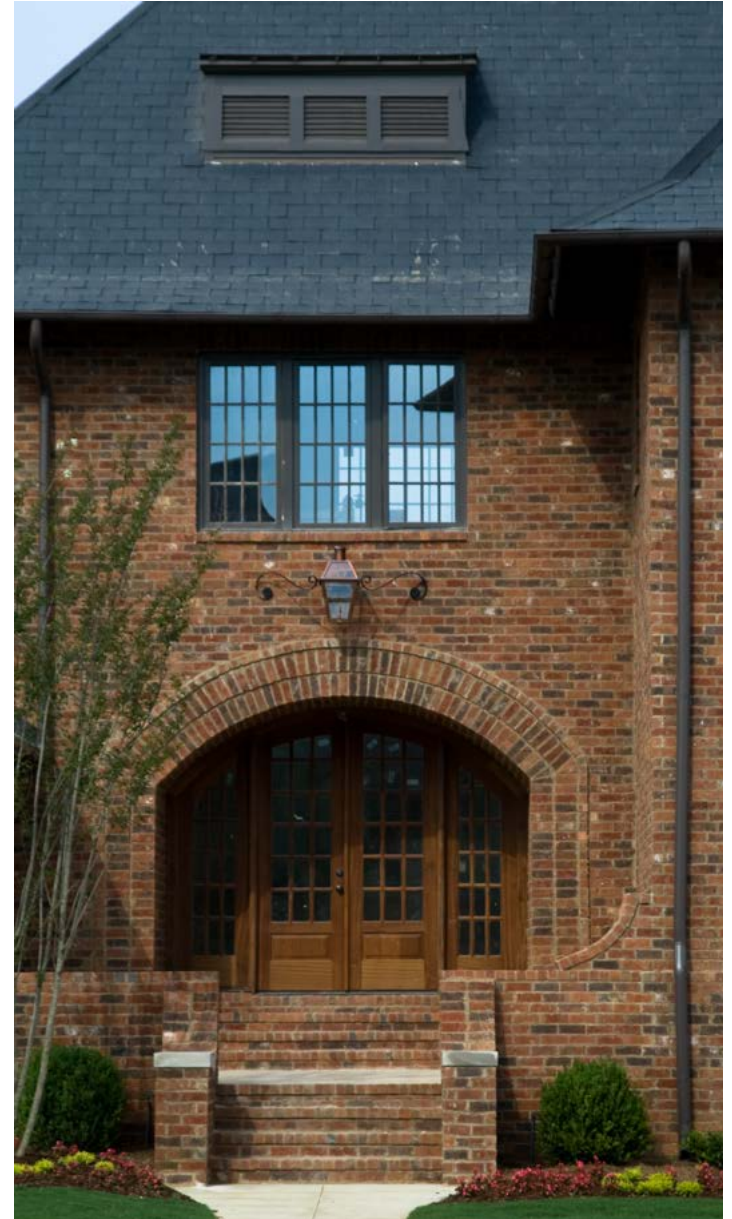
County Map



Enlarged Detail





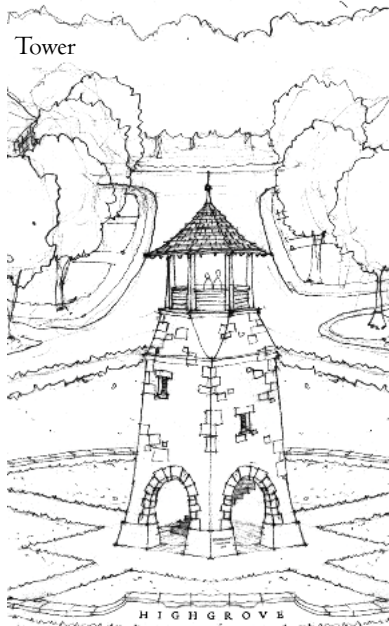


Illustrative Drawings

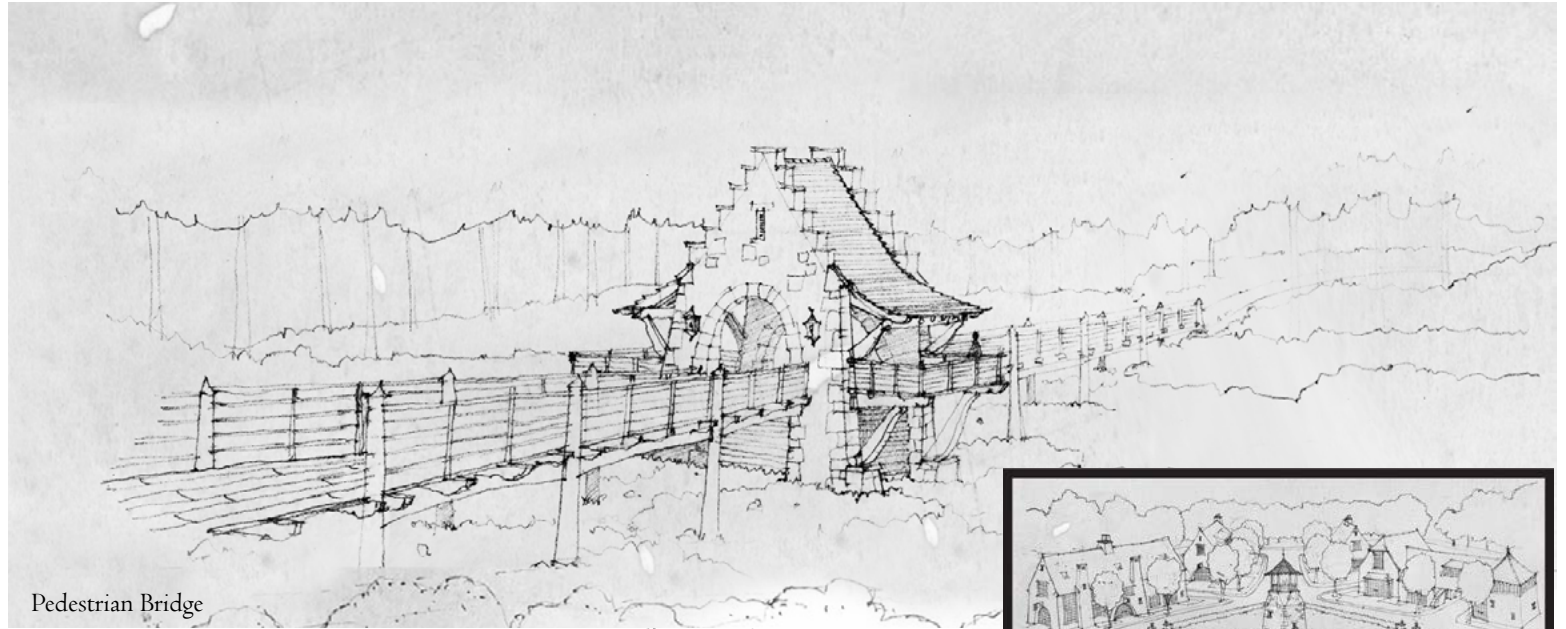
HIGHGROVE

TUSCALOOSA

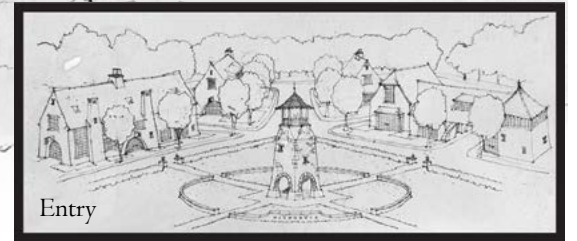
Tower



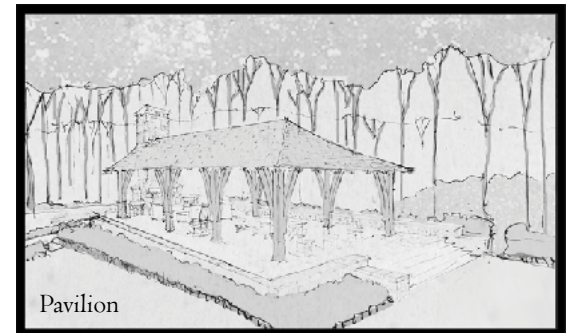
Pedestrian Bridge



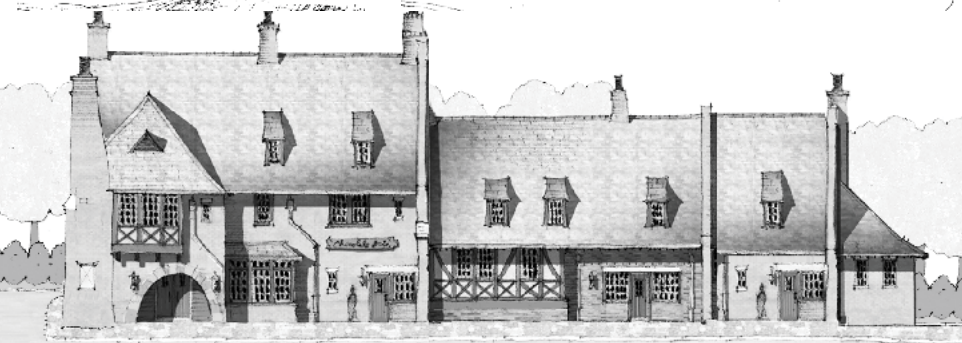
Entry



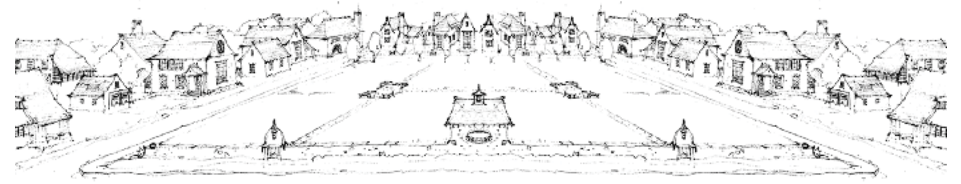
Pavilion



Mews



Commercial



Carleton Park - Green




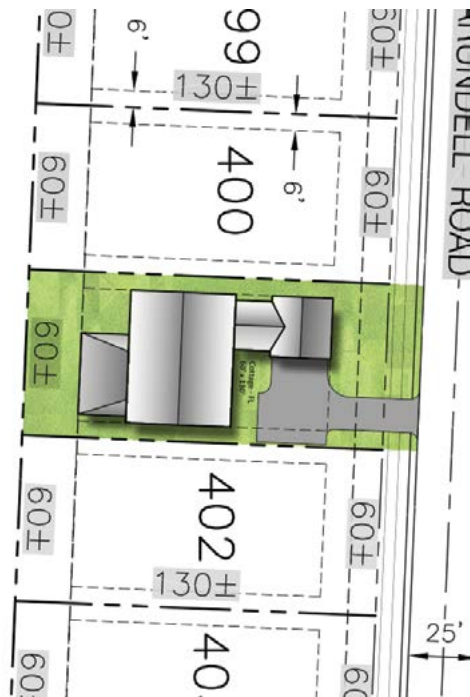


Conceptual Rendering



Development Site Plan

 Cottage - Front Load



Lot Layout



Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox Style should match house by paint, building material or both
- Home Square Footage: 1500 square foot Min
- Garage Types Permitted: See Garage Types in House Guidelines Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed
- Windows: Cottage Style (no horizontally rectangular lites or square lites) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered / Min. 6" dia. round
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard, 2" in back and side yards
- Driveways: max driveway width is 14' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Front Yard Build-to Line:	20'
Minimum Side Yard Setback:	6'
Minimum Rear Yard Setback:	20'
Maximum Height:	35'



Parkside (Alley Load) Lots

HIGHGROVE

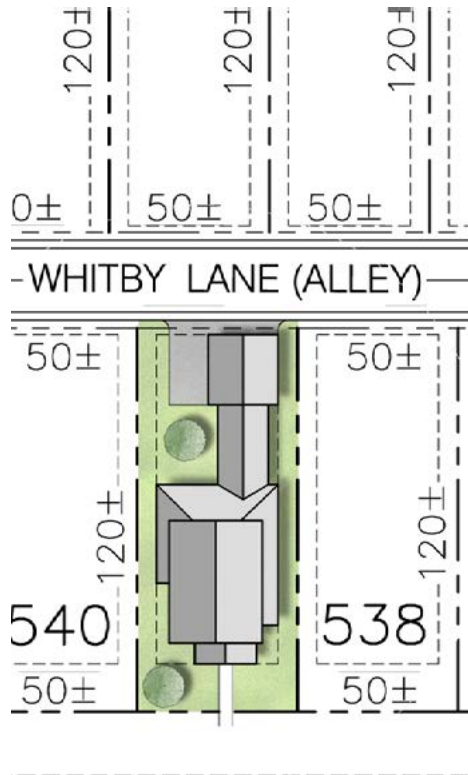
TUSCALOOSA



Conceptual Rendering



Development Site Plan



Lot Layout

■ Parkside - Alley Load



Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox should match house by paint, building material or both
- Home Square Footage: 1500 square foot minimum
- Garage Types Permitted: See Garage Types in House Guidelines Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
- Windows: Cottage Style (no horizontally rectangular lights or square lights) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

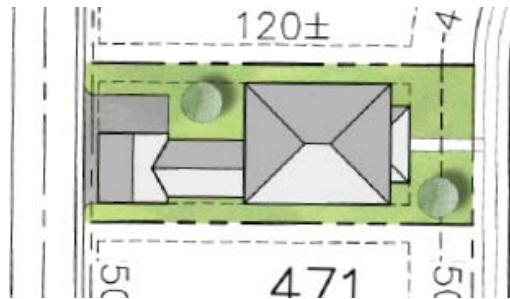
Front Yard Build-to Line:	20'
Minimum Side Yard Setback:	6'
Minimum Rear Yard Setback:	2'
Maximum Height:	35'



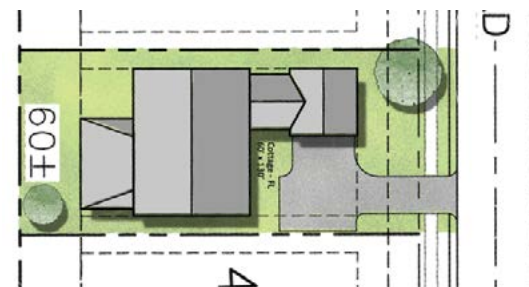
Parkside (Carriage Load/Alley Load) Lots



Conceptual Rendering



Alley Loaded




Carriage/Front Loaded

* All parkside lots with alley access to load off alley



Development Site Plan

 Parkside - Carriage Load /Alley Load



Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox Style should match house by paint, building material or both
- Home Square Footage: 1500 square foot minimum
- Garage Types Permitted: See Garage Types below
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
- Windows: Cottage Style (no horizontally rectangular lights or square lights) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Driveways: max driveway width is 14' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Front Yard Build-to Line:	20'
Minimum Side Yard Setback:	6'
Minimum Rear Yard Setback:	20' (For Alley Loaded is 2'-0")
Maximum Height:	35'





Conceptual Rendering



Lot Layout

Lot Layout

- Mews lots will essentially have two fronts
- Mews lots to have 10' wide carriage load lot off alley with motor court



Development Site Plan



Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox should match house by paint, building material or both
- Home Square Footage: 1500 square foot minimum
- Garage Types Permitted: See Garage Types in House Guidelines Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
- Windows: Cottage Style (no horizontally rectangular lights or square lights) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Driveways: max driveway width is 10' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Front Yard Build-to Line:	15'
Minimum Side Yard Setback:	8'
Minimum Rear Yard Setback:	2'
Maximum Height:	35'



Villa Lots

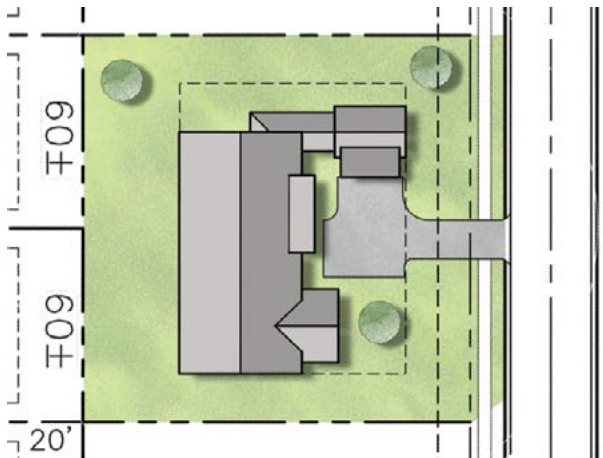
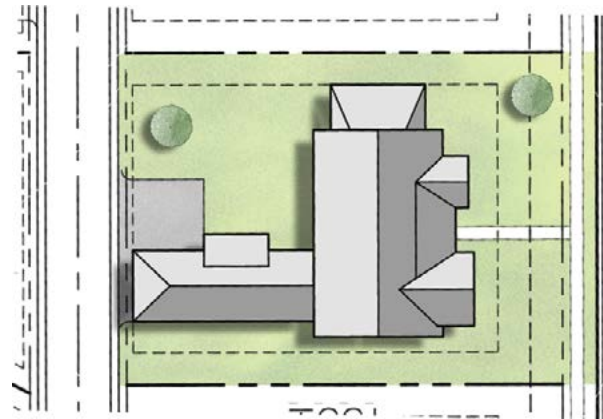


Conceptual Rendering



Development Site Plan

- Villa - Front Carriage (Side Load)
- Villa - Alley Load



Lot Layout



Phase I Site Plan

HIGHGROVE

TUSCALOOSA

Lot Specific Architectural Guidelines

- Mailbox Style should match house by paint, building material or both
- Home Square Footage: Min (2000sf single story) (2,600 – multistory)
- Garage Types Permitted: See Garage Types in House Guidelines Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
- Windows: Cottage Style (no horizontally rectangular lights or square lights) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Driveways: max driveway width is 10' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Villa - Front Carriage(side load)

Villa - Alley Loaded

Front Yard Build-to Line:	20'	Front Yard Build-to Line:	20'
Minimum Side Yard Setback:	15'	Minimum Side Yard Setback:	10'
Minimum Rear Yard Setback:	30'	Minimum Rear Yard Setback:	2'
Maximum Height:	35'	Maximum Height:	35'





Conceptual Rendering



Development Site Plan

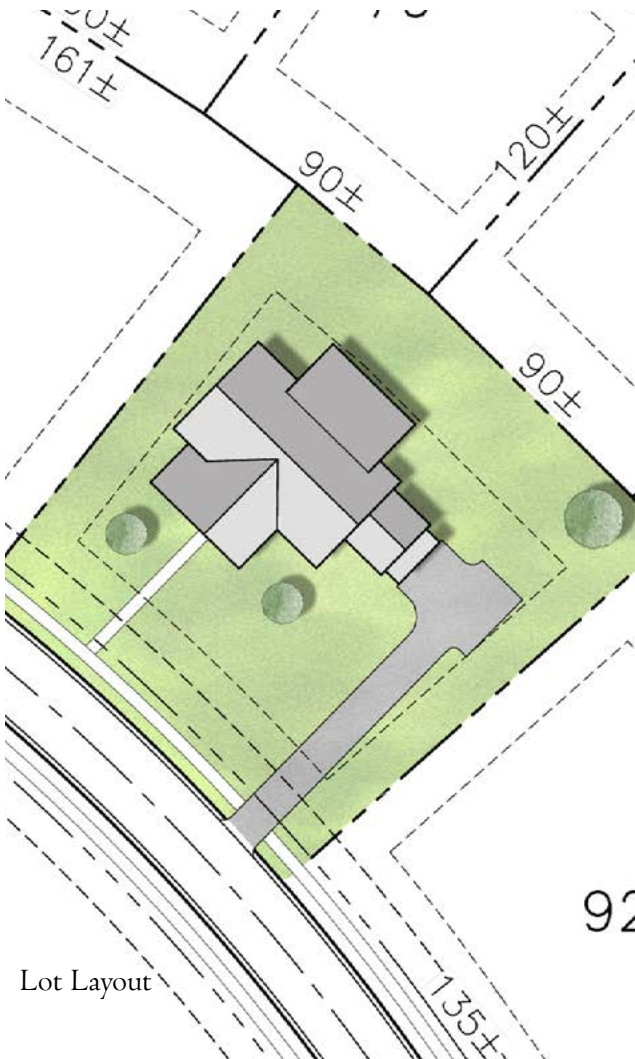


Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox Style should match house by paint, building material or both
- Home Square Footage: Min (2,800sf single story)
- Garage Types Permitted: See Garage Types in House Guidelines Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
- Windows: Cottage Style (no horizontally rectangular lights or square lights) All lights must be vertically oriented
- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Driveways: max driveway width is 10' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Front Yard Build-to Line:	35'
Minimum Side Yard Setback:	20'
Minimum Rear Yard Setback:	35'
Maximum Height:	35'



Lot Layout

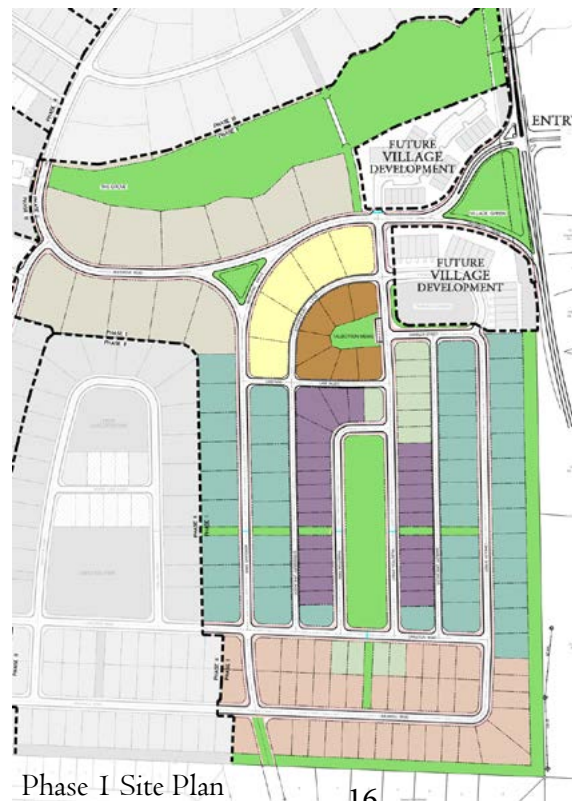




Conceptual Rendering



Development Site Plan



Phase I Site Plan

Lot Specific Architectural Guidelines

- Mailbox Style should match house by paint, building material or both
- Home Square Footage: Min (3,500sf single story)
- Garage Types Permitted: See Garage Types in House Guideline Section
- For all garage doors – see guidelines
- Roof Pitches: Min (4:12); Max (14:12) Roof slopes to be assessed during Architectural Review (Metal roofs with lower pitches will be considered)
- Recommended Exterior Colors: Use Sherwin Williams - Traditional Colors Palette
- Stories: Min (1); Max (2.5) excluding basements
- Primary Roof Styles: Gable, Hip (All roof ridge vents to be low profile with selected roofing material applied over the top.)
- Secondary Roof Styles: Gable; Shed; Jerkinhead
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- Window Grouping: All ganged windows must have a minimum 4" spread mull. No jamb to jamb ganged windows allowed.
- Columns: Min 6" Square; Square Tapered; Square Chamfered
- Minimum 1st Floor Wall Height: 9'
- Foundation height: Minimum 12" above finish grade
- Front Porch: Cover Required (6' x 6' Min) Large front porches encouraged
- Landscaping: No less than 3" diameter trees in front yard
- Driveways: max driveway width is 10' (for front loaded product)
- Trash Enclosure: trash cans must be screened from view with dedicated trash enclosure or incorporated into house design
- HVAC Condensing Unit Enclosure: wood fence (see section on wood fences) or approved landscaping

Front Yard Build-to Line:	35'
Minimum Side Yard Setback:	20'
Minimum Rear Yard Setback:	35'
Maximum Height:	35'



Lot Layout





Pine Bark



Non-native plants in pots



Landscape lighting



Pine Straw



Non-native plants in planter



Landscape lighting

The landscape plays an important and critical part of creating the character and feel of HIGHGROVE. This effort to establish a cohesive, park focused landscape begins with the amenities installed by the developers. Since the individual residences are the majority of the development, special care must be taken to blend the smallest exterior spaces into the larger landscape fabric. In that effort, HIGHGROVE has adopted the following guidelines for the residential landscapes.

1. Owners and designers are encouraged to protect and maintain mature trees and shrubs subject to Article 4.2, section e, paragraph 8 of the Master Deed Restrictions. Smaller existing vegetation may be cleared from the site as desired or necessary.
2. Exterior surfaces not covered in hardscape shall be covered in pine straw mulch or shredded pine bark mulch. Other forms of mulch are prohibited including (but not limited to) cedar mulch, chipped hardwood pieces, red rock mulch, crushed limestone, etc.
3. Lawns shall be restricted to Emerald or Meyer Zoysia Grass in the Parkside, Villa and Cottage Lots. Although, the Zoysia grasses are preferred throughout HIGHGROVE, Tifway Bermuda (419 Bermuda) sod will be allowed in the Mews, Manor and Estate Lots. However, the strip of lawn between the curb and sidewalk in front of all lots shall be only Emerald Zoysia throughout the entire development to maintain continuity along the street edge.
4. An automatic Irrigation System shall be provided for each lot (at a minimum in the front yards) and shall include the lawn strip between the curb and sidewalk.



Landscape Guidelines

5. Foundation shrubs should be a minimum of a 7 gallon size with the understanding that some shrubs are typically only available in a 3 gallon size (i.e. most ornamental grasses).

6. Large shrubs over 36" in height used for accents or corner plantings should be B&B.

7. Ground covers should be a minimum of 4" pot material with spacing appropriate for the particular plant variety:

a. Dwarf Mondo Grass – 6" on center

b. Liriope – 9" to 12" on center

c. Asiatic Jasmine – 12" to 18" on center

8. All shade trees shall be B&B with a minimum 3" caliper. Larger trees are encouraged. Avoid trees like River Birch, Poplar, etc. which are characterized by fast growth but brittle branches and a short life in front and side yards especially along the streetscape or back of sidewalk. Preferred trees are:

a. Nuttall Oak

b. Overcup Oak

c. Willow Oak

d. Red Sunset maple

e. October Glory maple

f. Bosque Elm

g. Single Trunk Magnolia Grandiflora (Standard)

9. All ornamental trees are preferred to be B&B with the understanding that some varieties may be only available in large 45 gallon containers due to planting time. Preferred ornamental trees are:

a. Single trunk Crapemyrtles (Standard)

b. Pistache

c. Dogwood

d. Japanese Maple

e. Treeform Nellie Stevens Holly (Standard)

10. Minimum shade tree requirements for lot type:

a. Cottage Lots – 1 Shade Tree

b. Parkside Lots (Carriage and Alley Load) – 1 Shade Tree

c. Mews Lots – 2 Shade Trees

d. Villa Lots – 2 Shade Trees

e. Manor Lots – 3 Shade Trees

f. Estate Lots – 3 Shade Trees

11. Floodlights are prohibited. Lamps should be low wattage. The intention is to maintain safety as well as ambiance.

12. All yard ornamentation is subject to architectural review. Large garden statuary is discouraged in the front yards.



Red Sunset Maple



October Glory Maple



Dogwood



Pistache





Brick



Pervious Pavers



Pavers and Grass



Stone



Pavers



Crushed gravel/stone (Parks Only)

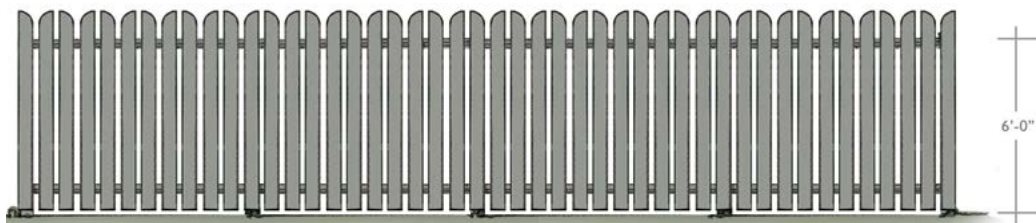
Hardscape within a residential lot or commercial building shall complement the structure in terms of materials, patterns, and colors. While an exact match is unnecessary, the hardscape shall be part of a larger design concept that includes the house and garage if applicable.

Driveways leading to private lots shall be constructed of concrete, but asphalt may be permitted on longer drives on Manor and Estate lots. The choice of hardscape materials applies only within the property line. Hardscape areas shall be constructed of any combination of the following materials: concrete, pervious pavers, brick, stone, rocks (refer to Figure at left), crushed gravel/stone (parks only), crushed shells, or a combination of a few of these materials. No stamped or stained concrete driveways, driveway aprons, or sidewalks will be permitted

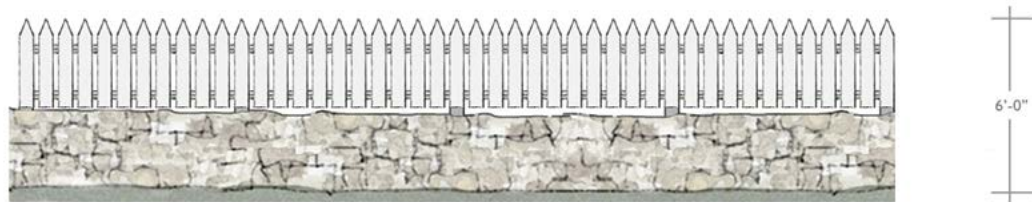
All stormwater drainage shall be accommodated on site. Therefore, designers are encouraged to use pervious hardscape surfaces where possible and practical.



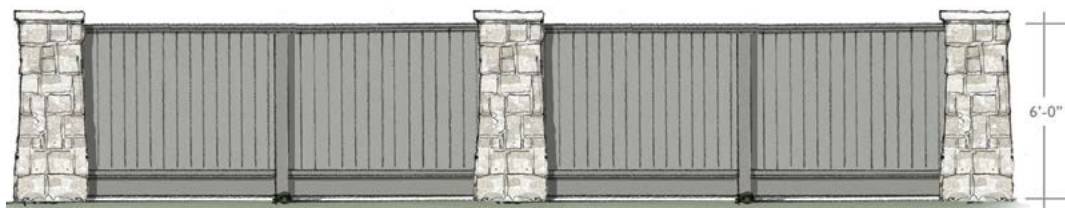
Fence and Wall Types



Wood Fence - to be painted or stained to coordinate with color of house and mailbox



Stone Wall and Wood Fence - to be painted or stained to coordinate with color of house and stone is to match house and mailbox



Stone Piers and Wood Fence - to be painted or stained to coordinate with color of house and stone is to match house and mailbox



Brick Piers and Wood Fence - to be painted or stained to coordinate with color of house and stone is to match house and mailbox

All walls and fences are intended to delineate property lines, direct pedestrian and vehicular traffic, create the sense of an outdoor room, and provide a degree of privacy. Walls and/or fences are encouraged along all property lines except those in contact with a neighboring property's party wall. Temporary wood fences may be constructed as a place holder for a future party wall. Temporary wood fences shall follow the regulations for fences listed to the left. Walls and fences to be constructed elsewhere within the lot will be considered by the architectural review board on a case by case basis. Wing walls extending from buildings are allowed.

Street-front walls shall be constructed primarily of stucco, brick or stone. Accent materials should stay in keeping with the house. Fences constructed primarily of wood are allowed only along a rear property line that does not face a street with the exception of a rear lane. Such fences may include posts constructed of stucco, brick or stone. Fences shall adhere to the height restrictions for walls.

Wood fences allowed on rear property line can turn up side property lines but must be limited to 3'-0" past the front corners of the house. A hedge can be used in lieu of a wall for portions of a courtyard wall, but may not be used on a street-front property line. Hedges shall be composed of native plants wherever possible and practical. Hedges shall adhere to the height restrictions for walls.

Designers are encouraged to "soften" portions of the wall with plants. Trees and shrubs can be planted next to the wall. Designers shall create a unique wall or fence design that complements the structures, landscape, hardscape, and retaining walls, if applicable. Wall or fence systems that are entirely pre-fabricated are prohibited. (continued)





Privacy Fence -standard



Privacy Fence A

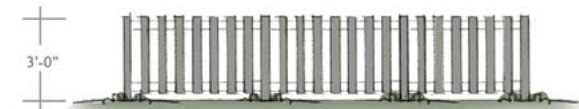


Privacy Fence B



Privacy Fence C

However, the use of pre-fabricated elements is allowed. Chain link fences are prohibited. Retaining walls shall be used only if necessary and shall terrace rather than form large vertical walls. There shall be at least one terrace with a minimum depth of three feet for every three feet of retaining wall height. The terracing can be articulated as stairs and/or as planters. Retaining walls and terracing will be considered on a case-by-case basis according to specific lot conditions. A minimum of one light fixture powered by a photocell shall be attached to the yard wall along any street-side property line. This fixture shall illuminate the vicinity of the entrance gate and sidewalk. It shall operate automatically. House numbers shall be posted on the yard wall in the vicinity of the gate and the light fixture and shall not exceed seven inches in height.



Picket Fence A



Picket Fence B



Picket Fence C

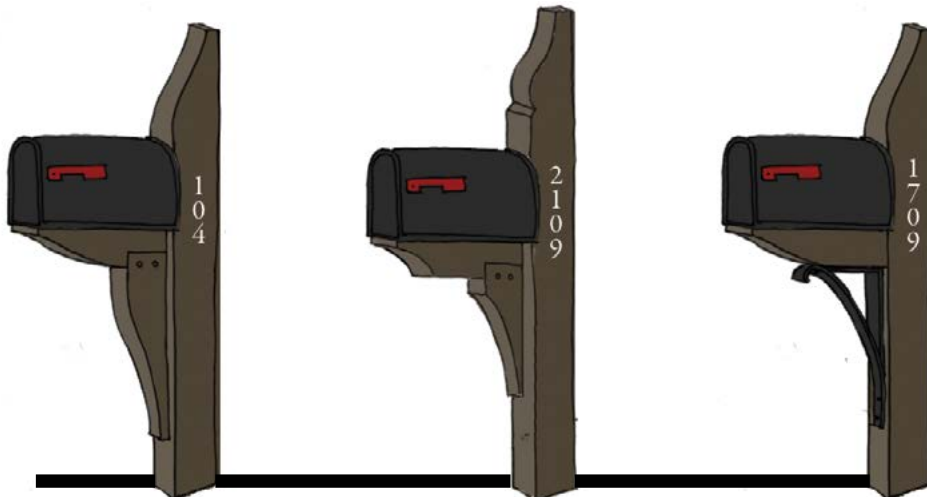




- Stone Mailboxes
- Neutral stone colors
 - Cast iron mailbox insert
 - Red flags to be mounted on stone
 - Address markers to be stone or equivalent with carved or etched black numbers mortared flush into stone coursing



- Brick Mailboxes
- Brick colors to be coordinated with color of house
 - Cast iron mailbox insert
 - Red flags to be mounted on stone
 - Address markers to be stone or equivalent with carved or etched black numbers mortared flush into brick coursing



- Wood Mailboxes (brackets may vary)
- Cedar to painted or stained to coordinate with color of house
 - Cast iron or copper mailbox
 - All bracket profiles to be coordinated with house architectural language
 - Address numbers to be metal (both sides) stacked on main wood post of mailbox
- Must be readable from street





Trash containers shall be located within the sideyard within a side wall accessible from the driveway if not kept in the garage. The trash enclosure shall be designed as an integral part of the wall, and shall include an access door. The enclosure shall be an appropriate size for two standard trash containers and shall largely screen the containers from public view. This structure shall be designed to complement the rest of the wall through the use of appropriate materials, colors, and architectural details.

All utility meters and HVAC equipment shall be located towards the side or rear of the house if possible and screened from public view by an architectural screen or landscaping. Minimize the visual impact of any utility equipment located in the front of the lot through the use of landscaping. Satellite dishes, antennae, and other equipment not otherwise mentioned shall be screened or located out of public view. Freestanding storage buildings can only be built if approved by the architectural review board. Storage shall be fully integrated into the house or garage (where applicable), and may be accessible from the yard. Storage shall not be visible from the right-of-way if possible, although doors to access storage may be visible. Prefabricated storage buildings must be reviewed and approved by the architectural review board.





House Guidelines





Foundation Screens

BUILDABLE AREA

All structures must fall within the required lot setbacks.

FOUNDATION

Foundations shall be constructed in one of two ways: at or near grade using concrete or raised on masonry piers. Houses shall be raised on piers a maximum of 36 inches unless topography requires a different dimension. If piers are used, the resulting crawl space shall be screened with a simple solution complementary to the rest of the house design such as wood boards, brick, or stacked natural stone. Refer to the images at left. All lattice work is prohibited, other decorative screening to be reviewed by the architectural review board.

BUILDING HEIGHT

Total building height for Single Family House lots shall not exceed 35 feet in height or two habitable stories. The total building height is measured between the average elevation of the ground beneath the footprint to the top of the ridge of the roof. Towers and chimneys may be taller than the preceding height limits, up to a maximum of 50 feet in height.





APPROVED!

Chimneys are allowed and encouraged. Chimneys shall be constructed of brick (painted or slathered), CMU covered in stucco, or stacked natural stone veneer. Designers are encouraged to elaborate the design of the chimney top. All approved chimney top structures shall not be repeated closer than three houses away. Unique small "roofs," terra cotta chimney pots, or other features are encouraged. All spark arrestors must be covered by a shroud. All shrouds must be submitted for approval.

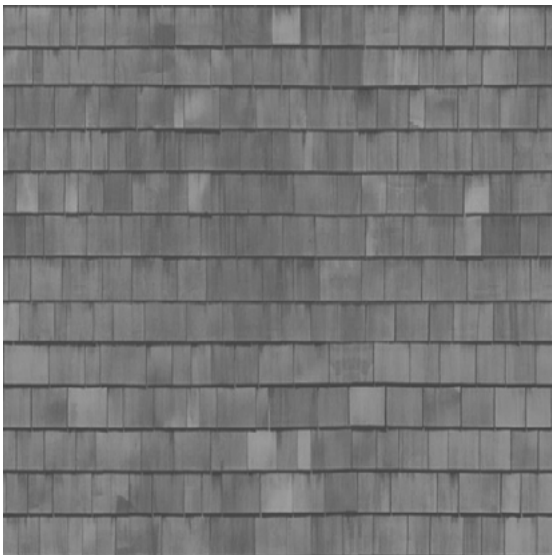




OG gutters allowed

EXTERIOR MATERIALS:

- No synthetic stone or thin cut veneer stone on houses or garages
- Thin cut veneer stone can be used on exterior site walls and unconditioned structures.
- Brick, stone and wood siding are encouraged.
- No masonite, vinyl or metal siding



Correct



Preferred - 4" round downspout and half round gutter





Natural materials are encouraged



Certain architectural Shingles allowed



Ridge vent covered by shingles allowed



3 tab shingles not allowed



Ridge vent not covered is not allowed





A street-facing façade shall be articulated as a public face of the house, featuring high quality materials, attractive massing/roof, and a high level of detail. Therefore, the street facade is an opportunity for a dramatic vertical composition with an emphasis on the upper levels and roofline. The upper level(s) can be articulated by a focal window or an additive feature such as a bay window or a cantilevered extension of the living space. The street facade roofline is an opportunity to utilize parapets, dormers, or a chimney. For the first floor, designers are encouraged to place the front door along the street facade. If house is alley loaded house should have a front and back door. Designers are encouraged to utilize features such as bracket and shed roofs and exterior light fixtures. Front stoops that extend into the yard shall be an appropriate size for a stoop and shall not act as a porch or other outdoor living space.

Street Facades





All doors shall be metal-clad or wood. Reclaimed wood entry doors are strongly encouraged. Designers are strongly encouraged to use multiple French doors along the courtyard facade. A door surround is an oversize decorative frame around a door, usually constructed of a material or form that contrasts with the wall. Designers are encouraged to use a door surround somewhere in the design of the house. Windows shall be vertically-proportioned and shall be divided into smaller window panes by muntins. These smaller window panes shall also be vertically-proportioned. Separate panes are encouraged, but a single sheet of glass with muntins attached to both sides is allowed. Color samples must be submitted for all window types. Wood and Aluminum Clad windows are encouraged. PVC and Vinyl windows will be considered, but a sample must be submitted for approval. Muntins made of vinyl are to match or mimic the profile of clad muntins. Designers are strongly encouraged to use casement or double hung windows. A focal window is an especially large window, usually isolated on a facade, surrounded by decorative detailing, and often framing a view. Refer to images at left for a focal window. Designers are encouraged to provide a focal window from the front yard or, preferably, the street facade(s).





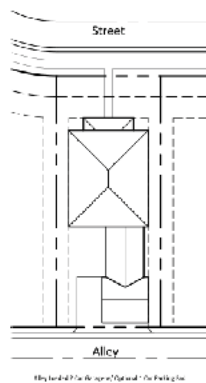
A garage bay shall have a door with a min. size of 8'x7' and a maximum size of nine feet wide by eight feet tall. A single 16'-20' wide door will be allowed on Cottage & Parkside lots. All alley loaded lots can also have a single wide garage door. Parking pad required for alley access lots with a two car garage. Three parking places required or a three car garage.

Garage doors can swing open on hinges (either swinging up or, preferably, to the side or sides) or slide open on a rail above the door. Segmented, overhead rolling garage doors are allowed only if designed to look like swinging or sliding doors when closed.

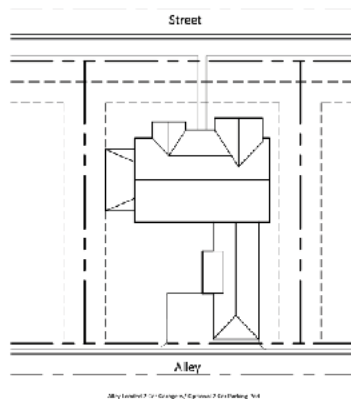
Garage doors are preferred to be constructed of wood, with metal accents and hardware. Any alternate materials must be approved by the ARC.

Garage doors may have openings or windows, but they shall cover no more than one quarter of the door's surface area. Metal doors can be used, but must be approved by ARC.

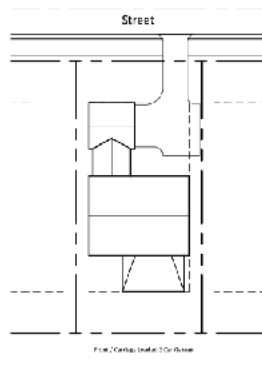
Color samples must be submitted for all Garage door types. Wood Garage doors are preferred. Metal and composite garage doors are also allowed.



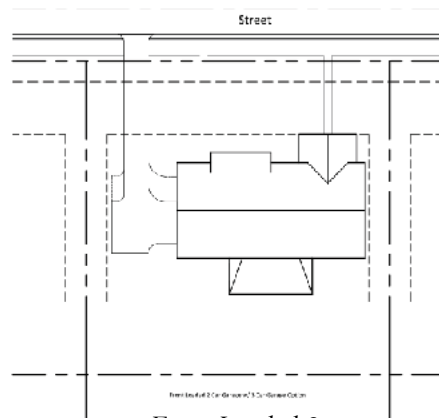
Alley Loaded 2 Car Garage w/Optional 1 Car Parking Pad



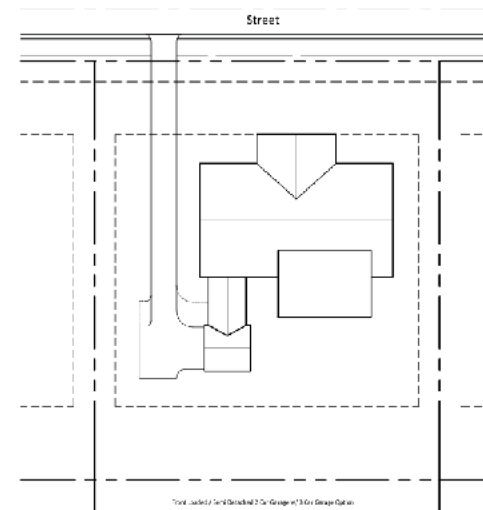
Alley Loaded 2 Car Garage w/Optional 2 Car Parking Pad



Front/Carriage Loaded 2 Car Garage



Front Loaded 2 Car Garage w/3 Car Garage Option



Front Loaded / SemiDetached 2 Car Garage w/3 Car Garage Option





Colors for the exterior of the house and all structures on the property shall be approved. The color samples on this page are approved for use in Highgrove. Other colors may be submitted for approval, but submitted colors that deviate from this general range of colors will be rejected. Colors from this approved list shall be rejected if they are too similar to those used on adjacent properties or the color combinations do not reflect the design concept for Highgrove.

The colors are divided into groups, but can be combined in any fashion unless otherwise noted. “Trim and details” includes the following: soffits, eaves, window frames, columns, rafter tails, railings, fascia boards, corner boards, etc. “Doors and windows” includes the actual structures of the doors and windows (example: muntins and mullions) and excludes the frames. All color samples are by Sherwin Williams. Please note that the color reproduction in this document could vary significantly from the actual color samples. Refer to actual samples before making the final selection. Paint and/or stain shall be used for wood. Translucent stain (for natural wood color) is allowed on wood doors and windows, as well as on wood split shakes. Masonry colors shall be submitted for review and shall stay within the color palette as much as possible. The colors of the house and courtyard can be the same or can be different as long as they form a pleasing color combination.



A large, light gray decorative graphic consisting of four interlocking loops forming a central square with a stylized 'X' or knotwork pattern.

Design Review



A. OVERVIEW

Highgrove, Inc. and their design team created these design guidelines to strike a balance between creative architectural expression and a cohesive architectural language for the Highgrove development. All lot and house owners shall follow not only the guidelines, but also the spirit and principles outlined in this document. Lot/house owners and their designers shall comply with all federal, state, and county codes, ordinances, and regulations. Approvals for all designs must be obtained from the Developer or their Architectural Review Committee (ARC) before any construction or alteration to any lot or house can begin. The Developer reserves the right to review all designs within the Highgrove development.

B. ENFORCEMENT

In the event of a violation in which construction or alterations commence without the review and approval of the Developer and/or the ARC, the Developer has the right to obtain injunctive relief. The lot/house owner would be required to stop, remove, and/or alter any improvements in such a way that complies with the standards established by the Developer. Approval of design by the Developer and/or the ARC does not relieve the lot/house owner of the obligation to obtain any government approvals. The Developer and/or the ARC may take whatever actions are necessary against the lot/house owner to ensure compliance with these design guidelines, any other regulations established by the Developer, and/or any government approvals.

C. LIMITATIONS OF RESPONSIBILITY

The ARC is responsible for reviewing submitted designs to ensure compliance with the design guidelines. The Developer and/or the ARC shall not be responsible for the following:

1. The structural adequacy or safety of any buildings, improvements, or materials;
2. Natural site conditions including, but not limited to, unstable or eroded soil and/or radon gas;
3. Compliance with any or all government regulations such as building codes, safety requirements, or ordinances by any builder;
4. The quality of work of any contractor or sub-contractor employed by any builder or any lot/house owner; and
5. The quality or adequacy of any materials, labor, or services used by any builder or any lot/home owner in connection with any structures or improvements.



D. DESIGN REVIEW PROCESS

All designers and builders (including architects, landscape architects, builders, etc.) shall be approved prior to the beginning of the design review process. Lot owners shall either select designers and builders from the list in “Pre-Approved Designers and Builders” or seek approval from the ARC for their chosen designer or builder. The ARC shall examine a portfolio or photos of built work from all designers and builders not included in the pre-approved list. The Developer and/or the ARC reserve the right to approve or reject any designer and/or builder. The ARC reviews submittals as they are received. One person – preferably the architect/designer – shall serve as the representative and primary contact for lot owners with the ARC during the design review process. Meetings with the representative will be scheduled as necessary and desired, but drawings must be submitted to the ARC at least two business days before such a meeting. In addition to the reviews described below, the ARC will hold an optional, but recommended, meeting with the representative to discuss the lot, the process, the content and spirit of the Highgrove Design Guidelines, and any initial sketches or thoughts before starting the design process. The design review consists of the following process and submittal requirements:

Preliminary Review:

The preliminary review is the first in-depth review of the design. The submittal will be reviewed for compliance with the design guidelines and for overall quality of design. The submittal shall be accompanied by Form A, Application for Design Review, and the design review fee. Checks shall be made payable to Highgrove Inc. Two complete sets of the following materials shall be submitted to the ARC for review:

- a) Certified topographic and boundary survey in one-foot intervals. The survey shall show site features and existing vegetation, including all trees over four-inch caliper measured two feet above natural grade.
- b) Preliminary site plan showing buildings and structures, setbacks, walkways, driveways, outdoor living spaces, fences, pools, mechanical equipment, utility meters, trash container storage area, screening, schematic drainage, and spot elevations. The drawing shall have a north arrow and be to a scale (1/8 inch minimum).
- c) Preliminary grading and landscaping plan, including any existing vegetation to be removed. The drawing shall have a north arrow and be to a scale (1/8 or 1/10 inch minimum).
- d) Preliminary floor plans and roof plan, including total area for each floor. The drawings shall have a north arrow and be to a scale (1/8 inch minimum).
- e) Preliminary elevations indicating doors, windows, proposed exterior materials, floor heights, and overall building heights. The drawings shall be to a scale (1/8 inch minimum).
- f) Any requested variances.

Final Review:

The final review is the last step before approval of the design is either granted or denied. Three complete sets of the final construction documents for all proposed improvements must be submitted to the ARC for review and final approval. The submission shall include Form

A, Application for Design Review, and the following:

- a) Site plan indicating property lines, easements, utilities, setbacks, proposed topography, house, outbuildings, garage, carport, decks, patios, pools, fences, walkways, driveways, terracing, mechanical equipment, utility meters, trash container storage area, proposed site grading and drainage plan (including, at a minimum, proposed contours and spot elevations), finished floor elevations, roof overhangs, location of temporary fencing for all vegetation to remain, and proposed site clearing. The drawing shall have a north arrow and be to a scale (1/8 or 1/10 inch minimum).
- b) Floor plans, including the area tabulations for conditioned and unconditioned portions of the building(s). The drawings shall have a north arrow and be to a scale (1/4 inch minimum).
- c) Exterior elevations indicating materials (as specific as possible), building heights, roof slope, finished floor elevations, proposed site grades/elevations. The drawings shall have a north arrow and be to a scale (1/4 inch minimum).
- d) Wall sections and details as necessary and/or appropriate
- e) Roof plan.
- f) Use Form B, Color Review, and samples to indicate exterior colors their locations.
- g) Exterior light fixtures and locations.
- h) Landscape plan indicating existing trees to remain; proposed new vegetation identified by botanical name, common name, size and quantity; landscape lighting, and any irrigation equipment.
- i) Any wall and/or hardscape details.



E. POST-SUBMITTAL PROCESS

The ARC will review the submission and either grant approval, approval with conditions, or deny approval. The designer acting as the representative of the lot/house owner will be notified of the decision in writing and/or drawings by the ARC. One set of the submitted plans will be returned with any comments from the ARC. If ARC deems the application inadequate or incomplete, the ARC may deny approval. If the submission is returned with required modifications or is simply disapproved, another review will be required and the process repeated. The withdrawal of an application and submittal may be made without prejudice.

If any changes are made to final approved plans, the proposed revision must be submitted to the ARC along with Form C, Application for Change. The changes are subject to review and approval prior to commencement of construction. Proposed changes to an existing structure are subject to a similar submission and review process as new construction projects. The ARC will determine the drawings and any additional fees that will be required for such a review.

After the final approval by the ARC, the lot/house owner and/or their designer may submit approved construction documents to the City of Tuscaloosa for a building permit. Any changes required by any government agency shall be submitted to the ARC for review and approval.

Requests for a variance from the Design Guidelines must be made in writing. Any variance granted shall be considered a one-time occurrence and will not serve as a precedent for future decisions.



Date: _____ **Lot Number:** _____

Type of Review: _____ Preliminary _____ Final

Applicant

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Home Owner

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Architect

Firm/Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Landscape Architect

Firm/Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Builder

Company/Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



Application for Design Review

Impervious Lot Coverage _____%

Air Conditioned Space (First Floor) _____ sq.ft.

Air Conditioned Space (Second Floor) _____ sq.ft.

Air Conditioned Space (Third Floor) _____ sq.ft.

Total Net Sq. Footage _____

Covered Porches/Entries, etc. _____ sq.ft.

Garage _____ sq.ft.

Other _____ sq.ft.

Total Gross Sq. Footage _____

General Information

Lot Dimensions _____

Lot Type _____ Lot Square Footage _____

Bedrooms _____

Height from finish floor; to top of roof
including appendages _____

Finished first floor elevation height _____

Height of first floor above grade _____

Finished second floor elevation _____

Roof plate bearing height _____

Finished cupola or tower floor elevation _____

Cupola or tower roof plate bearing height _____

NEW CONSTRUCTION

Exterior Features

Color/Finish

Material Description

Driveway

Entry Walk

Foundation Piers

Foundation Infill

Water Table

Siding

Corner Boards

Window/Door Trim

Frieze Board

Rafter Tails

Fascia

Soffit/Eave

Railing

Porch Floor

Porch Ceiling

Columns

Screen Frame

Screen Door

Doors

Garage Doors



NEW CONSTRUCTION

Exterior Features	Color/Finish	Material Description
Windows	_____	_____
Louvers	_____	_____
Gable Louvers	_____	_____
Shutters	_____	_____
Roofing	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Screening	_____	_____
Misc. Walls	_____	_____

*Include Manufacturer(s), Model(s) and Color(s) and Specification Sheets

The preceding application is submitted for review in accordance with Highgrove Design Guidelines. All required design documents are attached.

SUBMITTED BY: _____

Title

Firm/Company

