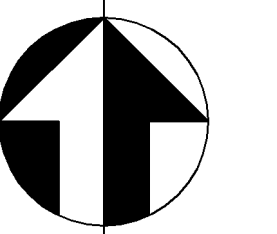


ARCHITECTURAL DESIGN STANDARD FOR RESIDENTIAL TOWNHOUSES, ROWHOMES AND CONDOMINIUMS

- COMPLIES **A. EXTERIOR FACADE**
 1. THE EXTERIOR FACADE OF RESIDENTIAL DWELLINGS SHALL INCLUDE ACCENTS OF BRICK, STONE, CEMPLANK SHAKES OR WOOD SHAKES WHICH SHALL COVER AT LEAST 50 PERCENT OF THE SURFACE THEREOF VINYL CAN BE UTILIZED IN EAVES AND SOFFIT AREAS ONLY
 2. THE REMAINING SIDES OF RESIDENTIAL DWELLINGS SHALL BE 100% BRICK, STUCCO, CEMENTOUS SIDING OR WOOD
 3. GUTTERS MUST BE INSTALLED ALONG THE ROOF LINE OF THE DWELLING AND APPROPRIATELY PLACED DOWNSPOUTS POINTING AWAY FROM THE FOUNDATION
 4. WALLS VISIBLE FROM A PUBLIC STREET, ADJACENT OFF-STREET PARKING AREAS OR OTHER RESIDENTIAL USES SHALL INCLUDE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT FACADE OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO AWNINGS, CORNICE WORK, EDGE DETAILING OR OTHER DECORATIVE FINISH MATERIALS
- COMPLIES **B. GARAGES:** ALL SINGLE FAMILY ATTACHED TOWNHOUSES DEVELOPMENTS SHALL HAVE AN ATTACHED OR DETACHED, TWO CAR GARAGE WITH MINIMUM DIMENSIONS OF 18 FEET WIDE BY 20 FEET LONG WHICH IS ENCLOSED ON ALL SIDES AND BE ARCHITECTURALLY CONSISTENT WITH THE PRIMARY STRUCTURE
- COMPLIES **C. MECHANICAL:** ALL NEW RESIDENTIAL CONSTRUCTION AIR CONDITIONING UNITS AND HVAC SYSTEMS SHALL BE LOCATED IN THE SIDE OR REAR OF THE HOME, NON TO BE INSTALLED IN THE FRONT OF THE HOME

- COMPLIES **D. DECKS:**
 1. DECKS ARE PERMITTED ONLY WHEN LOCATED TO THE REAR OF THE PRINCIPAL STRUCTURE AND SUCH DECKS SHALL BE NO WIDER THAN THE WIDTH OF THE PRINCIPAL STRUCTURE
 2. DECKS MUST BE WITHIN THE SETBACKS/ BUILDING ENVELOPE
- COMPLIES **E. FENCING:** EACH RESIDENTIAL DWELLINGS SHOULD BE SEPARATED BY A PARTIAL FENCE IN THE BACK EXTERIOR OF THE HOME
- COMPLIES **F. LANDSCAPING:** ALL DISTURBED AREAS SHALL BE SADDLED AND STABILIZED ON THE FRONT, REAR AND SIDE YARDS
- COMPLIES **G. DRIVEWAYS:** DRIVEWAY LANDING MUST BE AT LEAST 020 FET AN NOT PROTRUDE INTO THE SIDEWALK AND HAVE NO MORE THAN (1) DEGREE SLOPE
- COMPLIES **H. COLOR:** THE PRIMARY COLOR OF THE BUILDING EXTERIOR SHALL BE COMPATIBLE WITH THE COLORS OF ADJACENT BUILDINGS AND IN CHARACTER WITH THE SURROUNDING AREA, PROVIDED THE TRIM MAY BE A CONTRASTING COLOR
- COMPLIES **I. PORCHES:** ALL MAIN ENTRANCES TO THE UNITS SHALL HAVE A PORCH OR STOOP FACING THE STREET THAT IS AT LEAST SIX (6) FEET IN DEPTH AND THIRTY (3) SQUARE FEET IN AREA
- COMPLIES **J. ROOFS:** ALL BUILDINGS SHALL HAVE PITCHED ROOFS. THE ROOF LINE MAY ALSO INCLUDE VARYING LINES CUSTOMARY WITH GABLE OR HIP STYLE ROOFING. FUNCTIONAL DORMER WINDOW FEATURES AREA ENCOURAGED. PERMITTED ROOFING MATERIALS INCLUDE ASPHALT SHINGLES, CEDAR SHAKE, AND SLATE. STANDING SEAM METAL ROOFING IS NOT PERMITTED ON RESIDENTIAL STRUCTURES
- COMPLIES **K. ACCESSORY STRUCTURES:** ACCESSORY STRUCTURES SHALL BE ARCHITECTURALLY COMPARABLE WITH THE PRIMARY STRUCTURE



1 | PROPOSED FRONT TOWNHOUSES ELEVATION- NINE, 25'-WIDE UNITS, 2-CAR GARAGE

SCALE: GRAPHIC

FINISH SCHEDULE

KEY	ITEM	MANUFACTURER	DESCRIPTION
E_PT-1	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	SN 7526 MAISON BLANCHE, SATIN FINISH
E_PT-2	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	SN 1690 TOWNHALL TAN, SATIN FINISH
E_PT-3	EXTERIOR WALL PAINT	SHERWIN WILLIAMS	SN 2860 SAGE, SATIN FINISH
E_PT-4	EXTERIOR TRIM PAINT	SHERWIN WILLIAMS	SN 2820 DOWNING EARTH
E_50-1	COMPOSITE CEMENTOUS SIDING PANELS SMOOTH	HARDIE	SMOOTH PANELS
E_50-2	COMPOSITE CEMENTOUS HORIZONTAL SIDING	HARDIE	SMOOTH SIDING
E_50-3	COMPOSITE CEMENTOUS VERTICAL SIDING	HARDIE	24" OC. BOARD-N-BATTEN PANELS
E_50-4	COMPOSITE CEMENTOUS SIDING PANELS SMOOTH	HARDIE	SMOOTH PANELS
E_50-5	COMPOSITE CEMENTOUS HORIZONTAL SIDING	HARDIE	SMOOTH SIDING
E_50-6	COMPOSITE CEMENTOUS VERTICAL SIDING	HARDIE	24" OC. BOARD-N-BATTEN PANELS
E_50-7	COMPOSITE CEMENTOUS SIDING PANELS SMOOTH	HARDIE	SMOOTH PANELS
E_50-8	COMPOSITE CEMENTOUS HORIZONTAL SIDING	HARDIE	SMOOTH SIDING
E_50-9	COMPOSITE CEMENTOUS VERTICAL SIDING	HARDIE	24" OC. BOARD-N-BATTEN PANELS
E_BR-1	BRICK VENEER		RIVER STREET, QUEEN SIZE, GROUT: COLOR BOND, COLOR: SOUTHERN FROSTY

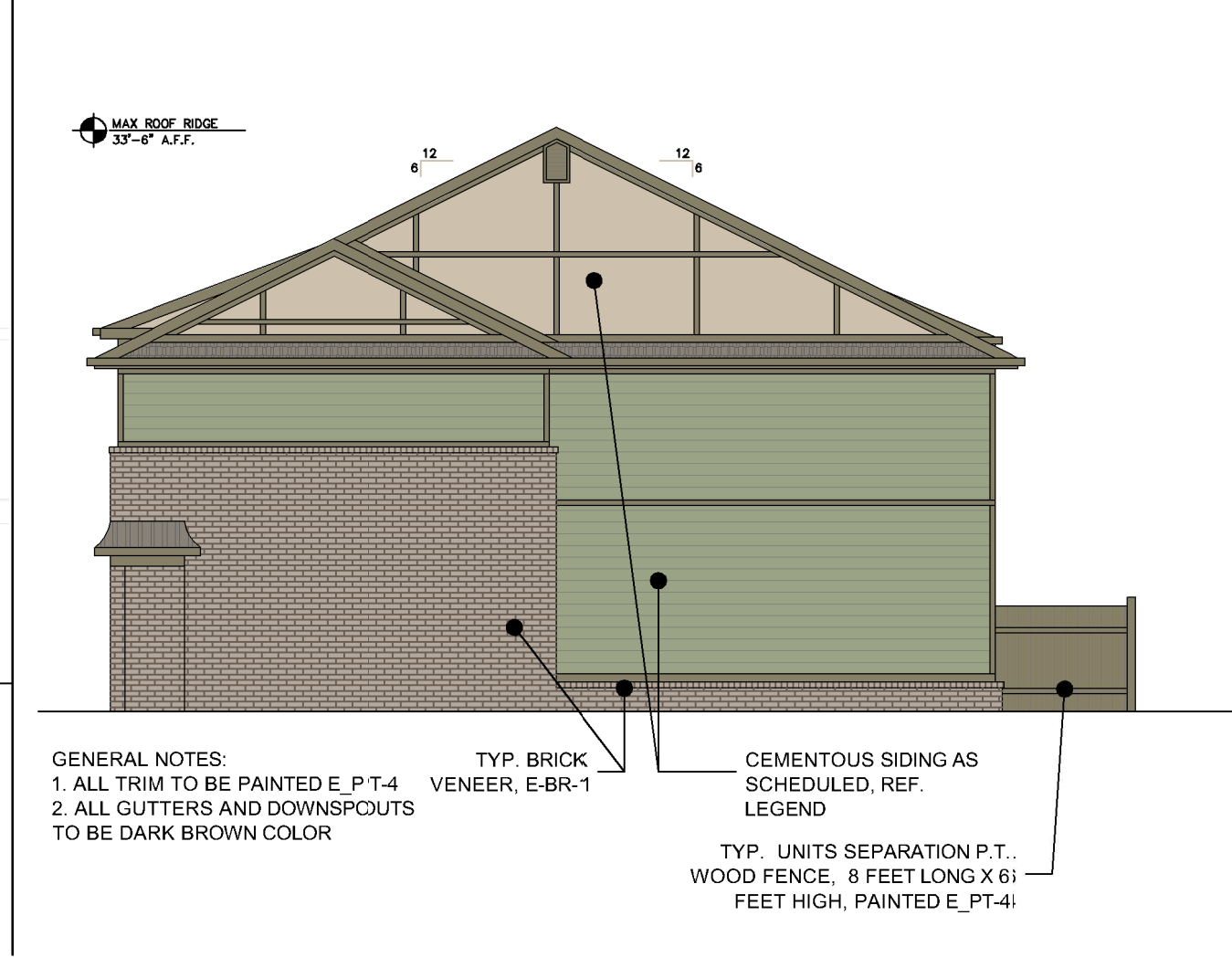


"THE VILLAGE AT MT. ZION" TOWNHOUSES



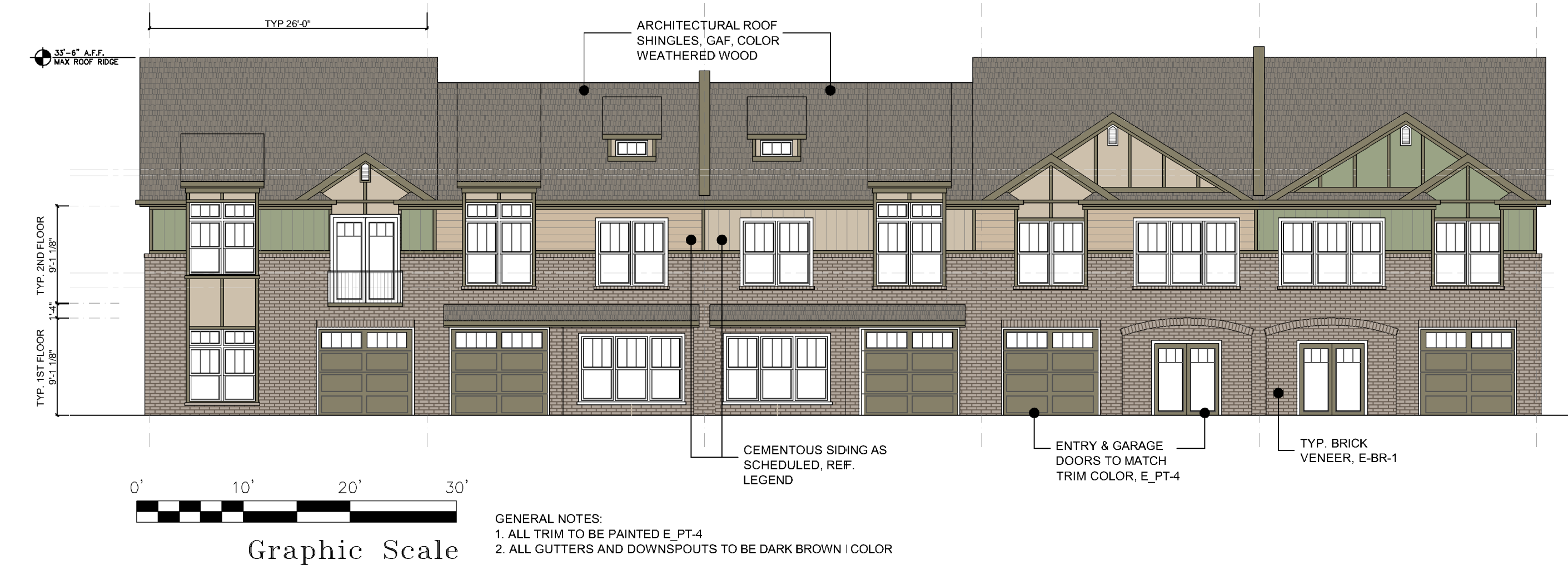
2 | PROPOSED BACK TOWNHOUSES ELEVATION- NINE, 25'- WIDE UNITS, 2-CAR GARAGE

SCALE: GRAPHIC



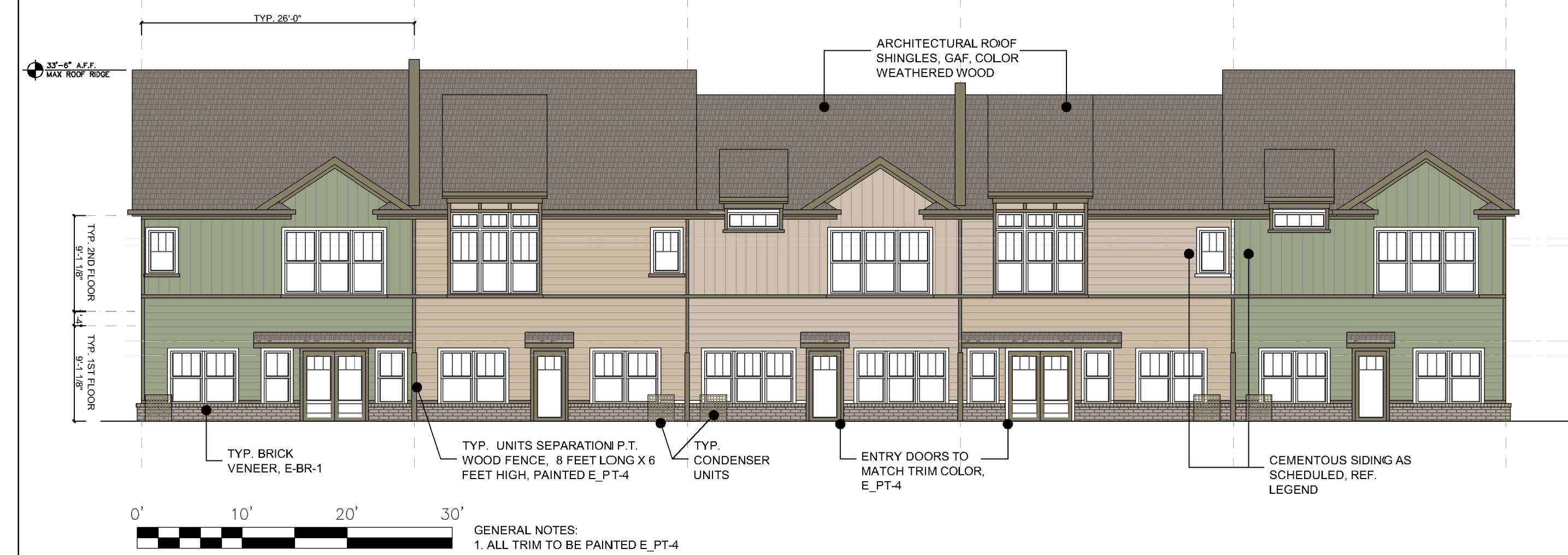
3 | TYP. PROPOSED BACK SIDE ELEVATION

2661 REX RD
 ELLENWOOD, GA 30294



4 | PROPOSED FRONT TOWNHOUSES ELEVATION- FIVE, 26'- WIDE UNITS, 1-CAR GARAGE

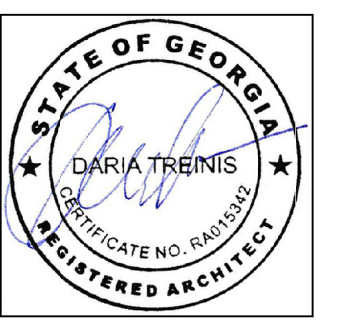
SCALE: GRAPHIC



4 | PROPOSED BACK TOWNHOUSES ELEVATION- FIVE, 26'- WIDE UNITS, 1-CAR GARAGE

SCALE: GRAPHIC

NO.	DATE	REVISION
2	05/14/24	REVISION #1
1	01/14/24	ISSUE FOR REVIEW
0		DATE
		REVISIONS:



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 DESIGN TODAY 2005

DRAWING TITLE:
 PROPOSED EXTERIOR ELEVATIONS
 ISSUE DATE:

DRAWN BY:
 DT

SHEET NUMBER:
 A4.00