



CASWELL HEIGHTS

EXHIBIT C



CASWELL HEIGHTS DESIGN PRINCIPLES



October 8, 2021 | Version 1.0

Disclaimer: These Design Principles have been prepared by Historical Concepts with the assistance of Liggett Design Group to guide the vision and implementation of Caswell Heights. This document is to serve as a tool to for architectural and landscape design requirements of the community. The language, drawings and photos depicted in these Design Principles represent the current development direction, which is subject to change or modification without notice. These materials are intended solely as a planning instrument which may be updated periodically, as required, to build a

TABLE OF CONTENTS

- 1. Welcome**
 - Overview & Objectives
- 2. Heritage**
 - History & Vision
- 3. Aspiration**
 - Anatomy of a Caswell Home
- 4. Design Principles: Architecture**
 - Massing
 - Roofs
 - Eaves
 - Windows & Doors
 - Walls
 - Foundations & Chimneys
 - Porches & Terraces
 - Garages & Outbuildings
 - Color Palette
- 5. Design Principles: Landscape**
 - Arrangement of Lot
 - Grading & Drainage
 - Outdoor Rooms
 - Edge Treatments
 - Lighting & Irrigation
 - Plant Palette
- 6. Design Review Process & Forms**
 - Review Process
 - Review Forms

WELCOME



WELCOME NEIGHBOR

Caswell Heights brings to fruition a plan 100 years in the making. Its 11 new homesites complete the original vision for the southern gateway of the Hayes Barton neighborhood—the final unbuilt plots in what remains one of Raleigh’s most sought-after locations.

As such, Caswell Heights takes its design cues from the established community within which it’s nestled. The same attention to detail. The same emphasis on classic design and true craftsmanship. The same balance of walkable public space and private backyard oasis.

This document serves as your guide to the neighborhood’s thoughtful and historically appropriate architectural principles.

ROOTED IDENTITY

Caswell Heights has been thoughtfully designed to be an integral part of the Hayes Barton neighborhood. Homes are situated above the street they face, with inviting front lawns.

New homes will build on the cherished architecture of historic Hayes Barton. Rich materials and traditional styles carry forward a legacy, while interior floor plans cater to contemporary lifestyles.

ARCHITECTURAL LEGACY

BOUNTIFUL LANDSCAPE

A mature tree canopy and rich, native landscaping will be a hallmark of Caswell Heights, just as the rest of the historic neighborhood. Outdoor living will be as desirable as interior program.

The lifestyle at Caswell Heights will promote a sense of community with shared pride in home and opportunities to gather and share in life’s moments together.

COMMUNITY-FOCUSED



The eleven homesites of Caswell Heights have been laid out based on the same guiding principles that produced Hayes Barton in the 1920s.

Note: This drawing is conceptual in nature and as such is subject to change without notice.

HERITAGE



BUILT ON A CLASSIC FOUNDATION

From its very beginnings in 1920, the bar was set high.

Noted landscape architect Earle Sumner Draper saw great potential in what would become Hayes Barton—but was then the far outskirts of Raleigh, “little more than the junction of dirt roads and the streetcar line.” He mapped out a vision for new neighborhood that would take “advantage of the area’s lush natural outdoor spaces.” (Fruchtman)

To attract Raleigh’s finest families, great care was given to every detail. The streets, for example, were laid out in a pleasing fashion to follow the terrain, and provide easy access to numerous parks areas.

At the same time, decisions based on aesthetics were beautifully intertwined with practical considerations. Sidewalks were everywhere. A small commercial district sprang up to meet the basic needs of the new residents. Overall, “Hayes Barton promised modern conveniences and the prestige of generous wooded lots, larger and more impressive houses, paved roads, full electrification, and indoor plumbing.” (Walter)

And those houses! Drawing inspiration from the revival of period styles in this era, Hayes Barton offered bountiful examples of exquisite and solidly built Georgians and Colonials, set within beautiful grounds and resembling nothing so much as small manor homes. Tudor, Craftsman, Spanish, Dutch—revival styles of all kinds created a pleasing and stately backdrop to all the various and daily interactions of a very livable neighborhood.

The standards for construction and craftsmanship were set by Howard E. Satterfield, builder of many of the neighborhood’s earliest signature homes. In fact, “His personal attention to projects and commitment to quality construction made him one of Raleigh’s most sought-after builders in the period.” (RHDC) J. W. Coffey and Sons continued that tradition in the decades that followed, turning the plans of well-known local architects into new generations of sought-after homes.

It’s no wonder that in 2002, Hayes Barton was officially designated as an Historic District and listed on the National Registry of Historic Places.

It turned out that what was innovative at its founding—the curving streets, the emphasis on existing natural elements, the superior construction, the thoughtful intermixing of public space and private refuge—were foundational elements for creating the kind of neighborhood that would attract discerning residents to this day.

This is the legacy upon which Caswell Heights stands. As stewards of the last section of Hayes Barton that will ever be built, it is our commitment to honor the thought, care and refinement that has enabled the neighborhood to not simply survive, but to thrive over the past hundred years.

THE ARCHITECTURAL STYLES OF HAYES BARTON



GEORGIAN



COLONIAL



TUDOR



CRAFTSMAN



DUTCH COLONIAL



SPANISH ECLECTIC

ASPIRATION



DESIGN

Caswell Heights aspires to become a seamless part of the beloved Hayes Barton neighborhood. The historic homes of the neighborhood have endured a full century and continue to stand as a testament to good design and quality materials in a charming setting. To continue this legacy, it is of utmost importance that all new design proposals for Caswell Heights – both for the home and the homesite – take inspiration from the rich design patterns that began here in the 1920’s.

A home’s layout should benefit today’s lifestyle, offering conveniences and realizing the desires of discerning families. Facades are to be poised in a respectful, yet imaginative, fashion. The homesite should provide moments of daily delight and opportunities for private gatherings, while also presenting a composed frontage along with its neighbors.

When the patterns of home aspire to supplement and enhance the patterns of neighborhood, truly distinctive places are created. Caswell Heights is predestined to be one of those places.



Symmetrical and balanced façades



Welcoming front entries and lush front yards



Outdoor rooms that expand a home's living

KEY ATTRIBUTES

Every home and homesite shall be composed of these Key Attributes:

1. Clearly defined building massing that presents a stately facade
2. Architectural details that distinguishes the home’s architectural style
3. Building materials that are durable, low-maintenance and high quality
4. Symmetrical façade composition is most common with the styles of Hayes Barton
5. Front doors that face the street with ornamental door surrounds
6. Porches and terraces that activate private outdoor spaces
7. Foundation plantings that ground the home, blending it into the homesite
8. Landscape, hardscape, and fencing create perimeters that are attractive and neighborly



ARCHITECTURE

DESIGN PRINCIPLES



DESIGNING THE CASWELL HEIGHTS HOME

Caswell Heights will carry forward the traditional architectural styles found in Hayes Barton. The following Architectural Design Principles have been derived through study of the prevalent styles and the forms, patterns and materials that are most consistent among them. The guidance provided should inform architectural design decisions, but may not encompass all possible scenarios one may consider. The DRC will review all designs according to the spirit of these principles.

GENERAL DESIGN PRINCIPLES

Architectural design should consider the following principles:

- Homes should be composed of simple masses, lacking complex assemblies or arbitrarily stepped facades.
- A home should be appropriately sized for its homesite and be arranged such that the massing helps to form outdoor rooms and logical delineation of the property.
- Proportion and balance are fundamental in composing elegant facades, no matter the architectural style.
- Front facades are commonly composed of three- or five-bay window and door arrangements.
- Front entries most often are a central feature of the facade, sometimes with a small porch.
- Windows should be plentiful and large to transmit ample natural light to the home's interior. Shutters may accompany windows and must be operable and accurately sized.
- A limited palette of high quality materials that age gracefully, is preferred over a frivolous mix of materials.

Note: All applicable sections of the Raleigh, North Carolina Unified Development Ordinance are to be followed.



MASSING & FACADE
ARRANGEMENT



ROOF MATERIALS & EAVES



WALL MATERIALS



WALL DETAILS



PORCHES & STOOPS



DORMERS & BAY WINDOWS



WINDOWS & SHUTTERS



DOORS, SIDELIGHTS &
TRANSOMS



GARAGES & CARPORTS

Massing & Façade Arrangement

- Houses that are the foundation of most architectural styles are composed of a simple main mass, or an orderly assembly of simple volumes.
- All façades should be designed with a distinct base, middle and top using arrangement of openings, material changes, and ornament or special features to define between each.
- Any house façade over 60 feet in length must introduce a vertical bay or wall plane change in order to break down the appearance of the overall mass of the house.
- All door and window openings shall be square or vertical in proportion. In addition, porches, galleries and similar components shall have vertically proportioned designs.
- Windows should be composed on all elevations in a logical and often symmetrical fashion. Special windows or localized symmetries may break away from the overall composition.
- Glazed openings may not exceed 60% of the total house wall area, with each façade being calculated independently.
- Blank walls shall not exceed 20 linear feet before introducing a wall plane break, material change or opening.
- Houses which front corners are encouraged to do so with a strong presence (principal entrance, wrapping porch, or other element) rather than creating a negative space. Angled or round façades at corners are permitted.

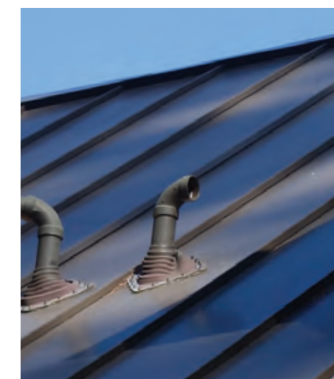


Roof Materials & Eaves

- Acceptable roof material choices include non-reflective metal panel roofing such as standing seam or 5V panels; slate or wood shingles; architectural asphalt shingles concrete tiles.
- All roof structures or penetrations such as attic vents, plumbing vents, etc. should be painted to match the roof colors and be logically located on the rear portion of the roof; in most cases roofs shall be symmetrically pitched with a minimum pitch of 3:12 and maximum of 12:12, unless otherwise approved by the DRC.

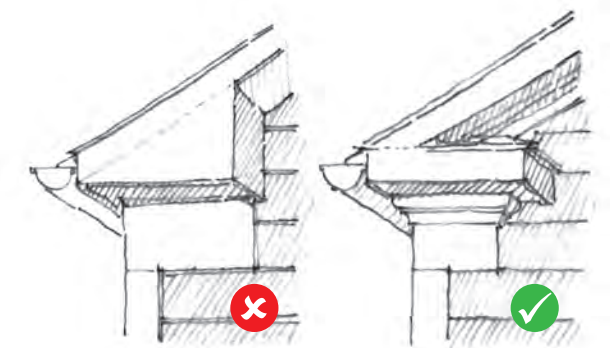
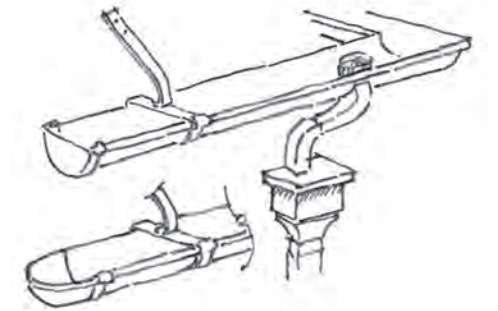
EAVES:

- Eaves may be enclosed, accompanied by crown and bed mouldings, or open with exposed rafter tails and exposed roof decking, as the architectural style dictates.
- Size, scale, and overhang depth of cornice and frieze must be in proper proportion and appropriate to the style of the building.
- “Pork chop” cornice returns are not permitted.
- Appropriately scaled flat stock trim with chamfered edges may be used instead of shaped crown and bed mouldings.



GUTTERS:

- Gutters and down-spouts are highly recommended at all eave lines unless deemed inappropriate to the design by the DRC.
- Half-round gutters are preferred, however, ogee gutters are permitted
- if demonstrated to be used in proportion with the cornice.
- Gutters may be aluminium with factory finish colors or copper.
- Downspouts should match the colors of the gutters. The use of chain downspouts is permitted.



Wall Materials

MATERIAL CHOICE & APPLICATION:

- Acceptable Exposed Wall Materials include: exposed natural stone, cast stone, stucco, plaster, or wood, pvc, or cement board siding.
- Prohibited Wall Materials include thin set stone veneer, synthetic wood shingles, vinyl siding, exposed concrete or concrete block, glass block, synthetic stucco textures and any materials with highly reflective surfaces.
- Wall material changes should only occur where a clear change in the material is required as part of the architectural expression; logical locations for material changes would be inside corners, minor massing additions, or at floor plates.
- On all structures when masonry appears at a corner, the material shall wrap the corner and extend to the next abutting wall plane or inside corner of a building element before a transition to another material may occur.

MASONRY:

- Brick is the common material and acceptable finishes are smooth, wire cut or tumbled (hand molded). Red/brown/ purple colors are to be used and bright red/orange brick is to be avoided. Brick may be limewashed or painted. Flemish Bond is common but running bond is also acceptable.
- Stone should have a natural cleft face and reflect local stone colors of gray/tan/brown. Wake granite is preferred, but other neutral colored stone may be acceptable. Large pieces of stone are to be used, in rectangular shapes. Avoid using small pieces, round shapes, and rough faced stone. All joints should seek to be uniform, with 1/2" wide being ideal.
- Stucco finish should be smooth, continuous and applied over appropriate substrate. Textured stucco will only be permitted upon approval of sample.

SIDING:

- Wood siding, high-quality cement board or solid pvc siding is permitted. Unacceptable siding materials include aluminium, vinyl, or hollow pvc.
- Lap siding orientation is to be horizontal and the siding profile could be bevelled, beaded, or dropped with an exposure of 6" to 12". (Narrow siding with 4" to 6" exposure is permitted where appropriate as approved by the ARB.)

- Horizontal butt boards are permitted under covered porches and as an appropriate accent material; use ship lap or tongue and groove joints with 6" to 12" exposure.
- Vertical board and batten for use as accent material on minor masses or outbuildings is permitted; boards should be a minimum of 9-1/4" wide with batten strips a minimum of 1-1/2" wide.
- Cornerboards, when present, should be a minimum of 3-1/2" wide depending upon selected style; corner boards must be thick enough so that the finished face of the siding does not protrude beyond the finished face of cornerboards.



Masonry Details

LINTELS:

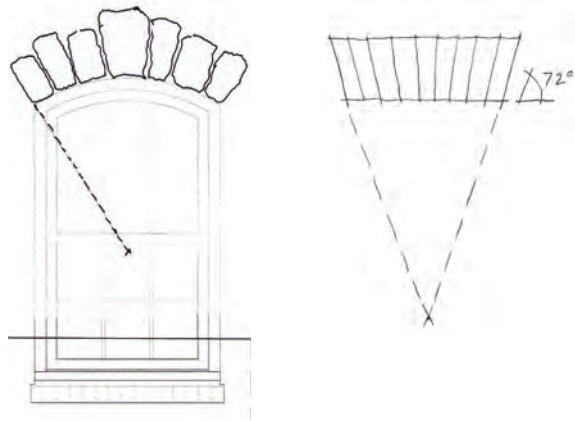
- Window and door lintels should be expressed by a change in material orientation (such as a jack arch using vertically oriented brick) or change in material (such as a stone slab set within a brick wall). Lintels should typically be flush with the wall, but in some instances may project up to 1/2".
- Lintels should be self supporting, or if steel is required, it should be discrete and the masonry should be arranged as if it is self supporting. Jack (flat) arches commonly have a 72° skewback angle for structural integrity and spring from the edges of opening.

SILLS:

- Window and door sills should be expressed by a change in material orientation (such as a rowlock using rotated brick) or change in material (such as a stone slab set within a brick wall). Sills should typically project 1/2" to 1" from the wall.
- Sill and lintel material do not have to be the same.

CHIMNEYS:

- Exterior chimney material should match the wall or foundation masonry. No chimney shall be clad in siding.
- Chimneys must extend from the ground and have an accented top, such as banding or corbeling. Chimney width should, in most cases, narrow as it rises above the fire box to reduce its overall appearance.
- Metal flue tops (including spark arrester caps) shall not be seen from the street. Brick or stone should be used to cap over flue openings and shield them from view. Chimney pots are also acceptable. In no way should oversized metal shrouds be the dominant cap feature.



FLOORS & STAIRS:

- Masonry floors and stairs may include stone, brick or concrete (in select areas). Material patterns and orientation should respond to the architecture (ie: borders that align with columns, pattern changes at stair treads).
- Concrete is recommended for use only in secondary and rear yard floor areas. Concrete is to be exposed aggregate or high quality stamped and/or colored concrete. Expansion joints should be minimized as much as possible and oriented in a logical fashion. Brick and stone may be used for edgings.
- Masonry floors at terraces, porches and stair treads must express the transition from horizontal surface to vertical wall with a profiled nosing (shaped brick), change in material orientation (projecting brick rowlock) or a change in material.



Porches & Stoops

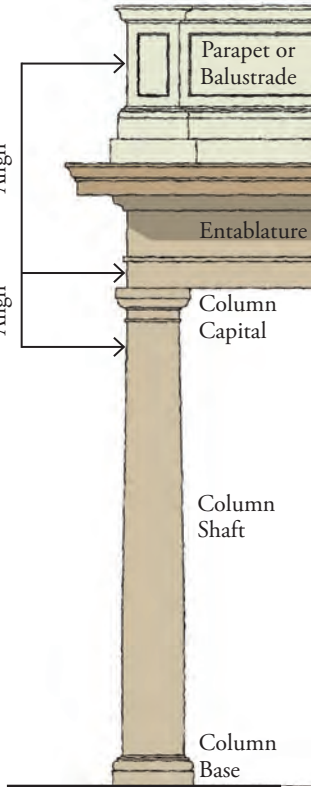
PORCHES & STOOPS:

- Porches and stoops deliver a strong architectural statement and provide outdoor spaces with shelter from the sun and rain. Porches should be a minimum of eight feet deep in order to serve functionally as outdoor rooms. Stoops can be shallower, with enough depth to protect the door from weather.
- Porches and stoops shall have a foundation of solid masonry or piers of 16" minimum square dimension, with inset masonry, lattice or skirting between the piers.
- Porch flooring may be masonry or decking (exterior grade wood, ipe, and composite decking). See the Masonry Details section for masonry floor guidelines. Decking should be either tongue-and-groove or gapped (1/8" to 1/4") with slightly eased edges. Porch decking patterns should incorporate framed edges where the long edge of decking is exposed at the perimeter, not the short end (end grain). A skirt board and transition moulding should be present when decking is used.
- Porch ceilings should be tongue-and-groove bead board or buttboard with a square. Acceptable ceiling materials include exterior grade wood or composite materials.

- Railings may be metal (iron), masonry or wood (or synthetic replicating wood). Hand and shoe rails, and balusters should be in accordance with the selected architectural style. Common pressure-treated wood railings should be reserved for use only in secondary and rear yard areas.

COLUMNS & PILASTERS:

- Columns and pilasters should be proportioned and detailed in accordance with the selected architectural style. Approved columns and pilasters range from formal to informal, classical to vernacular. Vernacular square post, turned post or chamfered post columns are permitted.
- In all cases, the column face(s) should align with the beam face(s), with appropriate transition mouldings between.
- Bay spacing between columns and pilasters should follow the appropriate classical cannons and/or historical precedents; bay spacing should be vertical or square in proportion.



Dormers & Bay Windows

DORMERS:

- The scale and proportion of dormers are very important to the harmony of the building and careful attention should be given to maintain a balance.
- The construction of dormers should seek to incorporate the smallest framing thicknesses possible, ie: 1-1/2" sidewalls and minimum header height (often much less than the typical 2x10 header) in order to maintain slender proportions.
- Single window dormers are most common, but multiple (ganged) window arrangements are acceptable given the dormer design fits the building design.
- Dormer siding does not have to match the material of the house siding. Common materials are siding (horizontal or diagonal - following the roof angle) or stucco.

BAY WINDOWS:

- Shall extend to the ground or be supported by brackets or have the appearance of support
- The construction of bays should seek to incorporate the smallest framing thicknesses possible, ie: 2x4 studs and minimum header height (often much less than the typical 2x10 header) in order to maintain slender proportions.
- Shall have corner casing that is no more than 8" wide and windows shall fill the space between the casing with no more than 2-1/2" wide secondary casing where windows are ganged.

SKYLIGHTS:

- Dormers or clerestory windows are preferred; however, skylights are permitted provided that their visual impact is minimal as determined by the DRC.
- All skylights should be located out of view of any street or public space.
- Skylight glass should be flat so as not to excessively protrude from the roof surface. Bubble-type skylights are not permitted. Low profile (deck mounted) frames are required, in a color that blends with the roof material color.



Windows & Shutters

WINDOWS:

- Windows should reflect restraint in the number of types, styles and sizes utilized on one structure. Consistency of detailing on all elevations should be maintained. All openings should be articulated through the use of flat or arched lintels, projecting sills or surrounds and shutters (where deemed appropriate).
- Accent windows (unique shapes or palladian compositions) are permitted when consistent with the design of the building and approved by the DRC. Palladian window arrangements must be classically detailed and proportioned.
- All window panes and generally all window units should have vertical proportions. All window panes on the same building should have relatively the same proportion, but may be at different scales. Smaller panes are encouraged as they are most historically accurate.
- High quality wood frames or factory finished aluminium clad are recommended. Fiberglass and pvc windows will require sample approval by the DRC. All window glazing should be true divided light (TDL) or simulated divided light (SDL) - preferably with spacer bars. Grills between glass (GBG) configurations are not permitted. Muntin profiles shall be between 3/8" and 3/4" wide.
- Vertically proportioned windows may be ganged in horizontally proportioned openings as long as mulls are expressed between the units. The width of the mulls shall be a minimum of 2-1/2" and maximum of 8".
- Windows, when set into a masonry facade, shall have narrow "brick mould" casing that is applied to the inside of the masonry opening. In no instance shall casing be applied to the face of a masonry wall. Facades with siding shall have window casing of no less than 3-1/2" width on three sides resting on 2" thick window sills. "Picture-frame" casing is not permitted.



SHUTTERS:

- Shutters, if incorporated, should be sized correctly to the opening and be fully operable with authentic hinges and hardware unless approved otherwise by the DRC.
- Shutters shall be made of wood, fiberglass, or PVC. Traditional designs include louvered or paneled, but other configurations in keeping with the architectural style of the building may be approved by the DRC.
- Shutters may be used as a privacy element for exterior porches or other enclosures. They may also be used as a wall finish material to make a small addition or wing appear as a filled-in porch. In these instances, shutters are to be installed with a series of vertical and horizontal mulls. Shutter panels shall be no wider than 1'-6" or taller than 6'-0".



Doors, Sidelights & Transoms

- The main entrance to any structure should be made obvious and have a sense of prominence and a proper scale that is in accordance with the selected architectural style.
- Front doors should be carefully detailed, with custom doors being preferred over manufactured doors. Wood or aluminum clad doors are recommended, but other materials may be permissible upon DRC approval.
- Sidelights and transoms are part of the window family and therefore the dimensions of their stiles and rails should match those of exterior windows. Oversized stiles and rails matching those of exterior doors will not be permitted. Sidelights and transoms shall have pane proportions matching those found in the windows.
- Sidelights shall not be less than 12" in width and transoms shall not be less than 16" in height. Horizontal and vertical mulls shall be no less than 2-1/2" in width.
- The heads of door transoms should align with the head height of adjacent windows. Transoms over windows are discouraged, but may be allowed if historical precedent is presented to and approved by the DRC.
- French doors and single all-glass doors are discouraged for use as front doors, but may occupy other locations. Such doors shall have pane proportions matching those found in the windows. Sliding glass doors are not permitted on facades facing any street or public space.
- Doors, when set into a masonry facade, shall have narrow "brick mould" casing that is applied to the inside of the masonry opening. Casing shall not be applied to the face of a masonry wall, except in the case of a decorative front door surround. Facades with siding shall have door casing of no less than 3-1/2" width on three sides resting on 2" thick door sills.



Garages & Car Ports

Garages:

- Garages in the form of carriage houses are strongly encouraged. A garage should be conceived as a structure for more than just vehicle storage, with potential as a guest suite, studio or home office.
- The impact of the garage structure can be minimized by designing with creativity in regard to massing. A 1-1/2 story mass with dormers and projecting wings or bumpouts looks smaller and more interesting than a 24'x24'x24' cube with a roof. Garages may be attached to the main house by an open breezeway or enclosed connector, but the garage must remain subordinate to the main mass of the house.



Garage Doors:

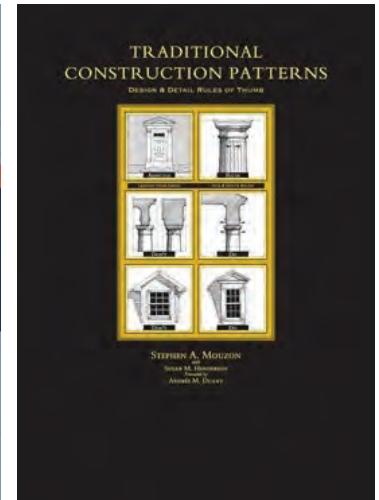
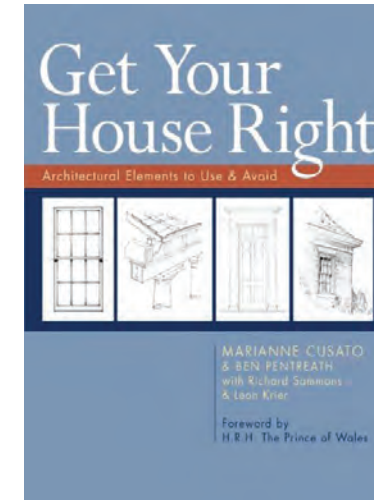
- Garage doors may be overhead or side hinged, and shall be made of wood or high quality metal or fiberglass. Overhead sectional doors are to have the appearance of traditional carriage doors (panels and windows - both with vertical proportions), but are not required to apply faux hardware. Double garage doors without panels giving vertical emphasis are not permitted.
- Single garage doors are expected when vehicle approach is strait or turning movements allow easy entry. Double garage doors may be permitted in situations where vehicles need extra room for ease in movement in and out of the garage.
- Garage doors, when set into a masonry facade, shall have narrow "brick mould" casing that is applied to the inside of the masonry opening. In no instance shall casing be applied to the face of a masonry wall. Facades with siding shall have door casing of no less than 3-1/2" width on three sides.

Car Ports:

- Car ports are permitted as free-standing structures or can be combined with an garage structure as a porch-like parking bay.
- Car ports shall be designed in the same fashion as a porch with posts or columns, beams and appropriately scaled roof structure. If a car port is facing a street or public area, the DRC may require some degree of screening of the vehicles such as a hedge.

ADDITIONAL REFERENCES:

Get Your House Right by Marianne Cusato and **Traditional Construction Patterns** by Stephen Mouzon are the key resources when designing in traditional patterns. Each book goes into much greater detail than will be found in these Design Principles. It is recommended that the books be referenced by all involved in the design, review, and building process, and the tenets and methods outlined therein be applied.



LANDSCAPE DESIGN PRINCIPLES



DESIGNING THE CASWELL HEIGHTS LANDSCAPE

A strong emphasis is placed on landscaping in Caswell Heights. Steps have been taken to retain some of the mature tree canopy and new landscaping is expected to be conceived and installed at a high level. The landscape design should attempt to meet the standards present in the surrounding Hayes Barton neighborhood. Good landscape design should be a complimentary component to the architecture, creating a harmony and flow around the homesite. Landscape elements, such as walls and plantings, should delineate outdoor spaces that maximize the potential livability and attraction of the property. At the same time, each lot should seek to work with its neighbor to present a cohesive and neighborly experience.

GENERAL PLANTING PRINCIPLES

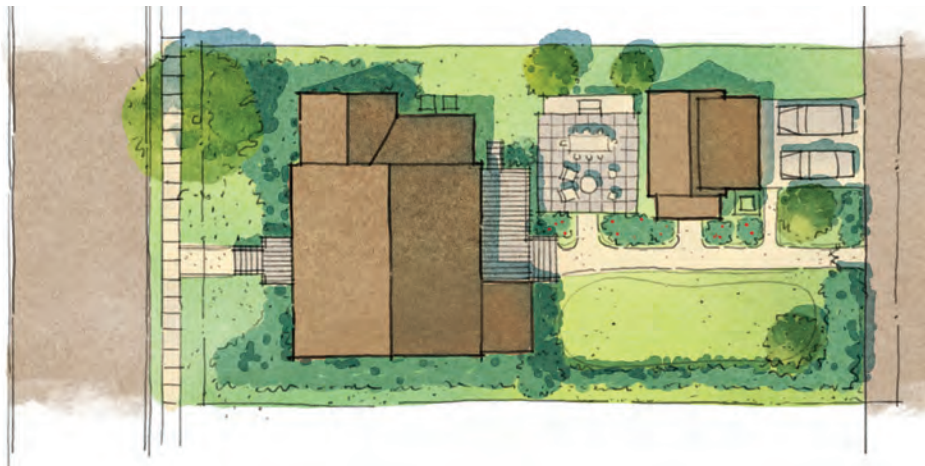
Landscape design should consider the following principles:

- The design should complement and enhance the architecture.
- Use of shrubs may be either as a formal hedge or in layered, informal masses with lower growing material transitioning to taller plants.
- Leaf texture and color should be considered in the design composition.
- Vines should be selectively used to soften walls and accent shade structures and also provide a splash of color.
- Lawn areas should be used with restraint to reduce irrigation demands for the landscape. Many approved ground covers may be used as lawn alternatives.
- Location of shade trees should consider views from adjoining properties and anchor the structures. Tree placement should provide passive shade for the homes and frame views or provide screening where necessary.
- Landscape material selections should seek to follow the recommended Plant Palette list.
- Plans should include complete plant nomenclature for clear identification of the proposed materials. The sizes, in standard nursery “range of size” description should be given as well as the quantities of plants for each type proposed to be used in each planting group.
- The DRC encourages the use of native species and drought resistant varieties.

Note: All applicable sections of the Raleigh, North Carolina Unified Development Ordinance are to be followed.



ARRANGEMENT OF LOT



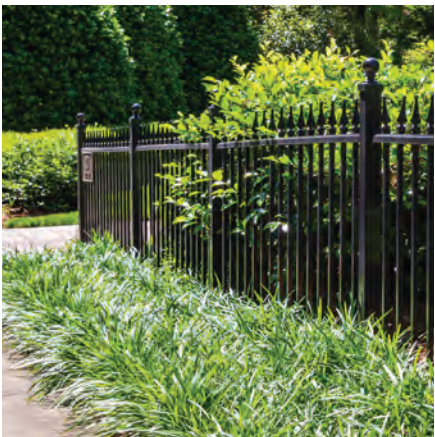
GRADING & DRAINAGE



GARDEN STRUCTURES &
POOLS



DRIVEWAYS & HARDSCAPE



FENCES & WALLS



IRRIGATION & LIGHTING



PLANT PALETTE

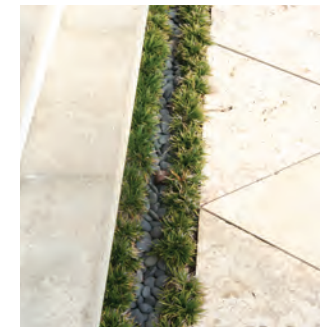
ARRANGEMENT OF THE LOT

- Each homesite should be thought of as a series of outdoor rooms that relate to the structures on the site and on adjacent lots. The outdoor spaces also provide transitions to streets, alleys, and sidewalks. This transition should happen gradually with a feeling of discovery. The transition and the forming of rooms can be achieved by manipulating grade, working with existing vegetation, and introducing built elements such as fences, walls, trellises, terraces, walks and stairs, and new plantings of hedges, beds, and tree canopies. Since the selection of plant material is the foremost element in establishing the pattern of outdoor spaces, a list of recommended and prohibited plants for use in Caswell Heights is provided in the Plant Palette section.
- The front yard is the space viewed by passersby and is the physical and visual link to the house. A walk should connect the front door to the sidewalk or street. Planting should be used along with fencing and walls to give definition and variety to the streetscape. Evergreen hedges and other plant masses across front and along property lines can help with this definition.
- The rear yard most typically is the outdoor living space with patios, garden elements, pools, and lawns. Its relationship to alleys and adjacent properties is important, and fencing, hedging, and planting can be used for separation or privacy. Garages and other garden structures should be used to frame and organize rear yard spaces.
- Side yards present an opportunity to link the front and rear yards. Walks or paths can be introduced to make the connection. These spaces also are often the place for utility boxes and HVAC condensers. Screening of these elements can be achieved by the use of fences and planting. Side yards that front onto a street (ie: a corner lot) must receive a level of landscape treatment equal to the front yard.



GRADING & DRAINAGE

- In general, grading on homesites should be minimized to lessen disturbance and preserve existing trees. However, there are instances where grading is necessary and is used to create useful outdoor spaces. Grading should be natural and blend in with surrounding topography. Retaining walls may be used where necessary and to create outdoor rooms. With all grading operations, the Raleigh Unified Development Ordinance is to be followed, including those pertaining to tree protection.
- Site drainage is a critical component to the success of the overall project. Gutters and downspouts should be connected to an underground system, or where this is not possible, be directed away from foundations into swales. In general, lots should drain to vegetated swales or dry creek beds in side yards, which in turn drain to the alley, an underground system or on site detention device. If it is necessary to daylight pipes on the property, the treatment and location of pipe daylight locations is paramount. Open pipes facing adjacent properties, sidewalks, or the public right of way or alley are not permitted. Stormwater harvesting and re-use is encouraged.
- Drainage work must be thoughtfully designed, executed and maintained. A Grading and Drainage Plan must be submitted and shall include the proposed drainage strategy for roof drainage and site drainage. The plans shall also include all proposed devices, pipe specifications and layout, as well as critical details for drainage system. Single wall, corrugated pipe is not permitted for any drainage work. At a minimum, drain pipes must be double wall (smooth interior wall) corrugated pipe.



GARDEN STRUCTURES & POOLS

GARDEN STRUCTURES:

- Garden structures (including trellises, gazebos and sheds) are to be logically integrated into the site plan and landscape design. Construction details, materials, colors and detailing shall reflect the architectural style of the home, but exceptions may be made with DRC approval. Garden structures must be located in accordance with these guidelines and the Raleigh Unified Development Ordinance.

POOLS:

- The location of swimming pools and spas should address relationships between indoor and outdoor features, setbacks, wind, sun and site terrain. The size and shape of swimming pools must be carefully considered to achieve a feeling of compatibility with the immediate surroundings.
- Pools and spas shall be located in rear yards only. Above ground pools (those assembled with pvc sheathing on independent frames) are not permitted.
- Decking for pool areas may be brick, stone, or concrete. If concrete, it is to be tinted and should have a lightly textured broom finish or salt finish.



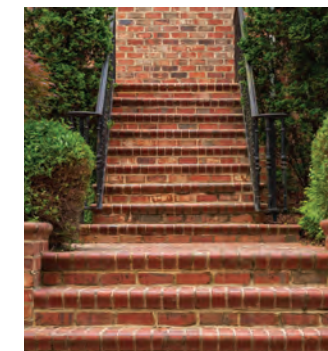
DRIVEWAYS & HARDSCAPE

DRIVEWAYS:

- Driveway apron or connection to garages should be no more than 22 feet wide. In the case a driveway is desired, it is to be no more than 12 feet wide. Any driveway should be designed to minimize exposure to adjacent houses and blend in with the landscape.
- Where space allows, guest parking will be permitted either directly off the alley, off the driveway, or the street (which will require special consideration by the DRC).

HARDSCAPE:

- Hardscape elements include walkways, stepping stones, patios, pool decks, and the like. All hardscape elements should be carefully planned as part of the site plan, in conjunction architecture and planted landscape, to be both functional and beautiful.
- Paths, walks, and terraces are to be used for interconnection, and combined with stairs, fences, walls, and plantings to create outdoor rooms. Hardscaped areas are to minimize the number of material types in order to create a unified design.
- Front yard walks, landings, and terraces are to be brick or stone. Informal materials such as concrete, stepping stones with planted joints, and pea gravel may be used in secondary areas and rear yards.



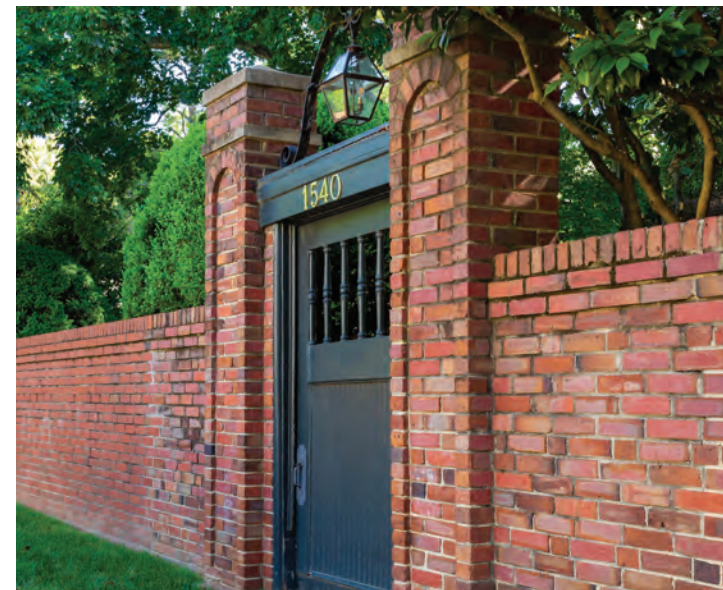
MATERIALS:

- Brick pavers are to be full thickness, tumbled (or hand molded) for texture and weathered character. Smooth face sharp edged brick, thin pavers, and concrete units are not allowed. Red/ brown colors are to be used and bright red/orange brick is to be avoided. Brick may be laid with or without visible mortar joints. Paving patterns may vary to define different activity areas. These patterns should be traditional, such as running bond, herringbone, or basket-weave.
- Permeable pavers or pervious concrete (for water infiltration) is acceptable but must receive DRC approval for the specified product.
- Stone used for walks and terraces should reflect local stone colors of gray and tan/brown. Wake granite is preferred, but selections can also include Pennsylvania Bluestone, Limestone, Crab Orchard, or other neutral colored, smooth surfaced material. Large pieces of stone are to be used. Avoid using small pieced or rough faced stone such as Tennessee Fieldstone paving. All joints should seek to be uniform, with 1/2" wide being ideal.
- Concrete is to be exposed aggregate or high quality stamped and/or colored concrete. Expansion joints should be minimized as much as possible and oriented in a logical fashion. Brick and stone may be used for edgings.
- Asphalt cannot be used on any driveway or in parking areas unless specifically approved by the DRC. Tar and chip paving is acceptable.
- Pea gravel (or other aggregate with DRC approval) may be used for walkways or parking areas, and should include stone or brick edging. No metal, concrete block, or wood edgings are permitted. Care should be taken with regards to grading and drainage when incorporating pea gravel to reduce wash out. Pea gravel color is to be in the gray and tan range; white gravel is not permitted.

FENCES & WALLS

FENCES & WALLS:

- The use of fencing and walls is encouraged to give definition and variety to the streetscape and outdoor spaces, offer privacy, and screen service areas. The type and height of fencing will be dictated by its location.
- Front yards may have low masonry walls, fences, or a combination of masonry base wall and fencing with a height of 36" to 48". Masonry columns may be used at corners and flanking gates, but should not exceed the height of the fence or wall by more than 6 inches, unless approved by the DRC.
- In side and rear yards, masonry walls or fencing up to 6 feet height is permitted. Fences or walls in these areas should be "two-sided" construction with the appearance the same for both sides (unless abutting a neighboring fence of equal height).
- Permitted materials for masonry walls are tumbled (or hand molded) brick (in a pierced pattern or solid coursing), stone, or stucco. Concrete blocks or interlocking concrete units and brick with sharp edges are not allowed as a finish material. Timber retaining walls will only be permitted in rear yards.
- Permitted materials for fences are wood (picket or board where appropriate), cast iron, ornamental aluminum (side or rear yard only), combinations of masonry and wood, or iron. Wood fences are to be stained or painted colors that relate to the architecture and blend in with the surroundings. No wood fencing will be left untreated. Invisible fencing for pets may be used anywhere. Inappropriate materials include vinyl, PVC, chain link, or woven slat.



SCREENING:

- Service areas and utility/mechanical yards are to be enclosed with masonry walls or fencing of a height of 1 foot above the tallest unit to obscure views. Hedges may be permitted as a screening material by the DRC if the starting height of the planting material is at least two-thirds of the tallest unit. As utility/mechanical yards are often located in side yards, care must be taken to address all setback requirements stipulated in the Raleigh Unified Development Ordinance.



IRRIGATION & LIGHTING

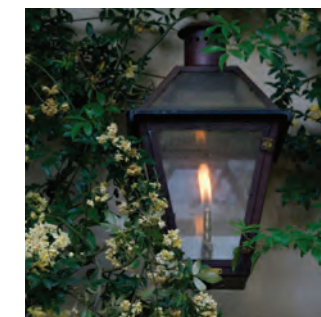
IRRIGATION:

- All landscapes for homesites are to be irrigated and should have a full coverage, automatic irrigation system(s). System(s) are to incorporate multiple zones, so that they can be adapted to varying water needs of different plants (for instance woody plants require less water than most, and most plants require less water after being established) and lawn which requires ongoing irrigation. With time, certain zones may be shut down or adapted to new plantings. Irrigation plans should be submittal for approval. After installation, frequent inspection and maintenance of the system should occur.
- Spray and rotary sprinkler zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone and to avoid run-off or ponding. Additionally, sprinkler zones should avoid spraying water on public sidewalks and adjacent properties.
- Systems must be equipped with an automatic rain sensor that will shut down the system during rain events.
- Pump equipment and meters should be hidden from public view with landscape or other screening treatments.

LIGHTING:

- As with all exterior design work, lighting should be used to enhance the overall design concept of the home and home site in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent properties. Therefore, glare shields may be required to eliminate bright spots and glare sources. Exterior lighting should utilize low voltage or similar type fixtures (LED lighting is encouraged) and should be as close to grade as possible. All light conduit and fixtures must be as inconspicuous as possible. Exterior lighting must meet Raleigh Unified Development Ordinance and must be approved by the DRC as part of the landscape plan submittal prior to installation. Plans should include overall lighting design and intent, fixture specifications and cut sheets.
- Regular maintenance of landscape lighting systems is important. As plants mature, lighting needs and performance will be affected and must be adjusted.
- Lighting for home sites is to be installed for safety and aesthetics. Flood lights may be used on structures for emergency or security purposes only, and recommended

to be on a timer. Everyday lighting is to be a combination of post lamps, path, and accent lights. Post mounted fixtures are to be a traditional carriage type fixture and the posts may be 5'-8' in height. Post material may be black cast iron, heavy weight powder coated aluminum, or traditional inspired wood post. Accent or spot lights are to be inconspicuous and positioned to avoid direct sight to the light source. Path lights should have a design that shields the light source. Materials for these lighting fixtures are to be copper or powder coated aluminum and dark in color. No composite material or solar powered fixtures are to be used. Low wattage patio string lights are permitted. Down lighting (or Moonlighting), where fixtures are placed high in trees or other tall elements and cast down, is not permitted.



PLANT PALETTE

PLANTING APPROACH:

- Front yards should incorporate rich plantings along with fencing and walls to give definition and variety to the streetscape. Evergreen hedges and other plant masses across front and along property lines can help with this definition. For variety turf areas tying into the sidewalk may be used as well. Effort should be made to create a canopy over parts of the yard using shade and understory trees. Lower shrubs, groundcovers, and perennials will add foliage and flower interest.
- The rear yard planting will be used as a supplement to fences and walls to offer separation from alleys and adjacent properties and provide privacy.
- Use evergreen trees and shrubs for this function and shade and understory trees to create a canopy over part of the yard. Turf areas are permitted in the rear yard. Use shrubs, groundcover, and perennials for year round interest.
- Side yards are the transitional space between the front and rear yard. Because of the narrow character of these spaces care should be given in not selecting plants that will overgrow the space. Hedges that are easily contained may be used for privacy, and groundcover and perennials can add interest.
- Turf areas are to be Zoysia. Do not use Bermuda lawns.
- Landscape beds may be topped with wood mulch or pine straw. Wood mulch is to be triple shredded hardwood or pine bark in natural colors. Dyed or “designer” mulch (including red, brown or black) or recycled rubber mulch is not permitted.

PLANTING PALETTE:

- Please note that this list may be amended by the DRC as conditions require. Other plant material selections may be submitted to the DRC for review.



		RECOMMENDED PLANT LIST		
		Common Name	Botanic Name	Notes
CANOPY / LARGE TREES (40'+)	DECIDUOUS	Southern Sugar Maple	Acer bDRCatum	
		Red Maple	Acer rubrum	Select Cultivars
		Sugar Maple	Acer saccharum	
		Freeman Maple	Acer x freemanii	
		Horsechestnut	Aesculus hippocastanum	
		River Birch	Betuala nigra	
		European Hornbeam	Carpinus betulus	
		Northern Catalpa	Catalpa speciosa	
		Beech	Fagus grandifolia	
		European Beech	Fagus sylvatica	
		Thornless Honey Locust	Gledistra triacanthos	Not for Street Tree Usage
		Cucumber Magnolia	Magnolia acuminata	
		Dawn Redwood	Metasequoia glyptostroboides	
		Black Tupelo	Nyssa sylvatica	
		Sycamore	Platanus occidentalis	
		London Plane Tree	Platanus x acerifolia	
		Oaks	Quercus sp.	
		Bald Cypress	Taxodium distichum	
	Basswood	Tilia americana		
	Littleleaf Linden	Tilia cordata		
	American Elm	Ulmus americana	Disease Resistant Cultivars Only	
	Lacebark Elm	Ulmus parvifolia		
	EVERGREEN	Frasier Fir	Abies fraseri	
		Japanese Fir	Abies firma	
		Atlas Cedar	Cedrus atlantica	
		Deodar Cedar	Cedrus deodara	
		Alaska Cedar	Chamaecyparis nootkatensis	
		Atlantic White Cedar	Chamaecyparis thyoides	
		Japanese Cedar	Cryptomeria japonica	
		Italian Cypress	Cupressus sempervirens	
		American Holly	Ilex opaca	
		Eastern Red Cedar	Juniperus virginiana	
		Southern Magnolia	Magnolia grandiflora	
		Norway Spruce	Picea abies	
Blue Spruce		Picea pungens		
Austrian Pine		Pinus nigra		
Longleaf Pine		Pinus palustris		
Eastern White Pine		Pinus strobus	Not for Street Tree Usage	
Loblolly Pine	Pinus taeda			
Douglas Fir	Pseudotsuga manziesii			
Eastern DRCorvitae	Thuja occidentalis			
Western DRCorvitae	Thuja plicata			
Green Giant DRCorvitae	Thuja x 'Green Giant'			
Hemlock	Tsuga canadensis			
MEDIUM TREES (25'-40')	DECIDUOUS	Trident Maple	Acer buergerianum	'Aeryn'
		Paperbark Maple	Acer griseum	
		Shantung Maple	Acer truncatum	'Main Street'
		Ohio Buckeye	Aesculus glabra	
		American Hornbeam	Carpinus caroliniana	
		Redbud	Cercis canadensis	
		Flowering Dogwood	Cornus florida	
		Kousa Dogwood	Cornus kousa	
		Washington Hawthorn	Crataegus phaenopyrum	Not for Street Tree Usage
		Carolina Silverbell	Halesia carolina	
		Golden Rain Tree	Koelreuteria paniculata	
		Crape Myrtles	Lagerstroemia sp.	
		American Hop-Hornbeam	Ostrya virginiana	
		Sourwood Tree	Oxydendrum DRCoreum	
		Persian Parrotia	Parrotia persica	
		Chinese Pistache	Pistacia chinensis	
		Sargent Cherry	Prunus sargentii	
		Kwanzan Cherry	Prunus serrulata 'Kwanzan'	
		Autumn Cherry	Prunus x subhirtella 'Autumnalis'	
		Yoshino Cherry	Prunus x vedoensis	
	EVERGREEN	Sassafras	Sassafras albidum	
		Japanese Snowbell	Styrax japonicus	
		Japanese Tree Lilac	Syringa reticulata	
		Arizona Cypress	Arizona Cypress	
		English Holly	English Holly	
		Hollywood Juniper	Hollywood Juniper	
		Teddy Bear Magnolia	Teddy Bear Magnolia	Other Small Cultivars
		Sweetbay Magnolia	Sweetbay Magnolia	
		Lacebark Pine	Lacebark Pine	
		Carolina Cherry Laurel	Carolina Cherry Laurel	

		Common Name	Botanic Name	Notes
SMALL TREES (15'-25')	DECIDUOUS	Japanese Maple	<i>Acer palmatum</i>	
		Red Buckeye	<i>Aesculus pavia</i>	
		Serviceberry	<i>Amelanchier x grandiflora</i>	
		Fringetree	<i>Chionanthus virginicus</i>	
		Cornelian Cherry	<i>Cornus mas</i>	
		Franklin Tree	<i>Franklinia alatamaha</i>	
		Witch Hazel	<i>Hamamelis virginiana</i>	
		Rose of Sharon	<i>Hibiscus syriacus</i>	
		Winterberry	<i>Ilex verticillata</i>	
		Star Magnolia	<i>Magnolia stellata</i>	
		Saucer Magnolia	<i>Magnolia x soulangeana</i>	
		Flowering Crabapple	<i>Malus sp.</i>	Not for Street Tree Usage
		Purpleleaf Plum	<i>Prunus cerasifera</i>	Not for Street Tree Usage
		Japanese Apricot	<i>Prunus mume</i>	
		Okame Cherry	<i>Prunus x 'Okame'</i>	
	EVERGREEN	Loquat	<i>Eriobotrya japonica</i>	
		Burford Holly	<i>Ilex cornuta 'Burfordii'</i>	
		Lusterleaf Holly	<i>Ilex latifolia</i>	
		Yaupon Holly	<i>Ilex vomitoria</i>	
		Eagleston Holly	<i>Ilex x attenuata 'Eagleston'</i>	
		Foster Holly	<i>Ilex x attenuata 'Fosteri'</i>	
		Savannah Holly	<i>Ilex x attenuata 'Savannah'</i>	
		Acadiana Holly	<i>Ilex x 'Acadiana'</i>	
		Emily Bruner Holly	<i>Ilex x 'Emily Bruner'</i>	
		Nellie Stevens Holly	<i>Ilex x 'Nellie Stevens'</i>	
		Robin Holly	<i>Ilex x 'Robin'</i>	Other Cultivars Available
		Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>	
		Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	
LARGE SHRUBS (8' +)	DECIDUOUS	Bottlebrush Buckeye	<i>Aesculus parviflora</i>	
		Red Twig Dogwood	<i>Cornus sericea</i>	
		Paperbush	<i>Edgeworthia chrysantha</i>	
		Forsythia	<i>Forsythia x intermedia</i>	
		Viburnum	<i>Viburnum sp.</i>	
		Chaste Tree	<i>Vitex agnus-castus</i>	
	EVERGREEN	Camellia	<i>Camellia sp.</i>	
		Dwarf Hinoki Cypress	<i>Chamaecyparis obtusa</i>	
		Japanese Euonymus	<i>Euonymus japonicus</i>	
		Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	
		Oakland Holly	<i>Ilex x 'Oakland'</i>	
		Anise	<i>Illicium parviflorum</i>	
		Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	
		Blue Arrow Juniper	<i>Juniperus scopulorum 'Blue Arrow'</i>	
		Wax Myrtle	<i>Myrica cerifera</i>	
		Oleander	<i>Nerium oleander</i>	
		FrAGRANT Tea Olive	<i>Osmanthus fragrans</i>	
		Fortune's Tea Olive	<i>Osmanthus x fortunei</i>	
		Podocarpus	<i>Podocarpus macrophyllus</i>	
		Rhododendron	<i>Rhododendron sp.</i>	
		Cleyera	<i>Ternstroemia gymnanthera</i>	
		Chindo Viburnum	<i>Viburnum awabuki 'Chindo'</i>	
MEDIUM SHRUBS (4'-8')	DECIDUOUS	Butterfly Bush	<i>Buddleia sp.</i>	
		Beautyberry	<i>Callicarpa sp.</i>	
		Sweetshrub	<i>Calycanthus floridus</i>	
		Sweet Pepperbush	<i>Clethra alnifolia</i>	
		Scotch Broom	<i>Cytisus scoparius</i>	
		Fothergilla	<i>Fothergilla major</i>	
		Hydrangea	<i>Hydrangea sp.</i>	
		Sweetspire	<i>Itea virginica</i>	
		Elderberry	<i>Sambucus canadensis</i>	
		Spice Bush	<i>Lindera benzoin</i>	
		Weigela	<i>Weigela florida</i>	
	EVERGREEN	Glossy Abelia	<i>Abelia x grandiflora</i>	
		Japanese Aucuba	<i>Aucuba japonica</i>	
		Boxwood	<i>Buxus sp.</i>	
		Plum Yew	<i>Cephalotaxus harringtonia</i>	
		Sago Palm	<i>Cycas revoluta</i>	
		Gardenia	<i>Gardenia jasminoides</i>	
		Fatsia	<i>Fatsia japonica</i>	
		Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	
		Inkberry Holly	<i>Ilex glabra</i>	
		Florida Anise	<i>Illicium floridatum</i>	
		Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	
		Japanese Ligustrum	<i>Ligustrum japonicum</i>	Use Sparingly
		Loropetalum	<i>Loropetalum chinense</i>	
		Andromeda	<i>Pieris japonica</i>	
		Pittosporum	<i>Pittosporum tobira</i>	
		Cherry Laurel	<i>Prunus laurocerasus</i>	Use Sparingly
		Sabal Palm	<i>Sabal minor</i>	
		Yew	<i>Taxus x media</i>	

		Common Name	Botanic Name	Notes
SMALL SHRUBS (1'-4')	DECIDUOUS	New Jersey Tea	<i>Ceanothus americanus</i>	
		Blue Spirea	<i>Caryopteris x clandonensis</i>	
		Flowering Quince	<i>Chaenomeles sp.</i>	
		St. John's Wort	<i>Hypericum calycinum</i>	
		Spiraea	<i>Spiraea sp.</i>	
	EVERGREEN	Cast Iron Plan	<i>Aspidistra eliator</i>	
		Azalea	<i>Azalea sp.</i>	
		Boxwood	<i>Buxus sp.</i>	Boxwood Blight Resistant Cultivars
		BeDRcerry Cotoneaster	<i>Cotoneaster dammeri</i>	
		Poet's Laurel	<i>Danae racemosa</i>	
		Winter Daphne	<i>Daphne odora</i>	
		Distylium	<i>Distylium sp.</i>	
		Carissa Holly	<i>Ilex cornuta 'Carissa'</i>	
		Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	
		Grey Owl Juniper	<i>Juniperus virginiana 'Grey Owl'</i>	
		Leucothoe	<i>Leucothoe sp.</i>	
		Narrowleaf Mahonia	<i>Mahonia eurybracteata</i>	'Soft Caress'
		Holly Grape	<i>Mahonia x media</i>	'Marvel'
		Nandina	<i>Nandina domestica</i>	
		India Hawthorne	<i>Rhaphiolepis sp.</i>	
GRASSES		Sweet Flag	<i>Acorus sp.</i>	
		Grama Grass	<i>Bouteloua gracilis</i>	
		Reed Grass	<i>Calamagrostis x acutiflora</i>	
		Sedge	<i>Carex sp.</i>	
		Tufted Hair Grass	<i>Deschampsia cespitosa</i>	
		Weeping Love Grass	<i>Eragrostis curvula</i>	
		Rush	<i>Juncus inflexus</i>	
		Muhly Grass	<i>Muhlenbergia capillaris</i>	
		Mexican Feather Grass	<i>Nassella tenuissima</i>	
		Switch Grass	<i>Panicum virgatum</i>	
		Fountain Grass	<i>Pernnisetum alopecuroides</i>	
		Little Bluestem	<i>Schizachyrium scoparium</i>	
		Moor Grass	<i>Sesleria autumnalis</i>	
		Prarie Dropseed	<i>Sporobolus heterolepis</i>	
PERENNIALS, VINES & GROUNDCOVERS		Yarrow	<i>Achillea millefolium</i>	
		Anemone	<i>Anemone x hybrida</i>	
		Agapanthus	<i>Agapanthus sp.</i>	
		Chocolate Vine	<i>Akebia quinata</i>	
		Ajuga	<i>Ajuga reptans</i>	
		Allium	<i>Allium sp.</i>	
		Bluestar	<i>Amsonia hubrichtii</i>	
		Columbine	<i>Aquilegia sp.</i>	
		Aster	<i>Aster sp.</i>	
		Astilbe	<i>Astilbe sp.</i>	
		Japanese Painted Fern	<i>Athyrium nipponicum</i>	
		Cross Vine	<i>Bignonia capreolata</i>	
		Calamintha	<i>Calamintha nepeta</i>	
		Bellflower	<i>Campanula rotundifolia</i>	
		Snow-in-Summer	<i>Cerastium tomentosum</i>	
		Dwarf Plumbago	<i>Ceratostigma plumbaginoides</i>	
		Clematis	<i>Clematis sp.</i>	
		Tickseed	<i>Coreopsis sp.</i>	
		Holly Fern	<i>Cyrtomium falcatum</i>	
		Daffodil	<i>Daffodils sp.</i>	
		Ice Plant	<i>Delosperma cooperi</i>	
		Delphinium	<i>Delphinium sp.</i>	
		Dianthus	<i>Dianthus plumarius</i>	
		Autumn Fern	<i>Dryopteris erythrosora</i>	
		Coneflower	<i>Echinacea sp.</i>	
		Joe Pye Weed	<i>Eupatorium purpeum</i>	
		Climbing Fig	<i>Ficus pumila</i>	
		Blanket Flower	<i>Gaillardia x grandiflora</i>	
		Sweet Woodruff	<i>Galium odoratum</i>	
		Gaura	<i>Gaura lindheimeri</i>	
		Carolina Jessamine	<i>Gelsemium sempervirens</i>	
		Geranium	<i>Geranium cinerum</i>	
		Butterfly Ginger	<i>Hedychium coronarium</i>	
		Lenten Rose	<i>Hellebores sp.</i>	
		Coral Bells	<i>Heuchera sp.</i>	
		Plantain Lilly	<i>Hosta sp.</i>	
		Spanish Bluebells	<i>Hyacinthoides hispanica</i>	
		Hyacinth	<i>Hyacinthus sp.</i>	
		Candy Tuft	<i>Iberis sempervirens</i>	
		Starflower	<i>Ipheion uniflorum</i>	

SMALL TREES (15'-25')	PROHIBITED PLANT LIST		
	Common Name	Botanic Name	Notes
	Iris	<i>Iris sp.</i>	
	Bleeding Heart	<i>Lamprocapnos sp.</i>	
	Lantana	<i>Lantana sp.</i>	
	Lavender	<i>Lavandula sp.</i>	
	Shasta Daisy	<i>Leucanthemium x superbum</i>	
	Liatris	<i>Liatris spicata</i>	
	Lithodora	<i>Lithodora diffusa</i>	
	Clumping Liriope	<i>Liriope muscari</i>	
	Spreading Liriope	<i>Liriope spicata</i>	Only When Contained
	Cardinal Flower	<i>Lobelia cardinalis</i>	
	Creeping Jenny	<i>Lysimachia nummularia</i>	
	Osterich Fern	<i>Matteuccia struthiopteris</i>	
	Mazus	<i>Mazus reptans</i>	
	Monarda	<i>Monarda bradburiana</i>	
	Catmint	<i>Nepeta x faassenii</i>	
	Evening Primrose	<i>Oenothera sp.</i>	
	Mondo Grass	<i>Ophiopogon sp.</i>	
	Purple Mountain Daisy	<i>Osteospermium bDRCeria</i>	
	Pachysandra	<i>Pachysandra terminalis</i>	
	Peony	<i>Paeonia</i>	
	Virginia Creeper	<i>Parthenocissus quiquefolia</i>	
	Boston Ivy	<i>Parthenocissus tricuspidata</i>	
	Beardtongue	<i>Penstemon digitalis</i>	
	Russian Sage	<i>Perovskia artilicifolia</i>	
	Phlox	<i>Phlox sp.</i>	
	Obedient Plant	<i>Physostegia virginiana</i>	
	Plumbago	<i>Plumbago articulata</i>	
	Solomon Seal	<i>Polygonatum biflorum</i>	
	Tassel Fern	<i>Polystichum polyblepharum</i>	
	Blunt Mountain Mint	<i>Pycnanthemum muticum</i>	
	Rose	<i>Rosa sp.</i>	
	Rosemary	<i>Rosmarinus officinalis</i>	
	Creeping Raspberry	<i>Rubus pentalobus</i>	
	Black-Eyed Susan	<i>Rudbeckia hirta</i>	
	Sage	<i>Salvia sp.</i>	
	Sweetbox	<i>Sarcococca confusa</i>	
	Purple Robe	<i>Saxifraga oppositifolia</i>	
	Sedum	<i>Sedum sp.</i>	
	DRConvitae Fern	<i>Selaginella Braunii</i>	
	Goldenrod	<i>Solididago shortii</i>	
	Thyme	<i>Thymus sp.</i>	
	Jasmine	<i>Trachelospermum sp.</i>	
	Veronica	<i>Veronica sp.</i>	
	Verbena	<i>Verbena sp.</i>	
	Periwinkle	<i>Vinca sp.</i>	



DESIGN REVIEW PROCESS & FORMS

CASWELL HEIGHTS DESIGN REVIEW POLICY

IN ORDER TO ENCOURAGE THE ARCHITECTURAL HARMONY OF CASWELL HEIGHTS, PROPERTY OWNERS ARE BOUND BY THE REGULATIONS DEFINED IN THE CASWELL HEIGHTS DESIGN PRINCIPLES. TO THAT END, NO STRUCTURE OR IMPROVEMENT SHALL BE ERECTED OR ALTERED UNTIL APPROVAL, AS DESCRIBED IN THIS DOCUMENT, HAS BEEN OBTAINED.

OVERVIEW

RESPONSIBILITY

The Caswell Heights Design Review Committee (“DRC”) and its representatives have the right to exercise control over all new construction in Caswell Heights and will also review all alterations and modifications to structures and improvements, including, but not limited to: painting, renovations, and landscaping.

ENFORCEMENT

Should a violation occur, the DRC 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 the Caswell Heights Design Principles. Approval does not relieve an owner of his/her obligation to obtain any governmental approvals.

LIMITATIONS OF RESPONSIBILITY

The primary goal of the Design Review Process is to review the submitted applications in order to determine if the proposed construction conforms to the design intent set forth by the Caswell Heights Design Principles. The DRC does not assume responsibility for the following:

1. The structural adequacy, capacity, or safety features of the structure and/or improvement.
2. Compliance with any or all building codes, safety requirements, and governmental laws, regulations, or ordinances.
3. The performance or quality of work of any architect or contractor.
4. Architect/Designer shall review/implement soil test requirements.
5. Non-compatible or unstable soil conditions, soil erosion, etc.

THE DESIGN REVIEW COMMITTEE

The DRC will be, at all times, composed of at least one architect, one landscape architect and one representative of Beacon Street Development. The DRC has the greatest knowledge of the Caswell Heights Design Principles and their intent and will provide the commentary on all design submittals. The DRC also spearheads any adjustments that may be required of the Design Principles as the community grows and develops.

REVIEW FEES

A nominal review fee will be levied for each submitted application. Review fees are established by the DRC, which reserves the right to waive any and all fees at its discretion.

APPROVAL OF BUILDERS

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

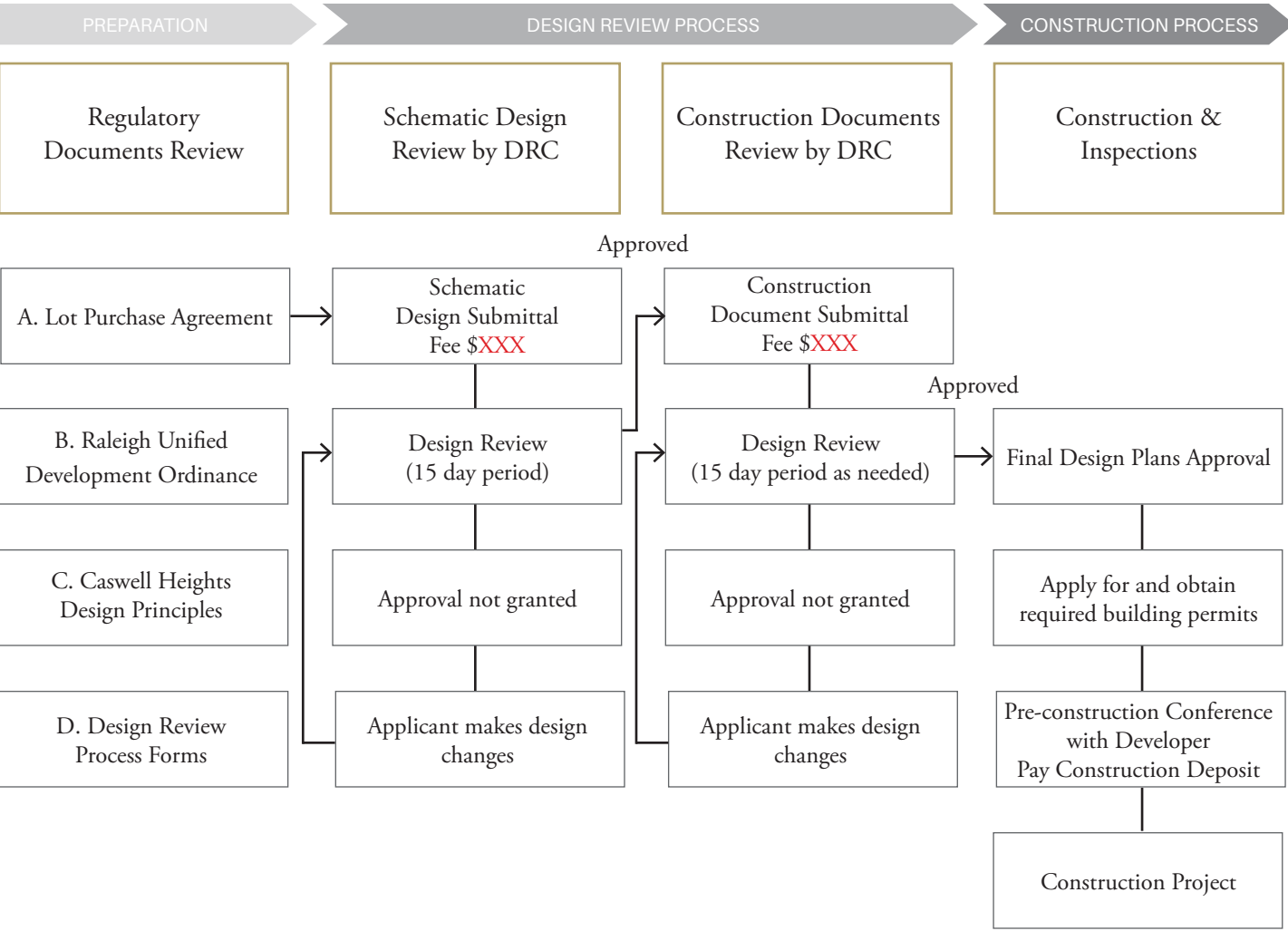
CONSTRUCTION INSPECTION

Periodic inspections may be made by the DRC while construction is in progress to determine compliance with the approved plans and specifications. The DRC is empowered to enforce its policies as set forth in the Caswell Heights Design Principles.

WAIVER AND ADDITIONAL REQUIREMENTS

The Caswell Heights Design Principles have been adopted to assist the owners in connection with the Design Review procedure. However, the DRC has the right to waive the requirements within the Caswell Heights Design Principles on the basis of architectural merit or demonstrated hardship.

PROCESS



PROCESS

DRC ENGAGEMENT

The DRC meets monthly to review submittals that have been received in the previous 30 days. All three positions (architect, landscape architect and developer) must be represented to commence the meeting. Unless unique circumstances exist or the DRC makes a special request, neither the applicant nor the applicant’s architect is required to participate in the review. The goal of the review is to collectively arrive at a solution that satisfies all interests.

At the conclusion of the submittal review, the DRC either grants approval, grants approval with stipulations, or denies approval. The owner is notified of the decision in writing within seven (7) days of the date of the review meeting.

At the DRC’s discretion, the owner may be asked to provide information beyond the list of submittal requirements in order to sufficiently review the design in question. Additionally, the owner may be asked to stake out the building, garden walls, fences, and trees to be removed.

Each review step and its related submittal materials are required in order for design to receive approval. No owner or design will be permitted special privileges or abbreviated design review process. The DRC may choose to review a submittal in between monthly meetings as long as all three positions are represented.

If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the revised application is denied approval, a formal appeal may be made in writing to the DRC, Attn.: Caswell Heights Design Review Committee.

DRC SUBMITTAL MATERIALS

- All documents shall include the name of the project [Caswell Heights], lot number, owner(s)’ name(s), and the date.
 - Drawings are to be submitted to the DRC in a tidy and orderly fashion and in digital format to CaswellDRC@Beacon-Street.com.
 - Owner [or architect, builder, designer on owner’s behalf] is responsible for the record keeping and administration of the submittal materials.
1. Design Review Application
 - Forms can be found by contacting Beacon Street Development (sample provided on the following pages).
 - Color & Materials Board
 - 8-1/2”x11” Board(s) indicating, with sample swatch and written name, the selections for exterior colors and materials. Digital submittal is acceptable, but physical samples may be necessary in certain circumstances as dictated by the DRC.
 2. Drawings as outlined below:
 - A. 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 with 10” diameter or greater shown and those marked for removal.
 - » Topography with 1’ contours.
 - » % of lot coverage.
 - B. Floor Plans (1/4” = 1’) showing:
 - » Rooms dimensioned and labeled.
 - » All windows and doors with swings shown.
 - » All overhangs of doors, cased openings, and roofs as dashed lines.
 - » Overall dimensions.
 - » Total Square Footage broken down by floor into heated/cooled spaces and outdoor spaces under roof.
 - » Electrical plan showing exterior lighting.
 - C. Elevations (1/8” = 1’ or 1/4” = 1’) showing on all four elevations:
 - » Porches, balconies, doors, and windows.
 - » Principal materials specified with sizes.
 - » Height of each floor, eave, and maximum height in relation to ground level.
 - » Roof pitch.
 - D. Details (3/4” = 1’ or 1-1/2” =1’) showing:
 - » Eaves.
 - » Door and window surrounds.
 - » Porches and railings.
 - » Foundation, water table, and/or skirt board details.
 - » Unique elements (such as dormers).
 - E. Grading Plan
 - » Proposed grading on the site in 1’ contours showing positive drainage away from structures and towards rainwater collection facilities. Where swales or other water conveyance areas are indicated, a slope percentage must be shown to ensure the grading solution is adequate (1% minimum). Retaining walls shall be shown with top of wall and bottom of wall reference elevations. Building FFE’s must be indicated.
 - F. Landscape Plan
 - » Delineate existing trees with 10” diameter or greater shown, trees with 10” diameter or greater to be removed, and new plantings labeled by common name and indicating plant size. The Landscape Plan must also show the location of proposed hardscape elements, including but not limited to, walks, patios, walls, lighting (include fixture cut sheets with lamps and wattages specified), and all proposed garden structures with material call outs.
 3. Variances: If there are any variances to the Caswell Heights Design Principles, submit a description of them and the justification based on merit or hardship.

CASWELL HEIGHTS
DESIGN REVIEW APPLICATION

Schematic Design Review
Date: _____

Construction Document Review
Date: _____

Other
Date: _____

SECTION I: GENERAL PROJECT INFORMATION

1. Lot Number / Address: _____

2. Name of Owner(s): _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone/Fax: _____ E-mail: _____

3. Name of Builder: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone/Fax: _____ E-mail: _____
License Number (State): _____

4. Name of Architect: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone/Fax: _____ E-mail: _____
License Number (State): _____

5. Name of Landscape Architect: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Phone/Fax: _____ E-mail: _____
License Number (State): _____

- A. Fee payments (check made payable to DRC) must accompany this application.
- B. A Construction Document Review Meeting will be held within 30 working days following receipt of the completed Design Review Application, review fee, and required submittal materials.
- C. For questions regarding the Design Review Application or requirements, please contact DRC at DRC@CaswellHeights.com.

I have read and will comply with the Caswell Heights Design Principles relating to the design and construction requirements for the Caswell Heights property noted above.

Signature: _____

Date: _____

Name (Print): _____

_____ Date of Application Receipt

CASWELL HEIGHTS
DESIGN REVIEW APPLICATION

SECTION II: SPECIFIC DESIGN PROJECT INFORMATION

1. Lot Acreage: _____ Lot Square Feet: _____

2. Home Square Footage (Air Conditioned Space):
A. Main Floor _____ Square Feet
B. Second Floor _____ Square Feet
C. Guest House _____ Square Feet
TOTAL _____ Square Feet

3. Outdoor / Non-Air Conditioned Living Space:
A. Covered Porch _____ Square Feet
B. Patio / Terrace _____ Square Feet
C. Accessory Structures _____ Square Feet
D. Garage / Carport _____ Square Feet
TOTAL _____ Square Feet

4. Number of Bedrooms: _____
Number of Bathrooms: _____

5. Enclosed Parking Spaces: _____
Guest Parking Spaces: _____

6. Building Coverage: _____ % (Area of all under-roof square footage divided by total square footage of lot)

7. Main House Stories: _____

8. Main House Building Height: _____ (Avg. grade to highest ridge)

See the Design Review Process & Forms section of the Caswell Heights Design Principles document for a list of drawings and information to be submitted in conjunction with this Design Review Application.

_____ Date of Application Receipt

This page intentionally left blank.





CASWELL HEIGHTS

A COMMUNITY BY BEACON STREET DEVELOPMENT