

Highland Lake Condominium Association Master Plan



Prepared with the HLCA Vision Committee

Highland Lake Condominium Association Master Plan 3-4-2009



Prepared with the HLCA Vision Committee

Acknowledgments:

Highland Lakes Condominium Association

Board of Directors

Kathy Baldwin, President

Maureen Osiecki, Vice President

Judy Nakdimen, Secretary

Steve Lone, Treasurer

Kathleen Connor

Clem Tulley

Joy Gaskin

Vision Committee

Rob Berlin, Committee Chairman

Kathy Baldwin, President

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Dorothy Gay

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Introduction:

Highland Lakes Condominium Association (HLCA) is a 167.3 acre community of 691 attached town homes. The project has been built in 14 phases starting in 1971. The community is on the site of a reclaimed mining site and is dominated by three interconnected lakes. The waterfront location in the heart of the City of Northville makes this property an outstanding community. Silver Springs Elementary School is nestled into the center of the development making it an ideal place to start and raise a family. Silver Springs Drive winds through the center of the community and provides easy connections to either Eight Mile or Seven Mile Roads.

With all of these amenities, the site is challenged by a dated appearance in both the landscape and the buildings. Recognizing this, HLCA has appointed a Vision Committee to solicit proposals to prepare a Master Plan to address these site and building issues. The primary goal of the Master Plan is to provide a long term guide to use in making site and building improvements, while setting a standard that will improve the property values and enhance the living experience for the residents.

Working with the Vision Committee over the past several months, the McKenna Team has prepared a Master Plan to act as a guide to address these challenges. This plan will greatly enhance the landscape and site amenities, while also providing a pattern book of long range improvements to apply to the buildings. This will provide for a greatly enhanced aesthetic, reduced maintenance cost, potential energy savings, and property appreciation.



Following is an outline of the primary elements we address in this Master Plan:

- Gateway or entry identity definition
- Community image and identity
- Façade Enhancement Planning
- Propose creative screening for service areas
- Community Cluster identity and enhancement
- Wayfinding Signage
- Recommend a coordinated traffic signage system
- Landscape enhancement
- Pedestrian trailway system
- Establish a system of respite stations within the trailway system and recommend additional trails and connections
- Improve access, both visual and physical, to the lakes

These will be presented in following main categories:

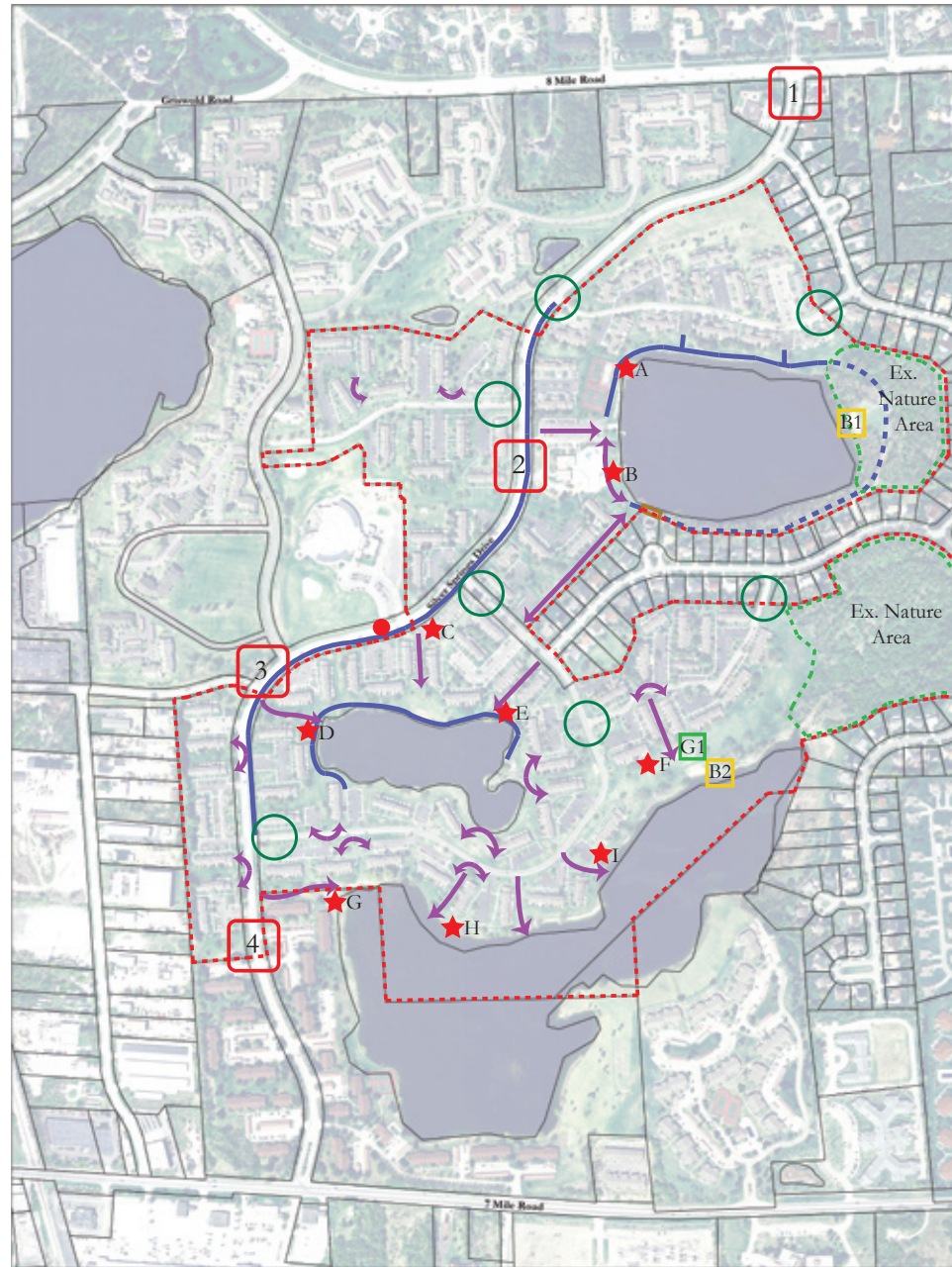
- Master Plan
- Landscape Amenities
 - Site Furniture
 - Gateways, Signage and Planting
- Architectural Amenities
- Building Elevations
- Building Materials
- Building Amenities
- Cost Estimates

This Master Plan is a guide that will enhance the value and quality of life for the residents of the Highland Lakes Condominium Association for years to come.

Master Plan:

The master plan proposes the following:

- Four gateways at the main entrances to the community to include signage, and low maintenance landscape that provides year round interest with the potential for annual color accents
- Minor gateways at key entrances to and from the neighboring communities with minor roadside signage
- Enhancement of the existing walkway with future connections and minor linkages
- Respite stations along the walkway at strategic locations to include a bench and trash receptacle
- Consolidation of the beach and lake access
- Proposed Community Garden in a central open space
- Additional overall site recommendation shall include a 3 foot circle of shredded hardwood mulch around all individual trees and to consider trimming lower branches of deciduous trees to allow for maintenance



■ Conceptual Master Plan
 ■ Highland Lakes Condominium Association- Northville Twp., Wayne County, MI

- Legend**
- - - Boundary
 - - Gateway Area
 - - - Ex. walk (4-5' wide)
 - - Minor gateway
 - - - Ex. Wood chip trail
 - ↔ - Future connection
 - B2 - Beach
 - G1 - Prop. Community garden
 - ▭ - Ex. footbridge
 - ★ A - Respite Station (A-I)
 - - Prop. crosswalk

Base Map Source: Michigan DNR 2005 Aerial, GIS data prov. by owner

September 9, 2008

Scale: 1"=200'





Proposed new logo Highland Lakes Condominium Association
Black with gold reflective lettering

Site Furniture and Amenities:

We have identified a uniformed pallet of landscape and site amenities that will collectively portray a distinctive and high quality character that is in keeping with the goals of HLCA.

These will include site furniture, screening, signage, and site lighting. The respite stations along the pedestrian path will each consist of one bench and one trash container. The following are an example only. Exact choices are yet to be determined.



Benches:

Victor Stanley, Classic Series
Model C-10, 6' long with 2ed Site
Recycled Slats / Cherry
Finish, VS-Black Powder Coat
(800) 368-2573



Screening and Fencing:

Certainteed / Bufftec/ Imperial
6' tall Vinyl Fencing, Almond
color. This will be used to screen
the trash enclosures and for phased
replacement of the privacy fencing
behind the units.
(800) 782-8777



Trash Receptacle:

Landscape Forms
Scarborough Litter Receptacle
Vertical Strap side panel
Black Powder Coat
(586) 786-1429

Signage:

Signage will be per specification Poles will be black, lettering to be gold reflective.
 by Eagle Sign and Design Inc.
 901 E. Liberty St.
 Louisville, KY 40204
 (502) 561-0007

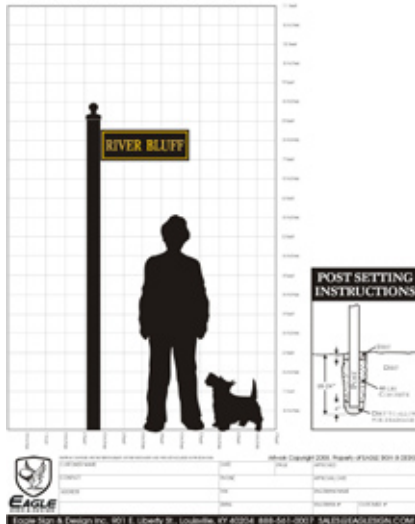


The color scheme for the signs will be reflective gold letters on a black background. The 8 Mile entry will be repainted to match this scheme. The three other gateways will utilize a post mounted sign like the one represented here.

Regulatory signs will be lower, 36"-48" of the same construction. These are for speed limit, no parking, and no trespassing. This style will also be used for the minor gateway signs with the name of the court on the sign and the new logo.

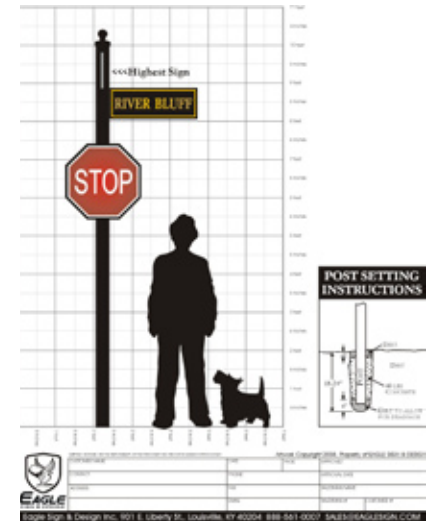


Scaled Product Illustration



Street signs for the individual courts will be eight feet tall and will have only the court name on the pole. Construction will be of the same high quality black powder coated aluminum.

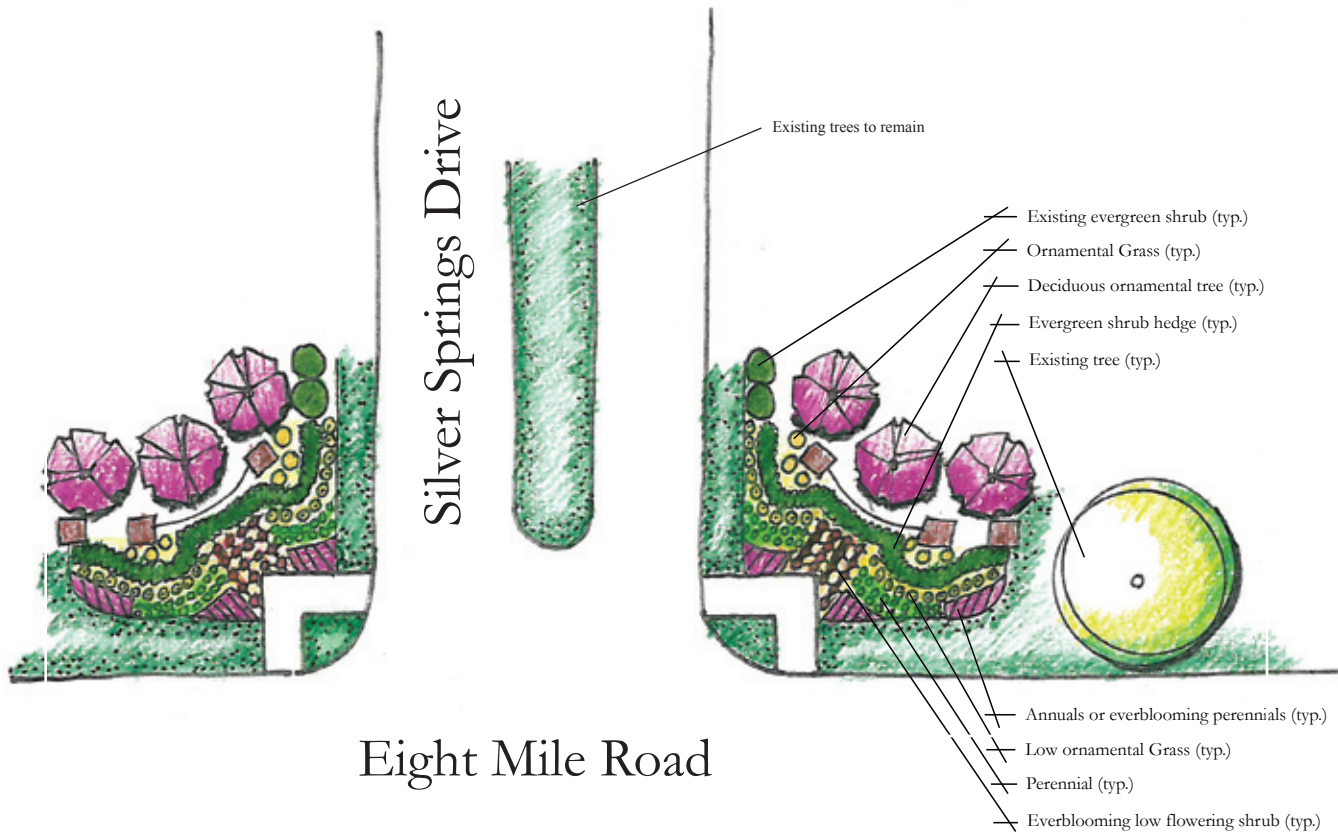
Street signs will be a high quality black powder coated aluminum. Major intersections will have a 10' tall pole, stop sign, and two street signs.



Gateways and Planting:

Eight Mile Rd. Gateway

Highland Lakes Condominium Association



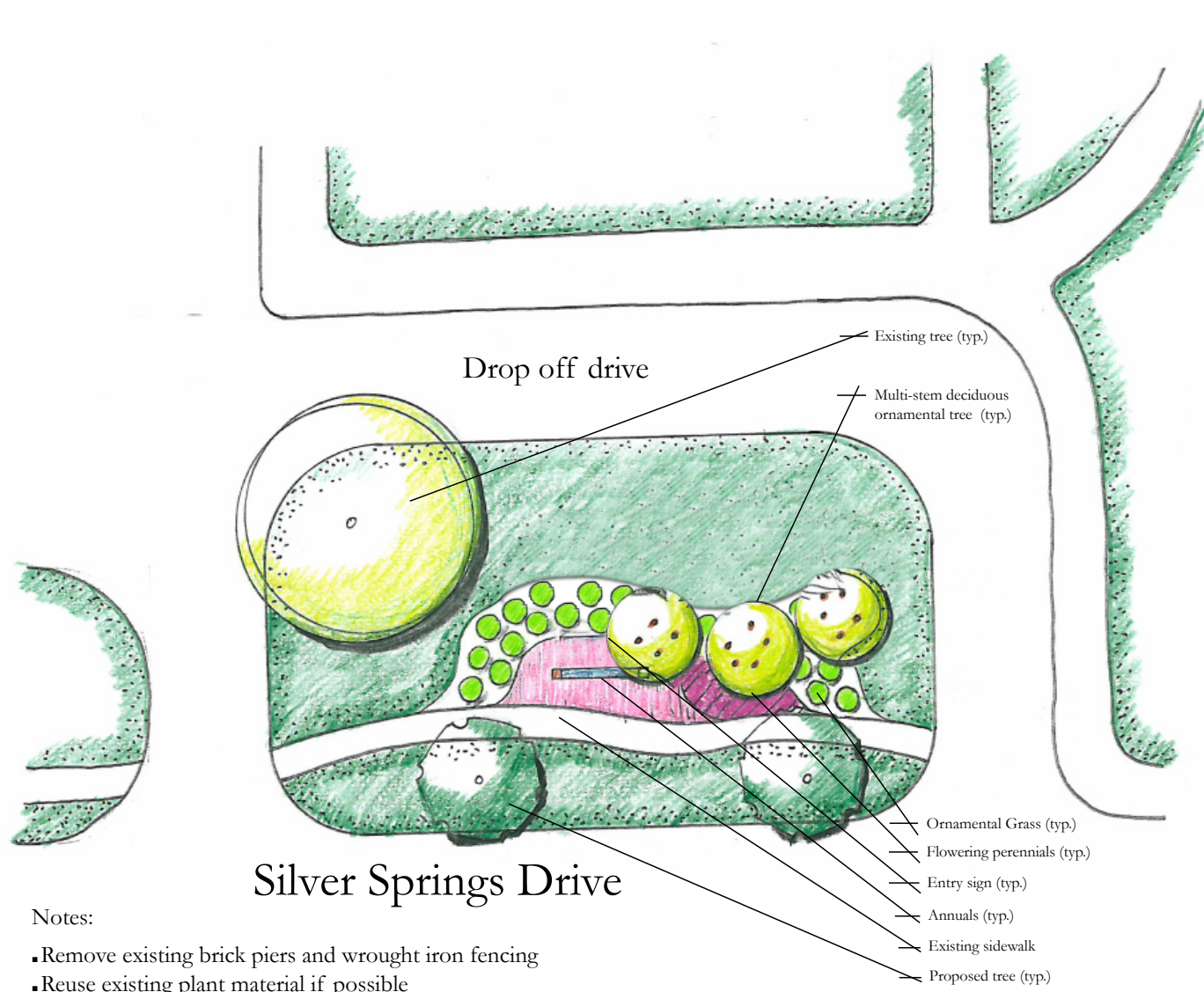
Eight Mile Road

- Paint existing sign black with gold lettering
- Planting can be phased
- Remove existing stone block wall

Not to Scale



Gateways and Planting:



Notes:

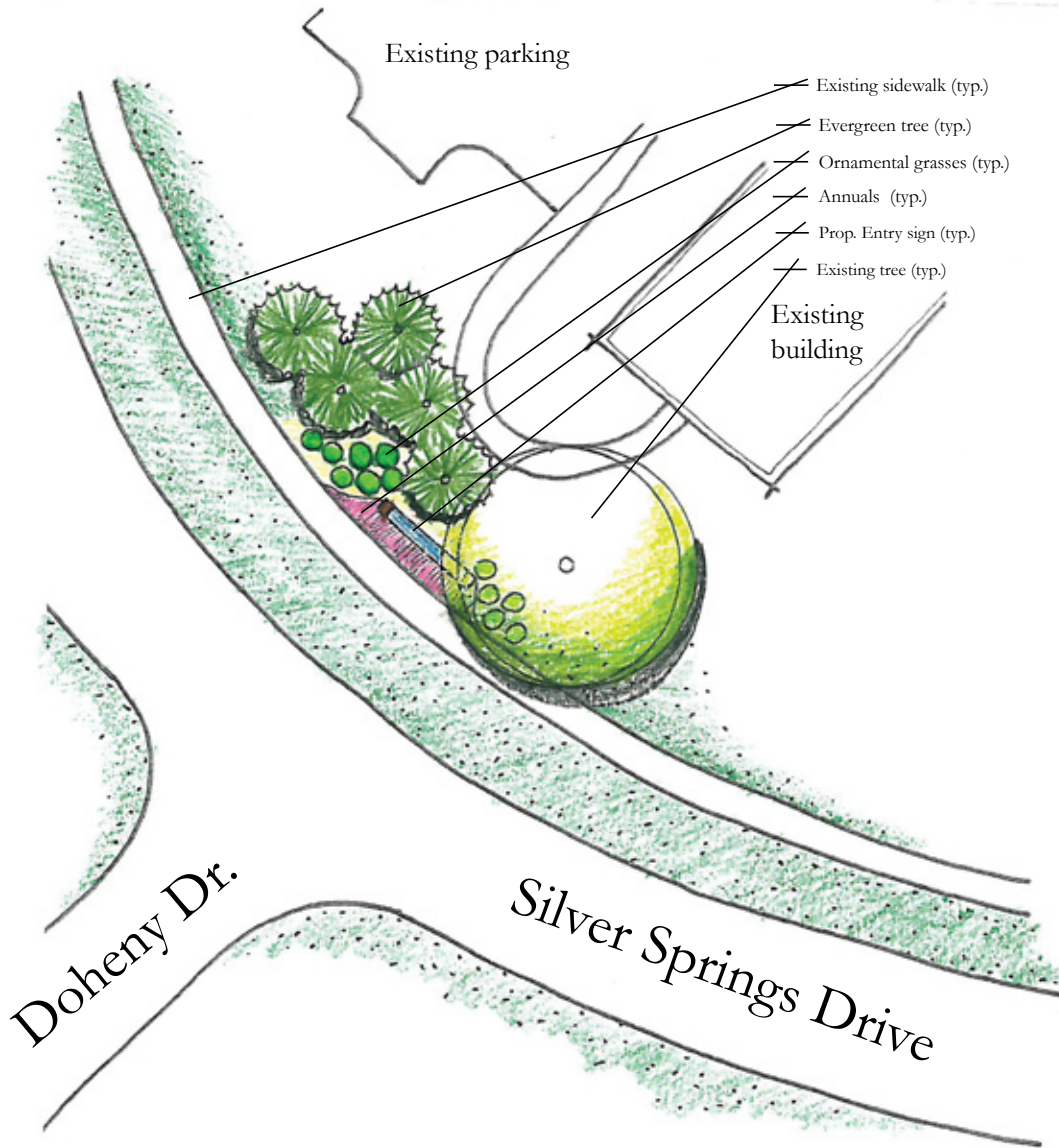
- Remove existing brick piers and wrought iron fencing
- Reuse existing plant material if possible

HCLA-Clubhouse

Highland Lakes
Condominium Association

Not to Scale

Gateways and Planting:



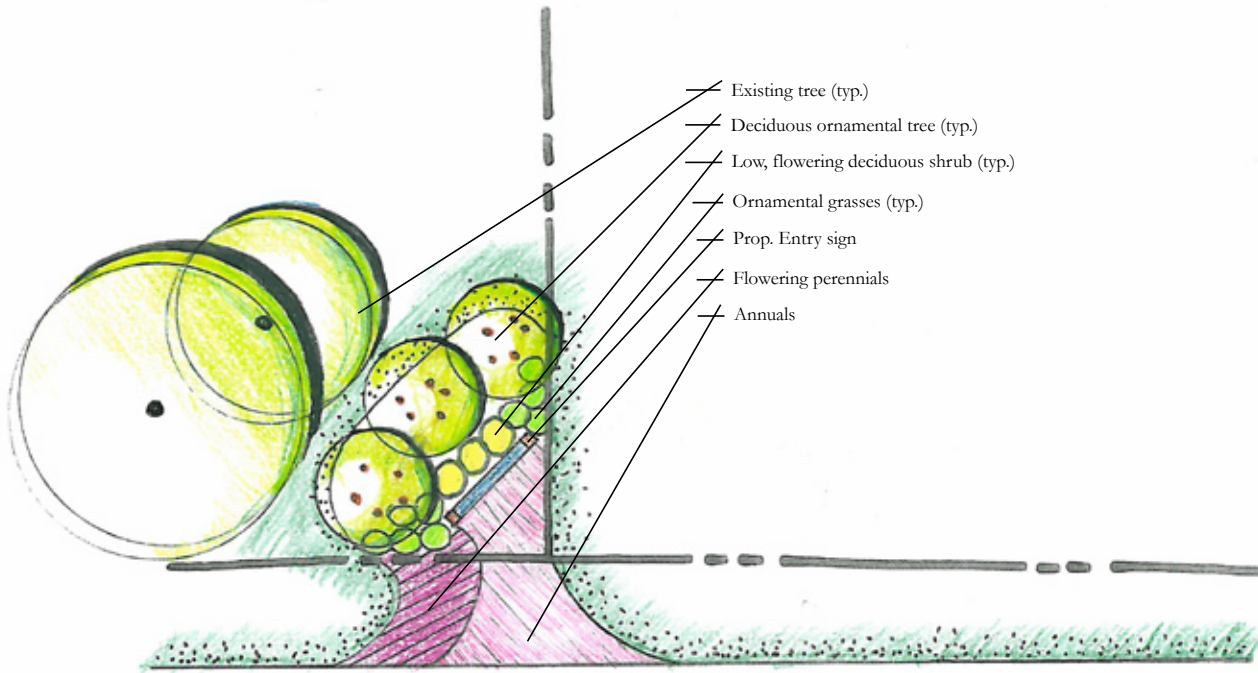
West Entry Gateway

Highland Lakes Condominium Association

Not to Scale

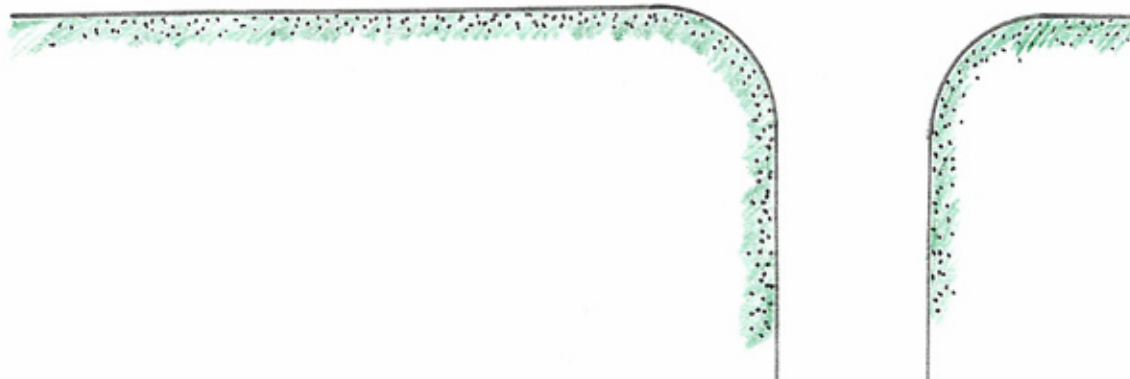
McKenna ASSOCIATES
10/08/08

Gateways and Planting:



- Existing tree (typ.)
- Deciduous ornamental tree (typ.)
- Low, flowering deciduous shrub (typ.)
- Ornamental grasses (typ.)
- Prop. Entry sign
- Flowering perennials
- Annuals

Silver Springs Drive



South Gateway

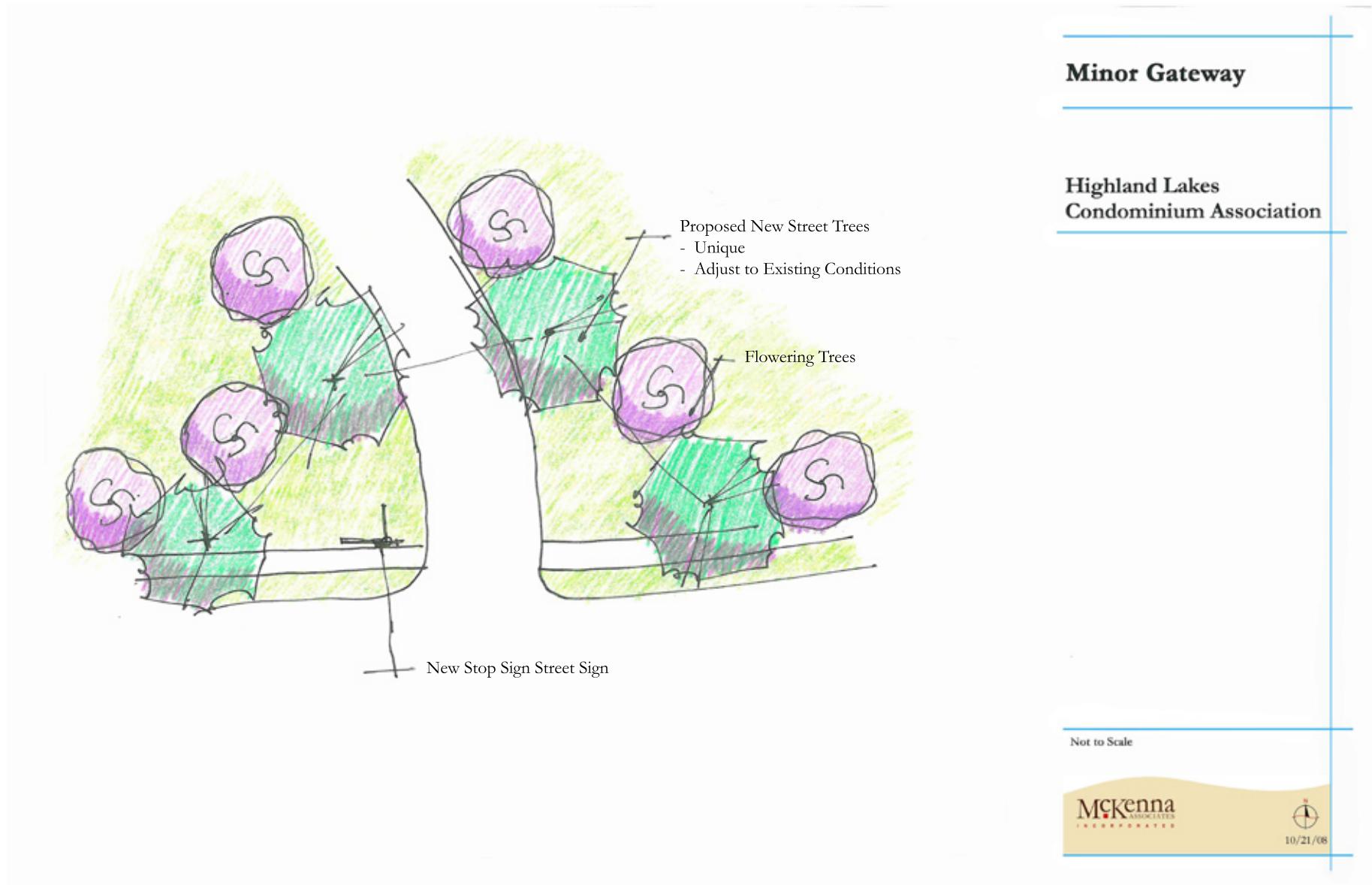
Highland Lakes
Condominium Association

Not to Scale



10/08/08

Minor Gateways and Planting:



Building Concepts:



ACCENT SHAKE SIDING
PORCH (PHASE II)

INTRODUCE DIFFERENT SIDING TYPES & COLORS
CREATE INTEREST & STRENGTHEN INDIVIDUAL
TOWNHOUSE LOOK



HORIZONTAL SIDING
PORCH (PHASE II)



HORIZONTAL, SHAKE & BOARD & BATTEN SIDING



BEADED SIDING
PORCH (PHASE II)

PHASE I DESIGN RECOMMENDATIONS
HIGHLAND LAKES CONDOMINIUM ASSOCIATION
NORTHVILLE, MICHIGAN



PHASE I DESIGN RECOMMENDATIONS:

UNIFORM HOUSE "ENTRY LIGHTS"

NEW SIDING: "EARTHTONES"

- VARY THE SIDING TYPE & COLOR
- HORIZONTAL, DIFFERENT LAP SIZE
- VERTICAL BOARD & BATT
- ACCENT SHAKE & SCALLOPED
- BEADED

NEW SHUTTERS

- VARY THE TYPE & COLOR
- PANEL
- PLANK
- LOUVERED

NEW WINDOW & DOOR HEAD & TRIM DETAILS

- FYFON FANTOP
- PEDIMENT
- TRIM BOARD WITH CROWN DRIP MOULD

NEW GABLE DECORATIVE DETAILS

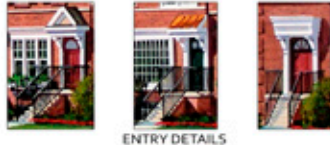
NEW FLOWER BOX DETAILS (OPTIONAL)

NEW METAL ROOFS ON WINDOW BOX OUTS (OPTIONAL)



Alexander V. Boggs - Associate, P.C.
Architecture • Planning • Interior Design
3400 Northway Street
Bloomington Hills, MI 48301
248.864.9000

Building Concepts:



ENTRY DETAILS



ADD DIFFERENT SIZE GABLES, DETAILS, & DORMERS
 ADD PLANTER BOX DETAILS ON BRACKETS
 ADD BRACKETED GABLE, SHED COVERED ENTRY

PHASE II DESIGN RECOMMENDATIONS:

NEW ENTRY PORCH DETAILS

GABLE, HIP ARCHED, METAL ON BRACKETS
 GABLE, HIP ARCHED ON VARIOUS COLUMN DETAILS
 (WITH OPTIONAL RAIL DETAILS)

NEW GABLE ACCENT ROOF DETAILS

VARY SIZE & LOCATIONS TO ADD INTEREST TO EXISTING ROOF LINES

ADD NEW DORMERS

VENT ONLY - NO GLASS
 VARY TYPE & LOCATION - WILL ADD INTEREST TO ROOF LINE



VARY THE ENTRY PORCH DETAILS
 VARY THE WINDOW HEAD DETAILS, FANTOPS, TRIM BOARD, & CROWN



ENTRY DETAILS

EXISTING



ADD GABLES & DORMERS (VENT)



VARY WINDOW HEAD DETAIL ARCH/FANTOP
 ADD PORCH DETAIL



UNIFORM SITE LIGHTING
 ADD DORMERS, CUPOLAS, GABLES
 ADD INDIVIDUAL PORCH DETAILS
 VARY RAILING DETAILS
 VARY DOOR DETAILS



ENTRY DETAILS

PHASE II DESIGN RECOMMENDATIONS

HIGHLAND LAKES CONDOMINIUM ASSOCIATION
 NORTHVILLE, MICHIGAN

Alexander V. Bogdanov & Associates, P.C.
 Architecture • Planning • Interior Design
 2485 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-3000



Building Elevations A:



CONCEPTUAL FRONT ELEVATION
HIGHLAND LAKES CONDOMINIUMS

3/16" = 1'-0"
10.20.08

Alexander V. Bogart • Associates, P.C.
Architect • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000


Building Elevations A:



CONCEPTUAL LEFT SIDE ELEVATION
HIGHLAND LAKES CONDOMINIUMS
3/18" = 1'-0"
13.25.08



CONCEPTUAL FRONT ELEVATION
HIGHLAND LAKES CONDOMINIUMS
3/18" = 1'-0"
10.20.08

Alexander V. Sappert + Associates, P.C.
Architecture + Planning + Interior Design
2400 Franklin Road
Bloomington, IL 61820
318-184-1000




ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.

Architecture

Planning

Interior Design

Highland Lakes Condominiums Bldg. A

Material & Color Options

| | |
|---|--|
| Roof Options: | <u>Certainteed</u> Weathered Wood Driftwood Dark Gray |
| Installed estimated cost \$155-188 / \$170-200 per Square | Black (standard or dimensional) |
| Shutter & Elliptical Sunburst Gable Vents: | <u>Mid America Components</u> Dark Green Black Light Blue Tan Burgundy Dark Blue Brown White |
| Wolverine Siding: | <u>Certainteed</u> 4" & 6" Clapboard |
| Cedar Board \$350/ 100 sf | Desert Tan Natural Clay Savannah Wicker |
| Monogram \$250 -300/ 100 sf | Herringbone White |
| Shake / Scallop Siding (accent): \$400 / 100 sf \$300-350/ 100 sf Foundry | Ivy Green Suede Light Maple Natural Clay Sterling Grey |

Highland Lakes Condominiums

Unit Color Schemes

| | |
|----------------------|--|
| <u>Unit 1</u> | Trim: White Siding: Herringbone Shake: Ivy Green Shutters: Dark green Fan Top: White |
| <u>Unit 2</u> | Trim: White Siding: Natural Clay Shutters: Black |
| <u>Unit 3</u> | Trim: White Shake: Suede Shutters: Brown Gable Vent: White Crown & Trim: White |
| <u>Unit 4</u> | Trim: White Shake: Herringbone Shutters: Light Blue |
| <u>Unit 5</u> | Shutters: Black Trim: White |
| <u>Unit 6</u> | Trim: White Siding: White Shake: Sterling Grey Shutters: Burgundy Fan Top: White |
| <u>Unit 7</u> | Trim: White Siding: Desert Tan Shutters: Tan |
| <u>Unit 8</u> | Trim: White Shake: Natural Clay Shutters: Dark Blue Fan Top: White |

Building Elevations B:



CONCEPTUAL FRONT ELEVATION - '200'
HIGHLAND LAKES CONDOMINIUMS

3/18" = 1'-0"
01.09.09

Alexander G. Simpson & Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248.334-9000
AS

Building Elevations B:



CONCEPTUAL LEFT SIDE ELEVATION - '200'
HIGHLAND LAKES CONDOMINIUMS 3/16" = 1'-0"
01.09.09



CONCEPTUAL FRONT ELEVATION - '200'
HIGHLAND LAKES CONDOMINIUMS 3/16" = 1'-0"
01.09.09

Alexander W. Boggs & Associates, P.C.
Architecture • Planning • Interior Design
2445 Frank Road
Bloomfield Hills, MI 48302
248-354-5000
1284

Highland Lakes Condominiums Bldg. B
Unit Color Schemes

Unit 1

Trim: White
Siding: Herringbone
Shake: Ivy Green
Shutters: Dark green
Fan Top: White

Unit 2

Trim: White
Siding: Natural Clay
Shutters: Black

Unit 3

Trim: White
Shake: Suede
Shutters: Brown
Gable Vent: White
Crown & Trim: White

Unit 4

Trim: White
Shake: Herringbone
Shutters: Light Blue

Unit 5

Shutters: Black
Trim: White

Unit 6

Trim: White
Siding: White
Shake: Sterling Grey
Shutters: Burgundy
Fan Top: White

Unit 7

Trim: White
Siding: Desert Tan
Shutters: Tan

Unit 8

Trim: White
Shake: Natural Clay
Shutters: Dark Blue
Fan Top: White

Building Materials:

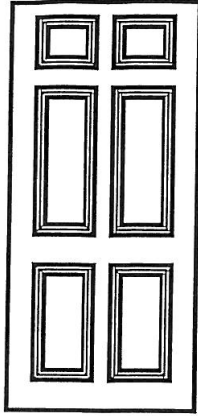


House Numbers
\$30-35
Eagle Sign Company
888-561-0007

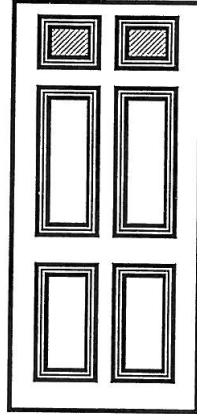
ENTRY DOOR AND SIDE LIGHT STYLES

The following door styles have been approved by HLCA Board of Directors as of 10/28/1997:

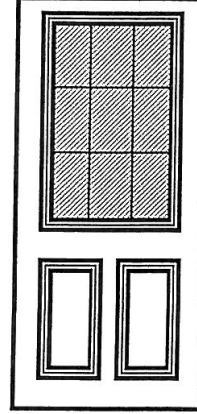
HLCA #1



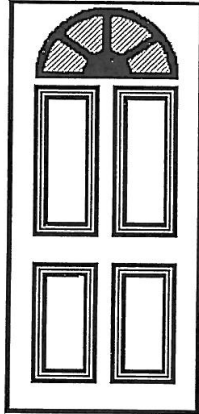
HLCA #2



HLCA #9



HLCA #7



S.L. #1



S.L. #2

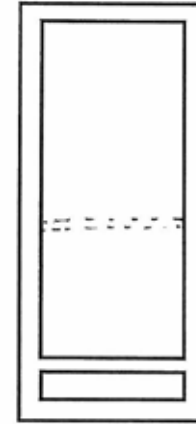


STORM DOOR STYLES

The following storm door styles have been approved by HLCA Board of Directors as of 10/28/1997.

HLCA
Full Glass

B



Cost Estimate:

Project Highland Lakes Condominium Assoc.
 Location Northville Township, Michigan
 Estimate No. 1

Prepared by JML August 19, 2008
 Checked by _____
 Sheet 1

Gateway Plantings and Dartmouth Court

| Gateways | Signage | Landscape Material | Site Work | Signage | Landscape | Subtotal |
|---------------|---|--|---------------------------------------|-------------|-------------|-------------|
| 8 Mile Entry | Paint only, keep sign and structure | Upgrade with low maintenance grasses and perennials | Minimal | \$800-1200 | \$2500-5500 | \$3300-6700 |
| Club House | Ground sign | Keep framework, add perennials ornamental trees and shrub planting | Remove existing brick piers and fence | \$2000-3000 | \$3500-6500 | \$5500-9500 |
| Russ Fogg | New ground sign | Ornamental planting, perennials and accent planting | Minimal | \$1500-2500 | \$2500-4500 | \$4000-7000 |
| 7 Mile Entry | Remove sign on west and make new sign on east side of road, ground sign | Need new planting | Minimal | \$2500-3500 | \$3500-5500 | \$6000-9000 |
| Dartmouth Ct. | | Need immediate screening | Minimal | | \$1500-3000 | \$1500-3000 |

This assumes the Highland Lakes Condominium Association will provide installation and site work.

Signage will be low maintenance signs mounted on low posts.

Irrigation will be adjusted by HLCA

Annual plantings are not included in these budget numbers

Ground lighting should be considered for the new signs at 7 Mile and the clubhouse, \$3000-5000 if done by an outside contractor

Cost Estimate for Decorative Signs:

10-27-08/ Revised **Highland Lakes Signage Proposal from Eagle Sign Company**

Decorative Street Signs & Posts:

| | | |
|-------------------------------|-------------|-----------|
| 30" x 8" Cast Aluminum | 65 @ 165.00 | 10,725.00 |
| 3" x 3" x 12' Square Aluminum | 10 @ 175.00 | 1,750.00 |
| 3" x 3" x 10' Square Aluminum | 45 @ 150.00 | 6,750.00 |

Stop Signs:

| | | |
|------------------------|------------|--------|
| 24" x 24" Aluminum DOT | 10 @ 55.00 | 550.00 |
| Aluminum Frame | 10 @ 75.00 | 750.00 |

Speed Limit Sign – 15 MPH:

| | | |
|------------------------------|-------------|----------|
| 18" x 24" Sheet Aluminum | 24 @ 55.00 | 1,320.00 |
| Aluminum Frame | 24 @ 75.00 | 1,800.00 |
| 3" x 3" x 7' Square Aluminum | 24 @ 110.00 | 2,640.00 |

No Parking Sign:

| | | |
|------------------------------|-----------|--------|
| 12" x 18" Sheet Aluminum | 6 @ 35.00 | 210.00 |
| Aluminum Frame | 6 @ 65.00 | 390.00 |
| 3" x 3" x 6' Square Aluminum | 6 @ 97.00 | 582.00 |

No Trespassing Sign:

| | | |
|------------------------------|------------|----------|
| 18" x 12" Sheet Aluminum | 24 @ 35.00 | 840.00 |
| Aluminum Frame | 24 @ 65.00 | 1,560.00 |
| 3" x 3" x 6' Square Aluminum | 24 @ 97.00 | 2,328.00 |

Covenants & Restrictions Sign:

| | | |
|------------------------------|------------|---------------|
| 36" x 42" Sheet Aluminum | 4 @ 145.00 | 580.00 |
| Aluminum Frame | 4 @ 135.00 | 540.00 |
| 3" x 3" x 8' Square Aluminum | 8 @ 123.00 | <u>984.00</u> |

TOTAL 34,299.00

50% Deposit (\$) required to begin production, balance due upon completion

Color: **Black Background, Post, Cap & Hanger – Gold Border, Logo & Reflective Letters – Stop Signs Standard DOT Colors**

Mounting: Direct to pole

Freight: To Be Determined

I 6 - 8 weeks from final approval and receipt of deposit

Cost Estimate for Building Improvements:

The following cost estimate is submitted on December 12th, 2008 and is based on our concept elevation for Building A:

Cost Break Out

- Rough Carpentry Labor
- Rough Lumber
- Siding, includes soffit and fascia
- Roofing-Tear off and replace, includes dumpster
- Window Accents
- Shutters-5-0” and 7-0”
- Gutters
- Debris Removal
- Demo-siding and fascia
- Mailboxes

ESTIMATED COST \$ 48,000.00 - \$58,000.00

Acknowledgments:

McKenna Associates

Project Manager: James M. Ludwig, RLA, ASLA

Landscape Architect: Courtney Piotrowski, RLA, ASLA

Alexander V. Bogaerts & Associates, P.C.

Mark Abanatha, Architect

