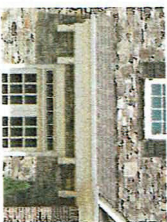
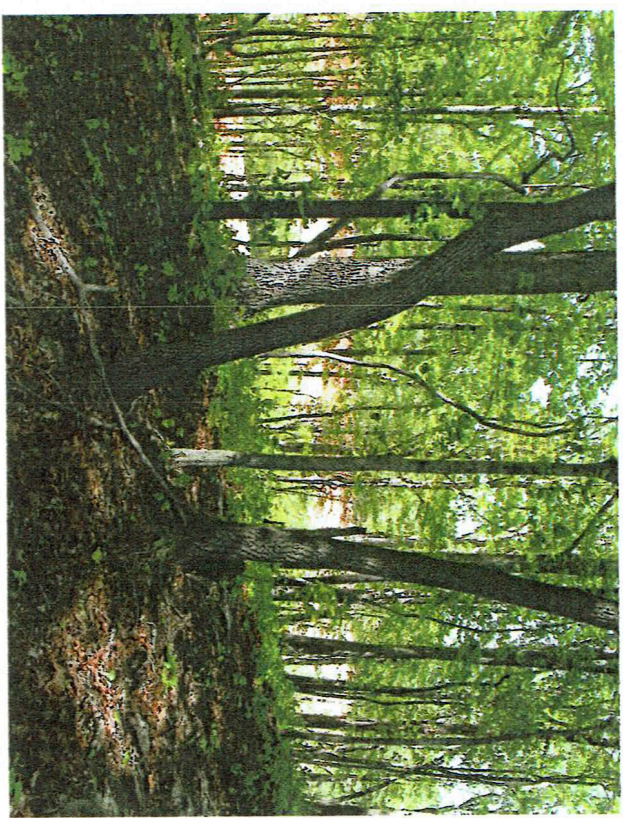
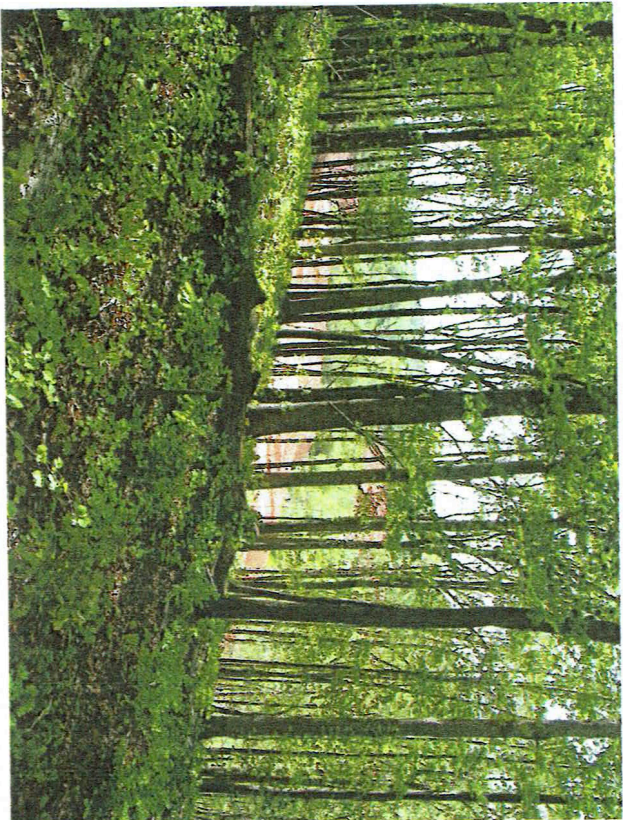


# E C H E L O N

ATLANTA'S HIGH COUNTRY ESTATES



P A T T E R N B O O K



I. Table of Contents	Pg. 1	IV. Implementation of Design Direction	Pg. 12
II. Integration into the Environment	Pg. 2	- Establishment of Building Footprint	Pg. 13
- Dealing with Building Setback Lines	Pg. 3	- Determination of Rooflines & Massing	Pg. 14
- Preservation of Existing Vegetation	Pg. 4	- Application of Exterior Finishes	Pg. 15
- Use of Retaining Walls & Earth Burns	Pg. 5	V. Architectural Details	Pg. 16
- Incorporation of New Plantings	Pg. 6	- Transition of Exterior Finishes	Pg. 17
- Sensitive Treatment of Site Drainage	Pg. 7	- Selection of Exterior Colors	Pg. 18
III. Integrity of Architectural Style	Pg. 8	- Elements of Architectural Design	Pg. 19
- Variation of Styles	Pg. 9	- Windows & Shutters	Pg. 20
- Incorporation of Historical Authenticity	Pg. 10	- Front Doors & Entry Features	Pg. 21
- Attention to Architectural Detailing	Pg. 11	- Bays & Balconies	Pg. 22
		- Columns & Piers	Pg. 23
		- Dormers & Cupolas	Pg. 24
		- Roof Rakes, Soffits & Trim	Pg. 25
		- Chimneys & Roof Penetrations	Pg. 26



## Integration into the Environment

*The residence shall be located on the lot such that the natural topography, vegetation and unique site features are to be minimally disrupted. All aspects of the design including site planning, architecture and landscape improvements shall be consistent in quality and aesthetic presence.*



Undisturbed Lot



Existing Tree Save Area in Front – House Beyond







## Preservation of Existing Vegetation

*Existing tree save areas shall be a strong consideration prior to the clearing of lots. The residence shall have a presence of minimal intervention on the site and all of its natural features.*

*Refer to the Echelon Architectural Design Guidelines for recommended preservation practices.*



Construction Zone located behind Existing Trees

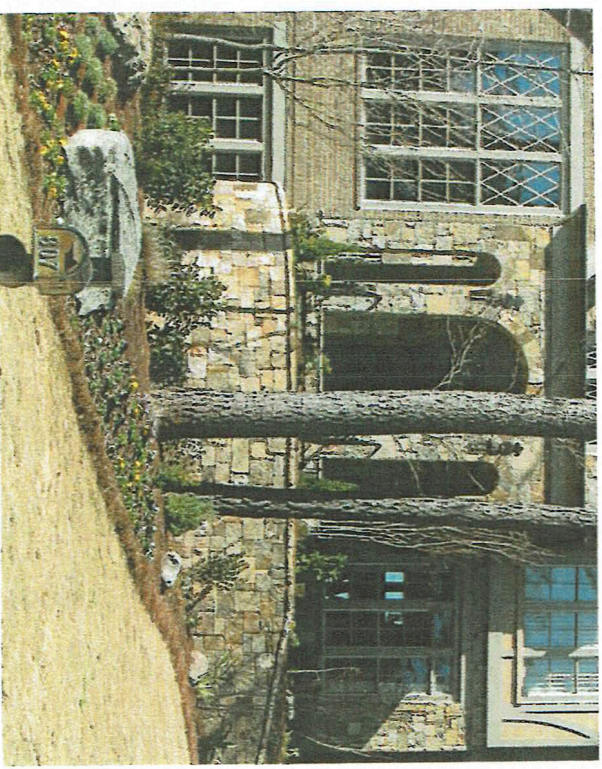


Finished Homesite with Tree Frontage

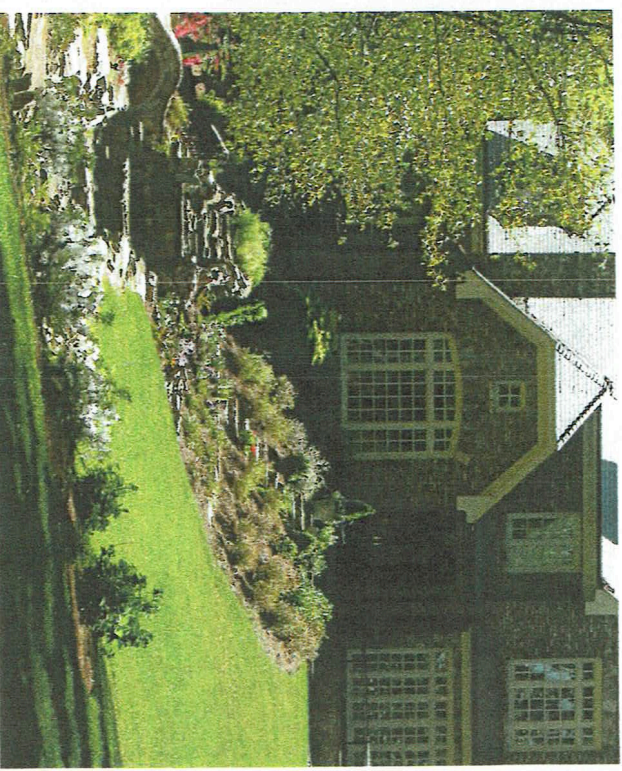


## Use of Retaining Walls & Earth Burns

*The creative use of site walls and landscape burns shall be incorporated as a method of transitioning between existing topographical changes. All walls shall be finished with an exterior veneer which is commensurate with that of the house resulting in the appearance if a residence blending into its natural environment.*



Stone Wall - Grade Transition



Landscape Burn & Site Structures

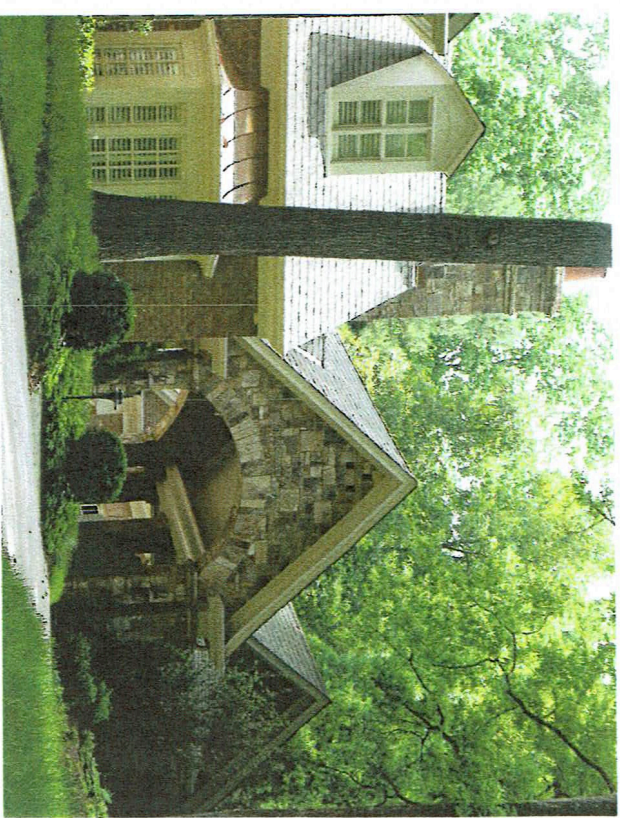


## Sensitive Treatment of Site Drainage

*All residences shall be designed and constructed in consideration of impacts to the existing site drainage characteristics. New drainage patterns established by the positioning of the building pad and subsequent re-grading shall not result in the distribution of runoff onto adjacent lots. Along the property boundaries, new grades shall be tied into the existing topography such that the other properties remain undisturbed.*



Below Street Orientation – Side Yard Drainage



Side Yard Slope – Drainage along Drive



## Integrity of Architectural Style

*The architectural style of the residence shall be well developed and sensitively detailed in accordance with a high degree of historic authenticity and in keeping with traditional architectural elements.*



Entrance Detail



Facade Treatment



## Variation of Architectural Styles

*Various architectural styles which are appropriate to the natural, high country setting are encouraged. The healthy presence of rolling hills and thick foliage lends itself to a lifestyle of indoor and outdoor sophistication in a comfortably casual and unfettered environment.*



Country French



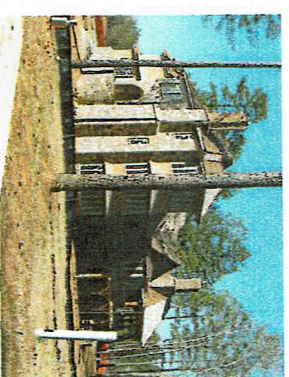
English Manor



American Revival



American Colonial



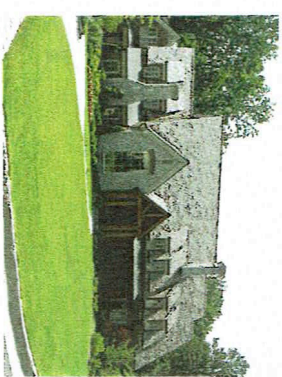
Shingle



Tudor



Plantation



Lodge



## Incorporation of Historical Authenticity

*All architectural elements shall be articulated in a consistent manner in keeping with the desired style of the house. Historical references shall serve as basis for all parameters of the design whether it is in consideration of the massing, proportions, detailing, materials, coloration, etc.*



Shingle Style – Appropriate Detailing & Materials

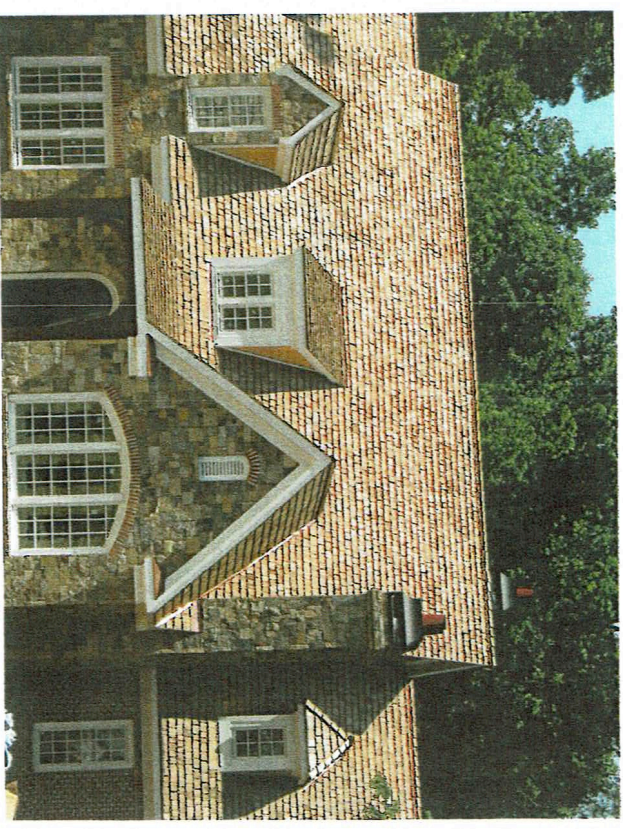


Dutch Manor – Appropriate Massing & Proportions



## Attention to Architectural Detailing

*The success of accomplishing the desired architectural style shall belie on the incorporation of the proper detailing relative to that particular style. A high degree of attention given to the appropriate selection of pieces and assembly methods of construction shall result in a pleasing aesthetic presence to the residence.*



Eclectic Roof Elements & Detailing



Assemblage of Trim Detailing

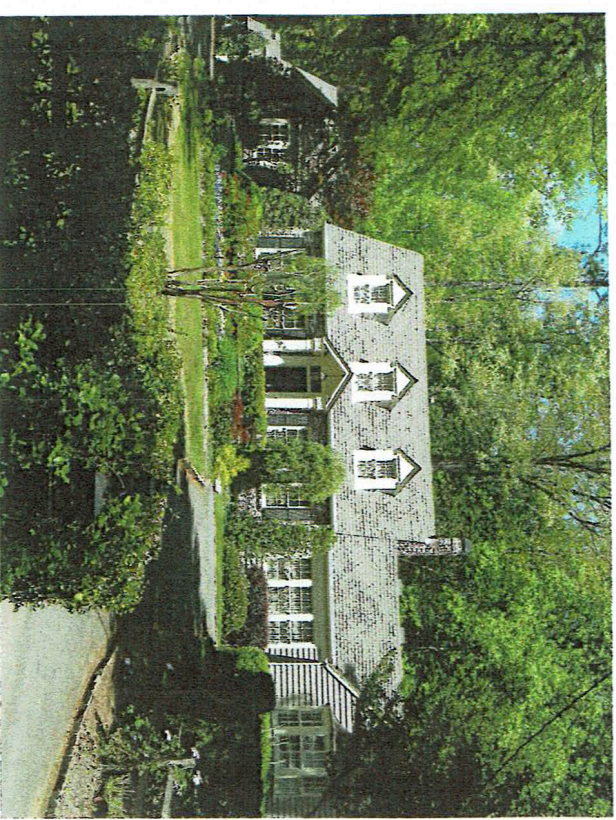


## Implementation of Design Direction

*The aesthetic ambience or curb appeal of the residence is profoundly impacted by decisions made in the initial planning efforts. Beginning with the placement of the building pad on the lot and the determination of the flow of the floor plans, to a great extent, the eventual look of the house becomes predetermined. It is critical that foresight of the resulting massing and proportions be considered early in the design process.*



Variety of Single and Multistory Massing



Main House & Side Wings Concept



## Establishment of Building Footprint

*The shape of the building footprint as established by the interior plans along with exterior porches can lead to a variety of looks. The relatively simple placement of corners and offsets within the foundation plan can lead to a complex and interesting array of unique facades.*



Symmetrical Footprint



Numerous Foundation Offsets



## Determination of Rooflines & Massing

*Just as the establishment of the footprint is critical to the house massing and its proportions, the creative manipulation of the rooflines and incorporation of single and multi-story spaces can lead to a variety of very different looks. The “roofscape” is a critical element toward accomplishing the desired architectural style of the residence.*



Multi-gabled Façade



Hip Roofs & Clipped Gables



## Application of Exterior Finishes

*As one of the final design considerations, the sensitive selection of exterior materials and their colors can complete the look of the residence in a harmonious manner. It is highly encouraged that a predominant use of masonry and natural looking materials in a color palette of earth tones serve as the standard.*



3 Materials – Tone on Tone



Stone in Gabled Masses



## Architectural Details

*The high degree of integrity and quality in each of the residences shall be best exemplified by the level of detail given to all architectural elements. Not only is it important to utilize detailing appropriate to the particular style of the house, it is critical that restraint be used in not implementing too many varying conditions whereby continuity of the overall look is lost.*



Eave Detail – Formal Treatment



Gable Detail – Corbelled Gable Return



## Transition of Exterior Finishes

*The Application of exterior wall materials shall be continuous around corners and be proportionately represented in all elevations of the residence. Changes in material shall occur in logical locations typically at internal corners where one building mass meets another. In order to avoid the appearance of a false façade, a change of materials at external corners is strictly prohibited.*



Material Change over Roof - PROHIBITED



Partial Masonry Returns - PROHIBITED



## Selection of Exterior Colors

*Exterior colors shall be selected in accordance with traditional palettes the range of which is to be used with restraint. In order to preserve a unique presence of each residence, color selections shall be distinctive yet not overly bold such that the cohesive look of the community is compromised. Soft, earth tones are appropriate within the natural setting of Echelon.*



Mismatched Coloration - PROHIBITED

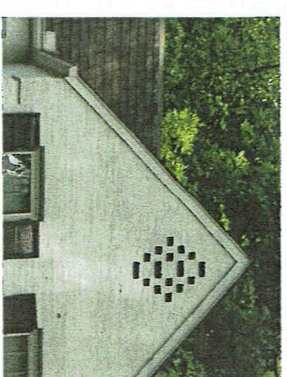
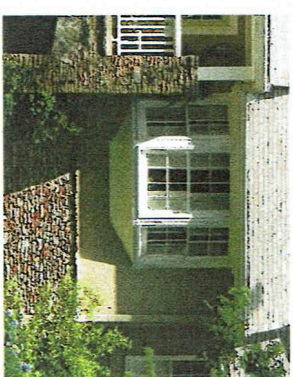
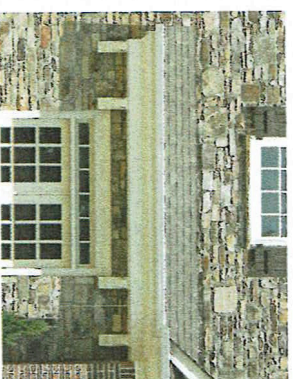


Overly Contrasting Entry Color - PROHIBITED



## Elements of Architectural Design

*Though an attractive curb appeal relies heavily upon general design considerations such as site orientation, building massing, proportions, façade treatment, and materials, the architectural elements at a human scale are what allow a design to truly achieve a high level of sophistication.*





## Windows & Shutters

*All elevations shall be articulated with a consistency of detailing. Varying window and door types shall be used with restraint. All openings are to be accented with projected lintel and sill details. The use of shutters shall require an accompaniment of operable shutter hardware including hinges and holdbacks.*

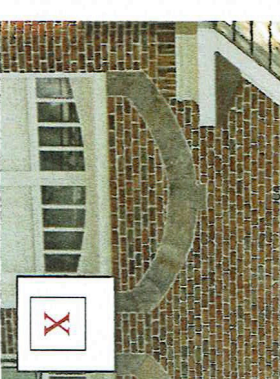
*Refer to the Architectural Design Guidelines for specific criteria.*



Head Details & Shutter Hardware



No Lintel Detail – PROHIBITED



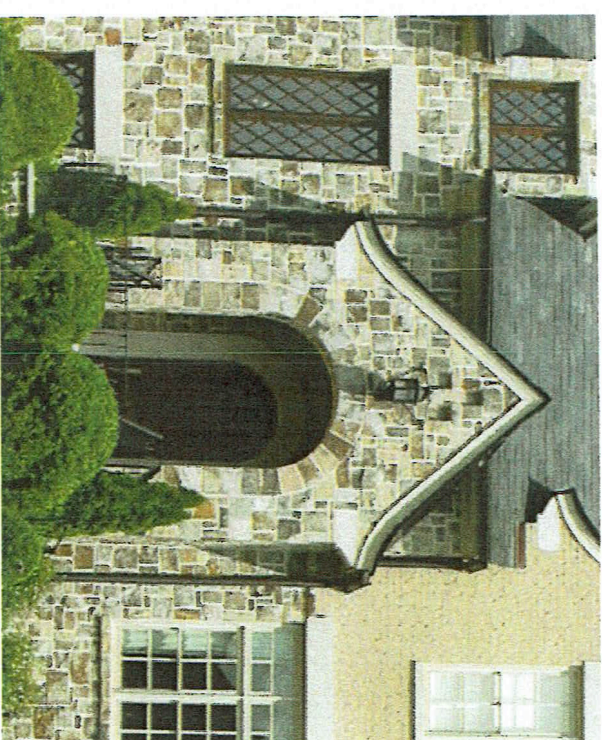
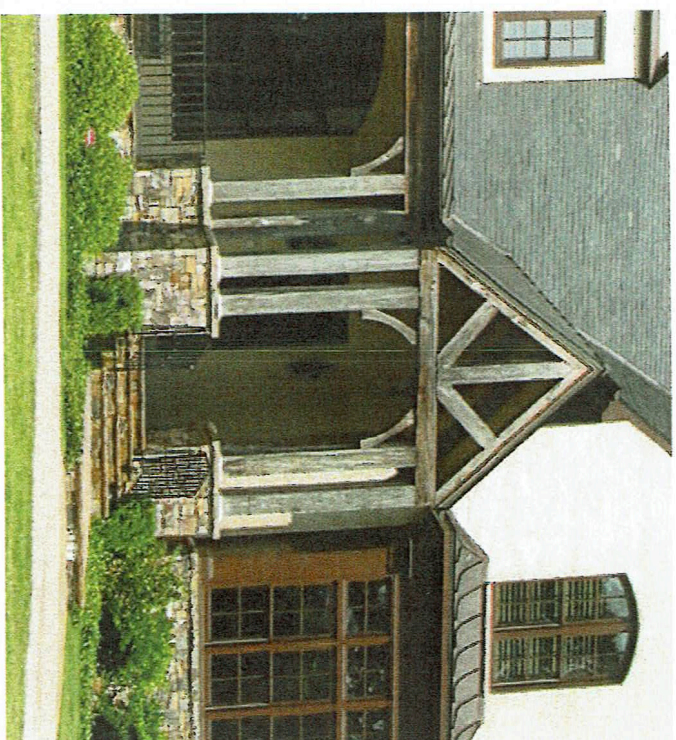
No Lintel & False Arch - PROHIBITED



## Front Doors & Entry Features

*The entrance of the house shall be of appropriate scale and articulation to evoke a sense of arrival. Shielding the front door with an entry portico shall be required for practicality of weather protection as well as to incorporate a human scale element which interrupts the typical multi-story mass beyond.*

*Refer to the Architectural Design Guidelines for specific criteria.*

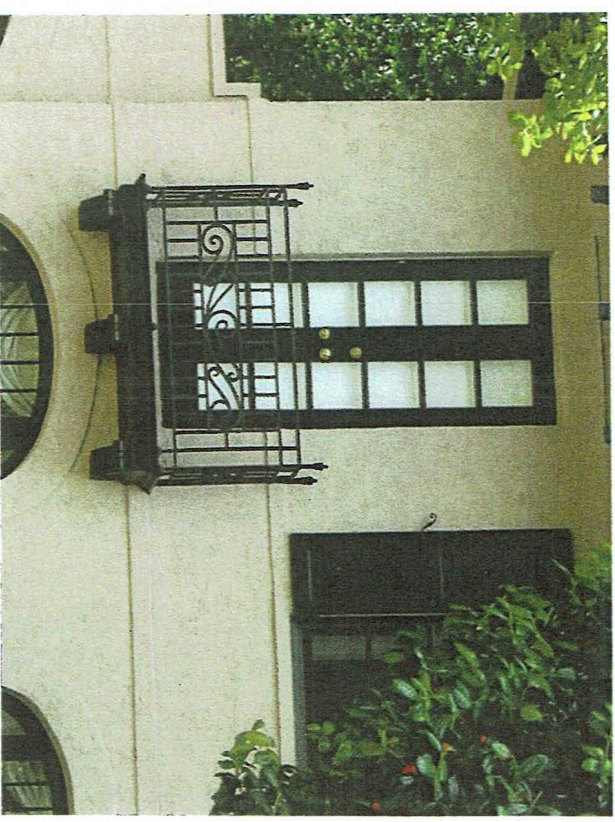
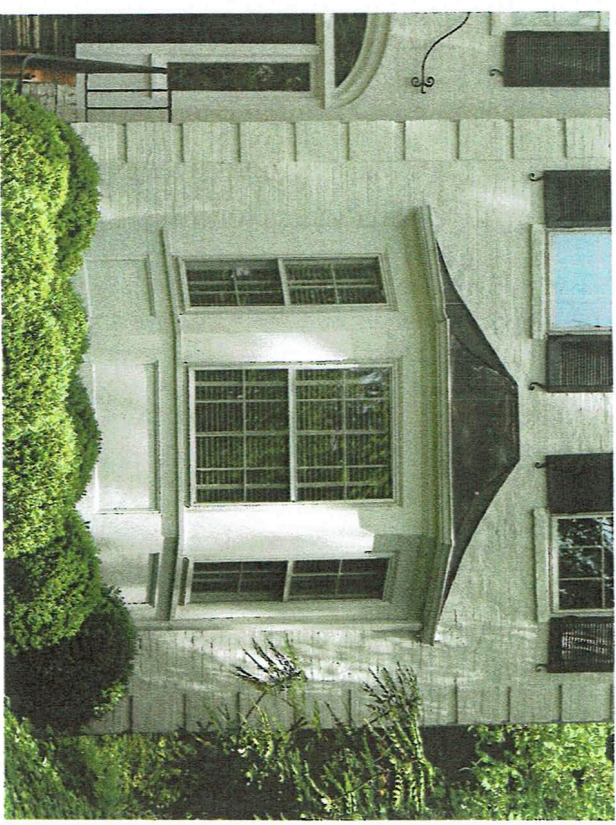




## Bays & Balconies

*Expanses of uninterrupted walls can be articulated with bay windows and/or balconies which break apart the massing by adding depth to an otherwise flat façade.*

*Refer to the Architectural Design Guidelines for specific criteria.*

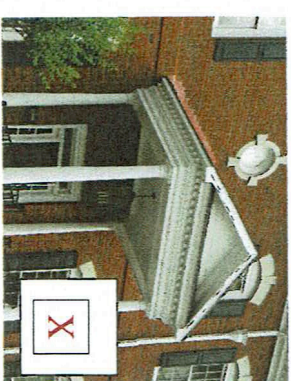




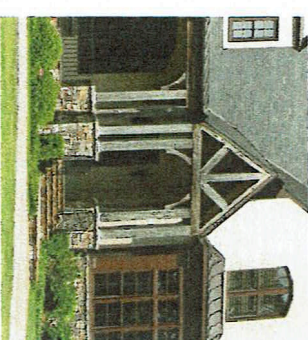
## Columns & Piers

*All columns and piers shall be sized and detailed with sensitivity to the house beyond. Decks, elevated terraces, and screened in porches shall be regarded as integral extensions of the house and articulated accordingly.*

*Refer to the Architectural Design Guidelines for specific criteria.*



Undersized Columns – PROHIBITED

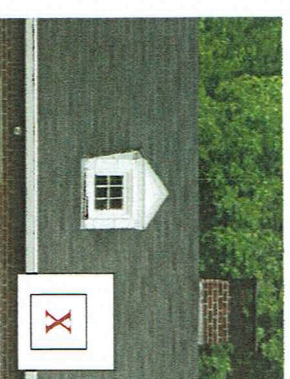




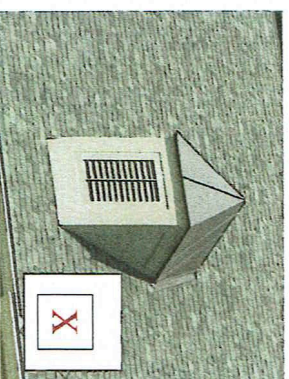
## Dormers & Cupolas

*Architectural elements on the roof can add interest to an otherwise visually imposing mass. Dormers and cupolas if sized and detailed sensitively can create opportunities for a change in material, added color and provide for smaller scale features which if functional, can add interest to the interiors of the house.*

*Refer to the Architectural Design Guidelines for specific criteria.*



Undersized and Disproportioned - PROHIBITED



Not Properly Detailed - PROHIBITED

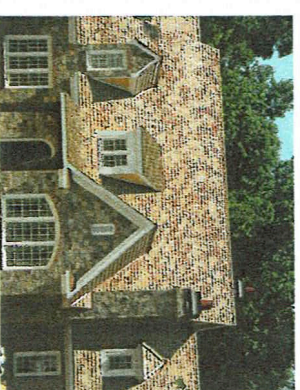
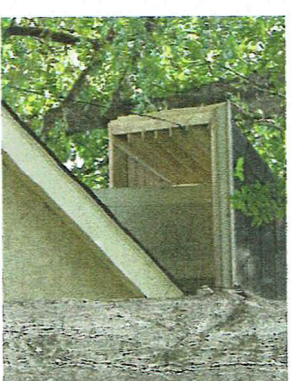




## Roof Rakes, Soffits & Trim

*The quality of design and construction can be evaluated by the level of detail incorporated in all trim assemblies. Whether under the roofs, around windows or in ornamental applications this refinement is integral toward achieving the desired architectural style.*

*Refer to the Architectural Design Guidelines for specific criteria.*

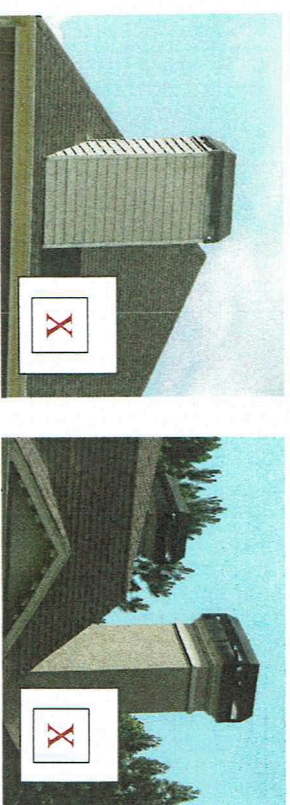




## Chimneys & Roof Penetrations

*While chimneys add interest to the massing of the house by heightening the rooflines, if not well detailed they can appear to be of less quality than the remainder of the house. It is highly recommended that all chimneys be finished with a masonry veneer. All cap conditions shall be dealt with in a creative manner.*

*Refer to the Architectural Design Guidelines for specific criteria.*



Siding & Standard Metal Shrouds – PROHIBITED

