

Caliber Ridge

DESIGN GUIDELINES

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ARTICLE III. GENERAL SITE DEVELOPMENT STANDARDS

3.01 “Introduction” Caliber Ridge is a high quality development as perceived from both the outside and inside the development. It will embody high quality construction, site planning, building design and landscaping.

3.02 “Impervious Area” Impervious surfaces which include: buildings, parking areas, roads, drives and other pavements. There are no specific requirements pertaining to the ratio of these surfaces.

3.03 Not used.

3.04 “Parking” Parking is an important element in the Caliber Ridge. It is the intent of the park to be designed and built so that the parking does not create a negative first impression (such as being a sea of asphalt). No on street parking is permitted.

Parking counts shall not exceed requirements outlined in the City of Greer South Carolina Zoning Ordinance.

All parking shall be paved. To assist with maintenance of grassed or landscaped areas, use curb and gutter at intersections and radius points of parking lots.

3.05 “Height Limitations” The maximum height of any structure shall be 50 feet and/or three floors.

3.06 “Building Separation” Building separation shall be governed by applicable building codes.

3.07 “Setbacks and Buffers” A consistent setback for buildings along an urban street creates a consistent urban fabric. The buildings shall be consistently setback from the street to create a consistent building edge.

ARTICLE V – BUILDING DESIGN

5.01 “Introduction” Overall building design shall the relative densities, heights, landscape, open space and campus image presented by the existing construction.

These design guidelines apply a philosophy that does not intend to inhibit creativity. Rather the opposite, their intention is to provide design parameters in which creativity can flourish. However, the following building design concepts must be considered:

- (a) Pedestrian access should be prioritized by all planning, design and development while meeting basic needs of emergency service, maintenance and motorist vehicles.
- (b) Use of modules to “break down” the scale of higher density development.
- (c) Proper relationship to adjacent developments and future development sites.

- (d) Creation of light and shadow on building facades to create depth and interest.
- (e) Use of quality and sustainable building materials.

5.02 “Massing” Building projections should provide interest and variety through the use of windows, doors, eaves and parapets. Building components should have proportions relative to the size and style of the building.

5.03 “Siting”

- (a) Relationships to Streets When siting buildings, the buildings shall maintain a consistent setback to create an architectural edge.
- (b) Creating Spaces It is important in Caliber Ridge for the buildings to create and define outdoor spaces.
- (c) Energy Aspects of design that affect energy efficiency are:
 - (i) Orientation and location of building on a site.
 - (ii) Massing of buildings or building parts to create shadows that reduce heat gain in the summer, and wind velocities which affect infiltration in the winter.
 - (iii) Configuration of the building to incorporate such features as cool, interior courtyards.
 - (iv) Amount, location and shading of facades.
 - (v) Use of vestibules and/or revolving doors to reduce infiltration of heat and cold at the entrances.
 - (vi) Natural ventilation through proper orientation of the building and appropriate location and treatment of windows, etc.
 - (vii) Use of materials with favorable thermal properties.
- (d) View Protection Buildings should be sited in order to strengthen view corridors to all significant natural and man-made feature, and to provide a strong “sense of place” and orientation to amenities.
- (e) Arrival and Entry The building configuration should provide for a welcoming entry.

5.04 “Permanence and Quality Standards” Given a minimum level of maintenance, permanence implies that buildings will age without deteriorating. This is achieved by the use of quality, sustainable building materials and methods of construction. For this reason, certain materials and finishes are not permitted. It is advisable to seek warranties as quality measures for all materials.

The approval of exterior building materials, including type, color, texture and durability, and the extent of use of any single material or combination of materials shall be approved by the Architectural Review Committee.

5.05 “Building Materials” In keeping with the planning and design considerations given to the natural environment and in keeping with the upscale image of Caliber Ridge, certain building materials are more appropriate than others. New building materials, as they are developed or become available, will be given special consideration by the

Architectural Review Committee provided their use is in harmony with the community appearance.

The exterior of all buildings shall be of such materials, design and colors as may be approved in writing by Architectural Review Committee. Metal siding shall not be permitted. All concrete masonry units or concrete panels shall be finished in stone, textured, or coated in a manner to be approved by the Architectural Review Committee.

All landscaping shall be irrigated and maintained in a neat and orderly appearance.

All exterior signage shall be approved by the Architectural Review Committee.

In addition, a balanced use of materials is important. Large expanses of a single material, especially if unbroken by openings, detail or depth, can become over-powering to the rest of the building form and surroundings. Likewise, over-detailing with use of too many different materials, colors or textures can create confusion and distract from an otherwise quality design. Changes should be subtle, and deliberate.

- (c) Material Selection Use of the following materials is encouraged.
 - (i) Tilt wall concrete
- (d) Colors Building color shall be approved by the Architectural Review Committee.

Non-reflective finishes shall be used on exterior surfaces. Glass may be tinted to reduce solar heat gain and achieve desired esthetics, but shall not be reflective.

5.06 "Other Structures and Items"

- (a) Electro-Mechanical System Electro-mechanical systems that utilize state-of-the-art technology relative to control and passive solar heating and cooling are encouraged.

Roof mounted equipment, vents and ducts shall be enclosed in a penthouse structure of an approved design. On-grade equipment shall be screened by approved fencing and landscaping to required minimum heights. Planting and earth mounds should be used to reduce the ambient noise levels at property lines.

Exposed exterior mechanical, electrical and plumbing elements shall be screened. These elements shall be designed as part of the building architecture rather than as add-ons or appendages.

- (b) Fences No fence or wall of any kind shall be erected, maintained or altered on any Parcel or Lot by an Owner or Applicant without the prior written approval of the Architectural Review Committee.
- (c) Refuse Containers Storage of all containers shall be screened from all views by an appropriately designed fence and/or

landscaping to be approved by the Architectural Review Committee.

- (d) Antennas No television or other communication antenna, radio receiver, satellite dish or other similar device (collectively, the "Communication Devices") shall be attached to or installed on any Parcel, Lot or Structure constructed thereon unless and until the same has been approved in writing by the Architectural Review Committee. Such Communication Devices shall be installed and manufactured in compliance with all Federal Communication Commission ("FCC") regulations and shall not interfere with other Communication Devices. They shall be adequately screened from public view and protected from public access, as approved by the Architectural Review Committee.
- (e) Miscellaneous Exterior Structures No artificial vegetation, exterior sculptures, fountains or similar items shall be constructed, placed or maintained on any Lot without the prior written approval of the Architectural Review Committee.
- (f) Solar Panels Solar panels may be designed as an integral part of the structure and concealed from street view.

ARTICLE VIII– LIGHTING

6.01 "Lighting Design Concepts" In general, site lighting shall be low glare lighting designed and compatible with the image created by Caliber Ridge. Site lighting shall comply with this section and the City of Greer ordinances. On each parcel, all other lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and color of light. No fiberglass poles shall be used. (Note: All lighting sources shall have internal cut-off optics, prismatic refractors, or building side shields to prevent glare to adjacent land uses).

Exterior lights should be used to accent entrances and special features, roadways, parking and pedestrian corridors. High levels of light are not desirable. Intensity should be no greater than required for automobile and pedestrian safety. Architectural flood lighting of buildings shall only be permitted with the specific approval in writing by the Architectural Review Committee.

6.02 "Light Fixture Design" Light sources may be of a concealed type or ornamental visible type. The design of poles, bollards and fixtures shall be integrated with the general site design and is subject to written approval by the Architectural Review Committee. Parking lot lighting shall be a "cut-off" luminaire design to avoid glare on adjacent properties. Up lighting of trees and fountains, accent lighting of shrubs and entrances and silhouette lighting may be used to create special effects.

Building mounted lighting is restricted to private use areas such as courtyards and shall not be used for lighting parking areas or sidewalks. Building mounted

light fixtures shall be shielded and shall not project above the fascia or roof line. The shields shall be painted to match the surface to which they are attached.

Colored, moving or flashing lights will not be permitted.

Listed below are the recommended Caliber Ridge lighting standards for streets and parking.

- (a) Streets/Parking/Driveway/Loading Area Fixture Shoebox cut-off (Type III) luminaries with 30 feet maximum, tapered poles and anchor bases in dark bronze; metal halide lamps are recommended. One type of fixture must be used consistently throughout Caliber Ridge.

A lighting plan with locations, types, heights and colors is required. In addition, cut sheets for each lighting type is required for a final approval by the Architectural Review Committee.

- (b) Lighting for Pedestrian Areas Lighting for sidewalks, plazas and other pedestrian areas should be illuminated with pedestrian scaled lights that have more detail and interest than those used for streets/parking/driveway/loading areas. To illuminate a street along a sidewalk a mixture of both the pedestrian and shoebox type lights may be used but the IESNA standards may not be exceeded.

- 6.03 "Lighting Usage" Access roads and pedestrian circulation areas shall be illuminated to provide safety in after-hours/night-time traffic circulation. Lights shall be integrated in the design with other elements such as trees, pedestrian walks, crossings, signage and planting.

Lighting within parking areas shall be coordinated with parking lot design. Poles shall be located within the landscaped islands whenever feasible. Poles shall be mounted at ground level. Concrete pedestals are not allowed unless poles are located in areas where they are not protected from cars by a raised curb and then shall be approved in writing by the Architectural Review Committee. They shall be located a minimum of 5 feet from the face of curb. The scale of the parking area should be considered in selection of pole height and spacing.

- 6.04 "Types of Lighting Equipment" Roadway and parking areas shall be lighted using metal halide lamp fixtures. At the discretion of the Architectural Review Committee, an alternate lamp of equal color may be approved.

Pedestrian, entry and landscape areas shall be lighted with metal halide lamp fixtures (See Below). At the discretion of the Architectural Review Committee, an alternate lamp of equal color may be approved. Lights may be pole-mounted or bollard type, and must be located to provide safe and secure conditions.

<u>Location</u>	<u>Lamp Type</u>
Driveway lighting	M.H. or equal
Parking lot lighting	M.H. or equal
Loading area lighting	M.H. or equal
Bollards	M.H. or equal
Façade lighting	M.H. or equal
Landscape lighting	M.H. or equal

ARTICLE X-CONSTRUCTION PROCEDURES

7.01 “General Requirements” Construction shall not be conducted in an injurious or offensive way to existing facilities by reason of the emission or creation of noise, vibration, smoke, dust or other particle matter, toxic or noxious waste materials odors or fires.

All construction sites shall be maintained in a clean and orderly manner throughout the construction process. Construction material in staging areas shall be neatly piled and all rubbish and debris shall be contained in appropriate containers and removed periodically. Weeds shall be routinely cut back. If construction traffic has tracked dirt onto the access roads the roads shall be washed or swept clean at the completion of each day. A temporary transitional gravel or stone zone at least 25 feet in length shall be installed at each construction entrance.

A construction traffic management plan shall be submitted indicating all parking areas, delivery and lay-down areas and dumpster locations. Construction entrances shall be approved by the Architectural Review Committee and shall be indicated in the management plan. A construction related traffic must use the designated construction access for the duration of the construction.

Any damage to existing infrastructure (streets, curbs, drainage structures, signs or lights shall be repaired to original condition by the responsible party. General contractors are liable for any damage by subcontractors.

Portable toilets shall be provided by the general contractor at the site.

Prior to construction on any Lot a set of plans for the proposed development shall be submitted to the Architectural Review Committee together with a review fee of \$1,000.

7.02 “Parking” All construction related parking shall be contained on the construction site or in a designated area approved by the Architectural Review Committee and the owner. All subcontractors must also adhere to parking requirements.

7.03 “Temporary Structures” The installation of temporary structures and the location of such structures such as site trailers must be approved in writing by the Architectural Review Committee. These structures shall be promptly removed at the completion of construction.

7.04 “Erosion Control” Erosion control shall be as required by the local and state statutes.

7.05 “Deliveries” No deliveries of material shall be before 6:00 AM or later than 8:00 PM. If any materials are spilled in Caliber Ridge, the operators or the contractor is responsible for the clean-up.

7.06 “Trash” Dumpsters must be provided at all job sites to collect trash and debris. They shall be emptied regularly to prevent any overflow.

7.07 “Work Hours” Work hours shall be 6:00 AM to 8:00 PM. If the site is located adjacent to residential uses then the site hours are 7:00 AM to 7:00 PM and work is not allowed on the weekend. Permission to work alternate hours may be granted in writing at the sole discretion of the Architectural Review Committee.

7.08 “Vacant Property” All vacant property must be kept neat and cleared of debris until construction commences. The site must be mown at least monthly during the growing season. Storing materials on a site that is not under construction is not allowed.