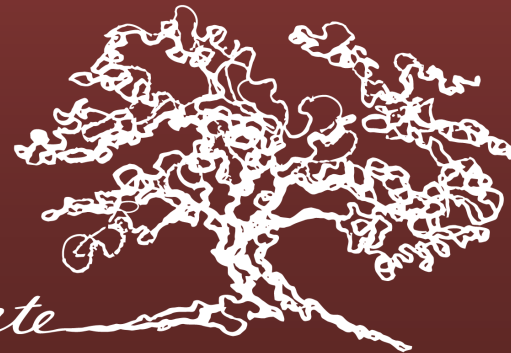


Design Guidelines



The Thoms Estate
ASHEVILLE, NORTH CAROLINA



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INTRODUCTION

How to Use This Document

The Thoms Estate developers at Gated Communities of Asheville, LLC, have crafted carefully researched guidelines administered through the Architectural Review Committee (ARC). These Guidelines are intended to provide inspiration and guidance for you and your architect in designing your dream home. The sketches and pictures are intended to illustrate basic architectural principles to be used throughout The Thoms Estate, and should be used as an inspiration for your unique design, not a limiting factor.

These Guidelines are intended to provide guidance to Owners and builders during the construction of homes within The Thoms Estate. Compliance with the Guidelines does not guarantee approval of any application to the ARC.

What is the ARC's Role?

The ARC has the sole discretion to determine whether specific plans and specific selections (such as but not limited to exterior colors, materials, landscape plans, etc.) submitted for approval are acceptable. As questions arise our staff and the ARC committee are happy to help you. We encourage you to participate in presentations to the committee as they are made by your architect or builder.

We hope you, your architect, and builder will find these guidelines helpful and we encourage your questions and comments. If we may be of any assistance, do not hesitate to contact us. You may refer to the last chapter of this document for specific details regarding the review process.



The Thoms Estate Story



THE THOMS ESTATE STORY

The late Harold Thoms chose to rent for the first 15 years of his marriage. He had no interest in simply owning some house, some where. He waited to build his dream house: he found land to match his aspirations, built a charming estate, and left it as a cherished legacy for two succeeding generations.

The original Thoms Estate was as much built *by* Harold Thoms as for him. He raised a cabin using trees he cleared from the property, built the forms for the foundation of his house himself. Mr. Thom's hands-on involvement stemmed from a career which began in construction, and he never ducked a challenge.

More amazingly, he did all this while building his communications empire – newspapers, radio stations, and Asheville's first cable TV system. He transformed Thoms Rehabilitation Hospital into a great institution, served on numerous community boards and spent his time performing good works — all while being a loving and attentive patriarch, vigorous ethical advocate, and tireless practical joker.

Mr. Thom's legacy includes the property on which you are now building your dream house. Beaverdam Creek runs through the community and birds thrive in the wooded fields to the north, gracing our community with natural beauty and wildlife, all just minutes from downtown Asheville. We welcome you to your new home in The Thoms Estate.



THE THOMS ESTATE STORY

Preserving the Natural Landscape

Keeping with Harold Thom’s tradition of respecting the landscape, The Thoms Estate master plan utilized development principles to preserve the natural landscape.

Areas of the Estate with the most environmental sensitivity, natural beauty, or cultural significance were given preference for preservation. The 83 acre development boasts over 33 acres of parks, miles of trails, and idyllic natural areas to benefit residents and the environment.



Site Development Guidelines



Century oaks grace the site at the Thoms Estate.

SITE DEVELOPMENT GUIDELINES

The ethic of building lightly on the land can and should be applied at all scales of development, including the siting of individual homes. Environmentally sensitive site planning must take into account existing lot conditions, vegetation, topography, views, drainage, and relationships to adjacent properties, roadways, neighborhood amenities and open spaces. If you choose to submit a custom plan to the ARC for review, please keep in mind the following site development principles when designing and siting your home.

The developer provides a number of house plans and packages designed to accentuate the views and feel of The Thoms Estate.

If you choose to submit a custom plan to the ARC, please keep in mind the following Site Development Principles when siting and designing your dream house.



Site Development Principles

1. Homes should fit comfortably within the development envelope, be compatible with the existing topography and should respond to the surrounding areas, adjacent homes, vegetation, drainage, and views.
2. The total amount of site disturbance should be minimized in order to preserve existing vegetation (protect wildlife habitat), reduce soil erosion potential, and minimize grading costs.
3. Homes should be sited to have a strong relationship to the street in order to enhance the pedestrian experience and provide opportunities for community interaction. The spatial relationship between the street and the home has a significant impact on the overall feel of the neighborhood.

Development Principles

SITE DEVELOPMENT GUIDELINES

Building Envelope

The building envelope depicts the front, side and rear setbacks within which all architectural improvements must occur, unless otherwise approved by the ARC. Siting your home close to the street helps minimize the grading needed on sloped sites and helps create an intimate streetscape experience. Front loaded garages must allow for two off-street parking spaces.

The Village at The Thoms Estate

HOA maintained - In certain specified areas such as The Village at The Thoms Estate, the Thoms Estate HOA will provide the following services: Mowing, edging, pruning, fertilizing, and exterior pest control.

HOA Maintenance Zones

Right-of-Way (ROW) - The right-of-way consists of the road adjacent to a lot and the strip of land on each side of the road that lies between the edge of the road and the property line. The Developer and/or HOA owns the right-of-way and the HOA has the responsibility of maintaining it.

Owners may not build or place any structure in the right-of-way, remove any trees or other vegetation from the right-of-way or undertake any projects in the right-of-way that would affect drainage, safety or the aesthetic without obtaining prior written approval from the ARC. Proceeding with a project in the right of way without written approval will incur the risk of having to restore the right-of-way to its original condition at the Owner's expense.

Property Zones

SITE DEVELOPMENT GUIDELINES

Vegetation

In order to prevent significant vegetation loss:

- All grading and site disturbance shall be kept within the designated building envelope. This includes the storage of heavy equipment, topsoil and building materials.
- Removal of vegetation outside the building envelope must receive approval from the ARC. Potential reasons for vegetation removal requests include declining tree health or selective pruning.
- All existing trees of significant quality (over 6" caliper) located within the building setback and 10' or more from the proposed building footprint shall be appropriately protected to the drip line with tree protection fencing.



Drainage

New construction can have significant impact on natural drainage patterns. The siting and grading of home sites should minimize the disruption of natural site drainage.

- Homes must be graded to have positive drainage away from structures.
- Stormwater runoff from downspouts should be dealt with in one of the following ways:
 - ◊ Collected in cisterns for backyard irrigation use
 - ◊ Directed to a rain garden
 - ◊ Piped away from the home and released into a vegetated swale/street
 - ◊ Released into a dry well for infiltration

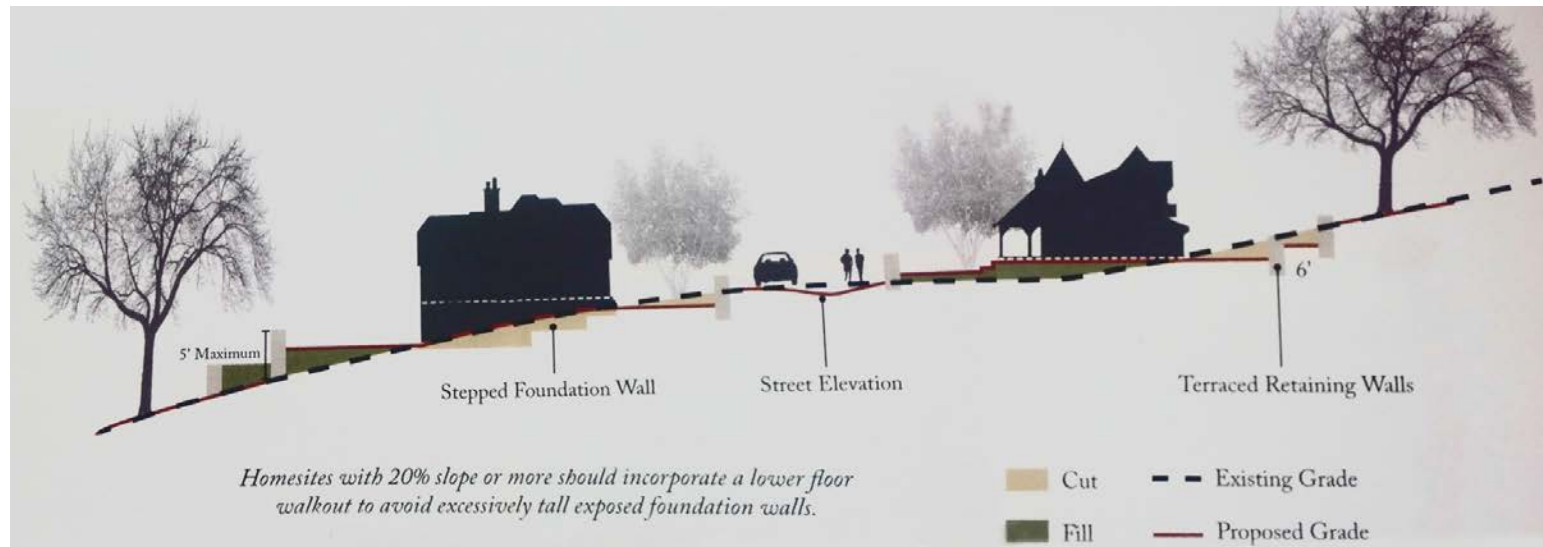
Views

One of the unique site features of the Thoms Estate is the view up Beaverdam Valley. Sensitive site planning may be necessary to preserve these views. Where feasible, homes should be sited so as to maximize the view potential from the site while also maximizing the distance from buildings on adjacent properties. Care should also be taken to not block views from adjacent lots.



Existing Natural Features

SITE DEVELOPMENT GUIDELINES



(Fig. 1) Proper development techniques for building on sloped lots.

Topography

There is topographic variation on the individual home sites within the Thoms Estate. The design and siting of the home should thoughtfully consider this site-specific topography in order to ensure a comfortable fit on the land and mitigate the need for extensive cutting and/or filling.

- Homesites with an existing slope of 20% or more should incorporate a lower floor walkout. This minimizes the height of exposed foundation walls.
- Stepped foundation walls should be used to help minimize the amount of grading and earth disturbance.
- Contour finish grading should emulate the existing slope.
- Proposed slopes are preferred not to exceed 4:1, 2:1 slope is the maximum and should be used sparingly.
- Retaining walls should be used as needed to preserve existing vegetation and create level outdoor living space.

- Height of retaining walls should be limited to 5'. If wall higher than 5' are needed, they should be terraced. Terraced retaining walls should have a horizontal separation of at least 6' and this space should be landscaped. 4' or higher to be engineered per COA requirements.

Relationship to Street

- Finished Floor Elevations (FFE) should be set as close to street elevation as possible (ARC approved) to maintain a visual (eye-level) relationship between the sidewalk and front door. This also keeps the slope of the driveway to a minimum.
- Front yard setbacks should be kept to a minimum while still providing sufficient depth for two off-street parking spaces in your driveway.

Architectural Guidelines

The Evangeline



ARCHITECTURAL GUIDELINES

Architectural styling applied on residences within The Thoms Estate should be adapted to the wooded and pastoral settings found within the community. Styles and inspiration must match the feel and spirit of the community. You are not restricted to a specific type of architectural styling so long as certain materials and design elements are used.

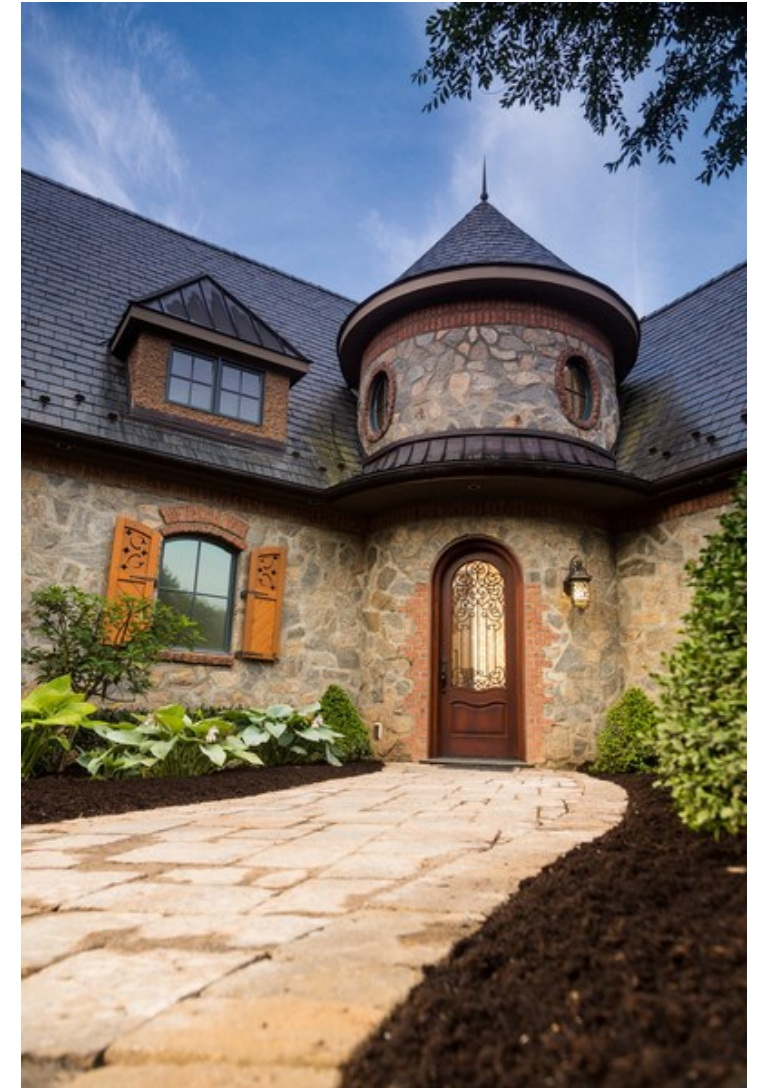
The Thoms Estate was inspired by the French Country Architectural styling indigenous to the Loire Valley. This endearing style is truly a celebration of distinctive architectural forms and handcrafted details. The charm of this unique building type lies in its blending of natural materials with a variety of roof shapes and pitches with simple yet elegant accents.

French Country styling utilizes natural slate and flat clay tile with copper accents are employed to complement gabled, hipped, shed and turreted roof forms. Dormers, decorative vents, cupolas, finials and distinctive clay and copper chimney caps provide finishing touches which lend human scale and visual interest to the architecture.

Natural exterior materials of masonry-washed stone, stucco and brick walls and board-and-batten siding expressed in a variety of combinations are joined with timber framed entrance and porch elements to firmly ground the architecture with its surrounding landscape imparting a sense of permanence. Details such as operable shutters, segmented arches, expressive handcrafted doors, gas lighting fixtures and tall, well-proportioned chimney shapes reinforce subtle sophistication.

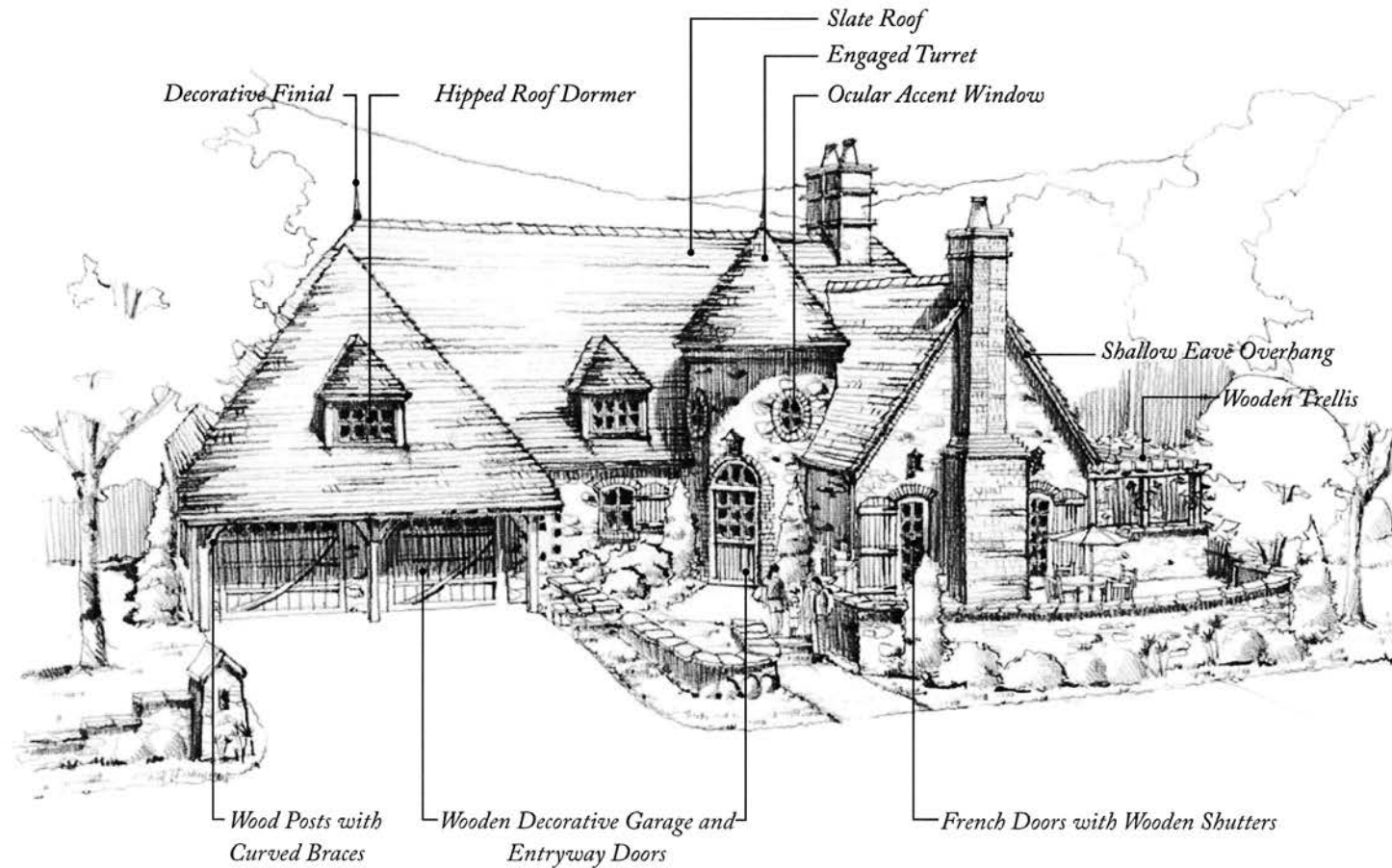
The picturesque attributes of French Country Architecture are the foundation of The Thoms Estate. Low masonry gated walls, intimate terraces and courtyards, arbors and trellises can further embrace and enhance the cozy village characteristics

Homes within the community are not restricted to French Country Styling. However, you should keep these design elements and inspirations in mind as you design your dream home and prepare for ARC review.



ARCHITECTURAL GUIDELINES

Bordeaux: Front

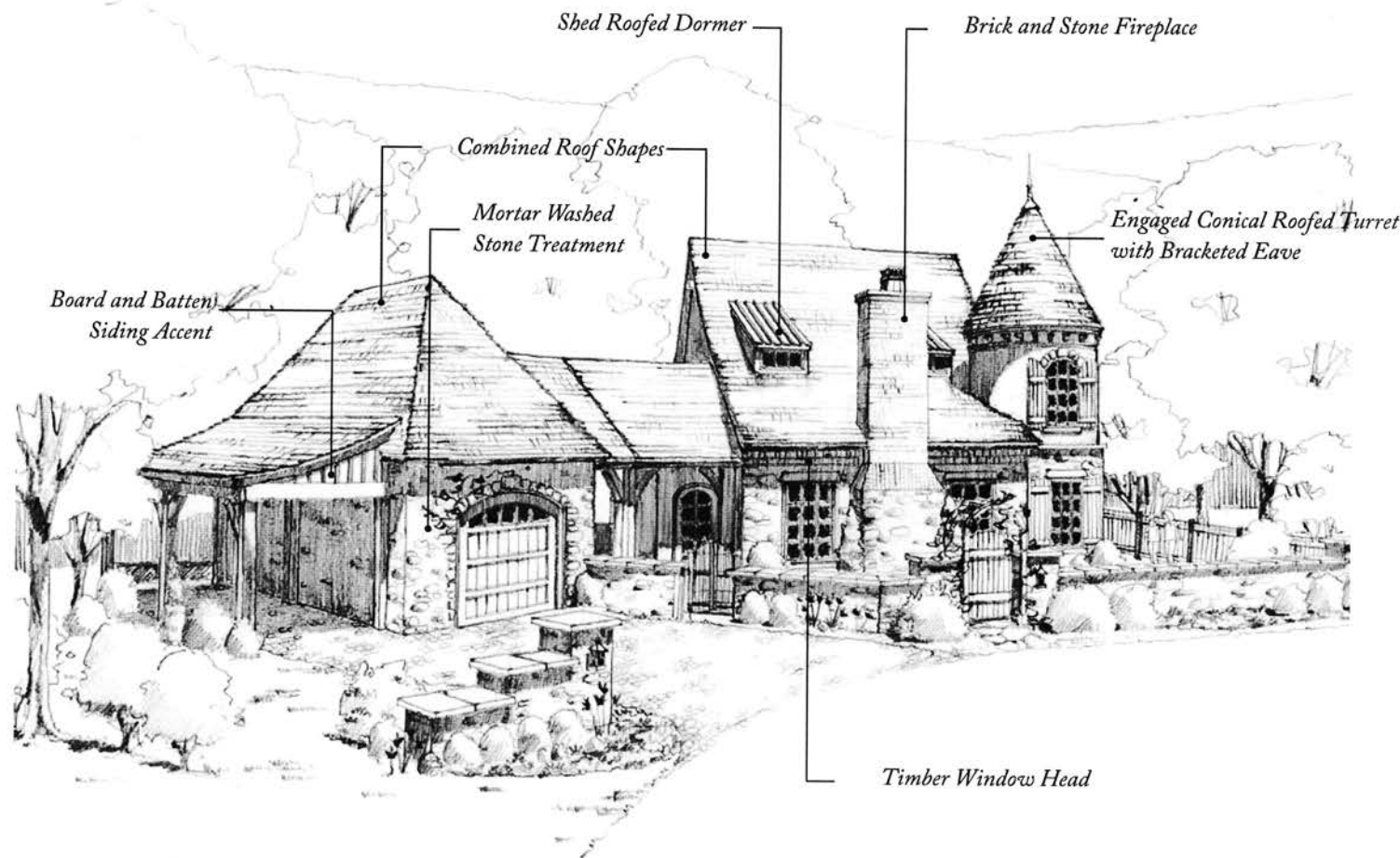


Illustrative elements of the architecture at The Thoms Estate

- Engaged turrets with conical roofs and bracketed eaves.
- Decorative roof finials and cupolas.
- Divided lite door and window glazing.
- Arched top door and window accents.
- Well-proportioned French doors.
- Casement windows.
- Square and ocular accent windows.
- Simple wooden shutters with operable hinges and holdbacks.
- Window flower boxes.
- Simple fireboxes with decorative chimneys.
- Decorative clay or copper chimney pots and caps.
- Copper half round gutters with circular downspouts.

ARCHITECTURAL GUIDELINES

Toulon: Front

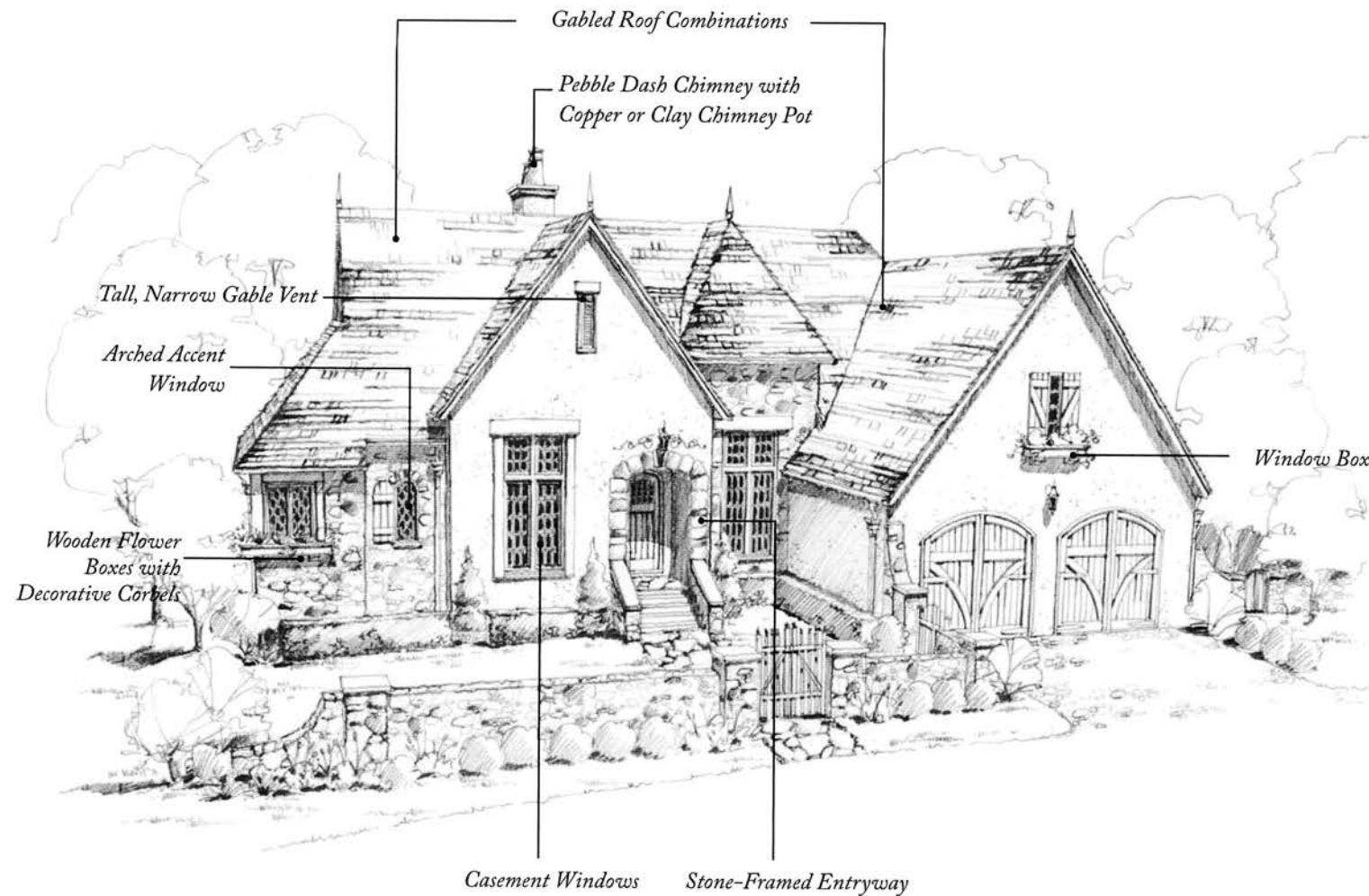


Illustrative elements of the architecture at The Thoms Estate

- Wood post supports with simple curved braces or brackets.
- Historically inspired entryway and garage doors.
- Scattered stone/pebble dash stucco exterior wall treatment.
- Mortar washed stone, brick and/or stucco exterior wall treatments.
- Board and batten siding accents.
- Brick or stone steps.
- Stone, brick or timber door and window heads.
- Stone or timber framed door and window surrounds and portal openings.
- Diamond window and door pane accents.
- Engaged Conical Roofed Turret with Bracketed Eave

ARCHITECTURAL GUIDELINES

Provence: Front



Illustrative elements of the architecture at The Thoms Estate

- Inspired by the architectural style of the French Loire Valley.
- Comfortable proportions and timeless natural materials.
- Time-worn charm.
- Sense of connectivity with the earth and nature.
- Use of irregular textured surfaces.
- Steep primary swooped roof pitches.
- Slate roofs.
- Timber-framed entryways and porches.
- Mixture of gabled, hipped and clipped hipped roof shapes.
- Hipped, gabled, arched and shed roofed dormers and vents.
- Tall, narrow gable vents.
- Shallow roof eave and rake overhangs.
- Expressed rafter tails.

ARCHITECTURAL GUIDELINES

Provence: Back

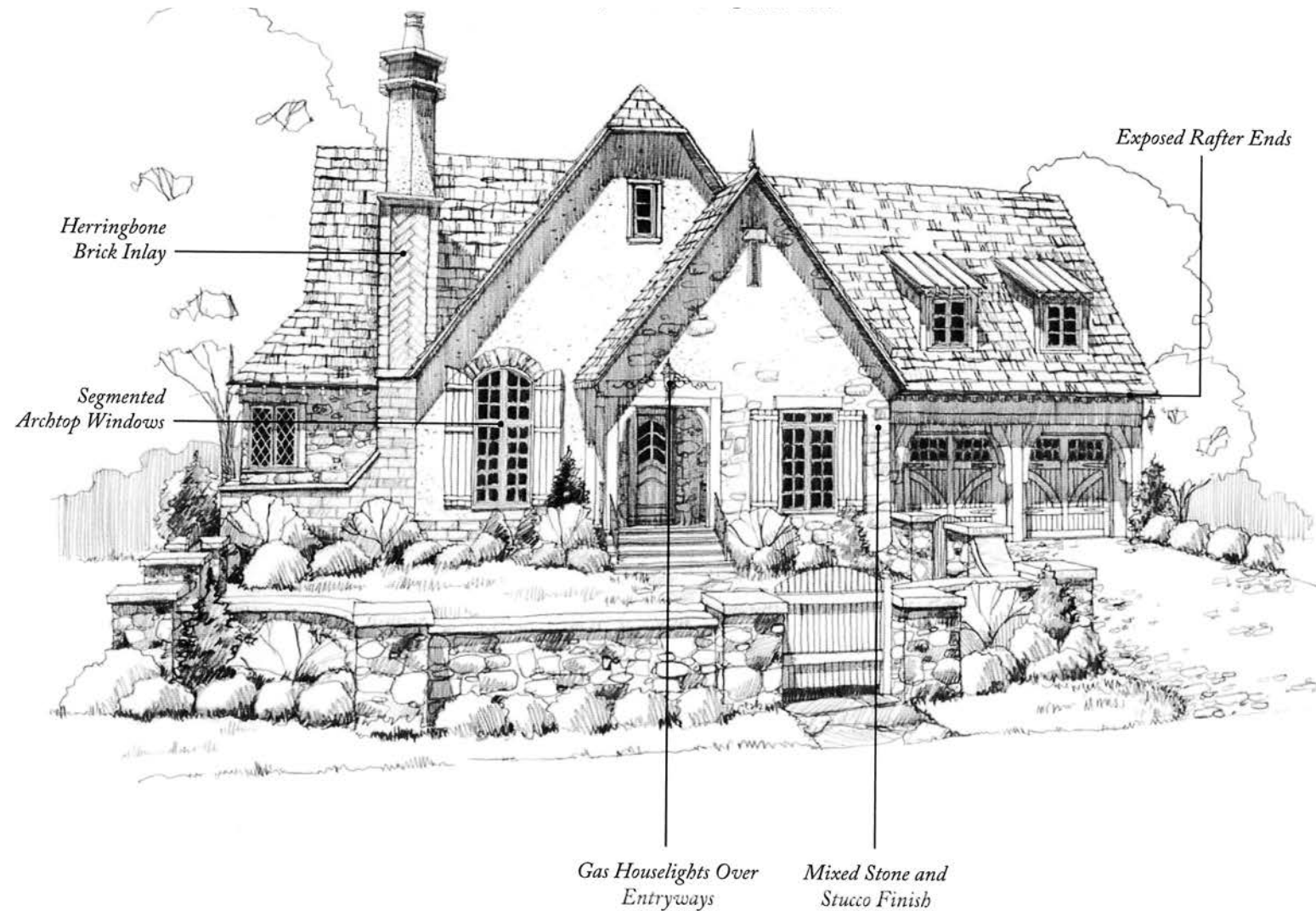


Illustrative elements of the architecture at The Thoms Estate

- Solid oversized timbers used for columns.
- Overhanging upper stories.
- Window top breaks the rooflines.
- Decorative Wrought Iron Railing
- Oversized Supporting Brackets with Cut Detail
- Heavy Timber Truss Supports at open end gables

ARCHITECTURAL GUIDELINES

Maison: Front

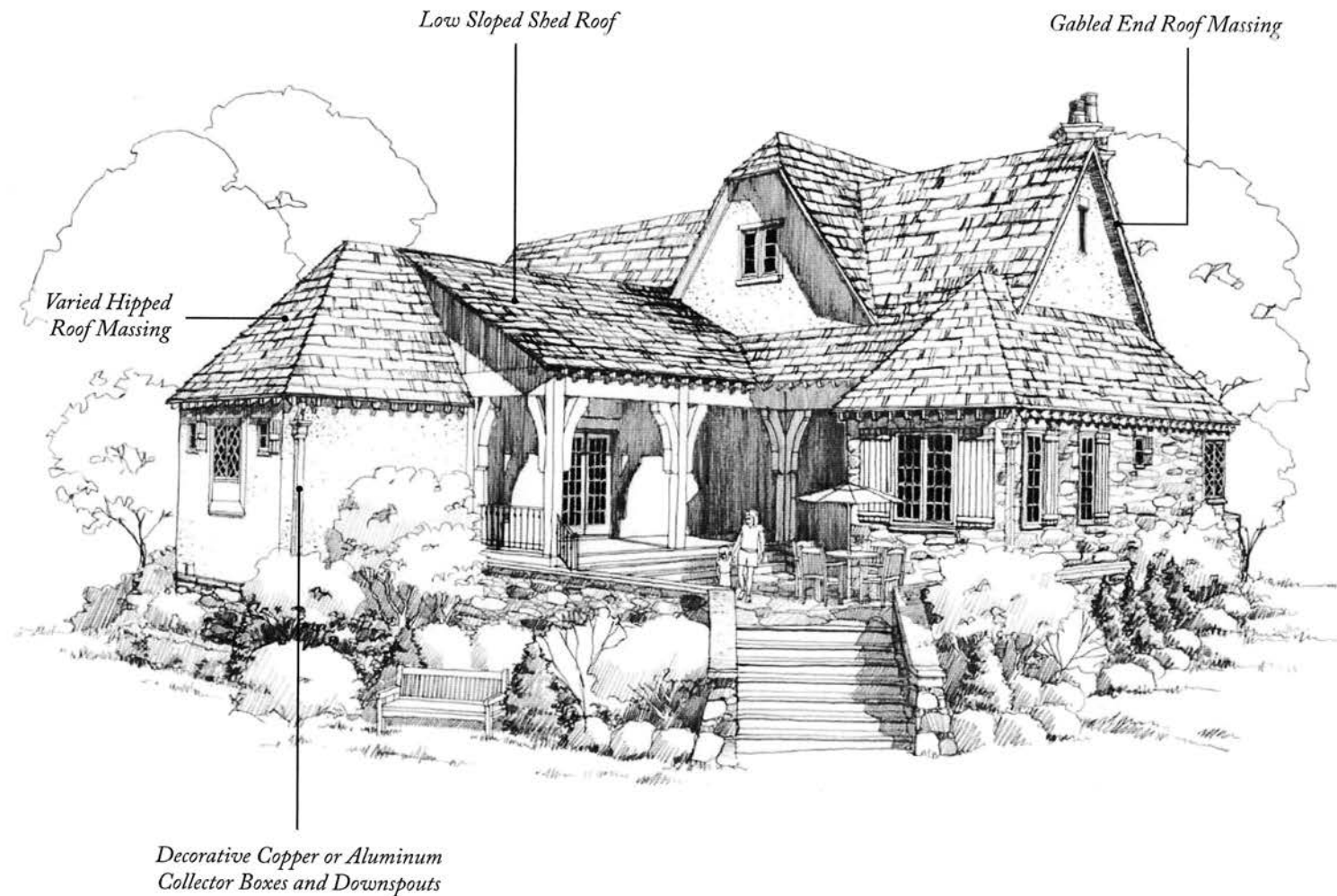


Illustrative elements of the architecture at The Thoms Estate

- Herringbone Brick Inlay
- Segmented Windows
- Exposed Rafter Ends
- Gas Houselights over Entryways
- Mixed Stone and Stucco Finish

ARCHITECTURAL GUIDELINES

Maison: Back



Illustrative elements of the architecture at The Thoms Estate

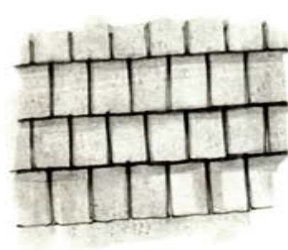
- Gabled End Roof Masoning
- Decorative Copper or Aluminum Collector Boxes and Downspouts
- Varied Hipped Roof Massing
- Low Sloped Shed Roof

ARCHITECTURAL GUIDELINES

Roofing Materials



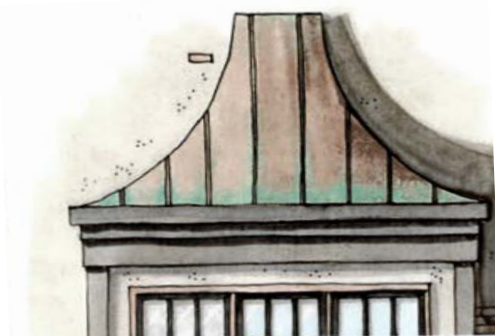
(Fig. 1) Cedar Shake



(Fig. 2) Clay Tile



(Fig. 3) Slate



(Fig. 4) Copper Roofing on Detail Elements

Color Options (Slate)



(Fig. 5)
Bruges



(Fig. 6)
Chartres



(Fig. 7)
Eperney



(Fig. 8)
Normandy



(Fig. 9)
Pyrenees



(Fig. 10)
Versailles

Finials



(Fig. 11) Geometric



(Fig. 12) Fleur De Lis

Cupolas



(Fig. 13) Cedar Shake Cupola



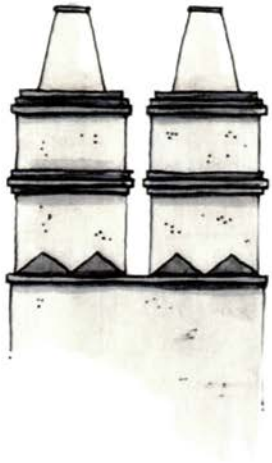
(Fig. 14) Clapboard Cupola

Illustrative elements of the architecture at The Thoms Estate

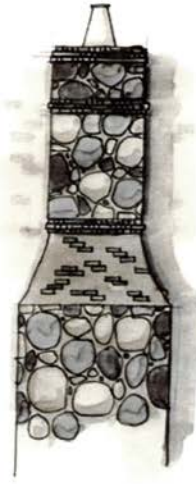
Materials as shown, or approved by the ARC.

ARCHITECTURAL GUIDELINES

Chimneys



(Fig. 1) Stucco Double-Vented Chimney with Clay Pots



(Fig. 2) Brick and Stone Single-Vented Chimney



(Fig. 3) Stone and Stucco Single-Vented Chimney with Clay Pot



(Fig. 4) Stucco Chimney with Copper Top



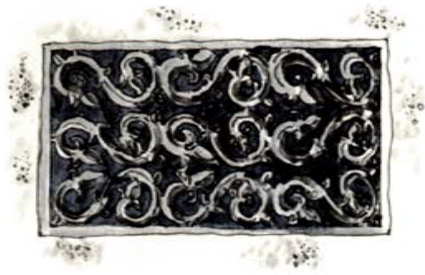
(Fig. 5) Natural Stone and Double-Vented Brick Chimney with Copper Vents

Illustrative elements of the architecture at The Thoms Estate

- Decorative clay or copper chimney pots (reclaimed or built new to look old)
- Twisted or offset chimney details
- Mixed materials including stone, stucco, brick, or ARC-approved materials.

ARCHITECTURAL GUIDELINES

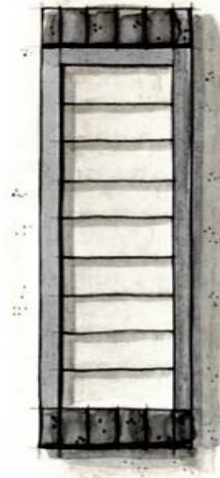
Vents



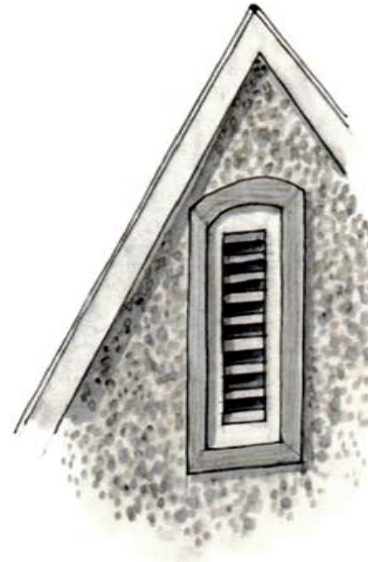
(Fig. 2) Ornate Ironwork Vent



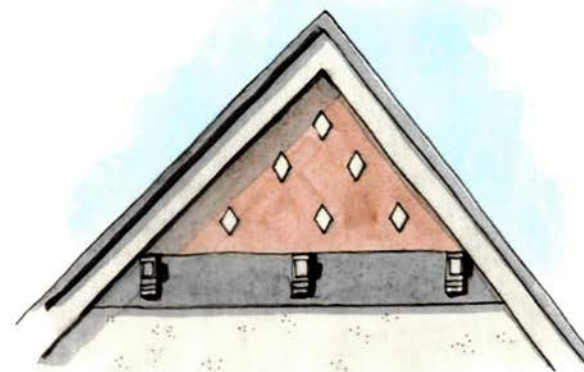
(Fig. 3) Arched Dormer Vent



(Fig. 5) Tall, Thin Gable Vent



(Fig. 6) Arched-Top Gable Vent



(Fig. 1) Diamond Pattern Vents

Illustrative elements of the architecture at The Thoms Estate

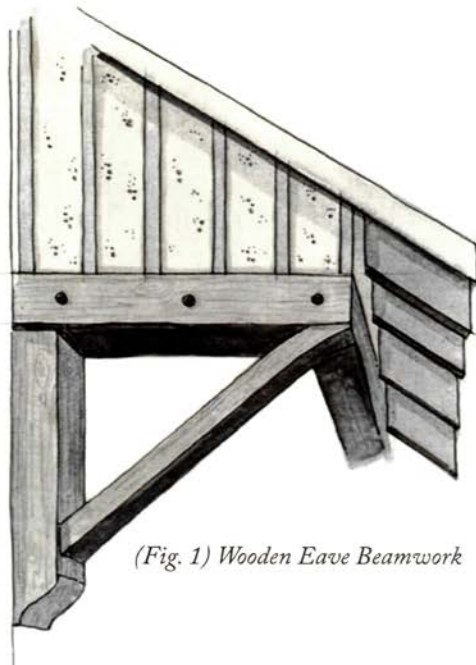
- Decorative clay or copper chimney pots (reclaimed or built new to look old)
- Twisted or offset chimney details
- Mixed materials (stone, stucco, brick, or ARC-approved materials).

ARCHITECTURAL GUIDELINES

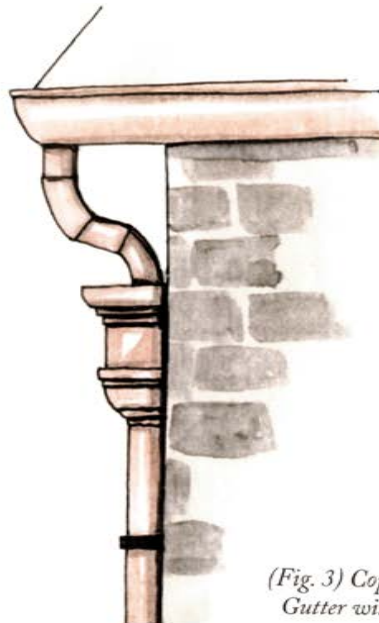
Eaves, Gutters and Beamwork



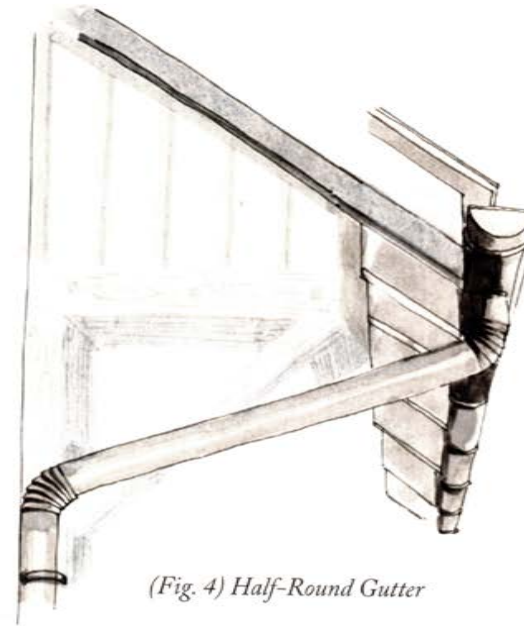
(Fig. 2) Elaborated Beamwork Entry



(Fig. 1) Wooden Eave Beamwork



(Fig. 3) Copper Half-Round Gutter with Collector Box



(Fig. 4) Half-Round Gutter

Illustrative elements of the architecture at The Thoms Estate

Materials as shown, or approved by the ARC.

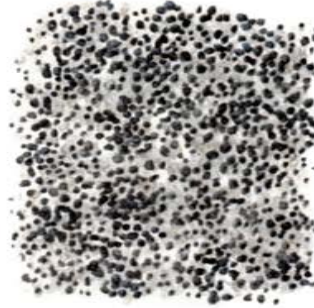
ARCHITECTURAL GUIDELINES

Exterior Walls

Materials (Primary)



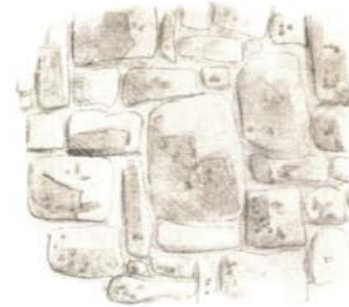
(Fig. 1) Stone



(Fig. 2) Pebble Dash

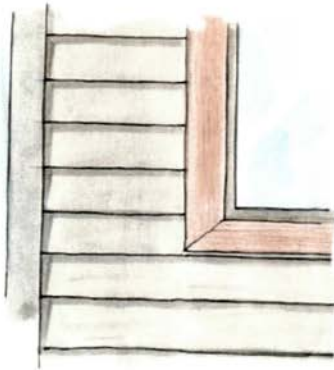


(Fig. 3) Brick

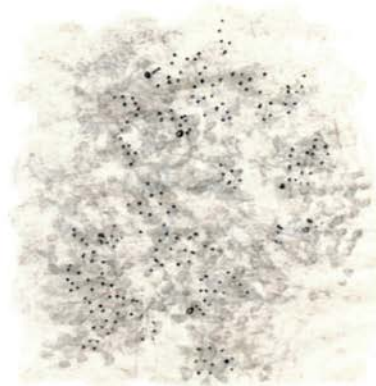


(Fig. 4) Mortar-Washed Stone

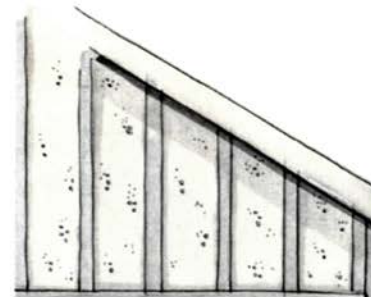
Materials (Accent)



(Fig. 5) Clapboard



(Fig. 6) Stucco



(Fig. 7) Board and Batten

Illustrative elements of the architecture at The Thoms Estate

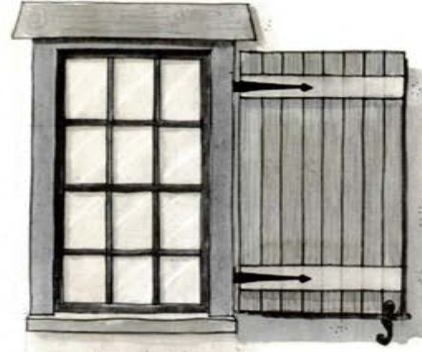
Materials as shown, or approved by the ARC.

ARCHITECTURAL GUIDELINES

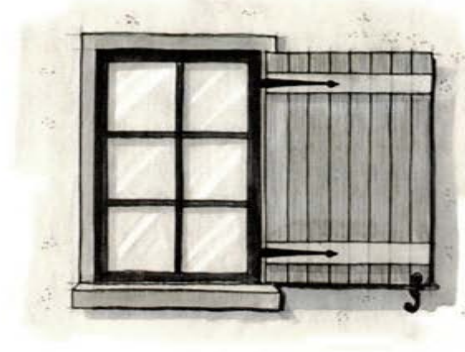
Windows



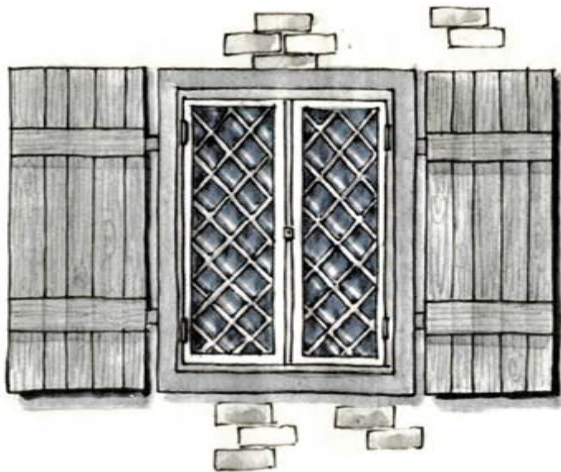
(Fig. 1) Eight-Pane Window with Wood Cap and Shutter



(Fig. 2) 12-Pane Window with Wood Cap and Iron-Hinged Wooden Shutter



(Fig. 3) Six-Pane Window with Iron-Hinged Wooden Shutter



(Fig. 4) Double Casement Window with Diamond Pane Glass and Wooden Shutters



(Fig. 5) Arched Window with Wooden Shutters and Brick Cap



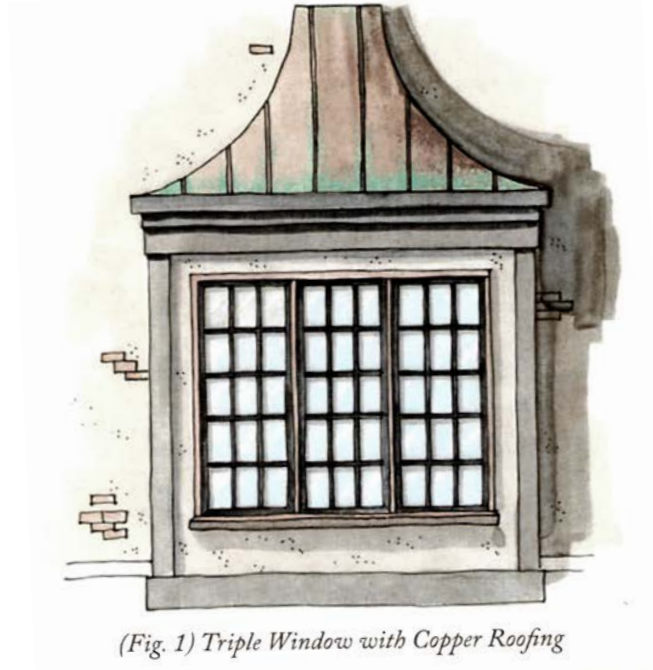
(Fig. 6) Dormer Window

Illustrative elements of the architecture at The Thoms Estate

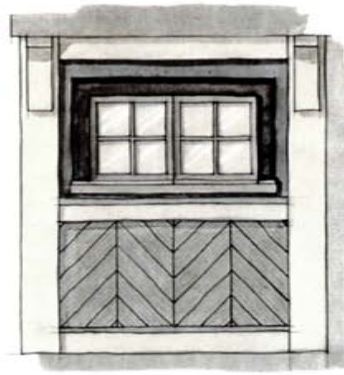
Materials as shown, or approved by the ARC.

ARCHITECTURAL GUIDELINES

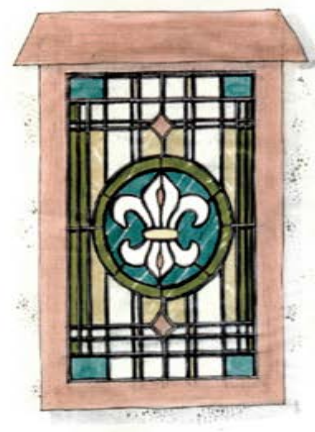
Accent Windows



(Fig. 1) Triple Window with Copper Roofing



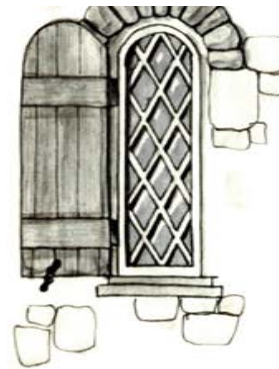
(Fig. 3) Double Casement Window with Elaboration



(Fig. 4) Stained Glass Window



(Fig. 2) Dormer Window



(Fig. 5) Arched Window with Diamond-Paned Glass and Wooden Shutter



(Fig. 6) Arched Window with Natural Stone Cap



(Fig. 7) Oval Window with Brick Surround

Illustrative elements of the architecture at The Thoms Estate

Materials as shown, or approved by the ARC.

ARCHITECTURAL GUIDELINES

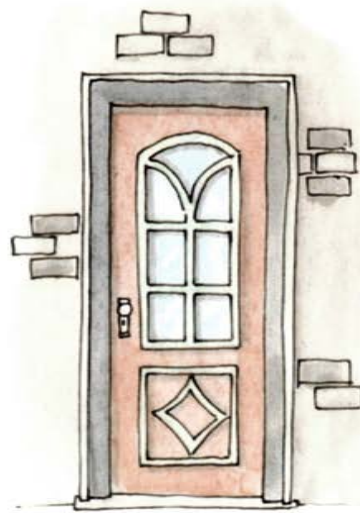
Doors



(Fig. 1) Wooden Door with Painted Trim and Brick Cap



(Fig. 2) Wooden Door with Window and Ironwork



(Fig. 3) Wooden Door with Painted Details



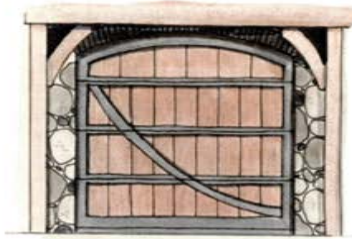
(Fig. 4) Arched Wooden Double Door with Six-Paned Windows and Brick Cap

Illustrative elements of the architecture at The Thoms Estate

- Doors will be made of wood or ARC-approved material.

ARCHITECTURAL GUIDELINES

Garage Doors



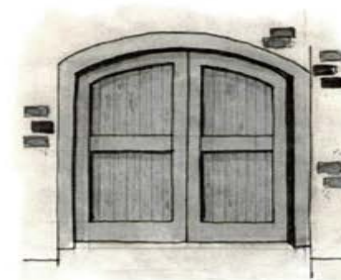
(Fig. 1) Four-Tiered Wooden Door with Swooping Crossbeam



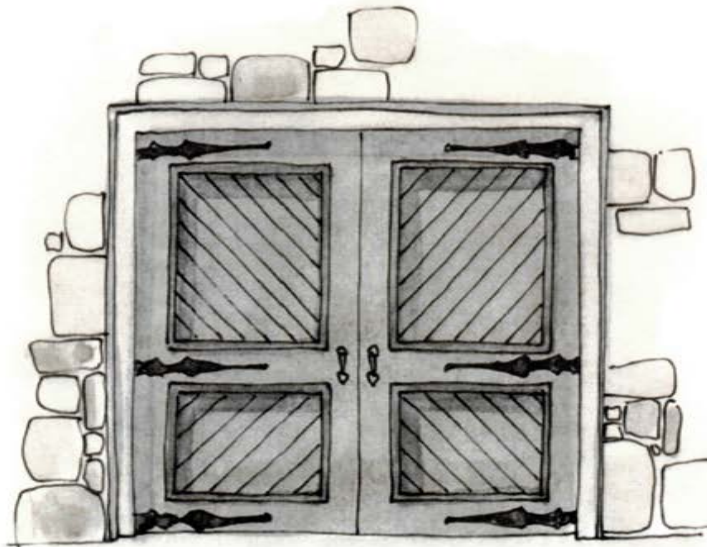
(Fig. 2) Wooden Door with Complimentary Wood Inlays



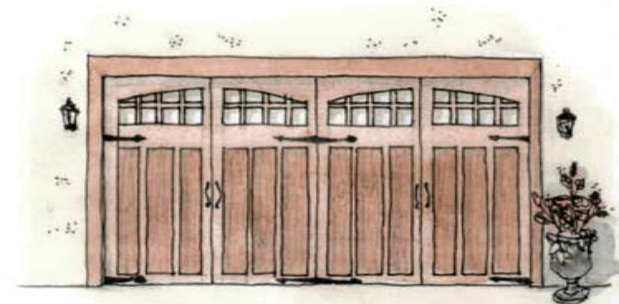
(Fig. 3) Arched Double Door with Diagonal Wooden Detail



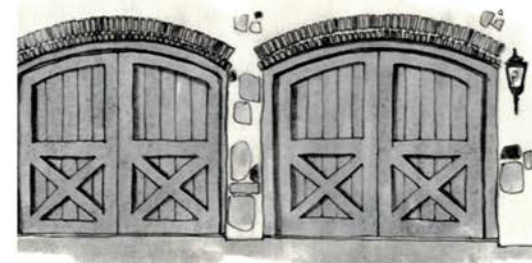
(Fig. 4) Arched Double Door



(Fig. 5) Wooden Door with Diagonal Wooden Detail and Decorative Iron Hinges



(Fig. 6) Double Doors with Arched Windows



Double Doors with Crossbucks and Brick Headers

Illustrative elements of the architecture at The Thoms Estate

- Doors will be made of wood or ARC-approved material.

ARCHITECTURAL GUIDELINES

Balconies



(Fig. 2) Balcony with Turned Wrought-Iron Rail



(Fig. 1) Balcony with Ornate Iron Rail

Illustrative elements of the architecture at The Thoms Estate

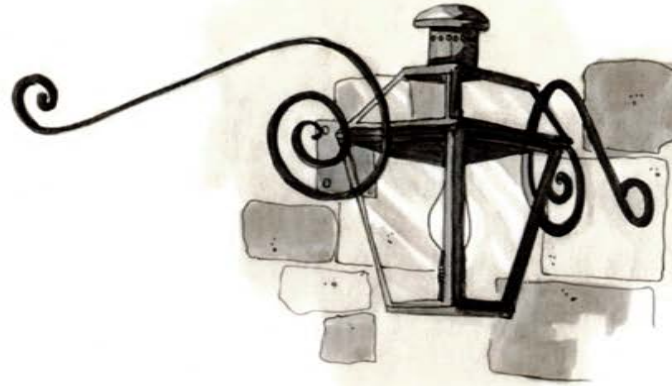
Materials as shown, or approved by the ARC.

ARCHITECTURAL GUIDELINES

Exterior Lights



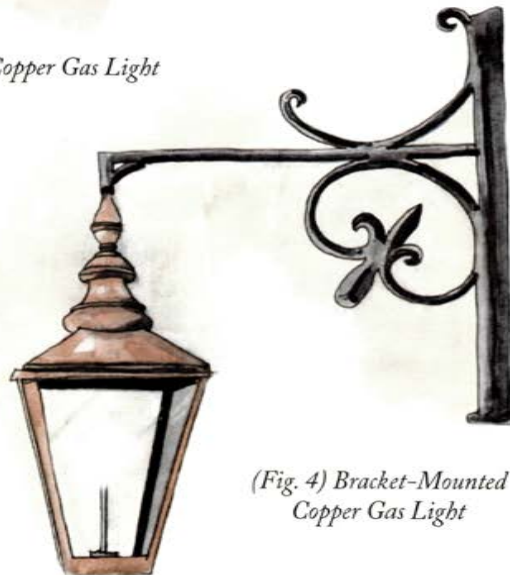
(Fig. 1) Copper Gas Light



*(Fig. 2) Wall-Mounted Gas Light
with Iron Ornamentation*



(Fig. 3) Four-Sided Gas Light



*(Fig. 4) Bracket-Mounted
Copper Gas Light*



*(Fig. 5) Hanging Four-Sided
Gas Light*



*(Fig. 6) Rectangular
Copper Gas Light*

Illustrative elements of the
architecture at The Thoms Estate

Materials as shown, or approved
by the ARC.

ARCHITECTURAL GUIDELINES

Gates



(Fig. 1) Iron Gate with Stone Columns



(Fig. 2) Iron Gate with 5' Stucco Columns



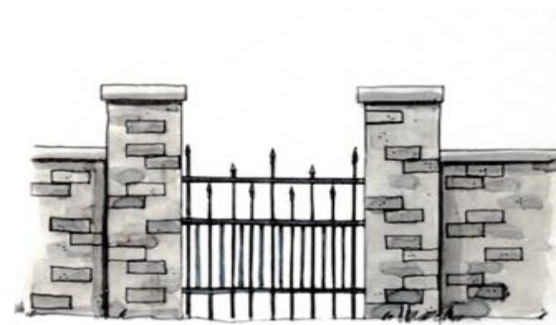
(Fig. 3) White-Washed Wooden Gate with Wooden Fence



(Fig. 4) Single Wooden Gate with Antiqued Finish



(Fig. 5) Iron Gate with 3' Stone Columns



(Fig. 6) Iron Gate with Stone Columns

Characteristic elements of the landscape architecture at The Thoms Estate:

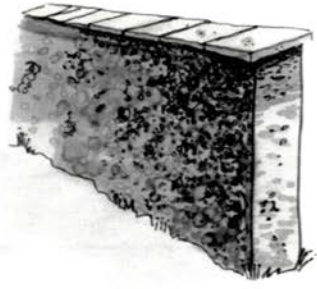
Gates should be between two columns of the same material. Columns will be the same material as the wall to which they are attached.

Acceptable materials:

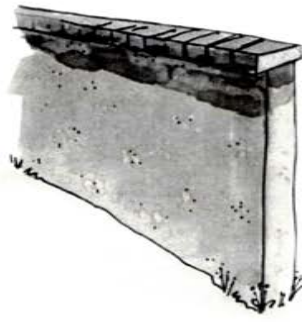
- **Wrought Iron:** One of the traditional materials used in old-world French gardens, wrought iron is incredibly durable. Consider commissioning a local metal artisan to assist you in designing a gate.
- **Wood:** Use wood products that are long-lasting, durable, sustainably harvested and suited for outdoor use such as cedar, teak, or ipe. Wood can also be stained or painted, but refrain from using treated wood products. Consider using decorative hardware (handles/hinges/latches) to customize your gate in a manner that complements the style of your home.
- Other ARC-approved materials.

ARCH GUIDELINES

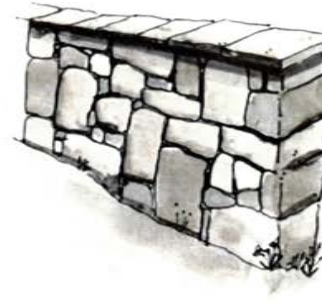
Walls



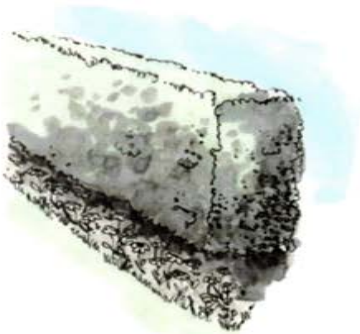
(Fig. 1) Pebble-dashed Stucco Wall with Stone Cap



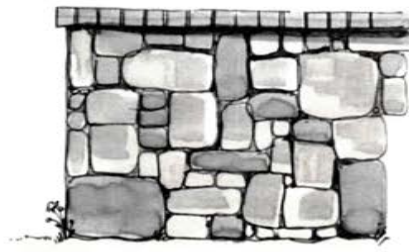
(Fig. 2) Stucco Wall with Brick Cap



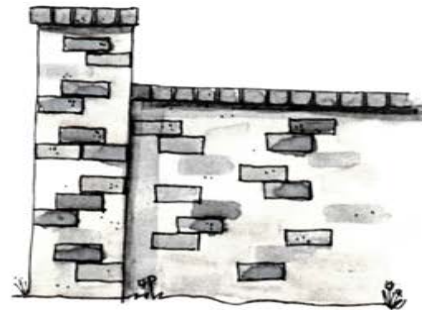
(Fig. 3) Stone Wall with Stone Cap



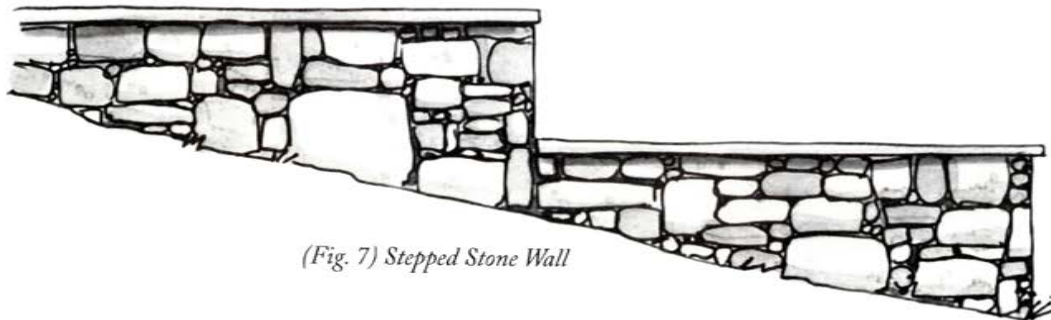
(Fig. 4) Hedge



(Fig. 5) Stone Wall with Brick Cap



(Fig. 6) Brick Wall with Brick Cap



(Fig. 7) Stepped Stone Wall

Characteristic elements of the landscape architecture at The Thoms Estate:

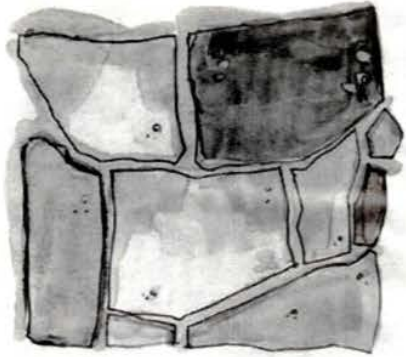
Uses:

- Retain grade.
- Provide structure to a garden.
- Provide separation between private outdoor living spaces and the more public outdoor spaces.

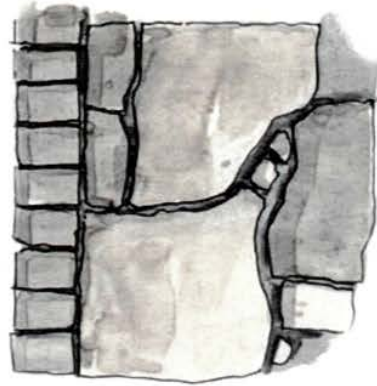
Acceptable materials:

- Faces: The exposed faces of retaining and free-standing site walls should be either natural stone, brick, or stucco. Stone coursing should complement (though not necessarily match) that found on the home. Stucco can be smooth-finished or pebble-dashed.
- Cap: Wall caps should have a minimum $\frac{1}{2}$ " overhang and should be either brick or natural stone (only one material).
- Columns: should be used at gates and at the end of the wall. Lights, house numbers, or mailboxes may be incorporated into columns.
- Living hedges can serve similar purposes as walls: they delineate spaces and provide structure and privacy. Ideal hedge species have dense evergreen foliage and can withstand heavy pruning.
- Or other ARC-approved materials.

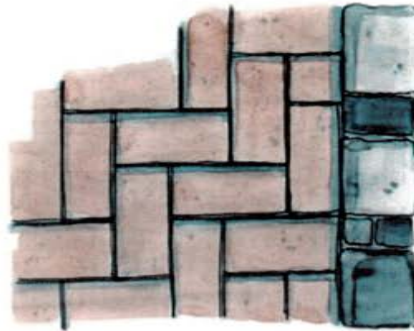
Paving Materials



(Fig. 1) Natural Flagstone



*(Fig. 2) Natural flagstone with
brick edging or banding*



*(Fig. 3) Herringbone Brick with
concrete unit paver edging*



(Fig. 4) Concrete unit pavers

Characteristic elements of the landscape architecture at The Thoms Estate:

Vehicular paving

- All permanent driveways, turnarounds and parking areas must be surfaced.
- Driveway must be at least 10' wide and provide off street parking for at least two automobiles.
- Large expanses of pavement should be broken up with accent banding or edge treatments of a contrasting material.

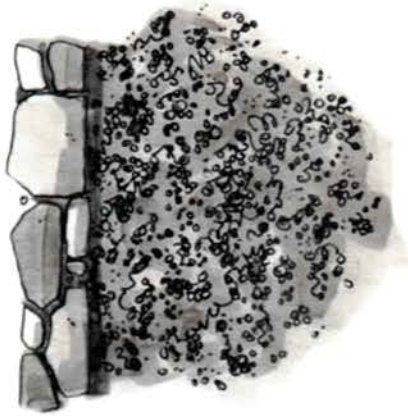
Acceptable materials:

- Concrete unit pavers.
- Brick.
- Stone.
- Or other ARC-approved materials.

Accent banding or edging material:

- Concrete unit pavers.
- Natural stone.
- Brick.
- Or other ARC-approved materials.

Paving Materials



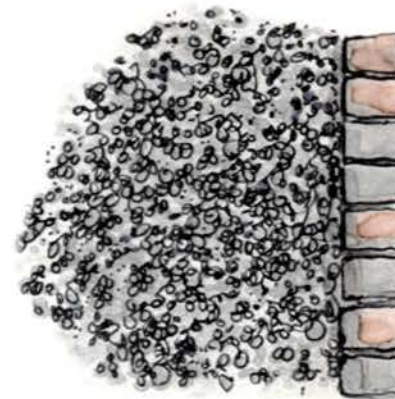
(Fig. 5) Exposed aggregate concrete with natural stone banding (back yard only)



(Fig. 6) Basketweave Brick



(Fig. 7) Natural 4" x 4" Cobblestones



(Fig. 8) Decomposed Granite with Brick Edging

Characteristic elements of the landscape architecture at The Thoms Estate:

Pedestrian Paving

Acceptable materials:

- Natural stone.
- Concrete unit pavers.
- Tumbled brick.
- Exposed aggregate concrete.
- Chapel Hill gravel.
- Or other ARC-approved materials.

Landscape Design Guidelines



LANDSCAPE DESIGN GUIDELINES

Harold Thom's love for nature and art can perhaps be best expressed in the garden designs of the Thoms Estates neighborhoods. Just as in the fine arts, formal elements such as proportion, scale, balance, pattern, texture, and color should all be considered in designing the gardens here. In addition to providing artistic inspiration, a well-designed landscape can help ground new construction to the site, benefitting both the overall feel of the neighborhood and property values. Landscapes can also provide a multitude of environmental benefits, from providing wildlife habitat, to minimizing runoff and reducing summer cooling costs.

Your landscape design should be compatible with the architecture of your home in terms of scale, style, layout, and materials.

- Outdoor spaces should be organized according to the function of the interior spaces to which they are adjacent, as well as how you plan to use and move through the spaces.
- Views from indoor spaces should be considered when composing your landscape. For example, use ornamental trees to create focal points outside of windows, but be careful not to block long-range views.
- Trees and foundation plantings can help “ground” a building to the site and minimize its mass. While not using plants that are overly sized for small garden area (consider mature size when selecting species), installed plants should be of reasonable maturity so as to not look out of scale with the architecture.

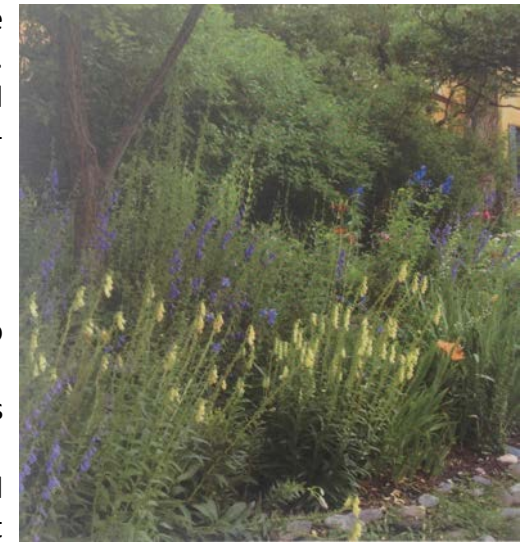


(Fig. 1) A variety of textures and colors can enhance the landscaping of your home.

- Planting design should highlight important architectural elements of your home.
- Hardscape elements should be constructed with the same high level of craftsmanship and quality of materials as your home.

Your landscape designs should be adapted to the community.

- There should be a clear definition between private spaces and public areas such as streets, parks, and open space. This can be done with walls, fences or vegetation.
- While residential gardens should have a unique identity of forms and structure that relates to the architecture of the home, the lot configuration, and the owners' personality, there should be some cohesiveness with the other gardens in the neighborhood in terms of materials, plant palettes and design intensity (level of detail).
- Lot landscapes should relate to the larger landscape context. Perimeter plantings should blend in or complement the natural vegetative character of the surrounding landscape in terms of forms, colors, textures, and composition.



(Fig. 2) Native wildflowers give a natural feel along the property line and help transition to the native woodland.



(Fig. 3) Hedges are a wonderful way to define outdoor spaces such as patios.

LANDSCAPE DESIGN GUIDELINES

Your landscape design should provide pleasing, balanced plant compositions that provide year-round inspiration. Please keep in mind the following fundamental garden design elements and techniques.

General Design Elements

Line and Form

Line and form make up the bones of a garden space. Simple, elegant geometries can give a landscape a formal feel, while irregular, winding forms evoke a more relaxed atmosphere.

Color

Color adds interest to a landscape. Consider seasonal color changes when choosing plant species. In addition to flower color, consider plants with colorful fruit, foliage and bark. Consider how plant colors will look against the hardscape elements of your landscape, such as site walls, paths, and the side of your home. It is best to stick with a simple color palette in small garden spaces.

Texture

Bark, foliage, flowers, and hardscape materials are all sources of texture in a garden. Strong contrasts of texture can add drama to a space and an artful composition of textures can be used to manipulate perspective. For example, using fine textured plants in a small garden can make the space feel larger than it is.

Fragrance

Plants with fragrant blooms can add another dimension to your garden by enhancing the sensory experience. Locate fragrant plants in areas where they will be most enjoyed – adjacent to patios and paths that are used on a daily basis.

General Design Principles

Balance and proportion

It is important to distribute the visual weight in a composition, whether it is symmetrical or asymmetrical balance. Garden elements should be appropriately scaled to each other and to the architecture.

Emphasis

A focal point in a garden can be a beautiful flowering tree, a plant with an interesting form or branching structure or a garden element such as a bench. Use focal points at the end of a path, or to draw attention to a particular area. Use focal points sparingly, too many will make a design seem cluttered.

Repetition

The repetition of elements, whether it be a material, form, color, or particular plant, helps create unity and cohesion in your garden spaces. A certain degree of variety, however, is needed to avoid monotony.

Sequence

Garden sequencing refers to the visual and physical progression through garden spaces. Mystery and excitement can be created through the thoughtful sequencing of garden spaces.

LANDSCAPE DESIGN GUIDELINES

Ecologically Sensitive Design

The Thoms Estate is a wonderful environment in which to live. Ecologically sensitive design has been the driving factor behind the layout of the Estate. With thoughtful design your landscape can help lighten the foot print of our community. We encourage you to think progressively.

Energy

Although solar panels are not well suited to the aesthetics of the Thoms Estate architecture, passive solar techniques can easily be incorporated into landscape plans. Plant large deciduous shade trees on the southeast and southwest corners of your home. This provides summer shade and encourages warming solar radiation in winter, reducing the heating and cooling energy consumption of your home.

Water

Western North Carolina sits within a rich ecosystem of plants and animals that depend on water to thrive. Through proper design we can be respectful to water use and minimize our impact on lakes, streams, creeks and underground aquifers. Below are just a couple of techniques that can be integrated into your landscape to make your home more green.

- Water conservation – use high efficiency irrigation systems and limit the number of plants that require regular irrigation. These high water use plants (including lawn) should be used sparingly, for focal points or added dramatic effect.
- Rainwater harvesting – use for irrigation in owner maintained area of backyard.
- Pervious pavement – allows rainwater to infiltrate into the ground, recharging the groundwater. When designed correctly to allow permeability, traditional materials such as brick, concrete unit pavers, and cobblestones can also be used.

Waste

The use of recycled or reclaimed materials can add a timeless feel to a newly installed landscape (ex. Antique garden gates, reclaimed brick). Consider reusing materials when you can in your home landscape. Also consider using local materials which reduces the fossil fuels required to transport the materials to your home site.



(Fig. 1) Pervious paving allows water to infiltrate into the ground.

Greening the Thoms Style

LANDSCAPE DESIGN GUIDELINES

Front Yard

Your front yard landscape serves as an important part of the streetscape experience. It must strike a balance between providing a semi-private area in the front of your home and tying your property to your neighbors to create a cohesive neighborhood feel.

- Front yards may be separated from the street by low stone walls or low hedges in order to provide separation between public and private space. These structures should not be higher than 4 feet in order to keep a visual connection from the street to the front door.
- Front yards should promote continuity with adjacent front yard landscapes in terms of the site elements and vegetation without appearing too repetitious. For example, street trees should not be aligned at regular intervals.
- There should be a clearly defined threshold between the front yard and the side yard zones.

Side Yard

Generally, side yards are narrow transition zones between the front and back yards.

- Pedestrian and maintenance access must be provided at least one side of the house.
- On sloping lots with walk-out basements, the side yard is where elevation change is mitigated. When the slope is under 8%, a sloping path can be used. When the slopes are over 8%, it is preferable that steps and terraces be used.
- Utilitarian site elements such as trashcans and HVAC equipment should be located in the side yard and should not be visible from the street or neighbors. They must be screened with a wall, fence, or evergreen shrubs.
- Side yard plantings should help blur the property lines, making the neighborhood feel more integrated. If screening or fencing is desired for privacy, coordination with your neighbor's landscape is essential to avoid duplicate fences along property lines.
- When side yards are located adjacent to public areas, large expanses of exposed foundation walls should be screened with vegetation that is compatible with adjacent natural vegetation.

Back Yard

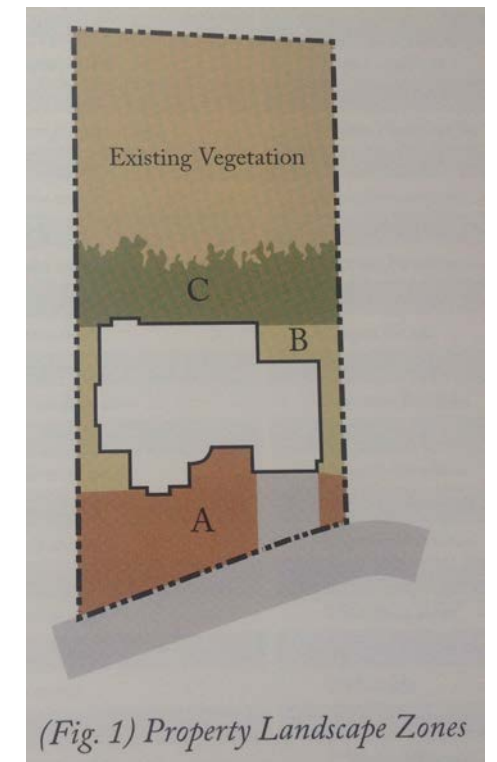
Your backyard should serve as your most private outdoor space. Backyards remain the most flexible spaces for meeting your individual lifestyle needs, whether that means a vegetable garden, barbecue, or hammock.

- If your lot's backyard is visible from any of the estate's public areas, then the treatment of your backyard must respect the overall character of the neighborhood and landscape context.
- Exposed foundation walls should be screened with evergreen shrubs.
- There should be a calming, visual transition provided between your private backyard area the public space adjacent to it. This can be in the form of a site wall, fence, a 20' wide buffer of naturalized vegetation, or a combination of these. The character of the vegetation should respond to the adjacent landscape character.

Zone A – Front Yard

Zone B – Side Yard

Zone C – Back Yard



Planting Design

Review Process and Construction Guidelines



The Henrietta

Architectural Review Committee

The Architectural Review Committee (ARC) has authority over any building, renovation or landscaping plan being considered for construction within The Thoms Estate.

No site clearing, material deliveries, construction, renovation or landscaping of any kind may begin without first obtaining written permission from the ARC.

The ARC reserves the right to stop construction on any project that deviates from the approved plan or violates the Architectural Guidelines or any laws and regulations. All rejected work must be removed and reconstructed as per the approved plans. Fines may be assessed and must be paid before construction can continue.

Composition of its members has been determined by the Developer. Developer reserves the right to change the number of members, appoint all new members, and remove/replace all appointed members without prior notice during the Declarant control period.



REVIEW PROCESS AND CONSTRUCTION GUIDELINES

Review Process

Process for New Construction or Improvement of Existing Residences

Written-Approval from Declarant

- All architects, builders and general contractors of residences at The Thoms Estate must be licensed as such by the State of North Carolina, and must have received written approval from Declarant before commencement of construction within the Thoms Estate.

Submission to ARC

- Required drawings and forms must be submitted to the ARC for approval no less than 7 days prior to ARC meetings. Meetings will be held on the first and third Wednesday of each month. A specific description of the required items for submission is given in the next column, (“Items Required for Presentation to ARC for New Construction”). All items required by the ARC must be completed and include in the package before it will be presented for review by the ARC.

ARC Approval

- ARC either gives approval of plans, or requests amendments to them. If amendments are requested, then once the appropriate changes have been made to the documentation, it may be resubmitted for approval by the ARC. Approval of the building plans is valid for twelve (12) months from the date of approval.

Permit Issued

- Upon approval of plans, the ARC will issue written permission for construction within The Thoms Estate. A building permit will also be required from the City of Asheville and any specific requirements by the City and County for this will need to be obtained from those sources.

Items Required for Presentation to ARC for New Construction

Note: Each Lot shall consist of a building envelope as shown on The Thoms Estate site plan, within which all improvements will be built. These include the Dwelling, and one (1) accessory building. Every effort will be made to have siting of structures on the lot done collaboratively by the Declarant, the Builder and the Property Owner; however, the Declarant has sole authority in this matter.

Floor Plans and Elevations

- Floor plans – drawing showing the layout of all places for all levels of proposed building.
- Elevations – drawing representing the view of all exterior sides of the proposed structure. Wood, stucco and/or masonry elements of all exterior walls shall be accurately and full depicted and labeled. Proposed grade levels must be shown (i.e., if the proposed structure is on a lot that drops 30 feet from front to back, please do not show the elevation views as if on a flat lot).

Schematic Landscape Plan

- Landscape drawing will be done by an ARC-approved licensed landscape firm or landscape architect, and will show the location of the house, driveway and walks with proposed landscaping plan as intended to help integrate the building with its environment and to provide positive drainage. The irrigation plan for the landscaping must also be completed. (If Applicable)

Lot Stake Out

- Proposed house shall be staked out on the lot with stakes at least two (2) feet tall marking the corners. A string shall connect all stakes outlining the shape of the house.
- The lot line nearest the house shall be clearly defined.
- All trees proposed to be removed shall have a red surveyor’s ribbon tied about the circumference.
- Should any changes be requested by the ARC, the stake-out process will be updated to reflect any changes made.

REVIEW PROCESS AND CONSTRUCTION GUIDELINES

Completed Review Form

- Indicates that all of the required items for ARC review are in the package, along with other information pertinent to the project. The Review Fees must accompany this form.

Color Samples

- Samples of proposed colors of all exterior materials including siding, trim, brick, roofing, stucco and lattice shall be submitted, or actual samples of materials proposed for use shall be submitted with the package for review.

Construction Guidelines

Building Setbacks for Custom Single Family Lots

- Each Lot shall consist of a building envelope within which all improvements, including one single family Welling and one accessory building may be placed.
- Developer reserves the right unto itself and no other, to change building envelope boundaries to meet special conditions presented by size, natural terrain or other reasons held in Developer’s opinion to make such alterations necessary.

Structure Sizes

- Homes shall have no less than 2000 square feet of heated living space, including a minimum of 1650 square feet of such heated living space on the first floor alone.
- Dwellings shall not exceed forty (40) feet in height as measured from ground elevation or the City of Asheville zoning allowance on height.
- Minimum of a two (2) car garage to be provided for each dwelling or residence.

Before Construction

- The owner or ARC-approved Builder must submit required drawings and forms to the ARC for review and approval, along with a check for the full amount of the required fees.
- Obtain City of Asheville Building Permit.
- Erect approved job site sign and any approved contractor/architect signs. Signs must be placed according to ARC guidance and must have permits posted in an ARC-Approved permit box. No signs may be nailed to a tree, and no additional subcontractor signs may be posted at the site. Signs must be erected before a building permit is issued from the town.
- Place portable toilet on job site in an inconspicuous location.

- Place dumpster on job site. Construction site shall be maintained in a clean and tidy manner. All construction materials must be kept within the property lines in an inconspicuous area and should be neat and orderly. Temporary structures for storage of building materials may be used with the approval of the ARC. Contractors are responsible for trash and debris removal from the site, and for any that falls from the transporting vehicle.
- Temporary Utilities should be neatly installed. Temporary power pole must be installed plumb and will not be used for the placement of signs.
- Driveway must have City of Asheville approved mud mat with the remaining area graveled.

During Construction

- All construction at The Thoms Estate will be under close observation by the ARC. Periodic field inspections will be conducted by the ARC on every residence under construction.
- Care should be taken to prevent mud from entering roadways. In the event that mud does become present on roadways, it should be removed immediately. Fines may result if these requirements are not met.
- Site cleanliness at all times will be maintained at an acceptable level. If not appropriately maintained, a “stop work” order will be used by the ARC.
- The ARC reserves the right to stop construction on any project that deviated from any and all approved plans as submitted to the ARC. Fines at the ARC’s discretion may be imposed for any violations. All rejected work must be removed and reconstructed as per the approved plans, at the cost of the owner.

REVIEW PROCESS AND CONSTRUCTION GUIDELINES

General Regulations for Construction

- Maximum hours allowed for construction personnel to be on-site will be from 7 a.m. to 7 p.m. or dusk, whichever is more restrictive, Monday through Friday, and 8 a.m. to 5 p.m. on Saturday. No residential construction work will be performed on Sunday or on national holidays.
- Conduct of all workers is the responsibility of the Contractor. Workers are not allowed to ride about or use The Thoms Estate facilities. Loud cars and speeding are not allowed within the development, and all construction vehicles are to be parked on the construction site. Workers are required to wear shirts and shoes when on the job site. Loud music from radios will not be permitted at any time.
- Exterior construction of all residences to be completed within 15 months of the issue date of the building permit. If exterior construction is not completed within said 15 month period, HOA has the right to the extent allowed by law, to assess against the Owner a late penalty as defined in the Covenants. Approved landscaping must be in place within 30 days of occupancy or completion of construction of the residence.
- Fires on any lot (other than those owned by the Developer) are strictly prohibited and subject to daily occurrence fines, as more specifically described in the Schedule of Fines.

After Construction and Landscaping are Completed

- All building debris shall be removed from the site. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles, including spillage from concrete trucks.
- Remove temporary facilities, utilities and signs.
- Pay an appropriate utility tap fee.
- Contractor notifies the ARC that he is ready for Final Inspection.
- Upon approval by the ARC, a completed inspection form will be issued to owner.

Landscaping Guidelines

Landscaping Plan

- A formal landscaping plan for each home will be created by ARC-approved vendor and paid for by Owner. Said plan will be submitted to the ARC for approval before being implemented.
- Tree removal, topping and/or pruning is strictly prohibited without ARC approval.
- Any Owner who damages, destroys or removes any protected vegetation without prior ARC approval is required to replace the equivalent caliper and species of vegetation lost.

Garden Walls and Gates

- Garden walls will be made of stone.
- Retaining walls will be made of boulders, stone, stucco or ARC-approved brick.
- Garden gates will be made of wood or iron.

Recreational Courts and Play Structures

- Approval by the ARC for construction of play structures and recreational courts is required, and will be done on a case-by-case basis.

Site Grading

- Shall be kept to a minimum.
- No grading to encroach on the drip line of trees to be preserved.
- No heavy equipment, storage of topsoil or building materials to be permitted in this area.
- Any driveway must be graded to avoid damming the natural drainage flow.
- Retaining walls may be used to reduce the area that needs grading.

REVIEW PROCESS AND CONSTRUCTION GUIDELINES

Mulching

- Materials to be ARC approved.
- Mulching is required for all planted trees.
- Rock or pebbles are not acceptable mulching material.

Driveway/Parking

- All permanent driveways, turnarounds and parking areas must be surfaced.
- Acceptable material choices for driveways are: brick, concrete pavers or stone.
- Driveway must be at least 10’ wide and provide off-street parking for at least two automobiles.

Other Design Elements

- The following are permitted with ARC approval and subject to any restrictions found in the covenants, provided they are not visible from the street: HVAC equipment, utility meters, satellite dishes, solar panels, permanent grills, and hot tubs (those at ground level must be covered).
- The following are not permitted: laminated materials, window air-conditioning units, antennas, and clothes lines.

Exterior Lighting

- Accent lighting to be incorporated into landscape plan created by ARC-approved vendor.

- Holiday illumination shall be tasteful. The HOA and/or ARC reserves the right to require removal of any holiday illumination which it determines in its sole discretion to be inappropriate for the subdivision.

Fences

- All fences are subject to ARC approval.
- Fences must be of wood, wrought iron or other ARC-approved material.
- Profiles should capture the essence of the home’s style.
- Fence sections should include decorative posts set approximately 10 feet on center.
- Fences may follow natural grades, however all vertical members shall remain on a vertical orientation.

Trash Receptacles

- Outside trash receptacles are to be housed in ARC approved structure, and stored in a location on the property so that they are not visible from the street or neighbors, except on the day of trash pick-up or collection.

House Number

- House numbers must be six inches, located so that they conform to the City of Asheville Building Code using an ARC approved color and location.

Land Use Guidelines

This is provided as a summary of our Land Use Guidelines. Please refer to the Official Land Use Guidelines as the final outline on the ARC Process.