SUBMITTAL DATE: APRIL 20, 2012
AMENDMENT SUBMITTAL DATE: JUNE 14, 2013

Lane Parke

MOUNTAIN BROOK, ALABAMA

MINDFUL OF THE PAST, LOOKING TO THE FUTURE

EVSON, INC. | DANIEL CORPORATION | GOODWYN, MILLS AND CAWOOD, INC. | HISTORICAL CONCEPTS

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Lane Parke

MOUNTAIN BROOK, ALABAMA

TABLE OF CONTENTS

1. PUD Rezoning Application 1
2. Defined Terms & Site Legend 2
3. Statement of Development Objectives 5
4. Master Development Plan 6
5. Permitted Land Use Map 9
6. Permitted Land Uses 10
7. Permitted Density 12
8. Base Zoning District Standards 13
9. Design Standards & Pattern Book 15
10. Landscaping, Parks and Open Spaces Plan 85
11. Lighting and Screening Plan 93
12. Signage Plan 94
13. Parking, Access and Traffic Plan 96
14. Utilities and Storm Drainage Plan 99
15. Development Schedule and Construction Phasing 101
16. Plan of Subdivision, Ownership, Maintenance and Restrictive Covenants 102
17. Size, Address and Tax Parcel Identification Numbers 105
18. Survey with Elevations & Aerial Photograph 106
19. Vicinity Map with Current Zoning 109
20. Legal Descriptions 110
21. Title Letter 111
22. Names & Addresses of Adjoining Property Owners 112
23. Appendices 113
    - A. Appendix A: Parking Study 113
    - B. Appendix B: Traffic Study 114
    - C. Appendix C: Three-Dimensional Conceptual Renderings 116
    - D. Appendix D: Enlarged Illustrative Master Plan 121
    - E. Appendix E: Dimensioned Illustrative Master Plan 123

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LANE PARKE

MOUNTAIN BROOK VILLAGE

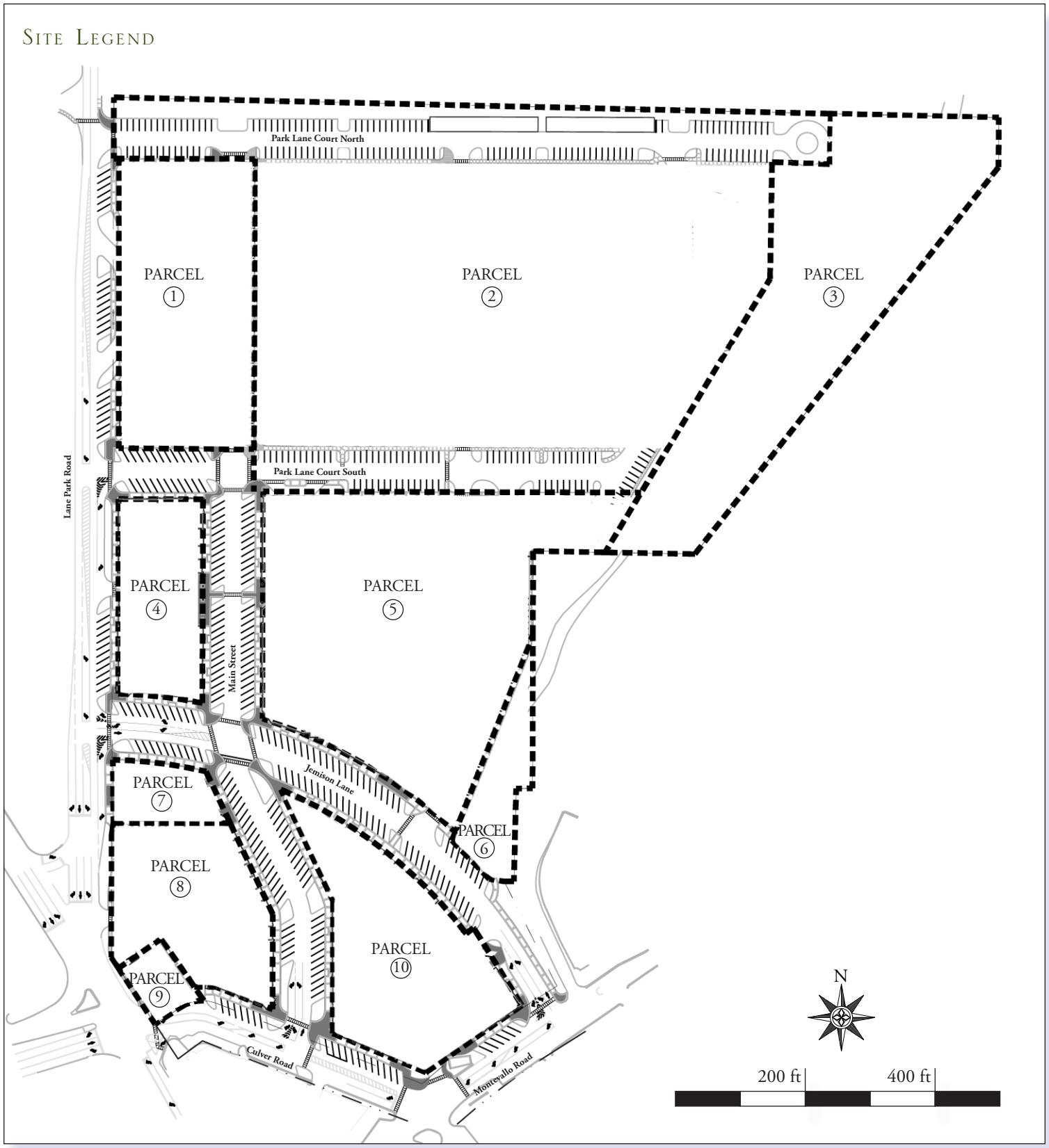
Evson, Inc. and Daniel Corporation are submitting a requested modification to the Planned Unit Development zoning for Lane Parke. The modification involves a revised Illustrative Master Plan, modifications to the phasing of the project, and associated modifications to the parking and traffic recommendations for Lane Parke.

As used in this PUD Application, the following terms are defined as follows:

1. **Architectural Styles** means the Architectural Styles more particularly described in the Pattern Book.
2. **Building Typologies** means the permitted building types and specifications designated as Building Typologies and more particularly described in the Pattern Book.
3. **City** means the City of Mountain Brook, Alabama.
4. **City Code** means The Code of the City of Mountain Brook, Alabama.
5. **City Council** means the City Council of the City of Mountain Brook, Alabama.
6. **Design Committee** means the City's village design review committee as defined in the City Code.
7. **Design Review Process** means the Design Review Process described in Section 9 of this PUD Application.
8. **Design Standards** means the Design Standards set forth in Section 9 of this PUD Application.
9. **Evson Parcel** means that portion of the Property owned by Evson, Inc., an Alabama limited liability company, and more particularly described in Section 20 of this PUD Application.
10. **Gross Floor Area** means the total enclosed floor area of all floors of a building (including mezzanines), measured from the exterior faces of exterior walls and from the center line of walls separating buildings, including basements, lobbies, common areas, elevator shafts, stairwells, mechanical or equipment rooms, common corridors, building amenity areas, storage areas, enclosed garages, attics (whether or not a floor has actually been laid, providing structural headroom of 6'6" or more) and any other fully enclosed spaces of the building, whether leased to tenants or not. Gross Floor Area shall exclude rooftops, plazas, covered walkways, covered parking areas, outdoor dining or market areas, balconies, porches, terraces, loading docks, roof overhangs and any other non-enclosed areas (whether covered by a roof or not).
11. **Illustrative Master Plan** means the Illustrative Master Plan included in Section 4 of this PUD Application.
12. **Jemison Lane** means the proposed right of way identified as Jemison Lane on the Site Legend set forth on Page 3.
13. **Landscape Standards** means the Landscape Standards set forth in the Landscaping, Parks and Open Space Plan included in Section 10 of this PUD Application.
14. **Lane Parke** means the Property and all improvements, public and private, to be constructed on the Property in accordance with the Lane Parke Plan.
15. **Lane Parke Plan** means the plans for Lane Parke submitted for review pursuant to this PUD Application.
16. **Lighting and Screening Standards** means the Lighting and Screening Standards set forth in the Lighting and Screening Plan included in Section 11 of this PUD Application.
17. **Local Business District Standards** means the regulations and standards set forth in Sections 129-191 through 129-197 of the City Code as in effect as of January 1, 2012.
18. **Main Street** means the proposed right of way identified as Main Street on the Site Legend set forth on Page 3.
19. **Master Association** means any Master Association created in connection with the Master Declaration of Restrictions and Easements more particularly described in Section 16 of this PUD Application.
20. **Net Leasable Area** means the total enclosed floor area designed for the exclusive use of an occupant, including any basements, but excluding lobbies, common areas, elevator shafts, stairwells, mechanical or equipment rooms, common corridors, building amenity areas, storage areas, garages, covered parking areas, loading docks and any other areas not set aside for the exclusive use of occupants of the building. Unless otherwise noted in this PUD Application, all references to "square feet", "square foot" or "square footage" shall refer to the number of square feet of Net Leasable Area.
21. ~~**Optional City Parking Level** means the Optional City Parking Level as described in Section 9 of this PUD Application.~~
22. **Parcel** means the corresponding parcel of land identified as Parcel "1 – 10" on the Site Legend set forth on Page 3, or any other legal parcel of land within Lane Parke now existing or created in the future by a Preliminary or Final Subdivision Plat submitted in connection with the development of Lane Parke.
23. **Parking Structure** shall mean ~~the parking structure identified as the "Parking Structure" on the Illustrative Master Plan, or~~ any ~~other~~ parking structure approved to be constructed in accordance with the Lane Parke Plan.
24. **Park Lane Court North** means the proposed right of way identified as Park Lane Court North on the Site Legend set forth on Page 3.
25. **Park Lane Court South** means the proposed right of way identified as Park Lane Court South on the Site Legend set forth on Page 3.
26. **Pattern Book** means the Pattern Book included in Section 9 of this PUD Application.
27. **Permitted Density** means the total number of square feet of Net Leasable Area permitted to be constructed within Lane Parke, as more particularly set forth in Section 7 of this PUD Application.
28. **Phase(s)** means any one or more of the phases of anticipated construction, consisting of a Residential Phase, a Grocery/Commercial Phase, a Retail Phase and an Inn Phase, each as more particularly described and shown in Section 15 of this PUD Application.
29. **Planning Commission** means the Planning Commission of the City of Mountain Brook, Alabama.
30. **Property** means the real property more particularly described in Section 20 of this PUD Application that is to be re-zoned to a Planned Unit Development District.
31. **Project Owner** means Evson, Inc., an Alabama corporation, and its successors and/or assigns.
32. **PUD Application** means this document, all schedules and exhibits attached hereto or provided in connection herewith, and all amendments and modifications hereto.
33. **Ray Building** means the building identified as the "Ray Building" on the Illustrative Master Plan.
34. **Ray Parcel** means that portion of the Property currently owned by RC Limited, LLC, an Alabama limited liability company, and more particularly described in Section 20 of this PUD Application.
35. **Regulating Plan** means the Regulating Plan more particularly described in the Pattern Book.
36. **Residence G Standards** means the regulations and standards for the Residence G Residential District set forth in Sections 129-531 through 129-535 of the City Code as in effect as of January 1, 2012.
37. **Shared Parking Analysis** means the Shared Parking Analysis as defined in Section 13 of this PUD Application.
38. **Shared Parking Assumptions** means the square footages assigned to each category of uses within Lane Parke that serve as the basis upon which the Shared Parking Analysis was made, as particularly described in Section 13 of this PUD Application.
39. **Shared Parking Opinion** means a Shared Parking Opinion as defined in Section 13 of this PUD Application.
40. **Total Parking Supply** means the Total Parking Supply as defined in Section 13 of this PUD Application.
41. **Unit** means any condominium unit created on any Parcel or within any Unit located on the Property.

42. **Use Area** means any of the Use Areas more particularly described in Section 6 of this PUD Application.
43. **Village** means Mountain Brook Village.
44. **Village Green** means the Village Green as defined in Section 10 of this PUD Application.
45. **Village Master Plans** means the Village Master Plans adopted by the Planning Commission as of June, 2007.
46. **Village Overlay Standards** means the regulations and standards set forth in Sections 129-551 through 129-557 of the City Code as in effect as of January 1, 2012.
47. **Woodland Park** means the Woodland Park as defined in Section 10 of this PUD Application.

Site Legend



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Consistent with the goals and ideals of the Village Master Plans, Lane Parke has been designed and planned around the following concepts:

- To be a seamless extension of Mountain Brook Village that preserves the diversity of its architectural heritage and community oriented, pedestrian scale.
- To enhance the Village by cultivating pedestrian connections, adding green space, improving storm water mitigation measures and providing ample parking.
- To create a competitive retail environment that will attract an array of upscale retailers which will increase the available revenue base the City uses to support community services and schools.

When completed, Lane Parke will replace the aging Mountain Brook Shopping Center and Park Lane Apartments with updated retail space, ample parking alternatives, new residential options, an upscale inn and office space. The ±27 acre Property is ideally suited to accommodate this diversity of uses when comprehensively planned in accordance with the Planned Unit Development Zoning Classification established pursuant to Section 129-261 of the City Code. Accordingly, the Lane Parke Plan has been conceived in accordance with the following planning objectives:

1. To advance the vision for Mountain Brook Village as articulated in the Village Master Plans by (i) creating new development around the perimeter of the Village that will contribute to the vitality of the Village as a whole, (ii) providing opportunities for more evening business and community activity, (iii) providing additional parking alternatives in Mountain Brook Village through additional surface parking and ~~a~~ discrete structured parking ~~structure~~ and (iv) enhancing the shopping, dining and entertainment choices in the Village.
2. To preserve the character and tradition of Mountain Brook Village as a pedestrian friendly, community oriented destination, while incorporating flexibility in design and operation that is critical to attract and maintain leading retailers.
3. To cultivate a festive environment for families and events through amenities to be shared by all of Mountain Brook Village, such as green spaces, marketplace ambiance, broad sidewalks and open plazas that will characterize Lane Parke and invite leisurely strolls, al fresco dining, sidewalk shopping and community gatherings.
4. To design, construct and operate Lane Parke in a manner that is sympathetic to the existing Village and minimizes impacts on adjacent neighborhoods by focusing on transitions between uses, setbacks, topography, vegetation, screening and green space.
5. To complement the existing aesthetic of Mountain Brook Village by emphasizing architectural quality, promoting attractive and pedestrian oriented streetscapes, integrating the Property with the Village and maintaining rich landscaping and green space.
6. To continue to assist the City's flood mitigation efforts by augmenting the existing storm water management system.
7. To improve traffic circulation within Lane Parke by introducing street and signal improvements and eliminating access points.
8. To minimize disruptions to the Property through phased construction.
9. To achieve a more efficient and economical arrangement of buildings, lots, uses, circulation and supporting infrastructure than would be feasible under the current zoning classifications applicable to the Property.

Existing Condition

* - Updated Illustrative Master Plan

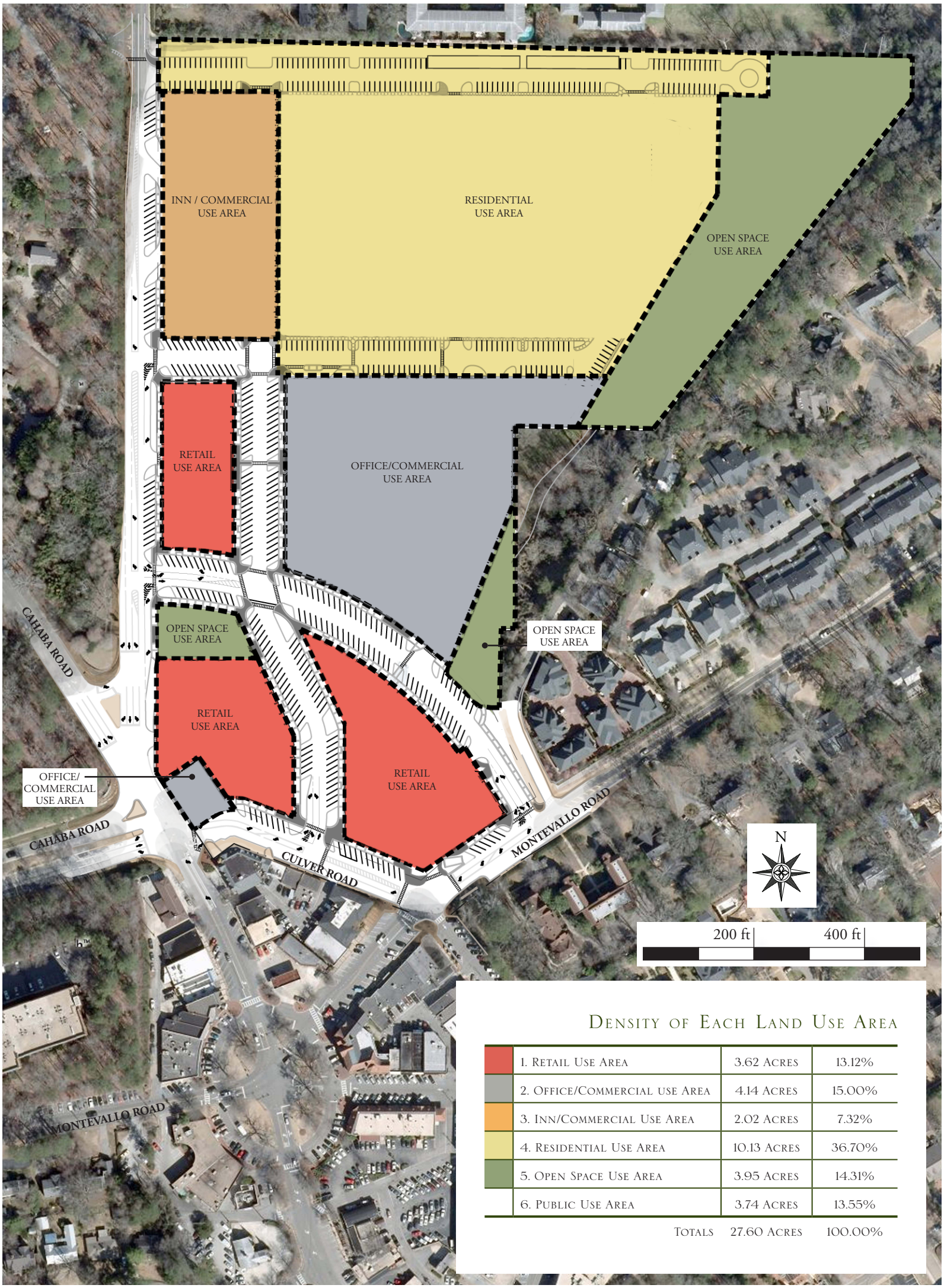
Summary of Proposed Residential Structures (as Proposed by the Illustrative Master Plan)

1.	Distribution of Housing Types	
	Multi-Family Units	
2.	Location, Groupings and Orientation	
	See Design Standards and Illustrative Master Plan	
3.	Number of Units	
	276 Multi-Family Units	
4.	Maximum Height and Stories	
	See Design Standards	
5.	Existing and Proposed Floor Area	
	Existing (Net Leasable Area) 275,900 Sf	Proposed (Net Leasable Area) 303,600 Sf

Summary of Proposed Non-Residential Structures (as Proposed by the Illustrative Master Plan)

1.	Types of Uses	
	Retail, Office/Commercial, Inn/Commercial	
2.	Location, Groupings and Orientation	
	See Design Standards and Illustrative Master Plan	
3.	Maximum Height and Stories	
	See Design Standards	
4.	Existing and Proposed Floor Area	
	Existing (Net Leasable Area) Retail 71,529 Sf Office* 7,197 Sf Inn 0 Sf	Proposed (Net Leasable Area) Retail ~~160,000~~ 110,000 Sf Office* ~~30,000~~ 7,197 Sf Inn 99,000 Sf

* Inclusive of the 5,000 Square Foot Ray Building.
Dedicated on-site parking provided for Ray Building.



Density of Each Land Use Area

	1. Retail Use Area	3.62 Acres	13.12%
	2. Office/Commercial use Area	4.14 Acres	15.00%
	3. Inn/Commercial Use Area	2.02 Acres	7.32%
	4. Residential Use Area	10.13 Acres	36.70%
	5. Open Space Use Area	3.95 Acres	14.31%
	6. Public Use Area	3.74 Acres	13.55%
	Totals	27.60 Acres	100.00%

Permitted Uses

Multiple uses shall be permitted within Lane Parke including retail, hospitality, office, service, residential, green space, parking and municipal uses, as more particularly set forth below.

Lane Parke is divided into each of the following Use Areas, the location and boundaries of which are shown in Section 5 on Page 9. All uses are permitted by right unless (i) expressly limited or conditioned herein or (ii) the square footage of any specific use would exceed the Shared Parking Assumption for such specific use, as outlined in Section 13, in which case such specific use shall be conditioned upon the delivery by Project Owner of a Shared Parking Opinion, in accordance with Section 13, confirming that the parking demand created by such specific use shall not exceed the Total Parking Supply.

Retail Use Area. Within areas designated Retail Use Area, the following uses are permitted by right:

1. Antique stores;
2. Appliances and electronic goods and equipment;
3. Arts and crafts stores;
4. Bakeries selling food from the premises;
5. Banks and financial services firms;
6. Barber shops (limited to one);
7. Bars, pubs and other establishments primarily engaged in the sale of alcoholic beverages for on-site consumption;
8. Bookstores;
9. Bridal shops;
10. Business offices and professional offices, provided however, that business offices or professional offices may only be located in space with frontage along Lane Park Road;
11. Clothing stores;
12. Coffee shops;
13. Computer and electronics stores;
14. Daycare centers if located on Lane Parke Road or Park Lane Court South;
15. Dry cleaning establishments where no laundering or cleaning is done on the premises;
16. Electronic and electrical repair shops;
17. Fitness centers;
18. Florist shops;
19. Furniture stores;
20. Garden and lawn stores;
21. General merchandise stores, including full-line department stores;
22. Gift shops;
23. Grocery stores;
24. Hardware stores;
25. Ice cream parlors;
26. Interior design shops that include the on-site exchange of merchandise for general consumers;
27. Jewelry stores;
28. Liquor, wine and/or spirits stores;
29. Meat, seafood, vegetable and fruit markets;
30. Parcel delivery and packaging stores;
31. Personal fitness trainers and studios, heath clubs, spas, dance/yoga studios and similar facilities;
32. Pet shops;
33. Pharmacies;
34. Photography studios;
35. Physical therapists if located on Lane Parke Road or Park Lane Court South;
36. Rental and sale of electronic media and related items;
37. Restaurants, cafes, cafeterias and delicatessens, provided however, that the Shared Parking Assumptions shall not apply to restaurant, cafeteria or delicatessen uses that are ancillary to a primary use within the Inn/Commercial Use Area or the Retail Use Area (such as a delicatessen within a grocery store);
38. Shipping and wrapping of packages and sale of related items;
39. Shoe repair shops if located on Lane Parke Road or Park Lane Court South;
40. Shoe stores;
41. Sporting goods stores;
42. Theaters for the performing arts if located on Lane Parke Road or Park Lane Court South;
43. Travel agents;
44. United States Post Office;
45. Variety stores;
46. Streets, rights of way, service roads, access ways and drive aisles;
47. Sidewalks and pedestrian passage ways;
48. Drive through facilities, if implemented in accordance with the Design Standards;
49. Accessory uses customarily incidental to the uses permitted in the Retail Use Area;
50. Any other business that provides for the display and on-site exchange of merchandise for general consumers that is not otherwise prohibited under the City Code;
51. Streets, rights of way, service roads, access ways and drive aisles (both public and private); and
52. Sidewalks and pedestrian passage ways.

Within areas designated Retail Use Area, if located on Main Street, Jemison Lane, Culver Road or Montevallo Road, the following conditional uses may be permitted within Lane Parke, but only with the prior written approval of the city council:

1. Daycare centers;
2. Physical therapists;
3. Shoe repair shops;
4. Theaters for the performing arts

Office/Commercial Use Area. Within areas designated Office/Commercial Use Area, the following uses are permitted by right:

1. Any use permitted in the Retail Use Area;
2. Business offices and professional offices~~, provided however, that no business offices or professional offices located on any Parcel other than the Ray Parcel (Parcel 9) shall be located on the first (1st) floor of a building~~;
3. Interior design shops;
4. Public and private parking structures;
5. Commercial uses ancillary to the operation of a parking structure, such as administrative space for parking structure management and valet services, an automobile wash/detail service and storage space;
6. Streets, rights of way, service roads, access ways and drive aisles (both public and private); and
7. Storage, back office support, mechanical or other uses ancillary to any primary use permitted under the Retail Use Area, Office/Commercial Use Area, Inn/Commercial Use Area, Residential Use Area or Public Use Area.

Inn/Commercial Use Area. Within areas designated Inn/Commercial Use Area, the following uses are permitted by right:

1. Inns, bed and breakfast establishments and hotels, provided however, in no event shall such use include more than one-hundred (100) rooming units;
2. Administrative office uses;
3. Meeting/conference uses ancillary to the operation of a full service inn;
4. Kitchen and catering services for use in connection with meeting/conference uses and for the provision of room service;
5. Commercial uses ancillary to the operation of a full service inn, including salons, pool, spas, gym, laundry/cleaning services, valet services, concierge services and other amenities;
6. Newsstands, gift shops, galleries, shops selling sundry items, coffee shops or shops selling food items for carry out only located within an inn, bed and breakfast establishment or hotel;
7. Any use permitted in the Retail Use Area, provided however, that (i) the square footage of Net Leasable Area devoted primarily to uses permitted within the Retail Use Area shall not exceed the Permitted Density and (ii) no more than one (1) sit-down, full service restaurant shall be permitted in the Inn/Commercial Use Area;
8. At any time following the date that is three (3) years following approval of this PUD Application, any use permitted in the Residential Use Area, provided however, in the event the Inn/Commercial Use Area is used as residential dwelling units, the Inn/Commercial Use Area shall not include more than forty (40) residential units;
9. Streets, rights of way, service roads, access ways and drive aisles (both public and private); ~~and~~
10. Sidewalks and pedestrian passage ways; and
11. Structured parking in accordance with the Inn Building Typology.

Residential Use Area. Within areas designated as Residential Use Area, the following uses are permitted by right:

1. Residential dwelling units, provided however, the Residential Use Area shall not include more than two-hundred seventy-six (276) residential units;
2. Enclosed garages and covered parking;
3. Leasing and sales offices;
4. Amenities, improvements, storage and mechanical uses ancillary to residential dwelling units, including but not limited to a pool, gym, laundry/cleaning services and recreational facilities;
5. Streets, rights of way, service roads, access ways and drive aisles (both public and private); and
6. Sidewalks and pedestrian passage ways.

Open Space Use Area. Within areas designated Open Space Use Area, the following uses are permitted by right:

1. Parks;
2. Playgrounds;
3. Green space;
4. Trails;
5. Outdoor dining areas;
6. Amenities, valet services, pavilions, amphitheaters and accessory structures ancillary to the foregoing uses; and
7. Special events, including festivals, parades, races, assemblies, gatherings and other events permitted under the City Code provided such special events are sponsored and the sponsor thereof satisfies all requirements of the City Code with respect to thereto.

Public Use Area. Within areas designated Public Use Area, the following uses are permitted by right:

1. Streets, rights of way, service roads, access ways and drive aisles (both public and private);
2. Sidewalks and pedestrian passage ways;
3. Special events, including festivals, parades, races, assemblies, gatherings and other events permitted under the City Code, provided such special events are sponsored and the sponsor thereof satisfies all requirements of the City Code with respect to thereto; and
4. Sidewalk vending and kiosk operations located on sidewalks and other pedestrian passage ways, provided that (except for special events for which a separate permit is obtained pursuant to the City Code):
   a. there shall be no more than five (5) sidewalk vending or kiosk locations within Lane Parke;
   b. such vending or kiosk site operations shall be conducted from a fixed location (though nothing herein shall prevent any vending or kiosk structure from having wheels or otherwise being capable of being transported);
   c. the location of such vending or kiosk site shall not lead to or cause significant congestion or blocking of pedestrian traffic;
   d. all items or services to be sold must be a permitted use under the Retail Use Area;
   e. the design of any vending or kiosk structure has been approved by the Design Committee; and
   f. the operator of such vending or kiosk site shall have obtained a business license pursuant to the City Code and shall otherwise be in compliance with all applicable provisions of the City Code.

Permitted Density

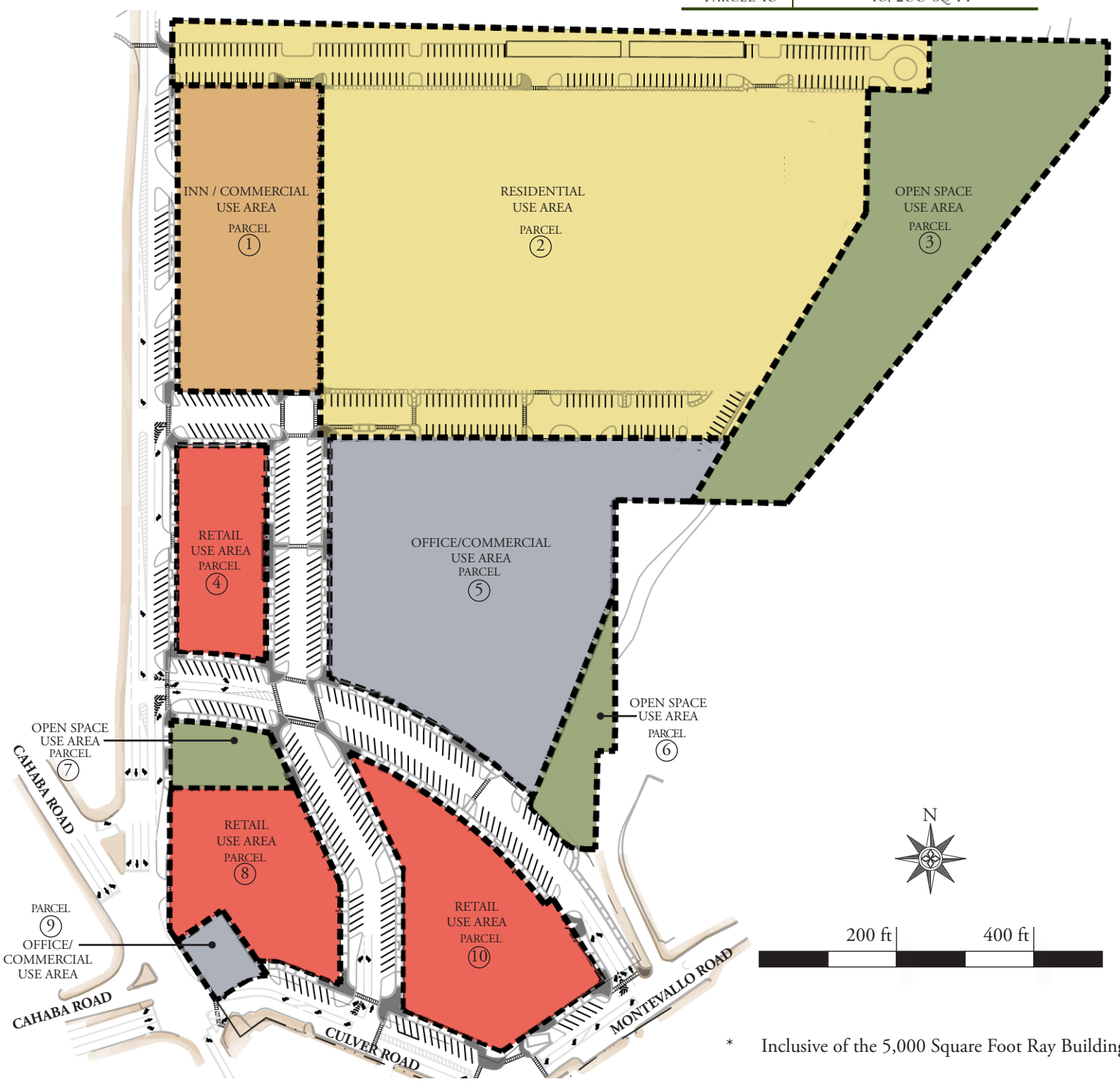
The density of land uses within Lane Parke shall not exceed (collectively, the "Permitted Density"): (i) with respect to each Use Area, the Maximum Square Footage Per Land Use set forth in Table 1 below, as adjusted for the Programming Allowance, and (ii) with respect to each Parcel, the Maximum Square Footage Per Parcel set forth in Table 2 below. The Maximum Square Footage Per Land Use set forth in Table 1 below for the Retail Use Area and the Office/Commercial Use Area may each increase by up to 5% based upon the final programming requirements of building occupants provided that the incremental parking demand resulting from such increase shall not exceed the Total Parking Supply, as determined by a Shared Parking Opinion (the "Programming Allowance"). In no event shall the ratio of Net Leasable Area to Gross Floor Area for any Use Area or Parcel exceed 1 to 1.15.

Table 1 - Net Leasable Area Per Land Use

Use Area	Maximum Net Leasable Area	
1. Retail Use Area	112,500 Sf	
2. Office/Commercial Use Area	Office: 30,000 Sf*	Retail: 47,000 Sf
3. Inn/Commercial Use Area	Inn: 99,000 Sf	Retail: 6,500 Sf
4. Residential Use Area	303,600 Sf	
Totals	598,600 Sf	

Table 2 - Net Leasable Area Per Parcel

Parcel	Maximum Net Leasable Area
Parcel 1	105,500 Sq Ft
Parcel 2	303,600 Sq Ft
Parcel 3	0 Sq Ft
Parcel 4	36,700 Sq Ft
Parcel 5	88,500 Sq Ft
Parcel 6	0 Sq Ft
Parcel 7	0 Sq Ft
Parcel 8	37,650 Sq Ft
Parcel 9	5,000 Sq Ft
Parcel 10	46, 200 Sq Ft



* Inclusive of the 5,000 Square Foot Ray Building.

Base Zoning District Standards

The base zoning district for Parcel 1 and Parcels 3 – 10 shall be the Local Business District Standards and the Village Overlay Standards.

The base zoning district for Parcel 2 shall be the Residence G Standards and the Village Overlay Standards.

The buildings and uses within Lane Parke shall generally comply with the Local Business District Standards, the Residence G Standards and the Village Overlay Standards, as applicable, except as specifically set forth herein.

Because the Project Owner will be creating a new street network with unique Design Standards applied to multiple uses, deviations from the base zoning district standards are needed to provide sufficient flexibility to achieve the goals of the Village Master Plan and the Development Objectives of Lane Parke, as outlined in this PUD Application.

Notwithstanding anything contained herein or in the City Code to the contrary, the following deviations from the Local Business District Standards, the Residence G Standards and the Village Overlay Standards shall be permissible within Lane Parke:

	Base Zoning District Standards	Lane Parke Plan	Reason for Deviation
Uses			
Uses	Uses permitted in the Residence G Standards and the Local Business District Standards	See Section 6 for the Permitted Uses in Lane Parke.	By integrating a new street network, new parking infrastructure, better pedestrian connections and better traffic circulation through a comprehensive plan, the existing residential and commercial uses can be better integrated, and new, compatible uses introduced, in an efficient manner that avoids negative impacts on surrounding areas and satisfies the objectives of the Village Master Plan.
Density			
Residential	12 units per acre per floor.	See Section 7 for the Permitted Density.	Lane Parke has been designed to provide sufficient parking, traffic circulation and green space to serve the increased density.
Commercial	Limited by parking and height requirements.	See Section 7 for the Permitted Density.	
Building Typologies			
Building Typologies	Allows Street-Front, Free-Standing and Stacked Flat Buildings	Introduces Grocery, Inn, Parking Structure and Residential Typologies and building limitations for each.	Additional typologies are required to accommodate the proposed uses in Lane Parke.
Regulating Plan			
Regulating Plan	See existing regulating plan in the Village Overlay Standards.	See new Regulating Plan for Lane Parke on pages 22 and 23.	Lane Parke is establishing a new and different street network than contemplated in the existing regulating plan.
Height of Buildings			
Parapet	2-4'	Minimum 3'	To ensure all rooftop equipment is hidden from view.
Residential	Maximum 3 stories / 46' Pitched roofs allowed up to 16'	Maximum 4 stories / 66' Pitched roofs allowed up to 20'	In the locations of the Inn Building and Residential Buildings, these heights are consistent with the height increases contemplated by the Village Master Plan. The additional allowed heights are mitigated by their location well removed from the core of the Village, the design features required by the Design Standards and the Open Space Requirements.
Inn	Maximum 3 stories / 46' Pitched roofs allowed up to 13'	Maximum 4 stories / 66' Pitched roofs allowed up to 20'	New building typology.
First Story Height (Internal)			
Street-Front Free-Standing	12' Minimum 18' Maximum	May exceed 18' in height provided that such first story internal building heights shall not exceed 30'	To accommodate the required specifications of proprietors occupying more than one story
Required Ground Floor Elevation			
Street-Front Free-Standing	0-1'	Not applicable along Montevallo Road and Culver Road	The construction of topography and drainage improvements within Lane Parke will dictate the ground floor elevation heights to mitigate flood risk.
Required front Building Line			
Free-Standing	10-25'	Minimum 5'	To more closely align Free-Standing Buildings with Street-Front Buildings and create a more consistent street edge.
Residential	22-26'	Minimum 10'	To allow for greater spacing between structures, and to provide a center courtyard for the addition of green space and amenities.
Additional deviations		Front building lines along streets and rights of way may vary in accordance with the Design Standards	To enhance architectural character and visual interest along the street front.
		Front building line requirements shall not apply to drive aisles; access points to any structured ~~the public~~ parking ~~structure as generally depicted in the Illustrative Master Plan~~; and canopies, porte cocheres, balconies and other similar building overhangs	To allow for efficient vehicular travel and convenient access to parking within the Lane Park Plan.
Side Yard Setbacks			
Free-Standing	10% of Lot width or 10', whichever is less	5'	To more closely align Free-Standing Buildings with Street-Front Buildings and create a more consistent street edge.
Residential	10% of Lot width or 10', whichever is less	5'	To allow for greater spacing between structures, and to provide a center courtyard for the addition of green space and amenities.
Minimum Rear Yard Setback			
Free-Standing	10'	5'	To allow more building frontage on lots restricted in size by utility easements and drainage/floodway easements.
Residential	20'	10'	To allow for greater spacing between structures, and to provide a center courtyard for the addition of green space and amenities.

Required Lot Width & Minimum Lot Depth			
Free-Standing	60' width	Not Applicable	Lane Parke will be divided into Parcels as identified on Page 3 of this PUD Application. The Design Standards and Illustrative Master Plan contemplate buildings and structures being oriented with respect to such Parcels, so minimum lot widths and depths are not necessary.
Street-Front	25' width		
Residential	60' width; 100' depth		
Street Wall			
Street-Front	Street wall to cover 90-100% of a lot	Not applicable to drive aisles and access points to any structured ~~the public~~ parking ~~structure~~	To allow for efficient vehicular travel and convenient access to parking within the Lane Parke Plan.
Residential	Street wall to cover 65-100% of a lot	Not Applicable	To allow for greater spacing between buildings, and to provide a center courtyard for the addition of green space and amenities.
Primary Entrances			
Primary Entrances	One (1) primary entrance to be located every 50' of street frontage on Primary Frontages	Exceptions permissible with respect to tenants occupying in excess of 4,000 square feet of space that require single point entry	To accommodate the requirements of larger tenants in the Lane Parke Plan.
Facade Projections			
Free-Standing	Bay windows and balconies may extend up to 5' from the facade, but may not extend over front building line.	Bay windows and balconies may extend up to 3' over the front building line.	To allow for more variation on buildings that preserve a tight street edge.
Parking, Vehicle and Pedestrian Access Standards			
Parking Quantity	Retail-5 per 1,000; Service-5 per 1,000; Office-4 per 1000; Residential-2 per dwelling unit plus visitor spaces	Parking quantity and access will be implemented in accordance with the Parking, Access and Traffic Plan included in Section 13 of this PUD application	Parking quantities incorporate shared use reductions, as allowed by the Village Overlay Standards.
Parking Design	Parking for all residential uses shall be located in the rear of any residential building, and no parking shall be permitted in any front yard or side yard; allowance for visitor parking in front of any building if located on – street and available for public use	Parking design for the Residential Use Area will be implemented in accordance with the Parking, Access and Traffic Plan included in Section 13 of this PUD application, which does not forbid parking in front or side yards	This will allow for multiple, yet smaller and more discreet, parking fields and is necessary to provide a center courtyard for the addition of green space and amenities. The location of the Residential Buildings away from the commercial core of Lane Parke and the Village mitigates the aesthetic impacts of parking areas within front and side yards.
Vehicle Access Limitations	Vehicle access to all lots shall be limited according to frontage type on the applicable Building and Development Regulating Plan	The limitation on vehicle access to buildings for both Primary and Secondary Frontages shall not apply to drive aisles and access points to any structured ~~the public~~ parking ~~structure~~, as generally depicted in the Illustrative Master Plan	To allow for efficient vehicular travel and convenient access to parking within the Plan, so service areas will be located in accordance with the Parking, Access and Traffic Plan in Section ~~15~~ 13 of this PUD Application.
Drive-through Facilities	Drive-through facilities may be permitted only where ingress and egress is provided from a Secondary or Access Street as identified in the Master Plan	Drive-through facilities shall be permissible in three (3) locations in accordance with the Design Standards	The Design Standards comply with the spirit of the Village Overlay Standards but specific streets in the Lane Parke Plan vary from the layout in the Village Master Plan.
Service Yards			
Service Yards	Residence G Standards and Local Business District Standards require service yards to be located at the rear of the buildings and specify size and material requirements	Does not require service yards to be at the rear and dictates that service yards be screened from view (see Design Standards)	Some of the buildings in the Lane Parke Plan do not have a rear yard and will have streets on all sides. Accordingly, service areas shall be located in accordance with the Parking, Access and Traffic Plan and screened in accordance with the Design Standards.
Material Specifications			
Standards	All buildings shall have one primary material covering at least 70% of building facades	The primary material for Residential Buildings may consist of less than 70% coverage of the building facades	To break up the scale of this larger (up to 4-story) building type.
Building Materials	Primary Materials and Secondary Materials do not include the use of painted brick	Allows for the use of painted brick	To provide greater variety without compromising the aesthetic of Mountain Brook Village.
Sidewalk Width			
Sidewalk Width	Sidewalks on primary streets shall be 8-12' wide	The sidewalk on the section of Lane Parke Road north of Park Lane Court South shall be 6' minimum	This sidewalk will not support retail traffic and will serve as a transition to residential areas north of Lane Parke.

Additional notes:

1. Utilities. The Building Typology requirements do not apply where utility easements and drainage/floodway easements prohibit the ability to conform.

2. Ray Building. To the extent the Ray Building does not comply with the Village Overlay Standards, the Local Business District requirements or the Design Standards in any respect, no alterations to the Ray Building shall be required and the Ray Building may remain as currently constructed as a legal non-conforming structure. Any future material exterior alterations or renovations to the Ray Building shall conform to the appropriate Architectural Style set forth in the Pattern Book.

3. Design Standards. The Design Standards are hereby incorporated herein by reference and any provisions thereof not expressly identified above that deviate from the Village Overlay Standards, the Residence G Standards or the Local Business District regulations shall be permissible. To the extent any provisions of the Design Standards are inconsistent with the provisions of the Village Overlay Standards, the Residence G Standards or the Local Business District regulations, the Design Standards shall control.

4. Parking Design. The requirements related to Parking Design shall not apply, as parking and access will be implemented in accordance with the Parking, Access and Traffic Plan included in Section 13 of this PUD Application.

The standards set forth in this Section 9 shall apply to the design of buildings within Lane Parke and shall be collectively referred to as the "Design Standards".

Plans, diagrams, illustrations and photographs have been included in Section 4 and in this Section 9 for purposes of reference and example (the "Design Examples"). Final locations of buildings and private streets, and the final designs, features and number of buildings may vary from those depicted in the Design Examples, but only to the extent such final designs are consistent with the Design Standards.

BUILDINGS

The design, orientation and architectural styling of buildings and façades in Lane Parke shall be in accordance with the Pattern Book included in this Section 9 on Pages 17 – 84 (the "Pattern Book").

The section of the Pattern Book entitled General Design Guidelines, Regulating Plan & Building Typologies governs the orientation, massing, height and transparency of buildings and façades in, and establishes open space requirements for, Lane Parke. The Pattern Book provides the following Building Typologies that are permissible within Lane Parke: (i) Street-Front Buildings, (ii) Free-Standing Buildings, (iii) Residential Buildings, (iv) an Inn Building, (v) Parking Structure and (vi) Grocery Building. The Regulating Plan set forth on Page 22 designates the Building Typology that can be constructed within each Parcel within Lane Parke.

The section of the Pattern Book entitled Architectural Styles governs the architectural styling of each of the buildings and facades to be constructed within Lane Parke. The Pattern Book establishes the following Architectural Styles that are permissible within Lane Parke: (i) Village Romantic, (ii) Southern Mercantile, (iii) Birmingham Classic and (iv) Village Mid-Century. The design of each building or façade shall conform to the guidelines established in the Pattern Book for the designated Architectural Style.

PARKING STRUCTURE

~~The~~ Any Parking Structure shall be designed in accordance with the Parking Structure Building Typology and shall generally conform to the following:

~~The~~ Any Parking Structure shall be designed in a manner such that, except for views through access points to ~~the~~ such Parking Structure, no substantial portion of any vehicle parked on the top level thereof shall be visible from ground level on Main Street, Jemison Lane, Culver Road or Lane Park Road.

~~The~~ Any Parking Structure shall contain bicycle racks conveniently located to encourage bicycle use.

~~As described in this PUD Application, the Parking Structure is designed to have three (3) parking levels, one (1) level on grade and two (2) levels above grade. At the request of the City, on terms mutually acceptable to the City and the Project Owner, the Project Owner will agree to construct, in accordance with the Design Standards (the "Optional City Parking Level"), an additional third (3rd) above grade level on the Parking Structure.~~

BUILDING DESIGNS, LOCATIONS AND SIZES

The following changes in the designs, locations and sizes of buildings shall be permissible by right:

- The Illustrative Master Plan and the Three Dimensional Conceptual Renderings included in Appendix C are designed to show the general location of building footprints, public improvements, other development features and the relationships between those features. It is not intended to show precise details nor exact sizes, locations or design features of Lane Parke. The Illustrative Master Plan and the Three Dimensional Conceptual Renderings included in Appendix C are not final engineering drawings, and features may be (and are expected to be) modified as final designs are developed pursuant to the Pattern Book and the Design Review Process. Examples of such modifications include the following:
    - Building layouts may be modified to meet tenant needs;
    - Building footprints may shift;
    - Buildings may be separated to provide for pedestrian passages, access between buildings, useable courtyard or landscaping space, or other outdoor spaces;
    - The location of private streets and parking spaces may be adjusted in accordance with final building layouts; and
    - Footprint details (such as corners, angles, bays, and like features) may vary.

  However, with respect to any such modifications, (i) the Permitted Density, which includes the Net Leasable Area Per Land Use and the Net Leasable Area Per Parcel, shall not be exceeded, (ii) the buildings and structures shall comply in all respects with the limitations established by the Pattern Book, and (iii) the location of Primary and Secondary Frontages shall not change, and the private streets shall comply in all respects with the limitations established by the Parking, Access and Traffic Plan, and (iv) the Total Parking Supply shall not be reduced.
- The square footage of space constructed within Lane Parke may be less than the total square footage proposed by the Illustrative Master Plan.
- Changes in building design to accommodate drive through facilities in accordance with the section of these Design Standards titled "Drive Through Facilities" set forth below.
- Changes in the location of surface parking spaces, provided the Total Parking Supply is provided.
- The construction of below grade basement space under any building provided that adequate parking is provided to accommodate any increases in usable space pursuant to the Parking, Access and Traffic Plan.
- ~~Upon election by the City, the construction of the Optional City Parking Level in accordance with the Design Standards.~~

DRIVE THROUGH FACILITIES

Drive through facilities may be designed and constructed as amenities to first floor retail or commercial space in the following locations (i) within Parcel 10 ~~along Jemison Lane,~~ (ii) within Parcel 5 along Park Lane Court South, and (iii) within Parcel 8, provided however, that such drive through facilities may only service the following uses: banks/financial institutions, pharmacies (including pharmacies ancillary to another primary use), dry-cleaners, coffee shops and specialty food related concepts not included within the fast-food restaurant category such as bakeries, delicatessens and stores offering the sale of ice cream, yogurt and/or smoothies. Fast-food restaurant uses may not utilize drive through facilities.

The size and design of buildings and storefronts may vary from the sizes and designs shown in the Illustrative Master Plan and in the Parking, Access and Traffic Plan to accommodate the inclusion of or changes to drive-through facilities as permitted by these Design Standards.

DESIGN REVIEW

In connection with the preparation of schematic design documents for any building(s), the Project Owner shall submit to the zoning officer (as defined in the City Code) schematic design drawings (site plan, floor plans and elevations of the buildings therein) ("Preliminary Plans") for review and comment relative to compliance with the Design Standards. The zoning officer shall have the right to consult with the Design Committee for guidance on whether the Preliminary Plans comply with the Design Standards. Upon written request of the zoning officer, the Project Owner shall present the Preliminary Plans to the Design Committee at a regularly scheduled meeting of the Design Committee and cooperate with any subsequent inquiries of the Design Committee. The zoning officer will notify the Project Owner in writing within 30 days of the last to occur of the submittal of the Preliminary Plans or the Project Owner's presentation to the Design Committee if said Preliminary Plans do not comply with the Design Standards, which written notice shall include a description of why the Preliminary Plans are not in compliance with the Design Standards.

Prior to commencing construction on any building within Lane Parke, the Project Owner shall apply for a building permit in accordance with the requirements of Section 109-40 through Section 109-46 of the City Code. The zoning officer shall have the right to consult with the Design Committee to determine if the final plans for any building comply with the Design Standards.

The provisions of the foregoing two (2) paragraphs shall be referred to herein as the "Design Review Process").

DESIGN REVIEW — SIGNAGE AND AWNINGS

The Project Owner shall submit a final signage plan (based upon the Signage Plan included in Section 12 of this PUD Application) to the Design Committee for review and approval as a Master Sign Plan in accordance with the requirements of Section 121, Division 3, of the City Code and each business within Lane Parke, prior to erecting any signs or awnings, shall submit an application for a sign permit in accordance with the requirements of Section 121, Division 2, of the City Code.

Lane Parke

PATTERN BOOK

The following pages comprise the Pattern Book for Lane Parke. The Pattern Book consists of general design guidelines, permissible Building Typologies and permissible Architectural Styles. The purpose of the Pattern Book is to provide standards for the design and construction of buildings within Lane Parke that ensure continuity of architectural aesthetics and quality that is consistent with the heritage of the Village, and has been developed in a manner that is consistent with, and expands the intent of, the Village Master Plans, the PUD Zoning Ordinance and the Village Overlay Standards. The Pattern Book utilizes diagrams, photographs and renderings so that it can be used both as a regulating document and as a communication tool for presenting the character and feel of future development. The Pattern Book provides history based text, detailed diagrams and photographs to illustrate the minimum accepted design and construction criteria, while still allowing room for unique and creative design. The format of the Pattern Book is based upon architectural field guides and other academic publications recognized as authorities on defining historic architectural styles and precedents.

The Pattern Book has been produced by Historical Concepts with input from the Project Owner, their marketing and design teams, as well as key community stakeholders in order to gain a targeted and focused consensus for the vision of Lane Parke.

This Pattern Book shall govern the design of buildings and facades within Lane Parke, and shall control over any conflicting provisions of the Village Overlay Standards, Local Business District Standards, or the Residence G Standards.

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Lane Parke

GENERAL DESIGN GUIDELINES, REGULATING PLAN & BUILDING TYPOLOGIES

This section of the Pattern Book governs the orientation, massing, height and transparency of buildings and façades in, and establishes open space requirements for Lane Parke. The following Building Typologies are permissible within Lane Parke: (i) Street-Front Buildings, (ii) Free-Standing Buildings, (iii) Residential Buildings, (iv) an Inn Building, (v) a Parking Structure, and (vi) a Grocery Building.

The Regulating Plan set forth on Page 22 designates the Building Typology that can be constructed within each Parcel within Lane Parke.

The design of each building or façade shall conform to the Regulating Plan and the requirements of the applicable Building Typology. For each Building Typology, example diagrams have been included as reference material, provided however, such Design Examples shall not be construed as final designs. Final designs may vary from such Design Examples provided such designs substantially conform to the guidelines established for the applicable Building Typology. The Building Typology requirements do not apply where utility easements and drainage/floodway easements prohibit the ability to conform.

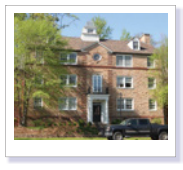
The Regulating Plan and the regulations in this Pattern Book regarding Building Typologies shall control over any conflicting provisions of the Village Overlay Standards, Local Business District Standards, or the Residence G Standards.

ARCHITECTURAL FEATURES

- The use of stylistically appropriate architectural features, such as towers and turrets, is encouraged to mark important public spaces in accordance with the following:
  - Public spaces where architectural features may be appropriate are the intersection of two public streets, the terminus of a street that ends in a "T" intersection, or fronting onto a significant public or open space such as a park or plaza.
  - The portion of the structure that exceeds the building height limit shall occupy no more than 20% of the building footprint.
  - Appropriate architectural features may be allowed to extend up to 10' above the maximum allowed building height on buildings three stories or less, provided that they are appropriate to the Architectural Style and Building Typology.
- The use of ornamental features such as spires, chimneys and weather vanes is also encouraged where appropriate. Ornamental features may extend up to 6' above the maximum allowed building height.
- At any and all points, the maximum building height (external) shall be measured from the existing grade of the sidewalk at the lot frontage, or the proposed grade at the front building line, whichever is lower.

Lane Parke
ARCHITECTURAL STYLES
VILLAGE ROMANTIC

Lane Parke
ARCHITECTURAL STYLES
SOUTHERN MERCANTILE



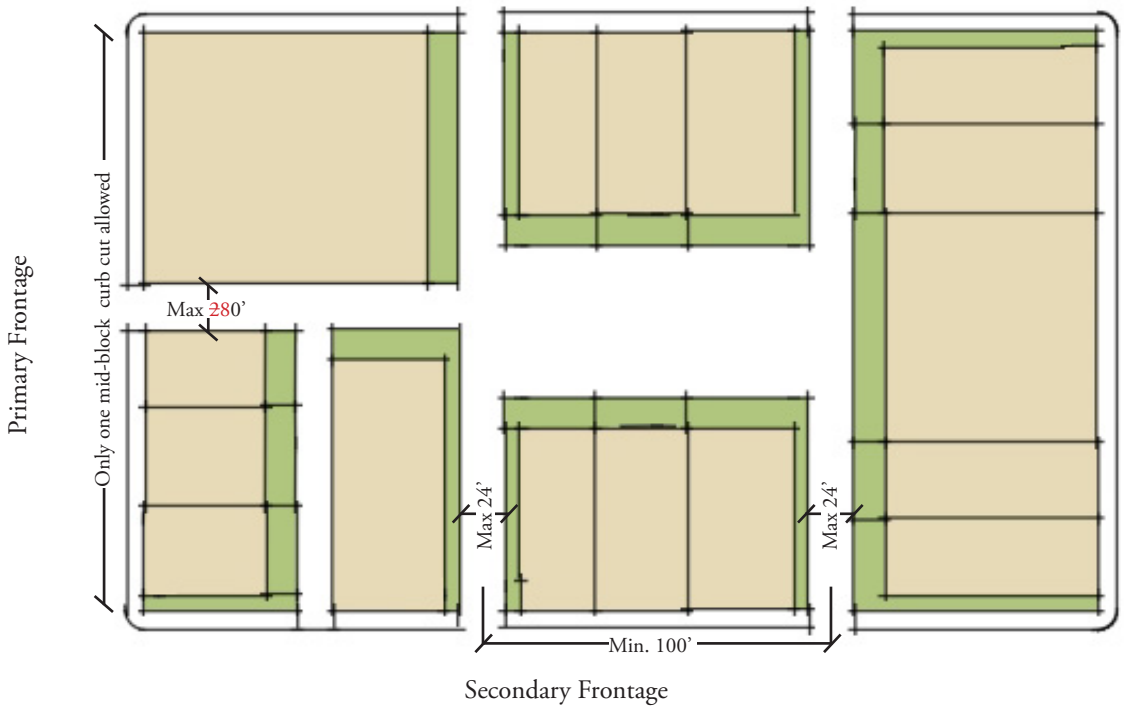
Lane Parke
ARCHITECTURAL STYLES
BIRMINGHAM CLASSIC

Lane Parke
ARCHITECTURAL STYLES
VILLAGE MID-CENTURY

VEHICULAR ACCESS

Vehicular access shall be limited upon the frontage type indicated on the Regulating Plan:

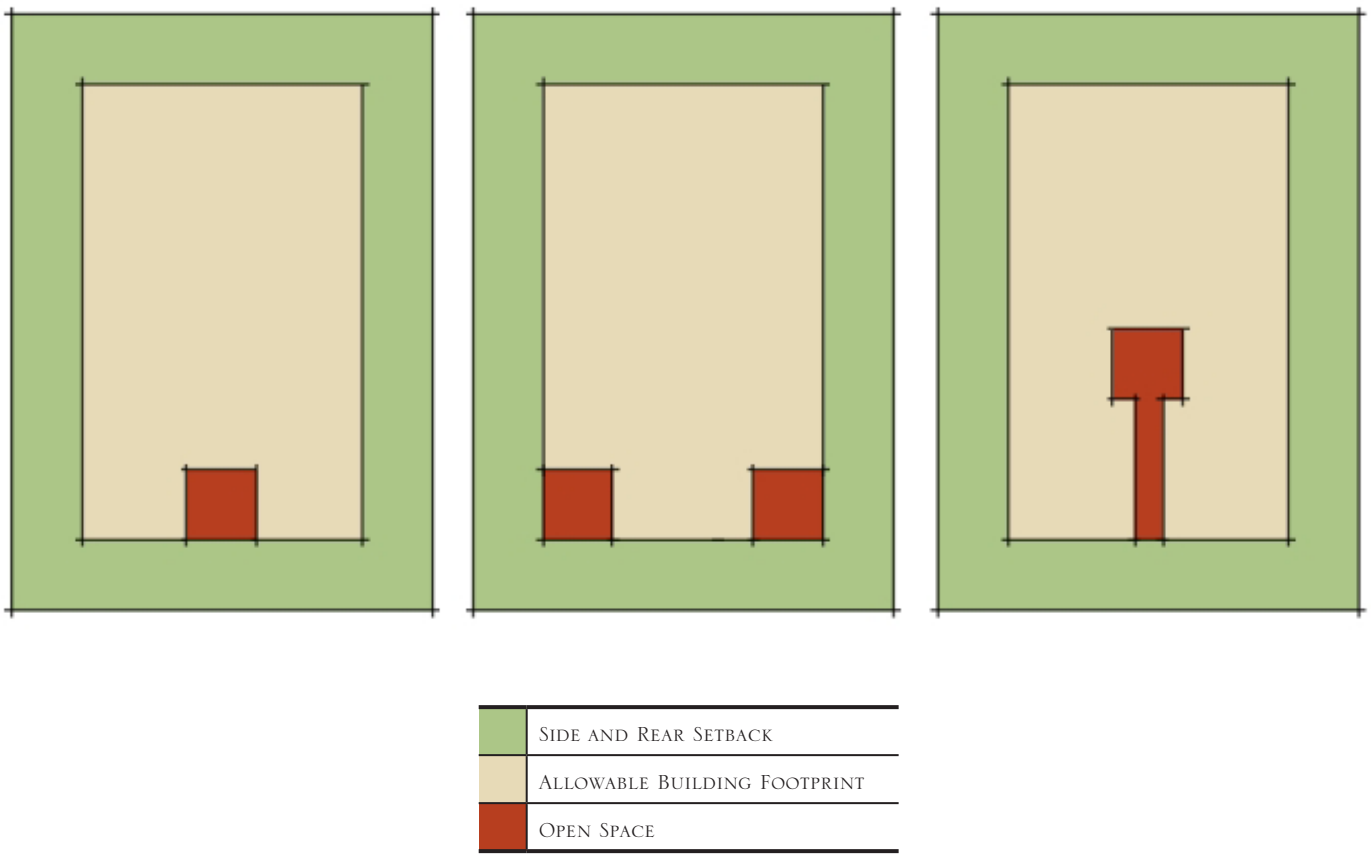
- Only one curb cut per block will be allowed on areas of Primary Frontage, with all other access occurring via alleys off of Secondary Frontage, or support streets as identified in the Traffic and Access Plan (as defined in Section 12).
- Vehicular access points on areas of Secondary Frontage shall not occur more frequently than every 100'. Where applicable, no more than 20% of the lot frontage shall be dedicated to vehicular access.
- There are no access requirements for private streets and parking areas.



OPEN SPACE REQUIREMENTS

These open space requirements are intended to create functional civic amenities within Lane Parke in exchange for increased density:

- Open space shall be in addition to any required setbacks and must occur in the otherwise allowable building footprint.
- Open space shall not include parking areas, service areas, or site utility areas.
- The open space requirements are as follows:
  - Ground level non-residential use: no requirement
  - Upper level non-residential use: 10% of upper level square footage
  - Residential uses: 100 square feet per dwelling unit
- Alternately, the open space requirement may be fulfilled by creating a public park or plaza equal to the square footage of the total required open space of Lane Parke instead of distributing the open space among the buildings and facades of individual commercial spaces.
- All open space for non-residential uses shall be directly accessible from the building frontage or a passage that breaks the facade, in one of the configurations illustrated below:

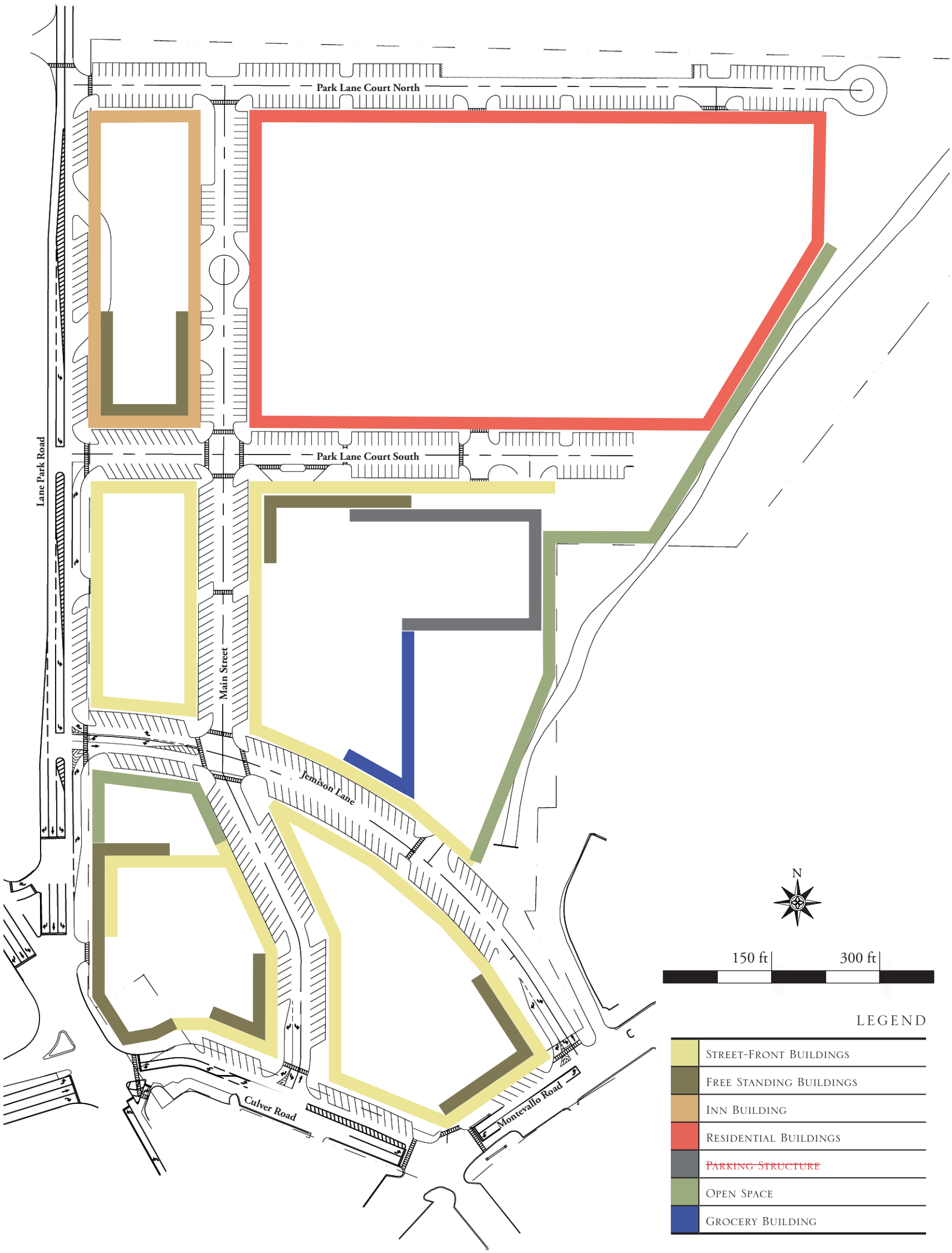


SERVICE AREA REQUIREMENTS

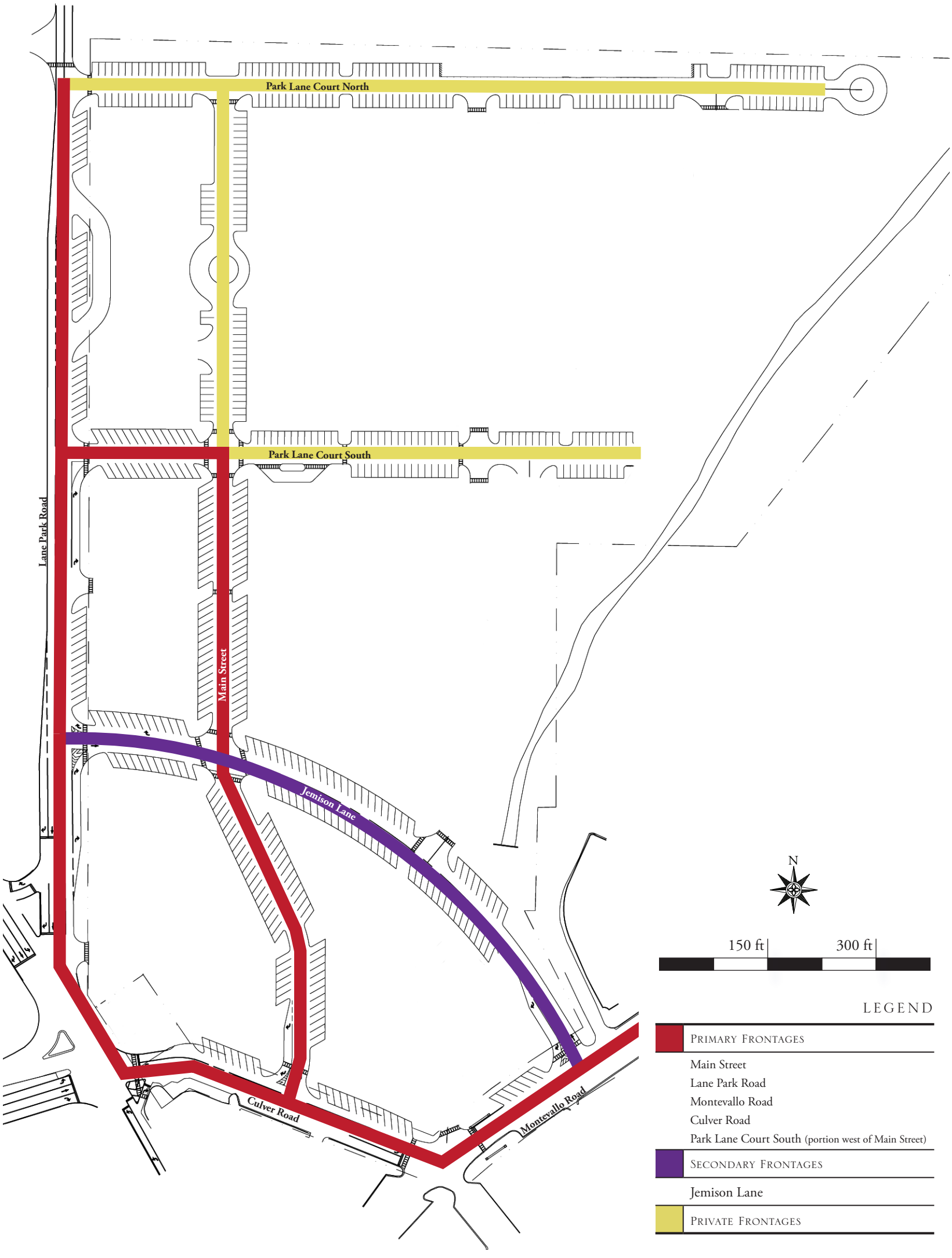
All service areas, loading areas and waste containers shall be either screened from view from any Primary Frontage or Secondary Frontage or wholly enclosed within the structure. Screening walls and materials shall be designed and constructed with materials compatible to that of the principal structure and, to the extent practical, landscape elements shall be incorporated to provide additional screening.

Regulating Plan — Building Typologies

* - Updated for consistency with Illustrative Plan



Regulating Plan — Street Frontage Designation



The pedestrian scale and unique character of the existing buildings and architecture in the Village are key to its continued viability. The Street-Front Building Typology provided in this Section has been developed to maintain this pedestrian scale and unique architecture while allowing for a vibrant and exciting shopping experience unique to the area. The Street-Front Building Typology for Lane Parke is based upon the Street-Front Building Type established by the Village Overlay Standards.

The following standards allow for differences in height, massing, scale and materials that are critical in creating the sense that Lane Parke is an extension of the existing Village that has evolved over time. Each store space or building's relationship to public streets, open spaces and surrounding architecture should be taken into consideration as material and massing decisions are made to ensure each elevation is sympathetic with the structures and spaces around it.

Street-Front Buildings are those with immediate frontage on streets. To remain consistent with the Village, this Building Typology is low-scale (1 to 2 ½ stories) with engaging street-level storefronts. The massing, materials and overall design of a Street-Front Building is especially important at street level where a high level of pedestrian activity will take place.

The following pages detail height, massing and orientation standards that govern Street-Front Buildings to ensure a quality and character consistent with the existing structures in the Village. Street-Front Buildings shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

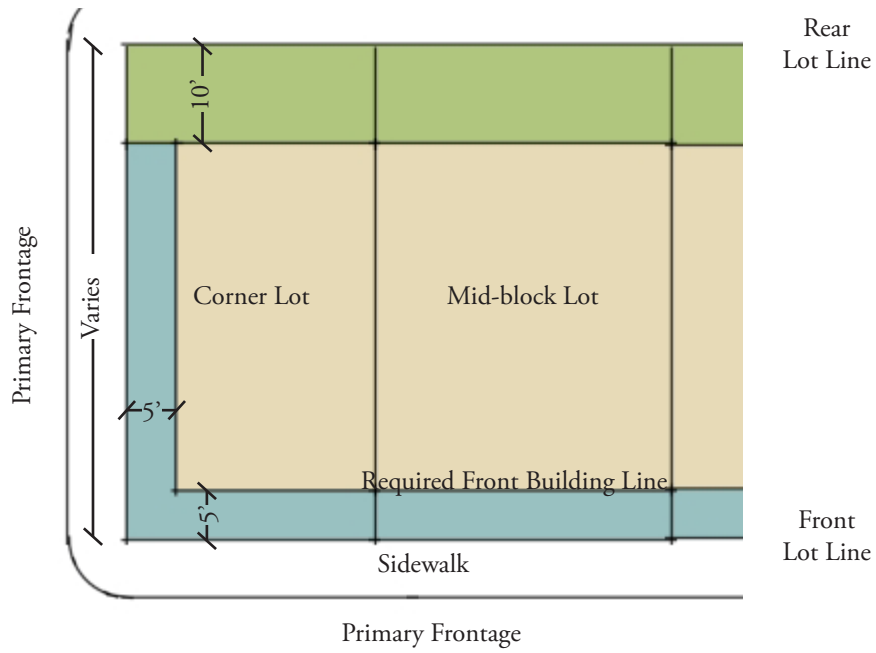
Lot Diagrams

LEGEND

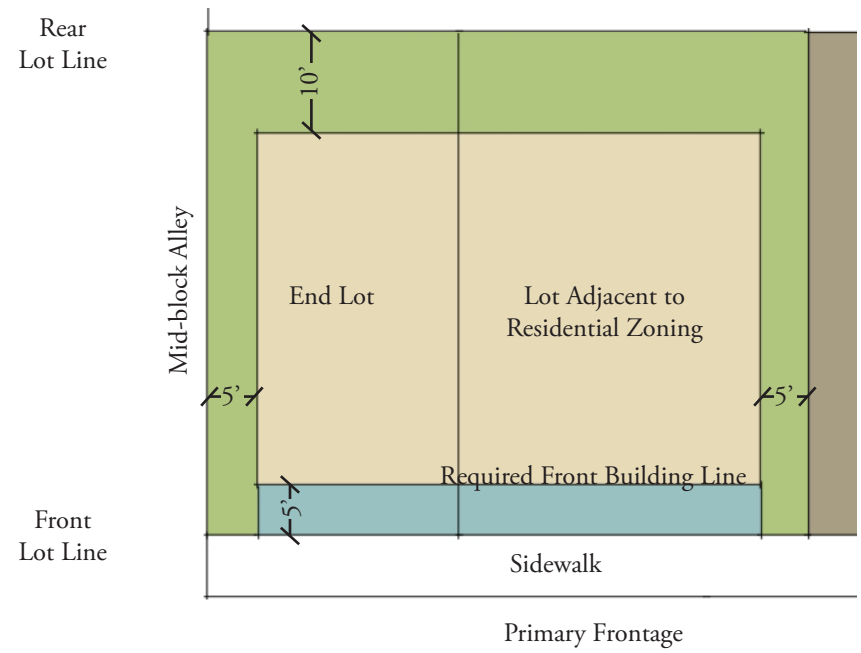
	Build-To Zone
	Setback
	Allowable Building Footprint
	Residential Lot
	Building Footprint

Lot Layout Notes:

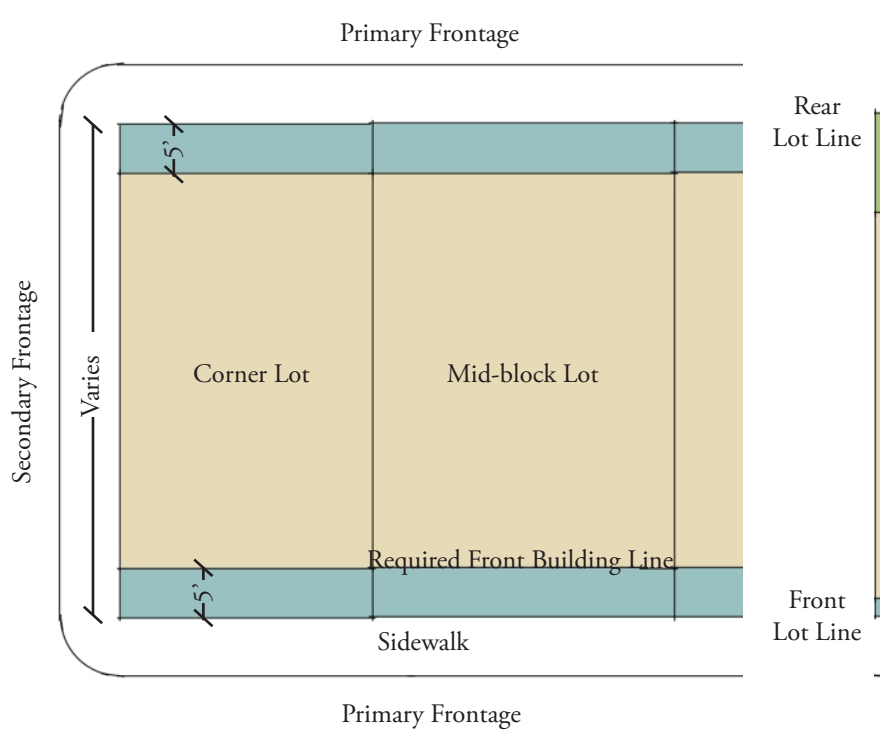
- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- The front facade of the building must occur in the Build-To Zone.
- Exceptions to the Street Wall Coverage requirements may be permitted to comply with the Open Space Requirements.
- Maximum lot coverage is 90% of the buildable lot area. Any open space required on the lot shall reduce the maximum lot coverage.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.
- Exceptions for Building Line on Lane Park Road may be made for greenspace.
- Exceptions to the Street Wall Coverage requirements may be permitted to allow for drive aisles and service access.



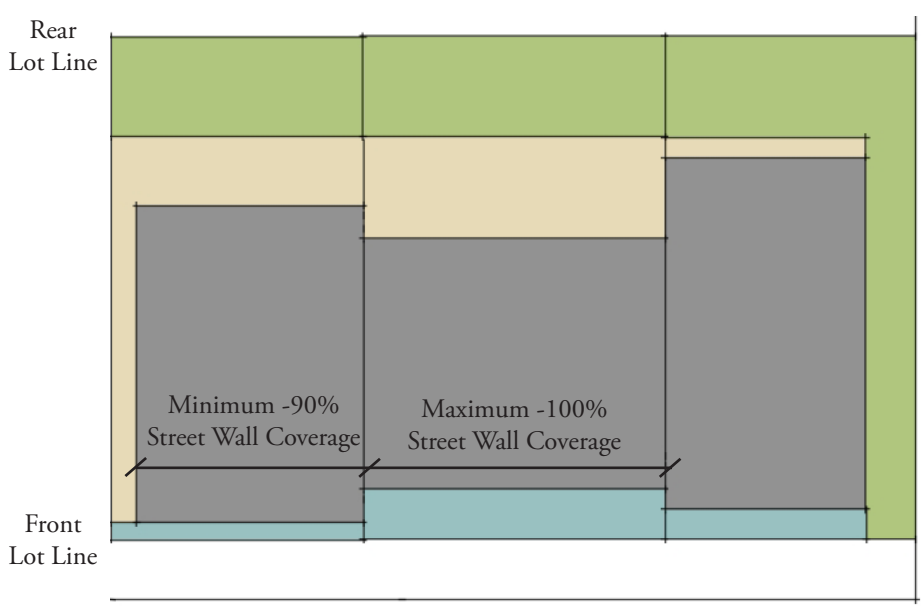
Primary Frontage Corner and Mid-Block Lot Configurations



End Lot Configurations



Dual Primary and Secondary Frontage Corner Lot Configuration



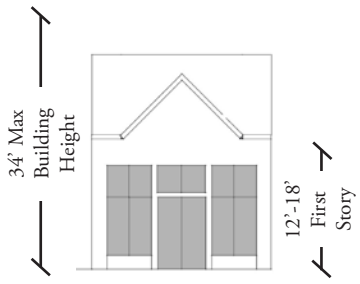
Street Wall Coverage Requirements

Notes

Transparency:

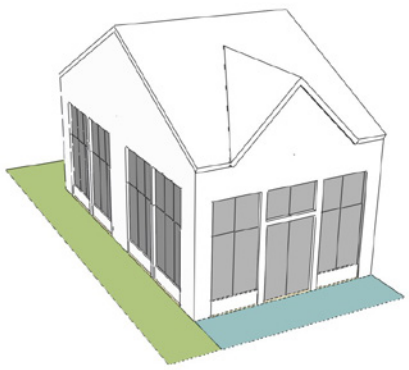
- On the facade fronting the primary street, hereafter called the "Primary Facade", the first story shall have a transparency of 60% to 90% of the facade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 60% of the facade.
- On facades other than the Primary Facade that are visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 40%.
- Bay windows and balconies may extend up to 3' over the front building line on upper stories, and shall extend a minimum of 3' and a maximum of 5' from the building facade. The use of loggias and arcades along the ground story of the building is encouraged as an amenity for pedestrians.
- A main entrance is required at a minimum of every 50' on the Primary Facade. Buildings or store spaces of over 4,000 square feet shall have at least one entrance per facade that fronts onto a public street, but are excepted from the 50' requirement.
- Corner buildings shall be considered to have two frontages, but may designate one frontage as the principal frontage that meets all of the standards of this section. The other frontage shall meet all of the standards of this section for at least the first 25 feet of building facade, and shall maintain the required front building line for at least the first 40' of the side frontage.

One Story Buildings



Pitched Roof Massing:

- One story buildings with a pitched roof shall have a maximum cornice/eaves height of 18'.
- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26'.
- Pitched roofs must not extend more than 10' above the eaves if the roof pitch is 5:12 to 13:12.
- Pitched roofs must not extend more than 16' above if the roof pitch is 14:12 to 20:12. Pitched roofs sloped greater than 20:12 will not be allowed.
- No building shall exceed 42' in height.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

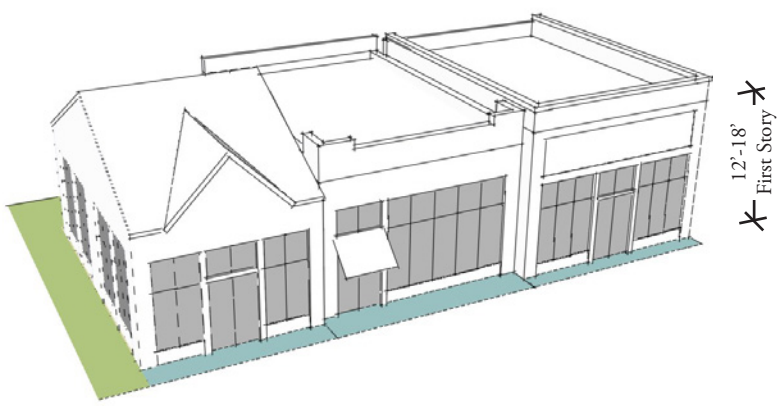


Flat Roof Massing:

- Parapets must extend a minimum of 3' above the top of the roof structure. This minimum height is intended to ensure that all rooftop equipment is hidden from public view.
- Parapets must occur within the maximum building height.
- Buildings or store spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

Bay Rhythm:

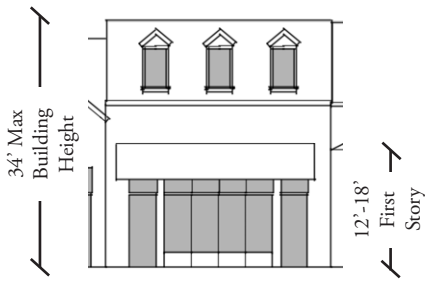
- Differentiated bays should be expressed on each facade of a building or store space directly fronting a public space or street.
- Bays shall be a minimum of 20' and a maximum of 30' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

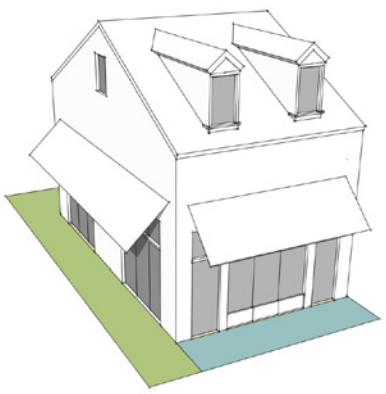


Massing Diagrams

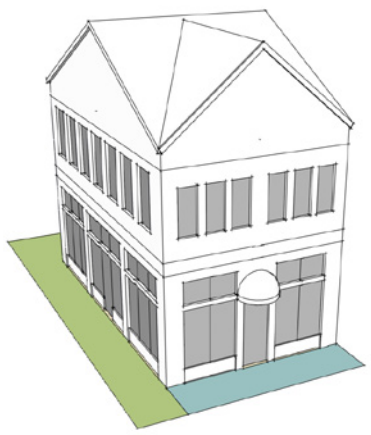
Street-front Buildings

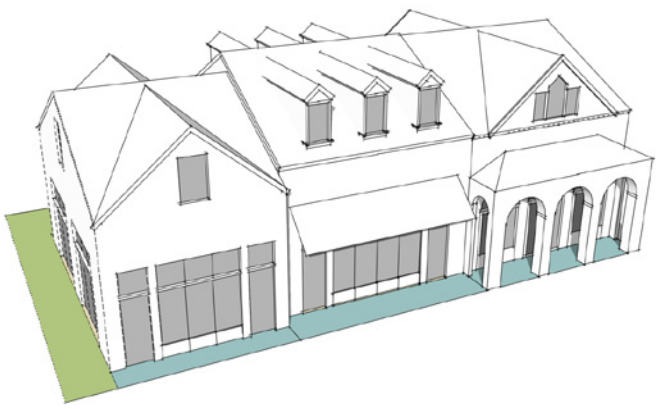
One-and-a-half Story Buildings





Two Story Buildings





2½ Story Example

The Free-Standing Building Typology for Lane Parke is based upon the Free-Standing Building Type established by the Village Overlay Standards. The Free-Standing Building Typology allows for differences in height, orientation, massing, scale and materials that are critical in creating the sense that Lane Parke is an extension of the existing Village that has evolved over time. Each building's relationship to the street, surrounding buildings and parks is especially important for the Free-Standing Building Typology since these buildings will be engaged with one or more public spaces on all sides.

The Free-Standing Building Typology is low-scale (1 to 2 ½) stories with elegant street-fronts and pedestrian friendly designs.

The following pages detail height, massing and orientation standards that govern Free-Standing Buildings to ensure a quality and character consistent with the existing structures in the Village. Free-Standing Buildings shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

Lot Diagrams

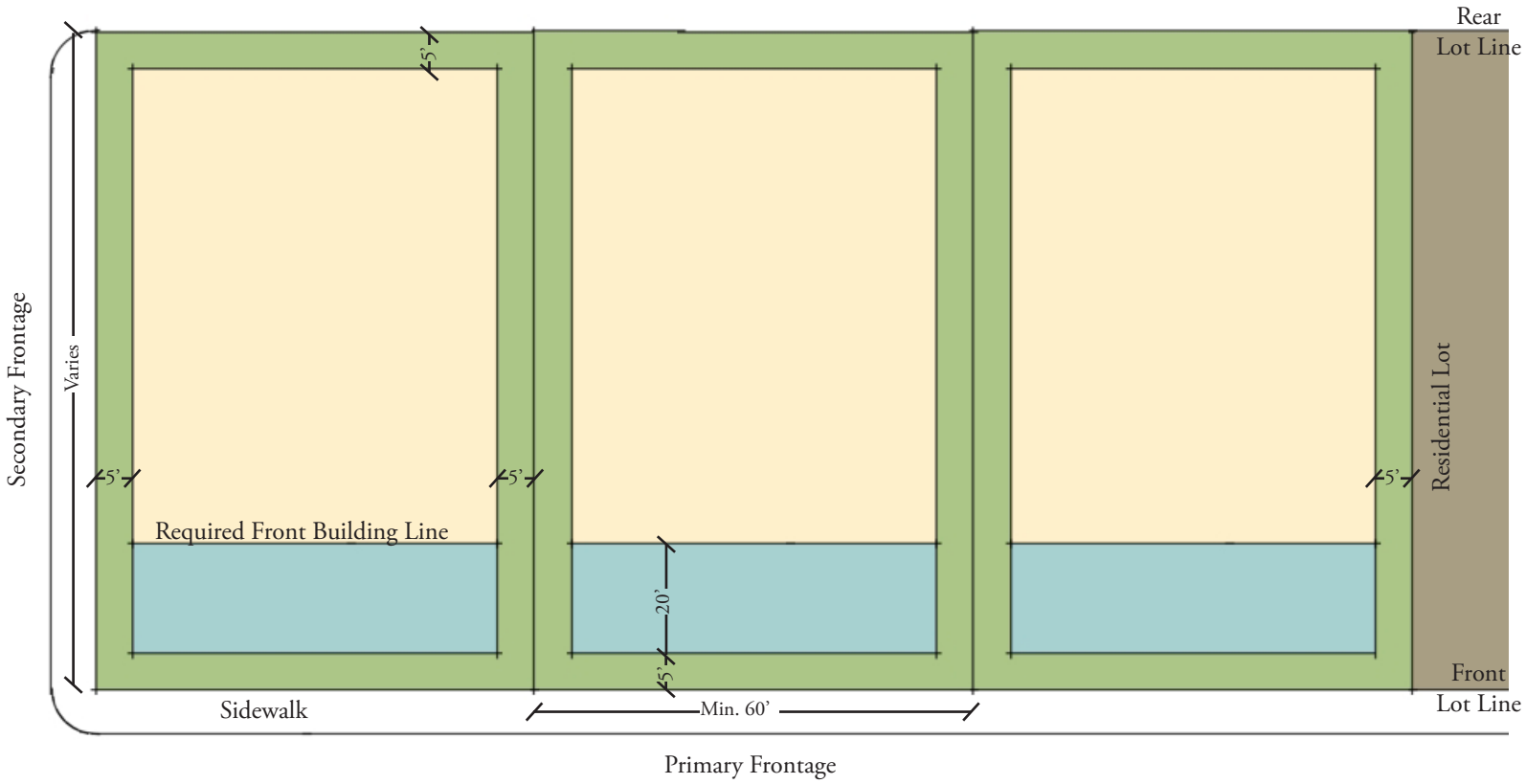
Free-Standing Buildings

LEGEND

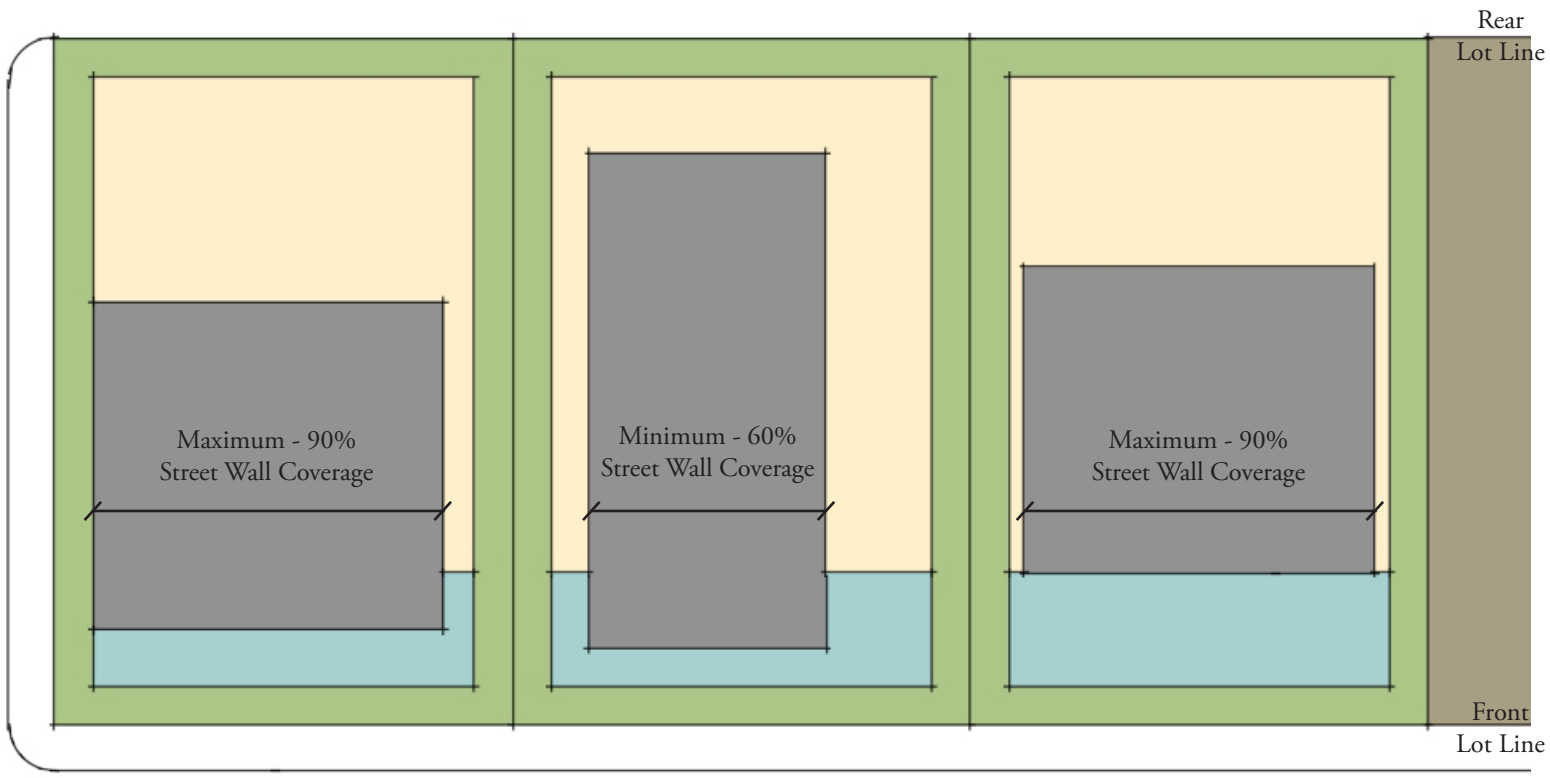
	Build-To Zone
	Setback
	Allowable Building Footprint
	Residential Lot
	Building Footprint

Lot Layout Notes:

- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- The front facade of the building must occur in the Build-To Zone.
- Maximum lot coverage is 60% of the buildable lot area. Any open space required on the lot shall reduce the maximum lot coverage. Pedestrian and vehicular access drives shall not count against the lot coverage.
- Exceptions to the Street Wall Coverage requirements may be permitted to comply with the Open Space Requirements.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.



Corner, Mid-Block, and End Lot Conditions



Street Wall Coverage Requirements

Free-standing Buildings

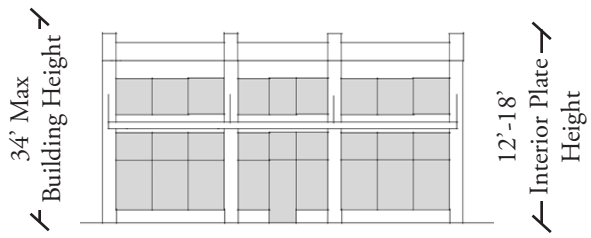
Massing Notes

Notes

Transparency:

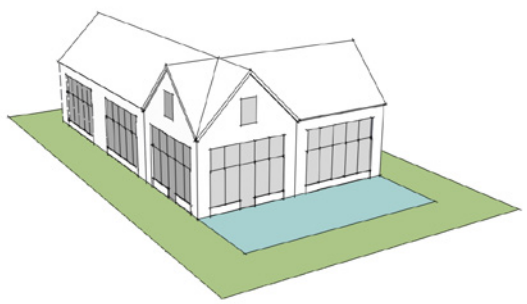
- On the facade fronting the primary street, hereafter called the "Primary Facade", the first story shall have a transparency of 60% to 90% of the facade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 60% of the facade.
- On facades other than the Primary Facade that are visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 40%.
- Bay windows and balconies may extend up to 3' over the front building line on upper stories, and shall extend a minimum of 3' and a maximum of 5' from the building facade. The use of loggias and arcades along the ground story of the building is encouraged as an amenity for pedestrians.
- A main entrance is required at a minimum of every 50' on the Primary Facade. Buildings or store spaces of over 4,000 square feet shall have at least one entrance per facade that fronts onto a public street, but are excepted from the 50' requirement.
- Corner buildings shall be considered to have two frontages, but may designate one frontage as the principal frontage that meets all of the standards of this section. The other frontage shall meet all of the standards of this section for at least the first 25 feet of building facade, and shall maintain the required front building line for at least the first 40' of the side frontage.

One Story Buildings



Pitched Roof Massing:

- One story buildings with a pitched roof shall have a maximum cornice/eaves height of 18'.
- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26'.
- Pitched roofs must not extend more than 10' above the eaves if the roof pitch is 5:12 to 13:12.
- Pitched roofs must not extend more than 16' above if the roof pitch is 14:12 to 20:12. Pitched roofs sloped greater than 20:12 will not be allowed.
- No building shall exceed 42' in height.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

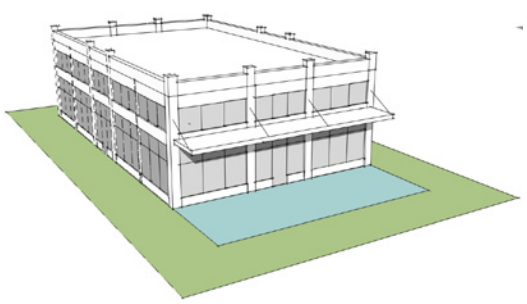


Flat Roof Massing:

- Parapets must extend a minimum of 3' above the top of the roof structure.
- Parapets must occur within the maximum building height.
- Buildings or store spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

Bay Rhythm:

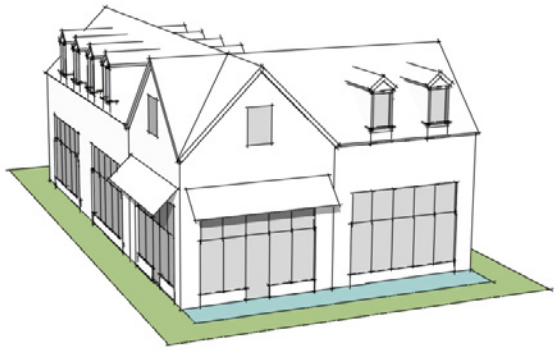
- Differentiated bays should be expressed on each facade of a building or store space directly fronting a public space or street.
- Bays shall be a minimum of 25' and a maximum of 50' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.



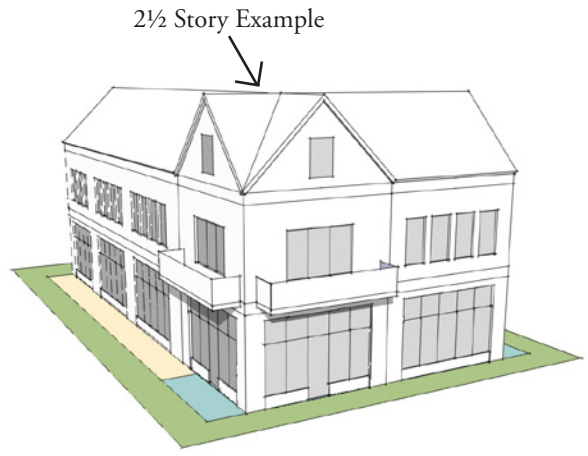
Massing Diagrams

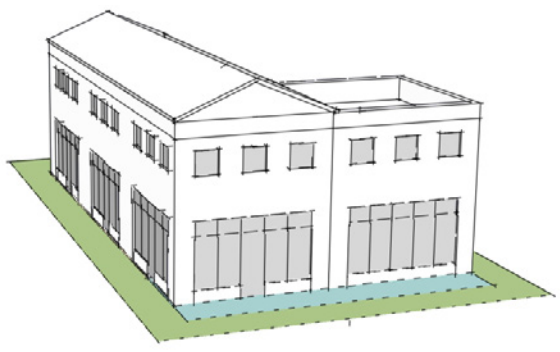
Free-Standing Buildings

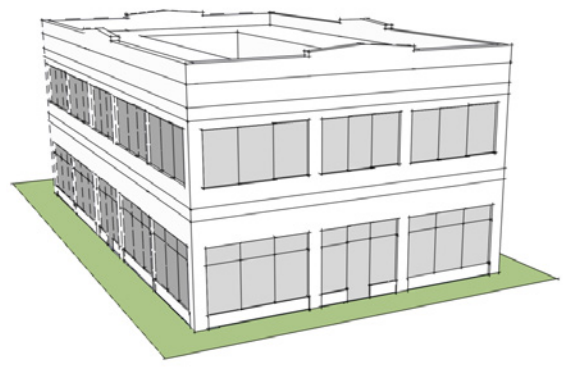
One-and-a-half Story Buildings



Two Story Buildings







The Residential Building Typology will allow for a unique lifestyle environment where residents can live and walk to the shops, restaurants, and office space of the Lane Parke and the Village. Buildings constructed in accordance with this Typology should be pedestrian in scale and in keeping with the character of Lane Parke.

The Residential Building Typology is mid-scale (2 to 4 stories). Each building's relationship to public streets, open spaces, and surrounding buildings should be taken into consideration as material and massing decisions are made to ensure each elevation is sympathetic with the structures and spaces around it. Design professionals should work to minimize the impact of the building's height on the character of the surrounding areas utilizing techniques including but not limited to:

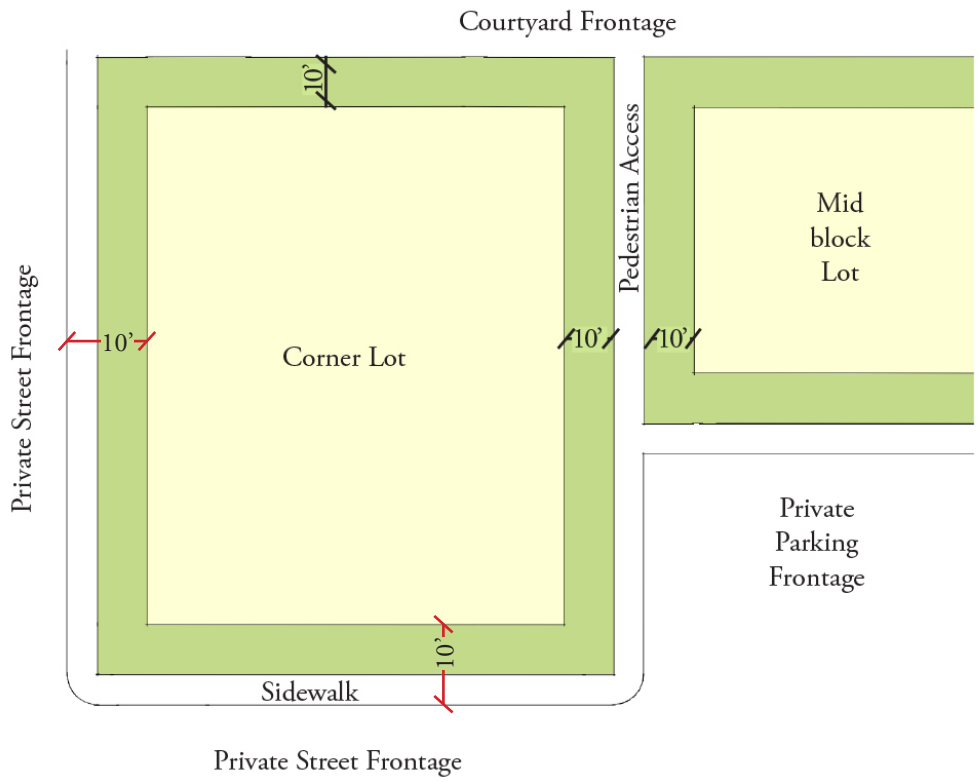
- Stepping down the facade at primary street frontages
- Providing additional set backs from the street

The following pages detail lot, height and massing standards that govern Residential Buildings to ensure they remain in character with the existing Village. Residential Buildings shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Residence G Standards.

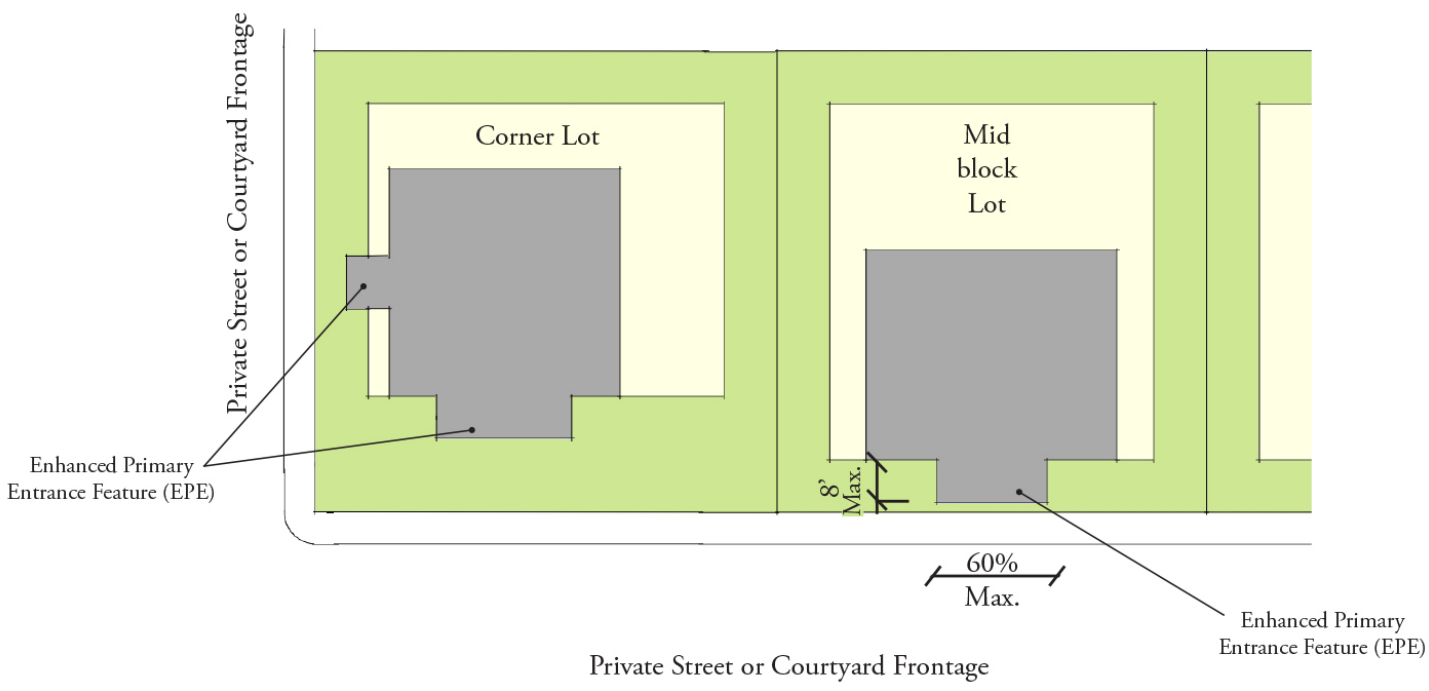
	Setback
	Allowable Building Footprint
	Building Footprint

Lot Layout Notes:

- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- Maximum lot coverage is 60% of the buildable area. Any open space required on the lot shall reduce the maximum lot coverage.
- Side setbacks between buildings is 10% of the lot width or 10', whichever is less, provided building code separation requirements are met with additional easements.
- An Enhanced Primary Entrance feature may extend up to 8' beyond the constructed front building line of the building provided: (a) It occupies no more than 60% of the front façade on each lot, (b) it remains unenclosed, with no fixed windows or screen, (c) any roof structure on or associated with the feature is up to one and one-half stories; and, (d) it is designed as an extension of the primary building using the same foundation, building materials, architectural styles and ornamentation as the primary building.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.



Private Street Frontage Lot Configuration

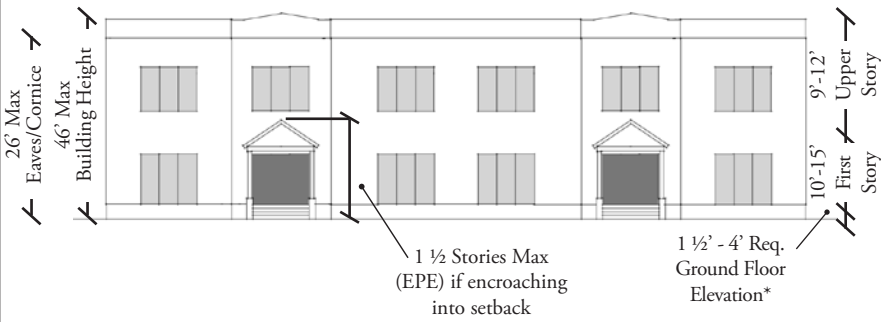


Notes

Transparency:

- On the face fronting the primary street, hereafter called the "Primary Facade", the first story shall have a transparency of 15% to 40% of the façade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 40% of the facade.
- Bay windows and balconies may extend up to 5' over the front building line on upper stories, and shall extend a minimum of 3' and a maximum of 5' from the building façade.
- Each building shall have at least one Enhanced Primary Entrance (EPE).

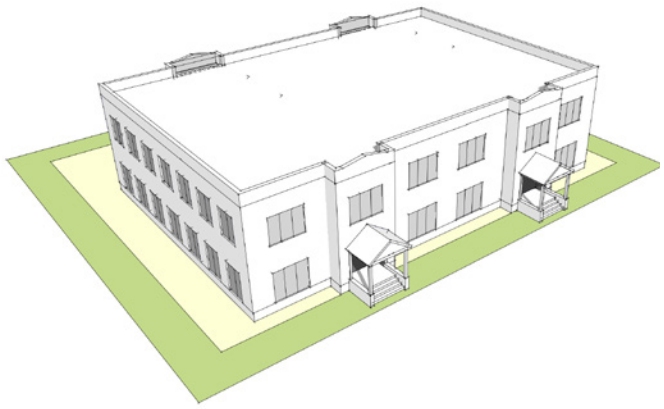
2 Story Buildings



* For buildings fronting on Park Lane Court South and/or Main Street, ("Leasing" office in residential component excluded).

Pitched Roof Massing:

- For buildings fronting on Park Lane Court South and/or Main Street, ground floor elevation is required to be 1.5' to 4' above grade at front building line. ("Leasing" office in residential component excluded).
- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26'. Three story buildings shall have a maximum cornice/eaves height of 36'. Four story buildings shall have a maximum cornice/eaves height of 46' with a maximum building height of 66'.
- Acceptable roof pitch range is 5:12 to 14:12.
- Pitched roofs must not extend more than 20' above the eaves.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

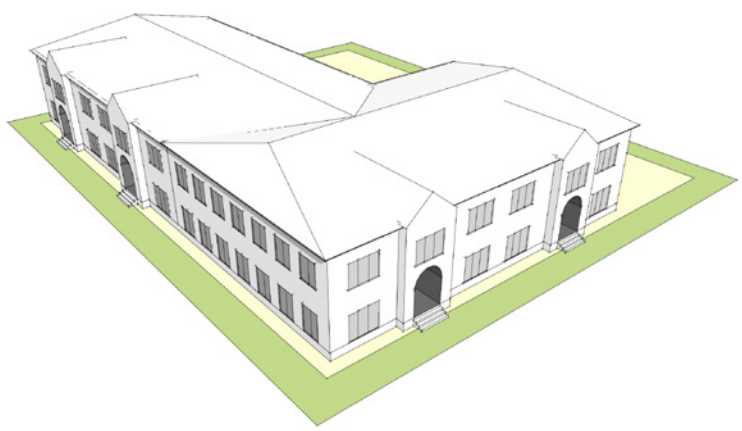


Flat Roof Massing:

- Parapets must extend a minimum of 3' above the top of the roof structure if utilized.
- Parapets must occur within the maximum building height.
- Buildings or residential spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skim of the building or internal to the block.

Bay Rhythm:

- Differentiated bays should be expressed on each face of a building or residential space directly fronting a public space or street.
- Bays shall be a minimum of 25' and a maximum of 50' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

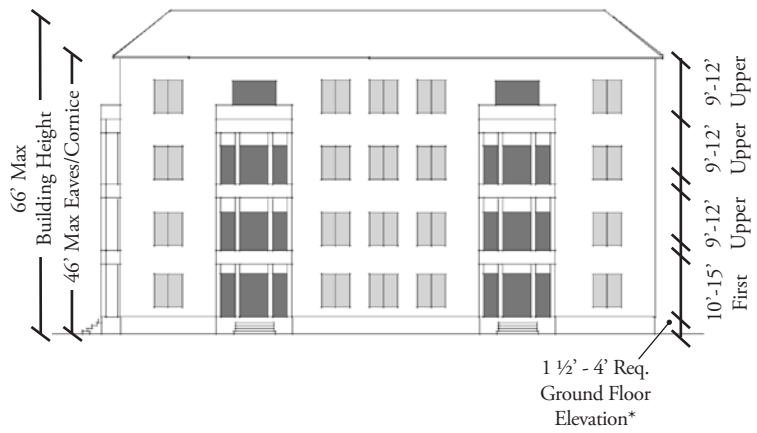


Massing Diagrams

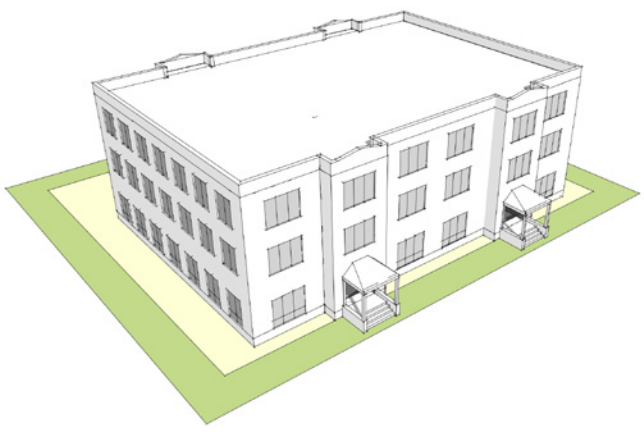
3 Story Buildings

* For buildings fronting on Park Lane Court South and/or Main Street, ("Leasing" office in residential component excluded).

4 Story Buildings



* For buildings fronting on Park Lane Court South and/or Main Street, ("Leasing" office in residential component excluded).



The Inn Building Typology is designed to retain the pedestrian scale, elegant design and overall character of the Village.

The Inn Building is mid-scale (up to 4 stories). An Inn Building should be designed to ensure that the massing, scale and character of the building is sympathetic to and does not overwhelm the pedestrian experience or other structures in the Village and along Lane Park Road.

The following standards permit differences in height, orientation, mass, scale and design essential to creating a sense that Lane Parke evolved over time and grew out of the existing Village. Design professionals should work to minimize the impact of the building's height on the character of the surrounding areas utilizing techniques including but not limited to:

- Stepping down the facade at primary street frontages
- Providing additional set back from the street

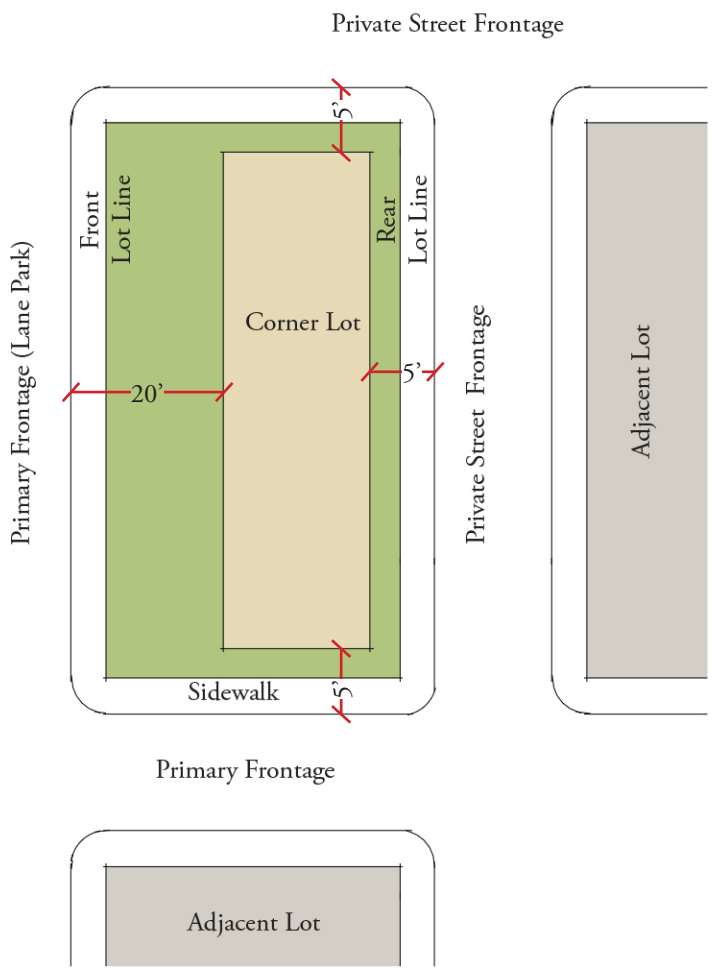
The following pages detail height, massing and orientation standards that govern Inn Buildings to ensure any such structure will remain in character with the existing Village. An Inn Building shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

LEGEND

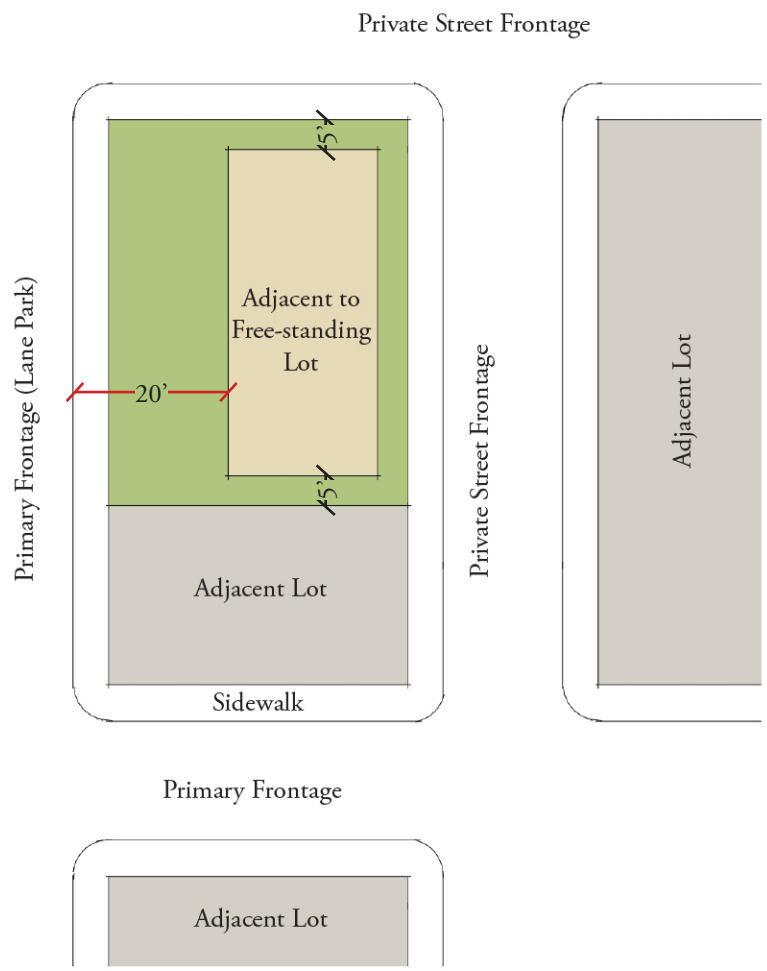
	SETBACK
	ALLOWABLE BUILDING FOOTPRINT
	ADJACENT LOT

LOT LAYOUT NOTES:

- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- Maximum lot coverage is 90% of the buildable lot area. Any open space required on the lot shall reduce the maximum lot coverage. Pedestrian and vehicular access drives shall not count against the lot coverage.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.
- If convenient onsite parking is desired, a discrete single-level parking structure may be allowed.
- The parking structure shall be set back as described below and shall screen the view of cars from Lane Park Road.
- The parking structure massing and façade shall be integrated into the primary Inn Building facade.



Primary Frontage Lot Configurations



Primary Frontage Lot Configurations with Adjacent lot

Inn Building

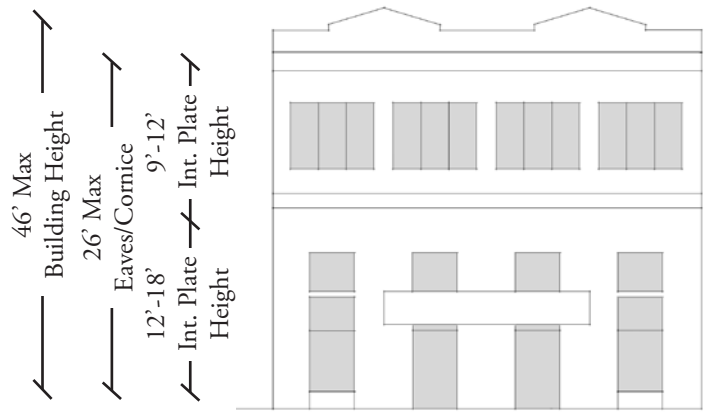
Massing Notes

Notes

Transparency:

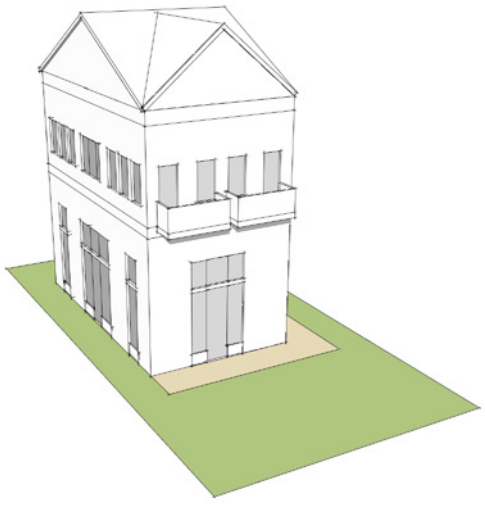
- On the face fronting the primary street, hereafter called the "Primary Facade", the first story shall have a transparency of 15% to 40% of the façade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 40% of the facade.
- Bay windows and balconies may extend up to 5' over the front building line on upper stories, and shall extend a minimum of 3' and a maximum of 6' from the building façade.

Two Story Buildings



Pitched Roof Massing:

- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26' with a maximum building height of 46'. Three story buildings shall have a maximum cornice/eaves height of 36' with a maximum building height of 56'.
- No building shall exceed 4 stories (maximum eaves height of 46' in height:; max. building height of 66') Towers and other appropriate architectural features that extend above the roof must fall within this maximum height. No parapet shall exceed 6' in height from the highest interior plate height.
- Pitched roofs must not extend more than 12' above the eaves if the roof pitch is 5:12 to 13:12.
- Pitched roofs must not extend more than 20' above if the roof pitch is 14:12 to 20:12. Pitched roofs sloped greater than 20:12 will not be allowed. Any steeply pitched roof that exceeds 16' in height shall utilize dormers, gables, or other forms to break up the roof mass.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.
- Flat roof structures may contain additional floor area built into or behind the parapet wall. In this condition, the parapet height may be increased to the maximum building height to screen the occupied space provided the increased parapet occupies less than 45% of the length of the building facade.

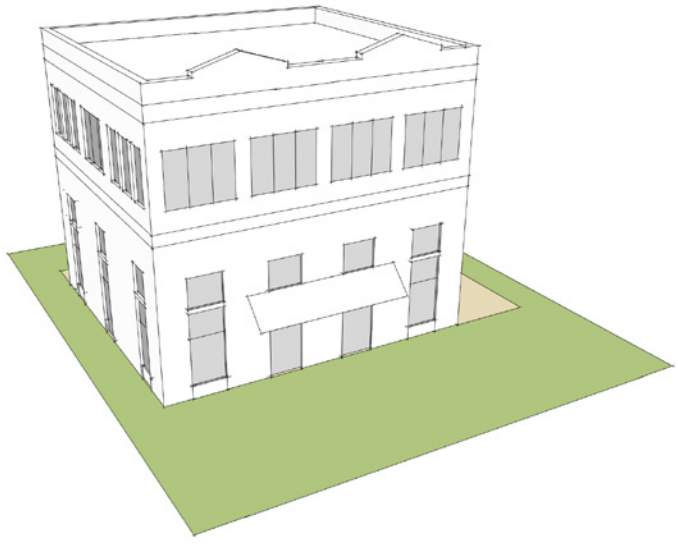


Flat Roof Massing:

- Parapets must extend a minimum of 3' above the top of the roof structure.
- Parapets must occur within the maximum building height.
- Buildings or store and inn spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

Bay Rhythm:

- Differentiated bays should be expressed on each facade of a building or store and inn space directly fronting a public space or street.
- Bays shall be a minimum of 20' and a maximum of 30' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

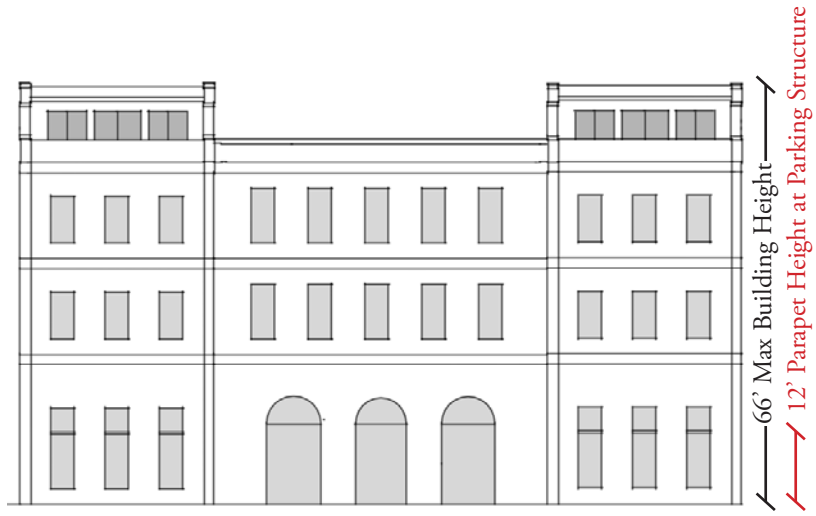


Massing Diagrams

Inn Building

Three Story Buildings

Four Story Buildings



The Parking Structure Typology is necessary to support the parking requirements of the proposed uses in Lane Parke. However, the Parking Structures must be designed in a manner that does not compromise the pedestrian scale and character of the Village. By concealing the Parking Structure and concentrating parking areas, the Parking Structure Typology helps encourage pedestrian activity and frees up more space for parks and public areas. The Parking Structure Typology is new to the Village.

The Parking Structure Typology is designed to accommodate functional parking spaces behind or above other structures. The Parking Structure Typology should occur on the interior of blocks and be masked from view by the other Building Typologies or design features so as to provide interest and variation along the street. Like the other typologies, this building type is mid-scale (1 to 3 stories) to retain the character of the Village. The parking areas must not be directly visible from any Primary Frontages. Any views from Secondary Frontages need to be well screened and architecturally articulated. Entries to such parking structures that are visible from any public right of way must meet the requirements of the Parking Structure Typology or of the other applicable Building Typologies as set forth in the regulating plan.

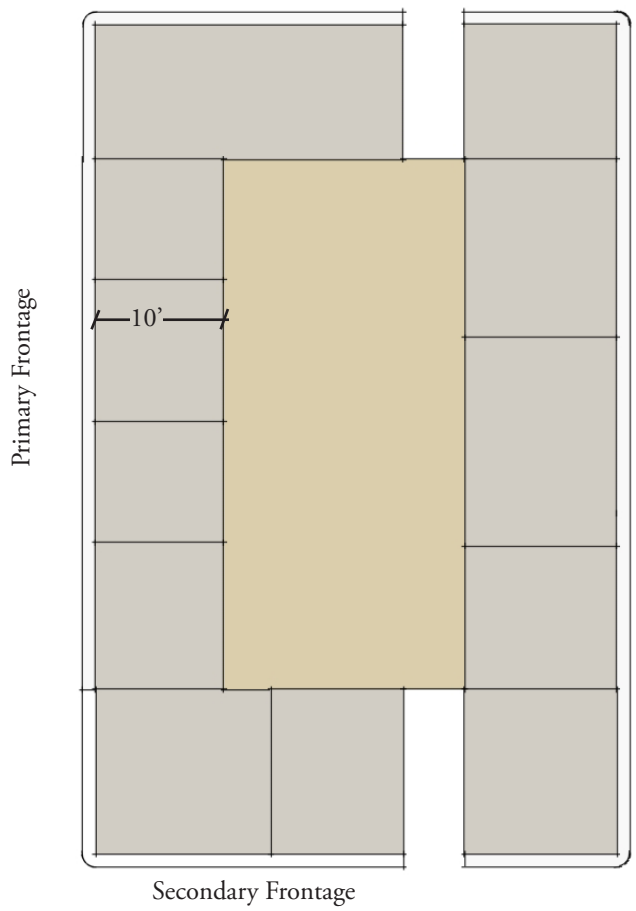
The next pages detail height, massing and orientation standards that govern the Parking Structure to ensure they remain in character with the existing Village. The Parking Structure shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

Lot Layout Notes:

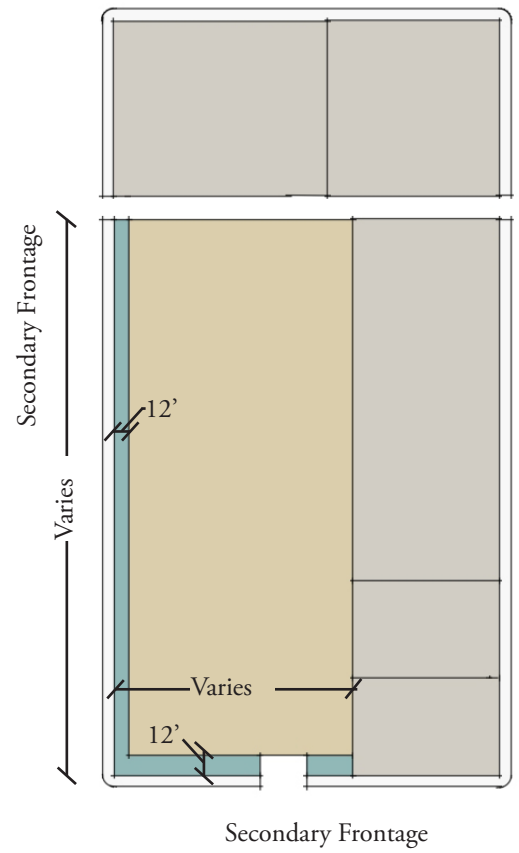
- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- The front facade of the building must occur in the Build-To Zone.
- Exceptions to the Street Wall Coverage requirements may be permitted to comply with the Open Space Requirements.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.

LEGEND

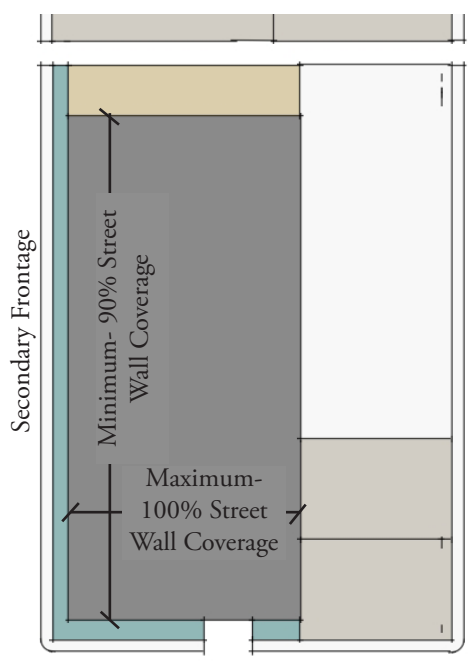
	BUILD-TO ZONE
	ADJACENT LOTS
	BUILDING FOOTPRINT
	ALLOWABLE BUILDING FOOTPRINT



Mid-block Lot Configuration



Corner Lot Configuration



Street Wall Coverage Requirements

One Story Buildings

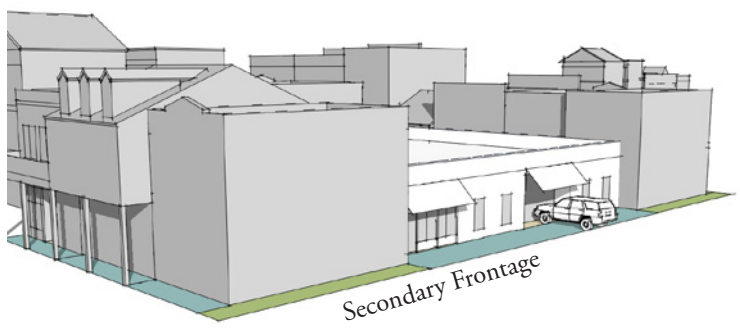
Transparency:

- On the facade fronting the primary street, hereafter called the "Primary Facade", Parking Structures must be lined by commercial space which conforms to one of the applicable Building Typologies as set forth in the Regulating Plan.
- On any facade that faces Secondary Frontage, the first story shall have a transparency 40% to 70% of the facade on the first floor and each upper story shall have a transparency 15% to 60% of the facade. Any other facades that are visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 40%.
- Vehicular entries into Parking Structures should occur on Secondary or Service Frontage where possible. An entry may occur on an area of Primary Frontage provided that the Parking Structure is behind liner buildings of at least 10' in depth.

Secondary Frontage

Roof Massing:

- One story buildings may contain one story of parking above grade and shall be a maximum of 34' in height.
- Two story buildings may contain two stories of parking above grade and shall be a maximum of 42' in height.
- Parapets must extend a minimum of 42" above the top of the floor structure at the highest level of parking.
- Parapets must occur within the maximum building height.
- Buildings with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.
- At the option of the city, upon its election to construct the Optional City Parking Level on the Parking Structure, three story buildings may be permitted that contain three stories of parking above grade and shall be a maximum of 46' in height.



Architectural Features:

- Stair towers may exceed the maximum building height if designed in accordance with the Architectural Features requirements in the General Design Guidelines, except that such stair tower may be located at any location within such Parking Structure.

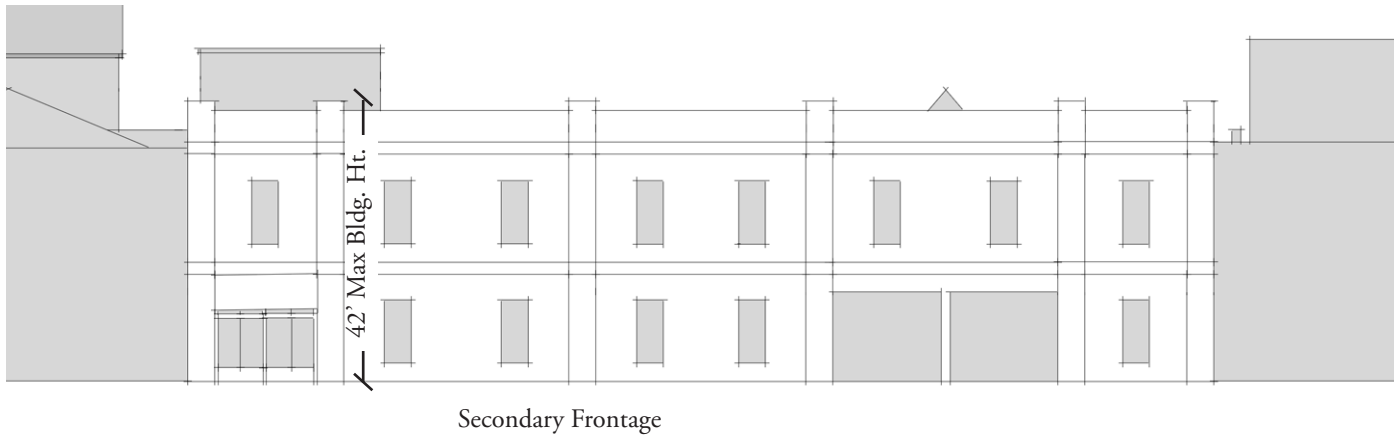
Bay Rhythm:

- Differentiated bays should be expressed on each facade of a building directly fronting a public space or street.
- Bays shall be a minimum of 25' and a maximum of 50' wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60' in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

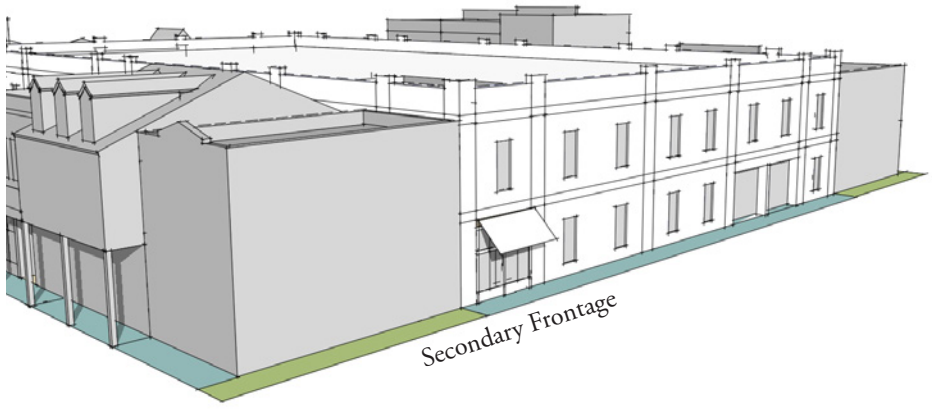
Massing Diagrams

Parking Structure

Two Story Buildings



Secondary Frontage



Secondary Frontage

The Grocery Building Typology in Lane Parke should be designed in a manner that does not compromise the pedestrian character of the Village. Careful consideration must be given to integrate the large massing of the structure as well as high parking and visibility requirements into the fabric of the village streets and blocks.

The Grocery Building Typology shall be located along secondary streets (or private street frontages) only. Facades of the building visible from a public right of way should be lined with Street Front Building(s) or other appropriate typologies. If a facade immediately fronts a public right of way without liner buildings, then it must be detailed in a manner consistent with adjacent building typologies. Surface parking requirements shall have limited frontage on streets and should be screened with enhanced landscaping.

The following pages detail height, massing and orientation standards that govern a Grocery Building to ensure any such structure it will remain in character with the existing Village. A Grocery Building shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

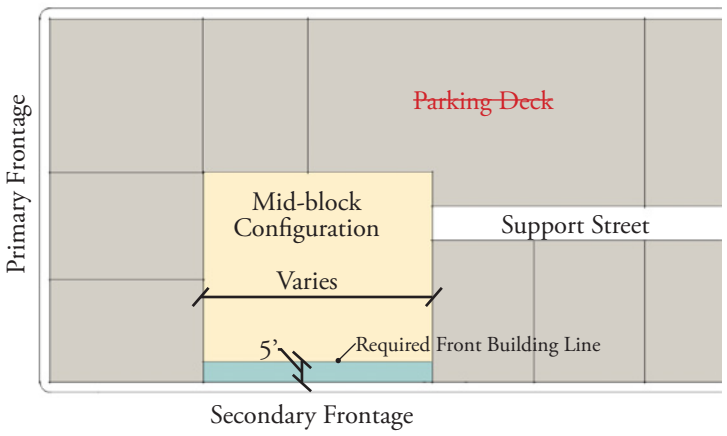
Lot Diagrams

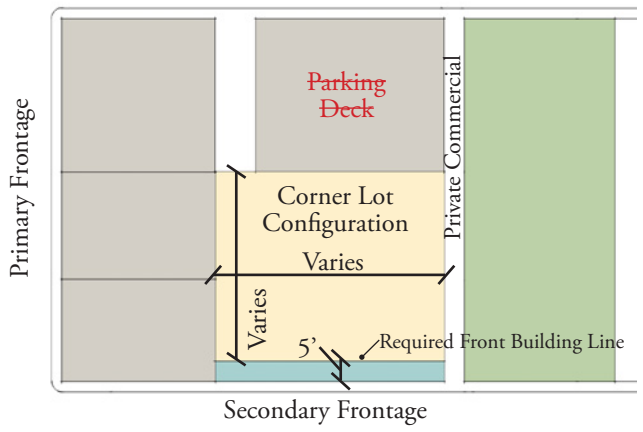
Legend

	Build-To Zone
	Green Space
	Allowable Building Footprint & Surface Parking
	Residential Lot
	Building Footprint
	Adjacent Commercial Lots

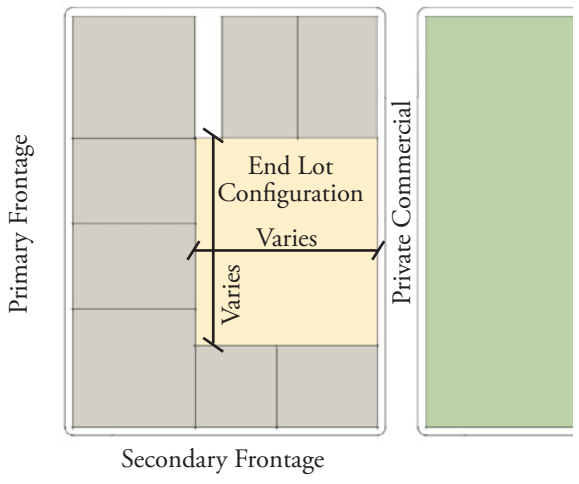
Lot Layout Notes:

- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- The front facade of the building must occur in the Build-To Zone if fronting a Primary or Secondary Frontage. No build-to requirements shall apply if the front façade of the building is facing a Private Frontage.
- Exceptions to Street Wall Coverage requirements may be permitted for the following: a) to comply with the Open Space Requirements, b) to create Open Space for plaza or street market.
- Maximum lot coverage is 90% of the buildable lot area. Any open space required on the lot shall reduce the maximum lot coverage. Pedestrian and vehicular access drives shall not count against the lot coverage.
- All references to lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.

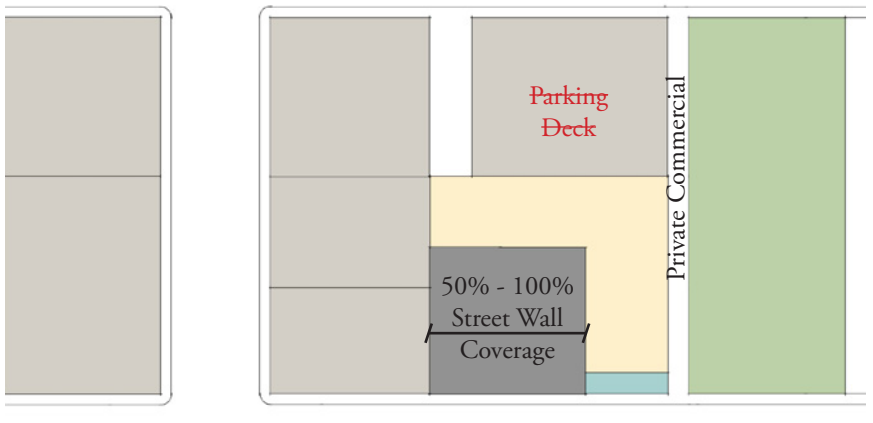




Primary Frontage Corner and Mid-Block Lot Configurations



End Lot Configurations



Street Wall Coverage Requirements

Grocery Building

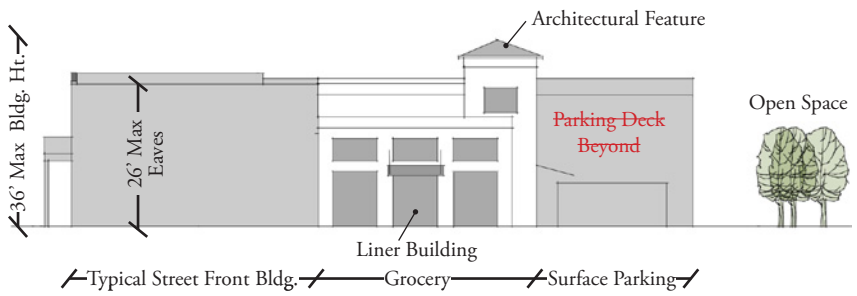
Massing Notes

Notes

Transparency:

- On any facade that faces a Secondary Frontage, the first story shall have a transparency of 40% to 70% of the facade on the first floor and each upper story shall have a transparency of 15% to 60% of the facade. Any other facades that are visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 40%.
- Frontages visible from public right of ways may be lined with commercial space that conforms to one of the applicable Building Typologies as set forth in the Regulating Plan.
- Vehicular entries to parking should occur on Secondary Private or Service Frontage. An entry may occur on an area of Primary Frontage, provided that the building is behind liner buildings of at least 10' in depth.

One Story Buildings

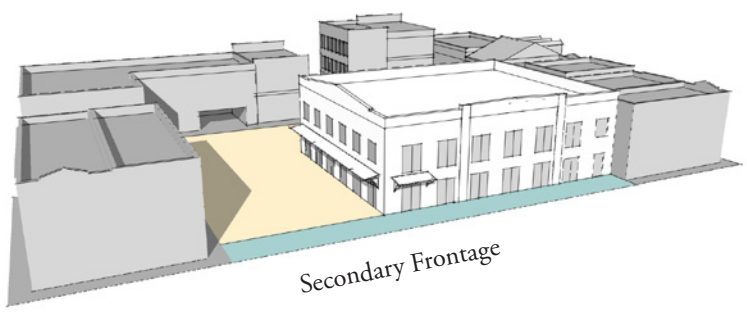


Pitched Roof Massing:

- One story buildings with a pitched roof shall have a maximum cornice/eaves height of 26'.
- Pitched roofs must not extend more than 10' above the eaves if the roof pitch is 5:12 to 13:12.
- Pitched roofs must not extend more than 16' above if the roof pitch is 14:12 to 20:12. Pitched roofs sloped greater than 20:12 will not be allowed.
- No building shall exceed 36' in height.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3', provided that a transparency of 15% to 45% is provided for the half story through the use of dormers.

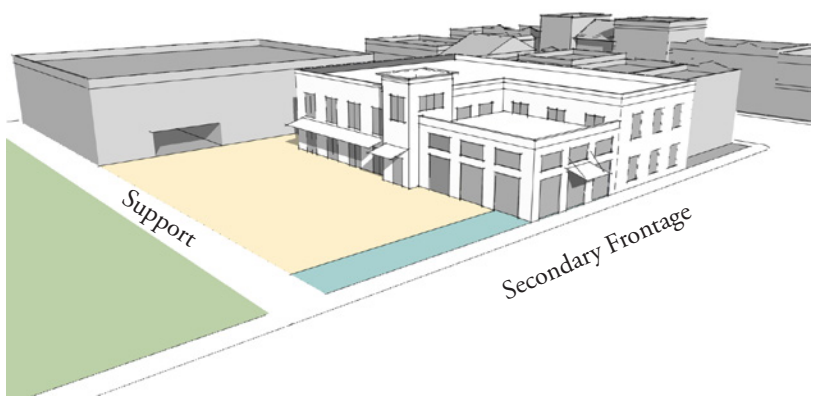
Flat Roof Massing:

- Parapets must extend a minimum of 3' above the top of the roof structure. This minimum height is intended to ensure that all rooftop equipment is hidden from public view.
- Parapets must occur within the maximum building height.
- Buildings or store spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.



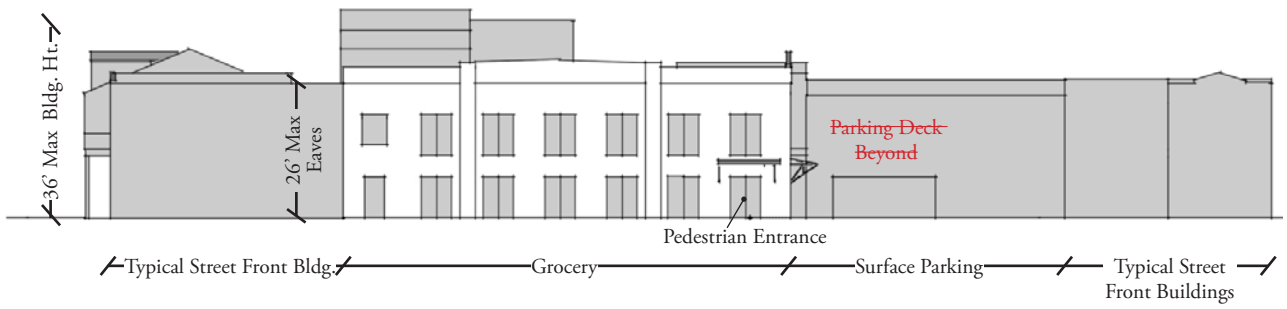
Architectural Features:

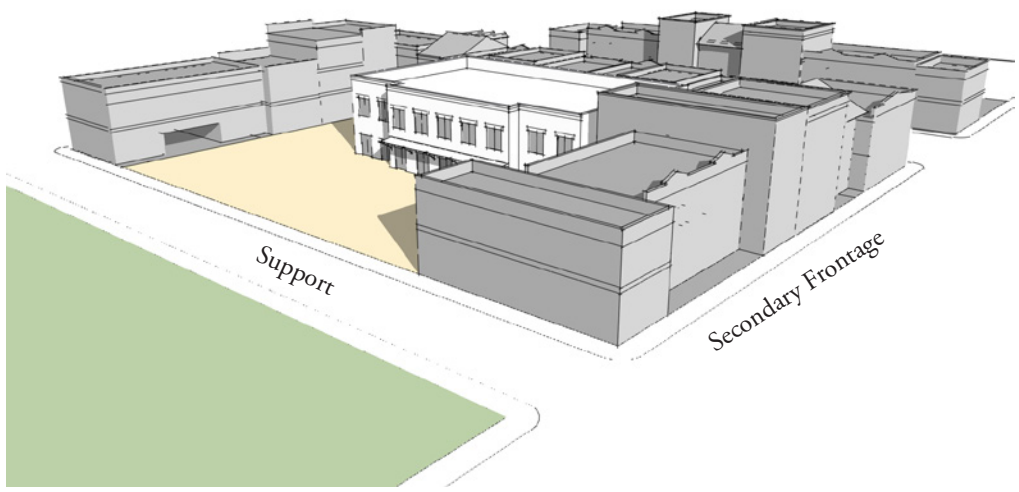
- Buildings are limited to one story.
- Internal mezzanine floors are permitted within allowable ceiling height.
- Differentiated bays should be expressed on each facade of a building or store space that is over 60' wide and is directly fronting a public space or street.
- Bays shall be a minimum of 20' and a maximum of 30'; they must have architectural articulation, such as piers or pilasters.

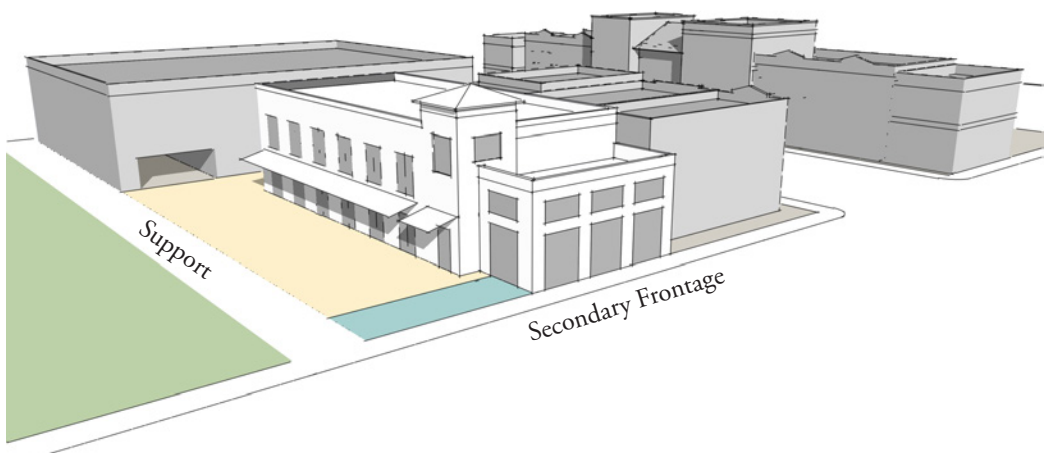


Massing Diagrams

Grocery Building







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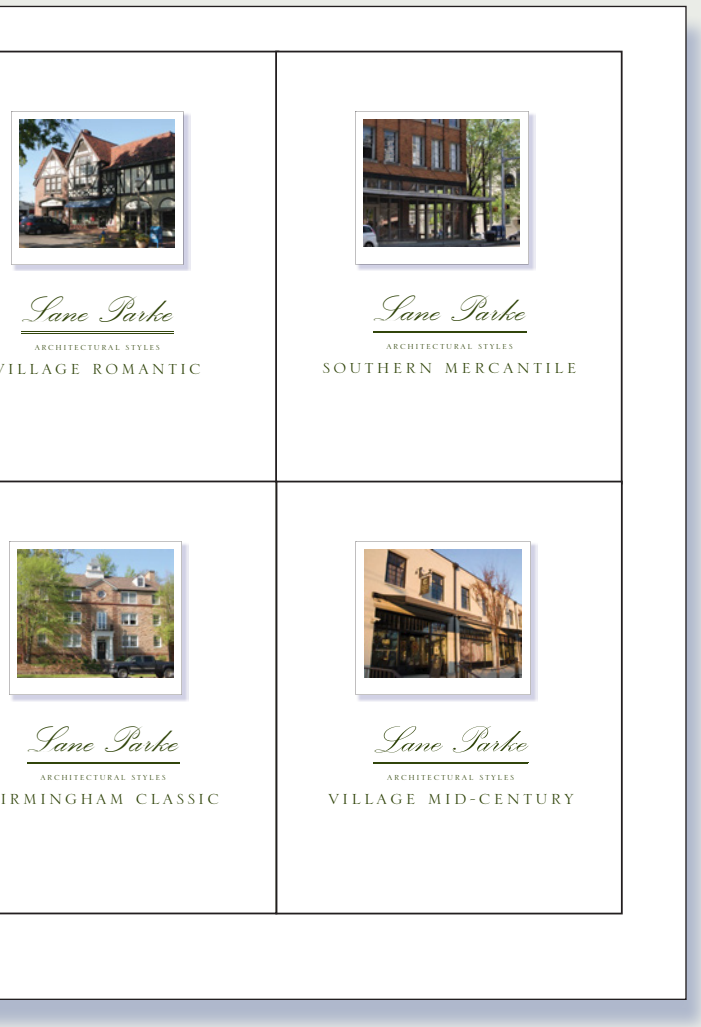


Lane Parke

ARCHITECTURAL STYLES

Each building or façade within Lane Parke shall be designed in accordance with one or more of the following Architectural Styles: (i) Village Romantic, (ii) Southern Mercantile, (iii) Birmingham Classic and (iv) Village Mid-Century. The design of each building, façade, store space or residential space shall conform to the guidelines established herein for the designated Architectural Style, including the Identifying Features and Design Concepts, which must be approved in accordance with the Design Review Process. Multiple Architectural Styles may be applied to the following Building Typologies: (i) Street-Front Buildings, (ii) Free-Standing Buildings, (iii) Residential Buildings, (iv) Inn Building, (v) a Parking Structure, and (vi) Grocery Building. Multiple Architectural Styles shall, when appropriate, be applied to the façades of any Street-Front Building that occupies the length of a block in order to create architectural diversity (taking into consideration the architectural diversity of surrounding buildings). For each Architectural Style, example photographs and illustrations have been included as reference material, provided however, such Design Examples shall not be construed as final designs, nor shall such Design Examples be construed to require the incorporation of any particular design element represented therein. Final designs may vary from such Design Examples provided such designs substantially conform to the guidelines established for the designated Architectural Style. The standards for each Architectural Styles shall control over any conflicting provisions of the Village Overlay Standards, the Local Business District Standards or the Residence G Standards.

The VILLAGE ROMANTIC Architecture Style is based on the extensive palette of existing precedent within Mountain Brook Village and the larger Shades Valley area. Mountain Brook and the surrounding villages were developed during the early twentieth-century when the turn-of-the-century romantic movements influenced many architects, planners, and developers. The ultimate source of these movements is the reverence of the traditional European village and its values expressed in quality, natural building materials and a rich variety of simple massed forms.

Roofs are steeply pitched, typically 11:12 to 20:12, and front facing gables are very common and encouraged individually or in groups. Walls are masonry or stucco with half-timbering, stucco, shingle, or siding as upper story surfacing of in gable infill, often beginning over the window head trim. Windows are grouped vertically and horizontally to create larger glazed openings, with the upper sash of all windows being divided into smaller panes over a single pane lower sash. Turrets, arches, bays, brackets, dormers, and chimneys all embellish and add character to Village Romantic structures.

Appropriate Building Typologies

- Street-Front Buildings
- Free Standing
- Residential
- Inn

IDENTIFYING FEATURES

1. Steeply pitched roofs (11/12 to 20/12)
2. Picturesque Massing, often Asymmetrical in Overall Composition
3. Second Story or Other Key Elements Project from Main Wall Plane
4. Masonry Walls on Ground Level of Multi-story Buildings
5. Polygonal Turrets or Towers at Inside Corners
6. Half-Timbered Wall Surface Treatment

Appropriate Building Materials

- Wall materials: brick, painted brick, stucco, and stone masonry
- Trim/accent materials: brick, cutstone, cast stone, and wood
- Roofing materials: slate, flat clay or concrete tiles, metal or composite architectural shingles

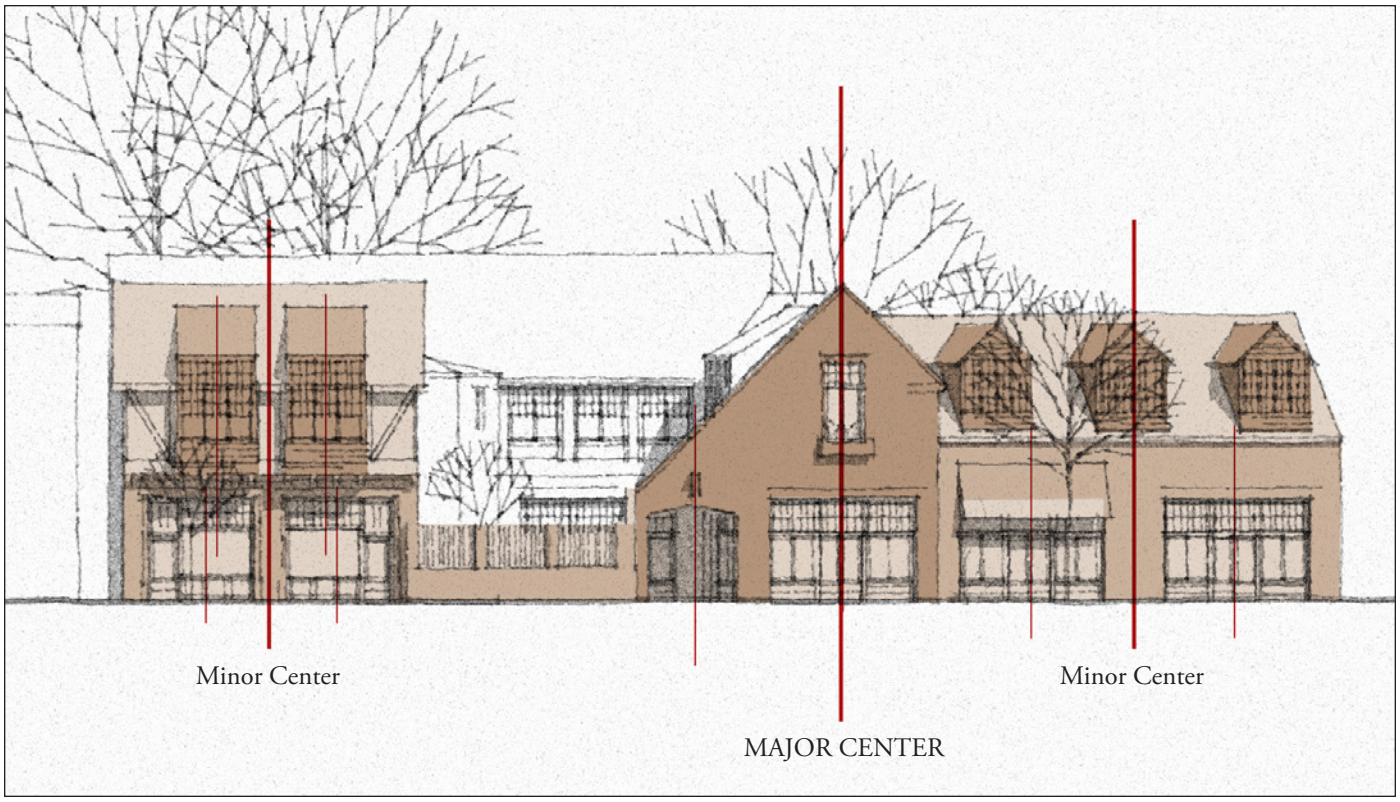
Additional Resources

- *Designs on Birmingham* edited by Philip Morris and Marjorie White, published by the Birmingham Historical Society.
- *Mountain Brook Village: Then & Now* by Linda Nelson and Marjorie White, published by the Birmingham Historical Society.
- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster

POUNDBURY VILLAGE STORES

Etc...
2726

THE SOMERS TOWN COFFEE HOUSE
SOMERSTOWN COFFEE HOUSE



Village Romantic Design Concepts

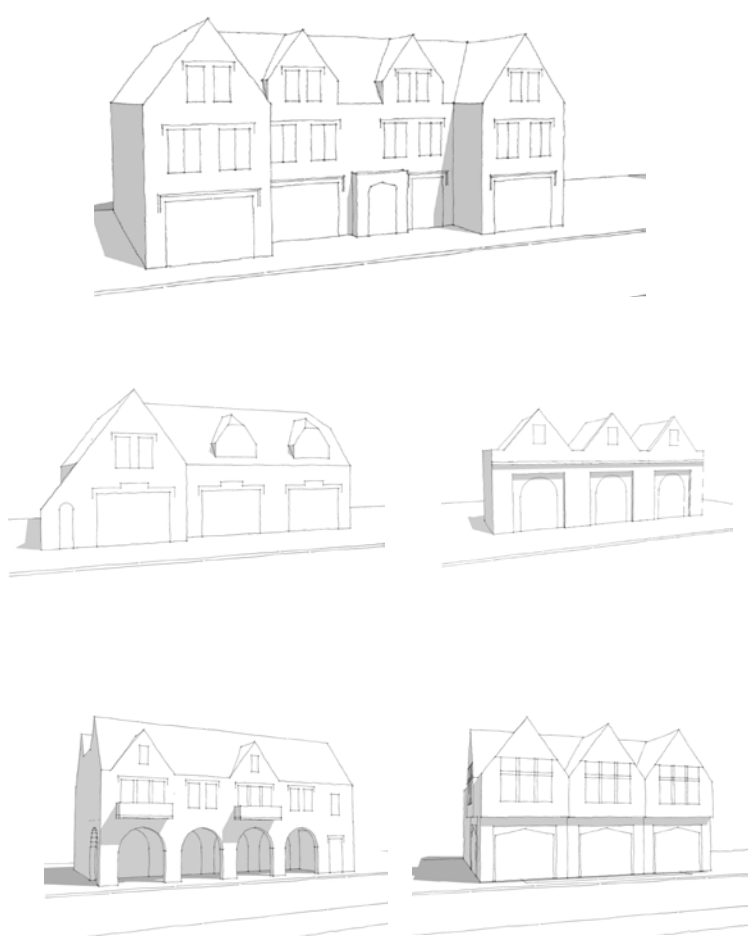
SYMMETRY - A Village Romantic building will have a picturesque structural order guided by the eye for an overall harmonious composition. Bilateral building symmetry is not common and is discouraged. Individual design elements or groups of elements can be symmetrical to each other however. While this apparent contradiction makes the style more difficult to prescribe than others, the results of a well composed Village Romantic building will have a timeless, charming character.

PROPORTION - All historic styles are grounded in simplicity of proportion formulas, if any are present at all. Many times proportion is simply that which 'looks' right. In the Village Romantic style, 1:2, 1:3, 2:3, and 3:5 are key proportional relationships to consider. Wall opening dimensions need to honor standard masonry unit sizes to minimize awkward material cuts and misaligned openings. The overall goal of the style should be an appearance of modest, durable charm.

SURFACE - A Village Romantic surface is meant to be textured. Wall material should be as natural as possible, brick, stone, or wood, with natural undulations across the masonry faces to create soft variations in shade and shadow. Openings are recessed deeply to create strong shadow lines and trim profiles are projected to unify grouped elements.

HIERARCHY OF SCALE - The scale of details are very important in this style to be appropriate to the building material being used. Stone and masonry details will be larger and more simple than those of details constructed in wood. Details are more prevalent in this style more so than any others because of the variety of architectural elements at your disposal; it is better to be reserved and get a few great details versus ambitious and design a lot of mediocre or incorrect ones. Monumental design elements to be viewed from afar are not typical due to the inherent modesty of the architectural style.

Village Romantic Massing Examples



GABLE END WALLS

Village Romantic's largest and most common design element is the use of gable-fronted end walls. They can be in Brick (natural color or painted/stained), Stone, or Stucco, with wood possibly being introduced in the upper stories through half-timbering (entire wall) or thick beveled siding (starting over the upper window head trim).

All masonry appearance should be one to project a hand crafted appearance, minimizing the machine influence of material production. Roof Pitch should be high (11/12) to steep (20/12). If wood is used in upper gables the roof structure will project out from the wall by a minimum of 6"; if masonry is used, a slight parapet will terminate the roof structure behind the wall and the parapet will be capped with masonry, often slightly contrasting in color and texture with the lower wall material.

Gable End Walls are also commonly grouped together in number which can create a very appealing rhythmic roofline. If grouped, gables should maintain the same material appearance while the fenestration may vary.

WALL SURFACES & TEXTURES

The most important feature of a Village Romantic building is the treatment of the exterior wall surface in its design and in material character. The Village Romantic is rooted in the precedent of the existing built fabric of Mountain Brook specifically and in the overall Shades Valley area. This existing precedent was itself built upon the precedent of the Garden City movement of the early 20th Century, popularized by British Arts & Crafts architects and planners working at that time. Natural materials like stone, brick, stucco, and wood, are used in combination to create a charming visual texture across al building faces.

Half-Timbering is an ornamental wall detail to depict the structural appearance of wood wall supports infilled with a contrasting wall material. Common dimensions to consider for wood 'timbering' trim - 5"-9" in width, to be flush with or slightly protrude from the infill surface. The infill material is most commonly stucco, smooth or rough texture, followed by brick in non-structural patterns painted or stained to a light color. An alternate contrast can be achieved if the wood trim is light and the infill is a darker tone or hue.

PROJECTIONS & OVERHANGS

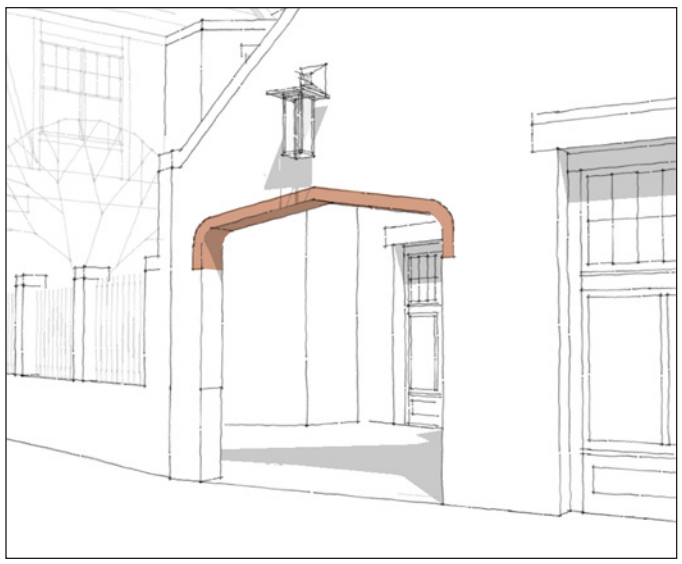
Another distinctive element in the Village Romantic style is the occurrence of wall projections and overhangs. 'Projection' and 'Overhang' will be interchanged in the text below to describe the general effect of 'sticking out', but there is a slight difference. 'Projection' is used to describe individual building elements that project out from the main wall plane, such as bay windows and dormers. 'Overhang' is used to describe an entire floor/wall that cantilevers over the one below in order to expand interior space - it is a very practical consideration, as the old adage goes, make every inch count!

When an overhang occurs there is always a transition of material and it will always transitions from 'heavy' to 'light', that is, if brick, stone, or stucco is used on the ground level the upper story that is overhanging will be a lighter mix of materials, often seen as half-timbering (wood posts between stucco or brick infill). The distance of these overhangs will not exceed 24" and are most common between 6"-16". In the larger overhangs there will often be visual if not structural support provided underneath the projection. If a 'Projection' occurs off of the lighter story it will often maintain the similar wall surface material. If it projects off a solid masonry wall the lighter mix of materials rule should apply.

STOREFRONTS & SIGNAGE

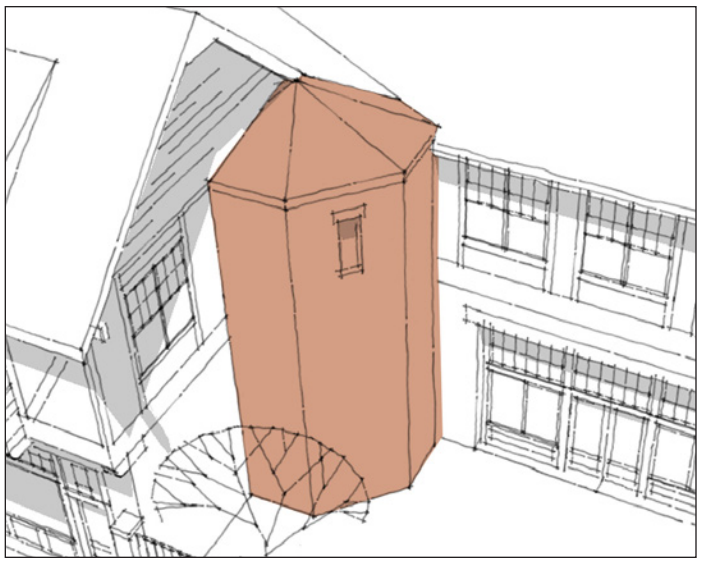
Getting the correct scale of a Village Romantic Storefront is the most important goal. Historically, these structures were more on the human scale with the openings and display area smaller than those of other architectural styles. The key concept to keep in mind while designing this style of storefront is to be 'warm and welcoming'. Architecturally this can be accomplished by limiting the store opening to 12 feet or less in height and providing an awning that reduces the effective 'ceiling' to around 8'-9'.

Storefront material should be of wood construction, with heavier, articulated framing 6"-10" in width. Transom window sashes should be divided into multiple, vertically proportioned panes, while lower display windows should be large clear glass, but never wider than tall.



ARCHES

In the Village Romantic style, arches abound and are used as a very good clue to determine the overall style of an authentic building. The most commonly used form is called a 'Tudor Arch' - a flattened, pointed, arch typically built up from four key center points. It is very similar in appearance to an elliptical arch. The dimensions of all Tudor Arches may vary but the distance from spring-line to peak should always be less than half of the arch opening. Other acceptable forms to consider would be elliptical and half-round arches. The trim around the arch can be brick, stone, stucco, or wood and will often be in a contrasting color from the wall which surrounds it. Arches repeated in a row as an ensemble make for very successful and useful arcades. Repetition of this element should occur in odd numbers only.

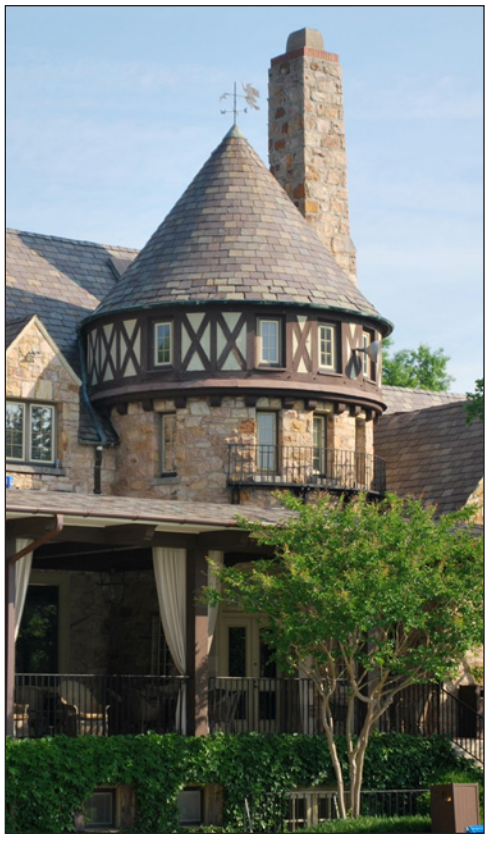


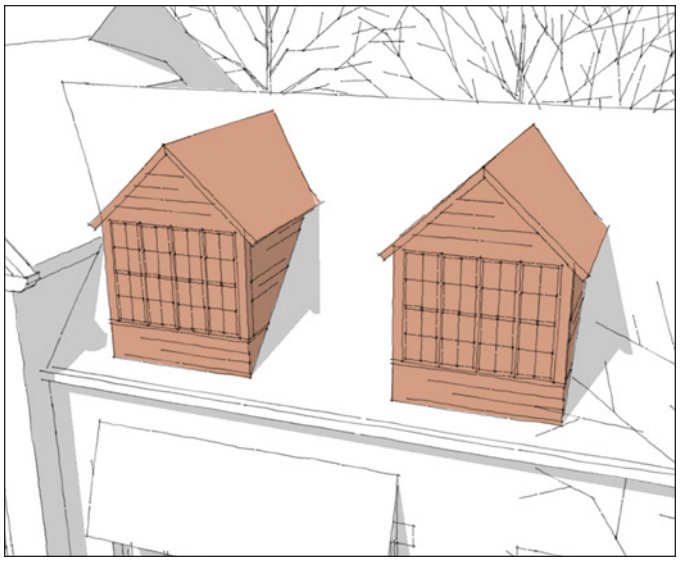
TOWERS

Village Romantic Towers are charming, solid, and mostly subtle design elements. Unlike more formal castles and forts, Village Romantic towers occur at inside corners (most common), or off of the front building face (not centered), or as a growth off up from the wall plane (fully engaged).

Towers can be circular, rectangular, or polygonal (6-8 sides most common) and should seek to maintain the main building mass eave line or act as a transition between two different eave heights. They are not common in great numbers as they are not an essential element to creation of a pleasing Village Romantic Building. If the project site is placed at the end of an axis line or is placed around positive outdoor space by use of a courtyard, a tower would be a successful design element to consider.

Materially, towers should be masonry (matched to the rest of the building, brick, stone, or stucco) with minimal punched openings to accentuate solidity.





DORMERS

Village Romantic Dormers are a very important roof element in this style to create visual interest within the mass of roof that steeper roof pitches create. They will most often be gabled in form, but may also be shed or a clipped gable. They can be located solely on the roof plane or be placed on the wall and provide a break in the eave line.

Dormers are typically large, with windows grouped in numbers from 2-4. They can be handled successfully in many different ways, but the most egregious error is for it not to be in proportion to the rest of the roof. Their placement needs to be composed well just as any other building element.

The SOUTHERN MERCANTILE Style is an interesting architectural variation in its simple expressive forms balanced with sometimes intricate and always interesting textural detail. It might be better termed as 'Main Street Vernacular" since it is a building style you may find on main streets in all sizes of towns and cities across the country. As in all national styles there are common elements that create the framework for the local vernacular to graft onto and adapt to their own particular traditions or uses.

Southern Mercantile buildings address all the practical needs for the building occupants and its visitors. They range in size from the one-store one-story small shops of individual merchants all the way to the 3 to 4 story mill buildings that housed the manufacture or storage of the goods to be sold on Main Street. Large glazed openings of ganged windows and doors maximize the view of goods for sale to passers-by and provide generous light for the interior as many buildings only have light from one wall.

Upon this utilitarian need for visibility the wonderful creativity of brickwork and wood trim satisfied the more ephemeral need for visual interest, distinction, and beauty. A Southern Mercantile building celebrates its status on the street as a handsome accompaniment to its neighbors.

Appropriate Building Typologies

- Street-Front Buildings
- Grocery Building
- Parking Structure

IDENTIFYING FEATURES

1. Masonry wall construction
2. Flat roof with ornamented parapet
3. Punched openings at upper floors with higher concentration of glazing at lower level
4. Brick and masonry detailing (i.e. corbeling, banding, arches, or decorative motifs)
5. Horizontal and vertical banding suggestive of post and lintel structure
6. Large glazed storefront on street

Appropriate Building Materials

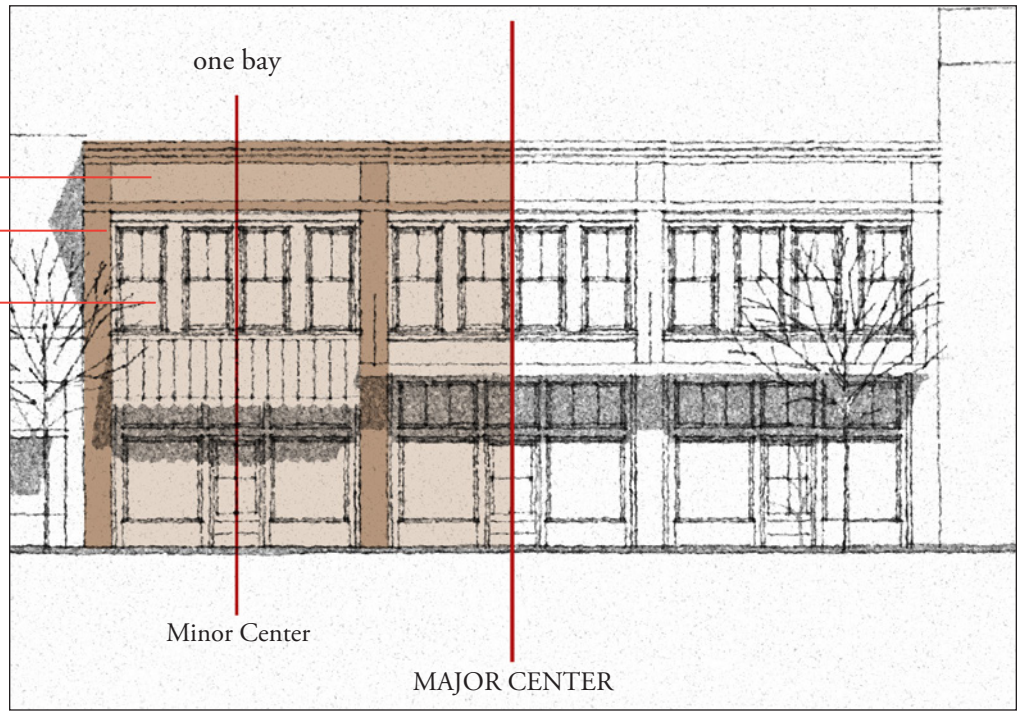
- Wall materials: brick, stone, stucco, painted brick
- Trim/accent materials: brick, cast stone, wood
- Roofing material: metal, flat clay or concrete tiles, composite architectural shingles

Additional Resources

- *Designs on Birmingham* edited by Philip Morris and Marjorie White, published by the Birmingham Historical Society.
- *Mountain Brook Village: Then & Now* by Linda Nelson and Marjorie White, published by the Birmingham Historical Society.
- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster

Example Gallery

Southern Mercantile



Southern Mercantile Design Concepts

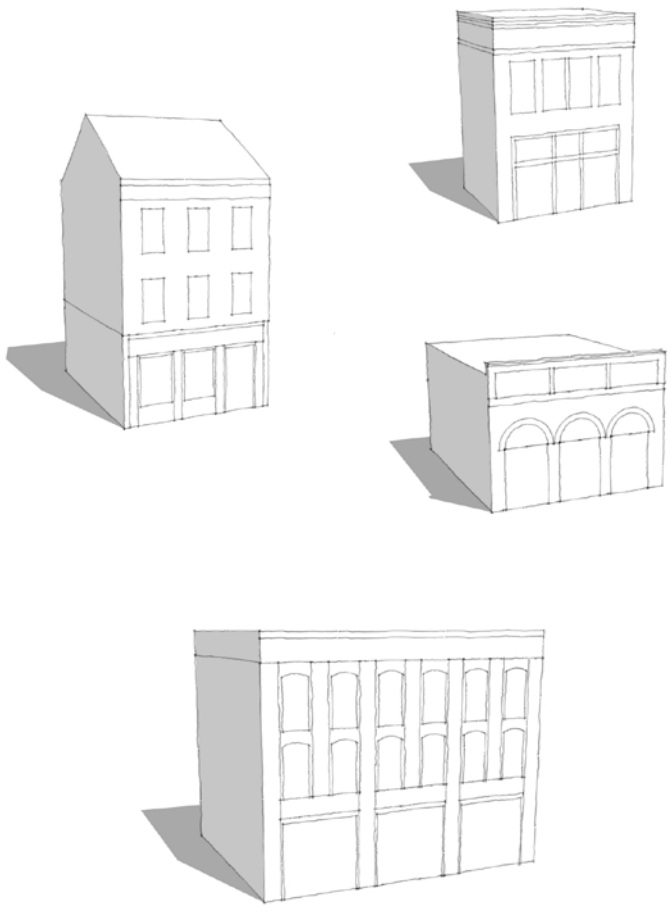
SYMMETRY - A Southern Mercantile building will have a structural order guided by the width of the overall building and its division into smaller bays. There is a freedom in the choice and the number of bays which are only limited by the practical requirements of the structure and the overall length of the property. Common bay numbers are 1, 2, 3, 4 , & 5.

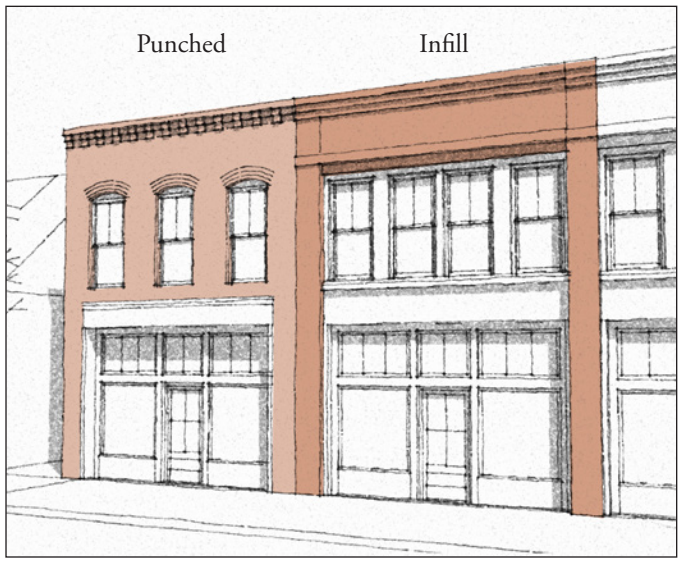
PROPORTION - Southern Mercantile proportions are based upon and generated from very simple formulas and are very responsive to utilitarian necessities (structural spans, column heights, etc). Wall opening dimensions need to honor standard masonry unit sizes, minimizing awkward material cuts and misaligned openings. Building corners should maintain a 24" solid surface before the introduction of any glazing to better 'carry' the building. The overall goal of the style should be an appearance of solid simplicity.

SURFACE - A Southern Mercantile surface is well detailed. Openings are recessed deeply, a minimum of 8", and parapets can project as much as 36" with transitional depths or visual supports building up from 0 (wall plane) to 36 (edge of cornice). The use of shade and shadow is very important to the reading of a Southern Mercantile building. Simple, ornamental brickwork is a way for the store-owners to differentiate themselves from their neighbors while being practical and using very similar construction methods and dimensions. If handled with attention and care and based upon historic examples, this design style can be very pleasing to the eye.

HIERARCHY OF SCALE - Masonry details are more prevalent in this style more so than any others, which may take more study and care to execute successfully. Any and all efforts exerted in this area will result in a more valuable and attractive structure.

Southern Mercantile Massing Examples

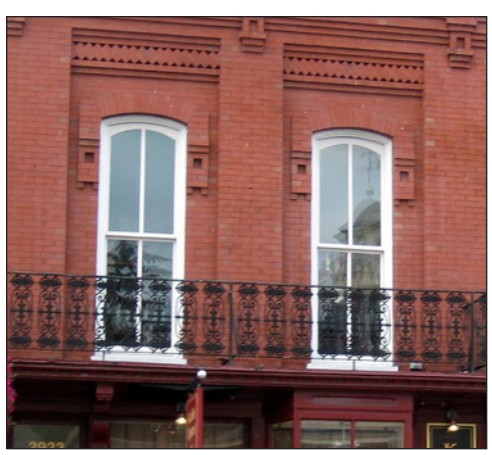


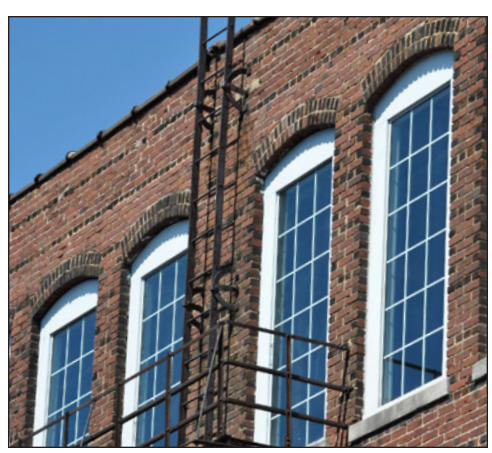


OPENINGS AND FRAMEWORK

Southern Mercantile building openings are one of two types - punched or infill. Punched openings typically occur in the upper stories of mercantile buildings, while the infill is usually used in the ground floor to increase glazing area. The punched openings are large in order to maximize the penetration of light into the building interior. Punched openings can be handled in a variety of ways, but all should be recessed from the wall by at least 4".

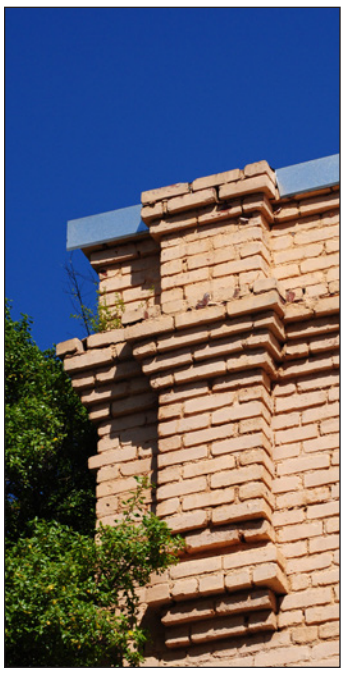
The primary design intent is to be functional yet simply adorned in a way that expresses the structural components of the elevation.





The parapet of a Southern Mercantile building is where you will see the greatest expenditure of design creativity in this style - an amazing variety can be achieved through simple manipulations of a small, standard building component called the brick. A brick's plain rectangular shape on its own does not immediately equate with beauty or complexity, but a simple glance at the accompanying images will expose its wonderful possibilities.

Southern Mercantile parapets can be as simple as a single row of offset brick in the same coursing as the wall below or as elaborate as the one illustrated below and be a mixture of ornamental sheet metal or wood cornice detailing and brick surrounds. Wall coping is typically natural or cast stone 6"-8" thick. Heights range from 24"-48".



STOREFRONTS & SIGNAGE

Southern Mercantile Storefronts are large and can either be infill between masonry piers or punched into the wall plane similar to upper story windows in this style. The storefronts are typically larger in width than height and they contain a majority of glazing punctuated by the entry doors to the interior. Wood or Metal framing up to 12" in width provide the framework for the window sash and doors, which can be a combination of both large and small panes. Although there are many possible successful solutions, the main concepts to maintain are pane proportions between windows and doors and that as one rises in elevation the panes typically decrease in size. Metal columns and entablature can add another layer of scale to the building but are not required. Within the general rectangular openings the entry doors may be placed in any desired composition as symmetry at this smaller scale is less necessary for success - often the entry bay is recessed further into the building than the surrounding windows to create a covered area and to accentuate the entry. Entries should be larger than normal, often exceeding one door in width, and entry doors should be at a minimum 50% glazed. Other building bays may have additional entry points but the main entry should always be clear to the pedestrian.

The simplest way to accomplish this clarity is by placing the store signage directly over the main entry point, either on the awning or applied directly to the wall or entablature above the entry. Larger scale signage to be viewed from afar is best located on the parapet wall surface.

BRICKWORK & DETAILS

Southern Mercantile brickwork and accent masonry details are what differentiate it from the more austere Village Mid-Century style. In general the offsets and angles are exaggerated to create bold, vibrant shadows that enliven the overall building facade. The primary locations for this type of detail to occur is on the parapet, at the window heads, and between the storefront and upper story windows.

AWNINGS & MISCELLANEOUS

Southern Mercantile awnings can range from flat metal planes held out from the wall surface by links or chains to soft, striped, curved canopies that move in the breeze. While the rectangular metal roof might seem too similar to the Birmingham Classic, at the smaller scale there will be more articulation at the surfaces of a Southern Mercantile metal awning.

There are no hard and fast typical rules for such a variety of design possibilities, hard or soft, shallow or deep, low or high pitch, sign or no sign; but the awning should relate to and enhance to overall building composition.

The BIRMINGHAM CLASSIC architectural style encompasses elements from Federal, Georgian, and Classical Revival styles inspired by English and Colonial precedent. The classical buildings found in and around Birmingham share the core characteristics of the classical tradition, but express subtle differences from similar styles in other parts of the South. This style is found in many public buildings, college campuses, and stately homes around Birmingham.

The dominant feature of these buildings is the simple and symmetrical massing embellished by more refined classical ornamentation. Roof forms are typically gabled or hipped with slopes no greater than 6:12. In most cases these buildings are constructed with brick and/or stone masonry with the higher style examples using cast stone for their ornamentation. More modest examples are constructed of brick masonry with wood ornamentation. The entries and doors are often intricately detailed to bring a pedestrian scale to some of the larger structures.

Appropriate Building Typologies

- Street-Front Buildings
- Free Standing
- Residential
- Inn

IDENTIFYING FEATURES

1. Simple Volumes additive porches or smaller wings to make more complex shapes. Recessed colonnades are also common.
2. Symmetrical composition of doors and windows
3. Simplified classical detailing at entries, windows, cornices and walls
4. Roof pitches typically 6:12 or less for the main massing with shallower pitches (3-5:12) for frontal triangular gables or secondary masses and porches

Appropriate Building Materials

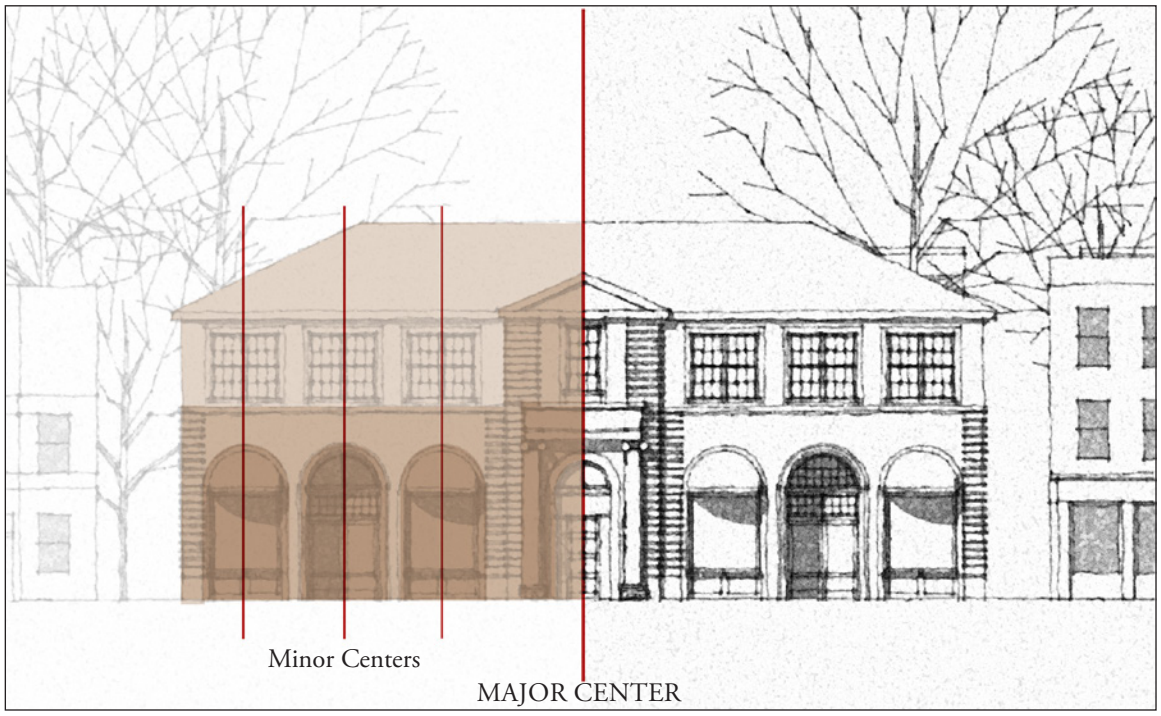
- Wall materials: brick, painted brick, stucco, and stone masonry
- Trim/accent materials: brick, cutstone, cast stone, and wood
- Roofing materials: slate, flat clay or concrete tiles, metal or composite architectural shingles

Additional Resources

- *Designs on Birmingham* edited by Philip Morris and Marjorie White, published by the Birmingham Historical Society.
- *Mountain Brook Village: Then & Now* by Linda Nelson and Marjorie White, published by the Birmingham Historical Society.
- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster

Example Gallery

Birmingham Classic



Birmingham Classic Design Concepts

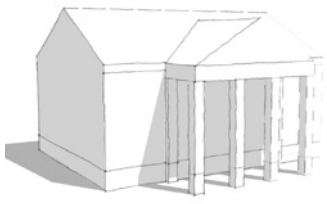
SYMMETRY - The most prominent feature of a Birmingham Classic building will be its bilateral symmetry, each side generally matching the other along the imaginary centerline. This symmetry mimics the natural 'design' of animals and humans that is generally symmetrical.

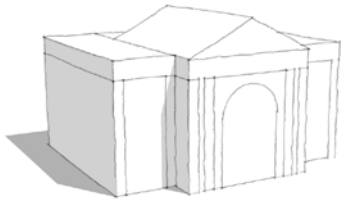
PROPORTION - The organization of a Birmingham Classic building is based upon and generated from proportions which can be found in nature and many historic structures. The classical canons of Tuscan, Doric, Ionic, and Corinthian proportions can be applied to appropriately size cornices, columns, openings, pedestals and bases. Typical ratios include 1:1, 1:2, 1:3, 2:3, 3:5, 1:1.618 (the Golden Section)

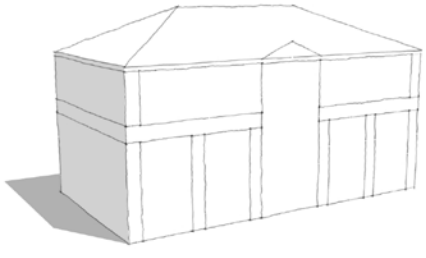
SURFACE - Monumental Birmingham Classic buildings should be constructed of lasting materials such as brick, stone, or stucco. Buildings that are more commercial in nature may have wood trim, and buildings more residential in nature may be constructed of primarily wood. Openings should be recessed into masonry walls at a minimum of 2".

HIERARCHY OF SCALE - A Birmingham Classic building can be a stand-alone monument or part of the urban fabric. It includes large scale elements such as porticoes which can be experience from a distant urban scale and small scale elements such as mouldings to relate to the smaller human scale. However, all sizes of details require the use of appropriate proportions to compose an aesthetically pleasing and successful building.

Birmingham Classic Massing Examples

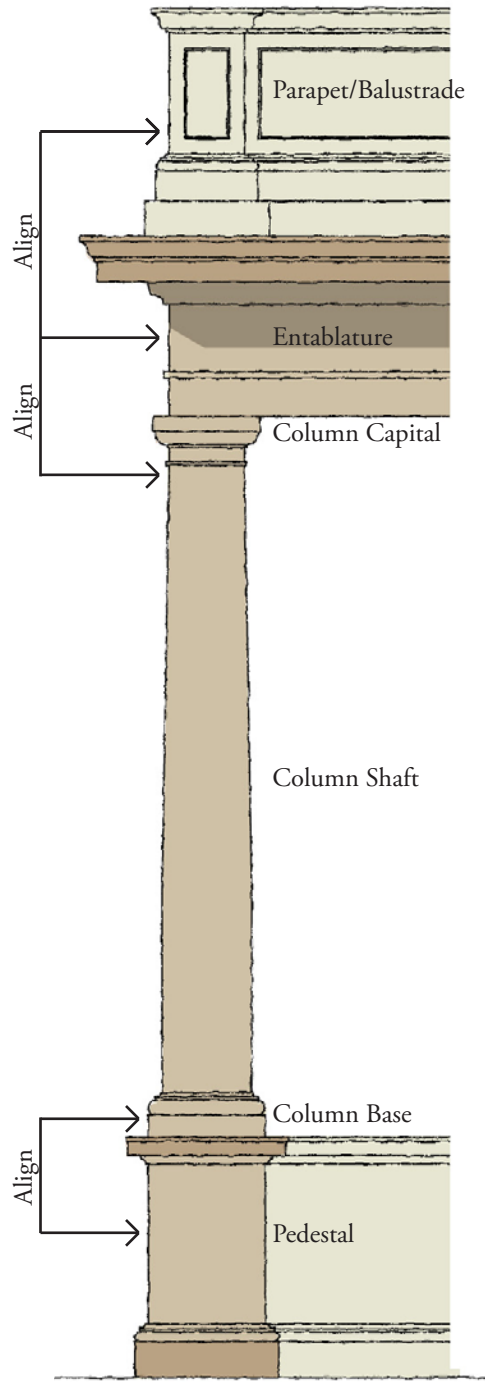


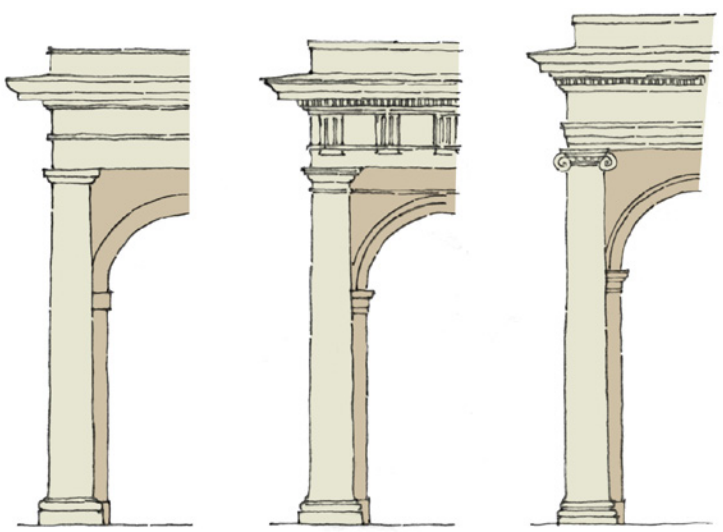




CLASSICAL DETAILS

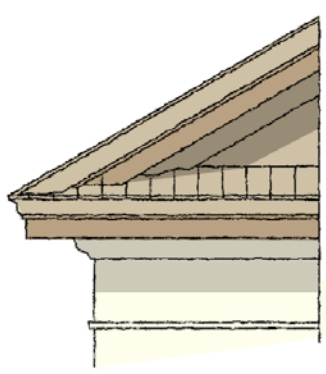
Birmingham Classic buildings draw heavily on classical details for embellishments at important portals and horizontal planes. The profiles and proportions of these details are dictated by the classical tradition that is well documented. The most prominent proportional systems are expressed in the classical canonical orders of Tuscan, Doric, Ionic, and Corinthian. More information about these traditions can be found in additional resources such as *The American Vignola* by William Ware or *Parallels of the Classical Orders of Architecture* by Normand and von Mauch.



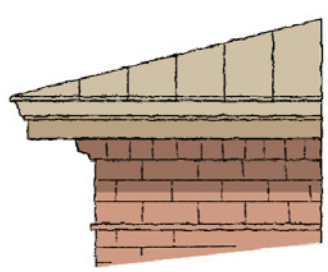


Arch Conditions - Tuscan, Doric, Ionic (left to right)

Gable with Stone Cornice - High Style



Gable with Wood Cornice - Mid-Style



Classical Brick Cornice with Hip Roof

ENTRY FEATURES

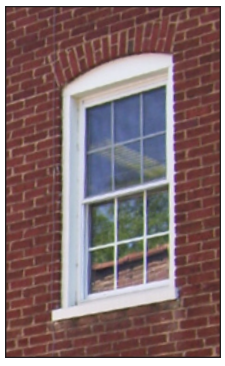
The entries into buildings of the Birmingham Classic style are the most articulated elements on the facade. They are highlighted with ornamental embellishments and architectural features. The entry most often occupies the central bay on a bilaterally symmetrical facade. Specifically on public buildings, there is often a large loggia or arcade that provides shelter and a place for people to gather. These arcades feature an odd number of bays, with the entry occupying the central bay. Retail buildings may have a flat expression of an arcade filled with glass as their storefront windows. Storefronts can also take the form of large trabeated openings with an articulation of small pilasters and mouldings around the glass within the large masonry opening.

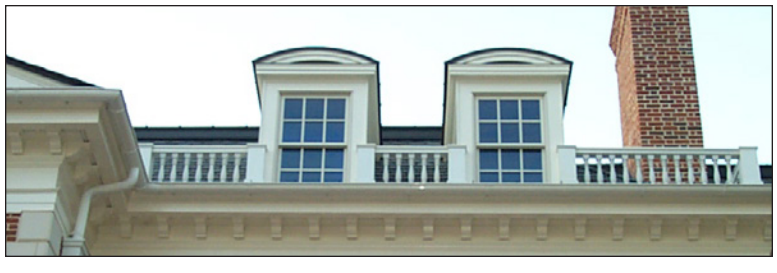
DOORS

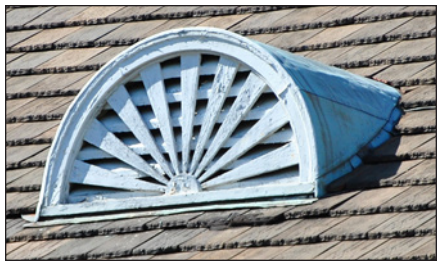
The main door of a Birmingham Classic building is often highly embellished and the central element on the facade. In these instances, the entry takes the form of large double doors with a rectangular or semicircular transom. On less monumental buildings, the entry takes the form of a single door with sidelights. In both cases, the door surround is articulated with a portico, pilasters or columns. Less important side doors, or residential entries often display a stripped down version of columns or pilasters with a shallow gable or bracketed shed roof similar to an awning.

WINDOWS, DORMERS & VENTS

Windows on Birmingham Classic buildings shall be vertical in proportion, though several windows may be ganged in order to form a more horizontal composition. Windows may have a half-round or elliptical head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and 5'-0" in height. Window head heights should align at each story of the building. Dormers, where appropriate, should be constructed of wood and not masonry as the main body of the structure. Small accent windows in non-rectangular shapes are allowed for accents such as in the pediment of a facade. Windows should be articulated as punched openings with inset wood trim. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used, but must be sized appropriately to the opening and have functioning hardware and hinges.

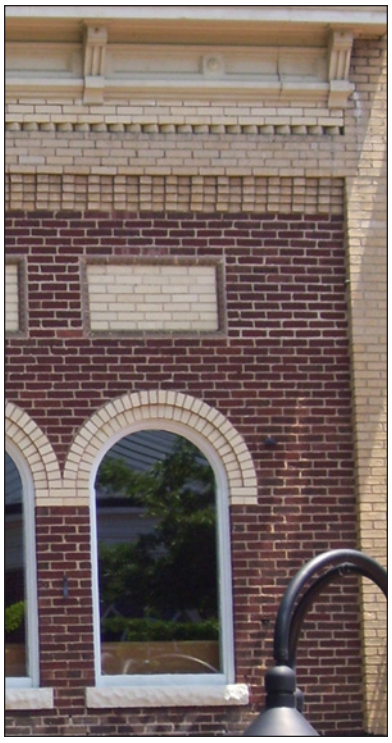


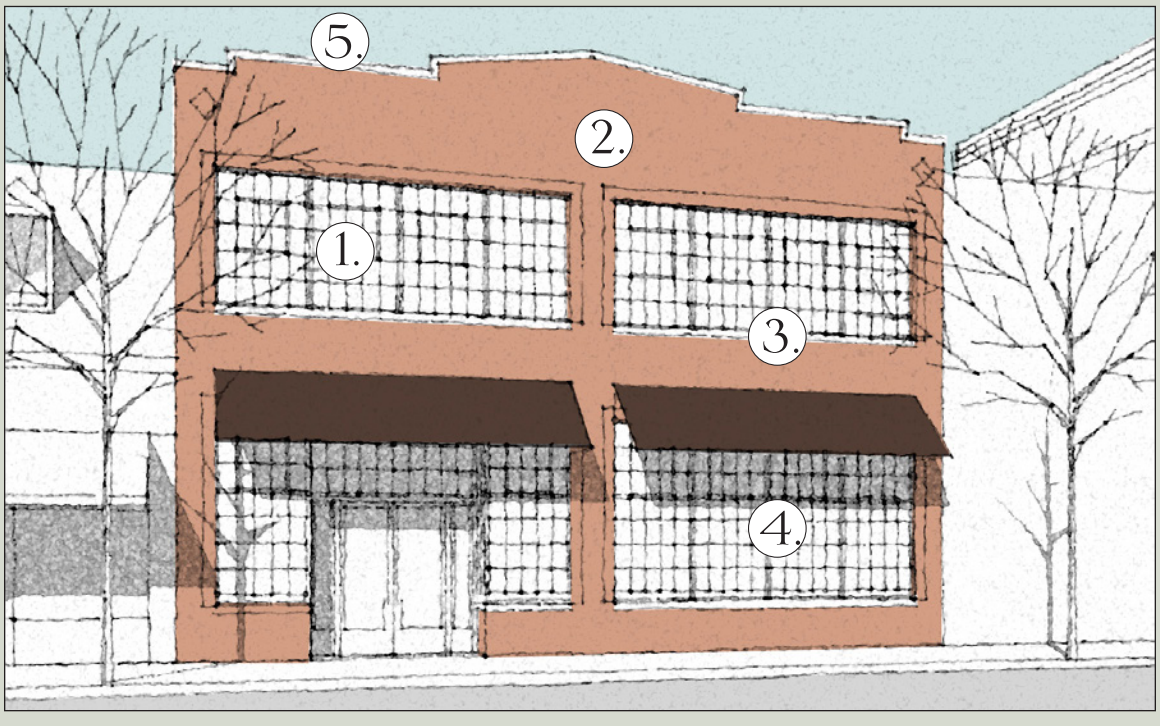




BRICKWORK - STONEWORK

Brick or stone may be used to create texture on the facades of Birmingham Classic buildings. Contrasting brick or stone may be used in horizontal bands to imply a base, watertable, or cornice. Quoining may be implied at the corners of buildings, surrounding large openings, or below the edges of a pediment to imply pilasters. Contrasting or protruding brick or stone may be used to highlight architectural features or imply a bay rhythm where no glazing is present.





The VILLAGE MID-CENTURY Architectural Style is typified by an early to mid-century modern aesthetic of machine-like craft and the absence of ornament. It is important to consider that while not as architecturally honoured as the more typical historic styles, done well, it is still valid and pleasing to both users and viewers. Many practitioners of this style were trained in the traditional schools of architecture where proper relational proportions are highly valued. This means that whatever the design goal, the relationships between building height and width, and the building to its elements were always considered as a coherent composition.

In a general view the Village Mid-Century building appearance is horizontal. It is a smaller scale 1-2.5 story building which can be expanded horizontally to accommodate more utilitarian building types such as grocery stores or restaurants, where you want large openings to engage customers or for al fresco dining. The Village Mid-Century is a local designation appropriate for Mountain Brook Village in that many of the buildings in the existing Village developed in the 50's and 60's take this style.

Appropriate Building Typologies

- Street-Front Buildings
- Free Standing
- Parking Structure
- Grocery Building

IDENTIFYING FEATURES

1. Large punched openings in masonry walls
2. Simple, minimal surface articulation
3. Horizontal proportions in majority of architectural design elements
4. Metal windows with multiple panes and awning openings
5. Parapet with Simple Coping that is often stepped or sloped in height

Appropriate Building Materials

- Wall material: brick, painted brick, stucco, cut or cast stone
- Accent material: brick, stone, cast concrete, metal
- Roofing material: metal, flat clay or concrete tiles, composite architectural shingles

Additional Resources

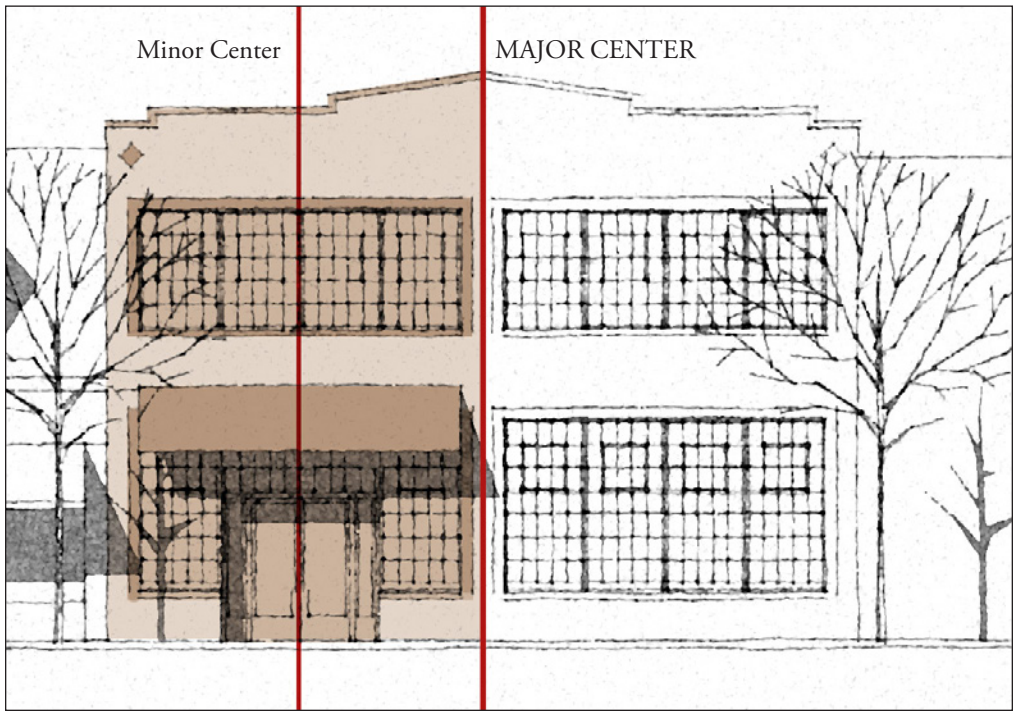
- *Designs on Birmingham* edited by Philip Morris and Marjorie White, published by the Birmingham Historical Society.
- *Mountain Brook Village: Then & Now* by Linda Nelson and Marjorie White, published by the Birmingham Historical Society.
- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster

MARTIN BISCUIT CO.
CANTINA

Christine's Feathered Nest

COFFEE

Village Mid-Century



Village Mid-Century design Concepts

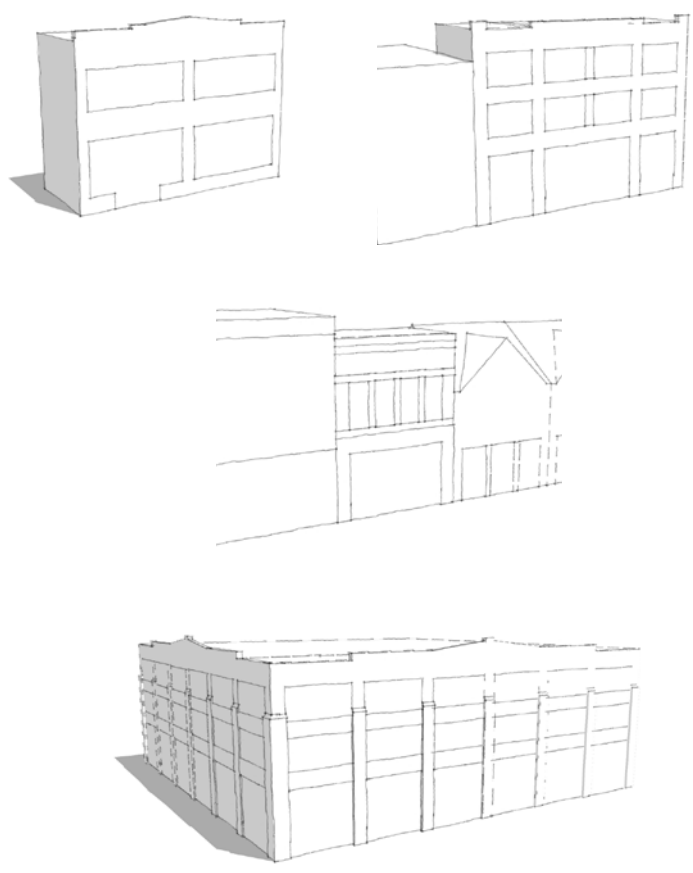
SYMMETRY - A Village Mid-Century building is very similar to the structural symmetry of the Southern Mercantile style and will also have a visual order guided by the width of the overall building and its division into smaller bays. There is a freedom in the choice and the number of bays which are only limited by the practical requirements of the structure and the overall length of the property. Common bay numbers are 1, 2, 3, 4 , & 5.

PROPORTION - Village Mid-Century proportions are based upon and generated from very simple formulas and are very responsive to utilitarian necessities (structural spans, column heights, etc). Wall opening dimensions need to honor standard masonry unit sizes, minimizing awkward material cuts and misaligned openings. Building corners should maintain a 24" solid surface before the introduction of any glazing to better 'carry' the building. The overall goal of the style should be an appearance of solid simplicity.

SURFACE - A Village Mid-Century surface is meant to be 'clean'. Openings are not recessed deeply, to a maximum of 8". Any protrusions from the wall plane do not project more than 4-6" typically. These dimension dictums reduce the visual depth of the building by reducing the shadows that are cast by the sun. If handled with attention this effect can be very aesthetically pleasing.

HIERARCHY OF SCALE - Details are less prevalent in this style more so than any others, but that does not indicate or mean that concern for the human scale is absent or ignored. It is actually more important here that these smaller scale details be correct because there are so few of them.

Village Mid-Century Massing Examples



OPENINGS & FRAMEWORK

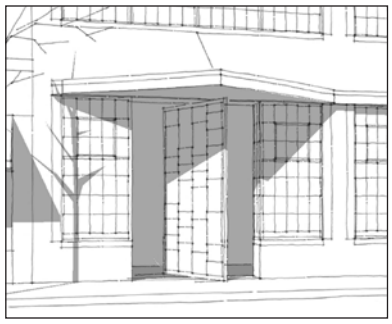
Village Mid-Century building openings are very large and horizontal in proportion. They are created by placing duplicate or similar windows next to each other in groups of two, three, four, and five. The primary design intent is to express a clean and horizontal aesthetic with minimal ornamental pattern and detail. Brickwork detailing may or may not be utilized at the edge of the openings - if it is it is generally 8-12" of brick and/or other masonry. Simplicity is paramount. Windows will be metal with multiple panes and thin frame profiles. See Storefronts and Signage for details on that respective feature.

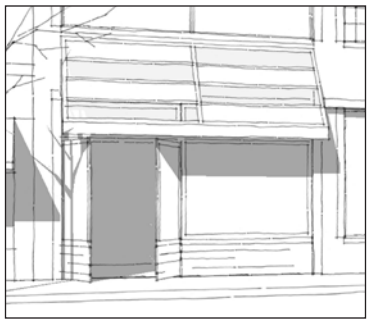
PARAPETS

Village Mid-Century parapets are often the architectural feature that gets the most attention. At its simplest the lone detail is a stone or tile coping that presents a contrasting band of color, emphasizing the buildings mass horizontally against the sky. Vertical steps are introduced to add architectural interest to the corners or center or to draw attention to signage or other elements like window bays.

In all cases the integrity of the planar quality of the wall surface is to be maintained. In rare occurrences if ornament is desired the motifs of Art Deco parapet sculpture would be most appropriate due to its shallow relief which similarly minimizes the strong contrast of sunlight and deep shadow while still seeking to individualize designs.

STOREFRONTS & SIGNAGE



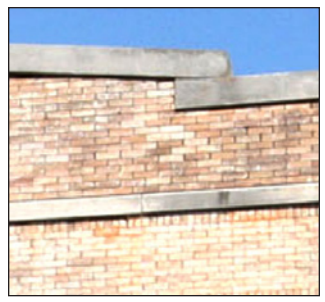


Village Mid-Century Storefronts continue the general themes of the style. Larger in width than height, they contain a majority of glazing punctuated by the entry doors to the interior. Metal window and door frames with thin profile sashwork are most common in order to maintain a light infill appearance. Wood is discouraged due to its heavier appearance.

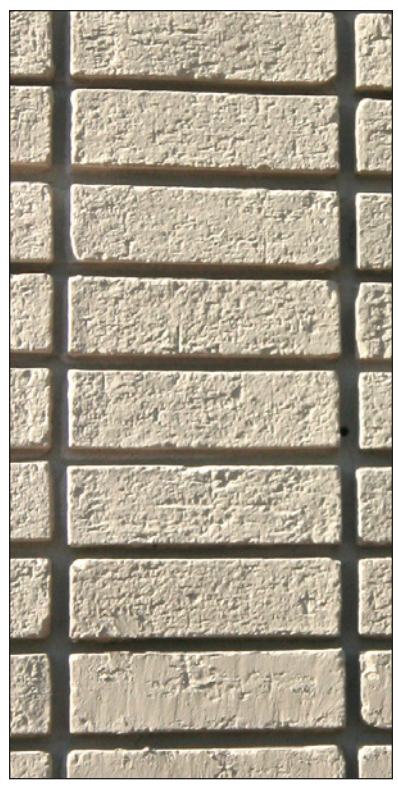
Within the general rectangular openings the entry doors may be placed in any desired composition as symmetry at this smaller scale is less necessary for success. Entries should be larger than normal, often exceeding one door in width, and interesting industrial openings are encouraged. Other building bays may have additional entry points but the main entry should always be clear to the pedestrian.

The simplest way to accomplish this clarity is by placing the store signage directly over the main entry point, either on the awning or applied directly to the wall above the opening. Larger scale signage to be viewed from afar is best located on the parapet wall surface above the upper story windows as depicted.

SURFACE TEXTURE



Village Mid-Century walls are of masonry construction with a veneer of brick or less often stucco. Brick is encouraged, especially selections with sharp clean machine like edges and smooth color tone with minimal variations. Accent or contrasting color bricks, or alternate brick bond patterns are encouraged to emphasize the architectural elements and the horizontal plane. While they are encouraged they should also be used with restraint, as an exuberant use of this would not be fitting to the style.



AWNINGS & MISCELLANEOUS

Village Mid-Century awnings have sharp lines and visually 'hard' fabrics or materials. No soft curves or frilly, paisley flapping should occur in a Village Mid-Century awning. If sloped they have stiff metal frames with either taut, solid color fabrics or simple metal roofing. The pitch of the awning can range from nearly flat to nearly vertical. Flat awnings can range from running the full width of the building to only projecting out over the entry point. Flat awning thicknesses should never exceed 12" in height unless the larger size is proportional to the mass of the building and is needed for proper structure. Similar to the treatment of the windows, the structure (not the fabric or other covering) of a Village Mid-Century awning should be 'light' in appearance.

double pitched awning

steep single pitched awning

full flat awning

entry flat angled awning

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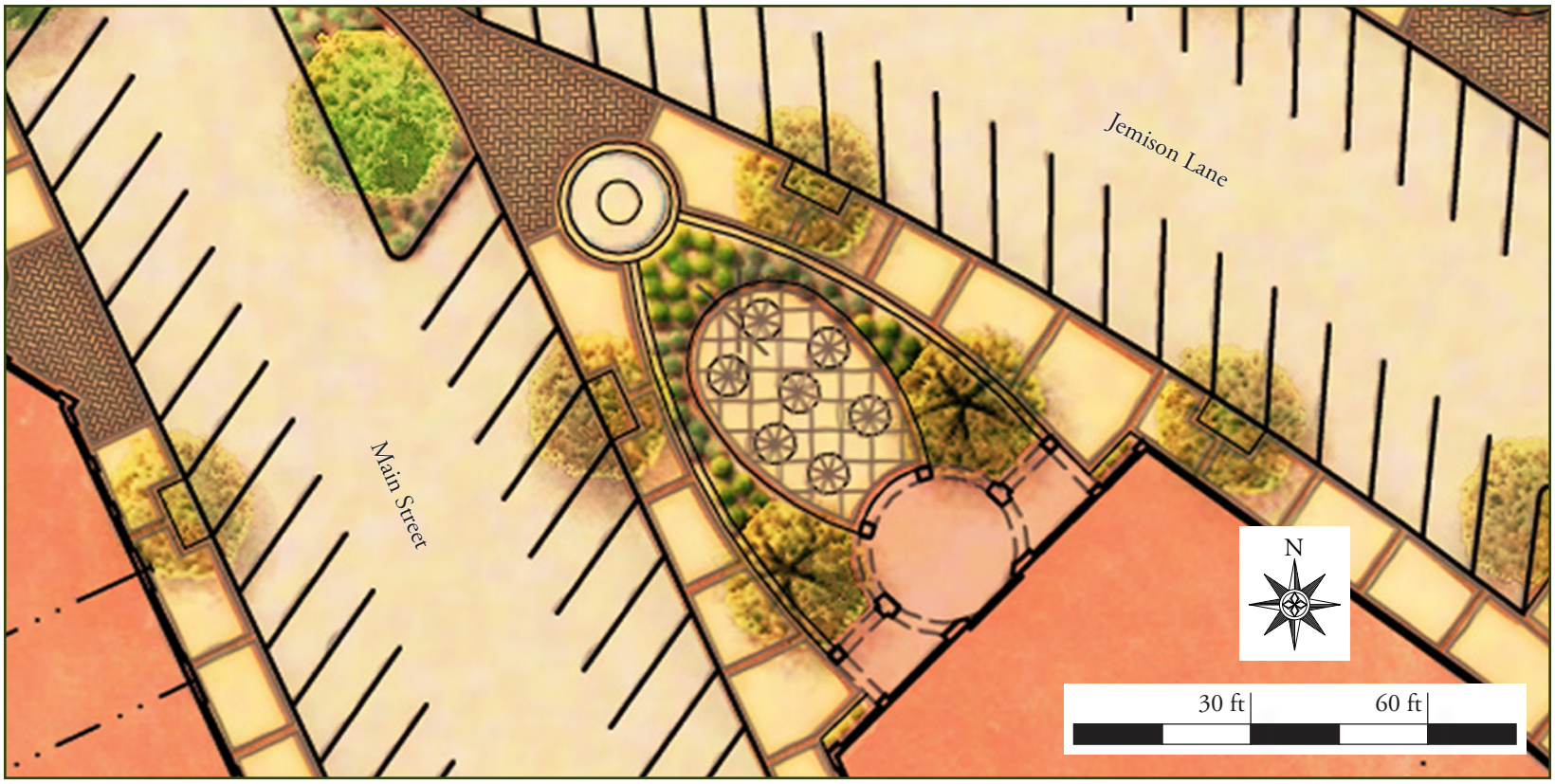
Lane Parke

LANDSCAPE STANDARDS

The standards set forth in this Section 10 shall apply to the design of the parks and open spaces within Lane Parke. The final designs of the parks, open spaces, streetscapes, sidewalks, curbs and paving shall be designed and constructed in accordance with the standards set forth in this Section 10 (the "Landscape Standards") and shall be subject to the Design Review Process. Example diagrams have been included in this Landscaping, Parks and Open Spaces Plan as reference material, provided however, such Design Examples shall not be construed as final designs. Final landscaping designs may vary from the Design Examples shown in this Landscaping, Parks and Open Spaces Plan provided such designs substantially conform to the Landscape Standards.



HARDSCAPES

Sidewalk, curb and paving designs, patterns and materials located on Primary Frontages and Secondary Frontages shall be compatible and consistent with the designs, patterns and materials of sidewalks, curbs and paving currently existing in the Village. The scale will be pedestrian friendly and encourage flow throughout the village. Enhanced design features may be permitted in accordance with the following:

All walkways located on Primary Frontages and Secondary Frontages will carry out the general theme of paving in the Village. Sidewalk corners at street intersections located on Primary Frontages and Secondary Frontages will have the same wood mold brick in a diagonal herringbone pattern with flat rowlock and soldier border as currently used. This will provide a seamless transition from the existing urban fabric to the new construction.

Beyond the corners, the sidewalks located on Primary Frontages and Secondary Frontages will be paved in concrete using the same scored running bond pattern, with the wood mold brick border. Stone accents will be used in a field of brick in special areas, such as drop off for the inn, plazas, pocket parks, some of the anchor stores and all corners at intersections located on Primary Frontages and Secondary Frontages.

Sidewalks on Primary Frontages shall be between eight (8) and twelve (12) feet wide, except that the sidewalks located on that portion of Lane Park Road north of Park Lane Court South shall be between six (6) and twelve (12) feet wide. Sidewalks on Secondary Frontages and Private Frontages shall be between six (6) and twelve (12) feet wide except that sidewalks in the Residential Use Area shall be a minimum of five (5) feet wide in accordance with the Residence G Standards.

Streets will be paved in asphalt with concrete curb and gutter.

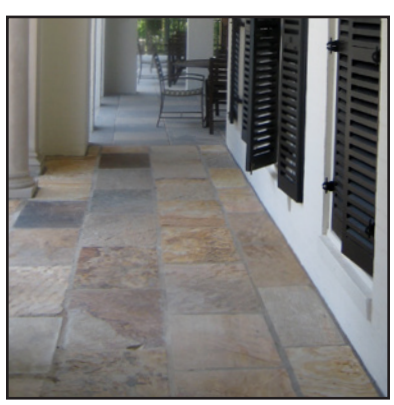
IDENTIFYING FEATURES

1. Pedestrian Friendly
2. A field of wood mold brick used at corners on Primary Frontages and Secondary Frontages.
3. Scored buff concrete with wood mold brick bands for accent along Primary Frontages and Secondary Frontages.
4. Stone accents and stained concrete used at special entrances and plazas.
5. Smooth transition of materials from existing Mountain Brook Village

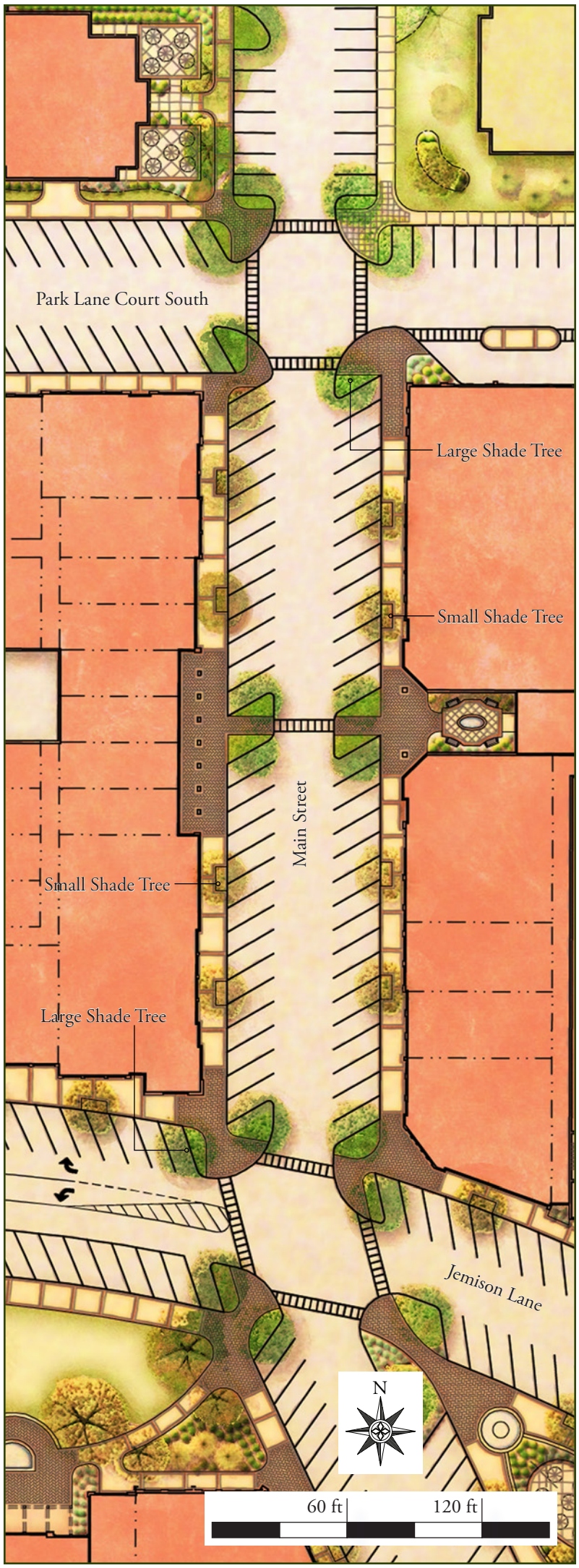
Brick Crosswalks

Scored Buff Concrete with Brick Bands

Brick at Sidewalk Corners



Special Stone Surfaces



STREET PLANTINGS

Trees and plantings shall be compatible and consistent with those used throughout the Village along Primary Frontages and Secondary Frontages. Planters, benches and other similar features may be included, provided they are consistent with and complementary to those utilized throughout the Village. Enhanced design features may be permitted in accordance with the following:

A major characteristic of Mountain Brook is the lush tree canopy of the city. The majestic oaks at the intersection of Cahaba Road and Montevallo Road are iconic to Mountain Brook Village. The main reason these tall giants achieved such size in a streetscape situation is because of the large amount of root volume space in the islands. The large islands have allowed sufficient area for growth to reach maturity.

Street trees in small pits surrounded by paving do not achieve their true mature size or reach the potential longevity. It is our intent to provide a series of islands (adjacent to parking spaces) along Primary Frontages and Secondary Frontages with ample space to allow enough root volume to achieve a similar size. These islands will be placed at each corner along the streetscape of Primary Frontages and Secondary Frontages to create an allee effect with a larger space size. These large shade tree plantings will eventually tower over any merchant signage per the described preference in the Village Master Plans.

Each street along Primary Frontages and Secondary Frontages will have a different species of large shade tree for the corners. Between the larger shade trees will be another species of a medium size shade tree. A low growing ground cover will be used predominately in these islands with a double row of evergreen shrubs. Unlike shrubs, the ground cover will not be as competitive with the tree for root growth and water but add another layer of green to the streetscape.

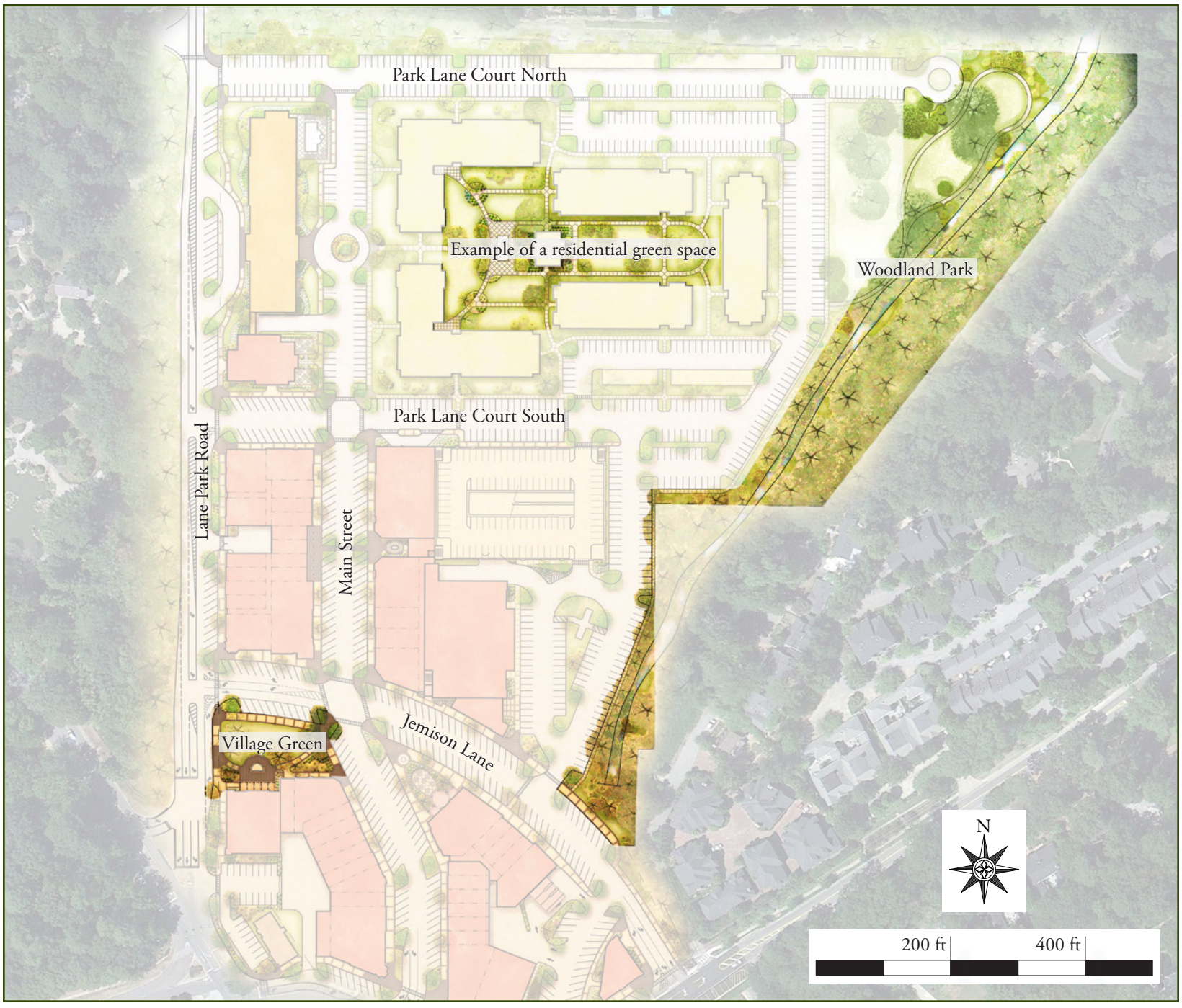
Most trees will be indigenous (or accepted cultivars) to the area and appropriate for the microclimate, suitable for urban conditions and unhindered pedestrian flow. Providing native trees will blend with the existing canopies in adjacent neighborhoods, village canopy and tree massing at the Botanical Gardens. There are a few accepted exotics trees, appropriate for streetscapes, which will be acceptable such as Elm varieties and Chinese Pistache.

Shrubs, Ground Cover and Vines

Shrubs will occur where there are larger areas of walkway such as pocket parks, plazas, parks, sidewalks wider than ten feet, Cahaba Road or when screening is needed. Shrubs will not occur unless there is ample room for pedestrians to flow smoothly through an area. Vines will be planted at the base of columns in colonnade areas for additional greenery with evergreen flowering plants such as Carolina Jessamine and Confederate Jasmine.

IDENTIFYING FEATURES

1. Islands to support large shade trees at corners along Primary Frontages and Secondary Frontages
2. Large and medium size native shade trees
3. Evergreen and flowering accent trees to complement the shade trees



Open Space, Storm Water Management and Active Connectivity

Open space within Lane Parke shall include the Village Green, the Woodland Park, residential green space and numerous pocket parks and spaces of passage.

It is the goal to manage stormwater leaving the site and improve water quality. Maximizing water percolation into the ground is key to the management of the amount of runoff in a development. Lane Parke will strive to use a number of techniques like biorention or raingardens, pervious paving in strategic locations and infiltration swales to assist in the percolation of water into the ground. All these methods filter the water and improve water quality.

All parks and public spaces are connected by a walkway system providing linkage to streetscapes and beyond to the Village and adjacent neighborhoods. These walkways will complement the existing network indentified in the Mountain Brook Pedestrian Master Plan and beyond providing linkage to the proposed greenways and trails of the Our One Mile Greenway Master Plan for Jefferson County.

Identifying Features

1. Village Green
2. Woodland Park
3. Residential green space
4. Active connectivity with the Mountain Brook
5. Innovative storm water management
6. Tree lined streets

VILLAGE GREEN

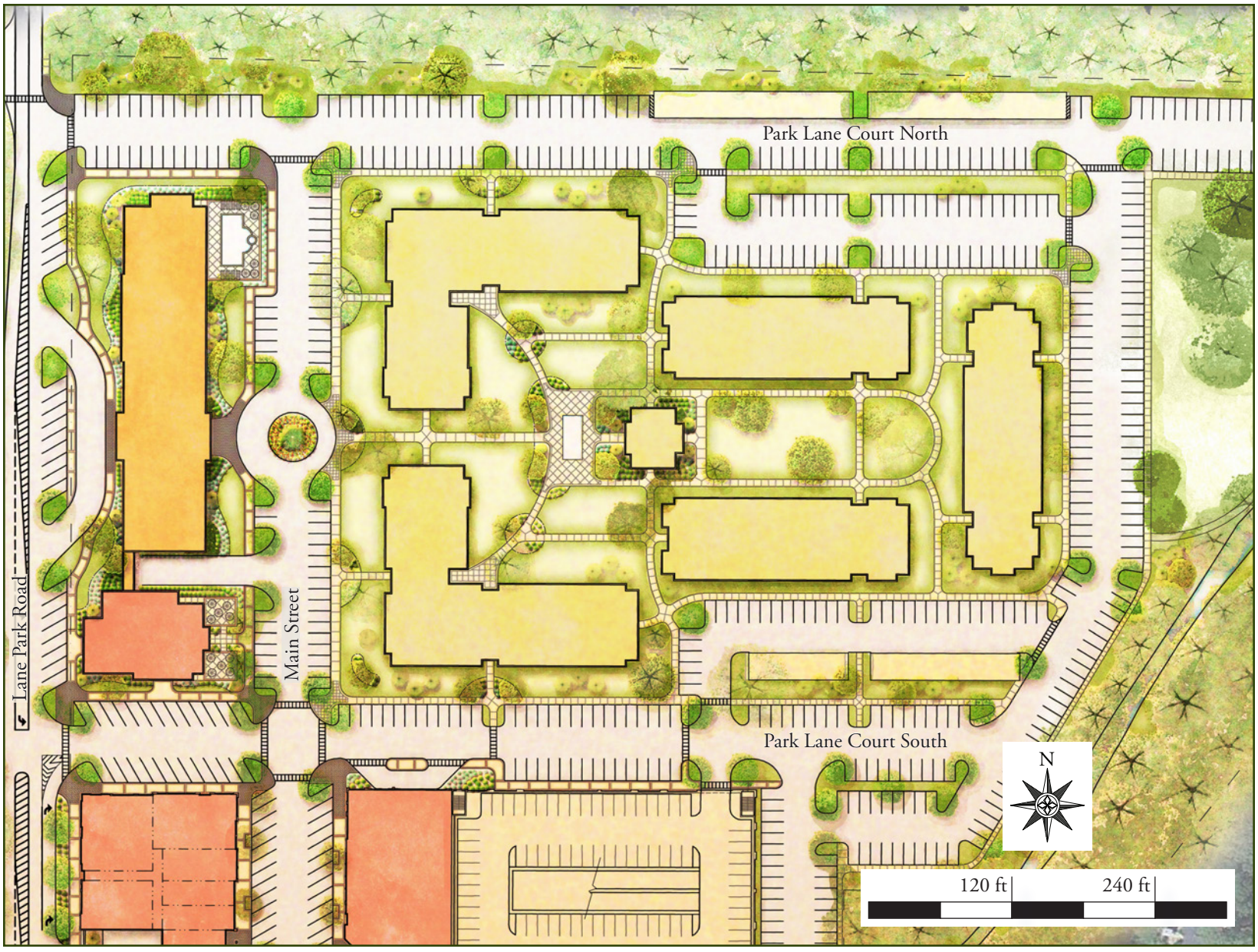
The Village Green will be located at the intersection of Jemison Lane and Lane Park Road and is the northern tip of this block. The green shall be designed and constructed in accordance with the following:

The Village Green will be a formal green space for the Village and provide a civic space for public gathering and passive use. This green space provides a continuous green canopy from the Birmingham Botanical Gardens in the west into Lane Parke and along Jemison Lane connecting with the natural corridor of Watkins Brook in the east. Native trees seen in both natural areas, in the eastern and western borders, will be used in the park and along the streetscape to strengthen that green connection. Doing so increases street tree sustainability and is in keeping with the natural context of the area with seasonal interest.

A central plaza will be the focal point of the park with an opportunity for artistic expression in the way of a fountain, sculpture or plantings. This plaza area acts as an outdoor room for the adjacent buildings and transition to the lawn space and streetscapes beyond. Occasional seating is included with street lights and other site furnishings. A formal lawn space for passive play and gathering is surrounded by a perimeter walkway connecting the green to the network of traditional walkways found throughout the Village and beyond.

IDENTIFYING FEATURES

1. Formal lawn for civic events and gatherings
2. Occasional seating
3. Bioretention in the Lawn
4. Pedestrian Connectivity
5. Green Continuity with Surrounding Areas
6. Outdoor Dining



RESIDENTIAL GREEN SPACE

Residential green space will be located around the inn, residences, creek and as buffer to parking areas in accordance with the Open Space Requirements. These areas are pedestrian friendly with connectivity to all retail spaces, parks and to the Village beyond. Selected existing shade trees of good health have been identified to be protected and incorporated in the new landscape. These mature specimens mixed with new plantings will create a quiet and mature look for the residences. A diverse selection of native shade trees, evergreen and flowering accent trees will be used throughout the area.

The canopy will blend in with the surrounding canopies of adjacent residential neighborhoods and the Birmingham Botanical Gardens across the street. Shrubs and groundcover will provide seasonal interest with a varied texture and color palette. Native plants will be incorporated to provide interest for local birds and wildlife.

The lawn will also be designed with bioretention infrastructure aiding storm water to percolate in the ground thus minimizing storm water runoff. Overflow will travel to Woodland Park for another opportunity of infiltration before reaching the creek.

IDENTIFYING FEATURES

1. Quiet and Pedestrian Friendly
2. Pedestrian Connectivity to Retail Spaces, Parks and Beyond
3. A Diverse selection of Native Shade Trees
4. Evergreen and Flowering Accent Tree
5. Varied palette of Shrubs and Ground cover for seasonal interest
6. Selected healthy Existing Trees protected

WOODLAND PARK

The Woodland Park will be located as shown on the Illustrative Master Plan and shall be completed by the completion of construction of the Residential Phase.

Plantings within the natural area will include riparian plants for creek stabilization and indigenous trees planted beyond the creek (similar to the eastern slope to bring that canopy type throughout the Woodland Park and reminiscent to the canopy at the Botanical Gardens to the west of Lane Park Road). Native plant massing will be used throughout and with areas of native shrubs, groundcover and wildflowers.

Walking paths, similar to the Jemison Trail, will connect the Village with the natural areas and designated areas for wildlife observation, picnics and informal gathering and walks. These paths via the walkway system will connect with the existing Mountain Brook trail system. The exposed creek will be reminiscent to a rock lined mountain stream with natural plantings.

Plants will be watered initially for stabilization only. Long term irrigation will not be used. Bioretention will be used to handle storm water overflow and filter toxins present before entering Watkins Branch.

IDENTIFYING FEATURES

1. Native tree canopy
2. Trails
3. Connectivity with Mountain Brook Trail System
4. Native plants and wildflowers
5. Wildlife Observation
6. Complements Adjacent Existing Tree Canopies
7. Occasional seating

Plant List

Shade Trees

Latin Name	Common Name
Fagus grandifolia	American Beech
Fraxinus pennsylvanica	Green Ash
Fraxinus pennsylvanica 'Patmore'	Pat Moore Ash
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash
Ginkgo biloba	Ginkgo
Koelreuteria bipinnata	Golden Rain Tree
Liquidambar styraciflua	Fruitless Sweetgum
Liriodendron tulipifera	Tulip Poplar
Magnolia grandiflora	Southern Magnolia
Magnolia macrophylla	Big Leaf Magnolia
Nyssa sylvatica	Black Gum
Pistacia chinensis	Chinese Pistache
Quercus alba	White Oak
Quercus falcata	Southern Red Oak
Quercus lyrata	Overcup Oak
Quercus michauxii	Swamp Chestnut Oak
Quercus nuttallii	Nuttall Oak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Taxodium distichum	Cypress
Ulmus parvifolia	Lacebark Elm
Ulmus parvifolia "Bosque"	Bosque Elm
Ulmus parvifolia "Drake"	Drake Elm

Small Accent Trees

Latin Name	Common Name
Acer palmatum	Japanese Maple
Betula nigra	River Birch
Cercis canadensis	Redbud
Cornis florida	Dogwood
Crataegus marshallii	Parsley Hawthorn
Ilex cornuta "burfordii"	Burford Holly
Ilex decidua	Deciduous Holly
Ilex vomitoria	Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Magnolia virginiana 'Australis'	Sweet Bay Magnolia
Malus x zumi	Zumi Crabapple
Myrica cerifera	Wax Myrtle

Vines

Latin Name	Common Name
Ficus pumila	Fig Vine
Gelsemium sempervirens	Carolina Jessemine
Parthenocissus tricuspidata	Boston Ivy
Smilax lanceolata	Smilax
Trachelospermum asiaticum	Asiatic Jasmine
Trachelospermum jasminoides	Star Jasmine

Native Plants for Natural Areas

Latin Name	Common Name
Aesculus pavia	Red Buckeye
Ageratum	Hardy Ageratum
Asimina triloba	PawPaw
Asclepias tuberosa	Butterfly Weed
Betula nigra	River Birch
Callicarpa americana	American Beautyberry
Calycanthus floridus	Carolina Sweetshrub
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Redbud
Chionanthus virginicus	Fringe Tree
Clethera accuminata	Summersweet
Coreopsis	Coreopsis
Cornus florida	Flowering Dogwood
Crataegus marshallii	Parsley Hawthorn
Daucus corata	Queen Annes Lace
Euonumus americana	Hearts a Bustin'
Fagus grandifolia	American Beech
Fothergilla gardenia 'Mt. Airy'	Fothergilla selections
Halesia diptera	Silver Bell
Hibiscus militaris	Swamp Hibiscus
Hydrangea quercifolia	Oakleaf Hydrangea
Ilex decidua	Deciduous Holly
Kalmia latifolia	Mountain Laurel
Magnolia macrophylla	Bigleaf Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Prunus americana	Wild Plum
Rudbeckia	Black Eye Susan
Schizachyrium scoparium	Little Bluestem
Violet odorata	Sweet Violet

Shrubs and Ground Cover

Latin Name	Common Name
Abelia grandiflora	Glossy Abelia
Agarista populifolia	Florida Leucothoe
Aspidistra elatior	Aspidistra
Berberis thunbergii	Red Leaf Barberry
Clethera accuminata	Summersweet
Cotoneaster horizontalis	Cotoneaster
Cotoneaster lacteus	Parney's Cotoneaster
Cyrtomium falcatum	Holly Leaf Fern
Euonymus alatus	Winged Euonymus
Euonumus americana	Hearts a Bustin'
Forsythia intermedia	Forsythia
Fothergilla gardenia 'Mt. Airy'	Fothergilla selections
H. quercifolia 'Alice'	Oakleaf Hydrangea
H. quercifolia 'Pee Wee'	Oakleaf Hydrangea
H. quercifolia 'Snow Flake'	Oakleaf Hydrangea
H. quercifolia 'Snowqueen'	Oakleaf Hydrangea
Hamamelis virginiana	Witchhazel
Ilex cornuta "Burforii"	Burford Chinese Holly
Ilex latifolia	Luster-Leaf Holly
Ilex vomitoria	Yaupon
Ilex x messerve 'Blue Princess'	Blue Princess Holly
Ilex x 'Nellie Stevens'	Nellie Stevens Holly
Jasminum floridum	Florida Jasmine
Jasminum mesnyi	Primrose Jasmine
Juniperus conferta	Shore Juniper
K. latifolia 'Minuet'	Mountain Laurel (Dwarf)
K. latifolia 'Sarah', 'Nathan Hale'	Mountain Laurel
Leucothoe fontanesiana	Leucothoe
Liriope muscari	Liriope
Myrica cerifera	Wax Myrtle
Nandina domestica	Nandina
Ophiopogon japonicus	Mondo
Prunus laurocerasus 'Schipkaensis'	Skip Laurel
Raphiolepis indica	Indian Hawthorn
Rosa 'Radrazz'	Knockout Rose
Spiraea cantoniensis	Reeves Spirea
Spiraea thunbergii	Baby's Breath Spirea
Spiraea vanhouttei	Vanhoutte Spirea
Ternstroemia gymnanthera	Cleyera
Vinca major	Vinca

Riparian Plants for Creek Stabilization

Latin Name	Common Name
Trees	
Acrer rubrum (FAC)	Red Maple
Betula nigra (FACW)	River Birch
Cornus amomum	Silky Dogwood
Cornus foemina (FACW-)	Swamp Dogwood
Magnolia virginiana (FACW+)	Sweet Bay Magnolia
Nyssa aquatica (OBL)	Water Tupelo
Quercus michauxii	Swamp Chestnut Oak
Quercus nigra (FAC)	Water Oak
Quercus phellos (FACW-)	Willow Oak
Quercus shumardii (FACW-)	Shumard Oak
Salix nigra (OBL)	Black Willow
Taxodium distichum (OBL)	Bald Cypress
Grasses/Herbs	
Amorpha fruticosa (FACW)	False Indigo
Andropogon gerardii (FAC)	Big Blue Stem
Asclepias incarnata (OBL)	Milkweed
Aster sp.	Aster
Echinacea purpureum	Purple Cone Flower
Eupatorium purpureum	Joe-Pye Weed
Helenium autumnale (FACW)	Sneeze Weed
Helianthus simulans	Swamp Sunflower
Juncus effuses	Common Rush
Lobelia cardinali	Cardinal Flower
Panicum virgatum	Switch Grass
Schizachyrium scoparium (FACU)	Little Blue Stem
Scirpus sp.	Wool Rush
Sorghastrum nutans (FACU)	Indian Grass
Tripiscum dachtyoides	Gamma Grass
Shrubs	
Cephalanthus occidentallis (OBL)	Buttonbush
Hydrangea querciflora (FACU)	Oak leafed Hydrangea
Ilex cassine (FACW)	Dahoon Holly
Itea virginica (FACW+)	Virginia Sweetspire
Myrica cerifera (FAC+)	Wax Myrtle
Rhododendron sp.	Native Azalea
Viburnum nodum (FACW+)	Possumhaw
Ferns	
Dryopteris erythrosora	Autumn Fern
Onoclea sensibilis (FACW)	Sensitive Fern
Osmunda sp. (FACW+)	Cinnamon Fern
Woodwardia areolata (OBL)	Netted Chain Fern

The standards set forth in this Section 11 shall apply to the design of lighting and screening within Lane Parke (the "Lighting and Screening Standards").

LIGHTING

Lighting fixtures will be provided throughout Lane Parke sufficient to produce an average of 1.5 foot candles of light for all public areas for the comfort and safety of patrons and residents. The light fixtures will be thoughtfully placed so as not to detract from the architecture but enhance the massing and details of the varied styles, and generally in accordance with the following:

Street lighting

The traditional acorn styled street light will be used on all streets within Lane Parke. Light poles will be appropriately spaced to provide an average of 1.5 foot candles of light coverage. In addition, ground up lighting will be placed at all street tree locations and where appropriate at building facades. Storefronts will contribute to the light levels due to the large amount of glass area required for each building facade.

Building Facades

A variety of wall sconces and recessed lighting fixtures will be used throughout Lane Parke, which will be located at appropriate locations in order to highlight entrances, public walkways and specific shops. Architectural accent lighting will also be used and will be located on the rear of parapets and on the roofs to highlight special architectural features.

Structured Parking

The primary source of illumination for ~~the~~ any Parking Structure ~~will~~ should be metal halide fixtures hung from the ceiling and appropriately spaced. On the roof top level of ~~the~~ any Parking Structure, pole lighting ~~will~~ may be employed but ~~will~~ should be supplemented with recessed wall mounted fixtures in order to limit the amount of pole lights and light spillage.

IDENTIFYING FEATURES

1. Classic Acorn Street Light
2. Subtle illumination on street – not too bright
3. Accent lighting on architectural features and trees
4. Bright illumination in parking decks

SCREENING

All mechanical equipment will be screened so that no portion of the equipment is visible from an eye level view or from below. Screening materials shall be complementary to the building materials used in adjacent structures. Where reasonably possible, forms of trellises will be used as a roof element to provide supplemental screening for such equipment. To the extent mechanical equipment is visible from above, reasonable measures shall be employed to minimize the visibility of such equipment, including painting such equipment to match the screening enclosure or the roof.

The standards set forth in this Section 11 shall apply to the design of signs and awnings within Lane Parke (the "Signage Plan"), and all signs and awnings shall be approved by the Design Committee in accordance with the requirements of the City Code.

VILLAGE ROMANTIC

The most common types of signage in this style are painted plaques hung from a single decorative bracket mounted perpendicular to the face of the building. Other types of signage include those printed on awnings over entrances, stenciled/painted script on linear plaques over entrances and stenciling on storefront glass.

Typical sign size classification: 2'x 3' for hanging signs – Other types will vary with building configuration.

SOUTHERN MERCANTILE

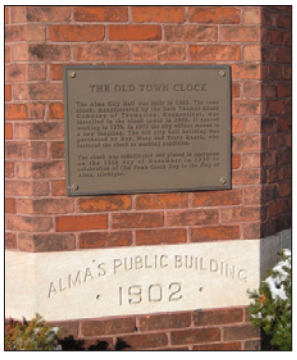
Large and bold lettering mounted (or stenciled) onto friezes and/or head casing of storefronts, as well as painted lettering on awnings over entrances and storefront glass are the most common types of signage in this style. Painted masonry (frequently on the sides of corner buildings) and hanging signs similar to those found in Village Romantic are also common.

Typical signage size classification: 6-8' x 2' for storefront signage. Painted masonry can cover large expanses of side walls. Other types will vary with building configuration.

BIRMINGHAM CLASSIC

Signage tends to be less bold than in other styles. The highest style examples will have the building or occupant's name carved into the frieze or pediment. Small plaques either wood or cast metal are also frequently mounted on the building surfaces as well as lettering on awnings. Site permitting, classically detailed free standing signs or monuments are also appropriate.

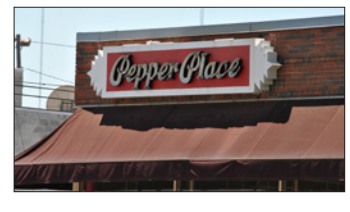
Typical signage size classification: 3-4' x 6-12" sized to fit within frieze applications. Wall mounted plaques and free standing signage will vary with building configuration.



VILLAGE MID-CENTURY

The more austere surfaces of these buildings are often enriched by large painted or mounted signs over entrances and/or parapets. Awnings with stenciled or mounted signage or perpendicular hanging signs also can add liveliness to this style.

Typical signage size classification: Painted signage can span across several bays of a building's façade. Mounted signage tends to be of a similar scale to those found on Southern Mercantile buildings, however it can and often is applied to a building in a vertical orientation.



PARKING

To service the parking demands of the improvements to be constructed within Lane Parke, not less than ~~1,201~~ 1,134 parking spaces are projected to be provided (the "Total Parking Supply") as follows:

~~Surface Parking 1,013 spaces~~
~~Parking Structure 188 spaces~~
~~**Total 1,201 spaces**~~

~~Surface parking figures include Ground Level parking spaces within the Parking Structure.~~

Parking spaces in excess of the Total Parking Supply may be provided.

Based upon the methodology set forth herein, the Total Parking Supply will be sufficient to (i) satisfy existing zoning standards and (ii) meet the anticipated parking demand created by the uses and improvements of Lane Parke.

The Total Parking Supply satisfies the requirements of existing zoning when using the shared parking methodology permitted by the Village Overlay Standards. The Village Overlay Standards require that approximately ~~1,136~~ 1,231 parking spaces be provided (the "Code Parking") to service the uses and improvements to be included within Lane Parke. The Code Parking reflects the number of parking spaces required for non-shared uses under Section 129-555(a) of the Village Overlay Standards, as reduced for shared parking arrangements in accordance with Section 129-555(b)(3)(d) thereof, which provides that "the cumulative requirements of uses sharing the parking may be reduced for uses having different hours of operation or different peak periods of demand . . . [provided the] proposed reduction shall be based upon recognized industry sources, such as the most recent edition of the Urban Land Institute Shared Parking Model." As more particularly set forth in the Shared Parking Analysis (as defined below), the Code Parking was determined by applying the shared parking model established by the Urban Land Institute.

To evaluate anticipated parking demand within Lane Parke, Walker Parking Consultants ("Walker"), a leading national parking consultant, has prepared a Shared Parking Analysis, a copy of which has been submitted with this PUD Application as Appendix A (the "Shared Parking Analysis"). In preparing the Shared Parking Analysis, Walker has utilized the methods prescribed by *Shared Parking, 2nd Edition* (as updated as of January, 2005), an industry standard publication commissioned and approved by the Urban Land Institute and the International Council of Shopping Centers.

The Shared Parking Analysis concludes, among other things, as follows:

- ~~1,136~~ 993 parking spaces are required to serve Lane Parke during periods of peak demand (7:00 p.m. on a Saturday in December).
- Surplus parking is projected to be available 365 days per year.

In accordance with the recommendations of the Shared Parking Analysis, the Total Parking Supply shall be provided, subject only to Permitted Attrition (as defined below), in order to meet projected demand and satisfy the Code Parking.

~~The Parking Structure shall contain bicycle racks conveniently located to encourage bicycle use.~~

~~The Parking Structure is designed to have three (3) parking levels, one (1) level on grade and two (2) levels above grade. At the request of the City, on terms mutually acceptable to the City and the Project Owner, the Project Owner will agree to construct the Optional City Parking Level in accordance with the Design Standards.~~

"Shared Parking Opinion" shall mean an opinion, addressed to the City, issued by Walker or another nationally recognized parking consultant approved by the City certifying that any increase in the square footage of any specific use in excess of the applicable Shared Parking Assumption for such specific use shall not create parking demand in excess of the Total Parking Supply. If the opening for business by an occupant of space in Lane Parke shall cause the square footage of any specific use (as described in the table below) to exceed the Shared Parking Assumption for such specific use, the Project Owner shall deliver to the zoning officer, prior to such occupant's opening for business, a Shared Parking Opinion. The Project Owner shall have the right to increase the Total Parking Supply through the use of valet services, off-site parking arrangements, the construction of additional parking spaces or otherwise in order for a Shared Parking Opinion to be issued.

"Shared Parking Assumptions" shall mean:

Land Use	Factor	Unit
Retail	~~94,273~~ 49,415	square feet of Net Leasable Area
Pharmacy	~~9,951~~ 11,157	square feet of Net Leasable Area
Fine/Casual Dining	~~13,505~~ 10,000	square feet of Net Leasable Area
~~Family Restaurant~~	~~8,230~~	~~square feet of Net Leasable Area~~
Fast Food	~~8,229~~ 6,500	square feet of Net Leasable Area
Hotel~~- Business~~	100	rooms
Hotel- Meeting Space	6,655	square feet of Net Leasable Area
Residential Shared, Rental	276	units
~~Office~~	~~25,043~~	~~square feet of Net Leasable Area~~
Bank ~~(Drive In Branch)~~	~~4,500~~ 4,340	square feet of Net Leasable Area
Grocery	~~27,312~~ 28,300	square feet of Net Leasable Area

"Permitted Attrition" shall mean the permitted reduction in the Total Parking Supply due to handicap parking requirements and permissible variations in the Lane Parke Plan, which shall not exceed 3% of the Total Parking Supply.

TRAFFIC AND ACCESS

The plan of traffic and access for Lane Parke shall be as more particularly set forth herein in this Section 13 (the "Traffic and Access Plan"). The traffic and access improvements constructed in connection with the Lane Parke Plan shall be in accordance with the Traffic and Access Plan.

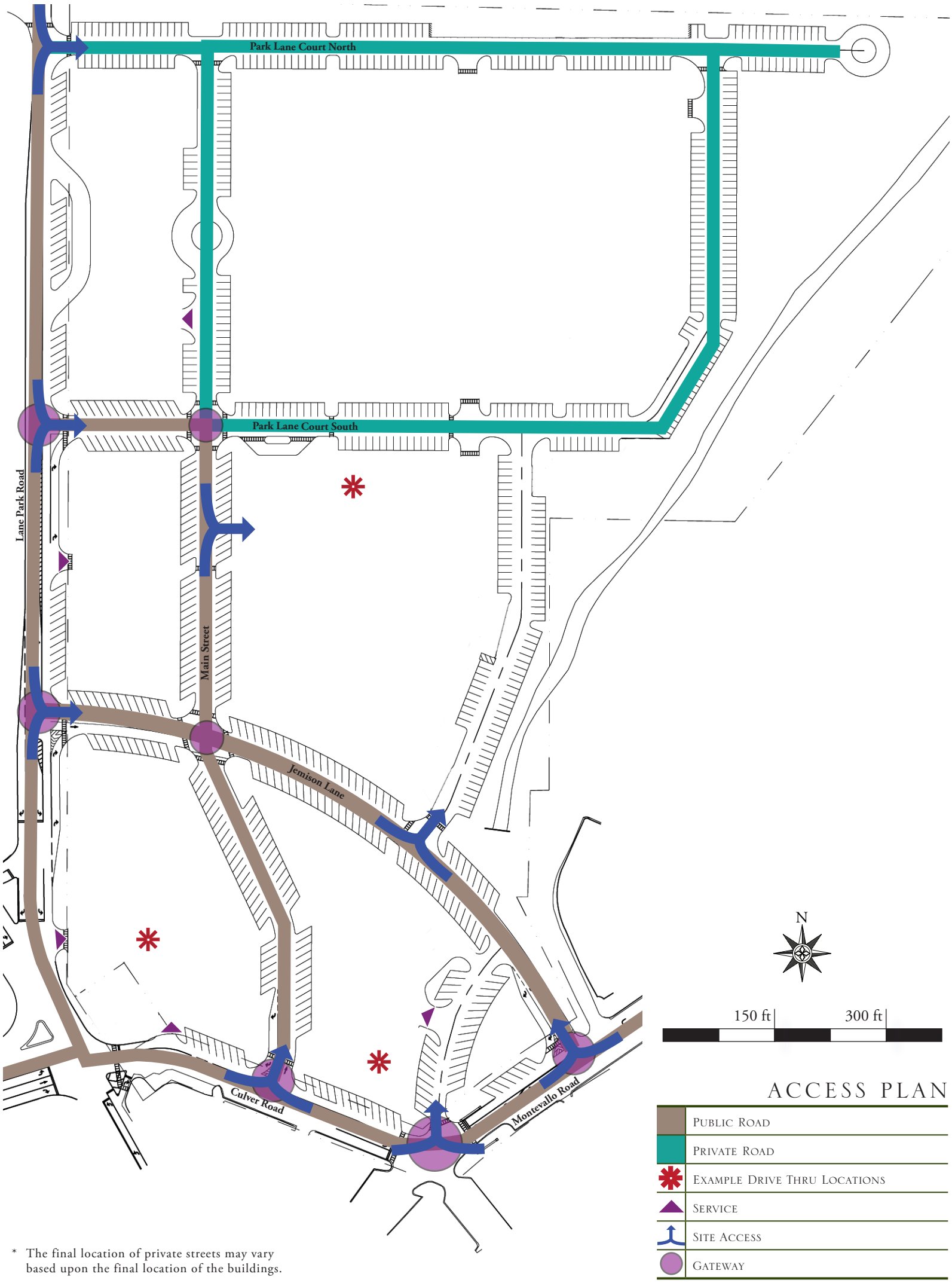
The Traffic and Access Plan has been prepared in accordance with the recommendations of a Traffic Impact Study prepared by Skipper Consulting, Inc, a leading regional traffic consultant, a copy of which has been submitted with this PUD Application as Appendix B (the "Traffic Impact Study").

The Traffic Impact Study recommends that the following improvements be constructed to better service the traffic demands resulting from the uses and improvements to be included within Lane Parke (collectively, the "Traffic Improvements"):

- Widen~~ing of~~ Lane Park Road to a three lane cross section from ~~north of the center access to~~ the intersection of Cahaba Road/Culver Road/U.S. Hwy. 280 ramps for approximately 440 feet northward (including turn bay storage, turn bay taper, and transition taper).
- ~~Constructing right turn lanes into the south and center accesses on Lane Park Road~~
- ~~Constructing a right turn lane on Lane Park Road southbound turning onto the U.S. Hwy. 280 entrance ramp~~
- Widening of Culver Road to a three lane cross section.
- Restriping Montevallo Road to provide a left turn lane into the site access.
- Modifying the traffic signal at the intersection of Cahaba Road/Lane Park Road/Culver Road/U.S. 280 Ramps to ~~allow for~~ provide a protected~~-~~ permissive left turn arrow for traffic turning left from the U.S. 280 ramp northbound onto Cahaba Road and Lane Park Road.

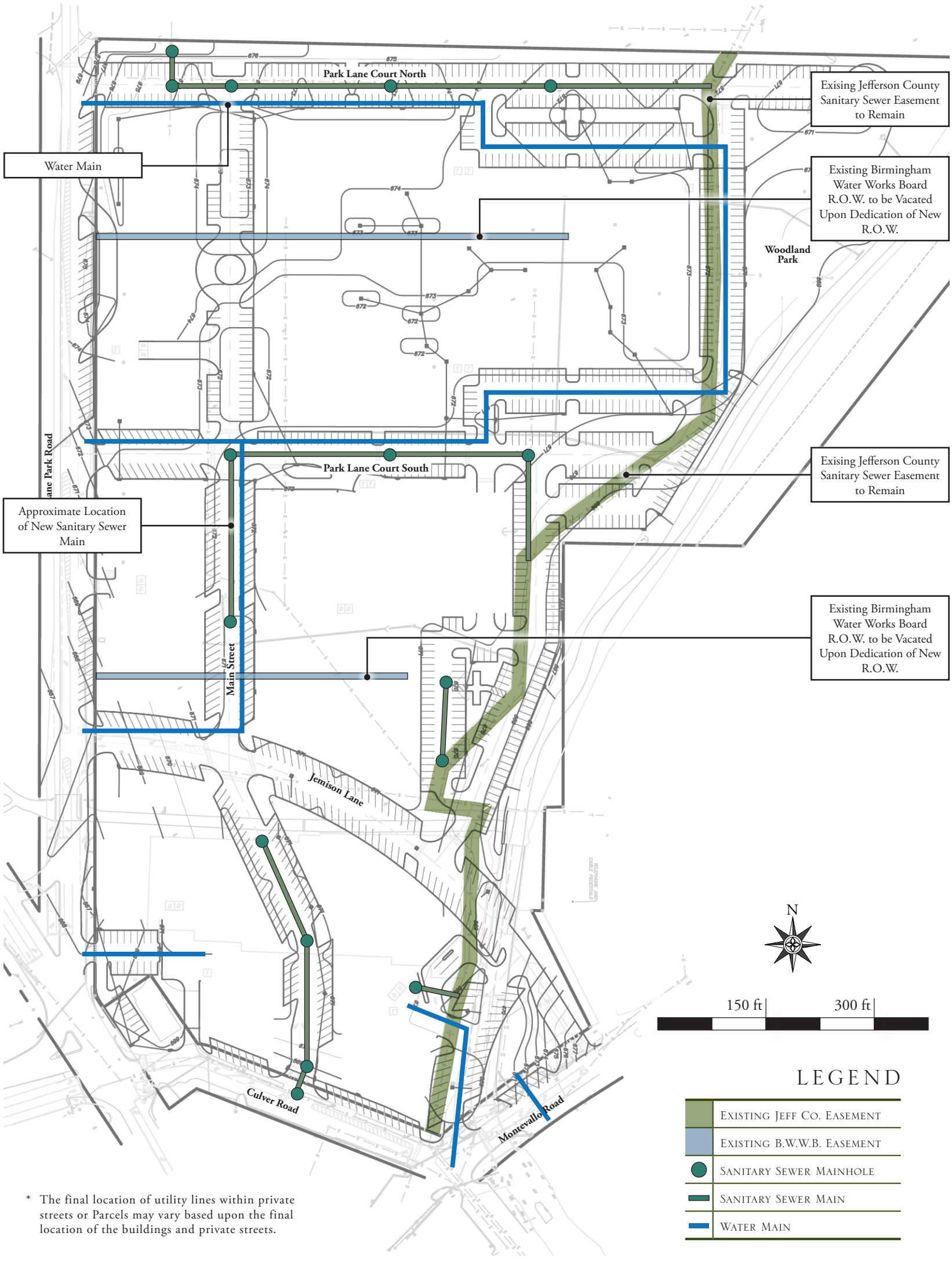
In accordance with the recommendations of the Traffic Impact Study, the Traffic Improvements shall be constructed and/or implemented.

* - Updated for consistency with Illustrative Plan



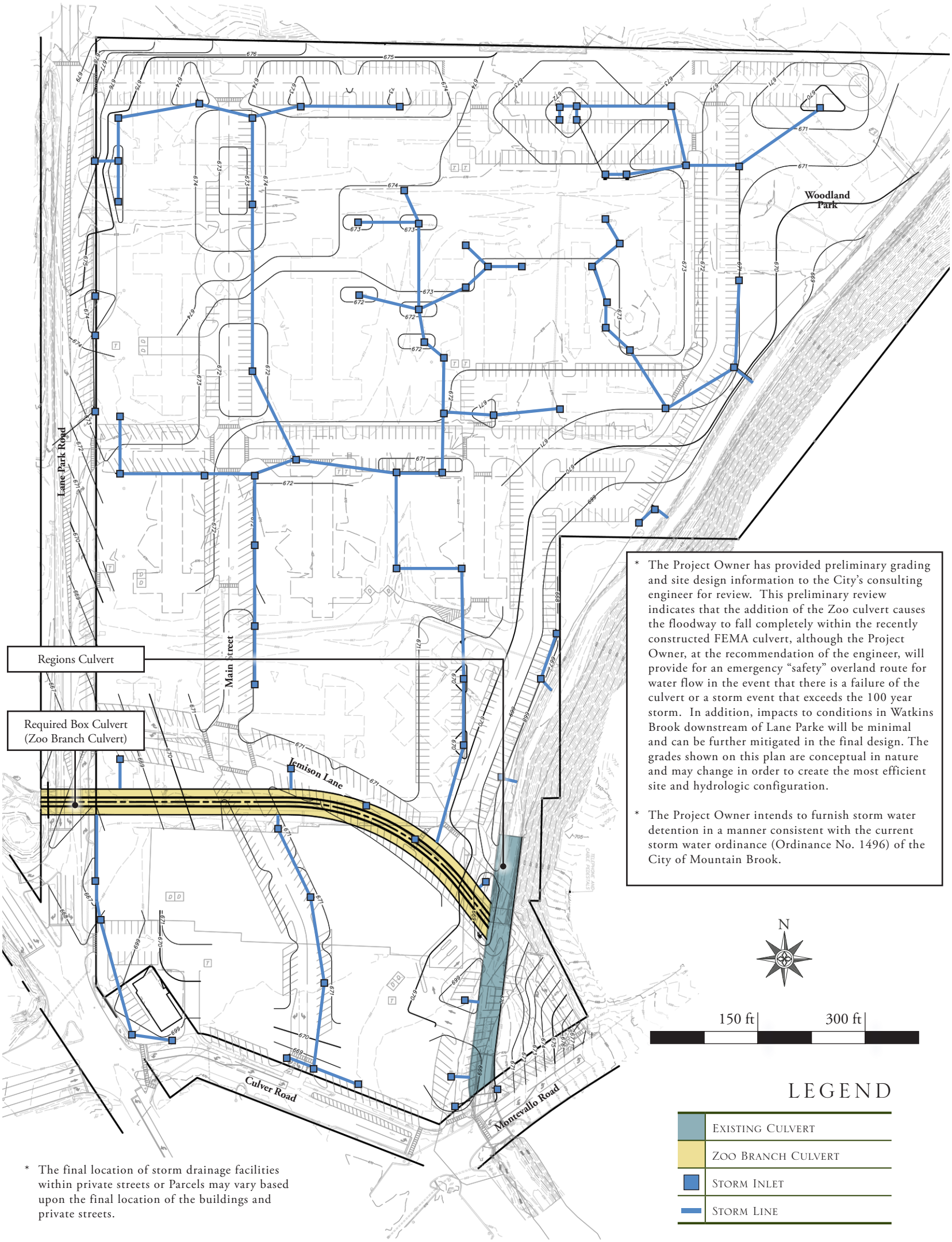
* The final location of private streets may vary based upon the final location of the buildings.

Utilities Plan



* The final location of utility lines within private streets or Parcels may vary based upon the final location of the buildings and private streets.

Storm Drainage Plan



* The Project Owner has provided preliminary grading and site design information to the City's consulting engineer for review. This preliminary review indicates that the addition of the Zoo culvert causes the floodway to fall completely within the recently constructed FEMA culvert, although the Project Owner, at the recommendation of the engineer, will provide for an emergency "safety" overland route for water flow in the event that there is a failure of the culvert or a storm event that exceeds the 100 year storm. In addition, impacts to conditions in Watkins Brook downstream of Lane Parke will be minimal and can be further mitigated in the final design. The grades shown on this plan are conceptual in nature and may change in order to create the most efficient site and hydrologic configuration.

* The Project Owner intends to furnish storm water detention in a manner consistent with the current storm water ordinance (Ordinance No. 1496) of the City of Mountain Brook.

* The final location of storm drainage facilities within private streets or Parcels may vary based upon the final location of the buildings and private streets.

Lane Parke is projected to be developed in four (4) Phases, as more particularly depicted below. However, at the election of the Project Owner, each of the Phases may be constructed concurrently, and nothing in this PUD Application shall be construed to require that the Phases be constructed in any particular order. The schedule of construction, subject to force majeure, is anticipated to be as follows:

Residential Phase

Commencement will occur on or before the date that is one (1) year following approval of this PUD Application.

Substantial completion of improvements within the Residential Phase is anticipated to occur within twenty-six (26) months of commencement of construction of the Residential Phase.

Grocery/Commercial Phase I and Phase IA

Commencement anticipated on or before the date that is twenty-six (26) months following approval of this PUD Application.

Substantial completion of improvements within the Grocery/Commercial Phase is anticipated to occur within twenty four (24) months of commencement of construction of the Grocery/Commercial Phase.

Retail Phase

Commencement anticipated to occur ~~on or before the date that is six (6) months~~ following completion of improvements in the Grocery/Commercial Phase and subject to the provisions of current or future lease encumbrances which might affect the timing of work.

Substantial completion of improvements within the Retail Phase is anticipated to occur within twenty four (24) months of commencement of construction of the Retail Phase.

Inn Phase

Commencement anticipated on or before the date that is four (4) years following approval of this PUD Application.

Substantial completion of all improvements within the Inn Phase is anticipated to occur within twenty four (24) months of commencement of construction of the Inn Phase.

Residential Phase and Grocery/Commercial Phase I

Residential Phase and Grocery/Commercial Phase IA

Inn Phase and Retail Phase

SUBDIVISION PLAT

As part of the Lane Parke Plan, the Property will be resurveyed and subdivided. On or before the commencement of construction of the first Phase in Lane Parke, the Project Owner will submit an application with the Planning Commission for approval of a preliminary subdivision plat creating Parcels and rights of way consistent with the approved Lane Parke Plan.

VACATION OF PUBLIC RIGHTS OF WAY

In order for the development of Lane Parke to commence, it will be necessary that certain public streets and rights of way located within Lane Parke be vacated. Such streets and rights of way are more particularly shown on that certain Map of Dedication recorded in Map Book 120, Page 34 in the Office of the Judge of Probate of Jefferson County, Alabama, a copy of which is attached as Schedule I to this Plan of Subdivision, Ownership, Maintenance and Restrictive Covenants. Prior to the commencement of construction of each Phase, the Project Owner will submit a Declaration of Vacation to be approved by the Planning Commission and City Council with respect to the applicable streets located in such Phase.

OWNERSHIP AND MAINTENANCE

The Project Owner is the owner of the Evson Parcel. RC Limited, LLC is the owner of the Ray Parcel.

The Project Owner intends to market the space in Lane Parke for lease to commercial or residential tenants, as applicable, though Parcels or Units may be sold as market conditions dictate. Improvements such as private streets, sidewalks, utilities, parking structures and parks will be conveyed to and owned by the Master Association and subjected to use restrictions pursuant to the Master Declaration (as defined below) and/or other recorded restrictions. Public streets and rights of way shall be conveyed or dedicated to the City. Improvements within the Open Space Use Area or the Public Use Area, regardless of how owned, will generally be open to the public without restriction or charge, except that limited areas of ~~the~~ any Parking Structure, rights of way and sidewalks may be reserved for the exclusive use of occupants of certain Parcels or Units.

As more particularly described below, the Property will be subject to a Master Declaration that will provide reciprocal rights to and impose common obligations on each subdivided Parcel within Lane Parke. Additional restrictions and governance structures may be imposed in the form of condominium regimes or restrictive covenants, as described below.

The Master Declaration, the condominium regimes and the restrictive covenant regimes described below shall establish the framework through which the common areas of Lane Parke shall be maintained.

MASTER DECLARATION

The Property will be subject to a Master Declaration of Restrictions and Easements (the "Master Declaration"). The Master Declaration will grant reciprocal easements that benefit and burden all Parcels within the Property, impose restrictions on the use and development of the Parcels and establish protocols for the maintenance of common areas. Anticipated provisions to be included in the Master Declaration are, but shall not be limited to, the following:

Easements

- Easements for ingress and egress over non-public rights of way, sidewalks, parking areas, open space and other common areas.
- Easements for parking over any non-public parking areas that are not otherwise specifically reserved for use by specific Parcels or Units within the Property.
- Easements for the right to enter upon and maintain common areas, including the right to cut and trim trees and other vegetation.
- Easements for the installation and maintenance of utilities.
- Easements for storm water drainage and for the installation and maintenance of the Property's storm water drainage system.
- Easements for lateral support for improvements constructed on or near common boundary lines.

Restrictions

- Restrictions on categories of use within certain Parcels or Units within the Property. By way of example, no uses other than residential uses will be permitted within Parcel 2.
- Prohibitions on specific uses with respect to certain Parcels and Units and with respect to the Property as a whole. By way of example, pawn shops would be a prohibited use in areas where retail is a permitted use.
- Restrictions and regulations governing the design and orientation of improvements on the Property, to the extent not addressed by the Lane Parke Plan.
- Rules and regulations governing the use and operation of the Property.

Common Area Maintenance

- A framework pursuant to which the Project Owner, as declarant, or, alternatively, a Master Association, shall be responsible for the maintenance of all non-public rights of way, sidewalks, parking areas, landscaping, open space and other common areas. The Project Owner or the Master Association, as applicable, shall have the right to levy assessments against each Parcel for such Parcel's pro-rata share of maintenance expenses, and the Project Owner or such Association shall have a continuing lien against such Parcel for non-payment of assessments. The assessment lien shall be subject to the lien of ad valorem taxes.

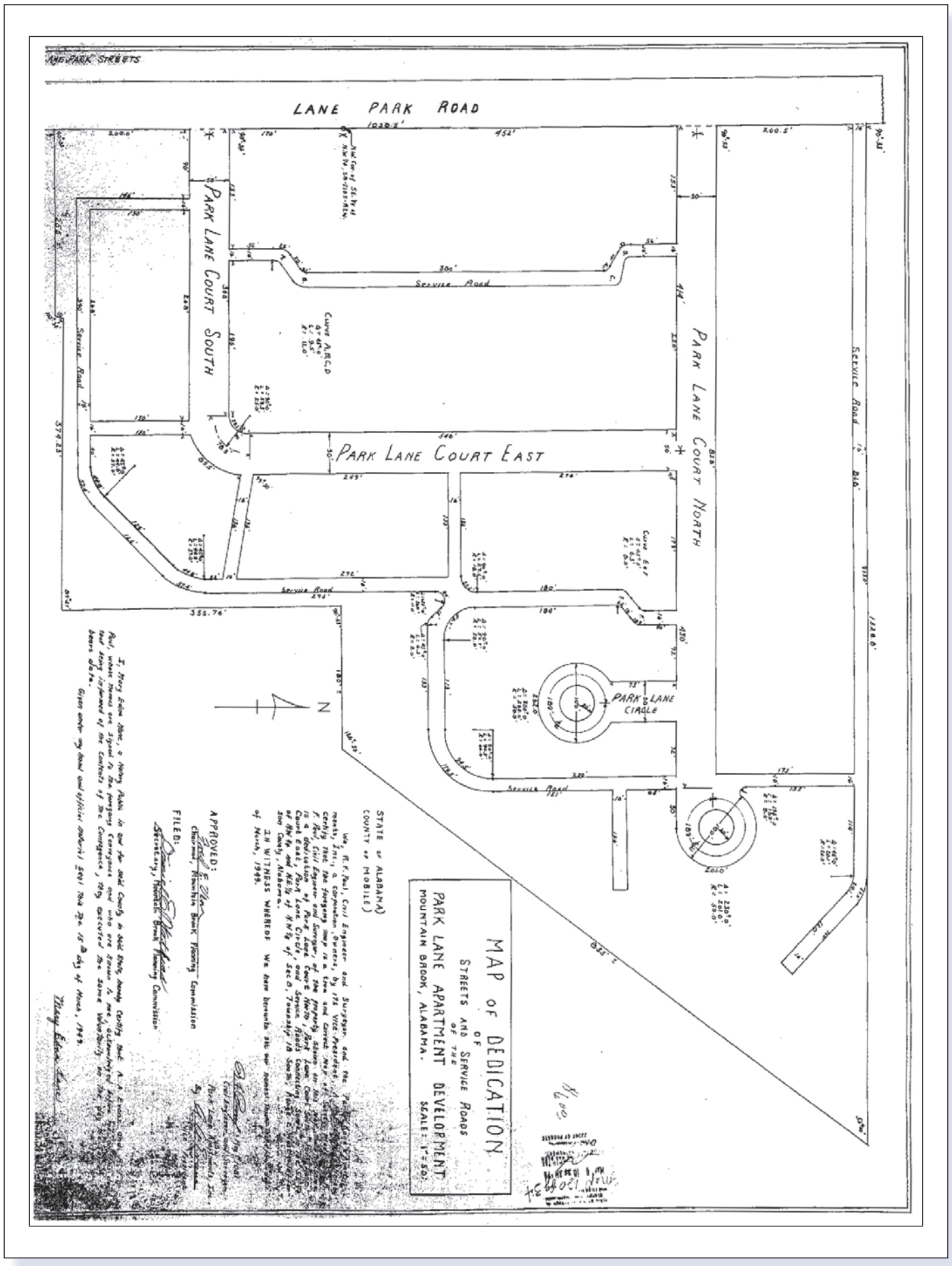
CONDOMINIUM REGIME FOR LANE PARKE

The Parcels in Lane Parke may be submitted to the condominium form of ownership pursuant to the provisions of the Alabama Uniform Condominium Act of 1991, Code of Alabama 1975, §§ 35-8A-101 *et seq.* through one or more condominium regimes (each, a "Condominium Regime"). The Units in any Condominium Regime shall consist of separate blocks of space or buildings within Lane Parke. To illustrate, the following are examples of potential Units within the condominium:

- the building footprints may be designated as land condominium Units;
- the space designated for use as an inn may comprise a Unit;
- blocks of space designated for use as retail or commercial may comprise one or more Units;
- the space designated for use as residential, or individual residential units, may comprise one or more Units;
- ~~the~~ any Parking Structure may comprise a Unit; and
- the sidewalks and certain other common areas may comprise one or more Units.

Each Unit will be subject to a Declaration of Condominium (a "Condominium Declaration"). Any Condominium Declaration will establish the condominium Units, grant reciprocal easements that benefit and burden all Units within such Condominium Regime, impose restrictions on the use of the Units and establish protocols for the maintenance of common areas through a condominium association.

Schedule I to Plan of Subdivision, Ownership, Maintenance and Restrictive Covenants



I. **Current Ownership:** The Property is currently owned by the following persons:

- Evson, Inc., an Alabama limited liability company; and
- RC Limited, LLC, an Alabama limited liability company; and
- Lane Parke Apartments, LLC, an Alabama limited liability company.

II. **Size:** The Property consists of approximately 27 acres. The minimum acreage required to rezone property to a Planned United Development District pursuant to Section 129-261(d) of the City Code is four (4) acres for property covered by an approved village master plan. The Property is covered by the Village Master Plans.

III. **Address:** The Property is currently identified by the following primary addresses:

- 2700 – 2721 Culver Road, Birmingham, Alabama 35223 (Mt. Brook Shopping Center portion of Evson Parcel)
- 2629 Cahaba Road, Birmingham, Alabama 35223 (Ray Parcel)
- 2525 Park Lane Court North, Birmingham, Alabama 35223 (Park Lane Apartments portion of Evson Parcel)

IV. **Tax Parcel Identification Numbers:** The Property is currently identified by the following tax parcel identification numbers as assigned by the Jefferson County Revenue Department:

- 28-08-2-001-005.000 (Park Lane Apartments portion of Evson Parcel)
- 28-08-2-001-006.000 (Mt. Brook Shopping Center portion of Evson Parcel)
- 28-08-2-001-007.000 (Ray Parcel)

V. **Mortgages:** The Property is currently subject to the following recorded mortgages:

- Evson Parcel
  Mortgages in favor of Wells Fargo Bank, National Association:

  Address: Wells Fargo Bank, National Association
  Middle Market Real Estate
  2907 Central Avenue, Suite 109
  Homewood, Alabama 35209

  Mortgage in favor of Synovus Bank:

  Address: Synovus Bank
  800 Shades Creek Parkway
  Birmingham, Alabama 35209

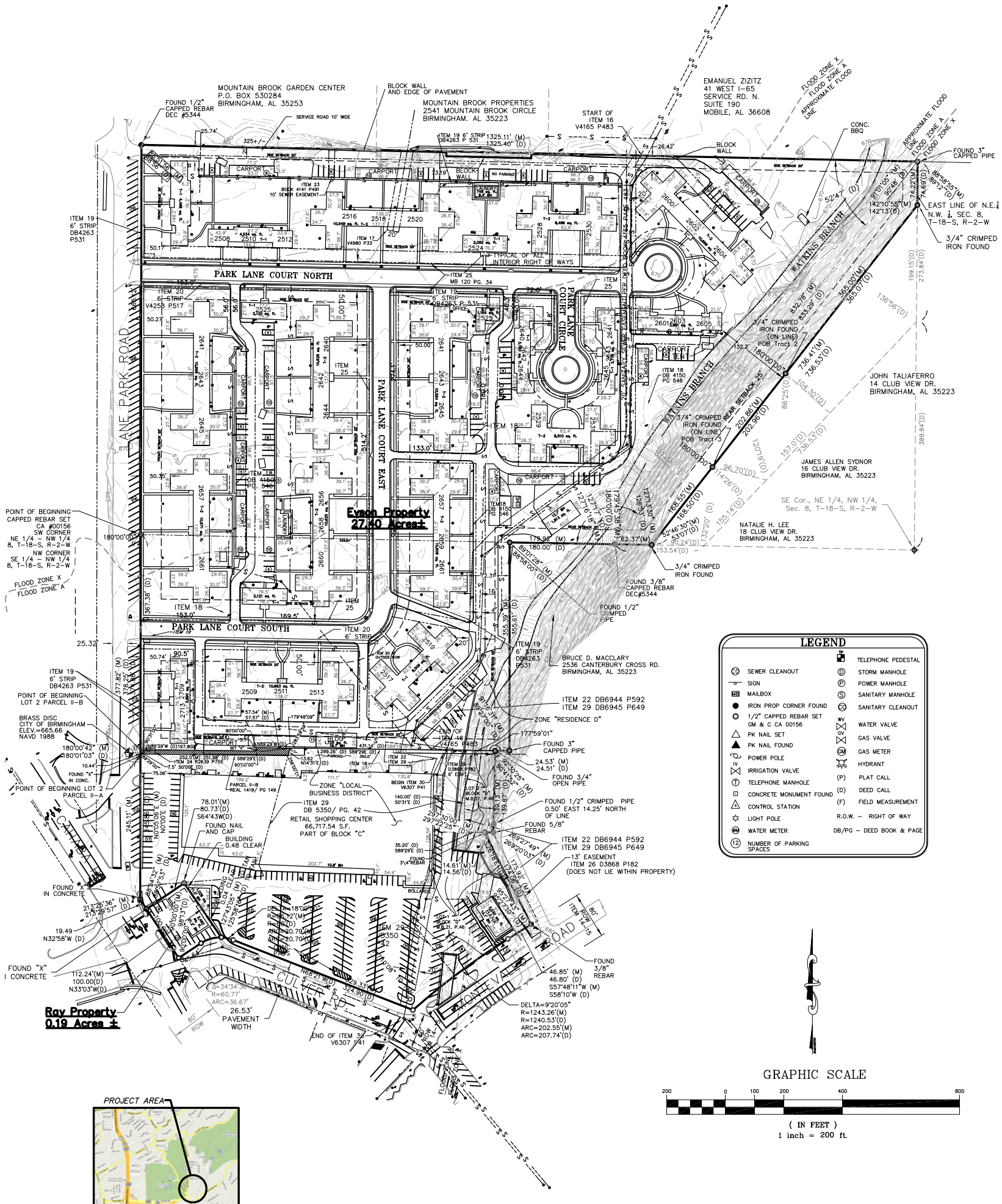
- Ray Parcel
  Mortgage in favor of Regions Bank (as successor to AmSouth Bank):

  Address: Regions Bank
  520 Montgomery Highway
  Vestavia Hills, Alabama 35216

  Mortgage in favor of First Commercial Bank:

  Address: First Commercial Bank
  800 Shades Creek Parkway
  Birmingham AL 35209

Survey - Sheet One



NOTE: See Sheet 2 for Seal and Signature

BOUNDARY SURVEY

SHEET 1 of 2

Legal Description: Evson, Inc. Property

State of Alabama
Jefferson County
City of Mountain Brook

A parcel of land being situated in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West, being the Point of Beginning; thence run Northerly along the West line of said Quarter-Quarter a distance of 665.12 feet; thence right 91° 08' 04" a distance of 1325.11 feet; thence right 88º 58' 55" a distance of 74.22 feet; thence right 37° 49' 05" a distance of 736.41 feet; thence right 52º 46' 30" a distance of 62.37 feet; thence right 00º 14' 22" a distance of 179.92 feet; thence left 90° 58' 32" a distance of 355.39 feet; thence right 88° 43' 29" a distance of 24.53 feet; thence left 87° 29' 35" a distance of 139.13 feet; thence right 89° 27' 49" a distance of 14.61 feet; thence left 117° 30' 00" a distance of 175.92 feet; thence right 84° 32' 17" a distance of 46.85 feet; thence tangent to a curve to the left having a radius of 1243.26 feet and a central angle of 09° 20' 05" along the curve an arc distance of 202.55 feet; thence right 62° 49' 52" from the tangent of said curve a distance of 329.33 feet; thence tangent to a curve to the left having a central angle of 18° 00' 50" and a radius of 66.12 feet, an arc distance of 20.79 feet; thence right 52° 16' 55" from the tangent of said curve a distance of 112.24 feet; thence left 90° 00' 00" a distance of 78.01 feet; thence right 91° 05' 28" a distance of 19.49 feet; thence right 33° 25' 36" a distance of 245.11 feet; thence right 00° 00' 42" a distance of 377.82 feet to the Point of Beginning. Said parcel contains 27.40 acres more or less.

Legal Description: Ray Property

State of Alabama
Jefferson County
City of Mountain Brook

A parcel of land being situated in the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Commence at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West; thence run South along the West line of said Quarter-Quarter a distance of 377.82 feet; thence left 00° 00' 42" a distance of 245.11 feet; thence left 33° 25' 36" a distance of 19.49 feet, to the Point of Beginning; thence left 91° 05' 28" a distance of 78.01 feet; thence right 90° 00' 00" a distance of 112.24 feet; thence right 125° 40' 04" to the tangent of a curve to the left having a radius of 60.77 feet and a central angle of 34° 34' 36", along the curve an arc distance of 36.67 feet; thence from the tangent of said curve continue a distance of 45.64 feet; thence right 90° 00' 00" a distance of 100.00 feet to the Point of Beginning. Said parcel contains 0.19 acres more or less.

Schedule B - Section II Exceptions

1. Not a Matter of Survey
2. Not a Matter of Survey
3. Not a Matter of Survey
4. None Found
5. Not a Matter of Survey
6. Not a Matter of Survey
7. Not a Matter of Survey
8. Lease dated May 16, 1973 recorded in Volume 3437, Page 702 - Not a matter of survey
9. Lease dated October 23, 1980 recorded in Volume 2000, Page 853 and Volume 3880 Page 957 - Not a matter of survey
10. Memorandum of lease dated February 9, 1990 recorded in Volume 3956, Page 221. Not a matter of survey
11. Lease recorded in Instrument Number 9710/4500 - Not a matter of survey
12. Lease recorded in Instrument Number 9908/1368 - Not a matter of survey
13. Not a matter of survey
14. Map Book 21, Page 46, No restrictions or reservations found, Rights-of-Way are as shown on drawing
15. Map Book 21, Page 46; Map Book 120, Page 34; No restrictions or reservations found, Rights-of-Way are as shown on drawing
16. Easement and right-of-way to Jefferson County recorded in Volume 4165, Page 483; Map Book 31, Page 11 - As shown on survey; Declaration of Vacation recorded in Deed Book 4165, Page 486 - Blanket in Nature
17. Right-of-Way recorded in Volume 4980, Page 31. Does Not Apply; Volume 4980, Page 33 - As Shown on Survey; Volume 2514, Page 455 - Vacated sewer therefore not shown on survey
18. Right-of-Way recorded in Volume 4150, Page 546. As shown on survey
19. Right-of-Way recorded in Volume 4263, Page 531 - Right-of-Way is outside road right-of-way in several areas as shown on survey
20. Right-of-Way recorded in Volume 4258, Page 517 - Right-of-Way is 9' outside road right-of-way on the eastern end as shown on survey
21. Agreement recorded in Volume 4225, Page 162 - Not a matter of survey
22. Right-of-way recorded in Volume 6207, Page 390, Blanket in nature, and Volume 6944 Page 592 - As shown on survey
23. Easement recorded in Volume 4141, Page 491 - As shown on survey
24. Right-of-Way recorded in Volume 2639, Page 755 - As shown on survey
25. Map of street dedication recorded in Map Book 120, Page 34 -As shown on survey
26. Easement for sewer line recorded in Volume 3868 Page 182 - As shown on survey
27. Right-of-Way recorded in Volume 2514, Page 467,Volume 2514, Page 470 - Vacated sewer therefore not shown on survey
28. Easement recorded in Volume 4980, Page 33 - Does not apply
29. Right-of-way recorded in Volume 5350, Page 42 - As shown and Blanket in nature, Volume 6945, Page 649, #F-BD-4702, Alabama Power Sketch - As shown on survey
30. Right of way recorded in Volume 6307, Page 41 - As shown on survey

Boundary Survey General Notes:

1. **Underground utilities & encroachments:** There was no attempt made to determine the location or extent of a possible encroachment beneath the surface. Underground structures and facilities that are shown were located from surface markings or graphically from drawings furnished by the utility. No excavation of underground utilities, underground mines or subsurface building foundations was made as a part of this survey.

2. **Date of survey:** February 9th, 2010 is the date of field survey and the last day the surveyor gathered data for the survey.

3. **Source of Information used:** Deeds listed in exceptions and boundary survey map by Douglas Engineering, dated August 16, 1994, Deed 4234, Page 91, Deed 4448 Page 325, Deed 4447 Page 537, Deed 4447 Page 547, Deed 4447 Page 549, Jefferson County Tax Map.

4. **Signature and seal:** This survey and drawing is not valid without the signature and seal of Van Marcus Peavy, Alabama Professional Land Surveyor.

5. **Type of survey:** This is a Boundary Survey.

6. Property lies in Flood Zone A and Zone X as per community F.I.R.M. Panel #01073C0557G, effective date, September 29, 2006.

7. Setback lines based on Residence D zoning and opinion of Jerry Weems,Building Manager, City of Mountain Brook. Setback lines have changed since Lane Park development and buildings are "grandfathered" for meeting requirements.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

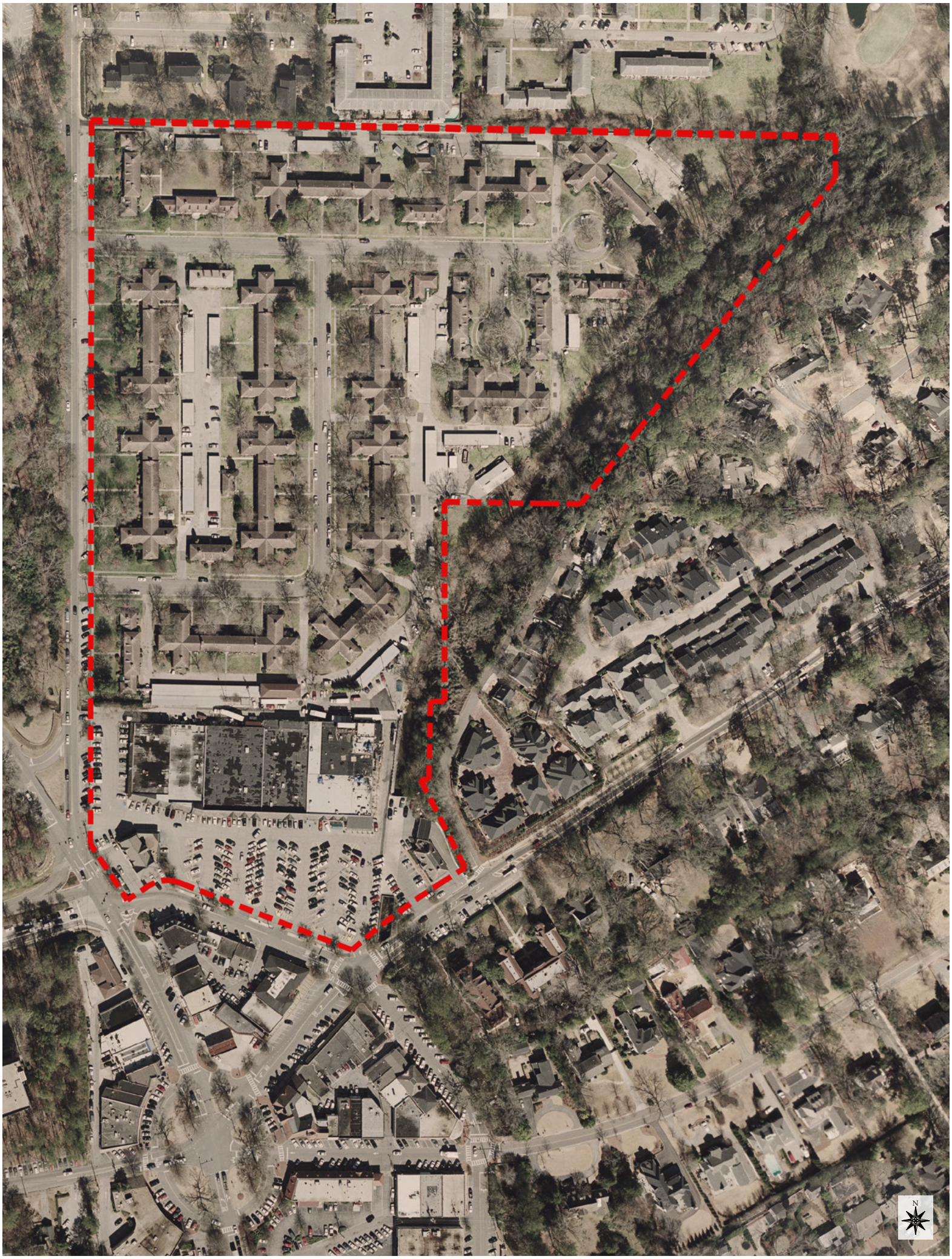
5-19-10

Van Marcus Peavy, PLS 16681 **Date of Signature**

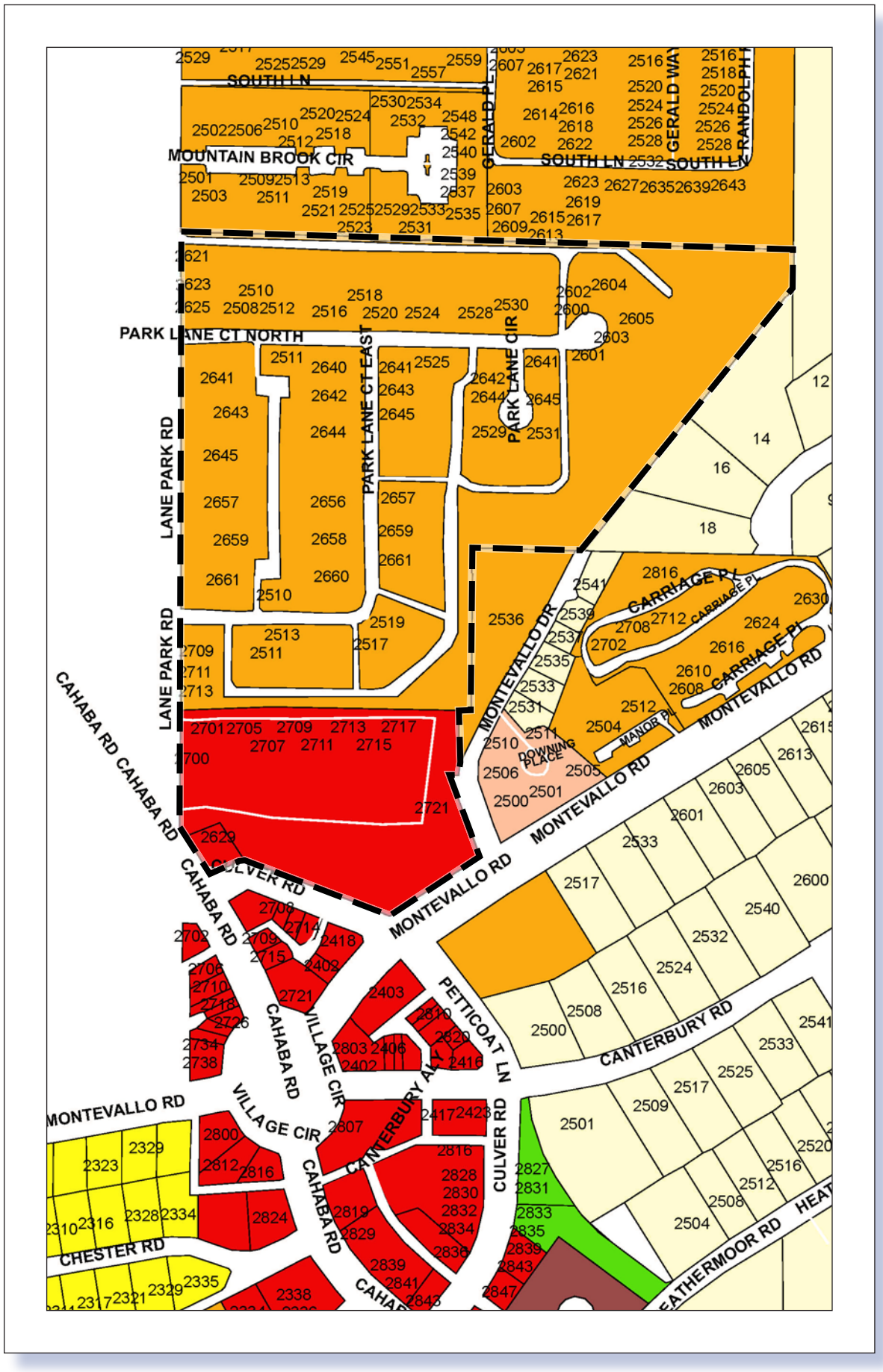
ALABAMA REGISTERED NO. 16681 PROFESSIONAL LAND SURVEYOR VAN MARCUS PEAVY

SHEET 2 of 2

Aerial Photograph



The surrounding land use of Lane Park is generally categorized as multi-family attached residential structures to the north; single-family attached residential and single-family detached residential structures to the east; the City of Birmingham and Birmingham Botanical Gardens to the west; and village commercial to the south.



LEGEND

- Clustered Residential
- Community Shopping
- Local Business District
- Residence A District
- Residence B District
- Residence C District
- Residence D District
- Residence G District
- Recreation District
- RID

LEGAL DESCRIPTION OF THE PROPERTY

State of Alabama
Jefferson County
City of Mountain Brook

A parcel of land being situated in the Northeast quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West; being the Point of Beginning; thence run Northerly along the West line of said Quarter - Quarter a distance of 665.12 feet; thence right 91°-08'-04" a distance of 1325.11 feet; thence right 88º-58'-55" a distance of 74.22 feet; thence right 37°-49'-05" a distance of 736.41 feet; thence right 52º-46'-30" a distance of 62.37 feet; thence right 00º-14'-22" a distance of 179.92 feet; thence left 90°-58'-32" a distance of 355.39 feet; thence right 88°-43'-29" a distance of 24.53 feet; thence left 87º-29'-35" a distance of 139.13 feet; thence right 89°-27'-49" a distance of 14.61 feet; thence left 117°-30'-00" a distance of 175.92 feet; thence right 84°-32'-17" a distance of 46.85 feet; thence tangent to a curve to the left having a radius of 1243.26 feet and a central angle of 9°-20'-05" along the curve an arc distance of 202.55 feet; thence right 62°-49'-52" from the tangent of said curve a distance of 329.33 feet; thence tangent to a curve to the left having a central angle of 18°-00'-50" and a radius of 66.12 feet an arc distance of 20.79 feet; thence left 2º-03'-01" to the tangent of a curve to the left having a central angle of 34º-34'-36" and a radius of 60.77 feet, an arc distance of 36.67 feet; thence continue from the tangent of said curve a distance of 45.64 feet; thence right 90º-00'-00" a distance of 119.49 feet; thence right 33°-25'-36" a distance of 245.11 feet; thence right 0°-00'-42" a distance of 377.82 feet to the Point of Beginning.

Said Parcel contains 27.59 acres more or less.

LEGAL DESCRIPTION OF THE EVSON PARCEL

State of Alabama
Jefferson County

A parcel of land being situated in the Northeast quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 8 Township 18 South Range 2 West being the Point of Beginning; thence run Northerly along the West line of said Quarter – Quarter a distance of 665.12 feet; thence right 91°-08'-04" a distance of 1325.11 feet; thence right 88º-58'-55" a distance of 74.22 feet; thence right 37°-49'-05" a distance of 736.41 feet; thence right 52º-46'-30" a distance of 62.37 feet; thence right 00º-14'-22" a distance of 179.92 feet; thence left 90°-58'-32" a distance of 355.39 feet; thence right 88°-43'-29" a distance of 24.53 feet; thence left 87°-29'-35" a distance of 139.13 feet; thence right 89°-27'-49" a distance of 14.61 feet; thence left 117°-30'-00" a distance of 175.92 feet; thence right 84°-32'-17" a distance of 46.85; thence tangent to a curve to the left having a radius of 1243.26 and a central angle of 9°-20'-05" along the curve an arc distance of 202.55 feet; thence right 62°-49'-52" from the tangent of said curve a distance of 329.33 feet; thence tangent to a curve to the left having a central angle of 18°-00'-50" and a radius of 66.12 feet an arc distance of 20.79 feet; thence right 52°-16'-55" from the tangent of said curve a distance of 112.24 feet; thence left 90°-00'-00" a distance of 78.01 feet; thence right 91°-05'-28" a distance of 19.49 feet; thence right 33°-25'-36" a distance of 245.11 feet; thence right 0°-00'-42" a distance of 377.82 feet to the Point of Beginning.

Said parcel contains 27.40 acres more or less.

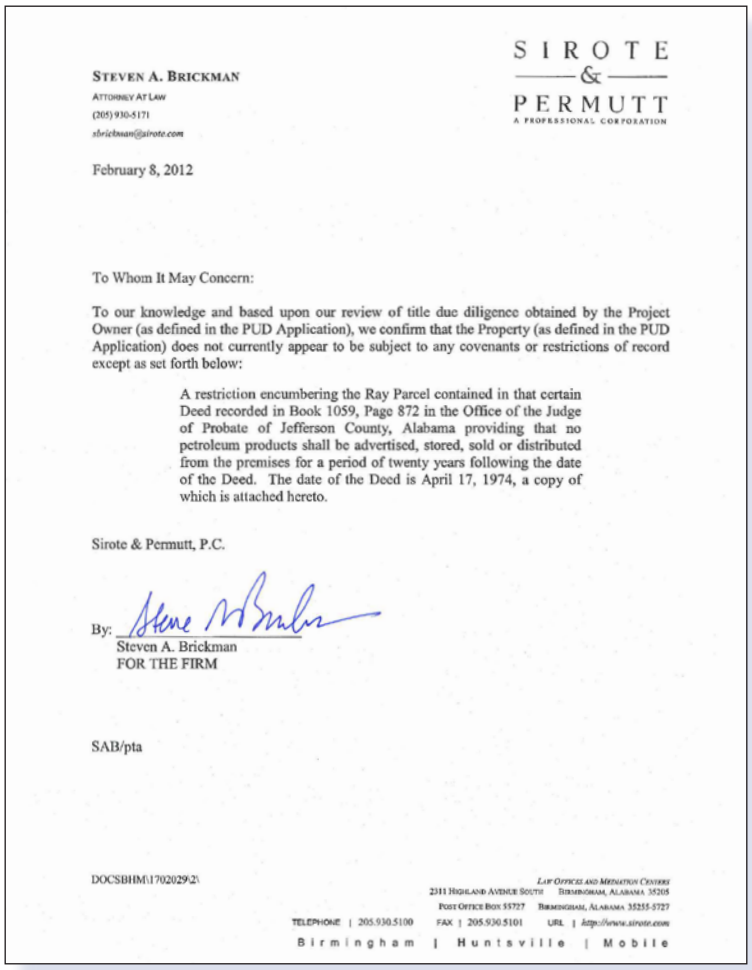
LEGAL DESCRIPTION OF THE RAY PARCEL

State of Alabama
Jefferson County

A parcel of land being situated in the Southeast quarter of the Northwest quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 8 Township 18 South Range 2 West; thence run south along the west line of said quarter – quarter a distance of 377.82 feet; thence left 00°-00'-42" a distance of 245.11 feet; thence left 33°-25'-36" a distance of 19.49 feet, to the Point of Beginning; thence left 91°-05-'28" a distance of 78.01 feet; thence right 90°-00'00" a distance of 112.24 feet; thence right 125°-40'-04" to the tangent of a curve to the left having a radius of 60.77 feet and a central angel of 34°-34'-36" along the curve an arc distance of 36.67 feet; thence from the tangent of said curve continue a distance of 45.64 feet; thence right 90°-00'-00" a distance of 100.00 feet; to the Point of Beginning.

Said parcel contains 0.19 acres more or less.



STEVEN A. BRICKMAN
ATTORNEY AT LAW
(205) 930-5171
sbrickman@sirote.com

SIROTE & PERMUTT
A PROFESSIONAL CORPORATION

February 8, 2012

To Whom It May Concern:

To our knowledge and based upon our review of title due diligence obtained by the Project Owner (as defined in the PUD Application), we confirm that the Property (as defined in the PUD Application) does not currently appear to be subject to any covenants or restrictions of record except as set forth below:

> A restriction encumbering the Ray Parcel contained in that certain Deed recorded in Book 1059, Page 872 in the Office of the Judge of Probate of Jefferson County, Alabama providing that no petroleum products shall be advertised, stored, sold or distributed from the premises for a period of twenty years following the date of the Deed. The date of the Deed is April 17, 1974, a copy of which is attached hereto.

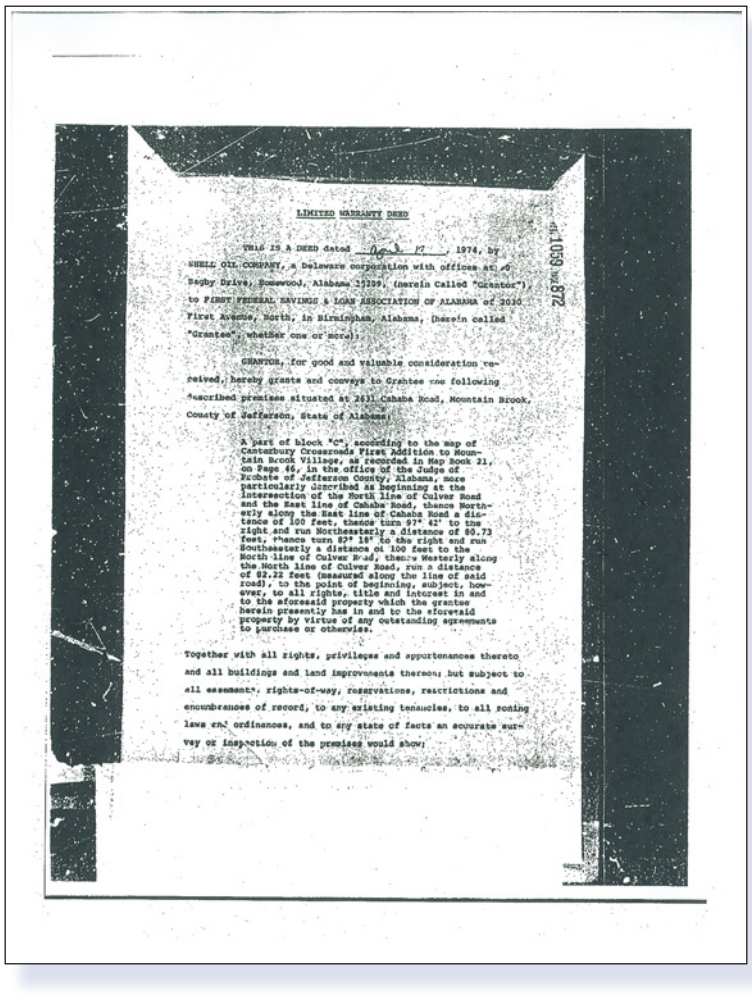
Sirote & Permutt, P.C.

By: Steve A. Brickman
Steven A. Brickman
FOR THE FIRM

SAB/pta

DOCSBHM\1702029\2\

LAW OFFICES AND MEDIATION CENTERS
2311 HIGHLAND AVENUE SOUTH BIRMINGHAM, ALABAMA 35205
POST OFFICE BOX 55727 BIRMINGHAM, ALABAMA 35255-5727
TELEPHONE | 205.930.5100 FAX | 205.930.5101 URL | http://www.sirote.com
Birmingham | Huntsville | Mobile



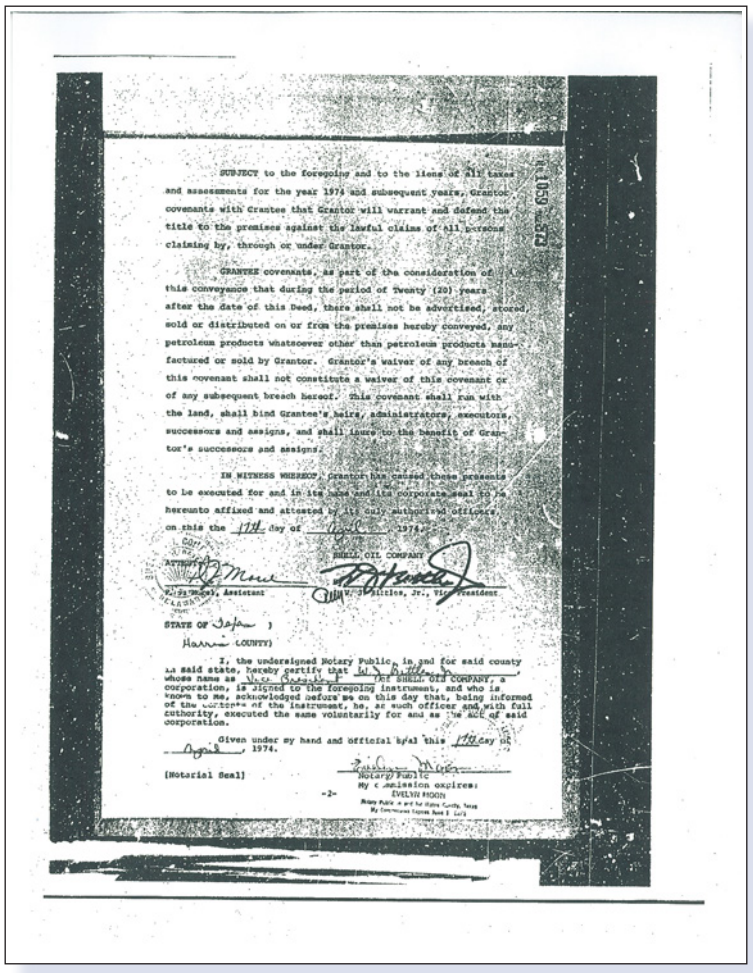
LIMITED WARRANTY DEED

THIS IS A DEED dated April 17, 1974, by SHELL OIL COMPANY, a Delaware corporation with offices at 50 Bagby Drive, Homewood, Alabama 35209, (herein Called "Grantor"), to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ALABAMA of 2030 First Avenue, North, in Birmingham, Alabama, (herein called "Grantee", whether one or more);

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated at 2631 Cahaba Road, Mountain Brook, County of Jefferson, State of Alabama:

> A part of block "C", according to the map of Canterbury Crossroads First Addition to Mountain Brook Village, as recorded in Map Book 21, on Page 46, in the office of the Judge of Probate of Jefferson County, Alabama, more particularly described as beginning at the intersection of the North line of Culver Road and the East line of Cahaba Road, thence Northerly along the East line of Cahaba Road a distance of 100 feet, thence turn 97° 42' to the right and run Northeasterly a distance of 80.73 feet, thence turn 82° 18' to the right and run Southeasterly a distance of 100 feet to the North line of Culver Road, thence Westerly along the North line of Culver Road, run a distance of 82.22 feet (measured along the line of said road), to the point of beginning, subject, however, to all rights, title and interest in and to the aforesaid property which the grantee herein presently has in and to the aforesaid property by virtue of any outstanding agreements to purchase or otherwise.

Together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;



SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1974 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

GRANTEE covenants, as part of the consideration of this conveyance that during the period of Twenty (20) years after the date of this Deed, there shall not be advertised, stored, sold or distributed on or from the premises hereby conveyed, any petroleum products whatsoever other than petroleum products manufactured or sold by Grantor. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, on this the 17th day of April, 1974.

SHELL OIL COMPANY

ATTEST:

W. J. Moore, Assistant

W. J. Bittles, Jr., Vice President

STATE OF Texas)
Harris COUNTY)

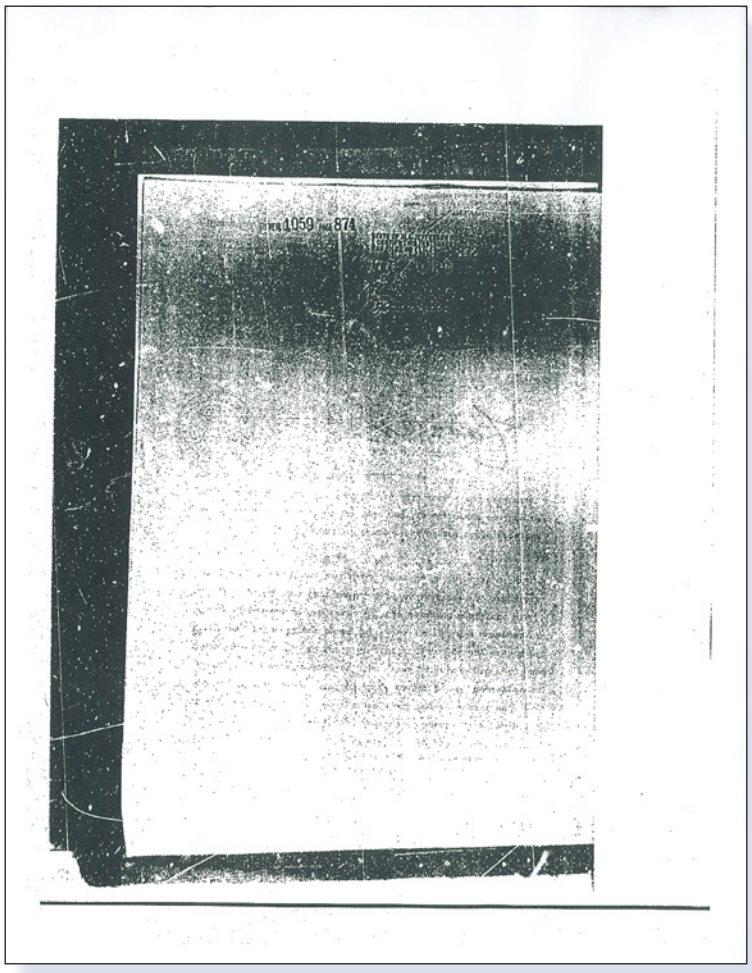
I, the undersigned Notary Public, in and for said county in said state, hereby certify that W. J. Bittles Jr., whose name as Vice President of SHELL OIL COMPANY, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of April, 1974.

[Notarial Seal]

Notary Public
My commission expires:
EVELYN MOON
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

-2-



600 20th Street North
Birmingham., Al. 35203
205 251 2871
facsimilie 205 226 9280
Sender's direct dial 205 380 4164

Land Title Company of Alabama

April 16, 2012

Mr. Steve Brickman
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Al. 35205

Re: Evson Address Research/Certification of Owners

Dear Steve:

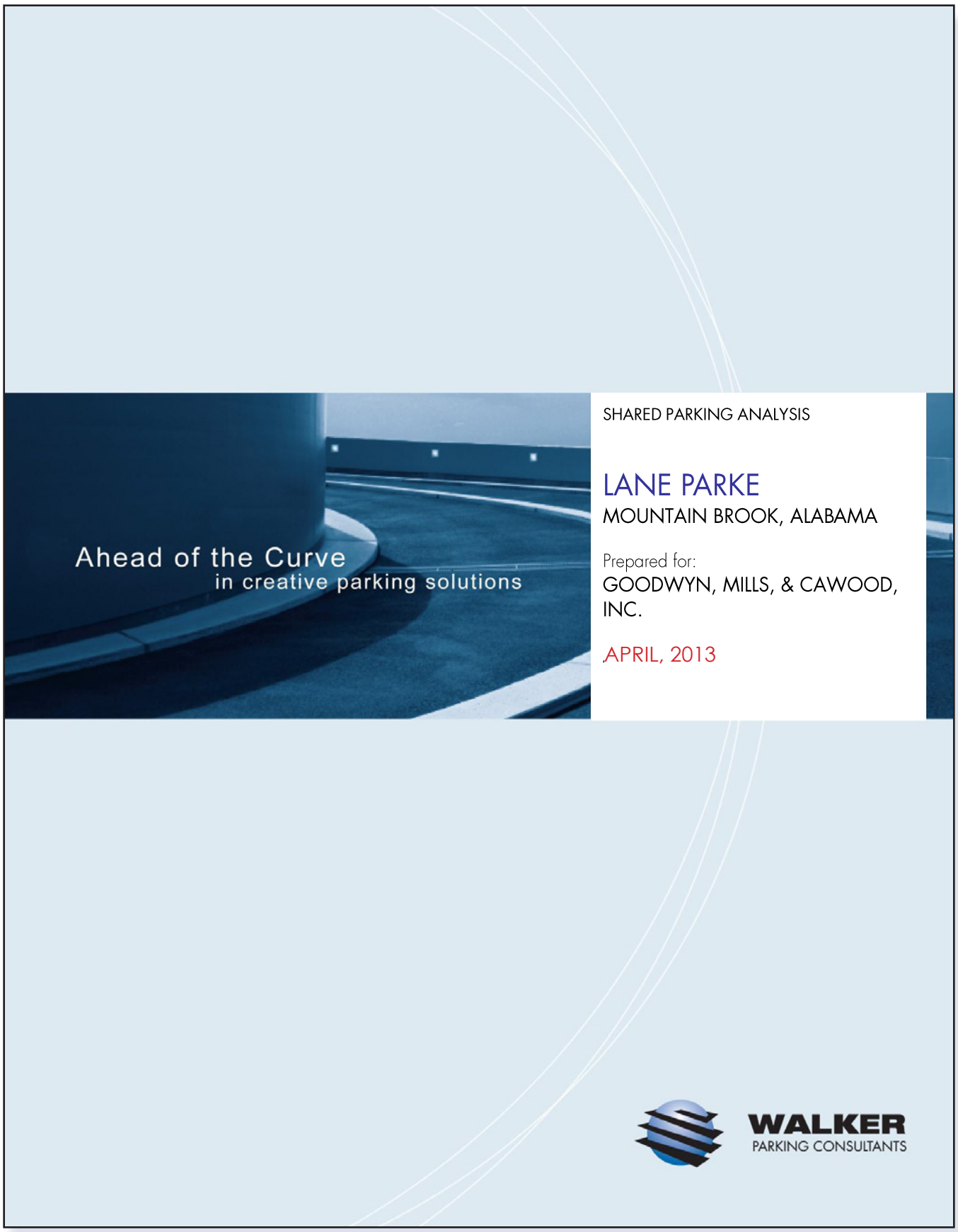
Land Title Company certifies that, as of April 5, 2012, the list of names and addresses attached hereto as Exhibits "A" and "B" is a true and correct list of the names and addresses of all property owners whose property lies within 500 feet of any portion of the Property. The Property is defined as that property identified as Parcel ID. Numbers 28-08-2-001-005; 006; 007 and 008 as shown on the records of the Tax Assessor of Jefferson County, Alabama.

For purposes of identifying the property owners, the property owner is considered to be the person who is shown as the owner of such parcel according to the records of the Tax Assessor of Jefferson County, Alabama.

Sincerely,

Susan R. Gannett, Senior Vice President

A full copy of the Shared Parking Analysis has been submitted as a part of this PUD Application and is available for review at Mountain Brook City Hall.



A full copy of the Traffic Impact Study has been submitted as a part of this PUD Application and is available for review at Mountain Brook City Hall.

TRAFFIC IMPACT STUDY

Lane Parke

Mountain Brook, Alabama

Prepared for:

GOODWYN, MILLS AND CAWOOD, INC.

Prepared by:

SKIPPER CONSULTING INC.

September 2009
Revision 1: May 2010
Revision 2: January 2012
Revision 3: March 2012
Revision 4 : June 2013

EXECUTIVE SUMMARY
LANE PARKE TRAFFIC IMPACT STUDY

Skipper Consulting ("Skipper") submits this executive summary of its traffic impact study ("Study") for Lane Parke in Mountain Brook, Alabama in connection with a planned unit development application ("PUD Application") submitted for Lane Parke ("Development") to the City of Mountain Brook ("City") by Evson, Inc., its developer ("Evson").

After a thorough review of the traffic impacts of the Development, Skipper believes that the internal site access system and external road improvements proposed by Evson are designed to handle the increased traffic from the Development and will provide traffic benefits to the City.

The new proposed site access system will improve the traffic flow to and from the Development for a variety of reasons. By reducing the number of access points to the public roadway system from twelve (12) to seven (7) – not counting service entrances – drivers traversing the public roadways adjacent to the Development will experience fewer delays which arise from more numerous entry and exit points and will benefit from a streamlined traffic flow in and out of the Development. In addition, removing the existing access to the Mountain Brook Shopping Center from within the intersection of Cahaba Road, Culver Road, and the U.S. 280 ramps will also result in fewer start and stop delays and smooth out traffic patterns. Finally, the internal roads which will be constructed within the Development provide, among other benefits, a direct link between Montevallo Road and Lane Park Road and may decrease the traffic at the intersection of Cahaba Road, Lane Park Road and the U.S. 280 ramps at heavy traffic periods as the public utilizes these internal roads like public streets, thereby alleviating traffic at the busier intersections.

In addition to the improvements generated by the internal site access system, Evson will make a number of changes construction to improve the traffic flow in and around Lane Parke. Evson is committed to (i) widening Lane Park Road to a three lane cross-section, plus right turn lanes into the accesses on Lane Park Road; (ii) constructing a right turn lane from Lane Park Road southbound onto the U.S. Highway 280 entrance ramp; (iii) widening Culver Road to a three lane cross-section which will allow for an improved alignment of traffic crossing from Culver Road onto the U.S. 280 ramp; and (iv) adding a phase to the traffic signal at the intersection of Cahaba Road/Lane Park Road/Culver Road/U.S. 280 ramps to allow for a protective green arrow for traffic exiting U.S. 280 to go north on Lane Park Road and Cahaba Road.

When the proposed improvements, both internal and external, are in place at each stage of construction, the Study demonstrates the traffic at the study intersections will operate at acceptable levels of service during both the a.m. and p.m. peak hours of traffic flow. Likewise, the Study demonstrates that all roadway segments studied will operate at acceptable levels of service on a daily basis. While the left turn exiting the site onto Montevallo Road is projected to continue to operate at a level of service "E" during the p.m. peak hour, this is unchanged from the current level of service. The Study also demonstrates that the projected queues at all the intersections do not block any other adjacent major intersections.

(A) View of the proposed restaurant and inn looking north along Lane Park Road.

(B) View of the inn looking south along Lane Park Road.

* - Update

* - Update

(C) View of the proposed retail at the northwest intersection Main Street and Jemison Lane.

(D) View north along Main Street of the proposed retail and office/commercial space.

(E) View of the proposed retail at the northeast intersection Lane Park Road and Jemison Lane.

(F) View of the proposed grocery looking northwest along Jemison Lane.

* - Update

* - Update

G View of the proposed residential space at the corner of Main Street and Park Lane Court South.

H View east along Jemison Lane of the proposed Village Green and office/commercial space.

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MINDFUL OF THE PAST, LOOKING TO THE FUTURE

EVSON, INC. | DANIEL CORPORATION | GOODWYN, MILLS AND CAWOOD, INC. | HISTORICAL CONCEPTS