



## Development Goals:

Making it the Best it Can Be...in Function and Value.

### **Adding life to your years...and years to your life!!!**

**The Setting:** It starts with a unique parcel, then adds an advanced layout...the Clustering of homes into courtyards to Create lots of neighborhoods, and the emphasis upon walking everywhere, like into the adjacent public park, or our private "nature preserve" of 8 acres, and even to nearby businesses.

It becomes part and parcel to the home designs, of course...the setting as important as the home...a great home in a great setting Creating a great integral package.



**The Homes and Their Design:** *A package built around a revolutionary concept ...with walls made of concrete poured into stay-in-place Styrofoam forms.*

*They are simply indestructible...can't be blown away or burned, have an awesome "snug factor", energy bills 30-40 % of usual and an automatic Leeds-Green rating...all delivered passively and forever! The concept is frequently featured on "This Old House", and we predict you'll be in many local and regional publications for making these wise "green" choices.*

*This construction uniquely brings performance critical to the new "senior active" lifestyle.*

### **Highlights of Land Planning Principles: (Please also see more complete "Specifications" below).**



Homes will be arranged in clusters of 2 and 3 buildings, (4 or 6 families) around a "courtyard" for easy entry and socialization.

Two-unit homes are placed within a rectangular footprint. We'll call them "Villas", a term accepted by the city, banks and the general public. The common wall is soundproof and is energy neutral. The whole has the appearance of a large single family home.

Double car garages are always grouped in the center, maximizing interaction of residents with the outdoors. Architectural continuity prevails; detailed later.

Walking trails surround and unite it all, connecting with the park and basin, and spectacular professional landscaping, heavy with spring flowers and fall colors, along with decorative lighting is intended. An iron or aluminum fence on the east and north is planned, marking the perimeter, creating integrity to the whole. And a double row of pines and cypress will separate Serenade from commercial land.

"Fee Simple" provisions govern ownership, so these are NOT "condos". The Villas and the lawns are divided on the common wall, and owners come to own, in "fee simple", their half of the home and yard.

We propose not having basements because the functions of "storage" and "security" have been taken upstairs and provided for 1st floor plans...so we're saving that cost (See "Features" for more).

Note also that the two units in a building are offset, providing for a more interesting exterior and insuring that the roofs are separate...a big issue in avoiding arguments with one just one side is damaged. Many other design issues are built in to minimize conflict and maintenance.

To the whole then, a dramatic professional landscaping plan will be added, featuring plants with maximum interest....fall and spring coloration, attention to textures, function, upkeep, Views and privacy.

*A Lakewood Scene*

