

ARCHITECTURAL DESIGN GUIDELINES



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THE VILLAGE DOWNTOWN VILLAS

villagedowntown.com

ARCHITECTURAL DESIGN GUIDELINES

NEW CLASSICISM

The art of New Classicism is believed to instruct and improve. Classicism is an approach to art and to life that emphasizes the ideal in form and in content over the everyday. It also is the power of reason over emotion, the clarity and simplicity over prolixity, and the measurability as an index of beauty over intuition. New Classicism is an evolving grammar and vocabulary that represents deep-seated cultural values without sacrificing versatility.



STREET ELEVATION - THE VILLAGE DOWNTOWN VILLAS - NEW URBANISM

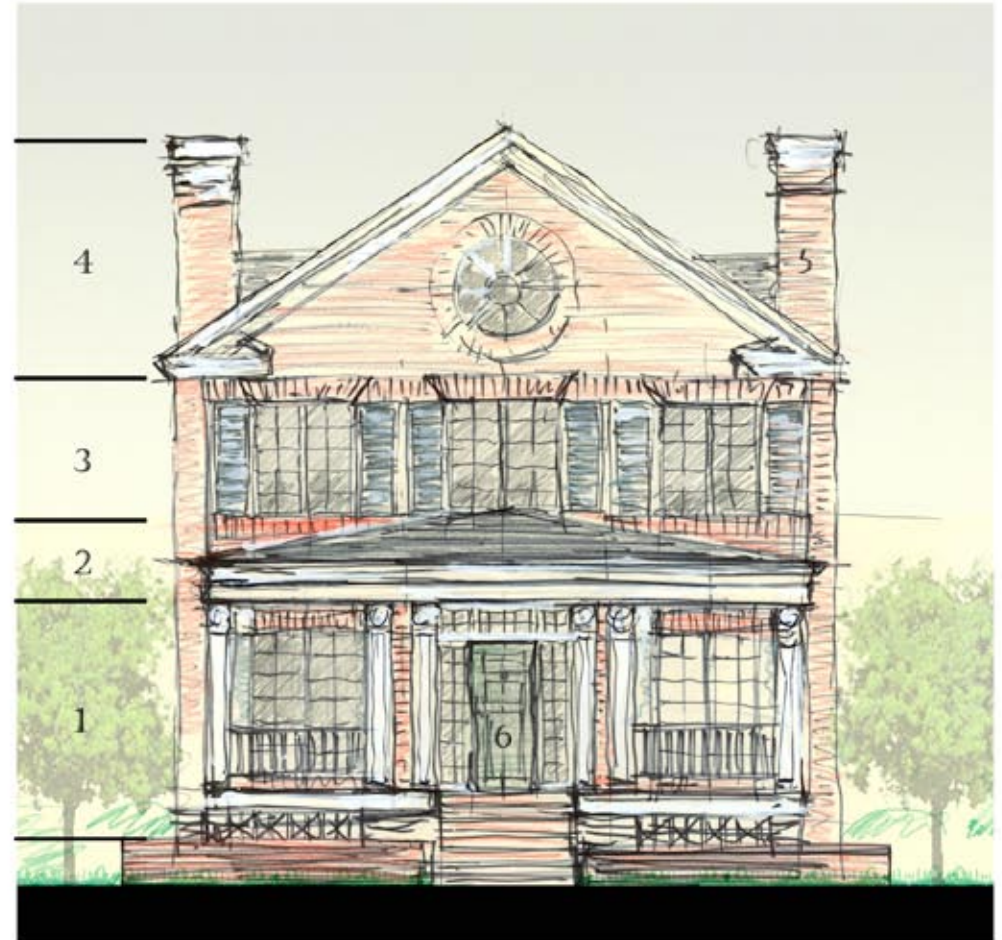
HISTORY AND CHARACTER

NEW CLASSICISM

New Classicism is a survey of the state of classicism today. It traces the renewal of interest in classical ideas in architecture, from its most abstract to its most flamboyant expressions.

ESSENTIAL ELEMENTS

1. Ground level windows
2. Porch
3. Second level windows
4. Gable end
5. Chimney
6. Entry door



THE VILLAGE DOWNTOWN VILLAS

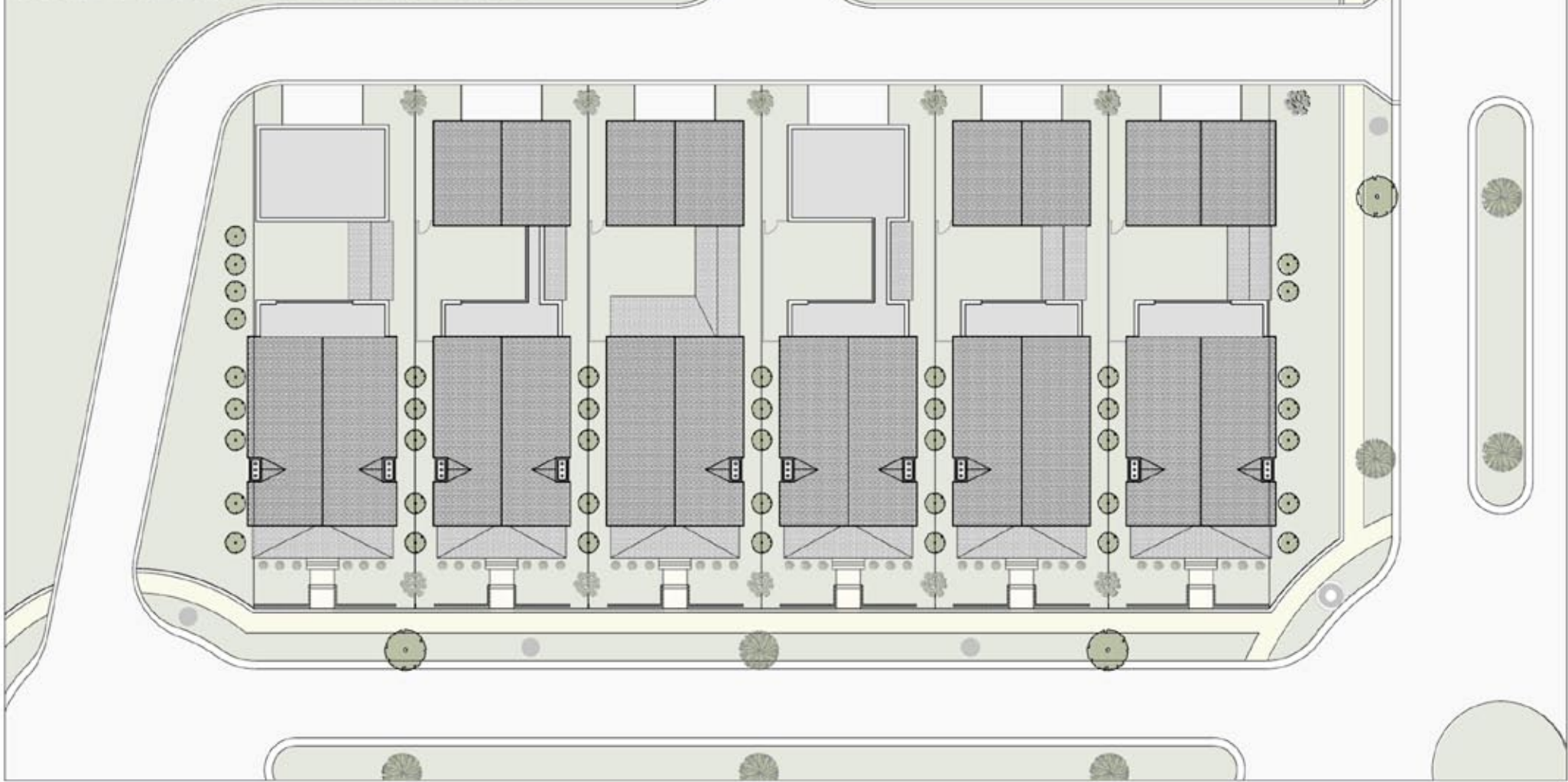
VILLA EXAMPLES



THE VILLAGE DOWNTOWN VILLAS

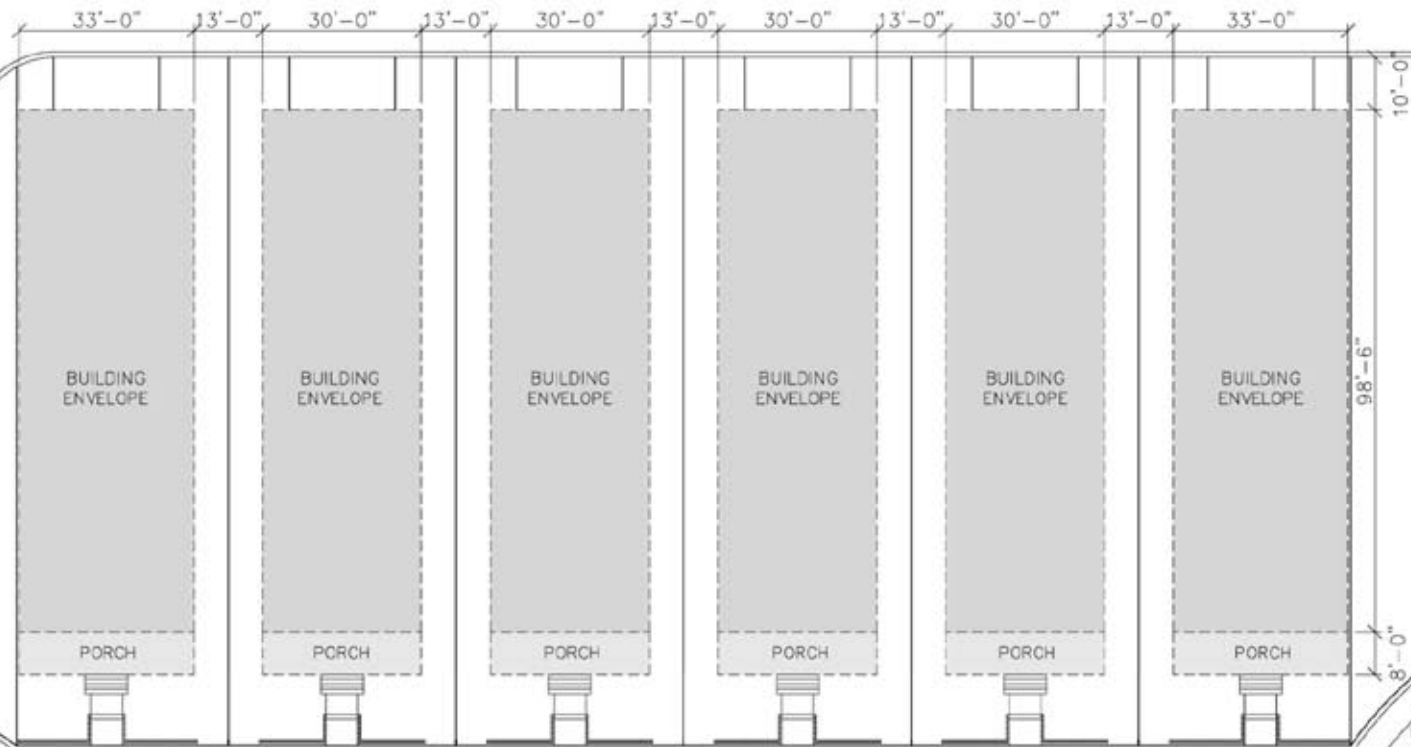
VILLAS' SITE PLAN

Note: Site Plan is Representational for Architectural Reference



THE VILLAGE DOWNTOWN VILLAS

BUILDING ENVELOPE



Building envelope for the body of the structure is not to exceed these parameters. Architectural features which do not add usable area to a structure such as chimneys, bay windows, sills, window wells, eaves, and gutters may extend into side yards. These architectural features are not allowed to extend past any property line or into open space.

THE VILLAGE DOWNTOWN VILLAS

MASSING AND COMPOSITION

MASSING DIAGRAMS

Front Porch with single columns



A SHED ROOF PORCH



B HIPPED ROOF PORCH



C HIPPED ROOF PORCH



D SHED ROOF W/ PEDIMENT



E FLAT ROOF W/ RAILING

Front Porch with double columns



F SHED ROOF PORCH



G HIPPED ROOF PORCH



H HIPPED ROOF PORCH



I SHED ROOF W/ PEDIMENT



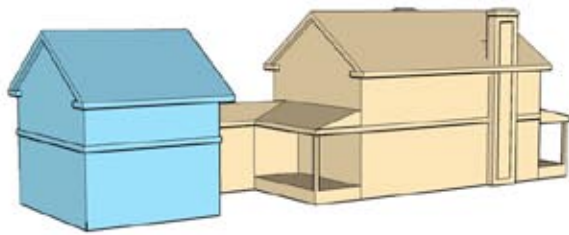
J FLAT ROOF W/ RAILING

THE VILLAGE DOWNTOWN HOMESITES

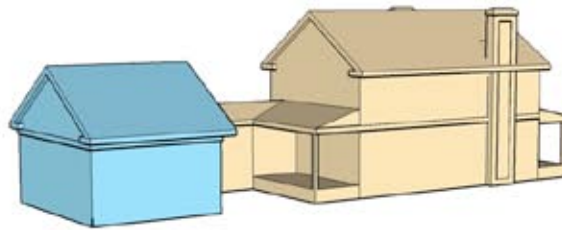
MASSING AND COMPOSITION

MASSING DIAGRAMS

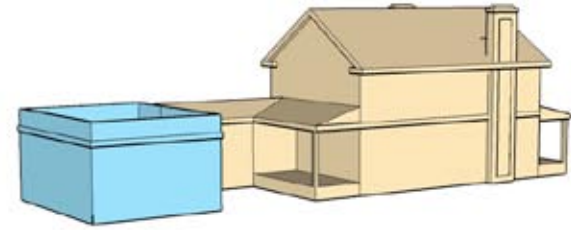
Garage Options



A TWO-STORY GARAGE
W/ GABLE ROOF

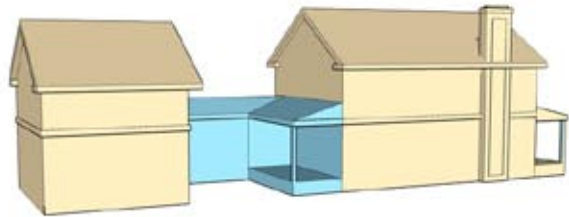


B ONE-STORY GARAGE
W/ GABLE ROOF

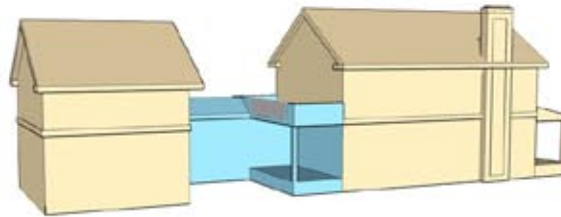


C ONE-STORY GARAGE
W/ FLAT ROOF OR
ROOF TERRACE

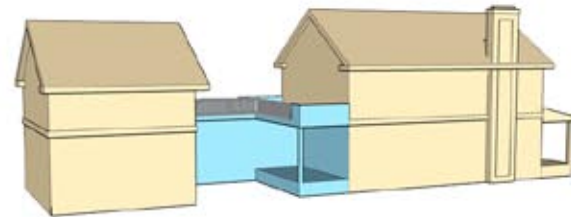
Back Porch And Deck



A PATIO W/ SHED ROOF



B PATIO AND SECOND-
LEVEL BALCONY



C PATIO AND SECOND-
LEVEL BALCONY AND
WALKWAY TO BONUS RM

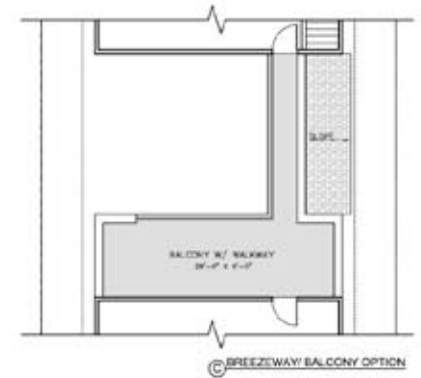
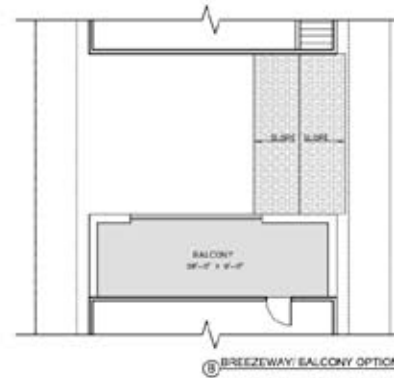
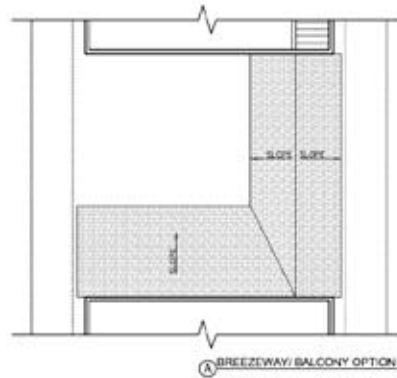
THE VILLAGE DOWNTOWN HOMESITES

BALCONY & GARAGE

BALCONY & BREEZEWAY

Second Level Balcony and Breezeway Options

- A. No Second Level Balcony
- B. Second Level Balcony
- C. Second Level Balcony with Walkway to Bonus Room



GARAGE

Garage Roof Options

- A. Two Story Garage with Gable Roof
- B. One Story Garage with Gable Roof
- C. One Story Garage with Flat Roof or Roof Terrace



THE VILLAGE DOWNTOWN VILLAS

GABLE END ELEVATION

FRONT ELEVATION - GABLE END

Options shown but not limited to the following examples



A GABLE END OPTION



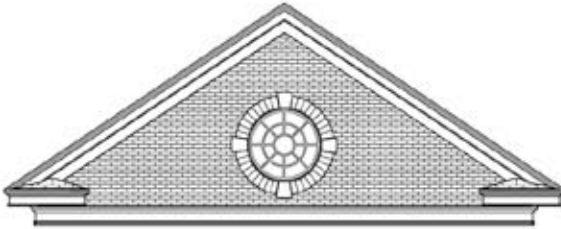
B GABLE END OPTION



C GABLE END OPTION



D GABLE END OPTION



E GABLE END OPTION



F GABLE END OPTION

THE VILLAGE DOWNTOWN VILLAS

CHIMNEYS

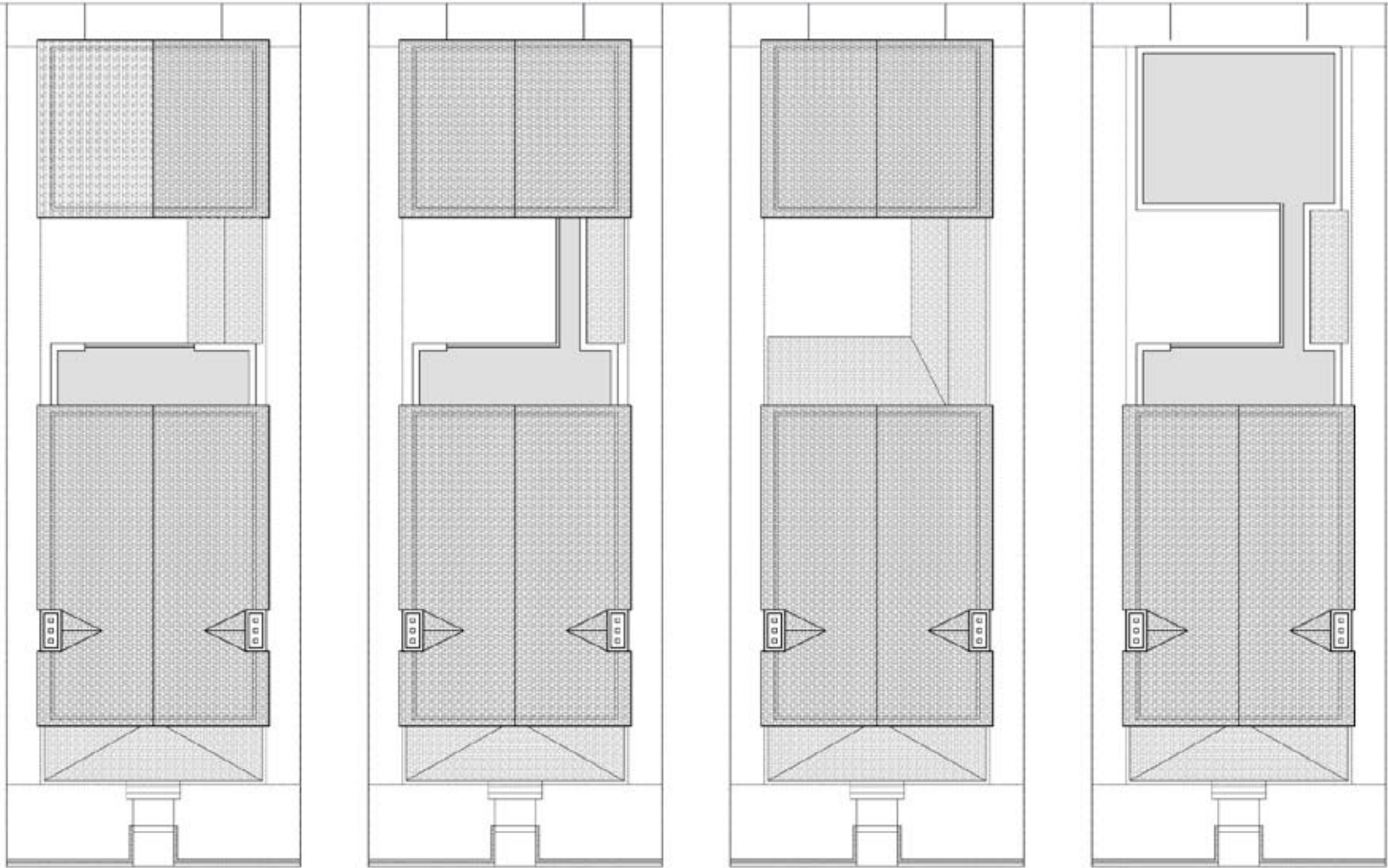
CHIMNEY LOCATIONS

- The top of the chimney is to match the height of the top of the roof ridge
- Chimneys may move along side of house
- Material for chimneys should primarily be brick.
- Other material options may be presented to the design review board.



THE VILLAGE DOWNTOWN VILLAS

ROOF PLANS



Note: Chimneys
may move locations

THE VILLAGE DOWNTOWN HOMESITES

MATERIALS & POSSIBILITIES

BUILDING ELEMENTS

CEILING HEIGHTS

- Ground Level = 10'-0" Ceiling Height
- Second Level = 9'-0" Ceiling Height and/or Vaulted Ceilings Possible
- Garage = 10'-0" Ceiling Height
- Bonus Room = 8'-0" Ceiling Height and/or Vaulted Ceilings Possible

ROOF

- Main roof of house and garage to be 8:12 pitch
- Porch roofs to be 3:12 pitch approximately
- Breezeway roof to be 6:12 pitch
- Flat garage roof to have a minimum parapet of 2'-8"
- Shingles used must be Timberline, Pewter Gray color

RAILINGS

- Same as existing exterior railings in The Village Downtown

GUTTERS

- Same as existing exterior gutters in The Village Downtown

BACK YARD FENCE TYPES

- Metal garden fence
- Wood fence
- (All fences must be approved by the Design Review Board)

GARAGE DOORS

- Same as existing garage doors in The Village Downtown

SIDEWALK BRICK RETAINING WALL

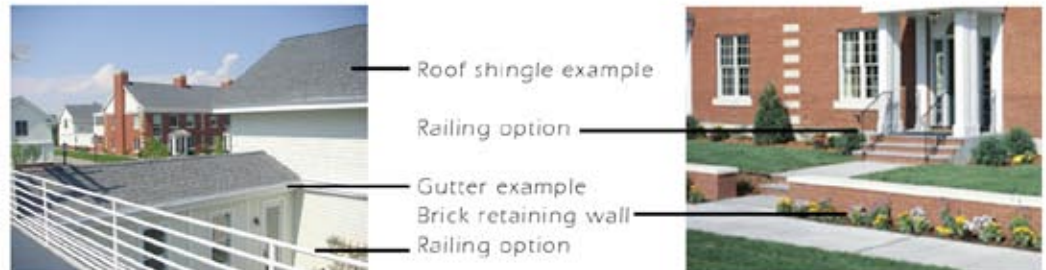
- Brick wall must extend the entire width of the Villa and have same top cap and details as all brick walls in The Village Downtown

MATERIALS

- Brick
- Hardi Lap Siding
- Shakes
- (All finishes must be approved by the Design Review Board)

COLORS

- Maintain similar color scheme which currently exists in The Village Downtown



THE VILLAGE DOWNTOWN VILLAS

WINDOW AND DOORS

WINDOW AND DOOR OPTIONS

STANDARD DOORS

- Four, six, and eight panel doors should be used and set in simple door surround with transom

SPECIAL WINDOWS

- Accent windows are often used in gable ends

GABLE END WINDOW



ENTRY DOORS



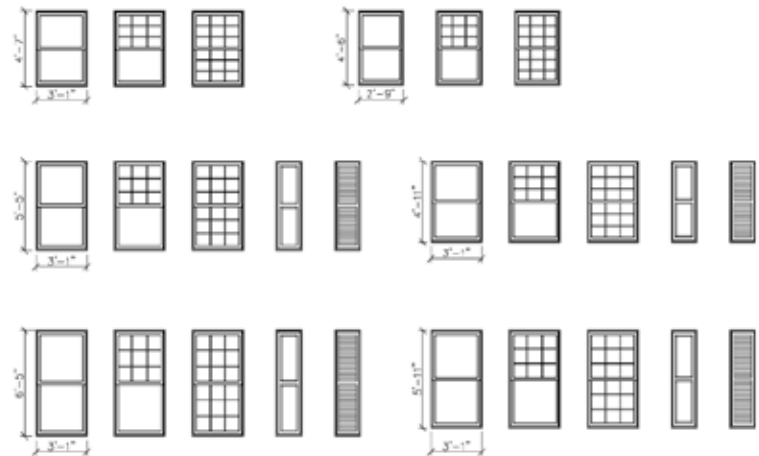
STANDARD WINDOWS

- Windows are double-hung with window pane proportions consistent between first and second levels

TRIM

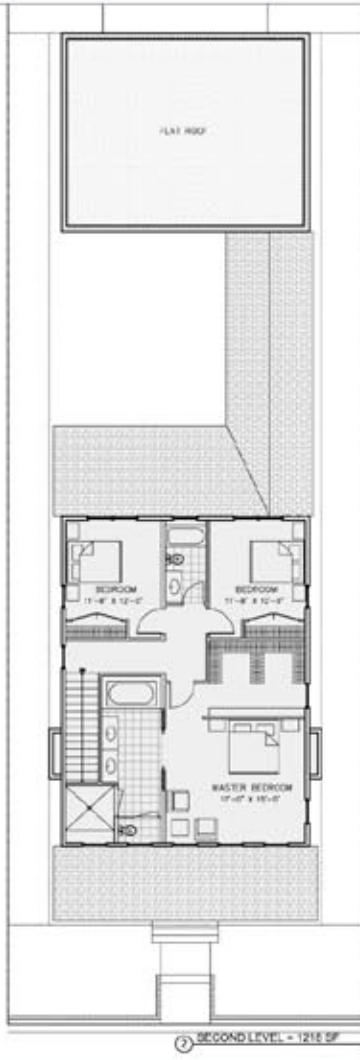
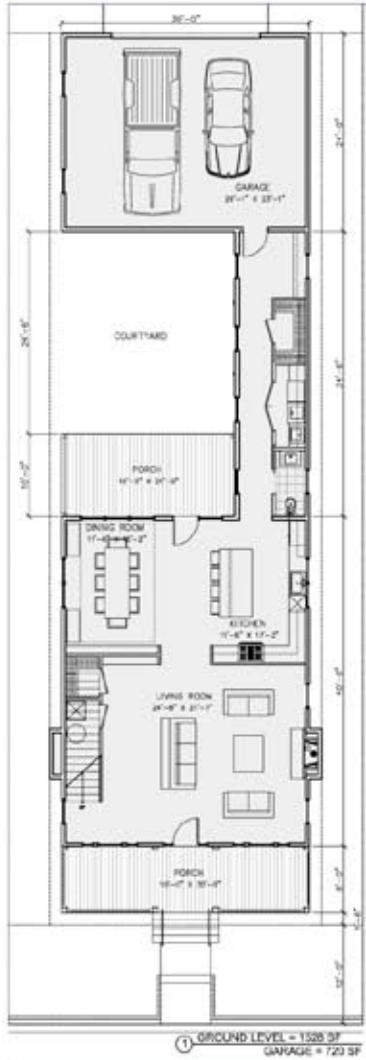
- Windows and doors typically have 4" wide profiled trim

WINDOWS



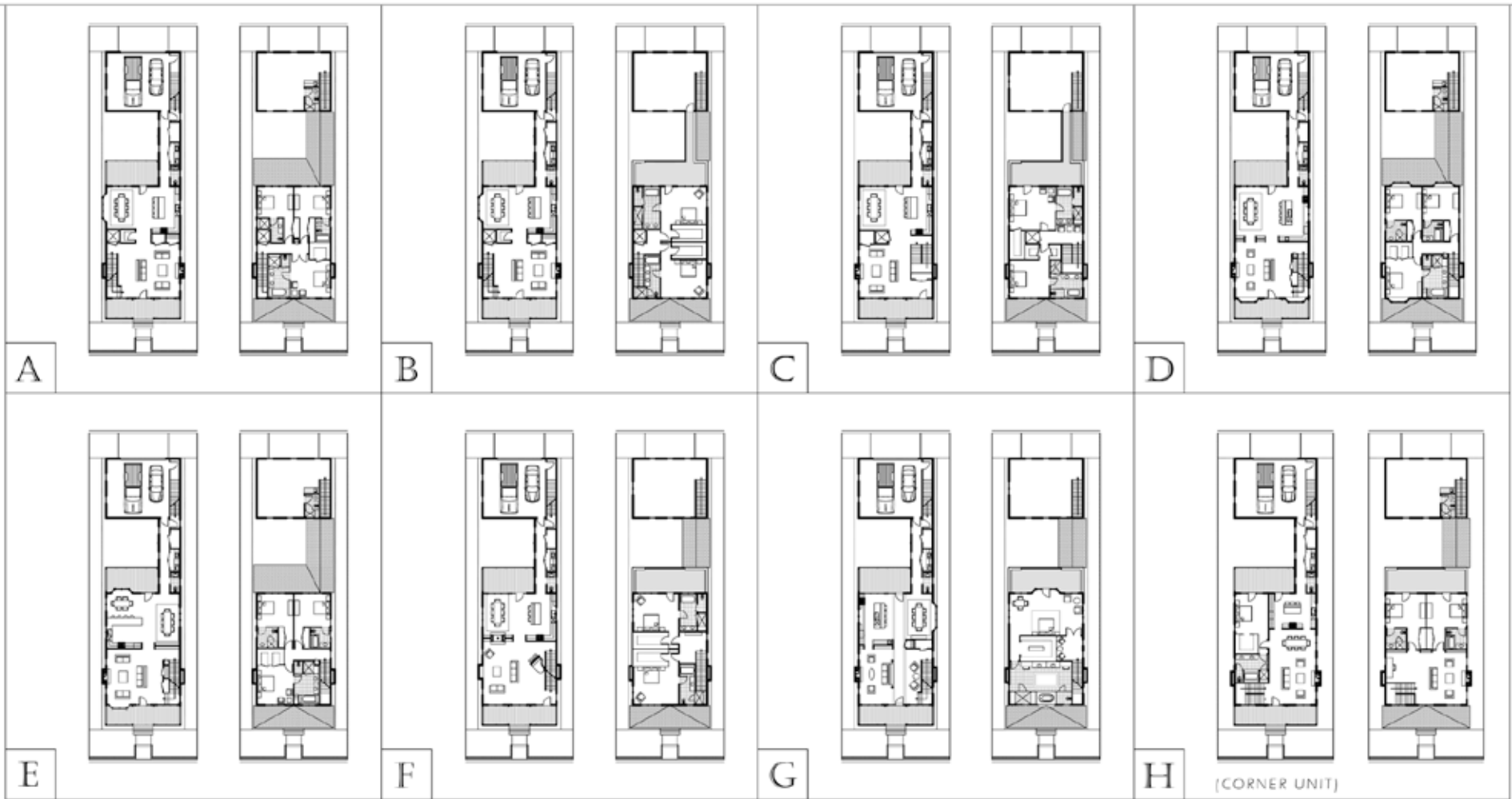
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BASIC UNIT



THE VILLAGE DOWNTOWN VILLAS

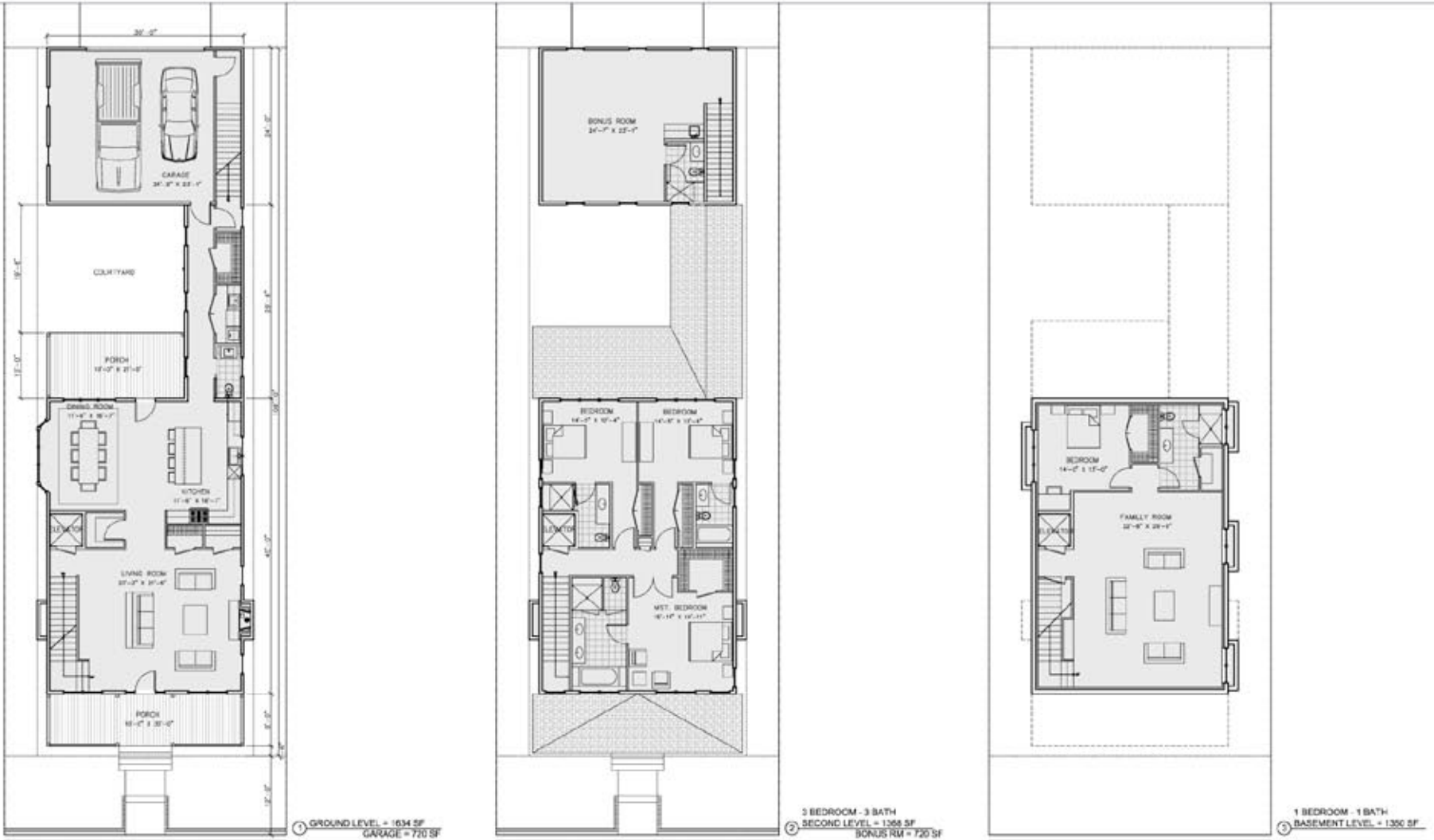
FLOOR PLAN KEY



NOTE: ALL FLOOR PLANS ARE PARTIALLY INTERCHANGEABLE AND ADJUSTABLE, FOR DETAILS CONTACT BITNAR ARCHITECTS.

THE VILLAGE DOWNTOWN VILLAS

FLOOR PLAN - TYPE A

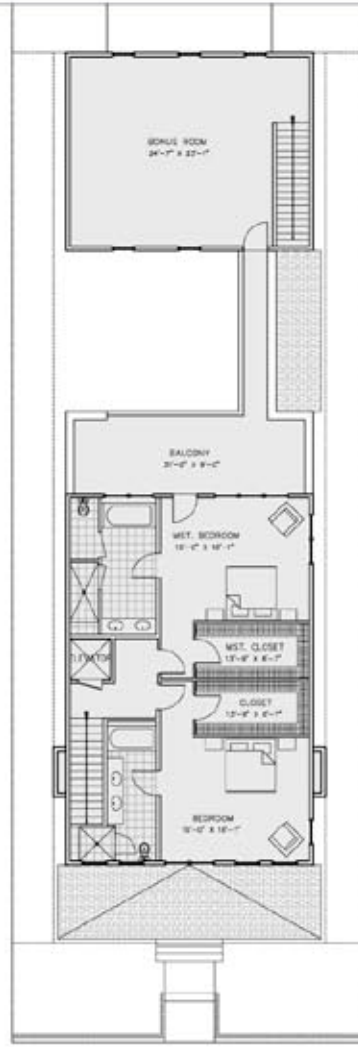


THE VILLAGE DOWNTOWN VILLAS

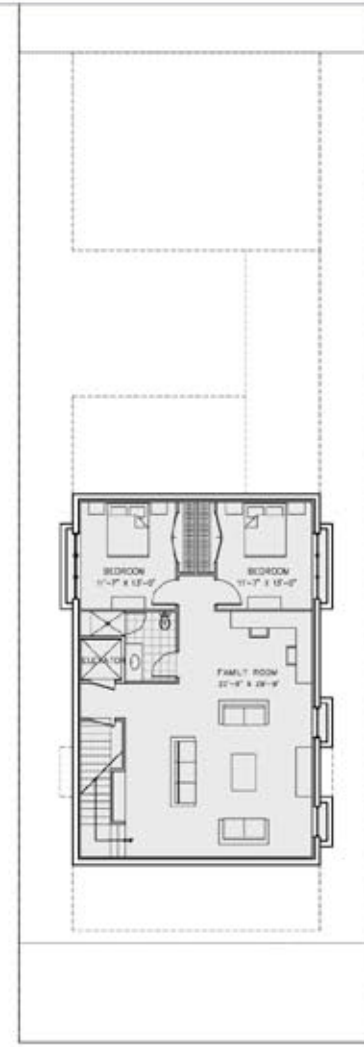
FLOOR PLAN - TYPE B



① GROUND LEVEL = 1634 SF
 GARAGE = 770 SF



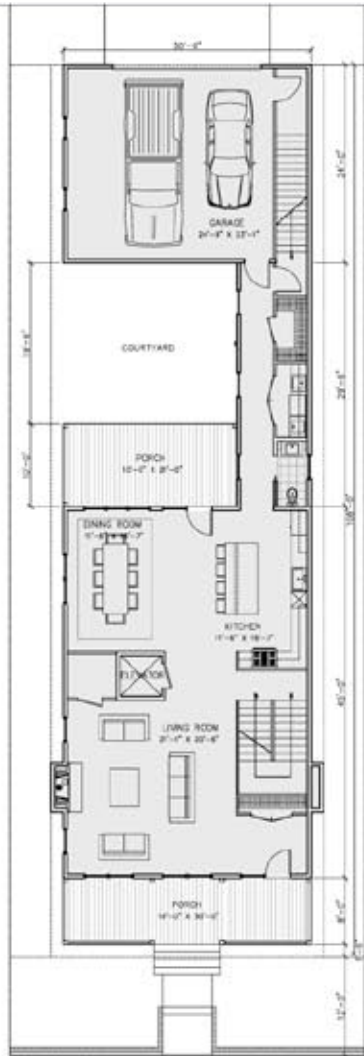
② 2 BEDROOM - 2 BATH
 SECOND LEVEL = 1368 SF
 BONUS RM = 770 SF
 BALCONY = 388 SF



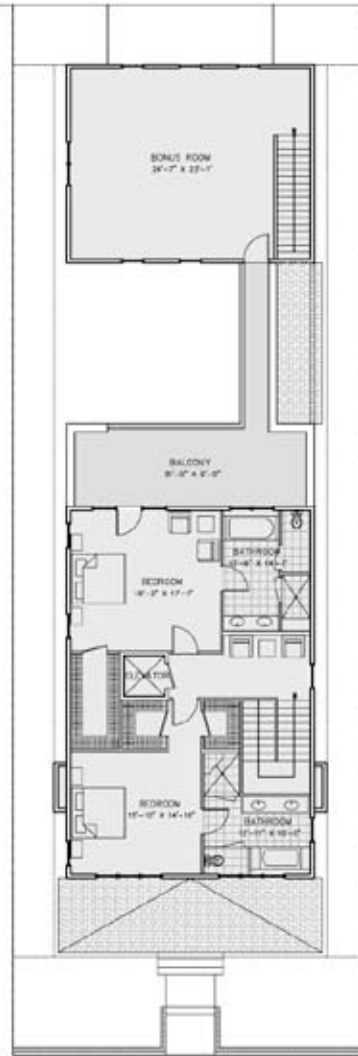
③ 2 BEDROOM - 1 BATH
 BASEMENT LEVEL = 1350 SF

THE VILLAGE DOWNTOWN VILLAS

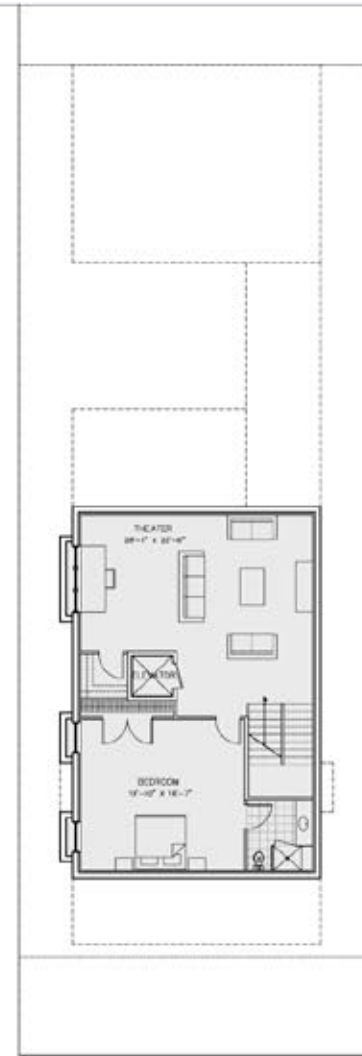
FLOOR PLAN - TYPE C



① GROUND LEVEL = 1634 SF
GARAGE = 720 SF



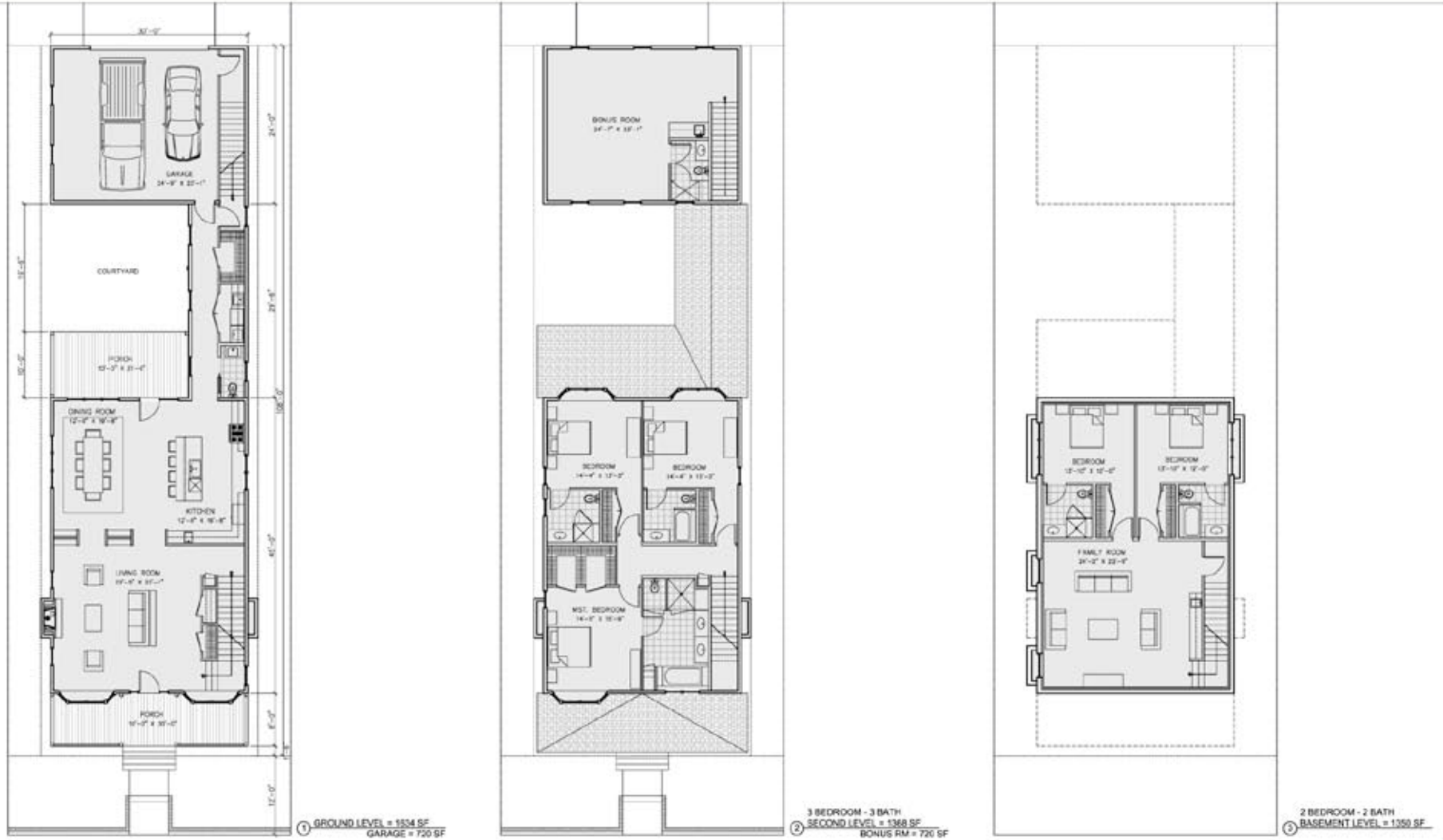
② 2 BEDROOM - 2 BATH
SECOND LEVEL = 1388 SF
BONUS RM = 720 SF



③ 1 BEDROOM - 1 BATH
BASEMENT LEVEL = 1356 SF

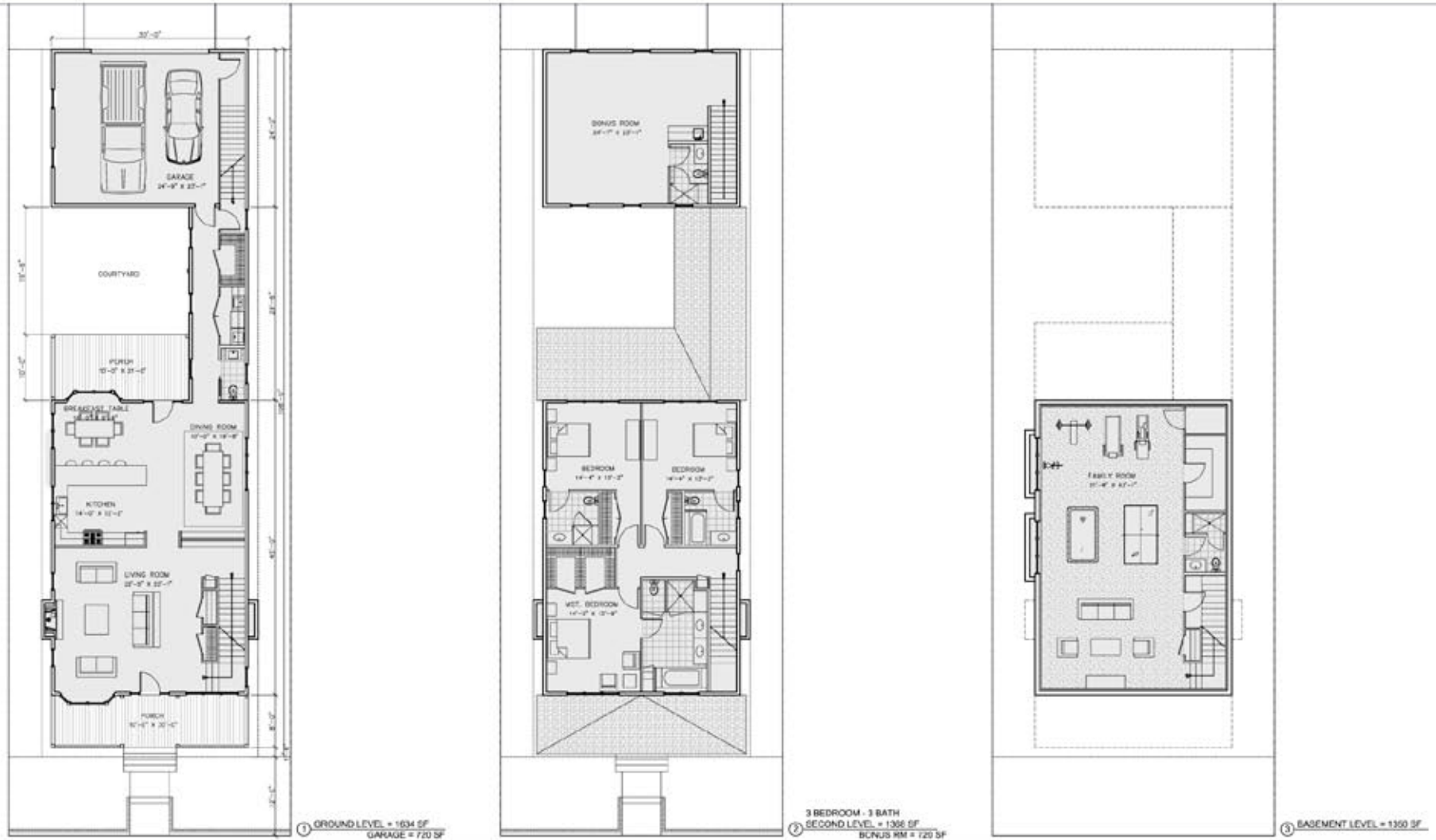
THE VILLAGE DOWNTOWN VILLAS

FLOOR PLAN - TYPE D



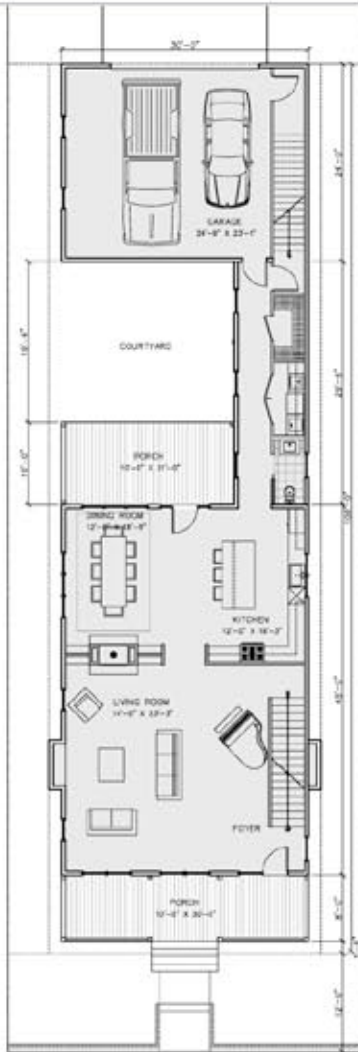
THE VILLAGE DOWNTOWN VILLAS

FLOOR PLAN - TYPE E

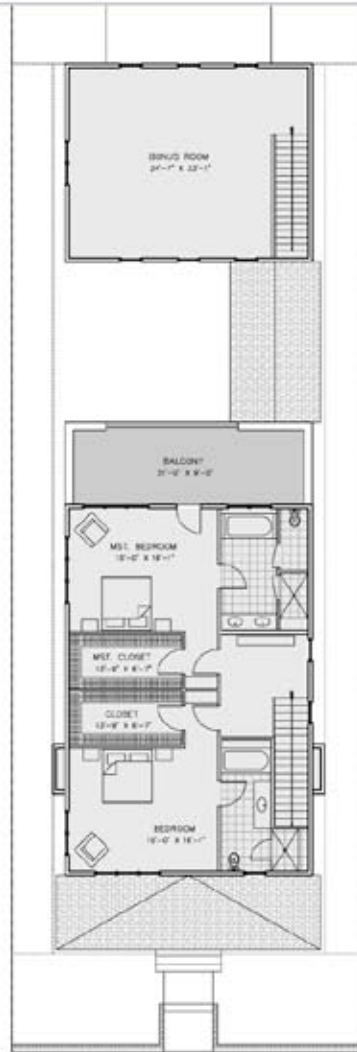


THE VILLAGE DOWNTOWN VILLAS

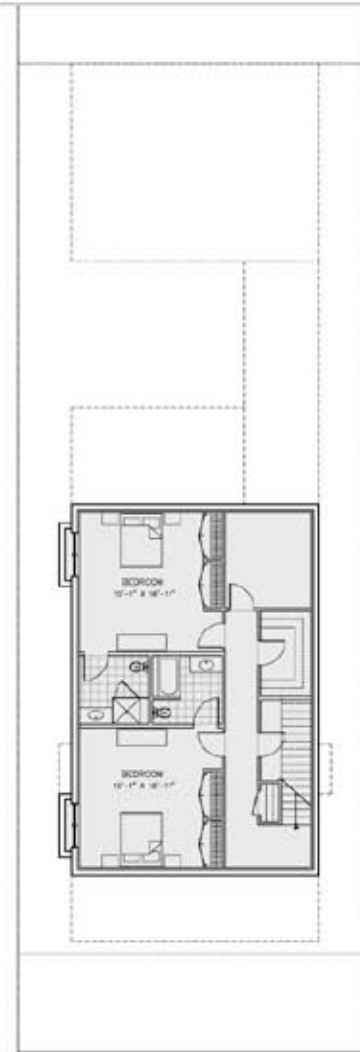
FLOOR PLAN - TYPE F



① GROUND LEVEL = 1634 SF
 GARAGE = 720 SF



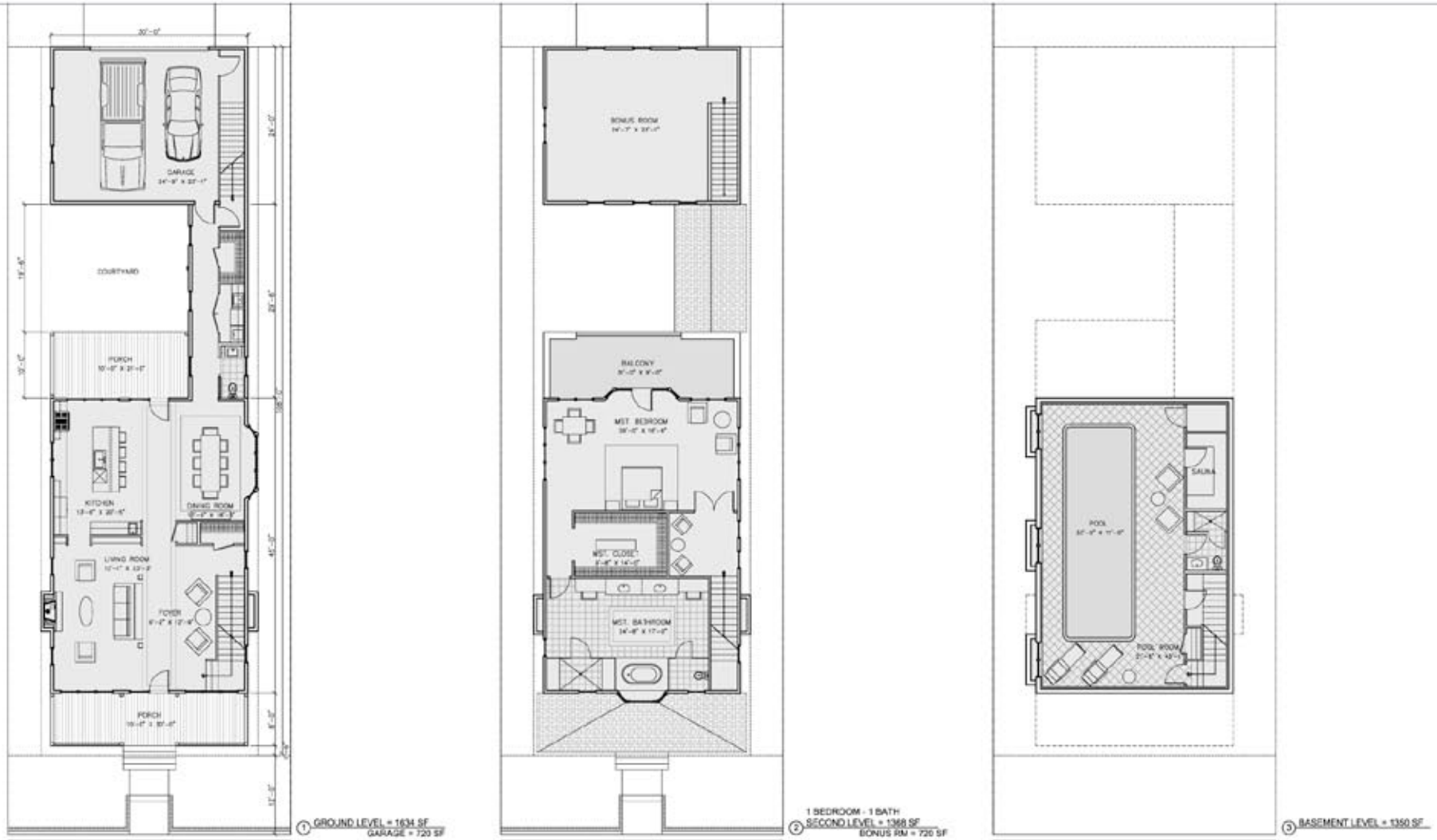
② 3 BEDROOM - 2 BATH
 SECOND LEVEL = 1360 SF
 BONUS RM = 720 SF



③ 2 BEDROOM - 2 BATH
 BASEMENT LEVEL = 1350 SF

THE VILLAGE DOWNTOWN VILLAS

FLOOR PLAN - TYPE G

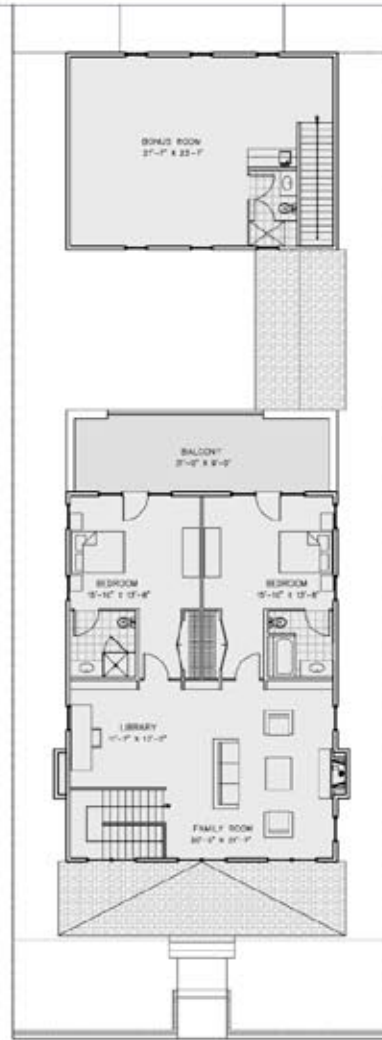


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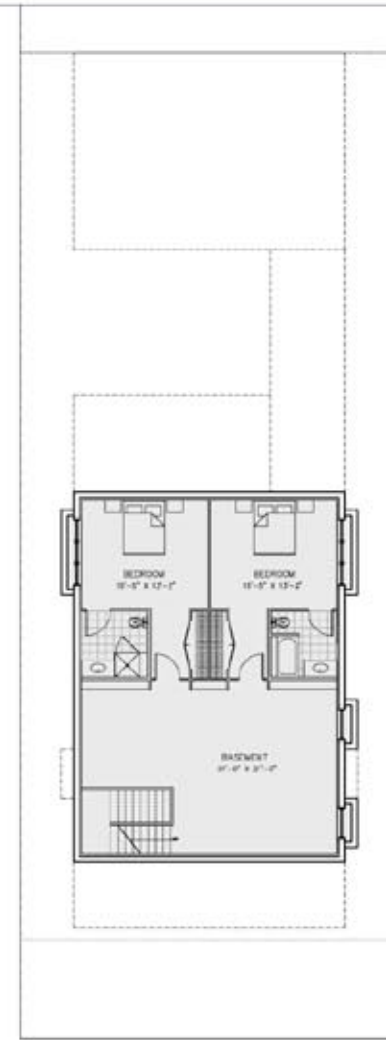
FLOOR PLAN - TYPE H - CORNER UNIT



① 1 BEDROOM - 1 1/2 BATH
GROUND LEVEL = 1789 SF
GARAGE = 790 SF



② 2 BEDROOM - 2 BATH
SECOND LEVEL = 1903 SF
BONUS RM = 790 SF
BALCONY = 330 SF



③ 2 BEDROOM - 2 BATH
BASEMENT LEVEL = 1480 SF

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