



# ARCHITECTURAL STANDARDS

The following are the guiding principles the Architectural Standards Committee (ASC) will use in conjunction with the builder/architect design team to develop the original built form of Belvedere. This document is based upon the architectural and community standards outlined in the Belvedere Code of Development, dated October 10, 2005, which is attached as Exhibit A at the end of this document. The Code of Development is a historical document that forms the foundation for the following Architectural Standards statement. Precedent will be documented within the Architectural Standards, as such; this document will supersede Section 3: The Built Form of the Code of Development.

The primary function of this document is to establish the baseline for interpretation by the ASC. It is the expectation of the ASC that the eventual homeowner led committee will include more specific rules to help in the governance of the ASC when control is transferred to the Neighborhood. Specific rules will be documented throughout the initial phases of construction and as the Belvedere neighborhood evolves. Stonehaus, the developer of Belvedere, will be available long term to assist the ASC in managing the vision of the Neighborhood.

Per the Homeowner's Association Declaration, at such time as final certificates of occupancy have been issued with respect to homes constructed on one-hundred percent (100%) of the Residential Lots Stonehaus shall remain in control of the ASC. The ASC powers will then be transferred to the Board of Directors of the Association, and at such time the Board shall appoint a committee comprised of not less than three (3) and no more than seven (7) members to enforce these provisions. Additionally, the ASC shall include one representative appointed by Stonehaus as long as Stonehaus desires to have a representative on the Board.

This document contains the following sections for reference:

- Architectural Values
  - o Diversity
  - o Pedestrian Oriented Neighborhood
  - o Rhythm of Public/Private Spaces
  - o Massing in Relations to Lot/Block/Neighborhood
  - o Authenticity of Style
  - o Sustainability
  - o Landscaping
- Review Protocol
  - o Builder
  - o Homeowner
- Construction Protocol
- Code of Development
  - o Section 3 – Built Form



# ARCHITECTURAL STANDARDS



## ARCHITECTURAL VALUES

### Diversity

Belvedere will feature an emphasis on diversity in the following categories:

- Roof Treatment and Orientation
- Elevations
- Materials
- Colors
- Edge Treatments
- Landscaping
- Massing



#### ***Diversity Guidelines:***

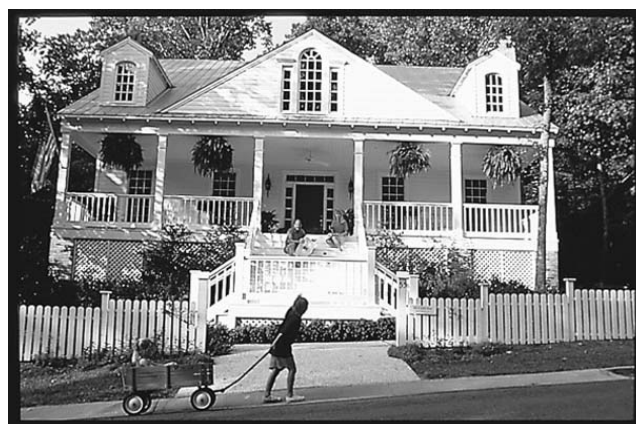
1. The distribution of lot sizes at Belvedere creates inherent diversity between building product. Specific diversity constraints of elevations and colors are not necessary, but homebuilders and residents are encouraged to view the street as a composition.
2. A variety of roofing materials are encouraged, a minimum of 30-year shingles should be met. Accent roof material is encouraged to be metal or slate.

### Pedestrian Oriented Neighborhood

In order to encourage walkability throughout Belvedere, homes should artfully engage the street. The pedestrian zone will extend from front door to front door, creating a dynamic space that encourages social interaction and well-being.

#### ***Pedestrian Orientation Guidelines:***

1. Walkway material from the sidewalk to the front porch or other similar entranceway to the home, is encouraged to be diverse
2. Finished floor elevations of 2'+ higher than the sidewalk are required.



## Rhythm of Public/Private Spaces

The street will be the strength of Belvedere. To foster a vital street complex it will be important to define the public spaces which are characterized by sidewalks from the semi-public defensible spaces, such as the home's front yard and front porch. Methods for defining those spaces include:

- A broad variety of edge treatments including retaining walls, cheek walls, hedges, fences, landscaping, and slope may accomplish this distinction.
- A buffer space that protects the private space on the front of the house.
- A "Cool Zone" that is most commonly defined by a front porch, but could be described by a patio or terrace.
- A raised finished floor to delineate the private space within the house as separate from the public realm
- Carefully crafted outdoor space in relation to floorplan on the side and/or back of the homes.



### **Public/Private Space Guidelines:**

1. Backyard privacy fences should no taller than 6' and the finished side of the fence should face out. Privacy fences may not start within the first 1/3 of the front of the house. Privacy fences are allowed on corner lots at the building setback and must include landscaping on the street side of the fence.
2. Edge treatments are required on all lots and should relate to the architectural style of the house. Edge treatment shall include both street sides on corner lots. Methods for treating the edge might include fences (wrought iron, picket, etc.), hedges, walls, curbs (cheek wall), slope and landscaping.
3. The following is a breakdown of edge treatment ratios to be approved per block: 35% softscape (including topography), 25% fence, 20% masonry wall, 20% hedge.
4. edge treatments should work cohesively with architecture style of house
5. Diversity is required in fence and masonry material choices

## Massing in Relation to Lot/Block/Neighborhood

We value the exterior spaces throughout the neighborhood in conjunction with the living spaces inside the homes. Homes must:

- Address the corners, often with carriage units.
- Possess diversity of roof structures and orientation
- Address the public spaces



# ARCHITECTURAL STANDARDS



- Be sited properly to ensure pleasant viewsheds are captured. An example may include locating the house at the terminus of a street so that it becomes a prominent landmark.



## **Massing Guidelines:**

1. There will be a minimum of 103 carriage house units in the community. Each carriage house will meet the requirements for a single family dwelling as defined in the Virginia Uniform Statewide Building Code. Each Carriage House Unit shall conform to the Code of Development. They shall be on the same parcel as the primary dwelling unit to which it is an accessory. Carriage House Units may not be subdivided from the primary residence. The subdivision restriction shall be described on the plat creating such parcels and be incorporated into each deed conveying title to such parcels.
  - a. All Carriage House Units must be constructed in the same architectural style as the primary residence and must employ the same exterior color selections as the primary residence. Setback regulations for Carriage House Units shall be the same as those for garages
  - b. Carriage House Units are separate, detached independent living units which are included with a single family detached unit and clearly subordinate to the primary residence. These units are typically located above a garage and are restricted to a maximum finished area of 800 square feet. These units may have a distinct street address and may be provided with separate utility meters if utilized as a rental unit.
2. Homes on corner lots should address the corner, preferably with a side entry to the porch or terrace. Side elevations for corner lots should be well-proportioned.

## **Authenticity of Style**

The style of the homes will be determined by the homebuilders. However, it will be important to pay specific attention to the authenticity of the components of the chosen architectural styles. Specific areas for concern are the:

- eave
- cornice
- material



# ARCHITECTURAL STANDARDS



- color
- differentiation of floors where appropriate
- base, middle and top
  - Raised finished floor
- proportion
  - façade components
  - organization of elements
  - elements themselves
    - trim dimensions, column dimensions, etc



## ***Authenticity Guidelines:***

1. Architectural style should be supported by stylistically correct architectural detailing.
2. Material and color changes should occur at inside corners. They should not occur on outside corners or randomly on elevations.
3. Doghouse chimneys are allowed with a foundation. The visibility from the street should be diminished by locating the chimney only on the back 2/3 of the side elevation of the house. Doghouse chimneys are not allowed on the side elevation facing the street on corner lots.
4. Shutters are to be full-operational. Vinyl shutters are not allowed.
5. Eave overhangs should match the style of the house.
6. Soffits and porch ceilings are required to be paneled.
7. Gutter downspouts are to be drained 10' away from the house or piped into the storm drain system

## **Sustainability**

Sustainability is defined by the quality of life in a place. A community is sustainable when the economic, social and environmental systems that make up that community are providing a healthy, productive, meaningful life for all residents, both present and future.

The goals for Belvedere for Sustainability include:

### Utilization of Solar Orientation

- Public buildings and amenities will be sited to achieve an appropriate balance between solar insulation and the uses of the buildings or amenities.

### Energy Efficiency

- Earthcraft Certification

### Water Management & Conservation

- Low flow fixtures
- Rainwater roof catchments and storage
- Utilizing stormwater for greywater systems, e.g. irrigation or toilet flushing.



# ARCHITECTURAL STANDARDS



## Durability

- Durable exterior finish materials
- High quality weather barrier and flashing details
- Flexible interior layouts (structure and utility layouts) (adaptive reuse)

## Indoor Air Quality

- Controlled Mechanical Ventilation
- Low VOC finishes and adhesives
- Flooring options to meet American Allergy Institute standards.

## Daylighting

- Orientation of buildings, placement of glazings, and coordination of overhangs to allow natural daylighting of interior spaces.

### **Sustainability Guidelines:**

1. All homes must be built to Earthcraft standard.

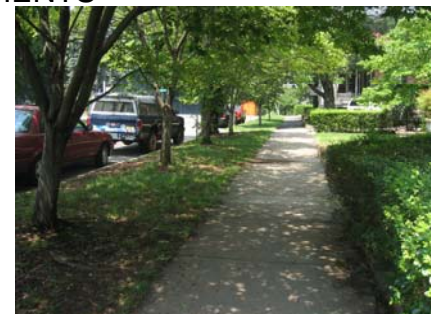
## Landscaping

The landscaping at Belvedere should build on the themes and forms established by the built form. Native plants are encouraged, however it is recognized that many non-native species are functional, beautiful and favorites of gardeners. Home landscaping should also consider the composition of the street, including neighboring landscape installations and street trees.

1. The rezoning of Belvedere establishes a minimum quantity of trees and shrubs:

### MINIMUM PLANTING REQUIREMENTS

Lot Width	Deciduous Trees	Evergreen Tree	Shrubs
60-100'	3	3	30
50'-60'	2	1	20
40'-49'	1	1	15
30'39'	1		10
< 30'	1		5



All disturbed areas must be re-vegetated with sod, grass, groundcover, or shrub masses. Homes with plant strips between the houses and the driveway are required to plant groundcover.

2. All new homes are required have sod installed for all street-visible grass areas.



## **Architectural Review Protocol**

### **Homebuilders**

The ASC review process has been crafted to be collaborative. From Visioning to Design Development, the ASC encourages dialogue with homebuilders to avoid difficulties at the Final Review. The steps to be followed for product review are:

- Visioning – A presentation by the Belvedere ASC to the homebuilders to begin the dialogue of the built form.
- Conceptual Review – Review by the ASC of Blockwide Sketches, including elevations and site plan.
- Schematic – Review by the ASC of floorplans and elevations.
- Design Development – Workshops with the homebuilders is encouraged with the Final Review resulting from this phase.
- Final Review – Homebuilders should submit the Final Review package to the ASC administrator. Package to include:
  1. ASC Review Checklist
  2. Detailed ¼” scale elevation drawings
  3. Site Plan including elevations of finished floor and relationship to neighboring structures.
  4. Landscape Plan including hard and softscape elements.
  5. Color palette recommendations for recommended product.
  6. Material submittals are requested.
- Final Inspection – Prior to third-party closing, homebuilder shall schedule a final inspection with the ASC administrator for compliance purposes. Also, an Earthcraft certification checklist shall be provided to the ASC for compliance purposes.

### ***ASC Review Schedule:***

1. Submittals on 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month.
2. If submittals are complete, review by ASC on the following Friday.
3. Approval or denial letter to be sent out the following Monday.
4. Final Inspection – Scheduled for Monday and Tuesdays, compliance letter available by Friday.

### **Residents**

ASC for residents should be limited to color changes, exterior modifications, and significant renovations. If there is a question about the applicability of an ASC review, please contact the Property Manager. Depending on the nature of the renovations, the Property Manager will supply the submittal requirements to the resident.



# ARCHITECTURAL STANDARDS



## **ASC Review Schedule:**

1. Submittals on Monday of each week.
2. If submittals are complete, review by ASC on Friday.
3. Approval or denial letter to be sent out the following Monday.
4. Final Inspection – Scheduled for Monday and Tuesdays, compliance letter available by Friday.

## **Construction Protocol**

### **Homebuilders and Residents**

Due to the nature of the Belvedere community, construction activity will be closely monitored for sensitivity to the neighborhood. Specific requirements include:

- Portable toilets should be provided by builders on construction site.
- On-site materials should be delivered and stored only on site, or on an adjacent lot owned by the homebuilder. Materials should not be delivered and placed in open space or on lots not owned by homebuilders.
- Trash should not accumulate on site. Dumpsters shall be located off of alleys when at all possible.
- Each homebuilder is responsible for their workers and the workers of their subcontractors.
- Construction hours are from 7:00 AM to 7:00 PM. Construction can not begin on Sundays before 11:00 AM.
- Contractors are responsible for keeping dust to a minimum.
- Contractors are responsible for controlling drainage.
- Construction trailers should be applied for from the ASC Administrator.
- Parking should be on-site or on-street and not interfere with U.S. Mail delivery. Parking is not allowed in open space.
- Any and all damage is the responsibility of the homebuilder.
- Concrete suppliers and contractors are not allowed to clean equipment in common areas, streets or vacant sites. A designated concrete clean out site should be identified by each builder.
- Use of neighboring hose bibs is prohibited.



# ARCHITECTURAL STANDARDS



Exhibit A: Belvedere Code of Development

ZMA Code of Development

## Belvedere

The County of Albemarle

Section 3: The Built Form



Submitted by:

Stonehaus Development- Owners and Developers

Cline Design Associates, PA Planning and Architecture

WW Associates – Civil Engineers

October 10, 2005



# ARCHITECTURAL STANDARDS



## **3. THE BUILT FORM OF BELVEDERE**

### **PHILOSOPHY**

Successful neighborhoods and communities are not random, unplanned events. In the past, relatively simple planning and controls over time have produced places of such charm and warmth that they have a place in this nation's collective subconscious. This memory and those places that survive today have in many ways set the standard for what our new neighborhoods and communities should be. The difficulty lies in creating in a few years what in the past took several decades.

### **ARCHITECTURAL STANDARDS**

#### **a. ARCHITECTURAL STYLE**

A broad range of historic and contemporary American architectural styles (listed below) can be used as “points-of –departure” for designs at the community of Belvedere. These styles are compatible because they share similar proportions, details, massing, materials and roof form. The buildings approved for the Community of Belvedere must exhibit compatibility with these elements however unique interpretations of the historic style are allowed and encouraged. This could mean that the design expression becomes simpler without looking cheap, the details may become simpler but not smaller, or the arrangement of elements may vary slightly from traditional norms. There should not be so much variation as to be no longer compatible with a more traditional interpretation. The Architectural Standards Committee (“ASC”) will provide early input to the applicants as to the appropriateness of design and enforce the standards of this code and the Declaration. The Architectural Standards for Belvedere will be approved by the ASC prior to submission to the County to ensure compliance with the Code of Development. The ASC will review all individual submissions prior to review by the county.

#### **ACCEPTED TRADITIONAL ARCHITECTURAL STYLES**

- **COLONIAL REVIVAL**
- **GREEK REVIVAL**
- **SHINGLE**
- **GEORGIAN AND ADAM**
- **BUNGALOW**
- **ARTS AND CRAFTS**
- **CONTEMPORARY**
  - Restricted to lots with frontage of 50 feet or greater.



## **GENERAL STYLE, FORM, MASSING AND PROPORTION OF STRUCTURES**

- The main mass of the building shall have all the ground floors on the same level. Split-level designs are not permitted without ASC approval.
- A predominately two-story street elevation is encouraged with a minimum of 50% of homes being two story.
- Similar building elevations shall be separated to minimize the awareness of repetitive floor plans and elevations. For single family detached homes an identical house front elevation may not be repeated more than once in any grouping of 6 or fewer adjacent lots sharing frontage on a common street. An identical plan may not be constructed on lots that face each other across a roadway other than an Alley
- All front facing gables shall have attic windows.
- Entry porches or stoops must provide cover by having a cantilevered, bracketed or column supported roof, a recessed entry door, or a combination of both.
- 9' minimum ceiling heights at the first level are required.
- 50% of the detached homes shall have front porches with a minimum depth of 7 feet and a minimum width of 15 feet. Lots requiring such porches will be determined by the ASC.
- Foundations shall be crawl spaces or partial or full basements. Flat or elevated slabs will be considered if grading can be accommodated with a minimal impact to existing vegetation.

## **MATERIALS, COLOR AND TEXTURE**

- All exterior paint colors shall be selected from the Belvedere Paint Schedule.
- Walls shall be no more than one color per material used.
- Brick color, range and texture shall be based on the brick choices provided in the Belvedere Materials Schedule
- Stone (cultured or natural) color and style shall be based on the stone choices provided in the Belvedere Materials Schedule
- Board and Batten accents using cementitious panels need a batten spacing of no greater than 18" using 5/4"x 3" minimum batten strips.
- Roof Shingles style and color shall be selected from the Belvedere Materials Schedule. Other shingle styles and colors will be considered by the ASC.
- Accent color brick may be used if approved by the ASC.
- Accent wall patterns of vertical board and batten, trimmed panels and/or shingles will be limited to gables, window bays or other secondary elements



# ARCHITECTURAL STANDARDS



- or surfaces at the side or alley elevations. The materials for these patterns may be wood or cementitious fiber material.
- Precast or cast stone elements may be used if approved by the ASC.
  - Building wall at the streets shall be finished in modular brick, cultured stone, horizontal lap siding (4" or 6" to show), stucco or shingle siding
  - Siding may be wood , cementitious fiber material, or vinyl. Accent wall patterns of vertical board and batten, trimmed panels and/or shingles will be limited to gables, window bays or other secondary elements or surfaces at the side or alley elevations. The materials for these patterns may be wood or cementitious fiber material. Other materials may be considered.
  - No more than 30% of the homes on any street may incorporate vinyl siding. All vinyl siding shall be selected from the Belvedere Materials Schedule. Each builder within the community shall be allocated a 30% allowance for vinyl sided units. These allotments are non-transferable and may NOT be used on adjacent lots.
    - Vinyl will not be allowed on any corner lot.
    - Vinyl will not be allowed on any lot fronting the Village Green
  - Exposed foundations shall be brick, painted concrete, brick embossed or parged.
  - The building walls veneered in brick should be simple in form and massing. Avoid brick extending over portions of roof.
  - Foundations shall be exposed a minimum of 24" at the street sides for homes with a 10 foot setback or less. A flush slab on grade condition can occur at the alley and side yards or on lots with front yard setbacks of 25 feet or more.
  - Siding shall be at 4", 6" or 8" to weather.
  - Brick shall be modular in size with brown sand mortar.
  - A water table detail is required at the street elevation.
  - Brick selections will be approved by the ASC.
  - Wood and cementitious siding will be painted in accordance with an approved color scheme prepared by the applicant. Refer to the appendix for general standards on color. No adjacent homes may use the same color scheme

## ROOF PITCH AND FORM

- Roof forms should be simple and based on the Architectural style selected.
- Principal roofs will range from 4:12 to 12:12 based on the selected Architectural style
- Secondary roofs can be a lower pitch, with a minimum of a 2:12 slope seems too flat.
- Main roof sections shall have the same pitch.
- Dormer design shall be consistent with the selected Architectural style.



# ARCHITECTURAL STANDARDS



- Fascia, soffit and frieze make up the roof to wall design with a full pediment or a cornice return at the gable ends.
- Gable attic windows of various shapes often enhance the design along with a full pediment gable
- Rake overhangs are between 6” and 12” on all elevations.
- Front Roof overhangs should be a minimum of 12”
- The design of the soffit and frieze detail should be given special attention. The Frieze design should be consistent with the architectural style of the building.
- The frieze detail at the street shall continue uninterrupted around the building unless otherwise determined by the ASC.
- Main roofs shall be a 25 year or better “Architectural” dimensional asphalt shingle, a natural slate, standing seam metal or a simulated slate or flat tile wood shingle or shake.
- Ridge vents shall be a rigid plastic designed to receive shingles. Additional roof venting required shall be achieved with gable vents or square through roof vents painted to match roof color and located away from the street view.
- Gutters and down spouts where needed shall be typical ogee profile or half round in metal or vinyl.
- Gutters/downspouts should be connected to storm drainage where possible.
- Flat roofs shall have a parapet or railing.
- Roof penetrations shall be placed away from view from the street and placed low on the roof. Paint to match the roof color.
- Skylights shall be flat panel and placed out of primary view from the street
- Solar panels located on a roof shall be placed within 10 deg. of flush with the roof and outside of primary view of the street.

## ARCHITECTURAL ORNAMENTATION

- Columns shall be round or square and a minimum of 8” in diameter and made of either wood or fiberglass unless otherwise approved by the ASC
- Railings shall be painted or pre-finished metal or wood. Wood railing visible from the street and under cover shall be finish grade primed and painted with a turned top rail and based rail.
- Foundation vents shall be set into the masonry wall and made of plastic or metal.
- Home address numbers shall be selected from the styles shown in the Belvedere color and material palette and located in a prominent and well-designed location.
- No wood front steps will be allowed. Brick steps are encouraged to use shaped brick tread brick



## FAÇADE TREATMENT

- The Belvedere ASC will provide a list of acceptable window manufacturers.
- Windows may be a Wood, Vinyl, or Clad Wood product. They may be pre-finished or field painted.
- Window operating styles may be Double or Single Hung or Casement
- Double hung operable windows with true or simulated divided panes are preferred.
- Windows with between the glass or interior applied grills are only permitted with ASC approval.
- Full light windows will be reviewed by the ASC on a case-by-case basis.
- For all Residential Structures: Large fixed windows can occur only in combination with operable windows. Small fixed accent windows are accepted.
- Main doors may be made of Wood or Fiberglass. Fiberglass doors should have a wood-like texture.
- Garage doors may be made of Wood, Fiberglass, or Metal.
- For all Residential Structures: Double hung windows shall have the proportions of a vertical rectangle in the range of 3:1 to 1.5:1 height to width.
- Windows may be configured in the building wall singularly or in horizontal groups.
- In two story building walls, windows should be stacked or otherwise arranged in a regular and symmetrical pattern.
- Doors should be arranged with windows in the building wall, usually by stacking a window above the door.
- Garage doors occur at the alley side, or to the side street at an end unit. When the garage is facing a street it should be recessed 18" from the face of the building wall.
- Entry doors should have sidelights and/or transoms.
- Arched and curved transoms could be considered at the entry door.
- The style of the garage door should be consistent with the Architectural character.
- Glazing in the garage door is encouraged.
- Window trim is critical to the success of the elevation. A minimum of a 5/4" x 4" trim is required. Window sills shall be required except where authentic architectural interpretation requires something less
- The windows and doors in a brick wall condition shall be trimmed with a brick mold or 5/4"x material at the jamb and head.



# ARCHITECTURAL STANDARDS



- Brick, cast stone, or stone lintels are required unless the frieze covers this condition.
- Brick, cast stone, or stone sills are required in stone or brick walls.
- Door trim can be flat or ribbed with a base block.
- Doorbells are to be mounted centered in jamb trim.
- A water table detail is required at the street elevation.
- Corner trim shall be 5/4" x 6" minimum wood grade B or cementitious fiber material.
- Nails and screws, if exposed, shall be stainless steel or equivalent.
- Careful attention should be paid to the flashing to allow it to blend with the surrounding materials.
- Exterior doors shall be hinged.
- Shutter size shall be proportional to the window opening, either full size or one half size. Shutter style can be louvered or solid.
- Shutters must be operable or appear to be by using shutter dogs and blocking behind the inside edge to create separation between the wall and the back of the shutter.
- Shutters must be solid material equal in design and dimension to a wood product.
- Gable vents may be wood or fiberglass, and in an appropriate size and style for the Architectural Style.
- Entry Stoops and their steps must be of brick construction and tie into the exposed brick foundation. Where foundations are stucco finish, stoops and steps may be finished to match.
- Front porches shall be of wood concrete or brick construction. Concrete infill is permitted.
- Side porches may be of wood or brick construction with wood or brick steps
- Screen porches shall have supports that divide screening into vertical rectangles.
- In brick porch construction the skirt and steps are an extension of the foundation wall. A lightly textured concrete surface is acceptable. Colored concrete or paint is recommended for surface treatment. Stone, tile or brick pavers are also encouraged.
- Porch ceilings shall be plasterboard, beaded planks, or beaded plywood.
- Chimneys that occur on the exterior wall at the street side must be veneered in brick or stone. Chimneys that occur in the roof facing the street must be well detailed and will be considered by the ASC on a case-by-case basis.
- Exposed concrete block foundation walls are not allowed. Parged or painted concrete is allowed. Concrete foundation walls on side or rear should have brick embossed pattern if the front foundation wall is brick.



# ARCHITECTURAL STANDARDS



**COLONIAL REVIVAL-** Based on the Houses of the Colonial Period, this style is predominately a two-story side gable or gambrel rectangular volume. First and second level windows and doors are typically stacked, but there is more flexibility in the pattern than with the Georgian and Adam style. Windows are often doubled and change patterns between the first and second level. Roof dormers are a common element. Symmetry is important but not a rule.

## **EXTERIOR FAÇADE Configuration**

- Colonial Revival houses are simple rectangular side gabled or hipped two story facades.
- Massing can be symmetrical or asymmetrical.
- The entrance should be centered on the front facade if all other elements are symmetrical.
- Windows are stacked and typically symmetrical around a central entry door.
- Roof dormers and gable dormers are often an added element.
- Chimneys are typically located at the ridge and when at the gable, break the pediment and project from the wall.
- The cornice and entry door surround are elaborately detailed. Simpler details of similar size are acceptable.
- A water table course and a second floor level detail band are common with brick veneer.

## **ROOFS Configuration**

- There are many derivations of the Colonial Revival style; many roof forms may be applied.
- A simple gabled main roof is the most common with a pitch between 7:12 and 12:12.
- Hipped roofs are also common and are generally of a lower pitch.
- Dormers in this style may vary greatly in size and detail.
- Dormers are common. They should be small gabled, hipped, or bowed.
- Dormers may be used across the roof centered above or between windows.

## **ENTRIES AND PORCHES Configuration**

- Small entry porches and full width front porches are common.
- Supports are substantial and are spaced a distance apart equal to or just less than their height.
- Porches have highly detailed entry surrounds.



# ARCHITECTURAL STANDARDS



- Commonly pilasters are topped with entablatures, pediments, or broken pediments.
- Sidelights and transoms typically accompany the paneled entry door.
- Small entry porticos typically have lower pitched or flat roofs that may have a railing and act as a deck to the second floor.
- The entry door is typically flush; however recessing the door provides a sheltered area.

## WINDOWS AND DOORS

### Configuration

- The windows that exemplify these styles are single or paired double-hung with equal spaces between one another.
- For all Residential Structures: windows should be proportioned at least 1:2 (width to height).
- Placement from the corner of the house should be at least the width of one window.
- First and second floor windows shall be stacked
- Accent windows may appear centered on the peak of a pediment over a balcony, portico, or entry.
- For all Residential Structures: large fixed (“picture”) windows are allowed in combination with tall narrow operable windows to either side.
- Bay and bow windows are popular accents.
- Shutters are common in this style.
- The front door may be off balanced if it is centered below a second story window.

## MISCELLANEOUS

- Cornice trim to be exaggerated by use of a frieze board to make the transition from the roof to the wall plane, may be decorated with dental or other type of molding.
- Other decorative elaborations are dealt with in other sections of the text.
- Wood pilasters may be located at corners vs. Corner board.
- Wood trim at window and door heads to be a wider dimension than the sill and jamb trim.
- Two piece trim or more elaborate trim at the head jamb is encouraged at elevations that are prominent from the street.

**GREEK REVIVAL** - This style is characterized by a simple two-story rectangle with a gabled or hipped low pitch roof with a heavy cornice line. Typically the entries are symmetrically located and have covered porches. The entry doors have sidelights and transoms. Windows are usually single elements stacked above each other.



# ARCHITECTURAL STANDARDS



## EXTERIOR FACADES

### Configuration

- The basic form is a two story rectangular box with either a smaller one and two story boxes may be added at the rear or sides. The garage can be one of these added boxes to the side or rear.
- This style is characterized by a simple two-story rectangle with a gabled or hipped low pitch roof with a heavy cornice line.
- The front gable with a cross gable is also common.
- Entries are typically symmetrically located and have covered porches.
- Chimneys can be located on the exterior or interior to the house but are not a dominant element.
- Corner trim can be enlarged to appear as a pilaster.

## ROOFS

### Configuration

- Shallow gable or a hipped roof ranging between a 5:12 and 7:12 pitch.
- Dormers in these styles are very common.
- Dormer roofs can be gabled, hipped, or bowed.
- Dormers can include fixed or double hung windows, and in the case of a broken pediment the window may be arched.

## ENTRIES AND PORCHES

### Configuration

- Entrance doors have sidelights on both sides and the full transom or a broken transom above.
- Full width front porches are possible on one-story side gables.
- On two story facades, a one story flat or low-pitched roof covers the porch.
- Supports are substantial and are spaced a distance apart equal to or just less than their height.
- The entry doors have sidelights and transoms.
- Small entry porticos typically have flat roofs that may have a railing and can act as a deck to the second floor.
- The foundations at the entrance porches will be solid masonry walls or solid piers below columns with lattice in-fill of masonry or wood trim.
- Door assembly can be incorporated into an elaborate trim surround.
- Use square or round columns at entry porches proportioned with the building.

## WINDOWS AND DOORS

### Configuration

- The windows that exemplify these styles are double hung and singularly placed at equal intervals between one another.



# ARCHITECTURAL STANDARDS



- They should be proportioned at least 1:2 (width to height).
- Placement from the corner of the house should be at least the width of one window.
- For visual clarity second story windows should be centered on the windows below and should share the same width as the windows below.
- Small round or square windows may appear centered on the peak of a pediment over a balcony, portico, or entry.
- A fairly strict pattern of “five windows over four and a door” is followed.
- Windows may appear more irregularly placed on secondary volumes and side elevations.
- Shutters are common in this style.

**GEORGIAN AND ADAM** - Popular styles in this part of the country both past and present. One story versions and gambrel subtype, but the most common example is a two story rectangular mass with a side facing gable. The entries have elaborate crowns and pilasters, and typically a single row of transom glass. In the Georgian style the transom is flat while the Adams style is characterized by a bow or arch. Windows occur singularly, they are double hung, and have nine to twelve panes per sash. Decorative moldings typically emphasize the cornice. The Adams style allows a more elaborate entry, which includes a special window design above the entry door at the second floor.

## **EXTERIOR FACADE**

### **Configuration**

- Georgian and Adams houses are simple rectangular side gabled or hipped two story facades.
- Windows are stacked and typically symmetrical around a central entry door.
- Roof dormers are often an added element.
- Chimneys are typically located at the ridge and when at the gable, do not break the pediment.
- The cornice and entry door surround are elaborately detailed. Simpler details of similar size are acceptable
- A water table course and a second floor level detail band are common with brick veneer.

## **ENTRIES AND PORCHES**

### **Configuration**

- Small entry porches are common.
- Both these styles have highly detailed entry surrounds.
- Commonly pilasters are topped with entablatures, pediments, or broken pediments.



# ARCHITECTURAL STANDARDS



- Sidelights and transoms typically accompany the paneled entry door.
- Arched or elliptical transoms are a distinctive feature of the Adam style.
- The entry door is typically flush, however recessing the door provides a sheltered area.
- Porticos are common in the Adam style.

## **WINDOWS AND DOORS**

### **Configuration**

- The windows that exemplify these styles are double hung and singularly placed at equal intervals between one another.
- They should be proportioned at least 1:2 (width to height).
- Placement from the corner of the house should be at least the width of one window.
- First and second floor windows shall be stacked
- Accent windows may appear centered on the peak of a pediment over a balcony, portico, or entry.
- The Adam style differentiates itself by its' arched entry transom and a unique window above the entry.
- Shutters are common in this style.

### **Fences and Walls:**

The Master Plan for Belvedere works to develop a strong sense of community. Accordingly fencing must be planned and constructed in a manner that enhances this sense of community.

### **General Regulations:**

- The finished side of fences must always face out from the lot
- Both sides of all fences must be painted or stained
- Chain link fencing is not allowed
- The preferred material for free-standing walls is brick with a minimum width of 8" and capped with a minimum overhang of 1" For Brick walls the brick used in freestanding walls shall match the brick used in the primary residence.
- Retaining walls visible from the street shall be fronted with brick or stacked field stone. Retaining walls not visible from the street may be constructed of smooth finished concrete, architectural block or pressure treated wood.
- Privacy fences are restricted to side and rear yards and may not exceed 8' in height.



# ARCHITECTURAL STANDARDS



## **Fences are required:**

- On a side yard adjoining a neighborhood park or public right of way a fence is required along the lot property line to provide definition of public spaces (lots separated from the park by a street or alley shall be exempt from this requirement)
- To screen trash receptacles and air conditioner compressors from public view one of the following must be constructed
  - an approved fence of adequate height,
  - suitable wall enclosure
  - landscape screening
- Along the Right hand (As viewed from the primary street frontage) of the lot from the rear corner of the primary residence to a point 5' from the rear property line a solid privacy fence of at least 6' must be constructed. Lots with frontage greater than 60' may be exempted from this requirement on a case by case basis.

## **Fences are permitted:**

- In front yards a lot a 3' picket fence is permitted along the entire length of the lot line. Whenever possible the fence should tie back into the front corner of the primary residence. Gates or other openings are permitted for the front walk. The post at the end of the fence shall be decorative and not less 6" x 6" with a decorative cap. Walls of the same height, compatible with the masonry material of the house, or an evergreen hedge are also acceptable for this use.

## **Pools and Fountains:**

The ASC will review all proposed pools on an individual basis. Pool and equipment enclosures must relate architecturally to the primary residence and other structures in their placement, materials and architectural detailing. NO above ground pools or inflatable bubble covers will be permitted.

## **Site Lighting:**

All proposed site and landscape lighting shall be detailed on the Site and Landscape Plans. Lighting shall be subtle in nature. No exterior lighting shall be permitted when in the opinion of the ASC, it would create a nuisance to the adjoining property owners or the community at large.

## **Gutters and downspouts:**

Gutters and downspouts shall be designed to be compatible with the roof, fascia and architectural design of the house.



# ARCHITECTURAL STANDARDS



## **b. LANDSCAPE AND STREETScape STANDARDS**

The general theme and focus of the landscape treatment throughout the project will be to encourage the use of plant materials that are less reliant on the use of irrigation, fertilizers and pesticides.

Street trees will be installed for all streets, boulevards and roundabouts as listed on the Road Standards (Table 8) subject to utility placement, easements, buildings and sight distance requirements. Plantings for the parkway and shoulder boulevard classifications may be more informal and arranged in more natural shade and ornamental tree plantings.

Streetscape development for non-residential areas will be more urban in nature and the guiding principles will be indicated in the following section.

The purpose of the Landscaping Standards is to:

1. Promote compatible and continuous landscape treatment throughout the Belvedere community. The intent is to integrate the lots into the larger community and bridge the gap between public and private spaces.
2. Promote the quality image of the community. Successful landscaping design provides screening, enhances the architecture of the community, and sets a standard for high quality development.
3. Ensure that the plant material proposed is compatible with the environmental conditions in Albemarle County and is suitable for creating an aesthetically pleasing year-round environment.
4. The Belvedere Architectural Standards Committee shall be solely responsible for enforcement of all landscaping standards contained herein.

### **The Belvedere Landscape Palette**

Only plant material from the proposed Belvedere Landscape Palette may be used in rights-of-ways, front setback zones, open spaces, and back or side yards of lots adjoining public open spaces. Plants of similar characteristics may be added to the list upon approval by the ASC. The Landscape Palette shall be developed by the Owner working in conjunction with a landscape architect and the ASC prior to approval of the Final Site plan for Phase I.

### **The Natural Planting Approach:**

Plant materials should complement the native vegetation and be compatible with the ecological and climatic conditions in Albemarle County. Views can be improved without extensive clearing of the native flora. The cutting of the forest understory to open up views is permissible but should be kept to a minimum and must be done within the constraints of all established conservation buffers noted on the plat.



# ARCHITECTURAL STANDARDS



Landscaping efforts should concentrate planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, provide a transition from the natural character of the site to more finished areas closer to the house. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants each of many species.

The planting plan itself shall sufficiently screen utility areas, break up the foundation of the building, buffer driveway and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Foundation plantings shall screen foundations or spaces under decks.

## **Lawns**

Sod is required in the front yard of all houses and between the curb and the sidewalk, and is to be wrapped around the side yards for a minimum of 10 ft. Sod should meet the side property lines as closely as possible to ensure a smooth transition from one lot to another. Beds for existing trees can break the sod along the property line. Any beds for hedges buffers, or shrub masses meeting the property line must be approved by the ASC which will take into account the consideration the landscaping on the adjoining lot. Corner lots are considered to have two front yards. Sod is required along the side street from the curb to sidewalk and from the sidewalk to the build-to line.

The area between the curb and the back of sidewalks and between the alley pavement and the rear property line are considered part of the owner's lot for purposes of maintenance of lawn areas.

## **Street Trees:**

Street trees with a minimum caliper of 2 ½" 1 foot above the ground are to be planted on both sides of all streets and lanes in the right-of-way, with a spacing no greater than 50 feet on center throughout the neighborhoods. Generally these trees will be planted by the applicant once street and house construction is completed on a given block. The timing of tree planting will be coordinated to coincide with the growing season.

## **Tree Planting On Private Residential Lots**

On any lot with more than 40' of frontage, there shall be at least one tree, selected from the Belvedere Landscape Palette, of at least 2 ½" planted in the front yard of each lot. An additional tree of at least 1 ½" will required in the front yard for each 25 feet of lot frontage (or fraction thereof) after the initial 50 feet of lot frontage. Tree planted to satisfy this requirement should be located to



# ARCHITECTURAL STANDARDS



complement the street tree plantings. If a significant number of quality trees are retained in the front of the lot then this requirement may be reduced or waived.

## Minimum Planting Requirements:

A minimum plant quantity chart is provided below to assist the owner/builder in developing landscape plans. These quantities are minimums for the front of houses, additional plants beyond these numbers are encouraged.

**TABLE 7**

**MINIMUM PLANTING REQUIREMENTS**

Lot Width	Deciduous Trees	Evergreen Tree	Shrubs
60'-100'	3	3	30
50'-60'	2	1	20
40'-49'	1	1	15
30'-39'	1		10
< 30'	1		5

All disturbed areas must be re-vegetated with sod, grass, groundcover, or shrub masses. Homes with plant strips between the houses and the driveway are required to plant groundcover selected from the Belvedere Landscape Palette.

## Minimum Plant Sizes at Time of Installation:

Tree	Size
Deciduous	2 ½" caliper (well branched)
Evergreen	6' height (full)
Shrubs	3 gallon container

## Landscape Specifications:

The following specifications are the minimum standards that are acceptable for the installation of plant material in the residential neighborhoods:

1. The contractor shall be responsible for site inspection prior to landscape construction and installation in order to acquaint himself with the existing conditions. The Contractor shall be responsible for locating all existing underground utilities prior to beginning construction. Any planting conflict arising from existing utility locations shall be brought to the attention of the Owner.
2. The Contractor shall be responsible for providing positive drainage at 2% minimum in all planted areas.



# ARCHITECTURAL STANDARDS



3. The Contractor shall verify plant count from the plan, and shall provide and install all plant materials shown on the approved plan. The plant schedule provided is for the Contractor's reference only; quantities shall be verified from the approved plan.
4. The Contractor shall guarantee all plant materials for 1 year from the date of planting.
5. The Owner or his designated agent shall approve any changes in plant material.
6. All plant material shall be balled and burlapped or container grown and shall be well formed, vigorous, growing specimens with growth typical of the variety specified and free from injurious insects and diseases.
7. All trees and shrubs shall be installed as indicated on the approved landscape plan.
8. All plants and beds shall be mulched with a 3 inch layer of mulch

## **c. Guidelines for Tree Preservation**

Preservation measures shall be administered to trees within wooded areas to be maintained within the conservation/preservation areas delineated in the General Development Plan, with particular preservation effort directed toward trees with trunk diameters greater than 18 inches at breast height. All wooded preservation areas adjacent to existing residential development shall be fenced off from construction activity with portable chain link fencing no closer than the dripline of any tree growing inside the preservation areas. All other wooded areas to remain shall be fenced off from construction activity with 40 inch high "international orange" plastic web fencing no closer than the dripline of any tree growing within the designated conservation/preservation area. Silt fencing shall be utilized at stream buffers. During the course of final grading, if it becomes necessary to fill within the canopy limits of existing trees, such fills shall not exceed depths greater than six (6) inches to ensure continued saturation of the existing root mat. Prior to grading around the trees, all vegetation shall be stripped from the fill areas and fertilizer shall be applied. Should it become necessary to cut within the canopy limits, all disturbed roots shall be protected from exposure to the air. The crown leaf surface shall be proportionately reduced to balance the reduced root system. The trees shall be fertilized upon completion of grading activities in the area. Any damaged portions of trees within wooded areas to be maintained shall be immediately addressed to promote expedient recovery.

Further measures for tree protection are outlined in Chapter 3.38 "Tree Preservation & Protection" of the Virginia Erosion and Sediment Control Handbook.

