

Villaggio Architectural General Standards and Provisions

All homes designed for Villaggio shall conform to the following standards of both architecture and landscaping, to ensure a consistent level of aesthetic and construction quality.

Massing

1. The maximum height limit shall be 32' to the midpoint of the highest pitched roof.
2. All homes shall have a maximum height of 23' to the top of a parapet wall or flat roof.
3. Contemporary style homes, as determined stylistically by the Committee, shall not be permitted to have square footage on the second floor that exceeds 50 percent of the total square footage on the first floor, to meet appropriate vertical articulation required by the Architectural Pattern Book. Other architectural styles, as determined by the Committee may be exempted from this standard. An approval letter shall be prepared by (or on the behalf) the Committee and shall clearly state if the architectural style, so this standard can be enforced as appropriate during review. This letter shall be submitted at the same time that the site plans are submitted for review.
4. All styles shall be limited to no more than one turret, tower or shed roof.

Foundations

1. The elevation of the front entry for each home shall be at least 1 foot and 6 inches above finished grade. Steps shall be surfaced in an approved masonry material (brick, stone, etc.); washed aggregate surfacing is not permitted.
2. The masonry ledge for all foundation work visible from the street shall be dropped to an elevation that is no more than 6 inches above the finished grade.
3. When the grade is sloping, the masonry ledge shall be stepped so that no more than 12 inches of concrete is visible above grade of any one point along the grade.

4. Water tables shall be constructed of masonry materials and shall project from the plane of the main exterior material a minimum of 3 inches to provide a wider base to the foundation. Stucco will not be approved for a water table veneer.
5. A single plane shall not exceed 35 feet horizontally, then at 35 feet, shall be a minimum of 24" articulation is required. Increased articulation may be required, if stylistically appropriate.

Materials

1. Wood framing for exterior walls shall be constructed of 2" x 6", even when CMU block is required.
2. Vertical material changes shall not be permitted within the same plane.
3. Horizontal material changes shall take place with a minimum depth of 4", with a cast stone or heavy timber detail.
4. Synthetic materials such as metal or vinyl siding, Masonite, Styrofoam, etc., are prohibited.
5. Visually heavier materials shall be installed below visually lighter materials. I.E. stone materials shall be installed below stucco, or stucco shall be installed below siding.

Brick

1. Brick (where stylistically appropriate) shall be hard fired modular brick or queen size brick. All brick materials shall be greater than 2 1/2" in thickness.
2. All mortar joints shall be tooled. "Slump" or "weeping" joints shall not be allowed. Flush mortar joints may be used on slathered brick finishes. Mortar joints to be a maximum of 3/8".

Stone

1. Stone may be quarried rustic, chopped or cut stone. Artificial or manufactured stones shall not be allowed. Cast stone may be used as accent material.

2. Acceptable stone patterns include rubble, coarse rubble, random ashlar and coarse ashlar. Mosaic stone patterns shall not be allowed. Maximum mortar joint size shall be 1/2" for rustic or chopped stone. For honed and cut stone, the maximum mortar joint size shall be 1/3".
3. Stacked joints shall not be allowed.

Stucco

1. Stucco exteriors over 20% of the total exterior material, shall be a 3 coat application over a masonry or CMU product. Dormers, clerestories or 2nd floor exterior walls that are not directly supported by the masonry below may be applied over wood framing in an authentic lath and stucco manner.
2. Stucco shall be an authentic lath and stucco technology (provided less than 20% of the total wall exterior).
3. Dryvit-type systems, Exterior Insulation Finishing Systems (EIFS) or Styrofoam products shall not be allowed.
4. Control joints (if used) shall be coordinated with the architectural design and shall be indicated on the plans submitted, and shall be filled with expandable material that is flush with the stucco and undistinguishable in the fact that it is finished in the same texture and color as the surrounding stucco, and not detract from the overall facade design (concealed control joints). If no control joints are submitted with the architectural drawings, none shall be allowed on the final construction.
5. Any decorative profiles (opening surrounds, sills, bands, water tables, etc.) shall not be made of stucco. Cut stone, cast stone or GFRC (glass fiber reinforced concrete) are examples of acceptable materials for decorative profiles.

Wood

1. When stylistically appropriate, wood trim and siding shall be high quality finish grade wood stock or thermally modified wood products, and will be stained or painted.
2. Wood siding is not to exceed 20% of the total wall exterior (cumulative with other non-masonry materials).
3. Faux wood siding and cementitious board shall not be allowed (such as Trespa and James Hardie).

Other

Corten Steel or other metal panels shall not exceed 20% of the total exterior materials (cumulative with other non-masonry materials).

Doors**Entry Doors**

1. Entry doors shall be consistent with the architectural style of the home. When wood doors are used, brick moulding profiles (made from wood) shall be used as well.
2. Entry doors shall be recessed a minimum of 4" from exterior face of finish, with the exception of walls with a siding veneer or stucco over wood framing, which shall be required to be recessed a minimum of 2 1/2" from exterior face of finish.

Secondary Doors

1. Secondary doors shall match the colors and materials of the windows selected for the home, or be consistent with the entry door design (though subordinate to the entry door.)
2. Along the rear elevation of the main level, glazing may be installed as undivided or butt jointed glass. This installation shall not be allowed on the upper level, regardless of location including the side or front elevations.

Garage Doors

1. All garage doors shall be recessed at least 12" from the exterior face of the wall that they are placed in. All adjacent garage doors shall be separated by at least 12" of exterior material. A fence with landscaping, or a wall with evergreen landscaping shall screen all garage doors facing the street.

2. Garage doors shall be natural wood or natural wood veneer. Metal and / or glass garage doors shall not be approved.

Windows

1. Windows shall be wood, wood clad, steel or bronze windows, and shall be uniform in material and color within the entire design. Vinyl windows shall not be allowed.
2. All windows on the front and side elevations, or any windows that are visible from the street view, shall have fully divided light.
3. Windows that are 6 square feet or less will not require mullions.
4. Windows that are mullied shall be done so by matching exterior finish of windows. Cut or cast stone mullions or shaped bricks are acceptable (if stylistically appropriate, and a minimum of 6" wide). Mullions may not be of regular bricks or rough stone.
5. Fixed windows shall dimensionally match operable ones with regard to frames and brick mouldings.
6. All windows shall be below the cornice detail.
7. Stained glass, where stylistically appropriate, shall be crafted by soldered "H" coming. No acrylic or fake stained glass appliques are allowed, but authentic stained glass panels may be placed in modern wood or wood clad window frames.
8. For a masonry wall condition, window frames are to be recessed a minimum of 4" from exterior face of finish. Stucco over wood framing conditions (such as at dormers) shall be recessed a minimum of 2 1/2" from exterior face of finish. A window recess is not required with a siding veneer condition.

Shutters

1. When stylistically appropriate, shutters shall be operable and shall be sized so as to fully cover the adjacent window when closed.

2. All shutter hardware (hinges, shutter dogs, locks and or tie-backs, etc.) shall be required for true operation and also stylistically appropriate.

Soffits

1. Faux wood siding or cementitious board shall not be approved

Roofs

1. Maximum Height shall be 32' to midpoint of pitched roof. For feature roofs, the maximum height shall be 23' to top of parapet walls or flat roofs.
2. Acceptable roofing materials include natural slate, flat or barrel-shaped terracotta or concrete tiles and standing seam metal roofs. Standing seam metal roof shall be a closed seam, and shall be factory finished or copper. Black roofing colors shall not be approved. The use of asphalt, composition or wood shingles is prohibited.
3. No plumbing stacks, venting stacks, skylights or attic vents shall penetrate the roof planes facing the street.

Chimneys

1. Every home shall have at least one stylistically appropriate prominent chimney. To be considered prominent, it shall be located on an exterior wall and forward of the main ridgeline of the roof. (No minimum or maximum dimension, except what is required by building code.) For symmetrical designs, 2 chimneys shall be required.
2. Chimneys shall match the predominate exterior material of the home appropriate for the architectural style.
3. All metal chimney spark arrestors shall be enclosed inside a decorative envelope of masonry or fabricated metal.

Landscape Standards

Fences, Walls, Gates, Screening

1. A landscape plan must accompany each building plan set for each lot, and comply with the Town of Westlake Code of Ordinances.
2. When considering a corner lot, the same requirement shall be applied to the side, street-facing yard.
3. Ball and burlap trees shall not be allowed; container trees shall be specified on the landscape plan.
4. Using a combination of ground cover, ornamental grasses, perennials and shrubs shall be designated as landscape area, with a minimum of 30% coverage of the front yard. Turf grass shall cover the remainder of the front yard, using either Bermuda or Zoysia.
5. Foundation plantings are required at the base of the residence shall be distributed as follows:
 - a. 5 gallon to 35 gallon shrubs shall cover a minimum of 50% of the landscape area
 - b. 1 gallon shrubs or ornamental grasses shall cover a minimum of 15% of the landscape area
 - c. Ground cover and perennials shall cover a minimum of 35% of the landscape area
 - d. 15 gallon vines and espaliers may be planted on low garden or courtyard walls, connected to the home or on the façade of the home.
 - e. Bamboo and Palm trees shall not be allowed in Villaggio.
6. The public space (front yard) and private space (side and rear yards) shall be totally integrated into the landscape design of the gardens for the residence.
7. Fencing between Owner Lots will have the option to use one of the approved fence designs, and shall be fully connected to the existing development wall. Fencing between the column or wing wall that is attached to the house shall use Type D fence, of 5'-0" in length. Significant topography shall require the fence to follow the terrain, using the Type C fence, with a minimum of 6" and maximum of 1' step height. Type D wrought iron fencing is required to have a landscape planting layer along 50% or more of the linear feet of the wrought iron installation.
8. Wood or chain-link fencing is prohibited.

9. Side yard gates and arches are to be made of decorative iron (OMF) or wood, and shall be between 5'-6" and 8'-0" in height, and may be attached at the column or wing wall that is attached to the house will use Type D fence, of 5 feet in length.
10. Drive gates shall be built behind the building setbacks and shall be placed between stone columns matching the Villaggio perimeter wall, of sufficient width to screen motorized gate equipment. Motorized gates integrated in a porte cochere design shall provide screening for gate equipment.
11. Retaining walls are to be no higher than 4'-0" and shall be constructed of masonry materials complementary to the home, if connected directly to the home. If retaining walls are independent of the main home, materials will match the Villaggio perimeter wall.
12. Fences are to be installed on the property line.
13. Screening, by using a combination of evergreen landscaping and walls, is required for the following: air conditioning equipment, pool equipment, utility meters, etc.
14. Ultimately all gates shall meet safety code.

Driveways and Auto Courts

1. In order to highlight the home and landscape, effort shall be taken to minimize the visual impact of the automobile circulation and storage area.
2. All driveways shall complement the materials of the home, walkways and patios.
3. Auto Courts shall be screened from view by evergreen landscaping and / or by wing walls (no higher than 3'-6"), when a porte cochere is not part of the home design.
4. Driveways and Auto Courts shall not exceed 8% grade.

Specifications

1. Driveways shall be located to minimize the amount of paving.
2. Driveways shall be a minimum of 12' and maximum of 16' in width, except where required for garage access or motor courts.

3. Driveways shall allow a minimum of two feet from the side property line and permanent structure, such as a home wall, to allow for landscape and/or fencing.
4. Auto Courts shall be screened from public view using evergreen landscaping or wall.
5. Auto Courts within the front 1/3 of the property shall have a minimum 20' setback from the street curb, and a maximum of 40' wide paved area.
6. The leadwalk and driveway shall be one cohesive material as to not give a physical or visual split between the two.
7. The use of center groundcover plantings and/or similar materials to visually break up the driveway is encouraged.
8. For guest parking visible from the street, placed in addition to the driveway lane, a maximum of two spaces are allowed.

Materials

1. Driveways shall be hard paved with natural color salt finish, broom finish or sandblasted. Other materials include precast concrete pavers, brick or stone.
2. Concrete from the curb of the street into the garage entry shall be without change of color or texture.
3. Decorative stone or brick-edged concrete bands are encouraged and may not occur in front of the public sidewalk.
4. Materials of Driveways and Auto Courts shall complement the home, walkways and patio materials.
5. Asphalt material shall not be approved.

Terraces, Courtyards, Patios

1. Paving materials shall complement the home, whether attached or detached. Courtyards and Auto Courts shall be completely integrated into the landscape design.
2. Terraces, courts and patios attached to the home, or detached within the garden, shall be complementary to the architecture.

3. Courtyard walls in front or side yard are to be no higher than 3'-6" and shall be constructed of masonry materials complementary to the home. If an integrated column or ornamental wrought iron is used in addition to the masonry wall, the total height shall be limited to 5'-0" with the masonry portion limited to 3'-6" in height.

Walkways and Steps

1. Lead walkway materials, including steps, shall be complementary to the house and driveway, not visually competing.
2. Ground cover plants from the approved plant list shall be planted between individual pavers.
3. Lead walkways shall be made up of broom, salt or sandblasted finished concrete, or rectangular masonry units such as brick or stone and shall be natural in color with decorative bands of stone or brick.
4. All lead and private walks shall be represented and show size, width, configuration and material on the landscape plans submitted for approval.
5. Lead walks from the public sidewalk to the front door shall be five feet wide.
6. Front steps and porch material shall be a brick or stone veneer. Only veneers of brick, stone or tile consistent with the masonry of the house and finish of walkways and driveway are approved for front entry surfaces.

Address plaques

1. Address plaques shall be consistent throughout Villaggio, manufactured from Corten steel, using the Villaggio design and shall be ordered through the Villaggio Committee.
2. Each home shall have the plaque mounted upon a column or front facing exterior wall at the left side of the entry at 2/3 of the height from the bottom of the entry door and centered from the exterior edge of the column (or the street-facing plane at the entry door). Alternatively, address plaques may be mounted to a plinth, retaining wall or courtyard wall at the left side of the entry.

Accessory Buildings

1. Accessory Buildings shall be consistent with the style and materiality of the main residence and comply with Town of Westlake lot coverage and height restrictions.
2. Privacy screening shall be used to minimize visibility from street views and neighbors.