

General Architectural Standards - Laureate Park

#	ASPECT	GUIDELINE
<h2>Individual Home Designs</h2> <h3>Aesthetic Aspects</h3>		
1	stucco wall texture	smooth sand finish
2	front doors	open in
3	shutters	a scrutinized plastic shutter BUT tries to compensate <u>with shutter-dogs</u> . Shutterdogs are required
4	shutter sizes	sized to match window opening, with some very slight tweaks to compensate for manufacturer standard sizes. <i>Allow on double windows when appropriate.</i>
5	height off grade	per architectural style (minimum 18" per City of Orlando)
6	360 degree architecture	less detailing in areas not visible from front street or on a side street BUT changes occur at inside corners only
7	cooktop vents	vented to wall (non-front street & non-side street walls only) & at any position along wall
8	chimney cladding	stucco, siding or brick.
9	chimney top trim-out	trim-out with exposed spark arrestor.
10	glass in dormers and gables	same transparency as the rest of the home with closed blinds. BUT if speciality shaped accent window is located in an obviously inhabitable space, a high quality blacked-out covering may be acceptable
11	frosted glass	Only permitted on doors, with prior approval by DRB
12	tinted windows	will be req'd to be same on all windows. To define an appropriate level of very light tinting. Low-e strongly encouraged
13	inset windows	insets required per architectural style.
14	inset windows the same distance each floor	not required BUT if style dictates, it shall be applicable to both floors
15	beam and column material	if historically wood, then composite wood material may be used
16	beam to column alignments	<i>some small tolerances allowed</i>
17	muntins projecting out from the face of glass	On front elevation - projects only on the outside portion. Mutins do not need to project out on side or rear elevations, EXCEPT on corner conditions
18	muntins (minimum width)	<i>5/8" to 7/8"</i>
19	mull size between grouped windows	thicker middle mull size (2" to 3"). To be used only on front street and side street homes AND only certain styles OR 4" cmu used between windows
20	roof vents (placement and type)	off-ridge & not permitted on front nor side streets
21	projection of gable vents forward of the gable	added before the stucco for a marginal inset
22	aluminum vent soffits	allowed on all areas, if consistent with architectural style
23	divided window sashes for windows	equal sashes always used within the same window. The reference is to upper sashes taller than bottom sashes. There is sometimes a legitimate historical appearance with lower sashes taller than upper sashes

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24	material of window trim details	On some styles: stucco over a special cmu sill profile. All side jamb and head trim is Azek or similar. (Except, Mediterranean top head and bottom sill may be stucco.)
25	exterior wall frieze sizing	sized small on non-front street & non-side street views and transitions are only at inside corners
26	frieze material underneath soffits	Azek or similar synthetic brand
27	transoms	always sized proportionately ---not less than 10" tall
28	using narrow window units as if they were sidelight for doors	prohibited
29	front porch floors (slab or piers) (Non-Mediterranean)	acrylic deck coating. And some styles require piers
30	gutter profile type	specific to architectural style
31	porch post/column spacing	porch post spacing to create upright vertical forms & per style
32	plywood sheathing position	wall forms are in alignment (no offset edge where first floor conc. block meets with a frame second floor or frame gable)

Neighborhood Planning Aspects

34	wood structures (fences, trellises or pergolas)	stained (Behr Premium - Coffee (ST-103), Cordovan Brown (SR-104) or Antique Brass (ST-115)) or painted (Benjamin Moore - Brandon Beige, Chelsea Gray or Milky Way
35	plastic fences	prohibited
36	garage carriage lights	required on all alley accessed garages
37	minimum porch depths (not stoops)	will vary per style ~6' from back of columns to 8' may have to be smaller for some lot sizes
38	pool and spa enclosures	permitted, but must be dark in color (bronze or black) and transparent on all sides
39	placement of a/c compressors, electric meters, etc	pursuant to City standards as outlined in the Specific Parcel Master Plan

General Neighborhood Guides

40	# of lots before repeating a model	5 lot separation & not across street within four lots
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