

COMMUNITY INFRASTRUCTURE

An engineering and infrastructure plan for each phase of VICTORIA PARK will be prepared by the Developer and submitted to the City of DeLand for approval. These plans indicate what utilities and infrastructure needs will be provided to each neighborhood.

ARCHITECTURAL CHARACTER AND STYLE

It is the intent of these guidelines to encourage a more traditional approach to home design at VICTORIA PARK. A large palette of elements is available to allow flexibility, creativity and variety while at the same time providing for continuity and cohesiveness.

All proposed designs are subject to approval by the Developer.

Nine architectural styles have been selected to guide the development of homes in VICTORIA PARK. The different styles allow for a large palette of design elements providing the opportunity for flexibility, creativity and variety while at the same time providing for design quality and cohesiveness.

The architectural styles which have been selected include the following:

1. Bungalow/Craftsman
2. Mediterranean
3. Colonial Revival
4. French Country
5. Neoclassical
6. Country
7. Victorian
8. Folk Victorian
9. Georgian

Sample sketches of each style are included in this section along with required and suggested elements appropriate to each style.

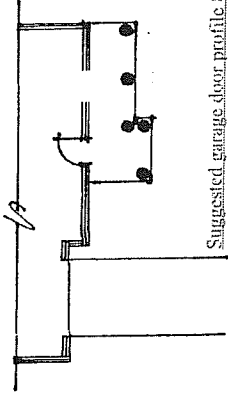
Bungalow/Craftsman

Required Elements

1. 5:12 or 6:12 gable front to back (clipped hip acceptable).
2. Front porch.
3. Column bases extend to ground.
4. Stucco or 6" lap siding finish.
5. Front facing gable with cross gable suggested.
6. 6" frieze minimum.
7. Minimum 16" overhang.
8. Simple 6" minimum window and door surround.
9. Multiple window units spaced by 6".
10. Multi-pane windows may be over clear sash.
11. Windows to be vertically oriented rectangles.
12. Transom windows above front door.

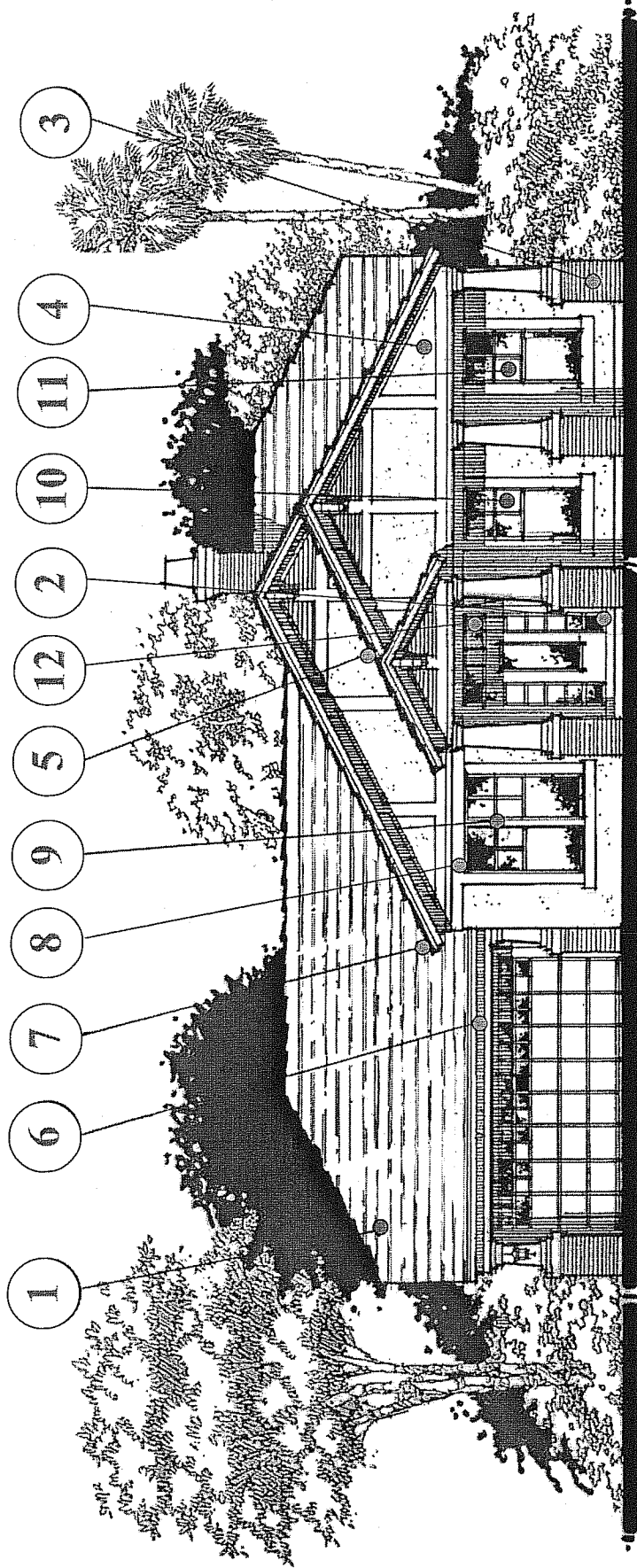
Suggested Elements (select 4 items)

- Tapered square or round columns.
- Sloping/battered pier.
- Decorative beams or triangular kneecap brackets.
- Shed roof dormer or gable roof dormer.
- Brick accent/detail and/or brick or brick-like pier with or without column above.
- Wood shingle accents.
- Half-timber and stucco detail.
- Trellis porch or porte cochere.
- Gable end louvers or other decorative panels.
- Window boxes.
- Lattice at foundation at raised porches.
- Exposed rafter/unenclosed eave.
- Railings.
- Raised foundation.



Suggested garage door profile 84 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



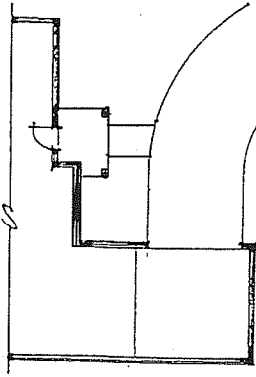
Mediterranean

Required Elements

1. Overall asymmetrical massing with symmetrical components.
2. 16" minimum overhang.
3. Solid carved or multi-paneled wood doors with side lights or transom glass.
4. Multi-pane windows - window units to be vertical in nature (height exceeds width). Deeply recessed.
5. Low pitch roof 5:12 to 6:12 with barrel or "S" tile.
6. Textured stucco finish.
7. Fricze banding 6" minimum (often using cove/crown mould).
8. No roof/eave returns.
9. Dominant hips with limited accent gables.
10. Multiple window units with 6" minimum spacing.
11. Simple window and door surrounds.

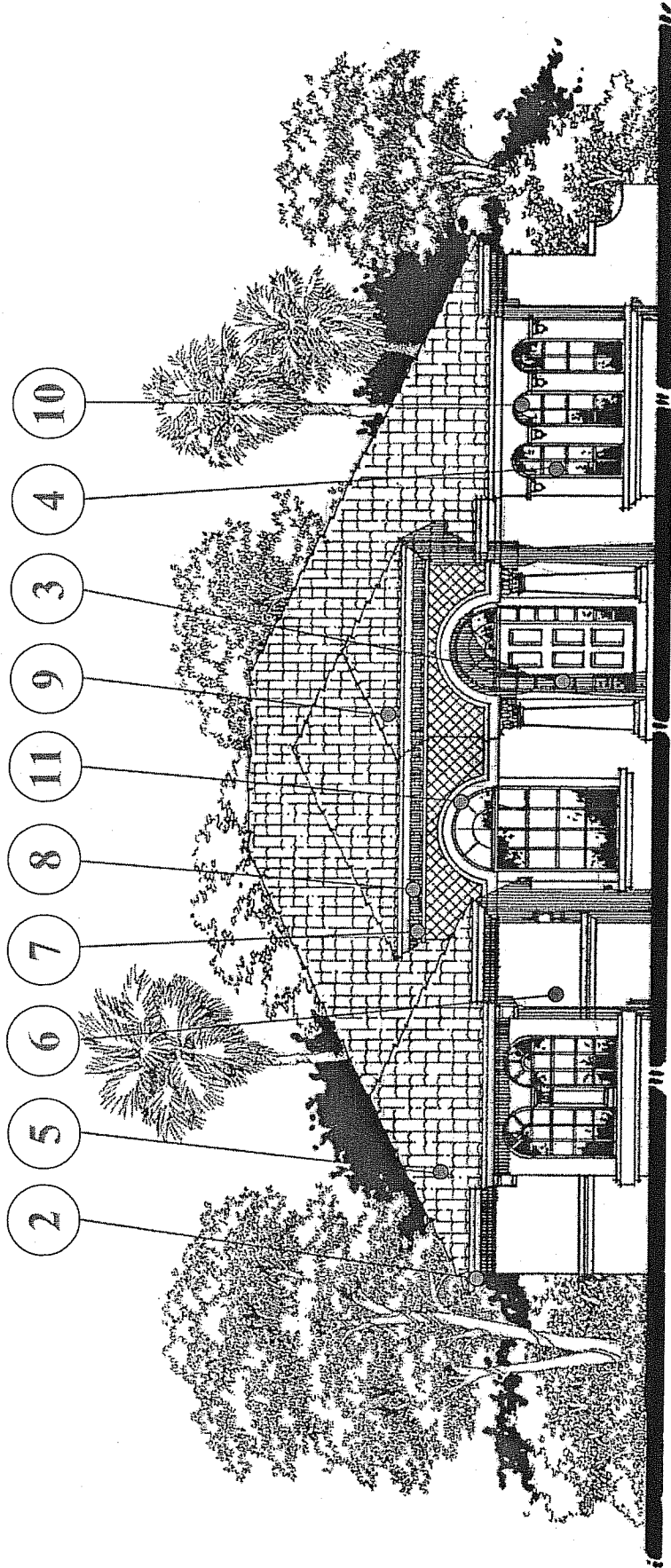
Suggested Elements (select 6 items)

- Quoin on corners.
- Feature towers.
- Multi-level roofs.
- Front doors emphasized by classical columns, typical corinthian columns.
- Triple, arched focal window.
- Arches above windows.
- Decorative/ornate grills/wrought iron common on windows.
- Tiled chimney tops.
- Arcades are prominent.
- Cast stone accents, decorative stucco, tile accents and/or quatrefoil shapes.
- Shed roof at boxed bay projections.
- Brackets under eaves.
- Exposed rafters.
- Heavy timber accents.



Suggested Garage Door Profile 84 (See Page 22)

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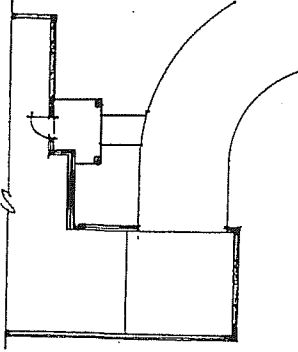
Colonial Revival

Required Elements

1. Front to back gables on main body of house with 6:12 minimum roof pitch. A lesser pitched shed roof can occur over porched elements.
2. 4 or 6 panel front door with or without glass.
3. Side lights and/or transoms.
4. Multi-pane windows, vertical rectangular in form. Paired windows with minimum of 6" spacing between.
5. Orderly window placement.
6. Straight window heads with selective use of half round windows.
7. 8:12 minimum pitch on gables and dormers facing street.
8. Box eaves with 6" minimum frieze board.
9. 18" overhang, shallower on gable ends (8" to 12")
10. Simple window surrounds with or without shutters.
11. Orderly but not necessarily symmetrical massing.
12. Dormers
13. Windows aligned vertically and horizontally-symmetrical.
14. Lap siding 6" or smooth sand finish stucco.

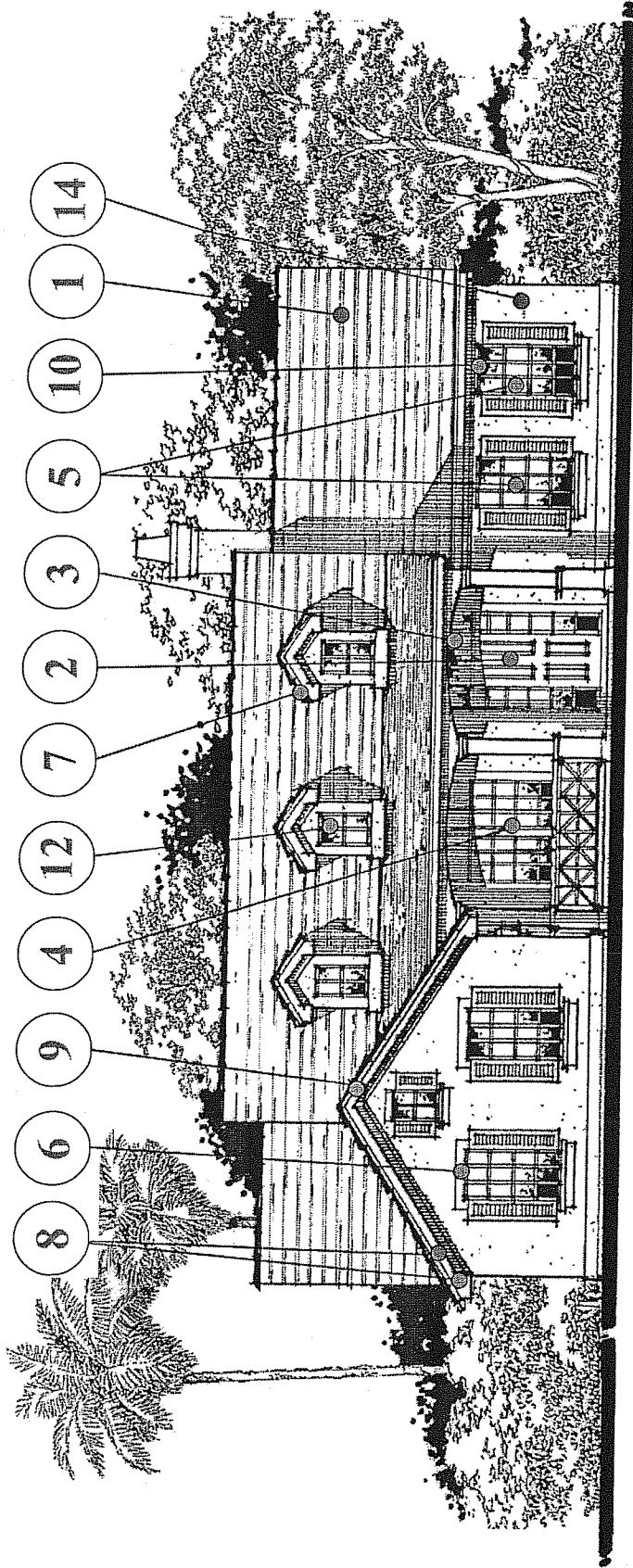
Suggested Elements (select 3 items)

- Pilaster trim at front door.
- Swans neck pediment.
- Bay Window.
- Front porch with gabled, shed roof or second story railing.
- Raised foundation.
- Shuttered windows.
- Bay or Palladium windows.
- Metal roof at porches.
- Gable end windows.
- Columns and railing.
- At 2 story massing - 2 story entry porch.



SUGGESTED GARAGE DOOR PROFILE 44 (SEE PG. 22)

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- For front load garages, preferred placement is behind front plane of house.



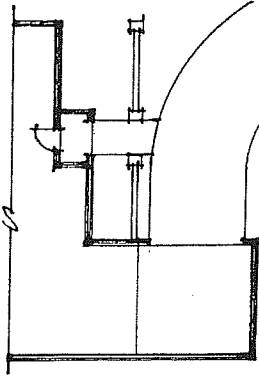
French Country

Required Elements

1. Asymmetrical massing.
2. Front facing gables or clipped gable with hip acceptable at main body.
3. 6:12 minimum roof pitch front to back, 8:12 minimum at front facing gables.
4. Front doors with multi-pane glass (French doors acceptable).
5. Transom glass above front door.
6. Multi-pane window with vertical orientation.
7. Minimal overhang (8" to 12") with boxed eaves.
8. Minimum 6" frieze band.
9. Window and door trim/banding at heads.
10. Window heads are flat or shallow arch.
11. Cove mold sills.
12. Stone detail for houses over 60' in width.

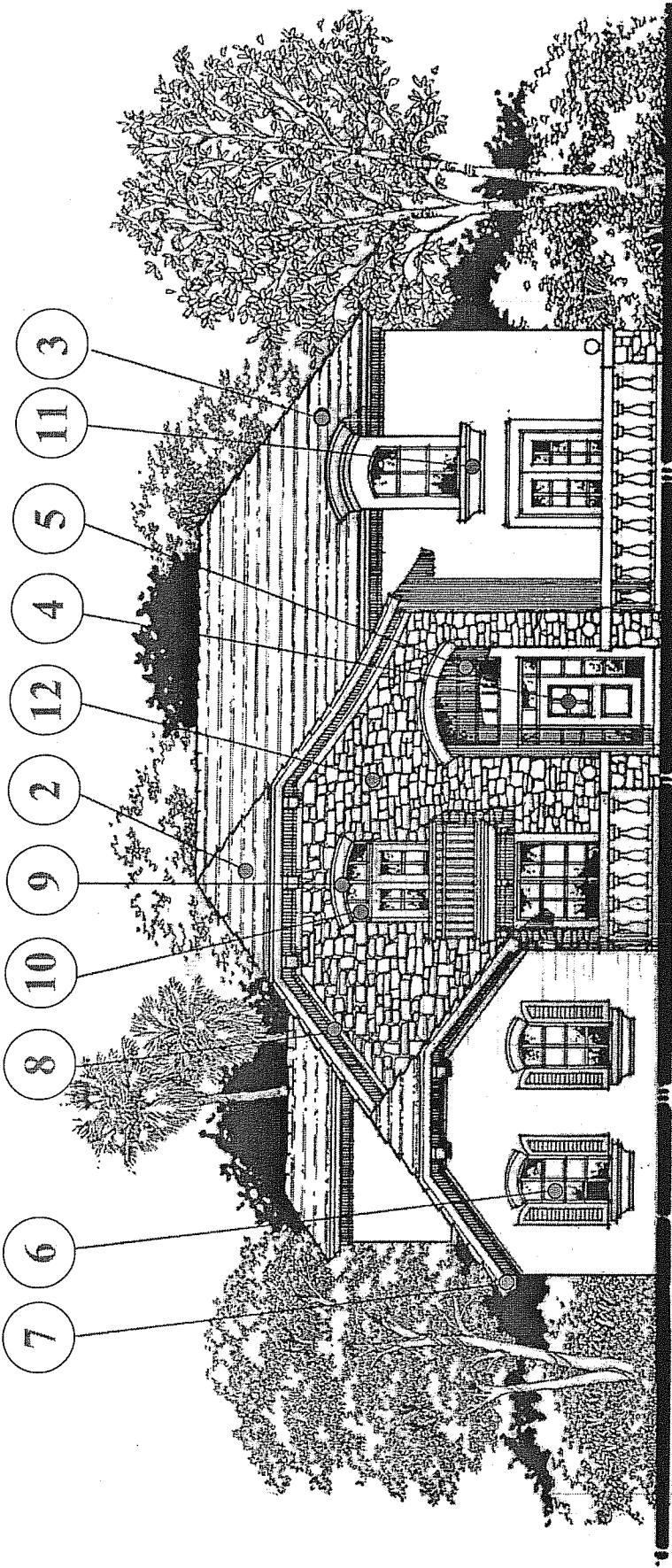
Suggested Elements (select 4 items)

- Decorative brackets.
- Window shutters.
- Wrought iron or cast stone balusters.
- Brick or stone accents.
- Pop-up dormers breaking eave line.
- Curvilinear sloping roof line (flared upwards).
- Wrought iron balcony or balustraded balconies.
- 3 unit window with flat or one shallow arched head.
- Flat concrete tile roof.



Suggested garage door profile 104 (see page 22)

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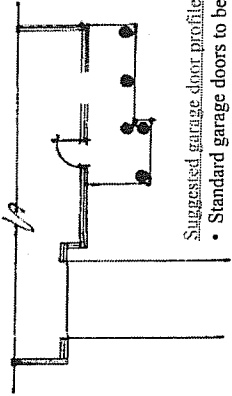
Neoclassical

Required Elements

1. Main roof to be hipped.
2. Dominant entry porch with either a gable roof or flat roof with balustrade on top.
3. Classic columns at front entry porch.
4. Divided light or multi-panel solid front door.
5. Side lights and/or transom at front door.
6. Multi-pane windows with divided lights.
7. Decorative window surrounds with or without shutters.
8. 8:12 minimum roof pitch (including gables)
9. 12" to 24" overhang.
10. 8" minimum frieze band.
11. Decorative gable details.
12. 12" columns minimum.
13. 4" to 6" lap siding with corner boards, with full trim at doors and windows, or smooth sand stucco finish.
14. Windows placed in orderly manner.
15. Concrete tile roofs for houses on lots greater than 70' wide.
16. Elements to be of classical order.

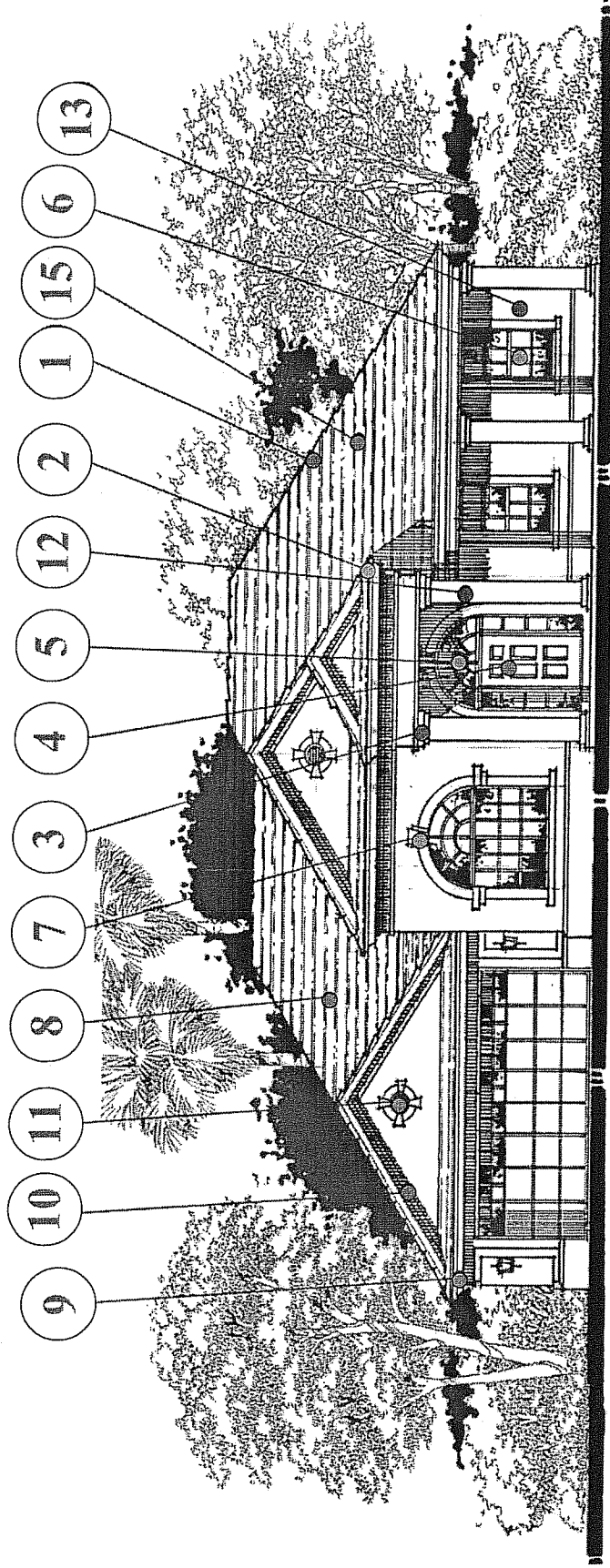
Suggested Elements (select 6 items)

- Elaborate decorative front door surrounds.
- Paired windows with arch or transoms.
- Shutters common.
- Half round accents.
- Dentils often used on cornice.
- Colonnaded "add on" porches either partial or full width.
- Bay windows.
- Pediment Windows.
- Quoins
- Crown moulding at cornice and/or windows.
- Dormers.



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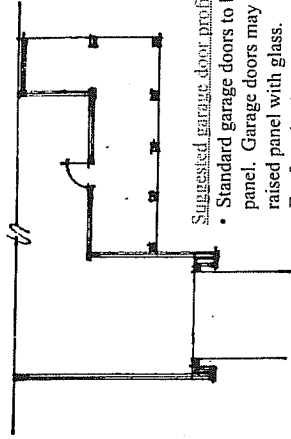
Country

Required Elements

1. Asymmetrical massing.
2. Deep single front porch.
3. Front door with multi-pane glass, side lights and/or transom.
4. Multi-pane windows (no arched windows) vertical orientation.
5. Minimal overhang (18") at gable ends minimum 12".
6. 6" minimum frieze board.
7. 6:12 minimum roof pitch on main body with porch roof minimum of 4:12.
8. Minimum 10" front porch columns.
9. Roofs to be primarily gable ended (all hips not acceptable).
10. Window and door trim boards minimum 6".
11. 4" or 6" lap siding or smooth stucco.
12. Single entry door.

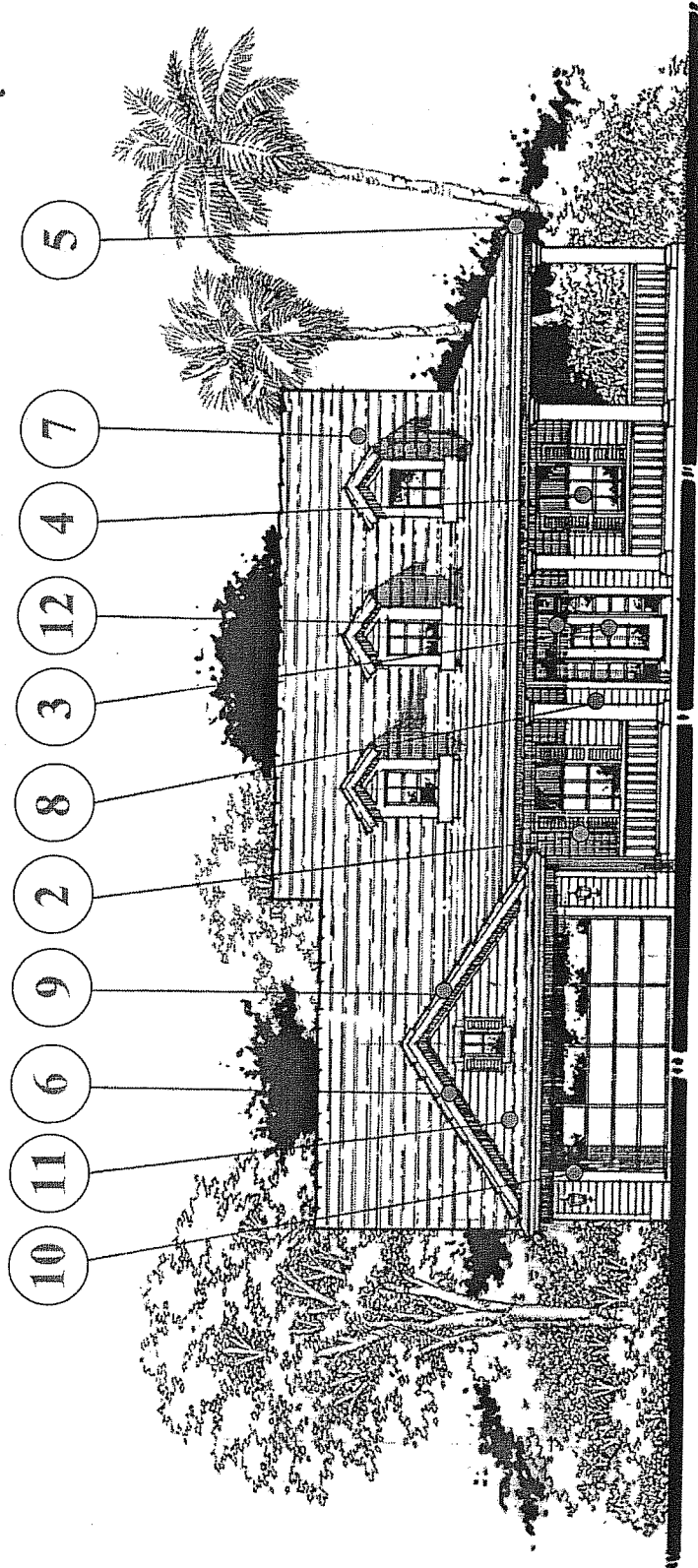
Suggested Elements (select 3 items)

- Roof dormers.
- Brick or stone accents.
- Wood (or PVC) porch handrail, simple in design.
- Metal roof at porches.
- Small attic windows in gables.
- Board and batten pattern siding.
- Wrap around porch.
- Paired or triple windows with minimum 6" spacing (no shutters).
- Raised front porch.
- Window shutters.



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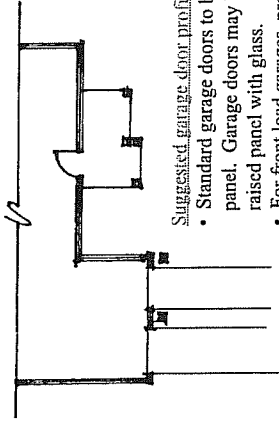
Victorian

Required Elements

1. 6:12 minimum front to back gable with minimum 8:12 front facing gables.
2. Cut wood or preformed gable end details.
3. 4" or 6" horizontal siding or 8" vertical board and batten or smooth stucco finish.
4. Windows to be vertical proportions.
5. Asymmetrical massing with multiple roof lines.
6. Turned type columns.
7. Decorative front porch.
8. Moderate window and door surrounds - minimum 6".
9. Porch spandrel and carved details.
10. Railing to be scrolled, turned or square balustrade.
11. Door and window elements to be centered in their bays.
12. Minimal pane windows.
13. Single or double entry door with side light or transom.
14. Multiple window units to be spaced by 6".
15. 12" to 16" overhangs.

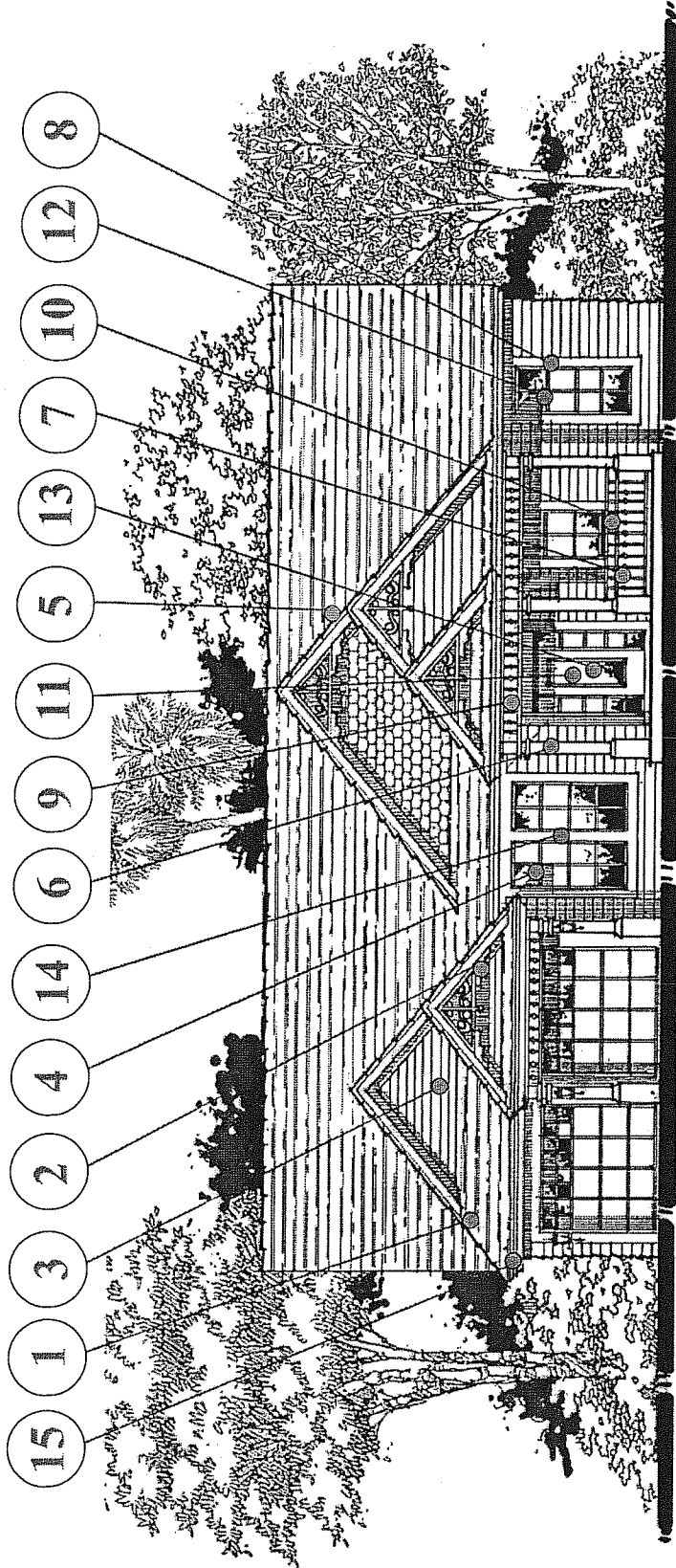
Suggested Elements (select 3 items)

- Shingle texture at gables.
- Dormers.
- Open eave or "shaped" rafter tail.
- Decorative eave brackets, lace-like brackets, corner brackets.
- Boxed bay, arched windows and double windows with 6" spacing.
- Decorative door surrounds.
- Gable dormers aligned with windows below.
- Brick or stucco foundation with lattice work.
- Palladian windows at gables.
- Cut-away bays at corners.
- Broken roof pitches.



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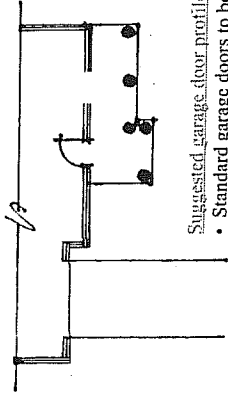
Folk Victorian

Required Elements

1. Porch.
2. Symmetrical facade (except front gable and wing).
3. Front facing gable.
4. Deep beam at porch.
5. Porch columns either square or Queen Anne type.
6. 4" or 6" horizontal, 8" vertical siding (smooth or textured) with siding at front facing gables.
7. Simple window and door surrounds with simple pediment.
8. Flat head windows, multi-pane or clear vertical proportions.
9. Flat head windows, multi-pane or clear vertical proportions.
10. Minimum 6:12 front to back roof with minimum 8:12 front facing gables.
11. Entry door paneled with sidelites and transom.
12. Paired windows spaced 6" apart.
13. Broken roof pitch at porch.

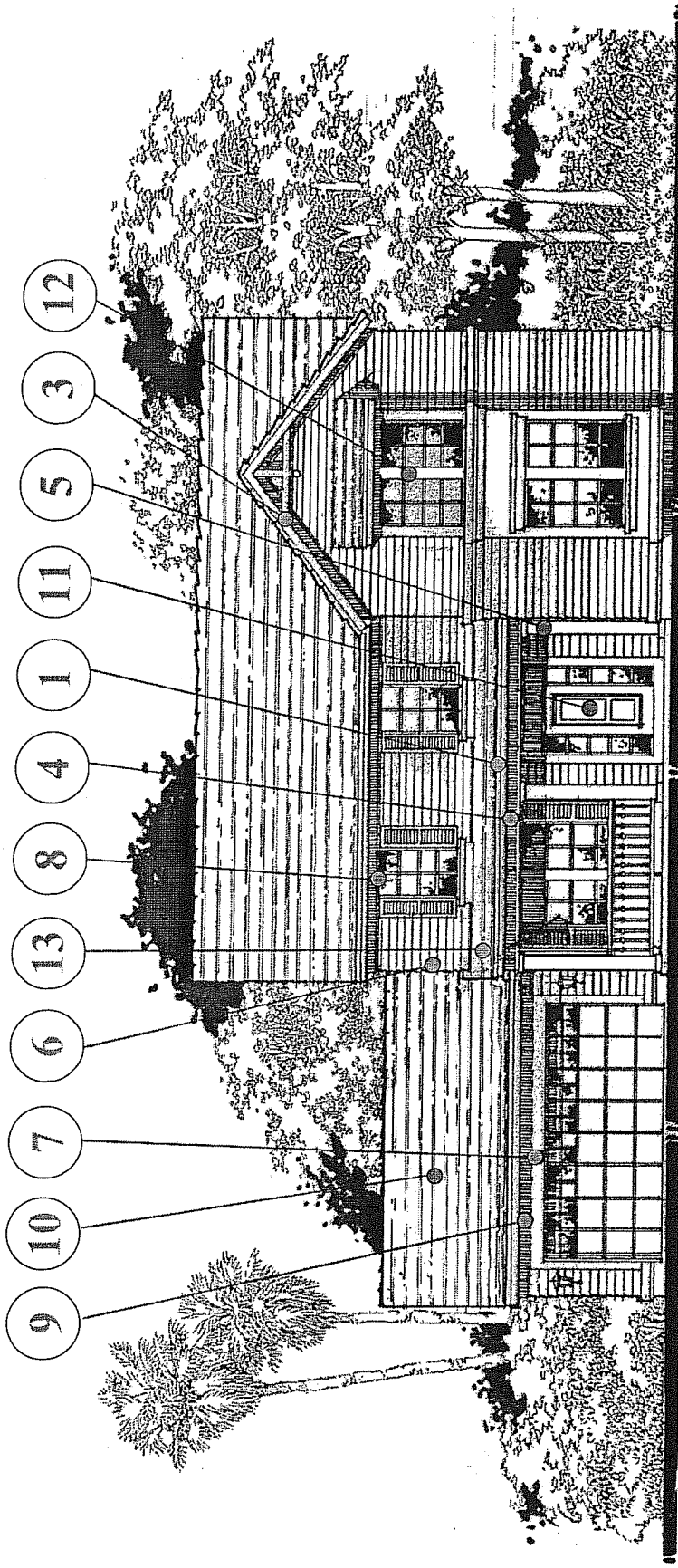
Suggested Elements (select 3 items)

- Porch spandrel or flat jigsaw cut trim
- Cornice lined brackets.
- Gable front wing.
- Turned balusters.
- Suspended gable end detail.
- Boxed bay windows.
- Boxed soffits with brackets.
- Shutters.
- Column/beam bracket.
- Window shed roof.
- Belt course/band.



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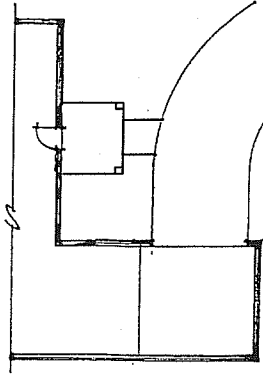
Georgian

Required Elements

1. 2 story symmetrical massing on main body of house.
2. Formal window placement (windows aligned horizontal and vertical).
3. Hipped roof on main body of house with front facing gable entry feature, or front to back gable with dormers.
4. Side lights and/or transoms with raised panel front doors.
5. Multi-pane windows, vertical rectangular in form (single accent arched windows allowed).
6. 6:12 minimum roof pitch, 8:12 minimum roof pitch on front facing gables.
7. 12" to 18" overhang, shallower on gables.
8. Strong window trim banding details with or without shutters.
9. Single and not paired windows.
10. Minimum 8" frieze banding.
11. Ionic columns.
12. Decorative gable details when applicable.
13. Smooth stucco, brick or lap siding.

Suggested Elements (select 4 items)

- Window Shutters.
- "Widow's walk".
- Pediment entry statement.
- "Dental" mould.
- Raised front entry.
- Symmetrical chimneys.
- Porch with monumental columns.
- Quoinies.
- Pediment windows.
- Belt course/band.
- Pediment dormers.
- Flat arch with pronounced keystone.



Garage door profile 104 (see page 22)

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