

The Elements of Solterra



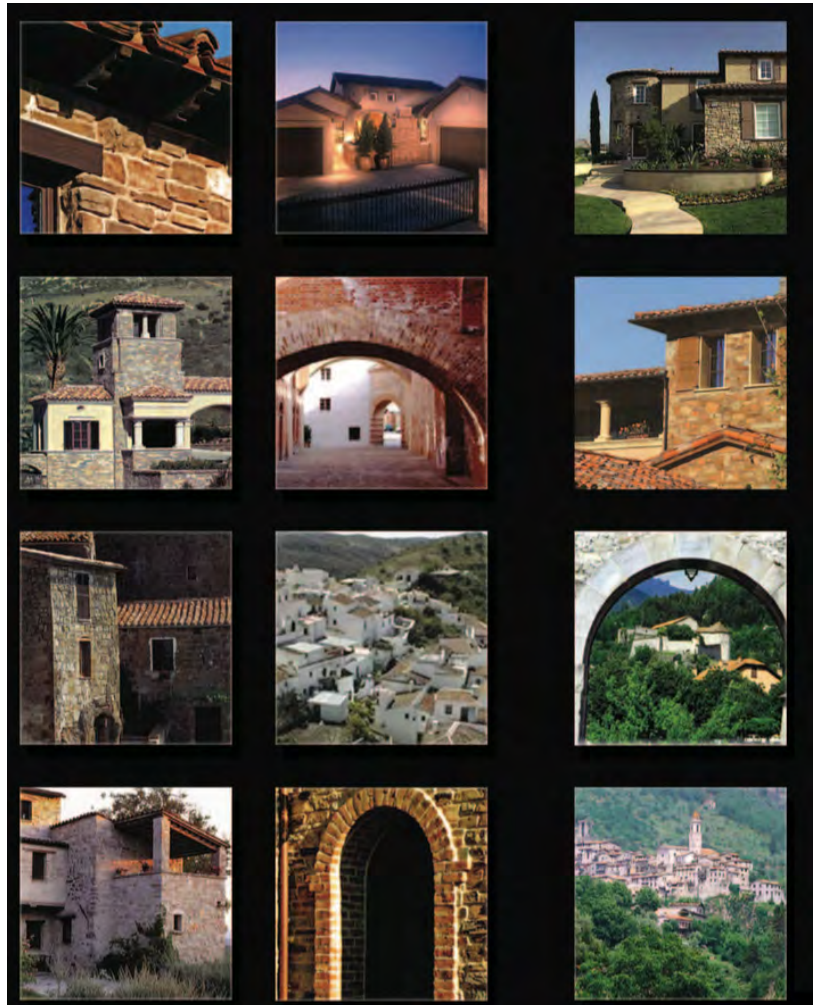
SOLTERRA

THE ELEMENTS OF SOLTERRA

Design Guidelines¹

European Hilltown

The Elements of Solterra are the governing principles that will be followed to ensure the homes built will respect the communities' physical environment, visual prominence and identifiable community character. This character reflects the hillside context and timeless nature of a European hilltown. Solterra will capture the charm and feel of so many of the hilltown Villages found throughout the countrysides of France, Italy and Spain. Building forms from the regions of Provence, Tuscany and Andalusia are the inspiration for Solterra. The materials, massing detailing of these hilltowns reflect the inspiration for the "Elements of Solterra.



¹ Original document created by Adobe Photoshop 7.0 for Windows on 3/13/2007
Converted to MS Word Sept 21, 2015 with only grammatical changes & corrections to text and removal of pictures.

The Elements of Solterra

Massing

The general massing shall be in rectangular volumes with varied heights. Vertical accents, such as tower and wing additions, should have offsets from the main roof of at least 30". The buildings should be informal and additive in their compositions. A single-story home shall have at least three varying plate heights and two-story homes shall have four varying plate heights. The overall composition of forms shall be clustered together to form a "built-over-time" look.



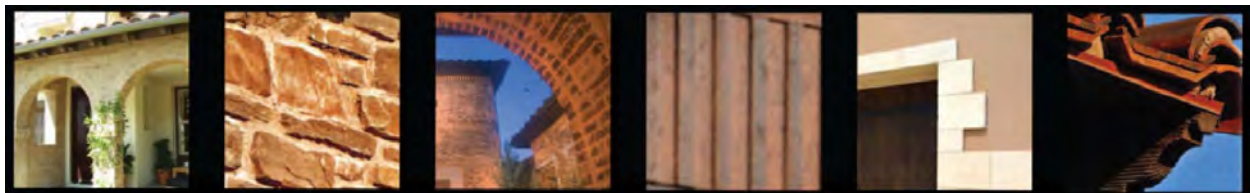
Roof Forms

Roof pitches shall be shallow (3:12 to 6:12 max). Gable roofs shall be the dominant roof form. Shed and hip roofs should be used sparingly within the building composition. Hip roofs should be used with tower elements and shed roofs should appear added "over time" with terminations into exterior walls at high point. Exposed rafter tails are an Integral part of this vernacular, and a mixture of types of tails (width and depth) and built-up eaves are encouraged. Overhangs can vary (flush to 24" maximum).



Materials

Materials shall be true to the style. Stucco, stone and brick shall be the dominant material. Wood (or laminate wood) may be used as an accent in bays or wings that appear additive. Traditional lap siding is not allowed. Vertical or narrow horizontal use is an accepted application. Stucco finishing shall be light sand, mottled or trowel finishes. Roof material shall be tile (flat or barrel tile are acceptable). The color shall reflect the site context. Clay colored tile is the desired look.



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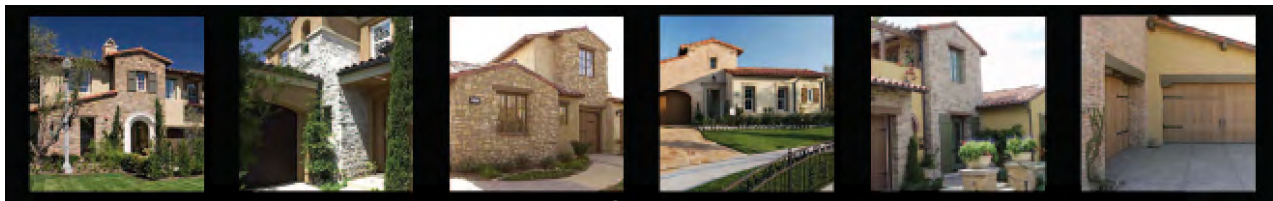
Garage Configuration / Driveway

Garage architecture should not dominate the facade and a variety of garage configurations are required. "Snout" garages, where the garage facing the street projects more than 10 ft front of a porch or living spaces prohibited. A turn garage on at least one house in a product mix is required. A three-car garage facing the street is not allowed, nor is three car slab driveways. A continuous row of more than two houses with garages with the same orientation is not allowed. Driveways, aprons, walkways, and all associated areas within the lot will have Davis color #6058 "Dune" stained concrete or approved equal. Stained and stamped concrete is required on all custom homes. Use of decorative textured concrete and/or colors is required to enhance visual interest and add variety to the driveway and streetscape.



Plane Break

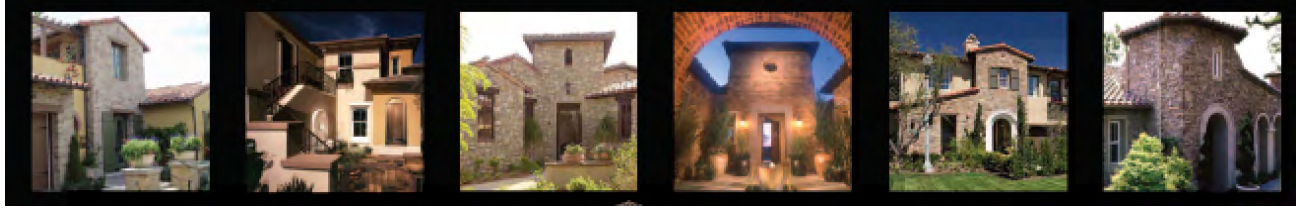
Long walls of a single plane are not part of this vernacular. Plane breaks on all four sides are required. An offset of at least 24" is required to make a plane break. The plane breaks should be reflected in the roof form, providing an additive feel to the structure. Vertical elements may stack and are part of this style, appearing as an anchor. The plane break should not appear to be forced, but demonstrate an additive look. Plane breaks should be used as a material changing device with the material ending on an inside corner.



Hierarchy

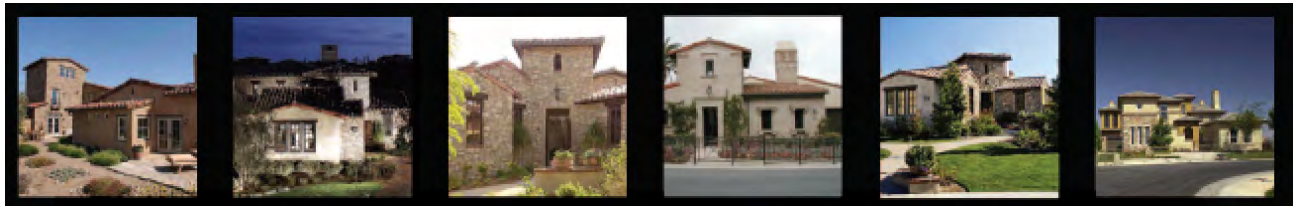
The entry sequence of each home should unfold. Use of low walls, courtyards and loggias should provide a hierarchy to the entry with a clear definition of public, semi-public, semi-private and private space. Covered entries with towers and an entry gate should be used to create private courtyards. Entries shall be well defined with the use of vertical elements and recessed doors. The rear of the home should have the same attention to the hierarchy of spaces with outdoor rooms, low walls and overhead structures.

The Elements of Solterra



Icon Home/Corner Lot

Selected lots will indicated on the approved site plan as lots with high visibility and prominent location. These lots will require specifically enhanced materials, massing and detail to be added to these locations. Additional plane breaks, varied plate heights and other methods may be required. Corner lots shall have homes plotted that address the corners. High visibility loggias, courtyards and entries shall respect its corner location. Elevations that do not have high visibility may have reduced detailing.



Non-Box

Hilltown architecture has evolved over time and big box forms are not part of this vernacular. An additive feel to the forms are critical to achieve the hilltown character. The existing sloped site speaks to a fine grain texture to the hillside and large uninterrupted planes of roofs or walls will become overly dominant to the community. A mix of one-story and two-story elements is required on every home. Single-story homes are required to have a tower or similar form breaking up any large roof planes. Two-story homes must have at least one single-story edge of 30% of the element.

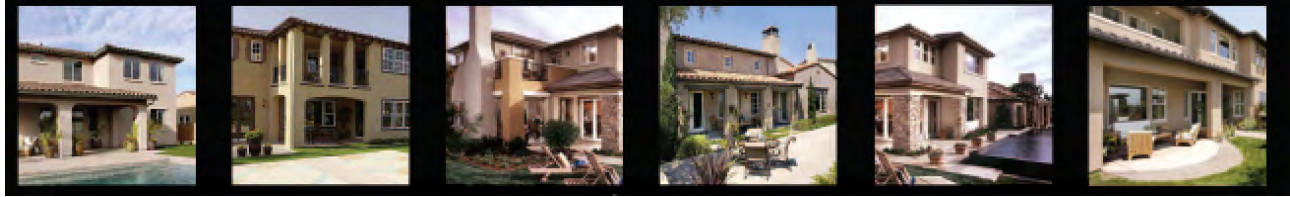


Rear Elevation/Balcony

Rear elevations that are located on high visibility lots shall have materials and detailing consistent with the front elevation. Plane breaks and single-story elements are required to achieve movement on the facade. No more than 30% of the rear elevation shall be three-story at walkout conditions. Balcones shall not project more than they are recessed (a 10ft balcony must be 5ft recessed into the adjacent massing). No less than 30% of a home's main balcony square footage located on high visibility lots should

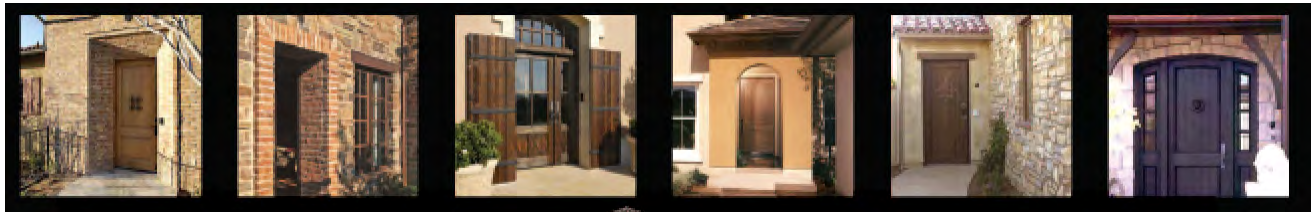
The Elements of Solterra

be covered. Balcones shall appear Integral to the form and not an abject structure. Column designs shall respect structural logic.



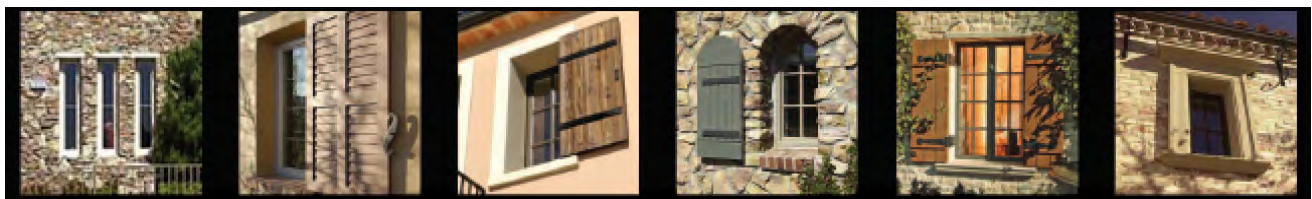
Doors

Doors shall be recessed or trimmed with heavy timber, stone, pre-cast concrete or brick detailing. A variety of arched forms may be used to frame door openings. Doors should appear substantial with solid wood and simple detailing, no vinyl or sheet metal doors (including garage doors) are allowed. Rustic plank-style doors with expressed hardware are desired. Special attention shall be paid to entry doors and entry door hardware. Door placement is critical to the overall composition of the home. If the door placement is not visible from the street, other methods shall be used to introduce the entry. Tower elements and porticos shall be used to identify the primary entry,



Windows

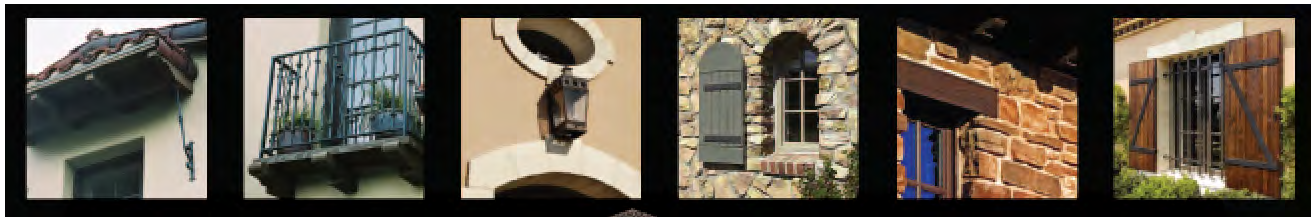
The windows of Solterra are based on masonry prototypes, where Windows are basically openings cut out of thick masonry walls. Windows shall follow structural logic and stack over each other. Windows are required to have ample dimension between all openings and building shall reflect the opening to mass ratio. Windows can be grouped in a "box-like" element that appear additive to the structure. All vertical windows to be proportional to the overall mass and varied arch forms are allowed. Shutters shall have ample dimension between other openings shall be half the width when two shutters are used and full window width when one shutter as used. The max shutter dimension shall be 2'-3' wide.



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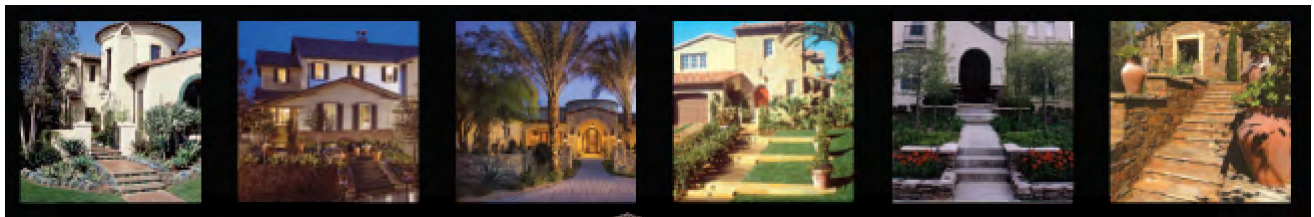
Details

Details shall be carefully conceived to appear to satisfy a true function and be appropriate for the style. Traditional "production" details such as rake, eaves and fireplace "box-outs" should be re-thought to achieve the hilltown architecture. On Identified high visibility lots, fireplace "box-outs" or vent "box-outs" will not be allowed. "Real" fireplace chimneys must be built in these locations. Exposed rafter tails and corbel eaves of various materials are encouraged. Gable vents, balconies, wrought iron, lanterns, door and window trim, lintels and other character-establishing elements are required. Every effort should be made so that masonry cladding appears as structural material and not applied. Masonry shall terminate at inside corners and other changes of material shall be carefully detailed.



Steps. Landings, Cheek Walls

Steps, landings, cheek walls, coping, landscaping walls and walkways shall be thoughtfully designed to enhance streetscape variety and visual Interest. These elements will require the approval of the DRC. Although cheek walls are not required, they are highly desirable. No use of retail block masonry walls will be allowed. Colored concrete will be mandatory in lieu of austere concrete. These elements shall be artfully designed to compliment and reflect the materials and architectural style of the home, while accommodating grade changes.



Fencing/Retaining

Fencing visible from public areas will be ornamental wrought Iron metal fencing with stone piers no less than every 60'. This includes fencing adjacent to any central parkway, arterial streets, public park or open space. Side yard and interior privacy fences shall be wrought Iron as well with no need for stone piers. Interior fences shall

The Elements of Solterra



be 6' maximum height and centered on property line. Front fence setback shall be minimum 5' from front facade. All retaining walls are to resemble natural stone and are subject to DRC and engineers review and approval In terms of placement, design, materials, color and long-term maintenance requirements,

Design Review Committee

All builders are encouraged to expand and explore the range of detailing within the selected architectural styles which are identified in these guidelines without compromising quality. The City of Lakewood will not review builder plans unless accompanied by an approval letter from the Solterra DRC. The DRC will also do a final Inspection for compliance with the approved plan before the builder may apply for a Certificate of Occupancy from the city.

The approval process will be:

- Preliminary meeting to discuss guidelines and objectives.
- Preliminary design to Include the following from each builder:
 - Floor plans & Roof Plans (1/4" scale)
 - Elevations (Front, Side, Rear and walkout conditions)
 - Preliminary color & materials palette
- Final Design submittal with 100% CD's and final color and material selections and application locations.