

An architectural rendering of a modern multi-story residential building. The building features a prominent yellow and white facade with large glass windows and balconies. The balconies have white railings and orange-brown accents. The building is set in a landscaped courtyard with green lawns, palm trees, and other vegetation. The sky is blue with scattered white clouds.

THE VILLAGE AT OAKLAND PARK

MASTER PLAN

ARCHITECTURAL DESIGN GUIDELINES

NOVEMBER 22ND, 2023

TABLE OF CONTENTS

Architectural Development Standards

1.	Multi-Family Mid-Rise	3
2.	Townhouses Type 1 and Type 2	4
3.	Garage Screening	5
4.	Outdoor Residential Amenities	
5.	Privacy Fencing	6
6.	Street Crossings	7
7.	Overall Architectural Standards	8
		9

ARCHITECTURAL DEVELOPMENT STANDARDS

1. MULTI-FAMILY MID-RISE

Multifamily façades are encouraged to have a playful expression of windows, as well as varied treatments of surfaces on the exterior with balconies, terraces, or materials. A diverse façade with “punched” window expression and floor to ceiling glass is permitted.

Buildings should be designed to avoid having repetitive consecutive building elevations to create diversity on the residential blocks.

GROUND LEVEL

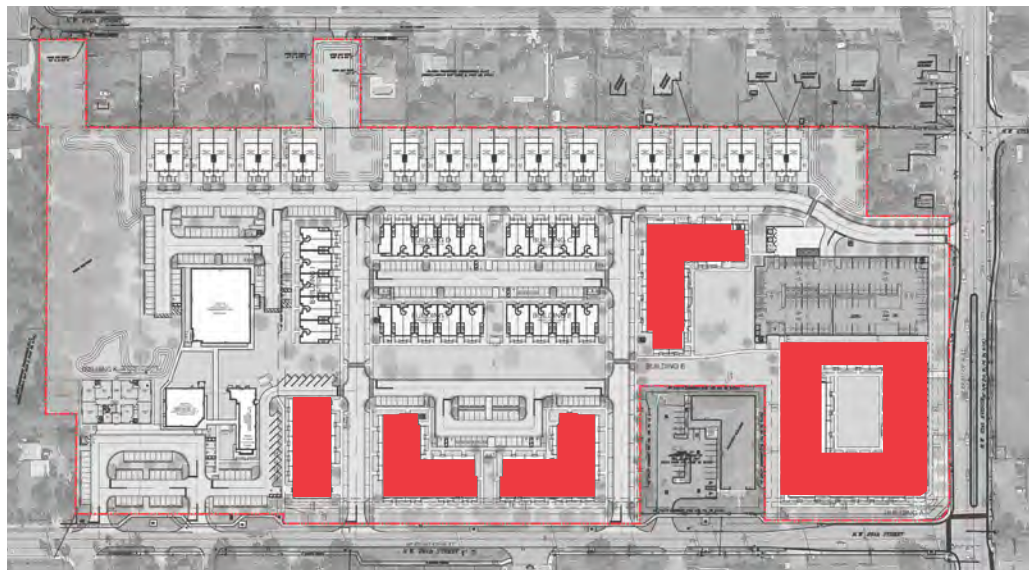
At the ground level, all multifamily buildings lobbies, amenity spaces and community spaces with ground floor access should be accentuated in the elevations and/or expressed as a common area with multiple openings visible from the primary streets and easily accessible.

Access doors and windows should face semipublic patio and/or covered porches facing the street. Walkways leading to the front door, as well as gardens are encouraged between public ROW's, covered porches and/or gardens. The front door should be prominent and welcoming feature on the front façade of each unit. Building designs that create blank wall conditions facing the street or orienting front doors so that they are not visible from the street should be avoided.

Individual unit entrances should be raised by a minimum of 6 inches from the street or sidewalk and should be well lit. Front gardens may be landscaped with varying plant material, and with hedges approximately 3'-0" high.

As per the City of Oakland Park zoning code Sec. 24-77.- Setback encroachment policy: “In all districts, projections from building walls of window sills, belt courses, balconies (front of structure only), front porches, bay windows, dormer windows (maximum six (6) feet wide with a minimum of four (4) feet of space between each dormer), cornices, eyebrows, eaves, hurricane shutters, awnings or other architectural ornamental features may encroach up thirty-six (36) inches for all yards and not in excess of six (6) feet for front porches in front yards but not in excess of one-third (1/3) into a required setback for non-street-side side yards or rear yards.”

Screen and treat as a part of the building, trash/loading facilities that cannot be accommodated inside with a decorative wall, fence or landscaping.



ARCHITECTURAL DEVELOPMENT STANDARDS

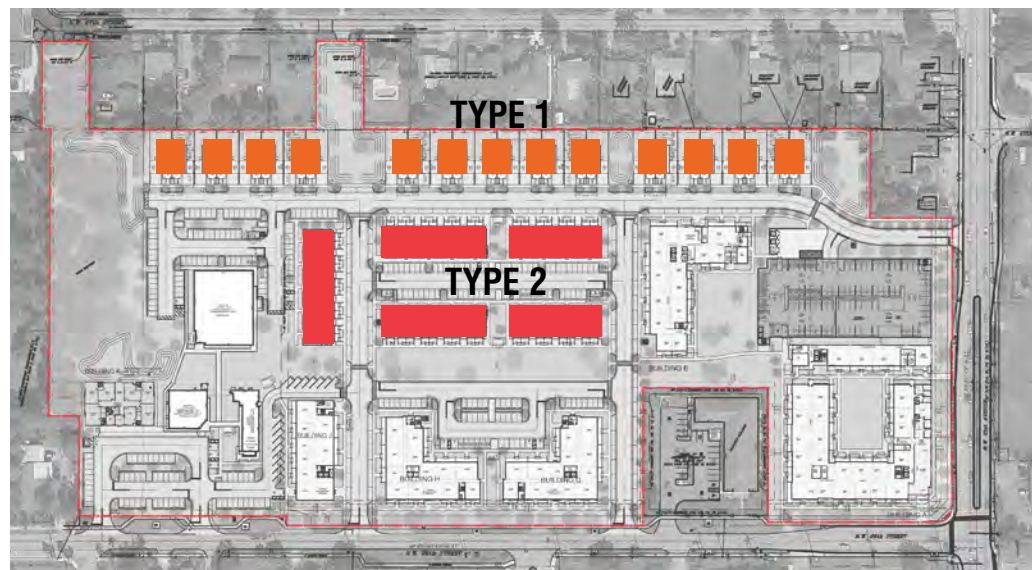
2. TOWNHOUSES TYPE 1 AND TYPE 2

The proposed developments should share a consistent scale with the existing building stock and shall be predominantly two-story and three-story structures.

The ground floor of every building should promote pedestrian activity and a low scale residential character.

Façades are encouraged to have varied treatments of surfaces on the exterior with color materials, balconies, etc. to articulate the building volume.

Screen trash facilities with a decorative wall, fence or landscaping. Townhouses type 2 corral dumpsters shall be screened.



ARCHITECTURAL DEVELOPMENT STANDARDS

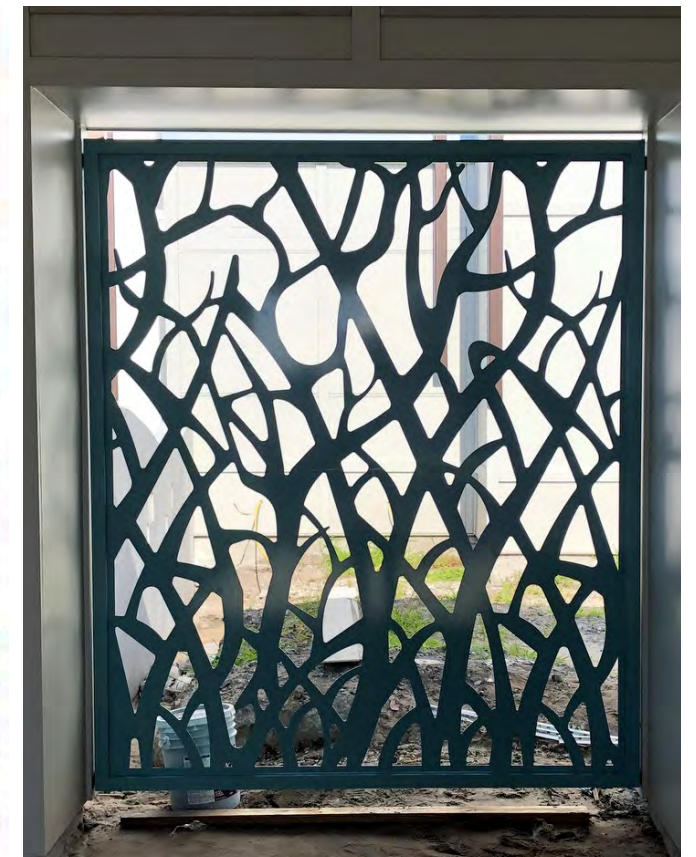
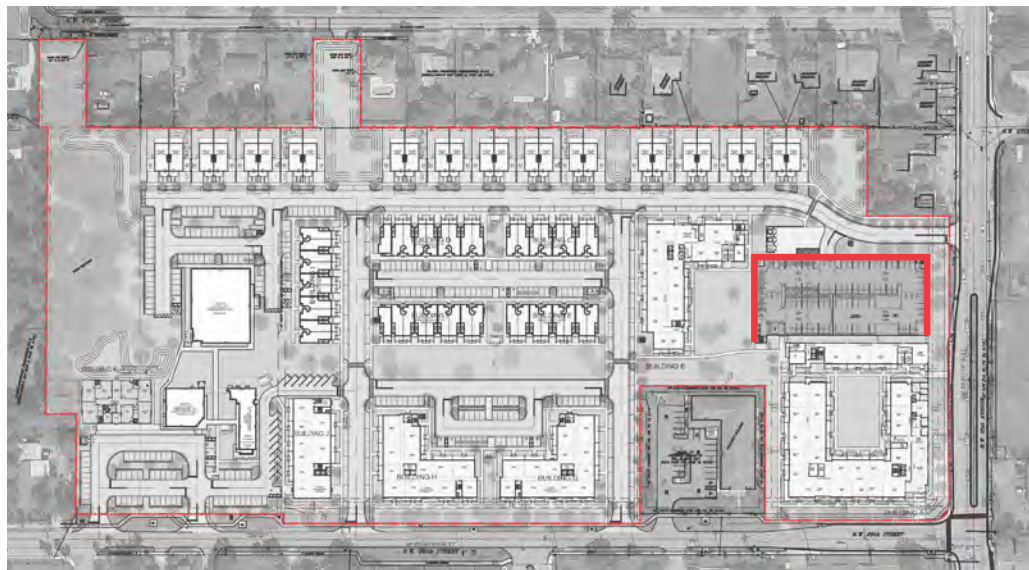
3. GARAGE SCREENING

Parking garage façades shall be screened from view on all levels, using decorative screens, louvers, overhangs, ART work, and/or built form on primary streets.

The building articulation shall maintain a naturally ventilated garage typology. Art can be provided where solid walls are in place.

For security reasons, the ground floor should be screened and landscaped to the maximum extent feasible. The screen on the east facade facing NW 21st Avenue should feature decorative patterns to enrich the vibrancy and liveliness of the street.

Above the ground floor, the garage facade can have designed patterns of open screen materials.



ARCHITECTURAL DEVELOPMENT STANDARDS

4. OUTDOOR RESIDENTIAL AMENITIES

A comprehensive network of varied open spaces that includes passive and active areas, should be developed to facilitate both formal and informal interactions.

To the extent possible, the residential amenities should be in line with the below passive energy conservation measures:

- Support native planting
- Maximize open spaces
- Create active spaces (Wellness)
- Pedestrian connectivity throughout the development connecting all open spaces and public transportation
- Shaded sidewalks
- Light colored roofing systems
- Natural lighting for all public & private spaces



POCKET PARKS



LANDSCAPED PLAZAS

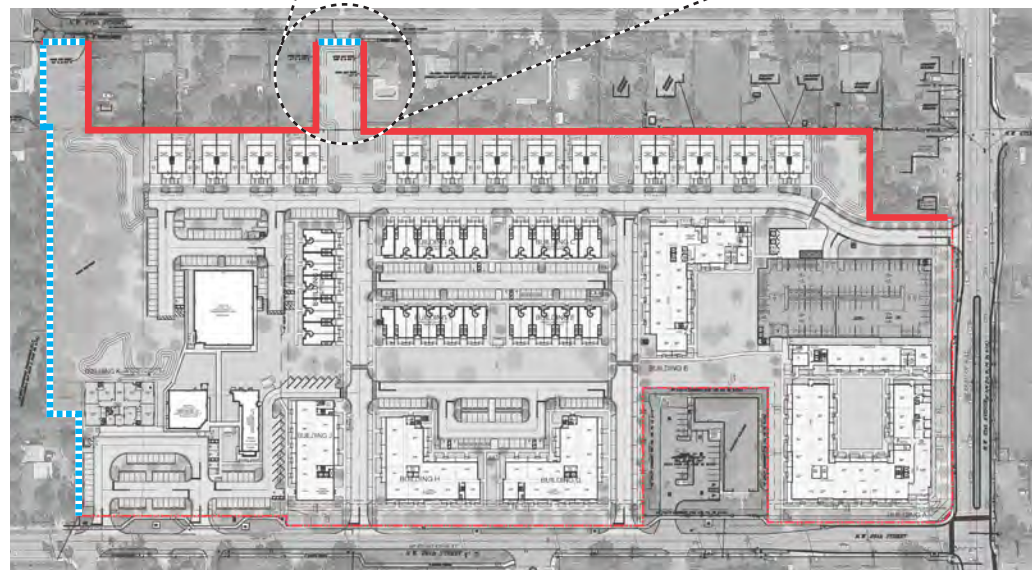
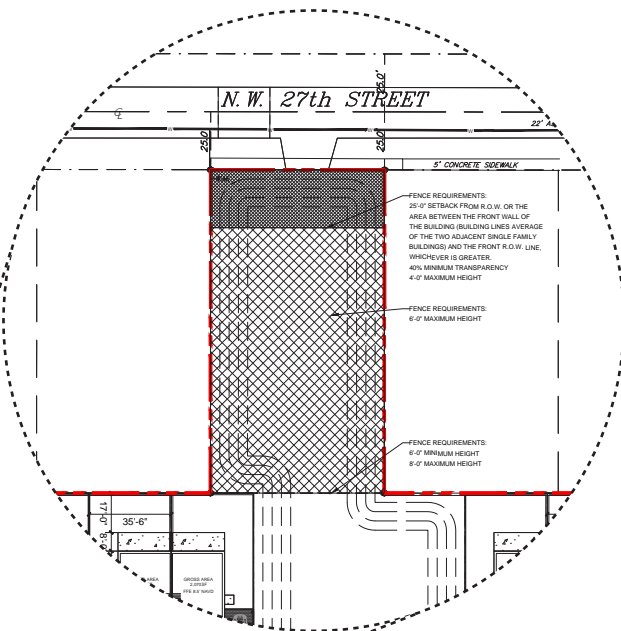


ARCHITECTURAL DEVELOPMENT STANDARDS

5. PRIVACY FENCING

The privacy fencing along the North Boundary and between Townhome units should be of a durable wood-look material such as the Certainteed Bufftech Vinyl Fence shown in these images. The proposed style is the Chesterfield Extruded Fence, 6' in Height, in Brazilian Blend color.

All concrete walls shall be covered with two coats of stucco cement, finished, and painted with anti-graffiti paint along the right-of-way. Decorative pre-cast concrete walls may be used in lieu of concrete block.



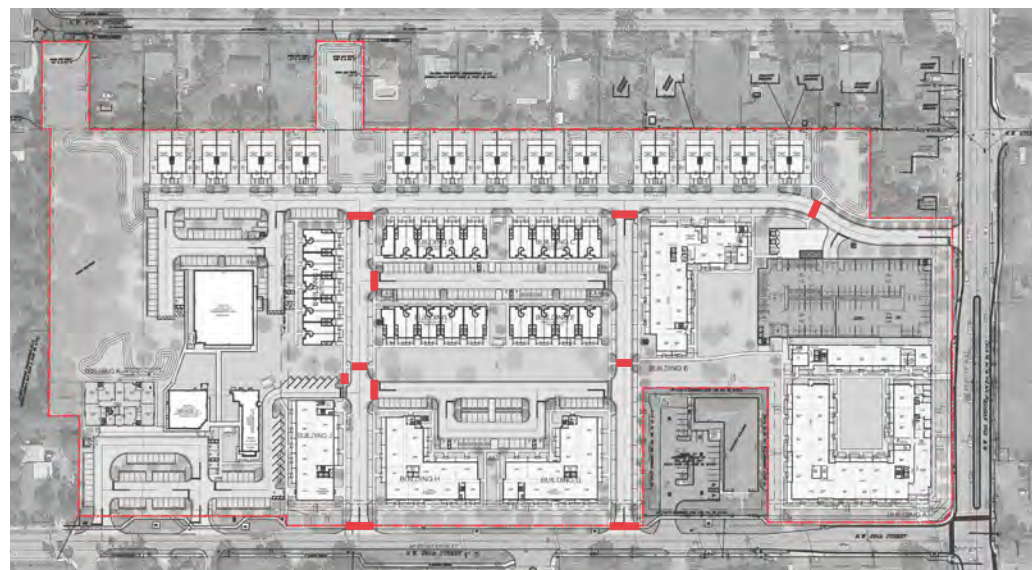
- Privacy Fence
- The need and type of fence to be determined once the program for the open space is establish.



ARCHITECTURAL DEVELOPMENT STANDARDS

6. STREET CROSSINGS

Street crossings are vital elements that encourage pedestrian circulation, safety, and creativity. The vibrant intersections serve as visual cues, encouraging pedestrians to use designated crossing points, thereby enhancing safety. By integrating artistry and aesthetics, the crosswalks introduce a sense of creativity and playfulness into daily routines, enhancing the pedestrian experience.



ARCHITECTURAL DEVELOPMENT STANDARDS

7. OVERALL ARCHITECTURAL STANDARDS

Building Frontage

The percentage of building façade fronting a main street and placed within the build-to-line line shall be a minimum of 50%. All other building facades fronting internal streets or drives would require a minimum of 25%.

Minimum Transparent Glazing On Facades

Street-facing Walls at Exclusively Residential Buildings:

_All front facades facing primary streets and internal drives shall have a minimum 23% transparent window area on the front elevation wall face. The calculation shall exclude the garage or carport face area (up to 20 feet of width and 9 feet of height).

_All other street facing facades shall have a minimum 15% transparent window area, excluding the garage or carport face area (up to 20 feet of width and 9 feet of height) from the calculation.

_Front doors with at least 5 square feet of transparent glass area per door leaf can be fully included as transparent window area.

Non-street or Internal Drives - Facing Walls:

_A minimum of 20% of each façade shall consist of transparent glazing, or shall meet fire safety requirements.

Windows & Doors

_Storefront windows can be placed at the ground level and may reach to the underside of the ceiling slab. Floor to ceiling glass windows are permitted.

_Storefronts shall be made of painted metal, or anodized aluminum and clear or lightly tinted glass, not dark or reflective.

_Solid metal security gates or solid rolldown windows should be avoided.

_Windows shall be sliding, single or double-hung, or operable casements.

Walls

_Walls may be finished in cast stone, stucco, brick, cementitious siding, metal, or stone.

_Stoops shall be finished in concrete pavers, brick, cast stone, or painted.

_Frontage walls may be finished in stone, cast stone, stucco, brick, cementitious siding, wood siding, or wood.

_Retaining walls shall be finished in stone, cast stone, stucco, or brick.

_While the use of hedges at side yards is preferred, fences may be provided and can be made of masonry, wood, trellis, lattice, hedge, building walls, decorative metal, or some combination thereof. If walls, fences, and hedges are provided on side and rear walls they can be approximately 3'-0" in height.

_Blank walls or service areas should be avoided at frontages on all building types, whenever possible.

Roofs

Materials

_Roofs, if sloped, shall be painted metal standing seam roofing, concrete tile, or shingles. Roof colors may vary, depending on the material.

_Gutters, downspouts, and projecting drainpipes shall be made of galvanized metal and shall be painted to match the color of each building or to become an element to separate the townhomes.

Configuration

_Principal roofs shall be flat, secondary, decorative roof features may be sloped, angled between 3:12 and 8:12. Flat roofs must be surrounded by a continuous horizontal parapet.

_Ancillary roofs, if provided attached to walls of the principal building may be sloped, angled no less than 3:12.

_Flat roof overhangs may be incorporated.

_Roof penetrations, including vent stacks, shall be placed back from the principal frontage of the roofs. Accessory structures included.

Mechanical Equipment

_Equipment, including HVAC, utility meters, satellite dishes, play equipment, hot tubs, and the like should be located at rear yards, if possible. Rooftop mechanical equipment and appurtenances such as cooling towers, vent stacks, and antennas should be architecturally screened from view at street level and integrated into the overall building design.

Details

_Front entrances can be either brick, stone, concrete pavers, or concrete.

_Covered entries shall be a minimum of 2'-0" deep.

_Driveways of building frontages are allowed for properties without alley access and can be wider than the door being served. Alley driveways may be wider than the garage doors they serve.

_Balconies may cantilever.

_Awnings should not be internally lit.

_Awnings can be composed of light metal armature with a canvas membrane.

_Porches are encouraged at ground floor units.

_Porches may not be enclosed by glass at frontages and must remain open on three sides.

_Porches and loggias shall be made of aluminum, wood, cast stone, or stucco.

_Porch screen frames shall be made of aluminum painted to match the framework it is placed in.

_Signs attached to buildings shall be designed so that they are incorporated into the style of the architecture.

_Signs shall be made of painted wood, metal, ceramic, plastic, or composite thereof.

_Decks can be made of wood and located within rear yards only.