1. LANDSCAPE PLANTING DETAILS PER CITY STANDARDS.
**Anthem - Filing No. 3**

**Anthem Ranch Entry & Model Area**

**Site Development Plan**

**Site Details**

**Sheets:** 14

---

1. **PROPOSED GRADING IN BACKGROUND**
2. **LANDSCAPE BOULDER**
3. **BUFF SANDSTONE LANDSCAPE RETAINING WALL**
4. **FIN MOUNTED STEEL LETTERS, PAINTED BLACK**
   **SIGN AREA: 80 in.²**

**ANthem RANCH Entry SIGN**

---

3. **WATER FEATURE**

---

2. **CAIRN/TRELLIS STRUCTURE**

---

1. **FIN WALLS**

---

**SIGN SUMMARY**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY.</th>
<th>SIGN WALL</th>
<th>AVE. TEXT HEIGHT</th>
<th>SETBACK FROM ROW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Entrance (CCOB MC 17-44-14D)</td>
<td>2</td>
<td>85</td>
<td>6 ft.</td>
<td>24 in.</td>
</tr>
<tr>
<td>Anthem Ranch by Del Webb - Project Entry Sign</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Sign - Directional (CCOB MC 17-44-13D-B)</td>
<td>1</td>
<td>25</td>
<td>6 ft.</td>
<td>18 in.</td>
</tr>
</tbody>
</table>

* Model Home Sign is evaluated as a Temporary Sign in the CCOB MC; however, it is proposed as a Permanent Sign for future neighborhood naming.
Anthem - Filing No. 3
Anthem Ranch Entry & Model Area
Site Development Plan
Site Details
Sheet 1 of 15

SALES CENTER TRELLIS STRUCTURE

GAS FIREPLACE
1. BATTERED STONE COLUMN WITH STONE VENEER, BUFF
2. NEIGHBORHOOD LOGO MN MOUNTED STEEL LETTERS PAINTED BLACK. (SIGN AREA 3 S.F.)
3. TEMPORARY INFORMATION SIGN, POURED CONCRETE WITH BUFF STONE VENEER
4. NEIGHBORHOOD LOGO 10' PIN MOUNTED STEEL LETTERS PAINTED BLACK. (SIGN AREA 22.5 S.F.)
5. CONCRETE FOOTING
6. EXISTING OR COMPACTED SUBGRADE

GAZEBO

ANTHEM RANCH ENTRY SIGN

Model Home Village
Anthem - Filing No. 3
Anthem Ranch Entry & Model Area
Site Development Plan
Sheet Details
Sheet 16 of 21

9. STREET LIGHT & POLE
   N.T.S.
   A. All universal collection
   Color: Bronze

8. TRASH RECEPTACLE [TYP.]
   N.T.S.
   Note: Dumpster site furnishings
   Material: 30G galvanized steel
   Color: Black powdercoat

7. RECESSED UPLIGHT
   N.T.S.

6. UPLIGHT
   N.T.S.

5. BIKE RACK [TYP.]
   N.T.S.
   Color: Black

4. ROCK OUTCROPPING [TYP.]
   N.T.S.
   Color: Buff sandstone

2. BENCH [TYP.]
   N.T.S.
   Note: Dumpster site furnishings
   Material: 30G galvanized steel
   Black powdercoat

1. LANDSCAPE RETAINING WALL [TYP.]
   N.T.S.
   Color: Buff sandstone

Note:
Detail 3 has been deleted.
Anthem - Filing No. 3
Anthem Ranch Entry & Model Area
Site Development Plan
Architecture Design Standards
Sheet: R8-22

1. Architectural Character/Style
Principle: Create regional architectural styles designed to complement Colorado's rich architectural heritage and reflect the adjacent regions that represent Colorado's front-range and mountain environments. Embody the resources and facilities in the plans and plans.

Standards:
- Homes within Neighborhoods shall be designed to feature three distinct architectural styles including Mountain, High Plains, and Prairie architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Mountain Style: log exterior of stone or wood, windows of decorative stone, and large wooden doors.
  - High Plains Style: stucco wall with stone or wood accents, and large glass doors.
  - Prairie Style: large glass doors or windows with wood or metal accents.

2. Streetscape Diversity
Principle: Create homes that provide variety and are consistent with other neighborhood selections. Design elements to create streetscape variety and visual interest. Integrate the garage with the home and minimize the garage door impact on the street facing, elevation.

Standards:
- a. Floor Plans and Elevations:
  - Building floor plans and elevations shall be viewed, based upon the following requirements:
    - The same building elevation (recessed or screened), or color package shall not be constructed on adjacent or opposing lots.
    - The same floor plan (planned or standard) shall not be constructed on more than two lots in a row. When the same floor plan is constructed on adjacent lots, a different elevation shall be required.
  - A minimum of half (50) percent of the homes constructed shall have a front porch.
- b. Garages:
  - No garage shall exceed two (2) bays without an articulation of exterior wall planes a minimum of front head height.
  - Garage doors shall be recessed a minimum of eight inches from the garage face.
  - Garage doors shall be designed to include wood trim, decorative panels, and other architectural enhancements to provide shadow lines, depth, and detail. Such garage door elevations shall vary based on the home's architectural style.

3. Building Massing and Form
Principle: Design homes in which the shape or mass of the home starts low at the edge and rises toward the center. Embody the resources and facilities in the plans and plans.

Standards:
- A home's front elevation shall rest on a substructure building base or pedestal consisting of a ground-floor masonry or masonry wall plane.
- A home's garage shall not be the primary articulation feature of the structure. The for one-story homes, no more than 60% of the street elevation wall planes can be dedicated to the garage.

4. Roof Form
Principle: Create a visible main-body roof form complemented with smaller roof planes or elements. Roof elements such as gable ends and dormers shall be proportioned to the space they cover and in the overall roof size and form.

Standards:
- There shall be a variation of roof styles and forms consistent with the architectural style of the home.
- The minimum roof overhang (for all radially roofed roofs) shall be 12 inches, but more than 12 inches shall not be required.
- All roof vents, fans, flashing, etc. shall be painted to match the roof color.
- b. Doors:
  - All doors shall be decorative, composed of ornamentation such as recessed or grooved panels, windowed, or decorative hardware.
  - Sliding glass doors shall only be used on interior side or near building elevations.

5. Recessed Entries, Covered Porches, and Decks
Principle: Utilize single story building volumes, such as recessed entries, covered porches and decks within the building envelope to enhance the architectural design. Design entries, porches and decks that complement the home's architectural style.

Standards:
- a. Recessed Entries and Covered Porches:
  - A recessed entry or covered porch shall be required for all homes.
  - Covered porches shall be a minimum 50 square feet in area and six feet usable depth.
- b. Columns, Piers, and Posts
  - Columns, piers, and posts shall be visually substantial and capable of supporting the weight of what they hold up, such as covered porches. That is, solid, dimensioned wood posts shall be a minimum of 4 inches square and masonry columns shall be a minimum of 16 inches square.
- c. Recessed Elevator Decks (located above 30 inches from finished grade):
  - Elevated decks above 30 inches from finished grade shall be constructed with the architectural style of the home and not set to weather naturally. Vertical deck elements such as railings, handrails, and the like shall be consistent with the colors of the masonry style. The colors shall be approved by the Architect.
  - Elevated decks at the rear of first floor windows or garden levels that are adjacent to public streets or open areas, shall be constructed using masonry or deck systems with 30 inch minimum dimension, consistent with the masonry style.
  - Elevated decks at the rear of first floor windows or garden levels that are adjacent to public streets or open areas, shall be constructed using masonry or deck systems with 30 inch minimum dimension, consistent with the masonry style.

6. Facade Articulation
Principle: Design homes to be of long-term appeal with distinct and visible elevations. A home shall use building elements, such as building entries and building projections that help segment the building mass into smaller building elements and break up large expanse of wall. Embody the resources and facilities in the plans and plans.

Standards:
- a. Wall Articulation (Front Elevations):
  - Recessed columns shall provide two horizontal or vertical wall planes (separated by a minimum of four feet).
- b. Building Projections:
  - Carved wood building projections, such as a bay window or fireplace boxed out, shall project a minimum of 18 inches from the facade surface and shall be supported by decorative corbels, brackets, or form boards.

7. Windows and Doors
Principle: Use windows and doors that are composed of smaller human-scaled elements and are enhanced to express vertical projection. Embody the resources and facilities in the plans and plans.

Standards:
- a. Windows:
  - A home's window design, including size, proportion and detailing, shall be consistent with the overall architectural style and elevation.
  - All street-facing windows shall use muntins (window grids) to divide windows into individual panels or openings.
  - Window openings in masonry walls shall be spaced a minimum of two bays.
  - Window shutters should appear visually functional, capable of covering window openings, and should be constructed using masonry or masonry wall planes.
  - All windows visible from public streets and/or open areas (other than special transom/transom window planes) shall be ventilated, with the vertical dimension being greater than six feet, or spaced, or horizontally oriented.
  - Window openings associated with wood clad homes shall be trimmed with decorative molding a minimum of four inches wide.
  - Windows shall be "V" rated, double pane, and vinyl clad.

8. Building Materials and Color
Principle: Use building materials with rich color and strong textures, such as brick, stone, and mortar, to create visual depth and habitat. Embody the resources and facilities in the plans and plans.

Standards:
- a. Wall Materials and Color:
  - Masonry materials, such as brick, stone, or wood, shall be used as a prominent material on all front elevations.
  - Homes shall be finished with color, color schemes that reflect the architectural style of the home, providing variety and visual interest to the streetscape.
  - Color variety shall relate to changes of materials, such as building base, facade, roof, and so forth.
- b. Roof Materials and Color:
  - Strong roof colors shall be used such as, but not limited to, charcoal gray, green-gray, forest green, and dark brown to visually terminate the top of the building.
  - A varied palette of roof colors and materials shall be required for Neighborhood 6, a minimum of three roof colors shall be required along each block of 10 homes or site in a neighborhood.
- c. Roofing:
  - Roofing shall be concrete tile with a minimum 30-year manufacturer's warranty.

9. Building Material Application
Principle: Encourage highly material applications, graceful changes in wall materials, and connecting material transitions. Embody the resources and facilities in the plans and plans.

Standards:
- a. General:
  - No less than 59% of siding located on corner lots must incorporate masonry as a prominent building material.
  - Each neighborhood shall have an accumulative total of no less than 50% of all principal structures that incorporate masonry as a prominent building material.
  - Each block of 60 (60) lots or more shall include at least one structure that incorporates masonry as a prominent building material.
  - Siding material shall provide a 30-year manufacturer's warranty.
  - Join together different materials in a harmonious fashion. Intermediate building components such as those between siding, windows, and doors shall be provided as transitional elements between different building materials.
- b. Materials Change:
  - Materials change shall be encouraged by an exchange in wall planes, preferably inside corners. When masonry wall (including masonry or brick) is terminated on the inside corner of a front entry, the elevation shall align with the corner's minimum of two feet, or terminus on an inside corner. The corner shall be a building element on the side elevation.
  - Building siding or masonry walls shall be masonry or masonry wall planes to 13 1/2 inches on the ground plane.
  - On existing sites that are accompanied by a sidewalk and garden level elevations, siding material shall be extended to align 1 1/4 inches of the ground plane.

10. Loading Area and Rear Elevation View From Public Site
Principle: Embody the resources and facilities in the plans and plans.
KENDRICK - HIGH PLAINS STYLE ARCHITECTURE

RANCH WITH 2-CAR GARAGE
1,616 SQUARE FEET

CLASSIC HOME SERIES - (40'-FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 55-foot wide lots. These homes range in square footage of 1500 to 1800. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairies and Mountains. The architectural elevation represented here is a representative of the Kendrick floor plan shown in the High Plains Style Architecture.
EL DORADO - MOUNTAIN STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
1,901 SQUARE FEET

LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

REAR ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

ENHANCED REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

ENHANCED REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE 1" = 1'-0"

Premier Home Series - (50'-FOOT WIDE HOMES)
The Premier Home Series includes homes that are 50-feet wide on 65-foot wide lots. These homes range in square footage of 1,875 to 2,900. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountains. The architectural elevation represented here is a representative of the El Dorado floor plan shown in the Mountain Style Architecture.
Anthem - Filing No. 3
Anthem Ranch Entry & Model Area
Site Development Plan
Architecture - Estate Home Series
Sheet 1 of 12

WESTCHESTER: PRAIRIE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,536 SQUARE FEET

Estate Home Series - (65'-FOOT WIDE HOMES)
The Estate Home Series includes homes that are 65'-foot wide on 85'-foot wide lots. These homes range in square footage of 2225 to 2850. This series includes 3 distinct floor plans with each floor plan available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including High Plains, Praire and Mountain. The architectural elevations represented here is a representative of the Westchester floor plan shown in the Praire Style Architecture.