1. PARK BENCH (TYP.)
   NOTE: AS SHOWN OR SIMILAR TYPE BENCH
   N.T.S

2. TRASH RECEPTACLE (TYP.)
   NOTE: AS SHOWN OR SIMILAR TYPE TRASH RECEPTACLE
   N.T.S

3. PICNIC TABLE (TYP.)
   NOTE: AS SHOWN OR SIMILAR TYPE PICNIC TABLE
   N.T.S

4. BIKE RACK (TYP.)
   NOTE: AS SHOWN OR SIMILAR TYPE BIKE RACK
   N.T.S

5. CHESS TABLE (TYP.)
   NOTE: AS SHOWN OR SIMILAR TYPE CHESS TABLE
   N.T.S

6. DECORATIVE LIGHT DETAIL
   N.T.S

7. FLAGSTONE IN SAND PAVING DETAIL
   NOTE: OPTION TO PROVIDE STAMPED CONCRETE IN LIEU OF FLAGSTONE
   1" = 1'-0"

8. STONE SEAT WALL TERRACES DETAIL
   1" = 1'-0"
1. Architectural Character/Style
Principle: Create regional architectural styles designed to complement Colorado's rich architectural heritage and reflect the different regions that represent Colorado's high range and mountain environment: front range mountains and foothills.

Standards:
- Homes within Filing 14 shall be designed to feature three distinct architectural styles including Midstream, High Plains, and Prairie architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Midstream Style: 
    - symmetrical and balanced compositions
    - verticals and horizontals
    - use of brick, stone, and stucco
    - highpitched roofs with dormers
  - High Plains Style: 
    - use of native materials
    - emphasis on horizontal lines
    - use of natural stone and wood
  - Prairie Style: 
    - low-slung with large expanses of glass
    - emphasis on horizontal lines

2. Streetscape Diversity
Principle: Create homes that promote variety and are compatible with other neighborhood dwellings. Design streetscapes to match streetscape variety and visual interest. Integrate the garage with the home and minimize the garage door view on the street facing elevation.

Standards:
- a. Floor Plans and Elevations:
  - Building floor plans and elevations shall be varied, based upon the following requirements:
    - The same building elevation will not be built on more than two (2) lots in a row.
    - Where the same elevation is built on adjacent lots, the color palette must vary.
    - A minimum of one third (1/3) percent of the homes constructed shall have a front porch.
    - No garage shall exceed two (2) bays without an articulation of exterior wall planes or a minimum of two feet for front load garages. For side load or courtyard load garages, articulation of a minimum one bay is acceptable.
- b. Garages:
  - No garage shall exceed two (2) bays without an articulation of exterior wall planes or a minimum of two feet for front load garages.
  - Garage doors shall not exceed six inches from the garage face.
  - Garage doors shall be designed to include wood, decorative panels, windows, and other architectural embellishments to provide visual variety, depth, and detail. Such garage door treatments shall vary based on the home and architectural style.

3. Building Massing and Form
Principle: Design homes in which the shape or mass of the home sits low to the site edge and faces toward the center.

Standards:
- a. Front Elevation of homes shall be of a distinctive building base or pended consisting of a ground floor massing wall or massing wall planes.

4. Roof Form
Principle: Create a visible main-body roof form complemented with the smaller roof planes or elements. Main roof forms such as gable ends and dormers shall be proportional to the slopes they overlie to the overall roof size and form.

Standards:
- a. There shall be a variation of roof styles and forms compatible with the architectural style of the home.
  - The minimum roof overhang for all main-body roof forms shall be 12 inches, but no more than 12 inches shall encroach into the sidewalk, not including gutters.
  - All roof vents, flues, chimneys, etc., shall be painted to match the roof color.
- b. Doors:
  - All front doors shall be decorative, composed of ornamental materials such as reassembled or grooved panels, windows speed panels, or decorative hardware.
  - Sliding glass doors shall only be used on interior side or rear building elevations.

8. Building Elements
Principle: Design building details and ornamentation to reflect the architectural style of the home.

Standards:
- a. Facade and Trim Details:
  - Decorative trim shall be a minimum of 4 inches wide.
  - Vertical cornice trim or cornice edges shall be provided on all wood clad homes and as a transition between different siding materials on all trims and outside corners.
- b. Building Materials and Color:
  - Use building materials with rich colors and strong textures, such as brick, stone, and stucco that create visual depth and detail.

9. Building Material Application
Principle: Ensure building material applications, colors, and textures complement the building material, intend to convey historic materials.

Standards:
- a. Masonry Materials:
  - Masonry materials, such as brick, stone, or stone, shall be used as a prominent material on all front elevations.
  - Masonry shall be finished with mortar, each course of mortar that reflects 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, and roof.
- b. Roof Materials and Color:
  - Strong roof colors shall be used such as, but not limited to, charcoal grey, green-grey, forest green, and dark brown to visually reinforce the style of the building.
  - A varied palette of harmonious roof colors and materials shall be required for Filing 14. A minimum of three roof colors shall be required along each block of 10 homes or lots in a row.
  - Roofing shall be concrete tile with a minimum 30-year manufacturer warranty.

10. Building Material Application
Principle: Ensure building material applications, colors, and textures complement the building material, intend to convey historic materials.

Standards:
- a. General:
  - No less than 50% of structures 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 lack of this (3) items or more shall include at least one structure that incorporates masonry as a prominent building material.
  - Building material shall provide a 10-year manufacturer’s warranty.
  - Join together different materials in a harmonious fashion. Interim building components such as fascia boards, window grids, window grids, window grids, and corner boards shall provide as transition elements between different building materials. Common materials change shall be avoided.
  - Material changes shall generally be accommodated by a change in wall plane, preferably, interior cornes. When material wall cladding materials occur at the outside corner of a front elevation, the masonry shall wrap the corner a minimum of two feet, or terminate on an inside corner of a building element on the side elevation.
  - Building siding or masonry materials shall cover building foundation walls to within 12 inches of the ground plane.
  - On sloping sites that are accompanied by a walkout and garden level elevations, siding and/or masonry shall extend down to within 18 inches of the ground plane.
- b. Enhanced Side and Rear Elevations Visible From Public View:
  - Site and rear building elevations, adjacent to arterials, connectors, neighborhood streets and open lands should be enhanced through use of architectural elements and embellishments compatible with the front elevation of the house.

Note: This is a sample text from a building design standards document. The actual content would be more detailed and specific to the project and location.
ESTATE HOME SERIES - (65'-FOOT WIDE HOMES)

THE ESTATE HOME SERIES INCLUDES HOMES THAT ARE 65'-FOOT WIDE ON 80'-FOOT WIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 2250 TO 2850. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 10 DIFFERENT EVENTHET ELEVATIONS AND AN UPGRADED VERSION OF PRARIE ARCHITECTURAL STYLES THAT ARE DESIGNED TO COMPLEMENT COLORED WITH HERITAGE, INCLUDING HIGH PLAINS, PRAIRIE, AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS THE ESTATE HOME SERIES FLOOR PLAN SHOWN IN THE PRARIE STYLE ARCHITECTURE.
COPPER - MOUNTAIN STYLE ARCHITECTURE
RANCH WITH 2 CAR GARAGE
1,800 SQUARE FEET

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

THE PREMIER HOME SERIES INCLUDES HOMES THAT ARE 40'-FOOT WIDE ON 60'-FOOT WIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 1500 TO 1800. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 4 ELEVATIONS. FRONT ELEVATION IS STANDARD. ADDITIONAL ELEVATIONS ARE DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, DESERT, AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS REPRESENTATIVE OF THE COPPER FLOOR PLAN SHOWN IN THE MOUNTAIN STYLE ARCHITECTURE.

MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

REAR ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

ENHANCED REAR DAYLIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

ENHANCED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

ENHANCED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO

ENHANCED REAR WALK-OUT ELEVATION
SCALE: 1/8" = 1'-0"

- 100% MASONRY/STUCCO
Estate Home Series (65-Foot Wide Homes)
The Estate Home Series includes homes that are 65-foot wide on 80-foot wide lots. These homes range in square feet of 2225 to 2850. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado’s rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Aspen, Snowmass and Vail floor plans.

ASPHEN - ONE STORY WITH 3-CAR GARAGE 2,837 SQUARE FEET

SNOWMASS - ONE STORY WITH 3-CAR GARAGE 2,229 SQUARE FEET

VAIL - ONE STORY WITH 3-CAR GARAGE 2,612 SQUARE FEET
The Premier Home Series includes homes that are 50-foot wide on 60-foot wide lots. These homes range in square feet of 1950 to 2060. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Breckenridge, Keystone, and Steamboat floor plans.

BRECKENRIDGE - ONE STORY WITH 2-CAR GARAGE 2,015 SQUARE FEET

KEYSTONE - ONE STORY WITH 2-CAR GARAGE 1,967 SQUARE FEET

STEAMBOAT - ONE STORY WITH 2-CAR GARAGE 2,054 SQUARE FEET
Classic Home Series (40'-FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 66-foot wide lots. These homes range in square feet of 1500 to 1810. This series includes 3 distinct floor plans with each plan available in 3 distinctly different elevations. Each elevation incorporates regional architecture styles that are designed to complement Colorado's rich heritage, including High Plains, Prairie and Mountain. The architecture elevations shown here are representative of the Arapahoe, Eldora, and Copper floor plans.

ARAPAHOE - ONE STORY WITH 2-CAR GARAGE 1,555 SQUARE FEET

ELDORA - ONE STORY WITH 2-CAR GARAGE 1,669 SQUARE FEET

COPPER - ONE STORY WITH 2-CAR GARAGE 1,805 SQUARE FEET