1 - PEDESTRIAN BRIDGE (TYP.)
N.T.S.

2 - TRAIL SIGN
N.T.S.

3 - DRY CREEK BED/DRAINAGE CHANNEL
N.T.S.

4 - OVERLOOK SHELTER
N.T.S.
1 - PLAY STRUCTURE
N.T.S.

2 - SWING STRUCTURE
N.T.S.

3 - TRASH RECEPTACLE (TYP.)
N.T.S.

4 - PLAYGROUND CURB (TYP.)
N.T.S.

5 - SEAT WALL
Scale: 3/4" = 1'-0"

6 - PARK BENCH (TYP.)
N.T.S.

7 - LANDSCAPE BOULDER GROUPING
N.T.S.

8 - BIKE RACK (TYP.)
N.T.S.
Filing 13 SDP Submittal Residential Design Standards

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 Front Range and mountain west environments. From the mountains and foothills, to the plains and prairie.

Standards:
- Homes within Neighborhoods 1A should be designed to feature distinct architectural styles which reflect the surrounding mountains, woodlands, and Craftsmen architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Mountain Style: stone and wood walls, porches with description stone porches and wood columns, awning or window shutters.
  - Woodland Style: vertical board and batten siding combined with stone, stone foundations, and front-facing building elements.
  - Craftsmen Style: stone walls with stone porches, porches, small front porches, and awning or window shutters.

2. Streetscape Diversity

Principle: Create homes that promote variety and are compatible with other neighborhood dwellings. Design garages to create streetscape variety and visual interest. Integrate the garage with the home and minimize the garage door impact on the street-floor elevation.

Standards:
- Floors Plans and Elevations shall be varied, based upon the following requirements:
  - Adjacent or opposing lots shall have either the same building elevation (rounded or stepped) or the color of the wall finish shall be varied. To apply this rule, the side property lines shall be extended (at the same height) across the public right-of-way. If any portion of a lot is to the right of the right-of-way, the extended lines, if it is not included in the lot.
  - The same floor plan (rounded or stepped) 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 one half (50%) of the homes constructed shall have a front porch.
  - In addition to meeting the front setback, every third home looking onto the same street shall be rounded or stepped (as determined by the back property line or the white siding on the horizontal wall finish). If the white siding on the house is located in the middle of the block, then the front elevation shall be a flat front.
  - The property shall be identified as rounded or stepped or stepped and the front elevation shall be varied (minimum of 2'0" rounded or stepped or rounded or stepped and the front elevation shall be varied (minimum of 2'0")
- Garages shall provide for "front loading", "side loading" or "court loading" configurations of garages that will, in combination, help to mitigate the impact of the garages along the street. A minimum of 60% of homes will be constructed with alternative garages.
  - Garage doors shall be recessed a minimum of eight inches from the garage face.
  - The front loading garage shall extend two (2) bays in length, without an extension of the exterior wall plane behind a maximum of two feet. Side loading garages shall incorporate a minimum one-foot offset for the third garage bay.
- Front doorways shall be designed to include wood trim, decorative panels, windows, and other architectural embellishments to provide shadow lines, depth, and detail. Each garage door treatment shall be compatible with the front architectural style.
  - Windows, compatible with the home's architectural style, shall be located on front/rear-facing elevations for all side-loaded garages.

3. Building Massing and Form

Principle: Design homes to mass towards the owner, such that a home's second story appears lighter, with less bulk, than the first story.

Standards:
- A home's front elevation shall not be a distinguishable building base or pedestal consisting of a ground-floor massing waterlogging including doors, brick and/or stucco.
  - A home's front elevation shall incorporate single-story building elements, such as recessed entries or attached garages, to provide a larger element to second-story massing.
  - Attached garages shall not be the prominent feature of the structure. For one-story homes, no more than one garage shall be attached to the home's front elevation or detached from the house.
  - For two-stories homes, no more than 50% of the street elevation's wall plane can be dedicated to the garage. This does not apply to side or court-loading garages.

4. Roof Form

Principle: Create a viable main-body roof form complemented with smaller roof planes or elements. When roof elements such as gable ends and dormers shall be proportionate to the spaces they cover and to the main roof form and site.

Standards:
- 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 more than 12
  - inches can extend to the rear.
  - All roof vents, flues, finials, etc. shall be painted to match the roof color.

5. Recessed Entries, Covered Porches, and Decks

Principle: Single-story building elevations, such as recessed entries, covered porches and decks to help soften the building facades and act as transitional elements in larger-volume building volumes. Design entries, porches and decks that complement the home's architectural style.

Standards:
- Recessed Entries and Covered Porches:
  - A recessed entry or covered porch shall be required for all homes.
  - Covered porches shall be a minimum 30 square feet in area and one foot above slab.
- Columns, Plans, and Posts:
  - Columns, piers, and posts shall be visually substantial and capable of supporting the weight of what they hold up. At least 8 inches square (grouted post of 2" or 3" may be a minimum of 4 inches square); maximum posts shall be a minimum 10 inches square and be a lattice of lattice box column shall be a minimum of 10 inches square.
  - Rear Entry Deck debris (located above 30 inches from finished grades)
  - Decks above 30 inches from finished grade shall be compatible with the architectural style of the home and not left to weather naturally. Vertical deck elements such as railings, columns, and staircases shall be painted or stained to match, to be compatible with, the color of the main structure. The colors shall be approved by the HUGC prior to submission of the plans.
  - Elevators of the main floor level of walk-out or garden level lots, that are adjacent to public streets or open spaces, shall be constructed using masonry pavers to a minimum of eight inches dimension, consistent with the main structure.
  - Second story above the main floor level must be integrated into the architectural style of the home through the use of compatible materials and styles as either as fronts or details of the principal structure. Second elevators.

6. Façade Articulation

Principle: Design homes to avoid any expense of blank walls and windowless elevations. A house shall use one building element, such as a stone veneer or stucco, or stone that help augment the building mass into smaller building elements, and break-up large expanse of blank wall.

Standards:
- Wall Articulation (Front Elevations):
  - Front Elevations shall provide the following minimum wall plane articulation requirements:
    - One Story Homes — Two horizontal or vertical wall planes (separated by a minimum of two feet)
    - Two Story Homes — Three horizontal or vertical wall planes (separated by a minimum of two feet)
- Building Projections:
  - Carriage house building projections, such as key windows or fireplace box outs, shall project a minimum of 18 inches from the facade surfaces.
  - Carriage house projections shall be supported by decorative cornices, brackets, or trim beams.
- Windows and Doors

Principle: Doors and windows that are composed of different materials and elements and are proportionate to the spaces they cover. Incorporate large openings and doors on building elevations to create proportionate, balanced, and rhythmic compositions.

Standards:
- Fixtures:
  - A home's window awning, style, proportions, and detailing shall be compatible with the overall architectural style and elevation.
  - Horizontal window openings located on front elevations shall be divided by millstones into a group of series of vertically oriented windows.
  - All street-facing windows shall use muntins (window grids) to divide windows into individual appearing openings.
  - Windows openings in main buildings shall be recessed a minimum of two inches.
  - Window shutters shall appear visually functional, capable of covering opening window, excluding grouped windows of two or more.

- All windows visible from public streets and/or open areas other than special transom windows shall be in a ratio of no more than one to two in horizontal dimension. Horizontal windows may be used on side elevations where shown and for the architectural design's privacy.
- Windows (front and rear elevations) shall be generally centered on the building mass, and aligned both horizontally and vertically.
- All window openings associated with wood-clad houses shall be trimmed with decorative mitering a minimum of four inches wide.
- Windows shall be 1/4" glass, double pane, and fully clad.
- Decks:
  - All front doors shall be decorative, composed of ornamentalization such as recessed or rounded panels, windows, spokes, or decorative finials.
  - Sliding glass doors that may be used on interior sides or rear building elevations.

7. Building Elements

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

Standards:
- Facade and Trim Details:
  - A maximum of 4 inches wide.
  - Vertical corner trim or corner caps will be provided on all wood clad homes and as a transition between different siding materials on all inside and outside corners.

8. Building Materials and Color

Principle: Use building materials with rich colors and strong tonalities, such as brick, stone, and clad; that create visual depth and detail.

Standards:
- Wood Materials and Color:
  - Masonry materials, such as brick, stucco, or stone, shall be used as a prominent material on all front elevations.
  - Houses shall be finished with rich, earth-tone colors that reflect the architectural style of the home's front elevation and visual interest to the surrounding area.
  - Color variety shall relate to changes of materials, such as building base, facade, and roof.
- Roof Materials and Color:
  - Strong roof colors shall be used such as black, but not limited to, charcoal gray, gray-blue, forest green, and dark brown to visually terminate the top of the building.
  - A variety of harmonious roof colors and materials shall be required for Neighborhood 1A. A minimum of three roof colors shall be required and each block of 10 homes a new a new.
  - Roofing will be concrete tile with a minimum 30-year manufacturer's warranty.

9. Building Material Application

Principle: Encourage freezing material applications; preserve changes in wall materials, and coordinate material transitions.

Standards:
- General:
  - No less than 50% of structures located or corner lots must incorporate masonry as a prominent building material.
  - Each neighborhood shall have an accumulative total of at least 30% of all principal structures that incorporate masonry as a prominent building material.
  - Each block of 10 (10) lots 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. Interchangeable building components such as trim boards, wood siding, windows, doors, and masonry shall be provided as transitional elements between different building materials.
  - Material changes shall generally be accompanied by a change in wall plane, projection, or structural elements to target secondary elements. Masonry wall cladding materials, such as brick, shall be an inner or outer corner of a front elevation. The masonry wall shall stop at the corner a minimum of two feet, and terminate on an inside corner of a building wall achieved on the top of the building.
  - 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 walk-out and garden level elevations, siding and/or masonry shall extend by at least 18 inches of the ground plane.
  - Enhanced Stair and Rear Elevations Visible From Public View
  - Sidewalks and rear building elevations, adjacent to entries, courtyards, neighborhood streets and open spaces shall be extended through the use of architectural elements and embellishments compatible with the front elevation of the houses. Such embellishments should, at a minimum, which brick or stone masonry walling as well as extend from the front elevation of the house.
DURANGO - WOODLAND STYLE ARCHITECTURE
TWO STORY WITH 5-CAR SIDE-LOADED GARAGE
2,431 SQUARE FEET

Parkside Collection - (40 - FOOT WIDE HOMES)
The Parkside Collection includes homes that are 40-foot wide on 70-foot wide lots. These homes range in square footage of 2,091 to 2,605. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 5 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Durango floor plan shown in the Woodland Style Architecture.
DILLON - CRAFTSMAN STYLE ARCHITECTURE
TWO STORY WITH 3-CAR SIDE-LOADED GARAGE
2,983 SQUARE FEET

Parkside Collection - (40 - FOOT WIDE HOMES)
The Parkside Collection includes homes that are 40-foot wide on 70-foot wide lots. These homes range in square footage of 2,983 to 3,983. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation represented here is a representative of the Dillon floor plan shown in the Craftsman Style Architecture.

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

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

LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED LEFT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

FRONT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED RIGHT SIDE ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED REAR ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED REAR DAYLIGHT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"

ENHANCED REAR WALKOUT ELEVATION - 100% MASONRY/STUCCO
SCALE: 1/8"=1'-0"
Telluride - Mountain Style Architecture
Two Story with 3-Car Side-Loaded Garage
2,961 Square Feet

Front Elevation - 100% Masonry/Stucco

Second Level Floor Plan
Scale: 1/8" = 1'-0"

Main Level Floor Plan
Scale: 1/8" = 1'-0"

Left Side Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Enhanced Left Side Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Right Side Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Enhanced Right Side Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Rear Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Enhanced Rear Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Rear Walkout Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Enhanced Rear Walkout Elevation - 100% Masonry/Stucco
Scale: 1/8" = 1'-0"

Waterfront Collection - (50 - Foot Wide Homes)
The Waterfront Collection includes homes that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,715 to 3,456. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevation shown here is a representative of the Telluride floor plan shown in the Mountain Style Architecture.
SOLVISTA - MOUNTAIN STYLE ARCHITECTURE
TWO STORY WITH 3-CAR GARAGE COURTYARD
2,867 SQUARE FEET

Waterfront Collection - (50 - FOOT WIDE HOMES)
The Waterfront Collection includes homes that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,750 to 3,450. The series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland, and Craftsman. The architectural elevation represented here is a representative of the Sol Vista floor plan shown in the Mountain Style Architecture.
The Waterfront Collection includes homes that are 50-foot wide on 80-foot wide lots. These homes range in square footage of 2,755 to 3,451. This series includes 4 distinct floor plans (one ranch plan and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountains, Woodland and Craftsman. The architectural elevation represented here is a representative of the Monarch floor plan shown in the Craftsman Style architecture.
The Parkside Collection includes homes that are 40-foot wide on 75-foot wide lots. These homes range in square footage from 2,091 to 2,983. This series includes 4 distinct floor plans (one ranch and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including Mountain, Woodland and Craftsman. The architectural elevations shown here are representative of the Frisco, Durango, Dillon, and Glenwood floor plans.

**FRISCO** - One story with 2 1/2 car side-loaded garage 2,109 square feet

**DURANGO** - Two story with 3-car side-loaded garage 2,421 square feet

**DILLON** - Two story with 3-car side-loaded garage 2,983 square feet

**GLENDWOOD** - Two story with 3-car garage 2,414 square feet

**MOUNTAIN STYLE**

**WOODLAND STYLE**

**CRAFTSMAN STYLE**

**MOUNTAIN STYLE**

**WOODLAND STYLE**

**CRAFTSMAN STYLE**

**MOUNTAIN STYLE**

**WOODLAND STYLE**

**CRAFTSMAN STYLE**
The Waterfront Collection includes homes that are 10-foot wide on 40-foot wide lots. These homes range in square footage from 2,775 to 3,416. This series includes 4 distinct floor plans (one ranch and 3 two-story plans). Each floor plan is available in 3 distinctly different elevations. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including Mountain, Woodland and Craftsman. The architectural elevations shown here are representative of the Monarch, Sol Vista, Telluride, and Silverton.

**MONARCH** - One story with 3-car side-load garage 2,508 square feet

**SILVERTON** - One story with 3-car side-loaded garage 2,508 square feet

**SOL VISTA** - Two story with 3-car garage courtyard 2,807 square feet

**TELLURIDE** - Two story with 3-car side-loaded garage 2,983 square feet