Filling 22 SDP Residential Design Standards

1. Architectural Character Style

Principles: Create regional architectural styles designed to complement Colorado’s rich architectural heritage and reflect the different regions that represent Colorado’s foot range and mountain environment. From the mountains and foothills to the plains and prairies.

Standards:
- Homes within Filling 22 shall be designed to feature three distinct architectural styles including Mountain, High Plains, and Ranch Architecture. Some of the key building components and finish materials that will characterize these styles include the following:
  - Mountain Style: stucco and stone walls, decks, windows and doors, decorative stone pavers and wood columns, ornamental window shutters, redwood siding, and clipped gable roof forms.
  - High Plains Style: stucco and stone walls, stucco siding, and stone columns, underhung eaves, and exposed rafters and trusses.
  - Ranch Style: stucco and brick walls, concrete siding, brick and stone porches, and metal roofs.

2. Streetscape Diversity

Principles: Create homes that promote variety and are compatible with other neighborhood developments. Design garages to create streetview diversity and visual interest. Integrate the garage with the home and minimize the garage door impact on the street front elevation.

Standards:
- a. Floor Plans and Elevations:
  - Building floor plans and elevations shall be varied, based upon the following requirements:
    - Adjacent or opposite lots with the same floor plan shall have neither the same building elevation (minimum or standard) nor the same color package.
    - The same floor plan (minimum or standard) shall not be constructed on more than two lots in a row. Where the same floor plan is constructed on additional lots, a different elevation is required.
    - A minimum of one half (50%) of the homes constructed shall have a first porch.
  - No garage shall exceed two (2) bays without an articulation of exterior wall planes (minimum of one wall plane for front, bay lead garage. For side door or detached garage, articulation of a minimum one wall plane is acceptable).

- b. Garages:
  - No garage shall exceed two (2) bays without an articulation of exterior wall planes (minimum of two wall planes for front, bay lead garage).
  - Garage doors shall be recessed a minimum of six inches from the garage face.
  - Garage doors shall be designed to include wood trim, decorative panels, windows; and other architectural enhancements to provide shadow line, depth, and style. Each garage door shall be designed based on the home’s architectural style. Each garage shall have at least one parking space, and shall be designed for maximum efficiency.

3. Building Massing and Form

Principles: Design homes in which the shape or mass of the home fits both the edges and rises towards the center.

Standards:
- a. A home’s front elevation shall not be flatter than the building’s base or pedestrian or consist of a ground floor massing or massing wall plane.
  - The garage may not be more than 10 feet from the primary façade for homes within Anheer Highland. Homes within Anheer Ranch will maintain the condition and work toward a variety of garage conditions. Exception involves conditions in which the garage doors and wall planes are rotated 60 degrees to the primary location.

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

- a. Doors:
  - All front doors shall be decorative, complemented by ornamental such as raised or grooved panels, window frames, in decorative hardware.
  - Sliding glass doors shall only be used on interior side or rear building elevations.

8. Building Elements

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

Standards:
- a. Facades and Trim Details
  - Facade trim shall be a minimum of 4-inches wide.
  - Vertical corner trim or corner clips shall be provided on all wood clad homes and as a transition between different siding materials on all roofs and exterior cornices.

9. Building Materials and Color

Principles: Use building materials with rich colors and strong textures, such as brick, stone, and chipped slate to create visual interest and depth.

Standards:
- a. Wall Materials and Color
  - Masonry materials, such as brick, stone, or stucco, shall be used as a prominent material on all front elevations.
  - Homes shall be finished with rich, earth-tone colors that reflect the architectural style of the home, providing variety and visual interest to the streetscape.
  - Color variety shall include changes of materials such as building base, fascia, and roof.

- b. Roof Materials and Color
  - Strong roof colors shall be used such as, but not limited to, charcoal grey, greenish-grey, brown-green, and black known to visually terminate the top of the building.
  - A variety of harmonious roof materials and finish colors shall be required for Filling 22. A minimum of three roof colors shall be required along each block of 15 homes or less in a row.
  - Roofing shall be concrete tile with a minimum 30-year manufacturer warranty.

10. Building Material Application

Principles: Encourage flowing material applications, graceful changes in wall material, and coordinating material transitions.

Standards:
- a. General
  - No less than 90% of structures located on corner lots must incorporate masonry as a prominent building material.
  - Each neighborhood should have an aggregate total of no less than 90% of all principal structures that incorporate masonry as a prominent building material.
  - Each block of (6) lots or more shall include at least one structure that incorporates masonry as a prominent building material.

- b. Siding materials shall provide a 30-year manufacturer’s warranty.
  - Join together different materials in a harmonious fashion. Interchangeable building components such as fiberboards, warrantee caps, window sills, fiber boards, and corner boards shall be provided as functional elements between different building materials.

- c. Painted colors and masonry finishes shall be provided in materials that are not less than 12 inches wide at ground level.
  - On sloping sites that are accompanied by a sidewalk and garden level elevation, siding and masonry shall extend into the fractions of the ground plane.

- d. Enhanced Side and Rear Elevations Visible From Public View
  - Sidewalk rear building elevations, adjacent to sidewalks, connectors, neighborhood streets and open lands should be enhanced through the use of architectural elements and embellishments compatible with the front elevation of the house. Such embellishments should, as a minimum, include brick or stone rainspout walls as carried over from the front elevation of the house.
COPPER - MOUNTAIN STYLE ARCHITECTURE
RANCH WITH 3-CAR GARAGE
1,865 SQUARE FEET

CLASSIC HOME SERIES: (40-FOOT WIDE HOMES)

THE PREMIER HOME SERIES INCLUDES HOMES THAT ARE 40-FOOT WIDE OR 66-FOOT WIDE 1% FLOOR PLAN SQUARE FOOTAGE FROM 1650 TO 1850. THIS SERIES INCLUDES 3 DISTINCT FLOOR PLANS WITH EACH FLOOR PLAN AVAILABLE IN 3 DISTINCT ELEVATIONS. IT IS DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, PLATEAU, AND MOUNTAIN. THE ARCHITECTURAL ELEVATION PRESENTED HERE IS REPRESENTATIVE OF THE COPPER FLOOR PLAN SHOWN IN THE MOUNTAIN STYLE ARCHITECTURE.
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.

ASPEN - 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
Premier Home Series (50' FOOT WIDE HOMES)

The Premier Home Series includes homes that are 50-foot wide on 66-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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

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

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE

STEAMBOAT - ONE STORY WITH 2-CAR GARAGE 2,054 SQUARE FEET

HIGH PLAINS STYLE

MOUNTAIN STYLE

PRAIRIE STYLE
Classic Home Series (40 - FOOT WIDE HOMES)

The Classic Home Series includes homes that are 40-foot wide on 50-foot wide lots. These homes range in square feet of 1500 to 1910. 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