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- Community Features (2 pages)
- Community Park Structures

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All photos in this document represent the project character of Siena, including product types, but do not reflect exact designs proposed.
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ILLUSTRATIVE PLAN

SIENA FILING NO. 2
Promontory
( Neighborhood 2)

N.T.S.
April 15, 2003

1801 North Street, Suite 100
Boulder, Colorado 80302-1992
303-443-7323 Fax: 303-443-7354
NEIGHBORHOOD 2 - PARKS AND OPEN LANDS
OUTLOT 10 - NEIGHBORHOOD 2
NEIGHBORHOOD 2 & OPEN LANDS AMENITIES

Scarborough Collection bench
by: Landscape forms

'Scarborough' Collection
bench
by: Landscape forms

'Tristate Bethesda Series'
trash receptacle
by: Victot Stanley Inc.

9813 PENT SERIES
6' Containment
Enclosure
by: Landscape forms

'Park Series'
openjanda bench
by: Recycle Design

Concrete trails in manicured turf
and enhanced native turf areas.

bike rack
by: Madrax
DETAIL 1 - Major Trailhead Planting Bed
(Main Entry at Lowell Blvd. and Highway 7)

DETAIL 2 - Neighborhood Entry Planting
(Neighborhood 5 North Entry)

LANDSCAPE PLANTING DETAILS
ARCHITECTURAL CHARACTER / STYLE

The following Single Family Detached architecture (illustrated to the left) has been designed to reflect a "Traditional or Classic Colorado" architecture character or style. This architectural style is characterized by traditional architectural elements that include hip and gable roof forms, rich brick or stone wallscapes, classic clapboard siding, gable-end return cornices, shutters, flat-arched windows, roof dormers, and multi-pained window. Classic Colorado architecture is distinguished by moderately-pitched roofs, modest roof overhangs, and covered entries which provide a platform for outdoor socializing and leisure.

The Forty-foot wide Homes (First Move-up) shall be designed and constructed by a builder yet to be determined, while the Fifty-foot wide Homes (Second Move-up) will be designed and constructed by Pulte. Specific plans and elevations for Pulte's Fifty-foot wide homes are provided on the following pages which graphically depict the Colorado Classic architectural style, including five different models, each with four distinct front elevations. In addition, Architectural Design Standards have been formulated to assure that all Single Family Detached homes have architectural variety and visual interest.

SECOND MOVE-UP (50' WIDE HOMES ON 65'X120' LOTS)
ENHANCED REAR ELEVATIONS (Walkout Lots)

Enhanced rear elevations visible from public view shall include:
- Window muntins (real or simulated) which divide the glass into individual panes
- Gable end ornamentation (including vents, material change, brackets, etc.)
- 18 inch square masonry posts or piers supporting elevated desks

ARCHITECTURAL CHARACTER ELEVATIONS
SINGLE FAMILY DETACHED HOMES
(50ft. WIDE HOMES ON 65 ft. X 120ft. LOTS)

PREBLE CREEK FILING NO. 2
NEIGHBORHOOD 2

October 2003
ARCHITECTURAL CHARACTER / STYLE

Three architectural styles are proposed for the cluster townhomes which reflect a vernacular Colorado architectural style, that is compatible with the Traditional or Classic style of the single family detached homes. These styles include Craftsman, Farmhouse, and Mountain Rustic. The characteristics of each style include the following:

Craftsman - The Craftsman style features low-pitched gable roof forms with moderate roof overhangs supported by beam ends. Gable ends are decorative, composed of latticework. Walls are clad with horizontal oriented cementitious clapboards. Battered wood box columns are supported by clapboard piers. Windows are typically vertically-oriented double-hung, with muntins that divide the upper sash into individual-appearing panes. Stone is commonly used as a foundation material, designed as a natural extension of the ground plane.

Farmhouse - The Farmhouse style features simple two-story gabled roof forms often accompanied by single-story skirt roofs which provide transition to the second story. Covered porches are supported by simple wood box columns. Walls are covered with cementitious clapboard siding punctuated by vertically-oriented double-hung windows. Details include the use of decorative gable end vents, window shutters, and wood trim. Stone masonry is commonly used as a base material, designed to anchor the Farmhouse structure to the ground.

Mountain Rustic - The Mountain Rustic style features multi-planed gabled roof forms with porches covered by shed roof elements. Covered porches are supported by paired dimensional timber posts. Walls are clad with cementitious clapboards, with board and batten used as a gable end accent. Windows are vertically-oriented, divided by muntins into a group of individual-appearing panes. Building details include the use of roof beams, wood trim, and decorative window shutters. Stone building bases are designed to secure the Mountain Rustic structure to the ground plane.

Specific Architectural Design Standards and building elevations are contained on the following pages which address design issues related to the Single Family Attached Townhome architecture.

ARCHITECTURAL CHARACTER ELEVATIONS
CLUSTER TOWNHOMES-THREE & FIVE PLEX BUILDINGS
SIENA FILING NO. 2
NEIGHBORHOOD 2

April 15, 2003
PHASING
PREBLE CREEK FILING NO. 2
NEIGHBORHOOD 2

PHASE I TRACTS & OUTLOTS

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Construction Commence by</th>
<th>Complete Construction by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract A, B, J, R, and S</td>
<td>Prior to June 30, 2004</td>
<td>Prior to issuance of a building permit for the 103rd residential unit for Preble Creek Filing No. 2</td>
</tr>
<tr>
<td>Tract H, L, I, K, N, O, P</td>
<td>Prior to June 30, 2004</td>
<td>No later than December 31, 2004</td>
</tr>
<tr>
<td>Outlot 1, 2, 4, 11</td>
<td>Prior to June 30, 2004</td>
<td>No later than December 31, 2004</td>
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</table>

PHASE II TRACTS & OUTLOTS

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Construction Commence by</th>
<th>Complete Construction by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tracts C, E, F, G, and M</td>
<td>Prior to issuance of 1st building permit for Preble Creek Filing No. 2 Blocks I &amp; J</td>
<td>Prior to issuance of a building permit for the 103rd residential unit for Preble Creek Filing No. 2</td>
</tr>
<tr>
<td>Outlot 3</td>
<td>Prior to January 1, 2006</td>
<td>Prior to December 31, 2006</td>
</tr>
<tr>
<td>Outlot 5</td>
<td>The earlier of six (6) months after commencement of construction of the school on Outlot 6 or January 1, 2007</td>
<td>The earlier the opening of the school on Outlot 6 or September 30, 2007</td>
</tr>
<tr>
<td>Outlot 6</td>
<td>To be constructed by Adams Twelve Five Star School District</td>
<td>To be constructed by Adams Twelve Five Star School District</td>
</tr>
<tr>
<td>Outlot 7, 8, and 10</td>
<td>Prior to January 1, 2007</td>
<td>Prior to December 31, 2007</td>
</tr>
</tbody>
</table>
II. Community Park

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COMMUNITY PARK BALL FIELD RESTROOM AND CONCESSION FACILITY

COMMUNITY PARK PICNIC AND DINING AREA

COMMUNITY PARK PAVILION

COMMUNITY PARK STRUCTURES