DECORATIVE PAVING
NOTE: OPTION TO PROVIDE STAMPED CONCRETE IN LIEU OF FLAGSTONE

STONE SEAT WALL

PICNIC SHELTER
NOTE: AS SHOWN OR SIMILAR TYPE SHADE STRUCTURE

TRAIL KIOSK
NOTE: AS SHOWN OR SIMILAR TYPE TRAIL KIOSK
Building Plan Requirements

5. Architectural Design

5.1. General

5.1.1. Overall Design.

5.1.1.1. The building shall be designed to complement the overall architectural and site landscape design of the area and shall include:

- A prominent and attractive entrance;
- A clearly visible signage;
- A well-maintained landscape area.

5.1.2. Exterior Materials.

5.1.2.1. The exterior materials used shall be selected to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.1.3. Roof Design.

5.1.3.1. The roof design shall complement the overall architectural design and shall include:

- A prominently visible and attractive entrance;
- A well-maintained landscape area.

5.1.4. Exterior Lighting.

5.1.4.1. The exterior lighting shall complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.1.5. Exterior Signage.

5.1.5.1. The exterior signage shall complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.1.6. Exterior Finishes.

5.1.6.1. The exterior finishes shall complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2. Parking and Access.

5.2.1. Parking Spaces.

5.2.1.1. The parking spaces shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.2. Access Roads.

5.2.2.1. The access roads shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.3. Pedestrian Walkways.

5.2.3.1. The pedestrian walkways shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.4. External Fences.

5.2.4.1. The external fences shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.5. External Security Systems.

5.2.5.1. The external security systems shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.6. External Water Features.

5.2.6.1. The external water features shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.7. External Lighting.

5.2.7.1. The external lighting shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.8. External Signage.

5.2.8.1. The external signage shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.

5.2.9. External Finishes.

5.2.9.1. The external finishes shall be designed to complement the overall architectural design and shall include:

- A prominent and attractive entrance;
- A well-maintained landscape area.
PARKSIDE COLLECTION
(40-FOOT WIDE HOMES)

The Parkside Collection includes homes that are 40-foot wide on 50-foot wide lots. These homes range in square footage from 1,715 to 2,205. This series offers three distinct floor plans: one ranch and two two-story plans. Each floor plan is available in 3 models. The architectural style of the homes incorporates regional architectural styles that are common to Colorado and its rich heritage, including High Plains, Mountain, Frame, Mission and Mediterranean themes. The architectural elevation shown below is a representation of the Prisco floor plan shown in the High Plains Style architecture.
PARKSIDE COLLECTION
(40'-FOOT WIDE HOMES)

THE PARKSIDE COLLECTION INCLUDES HOMES THAT ARE 40'-FOOT WIDE ON 60'-FOOT SIDE LOTS. THESE HOMES RANGE IN SQUARE FOOTAGE FROM 250 TO 2700. THIS SERIES INCLUDES 4 DISTINCT FLOOR PLANS: ONE RANCH AND THREE TWO-STORY PLANS. EACH FLOOR PLAN IS AVAILABLE IN 5 DISTINCTLY DIFFERENT ELEVATION STYLES. EACH ELEVATION IS DESIGNED TO COMPLEMENT COLORADO'S RICH HERITAGE, INCLUDING HIGH PLAINS, MOUNTAIN, PLAINS, MISSION AND ITALIAN RENAISSANCE. THE ARCHITECTURAL ELEVATION SHOWN HERE IS A REPRESENTATIVE OF THE PALISADE FLOOR PLAN SHOWN IN THE MOUNTAIN STYLE ARCHITECTURE.

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

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

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

- 2% STONE/RUSTIC STUCCO

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

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

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

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

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

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

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

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

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

ENHANCED REAR WALK-OUT ELEVATION
SCALE: 1/8" = 1'-0"
FRISCO - ITALIAN RENAISSANCE STYLE ARCHITECTURE
RANCH WITH 2-CAR GARAGE
2,126 SQUARE FEET

PARKSIDE COLLECTION
(40 - FOOT WIDE HOMES)

The Parkside Collection includes homes that are
50 to 50 feet wide on 50-foot wide lots. These homes range
in square footage from 1,800 to 2,500. The homes are
designed with a variety of elevations and frontages to
accommodate both single-story and two-story planned.
Each elevation is available in a
distinctly different elevation style. Each elevation
incorporates regional architectural styles that are
designed to complement Colorado’s rich heritage.

The design shown is a representative of the
Parkside Collection in the Italian Renaissance style.

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

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

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

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

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

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

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

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

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

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

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

ENHANCED NEAR WALK-OUT ELEVATION
SCALE: 1/8" = 1'-0"
Parkside Collection (40'-FOOT WIDE HOMES)

The Parkside Collection includes homes that are 40-foot wide on 50-foot wide lots. These homes range in square footage from 2125 to 2725. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Mountain, Prairie, Mission and Italian Renaissance.

FRISCO - ONE STORY WITH 2-CAR GARAGE 2,126 SQUARE FEET

HIGH PLAINS STYLE
40% Masonry

MOUNTAIN STYLE
40% Masonry

PRAIRIE STYLE
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
Parkside Collection (40'-FOOT WIDE HOMES)
The Parkside Collection includes homes that are 40-foot wide on 50-foot wide lots. These homes range in square footage from 2125 to 2725. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including High Plains, Mountain, Prairie, Mission and Italian Renaissance.

PALISADE - TWO STORY WITH 2-CAR GARAGE 2,292 SQUARE FEET

HIGH PLAINS STYLE
24% Masonry

MOUNTAIN STYLE
22% Masonry

PRAIRIE STYLE
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
Parkside Collection (40' FOOT WIDE HOMES)

The Parkside Collection includes homes that are 40-foot wide on 50-foot wide lots. These homes range in square footage from 2125 to 2725. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Mountain, Prairie, Mission and Italian Renaissance.

EMPIRE - TWO STORY WITH 2-CAR GARAGE 2,476 SQUARE FEET

HIGH PLAINS STYLE
23% Masonry

MOUNTAIN STYLE
18% Masonry

PRAIRIE STYLE
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
The Parkside Collection includes homes that are 45-foot wide on 55-foot wide lots. These homes range in square footage from 2125 to 2725. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including High Plains, Mountain, Prairie, Mission, and Italian Renaissance.

DILLON - TWO STORY WITH 2-CAR GARAGE 2,714 SQUARE FEET

- **HIGH PLAINS STYLE**
  - 21% Masonry

- **MOUNTAIN STYLE**
  - 33% Masonry

- **PRAIRIE STYLE**
  - 100% Masonry

- **MISSION STYLE**
  - 100% Masonry

- **RENAISSANCE STYLE**
  - 100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
MONARCH - HIGH PLAINS STYLE ARCHITECTURE
RANCH WITH 2 CAR GARAGE
2,517 SQUARE FEET

WATERFRONT COLLECTION
(50 - FOOT WIDE HOMES)

The Waterfront Collection series includes homes that are 50-foot wide on 60-foot wide lots. These homes range in square footage from 2000 to 3000. The series includes 4 distinct floor plans: one ranch and three two-story plans. Each floor plan is available in 4 distinctly different elevation styles. Each elevation is designed to complement Colorado's rich heritage, including high plains, mountain, prairie, mission, and Italian renaissance. The architectural elevation shown here is a representative of the Monarch floor plan shown in the High Plains Style architecture.

MAIN LEVEL FLOOR PLAN
SCALE 1" = 1'-0"

LEFT SIDE ELEVATION
SCALE 1" = 1'-0"

RIGHT SIDE ELEVATION
SCALE 1" = 1'-0"

REAR ELEVATION
SCALE 1" = 1'-0"

REAR DAYLIGHT ELEVATION
SCALE 1" = 1'-0"

ENHANCED LEFT SIDE ELEVATION
SCALE 1" = 1'-0"

ENHANCED RIGHT SIDE ELEVATION
SCALE 1" = 1'-0"

ENHANCED REAR ELEVATION
SCALE 1" = 1'-0"

ENHANCED REAR DAYLIGHT ELEVATION
SCALE 1" = 1'-0"

REAR WALK OUT ELEVATION
SCALE 1" = 1'-0"

ENHANCED REAR WALK OUT ELEVATION
SCALE 1" = 1'-0"
SUNLIGHT - MOUNTAIN STYLE ARCHITECTURE

WATERFRONT COLLECTION
(90' FOOT WIDE HOMES)

The Waterfront Collection. This includes homes that are 90-foot wide on 90-foot wide lots. These homes range in square footage from 1900 to 2900. There are six different floor plans (One ranch and three two-story plans). Each floor plan is available in 3 distinct styles. Each style features modern, transitional and traditional architectural styles. There is a mix of brick and stucco, including high plains, mountain, prairie, mission, and Italian renaissance. The architectural elevation shown here is representative of the Sunlight Floor Plan shown in the Mountain Style Architecture.
Waterfront Collection (50-foot Wide Homes)

The waterfront collection series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage from 2500 to 3300. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Mountain, Prairie, Mission, and Italian Renaissance.

MONARCH - ONE STORY WITH 2-CAR GARAGE 2,517 SQUARE FEET

HIGH PLAINS STYLE
31% Masonry

MOUNTAIN STYLE
35% Masonry

PRAIRIE STYLE
35% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
Waterfront Collection (50-FOOT WIDE HOMES)

The waterfront collection series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage from 2500 to 3300. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Mountain, Prairie, Mission, and Italian Renaissance.

SUNLIGHT - TWO STORY WITH 3-CAR COURTYARD GARAGE 2,986 SQUARE FEET

HIGH PLAINS STYLE
24% Masonry

MOUNTAIN STYLE
18% Masonry

 Praire Style
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
Waterfront Collection (50 - FOOT WIDE HOMES)

The waterfront collection series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage from 2500 to 3300. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 2 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado's rich heritage, including High Plains, Mountain, Prairie, Mission, and Italian Renaissance.

SOL VISTA - TWO STORY WITH 3-CAR COURTYARD GARAGE 3,047 SQUARE FEET

HIGH PLAINS STYLE
15% Masonry

MOUNTAIN STYLE
15% Masonry

PRAIRIE STYLE
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.
Waterfront Collection (50-foot-wide homes)
The waterfront collection series includes homes that are 50-foot wide on 65-foot wide lots. These homes range in square footage from 2500 to 3300. This series includes 4 distinct floor plans (one ranch and three two-story plans). Each floor plan is available in 5 distinctly different elevation styles. Each elevation incorporates regional architectural styles that are designed to complement Colorado’s rich heritage, including High Plains, Mountain, Prairie, Mission, and Italian Renaissance.

TELLURIDE - TWO STORY WITH 3-CAR GARAGE 3,274 SQUARE FEET

HIGH PLAINS STYLE
24% Masonry

MOUNTAIN STYLE
26% Masonry

PRAIRIE STYLE
100% Masonry

MISSION STYLE
100% Masonry

RENAISSANCE STYLE
100% Masonry

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ELEVATIONS WILL BE SIMILAR IN INTENT AND WILL CONFORM TO THE ARCHITECTURAL DESIGN STANDARDS.