

residential design guidelines





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TABLE OF CONTENTS

INTRODUCTION 1.0

Section 1.1 THE FARM VISION Section 1.2 DESIGN CONCEPT AND THEME Section 1.2.1 Design Basis Section 1.2.2 Planning Section 1.2.3 Architecture Section 1.2.4 Landscape	4 4 4 5 5
Section 1.3 DESIGN GUIDELINES ROLE	5 5 5
Section 1.4 PROJECT NAMES	6
Section 1.5 DEFINITIONS	6
DESIGN REVIEW 2.0	
Section 2.1 PURPOSE	10
Section 2.2 REVIEW REQUIREMENTS Section 2.2.1 Improvements Requiring Review Section 2.2.2 Submittal Requirements Section 2.2.3 Review Standards Section 2.2.4 Application Response Time Section 2.2.5 Commencement and Completion	10 10 10 10 10 10
Section 2.3 PLAN REVIEW PROCESS	10

Section 2.3 PLAN REVIEW PROCESS	10
Section 2.3.1 Courtesy Review	10
Section 2.3.2 Preliminary and Final Plan Review	10
Section 2.3.3 Submittal Requirements	11
Section 2.3.4 Review Fees	12
Section 2.3.5 Appointments	12
Section 2.3.6 Approvals and Submittals	12
Section 2.3.7 Variances	12
Section 2.3.8 City of Colorado Springs Submittals	12
Section 2.4 ENFORCEMENT	12

SITE DESIGN 3.0

Section 3.1 SITE DESIGN CONCEPT	16
Section 3.2 COMMUNITY PLANNING	16
Section 3.2.1 Way Finding and Entry Monument	16
Section 3.2.2 Community Focal Points	16
Section 3.2.3 Vehicular Circulation	16
Section 3.2.4 Pedestrian Circulation	17
Section 3.2.5 Fencing	17
Section 3.3 SITE ENGINEERING	
Section 3.3.1 Unique Site Features and Existing Vegetation .	
Section 3.3.2 Grading and Drainage	17
Section 3.3.3 Public Utilities and Easements	17
Section 3.4 SINGLE-FAMILY DETACHED STANDARDS	
Section 3.4.1 Single-Family Detached Standards	
Section 3.4.2 Building Setbacks	18
Section 3.4.3 Projections into Setbacks	18
Section 3.4.4 House Orientation	18
Section 3.4.5 Parking	18
Section 3.4.6 Driveways	19
Section 3.4.7 Model Homes and Temporary Fencing	19
Section 3.5 SINGLE-FAMILY ATTACHED STANDARDS	19
Section 3.5.1 Single-Family Attached Standards	19

ARCHITECTURAL GUIDELINES 4.0

Section 4.1 ARCHITECTURAL CONCEPT	. 22
Section 4.2 GENERAL ARCHITECTURAL REQUIREMENTS	22
Section 4.2.1 Building Segmentation and Elevation	22
Section 4.2.2 Architectural Styles	22
Section 4.2.3 Eclectic Blending Matrix	22
Section 4.2.4 Modern Typology Matrix	22
Section 4.2.5 Roof Design	26
Section 4.2.6 Building Elevation and Articulation	26
Section 4.2.7 Side and Rear Elevations	27
Section 4.2.8 Typical Segment and Exposure Map	27
Section 4.2.9 Covered Entry and Porches	28
Section 4.2.10 Columns and Supports	28
Section 4.2.11 Front Door Design	28
Section 4.2.12 Window Design	29
Section 4.2.13 Trim	29
Section 4.2.14 Decks and Patios	30
Section 4.2.15 Pergolas, Awnings, and Patio Coverings	30
Section 4.2.16 Garage Design	31
Section 4.2.17 Gutters, Downspouts, Vents & Skylights	31
Section 4.2.18 Mechanical and Electrical Equipment	31
Section 4.2.19 Satellite / Communications Equipment	31
Section 4.2.20 Solar Panels and Equipment	31
Section 4.3 MATERIALS	32
Section 4.3.1 Wall Materials	32
Section 4.3.2 Roof Materials	33
Section 4.3.3 Wall Material Application	33
Section 4.3.4 Half Timber Treatments	33
FARMHOUSE STYLE 5.0	

FARMHOUSE STYLE 5.0

Section 5.0 FARMHOUSE STYLE.

IOUSE STYLE	
Roof Forms, Pitch, and Details	
Exterior Materials and Details	
Covered Porch and Column Details	
Fenestration Details	
	HOUSE STYLE Roof Forms, Pitch, and Details Exterior Materials and Details Covered Porch and Column Details Fenestration Details

CRAFTSMAN STYLE 6.0

Section 6.0 CRAFT	SMAN STYLE
Section 6.1	Roof Form, Pitch, and Details44
Section 6.2	Exterior Materials and Details
Section 6.3	Covered Porch and Column Details
Section 6.4	Fenestration Details

PRAIRIE STYLE 7.0

Section 7.0 PRAIRIE	STYLE	.48
Section 7.1	Roof Form, Pitch, and Massing	.50
Section 7.2	Exterior Materials and Details	.50
Section 7.3	Covered Porch and Entries	.50
Section 7.4	Fenestration Details	.50

RUSTIC STYLE 8.0

Section 8.0 RUSTIC	STYLE
Section 8.1	Roof Form, Pitch, and Massing
Section 8.2	Exterior Materials and Details
Section 8.3	Covered Porch and Column Details
Section 8.4	Fenestration Details56





INTRODUCTION 1.0 ³

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Section 1.1 THE FARM VISION

The Farm is envisioned as an upscale residential community oriented to outdoor recreational amenities connected through an extensive trail system. The common areas, parks and trails will link a variety of housing types, including custom homes, production single-family homes and single-family attached homes.

The Farm is located within the The Farm Master Planned Community just east of I-25 and is bounded by Voyager Pkwy. on the East, open space to the North, and Black Squirrel Creek on the South.

The design of The Farm celebrates the area's unique history through the planning and architectural themes described in Section 1.2.

Section 1.2 DESIGN CONCEPT AND THEME

Section 1.2.1 Design Basis

The design theme for The Farm is rooted in the early history of Colorado Springs. In 1871, General William Palmer founded "Little London," as it was sometimes referred to, as a resort where residents could enjoy life in tranquil comfort similar to the popular resorts on the East Coast such as Newport, Rhode Island. In sharp contrast, other rough and tumble Front Range cities of the era, including nearby Colorado City, were major trading posts for the booming mining industry. From the very beginning, proper English influences and architecture were ingrained in Colorado Springs. The Farm borrows from these resort and English influences and adapts them into a contemporary master planned community.

Section 1.2.2 Planning

Planning for The Farm is a dynamic, evolving process characterized by adaptive responses to the built and natural environment. The many aspects of our built and natural environment – homes, facilities, interior and exterior spaces, infrastructure, parks, and open spaces – are an integral part of The Farm. Every new space and structure serves to define and shape The Farm's personality. Ensuring effective transportation networks and setting appropriate levels of urban amenity and design are important elements in achieving this. Well-planned, designed and constructed environments sustain and enrich a community. The optimal state of The Farm is achieved when residents are enabled to achieve economic, social, self-care and cultural wellbeing.







Four architectural styles and eclectic blends have been developed for The Farm as part of a community visioning process to provide a distinct, eclectic character that represents the City's far-reaching roots: Farmhouse style to represent the contextual history of the site, Craftsman style from California, Prairie styles from the Midwest, and Rustic styles that borrow from the regional mountain influence. The Farm encourages using these four classic typologies with a modern styling to create a contemporary community that honors the roots of Colorado's past. Refer to sections 4.2.3 and 4.2.4 for more information about eclectic blending and modern interpretations. The variety of architectural styles, along with their deliberate blending and modern interpretation compatibilities, will promote a high level of design quality and will create a rich vocabulary of building forms, detailing, and interesting street scenes. Refer to Section 4 - Architectural Guidelines, for specific architectural requirements.

Section 1.2.4 Landscape

This plan is complemented by the The Farm Landscape Design Guidelines. Please refer to these separate guidelines for landscape requirements, permitted plant species, fences/walls, lighting, and site furnishings.

Section 1.3 DESIGN GUIDELINES ROLE

Section 1.3.1 Purpose and Applicability

The purpose of the The Farm Architectural Design Guidelines ("Architectural Design Guidelines") is to foster variety and design creativity by builders, parcel developers and their consultants within the overall context of the design principles described in this book. The Architectural Design Guidelines apply to all improvements within The Farm, including site planning and architectural design for all residential parcels.

Section 1.3.2 Supporting Documents

The Architectural Design Guidelines work in concert with the Declaration of Covenants, Conditions, & Restrictions for The Farm ("Declaration"), the The Farm Landscape Design Guidelines, and the The Farm Property Improvement Guidelines. The Architectural Design Guidelines are also supported by the following documents:

- a) The Farm Master Plan
- b) The Farm Community Vision
- c) Parcel Packages (including development plans, plats, improvement plans and detailed grading plans)
- d) The Farm Master Agreement
- e) Lot Purchase Contract between Builder and Master Developer

Should any conflict exist between the Architectural Design Guidelines and the Property Improvement Guidelines, the Architectural Design Guidelines shall prevail. Should any conflict exist between either the Architectural Design Guidelines or Property Improvement Guidelines with the Declaration, the Declaration shall prevail. Should any conflict exist between the Architectural Design Guidelines and the The Farm Master Agreement or the Lot Purchase Contract, the The Farm Master Agreement and the Lot Purchase Contracts shall prevail.

In addition, the Architectural Design Guidelines may be more restrictive than but do not supersede or modify applicable governmental codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the governmental regulations and codes take precedence, and the more restrictive standards shall apply. Any requests for variances to governmental codes or ordinances shall be submitted to the appropriate municipal agency following written consent from the Master Developer or the The Farm Design Review Board ("DRB").

Pictures within this document don't supersede or modify applicable text within this document.

Section 1.3.3 Responsibility for Review

The DRB shall review and approve all proposed development within The Farm pursuant to the design review procedures outlined in Section 2 before submission to the City. No improvements may be commenced in The Farm without prior approval of the DRB.

Neither the Master Developer nor the DRB assumes responsibility for plan review of, or conformance to, applicable governmental codes or ordinances of Builder's or Parcel Developer's plans. The DRB's purpose in plan review is to implement the Architectural Design Guidelines and supporting documents.

The Architectural Design Guidelines are subject to interpretation by the DRB and may be amended from time to time without notice.

Section 1.4 PROJECT NAMES

The Master Developer is responsible for the naming of neighborhoods, community amenities and public streets within The Farm. All names must be approved by the Master Developer in writing prior to their use.

Section 1.5 DEFINITIONS

Words and phrases used in these guidelines shall have the meanings set forth below. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

Architectural Design Guidelines: Refers to the The Farm Architectural Design Guidelines applicable to all residential development within The Farm. The Architectural Design Guidelines are written primarily for the use of Builders and their designers in the initial design of homes on Lots.

Builder: Refers to the entity that constructs improvements on a Lot for later sale to an Owner.

City: Refers to the City of Colorado Springs, El Paso County, Colorado.

Common Area: Refers to all real and personal property, including easements, belonging to or maintained by the Allison Valley Metropolitan District #2 for the common use and enjoyment of The Farm Residents.

Property Improvement Guidelines: Refers to the The Farm Property Improvement Guidelines which provide standards for improvements and modifications to homes and any portion of a Lot, and establish the home improvement approval process for homeowners in The Farm.

The Farm: That certain residential development located in the City of Colorado Springs, El Paso County, Colorado and commonly known and referred to as The Farm.

TFCA: Refers to the The Farm Community Association, Inc., a Colorado non-profit corporation, its successors or assigns.

Declaration: Refers to the Declaration of Covenants, Conditions and Restrictions for The Farm, and all of its subsequent amendments and supplements.

DRB: Refers to the The Farm Design Review Board appointed by the Master Developer or the board of the TFCA pursuant to the Declaration.

Lot: Refers to an area of land shown as a Lot on a recorded final plat within The Farm.

Landscape Design Guidelines: Refers to the The Farm Landscape Design Guidelines applicable to all residential development within The Farm. The Landscape Design Guidelines are intended to promote variety while strongly unifying neighborhoods and adjoining lots.

Lot Fence: Refers to a fence on a Lot not designated as a view fence or wall. Lot Fences are constructed by the Builder, Parcel Developer or Owner pursuant to the Landscape Design Guidelines.

Master Developer: Refers to Allison Valley Development Co. LLC, its successors or assigns, the developer of The Farm, also referred to as "Declarant" in the Declaration.

Owner: Refers to the titleholder of a Lot or condominium unit.

Parcel Developer: Refers to the entity that constructs improvements on a parcel for single-family attached homes or prepares a parcel for Lot sales to a single-family Builder.

Perimeter Lots: Refers to any Lot with a side or rear Lot line abutting a public street, Common Area, school or park site.

Purchase Agreement: A contract to purchase property between the Master Developer (seller) and a Builder or Parcel Developer (buyer).

The Farm Color and Material Book: Refers to the The Farm Color and Material Matrix Book applicable to all residential development in The Farm. The pre-defined color palettes promote distinction and variety between the architectural styles.





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DESIGN REVIEW 2.0 9



Section 2.1 PURPOSE

The purpose of the design review process is to maintain a consistent, thorough and prompt review of plans based on their adherence to the principles and guidelines contained in the The Farm Architectural Design Guidelines. The Farm Design Review Board (DRB) is responsible for administering the design review process as set forth in the Declaration unless otherwise specified in the Architectural Design Guidelines. All initial exterior improvements, including but not limited to site improvements, home construction and landscape improvements within The Farm, must be reviewed and approved by the DRB prior to installation.

Section 2.2 REVIEW REQUIREMENTS

Section 2.2.1 Improvements Requiring Review

All improvements on a Lot or parcel or to any building require review and approval by the DRB in accordance with the procedures set forth in this section. Any field changes must be approved by the DRB before installation.

All plans must be reviewed and approved prior to construction in each subdivision filing, even if previously approved for construction in another filing within The Farm.

Section 2.2.2 Submittal Requirements

Exhibit 2-A outlines the format and content of submittals to the DRB. Applicants are required to use the electronic application submittal forms available from the DRB. Submittals that are deemed incomplete or illegible will not be reviewed. All plans must be prepared by licensed or otherwise qualified design professionals.

Section 2.2.3 Review Standards

The DRB shall review each submittal for its adherence to the Architectural Design Guidelines and any of the supporting documents identified in Section 1.3.2 and its commitment to the The Farm design principles. Neither the Master Developer nor the DRB assumes responsibility for plan review of, or conformance to, applicable local codes or ordinances of Builder, Parcel Developer or Lot Owner's plans.

The DRB will make every effort to review plans carefully in accordance with the Architectural Design Guidelines. The DRB reserves the right to make additional comments on final plans, regardless of preliminary approval or oversight. However, no approval shall be granted that is inconsistent with the Architectural Design Guidelines unless a variance has been granted in writing by the DRB. Refer to Section 2.3.6 for variances.

Because the Architectural Design Guidelines cannot anticipate all possible conditions, the DRB reserves the right to approve or disapprove any plan based on its adherence to the design principles.

Section 2.2.4 Application Response Time

The DRB shall review submittals within ten business days from their being accepted as complete, in accordance with the design review requirements.

Notice shall be deemed given at the time an email response is sent by a DRB member. Should this method not be available, notice shall be deemed given at the time the envelope containing the response is deposited in the U.S. mail. Hand delivery, facsimile, or similar delivery of such written notice also shall be sufficient and shall be deemed given at the time of confirmed delivery to the applicant.

If the DRB fails to respond in a timely manner, approval shall be deemed given. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Architectural Design Guidelines unless a written variance has been granted.

The DRB may permit or require that an application be submitted or considered in stages, in which case a final decision shall not be required until after the final, required submission. The DRB may approve a portion of an application and disapprove other portions.

Section 2.2.5 Commencement and Completion

As part of an approval, the DRB may require that construction commence within a specified time period. If construction does not commence within the required period, the approval shall expire, and the Builder or Parcel Developer must reapply for approval before commencing any activities. Once construction has commenced, it shall be diligently pursued to completion. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the DRB, in its discretion, grants an extension in writing.

Section 2.3 PLAN REVIEW PROCESS

Section 2.3.1 Courtesy Review

Before any preliminary submittal to the DRB, the Builder or Parcel Developer may request a courtesy review to discuss preliminary design concepts, review submittal requirements or discuss any items unique to the Parcel or Lot.

Section 2.3.2 Preliminary and Final Plan Review

Section 2.3.2 outlines the preliminary and final plan review requirements. Once a preliminary plan has been approved or approved with conditions, the Builder or Parcel Developer may proceed to final plan submittal. The Builder must address all conditions on final plans before final approval will be granted.

Section 2.3.3 Submittal Requirements

NOTE: Not all submittal requirements apply to each applicant.

SITE IMPROVEMENTS

Site Plan

- a) Street layout
- b) Lot layout with dimensions and square footage
- c) Building footprints (if not subdivided)
- d) Walkway layout
- e) Model home locations
- f) Lot fence locations
- g) Community fence/wall locations
- h) Parcel entry locations

Preliminary Grading and Drainage Plan

a) Proposed and existing contours and preliminary elevation of all building pad

- b) Elevation, location, and typical detail of all drainage structures and erosion control measures
- c) Existing grades along parcel perimeter with all appropriate perimeter cross sections
- d) Proposed street gradients
- e) Retaining wall locations with cross sections
- f) Native site features to be preserved
- g) Request for over grading and compaction

NOTE: The preliminary grading and drainage plan must be submitted with the site plan. Any proposed deviations from the Master Drainage Report will require a technical drainage study with calculations.

Development Plan

- a) All information required by the City
- b) Signature block for The Farm DRB approval

Zoning Change Request

- a) All information required by the City
- b) Signature block for The Farm DRB approval

Improvement Plans

- a) All perimeter grading sections and details
- b) Typical grading sections on corner side lots as appropriate to define all grading conditions
- c) Storm drain inlet/outlet details along with any storm drain pipe profiles and wall/ overflow opening details
- d) Water plans
- e) Sanitary sewer plans
- f) Street lighting plans
- g) Paving plans with all appropriate street sections
- h) Signature block for The Farm DRB

Drainage Report

a) One copy must be submitted with the first submittal of Improvement Plans

Note: Colorado Springs Utilities, electric plans, and telephone plans are not needed.

Final Plat

- a) All information required by the City
- b) Legal descriptions and exhibits for all easements and/or right-of-way dedications
- c) Final plats submitted for review without all appropriate easement/right-of-way documents will be deemed incomplete
- d) One copy of the recorded final plat

Plot Plans

- a) Building footprint
- b) Building identification (plan, elevation numbers, and address)
- c) Elevations for all corners of the lot, top-back of curb, lot high point, top of foundation and garage slab
- d) Setbacks and easements
- e) Lot type
- f) Retaining wall locations and specifications
- g) Driveway location and dimensions
- h) Sidewalk location
- i) Any required yard lighting
- j) Color scheme and materials of unit

Temporary Sales Trailers

- a) Site plan/location
- b) Model number and specifications
- c) Building elevations
- d) Exterior color and materials
- e) Landscape plan

BUILDING IMPROVEMENTS

Preliminary Architecture

- a) Preliminary floor plans of all buildings
- b) Sketches of all proposed front, side, and rear elevations
- c) Identification of architectural style
- d) Elevations labeled to describe all materials and colors
- e) Roof plan showing roof pitch and overhangs
- f) Typical plot for each unit/model indicating building footprint, setback requirements, driveway locations, sidewalk and wall locations, and meter and HVAC pad locations
- g) Square footage of all areas including living space, garages, option space, etc.

Final Architecture

- a) Detailed floor plans
- b) Detailed front, side, and rear elevations
- c) Identification of architectural style
- d) Architectural exterior details
- e) Roof plan showing roof pitch and overhangs
- f) Square footage of all areas including living space, garage option space, etc.

Section 2.3.3 Submittal Requirements

Exterior Colors and Materials

- a) All information required in The Farm Color and Material Book
- b) Exterior elevations with color application designs (color blocking)
- c) Exterior color selections should be submitted on the proper application form to include:
 - Primary body color
 - Secondary body color (if applicable)
 - Color punches or accents
 - Popouts (if applicable)
 - Trim / Fascia
 - Accent
 - Masonry (if applicable)
 - Roof Material
 - Entry door
 - Garage door
 - Paint or stain
 - Exterior surface mounted light fixtures

Section 2.3.4 Review Fees

The DRB shall provide up to two (2) free plan reviews and one (1) courtesy review. Plans requiring review in excess of this number may be subject to a fee, with a minimum fee of \$100 for each extra review, commensurate with the complexity of the review. When/if such a fee becomes applicable, the DRB shall notify the applicant of the amount and terms of payment prior to review.

Section 2.3.5 Appointments

Applicants desiring to meet with a member of the DRB or the DRB's support staff, or attend a board meeting, shall contact the DRB in advance to identify the nature of the visit and to set a date and time for the appointment.

Section 2.3.6 Approvals and Submittals

All submittals reviewed by the DRB will be noted as follows:

a) Approved - Submittal satisfies all DRB requirements.

b) Approved with Conditions - Submittal satisfies most DRB requirements but may contain some minor items in need of clarification or correction. Conditions must be addressed before final approval.

c) Resubmit - Submittal contains significant deficiencies, does not conform to the Architectural Design Guidelines, or does not address previous comments. Submittal must be resubmitted with all comments addressed.

d) Denied- Submittal contains items not permitted by the Architectural Design Guidelines or the Builder program.

Section 2.3.7 Variances

The DRB may grant variances to the Architectural Design Guidelines only when unique circumstances, in the DRB's sole discretion, dictate that the requirements cannot be met. Financial hardship is not a consideration in granting variances. Variances must be granted in writing from the DRB to be effective and must not be contrary to the Declaration. The DRB shall under no circumstances be obligated to grant variances. No variance shall be effective unless in writing. Refer to the Declaration for additional information.

Section 2.3.8 City of Colorado Springs Submittals

All plans must be reviewed and approved by the DRB before submission to the City defined by Pikes Peak Regional Building Authority or any other governmental agency. Exceptions to this must be granted in writing from the DRB.

Section 2.4 ENFORCEMENT

In order to promote adherence to the principles contained in the The Farm Architectural Design Guidelines and thereby maintain the long-term quality and value of The Farm, the DRB will make periodic, in-progress inspections of construction.

If in the course of its inspection, the DRB finds a violation of the conditions of approval or the Architectural Design Guidelines or any other governing documents, to include commencement of construction without prior approval by the DRB, the DRB may choose to provide the Builder or Parcel Developer a courtesy verbal notice of such violation, with the intent of achieving swift resolution of the matter.

If, however, in the discretion of the DRB the conditions merit formal action, the DRB may choose to deliver a Notice of Violation to the Builder or Parcel Developer. Construction must cease immediately upon receipt of such Notice of Violation.

If the violation is not resolved within ten business days of the date of Notice of Violation, the DRB has the option of providing the Builder or Parcel Developer a Notice of Sanction. The Notice of Sanction will advise that a \$500 sanction may be imposed anytime after ten business days from the date of the Notice of Sanction, unless a written request for a hearing is received before that time. If such a hearing is requested during the prescribed time period, the DRB will hold a hearing and determine whether the sanction will be imposed. If no hearing is requested and therefore not held, the sanction may be imposed, due and payable within 30 days of the Notice of Sanction. The sanction will constitute a lien against the property.

Refer to the Declaration for additional information related to enforcement.





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SITE DESIGN 3.0 ¹⁵



Section 3.1 SITE DESIGN CONCEPT

Specific site design guidelines have been established for The Farm. The guidelines are based on the following site design principles:

- A unified cluster of neighborhoods connected by an extensive pedestrian network
- A simple and easy to navigate street system to promote easy access while reducing cut-through traffic
- Extensive community amenities such as parks, trails, and a community center with views and access to the Black Squirrel Creek open space
- Amenities within a series of well-connected open space trails in a "string of pearls"
- Enhanced pedestrian experience and safety through the use of wide detached sidewalks that connect to open space trails and parks throughout the community

Every effort has been made to create guidelines that embody these principles. However, the guidelines cannot anticipate all possible conditions. Therefore, the DRB reserves the right to approve or disapprove any plan based on its adherence to the planning principles.

Section 3.2 COMMUNITY PLANNING

Section 3.2.1 Way Finding and Entry Monument

A hierarchy of distinctive community way finding signage has been established that will guide new residents and visitors through each neighborhood. Starting with a grand entry monument off Voyager Parkway that establishes the quality and sense of place for the community, way finding guidance signs then provide directions to various neighborhoods and amenities. Additional small identification signs are located at gateways to various parks and trails.

Section 3.2.2 Community Focal Points

Black Squirrel Creek is one of the important focal points within the community. The entry drive from Voyager Parkway sets up a dramatic view of this stunning open space amenity as soon as you pass the entry monument. The community center is located on the edge of a large pond that is part of the creek system, and many of the activities at the community center will focus on the open space. In addition, a community trail is established along the length of Black Squirrel Creek with a series of park amenity features along that length. Sidewalks and trails within each neighborhood are designed to provide easy and safe access to the creek open space.

The parks within the community are important focal points and gathering areas for neighbors. The park on the eastern edge of the community, at the east entrance to the development, will set a theme of abundant open space and recreational amenities. The central amenity of this park is an exciting hill slide the entire family will enjoy.

The community center is another important community focal point. It is themed to further reinforce the "Live Abundantly" lifestyle, and will include activities and amenities for residents of all age groups to encourage family and community engagement and involvement.



Section 3.2.3 Vehicular Circulation

neighbor interaction.

A single internal collector street will provide access from outside the community as well as

easy access to each neighborhood within the community, while still discouraging cut-through

traffic and speeding. This is accomplished by limiting the number of access points into each neighborhood and incorporating a curvilinear street design. The collector street is intentionally

not connected all the way through the development to limit cut-through traffic from outside the

Residential streets in The Farm are organized for easy navigation and utilize cul-de-sacs to access small clusters of homes. Cul-de-sacs eliminate cut-through vehicular traffic and promote

community, but still provide convenient access for residents to Voyager Parkway.

CUL-DE-SACS

Cul-de-sacs eliminate cut-through vehicular traffic and promote neighbor interaction



"OPEN" CUL-DE-SACS Cul-de-sacs open at the end to allow pedestrians to connect to community parks, trails and school.



Section 3.2.4 Pedestrian Circulation

a). On-Street Sidewalks

All through streets at The Farm will include a detached sidewalk a minimum of five feet wide on both sides of the street and cul-de-sacs may have an attached sidewalk a minimum of six feet wide on both sides of the street. The Master Developer is typically responsible for the design and installation of sidewalks. The on-street sidewalks connect to the off-street trails in multiple locations to create a complete pedestrian network.

b). Off-Street Trails

An extensive network of off-street trails utilizing Black Squirrel Creek and open space corridors are integrated into The Farm Master Plan. These trails connect to the numerous community parks, small off trail amenity areas, and the school site in a "string of pearls" concept. The trails vary in width from five feet for connector trails, to ten feet wide for the LaForet trail connecting the east side of the community at Voyager Parkway to the west side of the community at the Santa Fe trial connection to allow pedestrians to coexist with bicycles and other non-motorized vehicles.

Section 3.2.5 Fencing

The Master Developer has identified a family of fence designs to be constructed in specific locations within the community. The goal is to create an aesthetically pleasing fence treatment that is also functional for residents and practical to implement.



Section 3.3 SITE ENGINEERING

Section 3.3.1 Unique Site Features and Existing Vegetation

Unique site features including a number of mature trees, clusters of Scrub Oak, the Black Squirrel Creek open space, and dramatic topography will be left undisturbed or enhanced where possible. Grading will be avoided within the drip line of trees and shrubs to be preserved. Temporary fencing shall be installed at the drip line to help minimize compaction and to protect branches and foliage from damage during construction. Tree wells or retaining walls should be used, if necessary, to protect the trees and shrubs where grades are adjusted adjacent them.

Section 3.3.2 Grading and Drainage

a). Master Grading, Drainage and Erosion Control

The Master Developer is responsible for the master grading and drainage design within The Farm. All facilities shall be constructed in conformance with the master design. Temporary erosion control devices shall be installed as required by the City. All disturbed soil and slopes shall be maintained in a clean condition at all times by the Builder or Parcel Developer.

b). Building Lots

House construction on building lots, including finish floor elevations and driveway slopes, shall be constructed in conformance with the approved detail grading plan available from the Master Developer for that Lot. Deviations must be approved by the DRB prior to the start of lot grading.

c). Slope Requirements

Slopes shall be limited to a maximum of 3:1. Slopes in excess of 3:1 require retaining walls.

Section 3.3.3 Public Utilities and Easements

Builders and Parcel Developers shall refer to the City Utility Standards and Zoning Code for requirements and criteria. Fences, landscaping and other features may be located within utility easements provided they do not interfere with the use, operations or access to such easements. As a general rule, the lot owner is responsible for the ongoing maintenance of the fences, landscaping and other non-permanent features within utilities easements or other easements located on a private Lot.

Section 3.4 SINGLE-FAMILY DETACHED STANDARDS

Section 3.4.1 Single-Family Detached Standards

General standards for setbacks, lot coverage, building heights, etc, have been established by the City-approved Zoning Ordinances and Development Plans for The Farm. In some cases, the standards in this section may be greater than the City-approved standards. In addition, development standards will also vary slightly between different product segments.

The Purchase Agreement identifies building square footage ranges, ranch restrictions or other development standards to supplement the Architectural Design Guidelines. The Builder or Parcel Developer shall meet with the DRB to review the appropriate standards.

Section 3.4.2 Building Setbacks

In addition to the setbacks established in the Zoning Ordinance, Development Plan and Purchase Agreement, the following additional setbacks shall apply:

a). Three-car garages, where provided, must have a two-foot minimum offset between the main and single garage doors. The third car offset may project in front of or be recessed from the main garage, but in no case shall it encroach within the minimum setback required by the Zoning Ordinance or Development Plan.

Section 3.4.3 Projections into Setbacks

Minor encroachments or projections into setbacks for bay windows, box-outs, chimneys, uncovered decks and patios and other architectural features that require a variance from the City must be approved by the DRB prior to City submittal. Local fire codes may require special building requirements for architectural elements located closer than ten feet apart.

No encroachments shall be permitted into any utility easement except as allowed by City utility standards. Refer to Section 3.3.3.

Section 3.4.4 House Orientation

Houses shall be oriented on the lot so as not to obscure the visibility of the front door from the street. Side load front door entries are allowed on homes where the entry feature is prominent. Homes with side front doors will be reviewed on a case by case basis.

Section 3.4.5 Parking

A minimum of two parking spaces within an enclosed garage and two spaces on the driveway shall be provided on all single-family lots. Additional parking may be provided on-street as permitted by the Declaration.



SINGLE FAMILY BUILDING OFFSETS 3-car garages must provide a 2 foot minimum offset between the main and single garage doors



HOUSE ORIENTATION Side load front doors are permitted when the entry feature is a prominent design of the house; reviewed by DRB on a case by case basis.



Section 3.4.6 Driveways

Driveways serving single-family homes shall meet the width and lot coverage requirements identified in the City Zoning Code as well as the following:

a) Driveways for front-loaded, three-car garages shall be a maximum of 24 feet wide at the street right-of-way.

b) Driveways for front-loaded, two-car garages shall be a maximum of 18 feet wide.

c) Driveways for side-loaded (turn-in) garages shall be a maximum of 18 feet wide at the street right-of-way.

d) Circular driveways shall not exceed 18 feet wide except as necessary to access a three-car garage.

e) The driveway width may be extended by a maximum of two feet on one or both sides by use of decorative rock, mulch or paver bands. The extensions are allowed between the garage and street sidewalk only.

f) No portion of a driveway shall be located within five feet of a side property line.

g) Driveways shall intersect the right-of-way at right angles unless unusual site conditions prevent complying with this requirement.

h) Driveway grades shall not exceed a 10% slope from the back of sidewalk to the garage face. Driveways steeper than 10% will be reviewed on a case-by-case basis by the DRB where unusual site conditions apply. Refer to "Single Family Driveways Diagram".

Section 3.4.7 Model Homes and Temporary Fencing

Parking

Off-street parking for model homes, where provided, shall be paved. All lots shall be landscaped in accordance with the The Farm Landscape Design Guidelines. On-street parking is permitted on streets adjacent to the model in conformance with the parking requirements in the Declaration.

Temporary Trap Fencing

Temporary trap fencing, when approved by the DRB, shall be consistent in color and style with the architectural character of the model home. Chain link and wood picket fences are prohibited. The height of trap fences shall not exceed four feet. Trap fences are prohibited between the back of curb and back of sidewalk.

Section 3.5 SINGLE-FAMILY ATTACHED STANDARDS

site

Section 3.5.1 **Single-Family Attached Standards**

Single-family attached standards are intended to allow for creative and innovative site planning solutions for a wide variety of single-family attached or small-lot (including highdensity) single-family detached residences with private open space areas.

Because of the variety of product types and lot configurations, specific building standards and setbacks along with final site plans and engineering will be reviewed by the DRB on a case-by-case basis. However, single-family attached should borrow design elements from single-family detached projects in The Farm to assure compatibility. Architectural requirements are the same regardless of product type.



SINGLE FAMILY DRIVEWAYS DIAGRAM





ARCHITECTURAL GUIDELINES 4.0²¹

LIVE ABUNDANTLY

Section 4.1 ARCHITECTURAL CONCEPT

Specific architectural guidelines have been established for The Farm, and these design principles are to be used to create a cohesive and quality community. The principles promote strong and compatible design elements and details, which help articulate building forms and add depth, shadows, visual interest, and relief to individual houses and street scenes. These guidelines will provide a high level of design and variety through the use of four traditional home styles that can be **blended together or designed using a modern interpretation**. This will allow for flexibility in house design while also assuring compatibility between product types within the community that are essential to The Farm's desired image.

Every effort has been made to create guidelines that embody these principles. However, the guidelines cannot anticipate all possible conditions. Therefore, the Design Review Board (DRB) reserves the right to approve or disapprove any plan based on its adherence to the design principles.

Section 4.2 GENERAL ARCHITECTURAL REQUIREMENTS

The following requirements apply to all architectural styles and all product types within The Farm except as otherwise noted.

Section 4.2.1 Building Segmentation and Elevation

The Farm development is divided into five different product segments for single-family homes listed at right. Building design requirements increase as product segments increase from move-up to custom. Refer to lot purchase agreement for lot square footage requirements per segmentation.

- Move-up
- Intermediate
- UpgradeExecutive

Custom

- A matrix outlining the plotting requirements and the official segment exposure map will be given to builders as filings are developed. Refer to "Segment and Exposure Map" on pg. 27, for an example of what information this map entails.
- There shall be a minimum of two homes between single-family homes that have the same or substantially similar elevation or color scheme. A maximum of 20% of home elevations and/ or models on a single stretch of street can be the same elevation. If one style of home is to be utilized along exposed conditions, including but not limited to roadways, open space, parks and

Distinctly different elevations will be reviewed and evaluated on the following items:

trails, elevations shall be required to be distinctly different as determined by the DRB.

- overall massing
- roof form and pitch
- window groupings and placement
- front and garage door prominence and placement
- use of material
- number of stories

22

- defining design elements
- modern interpretation of typology

Section 4.2.2 Architectural Styles

The Farm consists of four architectural styles including Farmhouse, Craftsman, Prairie, and Rustic. A **blending** of different architectural styles within a home design is permitted as long as the design complies with the "Eclectic Blending Matrix", refer to pg. 23. A **blending of typology styles is encouraged** and through this an eclectic mix of home designs will be created providing unique, yet cohesive homes within the community.





Section 4.2.3 Eclectic Blending Matrix

The "Eclectic Blending Matrix", refer pg. 23, is used to take The Farm's architectural styles (Farmhouse, Craftsman, Prairie, and Rustic) and cross blend the typologies to create an eclectic blend within the development, while also maintaining a clear vision and character to the community. The matrix shows the styles that can be blended, and the ones which cannot be blended. For example, Prairie cannot be blended with Farmhouse because each styles core design principles contrast in nature. A maximum of two typologies are permitted to be blended together. Blending of materials and key design elements and features in each typology is encouraged to create a diverse community. Refer to each architectural style to determine what details, materials, and features can be blended.

Section 4.2.4 Modern Typology Matrix

This matrix, refer to pg. 24-25, is used as an inspirational reference to showcase various levels of contemporary design that are acceptable in The Farm's community. The images show examples of massing, facade articulation, materials, fenestration, detailing and trim work in modern forms that are specific to each house typology. Refer to each architectural style individually for more ideas of the modern aesthetic. Note that modern elements can be blended between styles.





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- Some basic design principles of the modern aesthetic are:
 Exaggerated elements that express distinction from traditional style
 Precise detailing that expresses the larger form
 Cleaner lines and detailing
 Larger grouping and variety of windows
 Material & Color palette is expanded from traditional styling

FARMHOUSE



24



- Some basic design principles of the modern aesthetic are:
 Exaggerated elements that express distinction from traditional style
 Precise detailing that expresses the larger form
 Cleaner lines and detailing
 Larger grouping and variety of windows
 Material & Color palette is expanded from traditional styling

Ρ R R Е Α



architectural guidelines



Section 4.2.5 Roof Design

In general, a simple, dominant roof form should be used in conjunction with complementary secondary and minor roof forms/elements. Move-up and intermediate homes must have a minimum of one element that substantially breaks up the roof mass on the front and rear elevations. Upgrade, executive, and custom homes must have a minimum of two elements that substantially break up the roof mass on the front and rear elevations. The forms may include dormers, gables, hips, or other such appropriate elements. Flat roofs are not permitted as the main roof form, but can be used as complementary roof forms at the discretion of the DRB.

Each architectural style has a specific roof pitch requirement for the main roof form, which must be met, while all other accent roofs and overhangs can be varying degrees of pitch as long as they compliment the design and architectural style of the home. Blending of each architectural styles roof pitch on a house is permitted for all styles that meet the "Eclectic Blending Matrix" on pg. 25. Each roof design will be at the discretion of the DRB. The elements that break up the roof line must be scaled and proportional so that they add variety and visual interest.

Roof pitches in The Farm are defined as follows:

- Shallow pitch 3/12 to 4/12
- Moderate pitch 5/12 to 7/12
- Steep pitch 8/12 to 12/12

Fascia boards must be a minimum of a 5/4" x 8" fascia board for move up and intermediate segment homes and a minimum of a 5/4" x 10" fascia board for upgrade, executive, custom and attached products. Built up fascia boards, with two or more elements, may use smaller members to accomplish the same goal of a substantial roof edge.



Section 4.2.6 Building Elevation and Articulation

All building elevations shall express the architectural style of the house with emphasis placed on the front, rear and exposed side elevations for all segments. Homes with elevations exposed to a street, common area, park or school site shall include additional articulation at exposed elevations and details similar to the front elevation, to strongly express the architectural style of the home and to reduce "boxiness." (Refer to pg. 27 for an example of "Segment and Exposure map") High walls should be given appropriate articulation to reduce the apparent size as suitable for the style.

The mass of each home should be scaled to reduce its apparent size, provide visual interest and depth, and achieve an articulated form that expresses the architectural style of the home. A variety of building masses, forms, and details are required between plans to avoid repetition along exposed elevations.

Exterior materials shall wrap masses entirely to create aesthetically appealing homes on all sides without having unsightly material transitions. A material should not end at an outside corner and should instead wrap around the mass and continue until it runs into an architectural element or other transition appropriate to the architectural style.

Homes should be designed that are visually more massive or heavier below and visually less massive and lighter above. Second stories should not appear heavier and have disproportionately greater bulk than the portion of the building (or columns) that supports it.

Reviewing concept elevations with the DRB is the best way of vetting different or unique options before going too far in a design concept. Providing pictures or sketches is always helpful to start a dialog and keep expectations consistent.





Articulation is required where a house is exposed to public right of ways. Flat unbroken walls are not permitted at exposed elevations. The use of cantilevers, window groupings, wall plane changes, material changes and/or gable detailing to delineate walls is required.

Side elevations must have architectural design in the form of wall breaks, windows and/or material changes to carry the design style around the home unless they are interior lot plotted move-up or intermediate homes. These will be evaluated on a case by case basis to determine if this has been accomplished. Upgrade, executive and custom homes will be required to have windows, material changes, massing and/or roof breaks on all elevations to varying degrees and exposure of the homes to public right of ways as required by the DRB.

The rear elevation of all two-story homes on lots exposed to streets, common areas or parks shall also incorporate a one-story element a minimum of five feet in depth and a minimum width of 50% of the elevation. A covered deck, either roof or trellis, can be used to fulfill the 50% one story element, certain cantilever elements may be acceptable, and / or other projecting accent elements.



Section 4.2.8 Typical Segment and Exposure Map

The **Typical Segment and Exposure Map** shown above identifies individual lots and their requirements for segmentation, rear & side elevation exposure, and ranch restrictions. This map is an example of what a builder may expect from La Plata, and is meant for illustration purposes only.



Section 4.2.9 Covered Entry and Porches

A covered entryway for the front door is required on all homes for all architectural styles and blends. This may be accomplished by use of a porch, porte cochere, alcove, etc. Minimum covered area for porches is 50 square feet. Minimum dimension is six feet. Prairie style front porches may be smaller and will be reviewed by DRB on case by case basis. Guardrails that complement the architectural style must be used when required by code.

Many of the architectural styles include a front porch as part of the front elevation, and this feature is encouraged to be in the design of the homes. Corner lots are encouraged to use wrap around porches that are relevant to the architectural style, to break up side elevation massing and give added detail.



Section 4.2.10 Columns and Supports

Columns and supports should appear substantial and in proportion to the overall building mass. They shall be a minimum of 6 inches in section for move-up and intermediate segments, 8 inches for upgrade segments, and a minimum of 10 inches in section for executive and custom segments. At rear walk-out locations, column width shall be proportional to the height of the column, Columns and supports shall incorporate architectural proportions matching the architectural style of the home on all lots.



Section 4.2.11 Front Door Design

Front doors shall be designed, detailed and located as a prominent architectural feature. Front doors shall be consistent in design with the architectural style of the house. Front doors with glass panels are encouraged and may be trimmed with a two inch by four inch trim board. Doors surrounded by masonry materials such as brick or stone do not require trim board.



28



Section 4.2.12 Window Design

Windows shall be placed to complement and support the overall architectural character and scale of the home. The design of the windows must be appropriate to the interior function, while also complementing the composition of the exterior facade. Consistently sized windows for different interior functions within a home must be provided. For instance, if a 2' x 2' window is used at the garage, consider using the same sized window in bathrooms or closets around the home to give a designed and cohesive look to the elevations. Refer to each architectural style for a more detailed description of window design that pertains to that style specifically.

Windows may or may not require trim depending on the window groupings, materials, and over all design of the home. The minimum trim size is 5/4" x 4" and will most likely be required at all windows unless unique reasons are given to the DRB. A design using a modern interpretation of the architectural style might achieve this by using smaller trim, recessing the windows into the wall a minimum of 2" or providing designed window groupings. Windows surrounded by masonry materials such as brick or stone do not require trim board along those edges.

Modern window designs have glass panes of varying sizes and shapes that are tied together by architectural elements and/or features. These can include unique mullions and trim elements around the windows, designed shutters, awnings, materials or other features around the windows, aligned transoms, head heights or vertical alignments on the elevations. Typical modern windows have simple shapes with expansive openings to maximize light, call attention to interior details or capture certain views. The DRB will carefully evaluate these and other factors in approving appropriate window layouts on homes.

Slider windows are not allowed on upgrade, executive, and custom segments where elevations are exposed.



Section 4.2.13 Trim

Trim work for doors, windows, banding, etc., shall not look over scaled and out of proportion with the house elevation and shall be properly scaled to simulate the materials it is emulating. To provide a contemporary look in stucco, windows may have no trim, but they must be recessed a minimum of 2" into the wall. Trim work shall have eased or squared edges rather than bull nose edges.

All exterior window treatments must appear permanent and be maintained in like-new condition to complement and integrate the architecture, and not to appear to be "tacked-on". If shutters are used adjacent to windows, they must be sized adequately to cover the full window.

Provide 2" trim minimum or other detail element between the top of walls and the roof soffit.



Section 4.2.14 Decks and Patios

The design of elevated decks and balconies, including their materials and colors, shall be consistent with and complementary to the main structure and not appear "tacked on." All vertical elements (railings, supports and columns), fascias and overhead structures shall be painted or stained to coordinate with the home's color scheme and not left to weather naturally.

Exterior stairs must be designed to minimize visual impact. Stairs and landings must be integral to the deck's design and shall not project perpendicular out into the yard. On attached structures, stairs must remain within the building envelope.

Roof materials for covered decks or patios may utilize either the same roof material as the main roof, large-dimension wood lattice (2"x 2" minimum) or awnings. Patio enclosures shall match the materials and colors of the main structure. Refer to the City Zoning Code for deck, balcony and patio setback requirements.

Use of composite decking or other fire resistant decking material is encouraged within The Farm community. Materials and finishes must have a 5 year minimum warranty to ensure a consistent look.



Section 4.2.15 Pergolas, Awnings, and Patio Coverings

Awnings are permitted and include solid treated canvas fabric, standing seam metal and others. Unacceptable awning treatments include thin wood lattice, translucent plastic and untreated fabric and fabric with stripes. Awnings should be reserved for rear elevations, ie. deck or patio coverings. Awnings will be reviewed by the DRB on a case by case basis for front elevations.

Wood pergolas are acceptable as a deck or patio covering and will be considered at the front and side elevations on a case by case basis. The design of the pergola should reflect the design of the home and use similar or complementary materials.

Metal sun shades are acceptable on all elevations. Metal sun shades should reflect the design of home.



Section 4.2.16 Garage Design

Garages shall be an integral part of the design of the home and not dominate or overwhelm the front elevation. Front-loaded garages shall not project more than 13 feet from the main building face to reduce their visual impact. The projection may be measured from the front porch if the porch provides substantial architectural interest which will be determined by the DRB. Side-loaded garage projections shall project towards the front lot line a maximum of 24 feet.

The width of garages shall not exceed 57% of the width of the home for move-up segments and 67% for intermediate segment homes. Upgrade segments shall not exceed 57% and executive and custom shall not exceed 50%. Revised elevations may be required if the garage dominates the front facade at the discretion of the DRB.

Architectural details, materials and color present in the home's elevation shall be incorporated into the garage elevation.

Plate height of garage elements shall not exceed 30 inches above the top edge of garage door, even when this requires a separation from the main house roof. Garage doors shall be recessed 10 inches minimum with appropriate detailing around the door.

Section 4.2.17 Gutters, Downspouts, Vents and Skylights

Gutters and downspouts should be integrated into the designs of buildings and appear as a continuous architectural element. The color of all gutters, downspouts, flashing, sheet metal, vent stacks and pipes shall match the surfaces to which they are attached or from which they project in inconspicuous locations.

The visual impact of vents and spark arrestors from chimneys should be minimized. Where direct vent or other gas fireplaces are used, their forms must complement the wall on which they are located. Exhaust diffusers are not allowed on the front elevation or on side elevations within eight feet of the front corner.

Skylights and solar panels, when provided, shall be integral to the roof design and parallel to roof pitches. Skylight glazing should be flat with frosted, clear, solar bronze or gray color. Reflective glazing is not permitted. Framing material color shall be copper, bronze, or colored to match the surrounding roof.

Section 4.2.18 Mechanical and Electrical Equipment

All mechanical and electrical equipment, including but not limited to soft-water tanks, cable television boxes, security apparatus, transformers, telephone boxes, and electric and gas meters, must be integrated into a building's design, screened from public view, or, when appropriate, enclosed in a suitable accessory structure. Refer to City Utility Standards for requirements for landscaping and screening of utility vaults and meters.

All air-conditioning units shall be located at ground level, adjacent to buildings they serve, and screened from public view. Evaporative cooling units are not allowed.

Section 4.2.19 Satellite / Communications Equipment

In accordance with the Telecommunications Act of 1996, satellite dishes measuring one meter in diameter or less must be installed such that acceptable signal reception will not be impaired. Dishes shall be located at the lowest possible level, screened from public view and placed in the rear or side of the residence. No equipment shall be attached to any yard wall or fence. Owners must register their satellite dish with a registration form available from the CCA. Refer to the Declaration for additional information.

Citizen band radio and television antennas and satellite dishes greater than one meter in diameter are not prohibited. Variances as well as approval for any other external antennas shall be determined by the DRB on a case-by-case basis.

Section 4.2.20 Solar Panels and Equipment

When solar panels are used, they are to be integrated into roof designs and positioned flush with roof slopes. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view.

Section 4.3 MATERIALS

Specific material and color guidelines have been established for The Farm. All building materials, colors and textures shall be used effectively to provide visual interest, variety and detailing appropriate to the architectural style of the home.

The DRB reserves the right to approve or disapprove any design based on its effectiveness at implementing and integrating the following color and material requirements:

Section 4.3.1 Wall Materials

Acceptable wall materials include fiber cement siding and shingles, natural wood, stucco, brick and stone. Vinyl siding, reflective materials, unfinished concrete and exposed concrete block are not permitted. Refer to the architectural style for specific material application.

MANUFACTURED SIDING AND SHINGLES

Manufactured wood or fiber-cement siding is acceptable for all styles in The Farm. Refer to each architectural style for common use and placement. Manufactured wood or fiber-cement shingles are acceptable for all styles except Prairie. Siding shall not exceed an 8 inch exposed lap dimension on all elevations. Shingles shall not exceed a 10-inch exposed dimension. Grooved plywood and drop siding are prohibited. Painted board and batten applications are acceptable with all styles. Refer to each architectural style for common use and placement.

NATURAL WOOD

Stained rough sawn cedar siding is acceptable for Craftsman and Rustic styles only. Smooth stained cedar siding may be used with all styles where appropriate. Siding shall not exceed an eight inch lap dimension on all elevations.

STUCCO

Stucco is acceptable on Prairie and Craftsman, and also acceptable on Prairie and Craftsman blends. Refer to "Eclectic Blending Matrix" on pg. 23 to see what typologies may be blended together. Stucco is encouraged to be combined with siding or shingles on the Craftsman and Craftsman Farmhouse, Craftsman Rustic blended styles. A blended style design may only use stucco on 75% of wall elevations. Stucco finishes for primary wall surfaces shall be medium dash or smoother. Stucco trim and accent elements shall be sand or smooth finish only.

MASONRY

Masonry such as natural stone, manufactured stone and brick is acceptable for all architectural styles. Masonry elements must be integral to the architecture and not merely an applied feature and shall wrap masses in their entirety or return to an appropriate termination point. Masonry elements shall return a minimum of two feet on move-up and intermediate segments. Upgrade, executive, and custom segments shall have masonry returned to an architectural element no less than three feet from the corner. Garage corners can only have masonry applied if the whole wall is covered or if the masonry wainscot is integrated with masonry used elsewhere on the building.

Large mortar joints are not permitted greater than 2", depending on masonry type and profile. Modeled brick face textures and colors are preferred. Raked or combed faces are not permitted. Certain stone profiles may be combined and will be evaluated by the DRB on a case-by-case basis.

METAL SIDING

Metal siding can be used on the Farmhouse and Rustic styles, along with each of their blended styles, that match the matrix on pg. 23. Siding can be placed in vertical or horizontal fashion and will primarily be used on an accent wall, bump-out, or feature. Use of metal siding will be evaluated by the DRB on a case-by-case basis.



Section 4.3.2 Roof Materials

The selected roof color shall complement the color scheme of the house. Further restrictions may apply to each architectural style. A blending of roof materials and colors is allowed among the typologies that follow the "Eclectic Blending Matrix" on pg. 23. Approved roof materials are as follows.

DIMENSIONAL COMPOSITION SHINGLE

Move-up and Intermediate segment homes require a 25-year minimum grade shingle. Upgrade and executive homes require a 30-year minimum grade. Custom homes require a 40-year minimum grade. T-Lock and 3-Tab shingles are not permitted in The Farm. Refer to color palette book for a listing of allowed colors.

CONCRETE TILE

Concrete tile colors shall have integrated flashing or be a blend of colors. Tile colors will be listed in the color guidelines and must be pre-approved.

STANDING SEAM METAL

Commercial-grade standing or vertical seam is appropriate on roof forms. Accent roofs, bumpouts, dormers, shed porch roofs, and awnings are good examples for material application. Metal roofs for the main roof application will be reviewed by the DRB on a case-by-case basis.

METAL TILE

Metal Tile is acceptable on main roof form but is encouraged to be used on accent roofs, bump-outs, dormers, shed porch roofs, and awnings for material application. Metal tile roofs for the main roof application will be reviewed by the DRB on a case-by-case basis.

STONE COATED TILE

A stone coated metal tile roof is made from a corrosion resistant metal and coated with stone chips that are attached to the steel with an acrylic adhesive layer. These metal tiles offer an endless assortment of colors, shades and patterned textures to replicate the other type roofing materials at a lighter weight.

Section 4.3.3 Wall Material Application

The application of multiple wall materials should be considered early in the design process so that logical termination or transition points are identified. Material changes shall occur at changes in plane or on inside corners. Multiple wall materials shall blend harmoniously with one another and be appropriate to the architectural style. Accent wall materials such as board and batten, shingles, etc., shall wrap architectural elements in their entirety or return to appropriate termination locations. Masonry wall materials on outside corners shall return a minimum of two feet for move-up and intermediate segments; and to an architectural element, no less than three feet, for upgrade, executive, and custom segments.

Wall siding materials must be continued to within six inches of finished grade on all elevations with steps not to exceed two feet for side elevations on walkout conditions.

Section 4.3.4 Half Timber Treatments

The successful use of the half-timber look on the Rustic and Craftsman style requires the use of the appropriate materials combined with the appropriate applications. Refer to architectural styles for more detailed information.

Appropriate Applications:

- Dormer elements in roof area
- Gable ends one or more per elevation
- Completely gabled mass elements including first and/or second floor levels
- Second floor in combination with half-timbered gable

Half-timber treatments shall not cover any elevation entirely. They should be used to accent the main wall surface treatment.







FARMHOUSE STYLE 5.0 ³⁵

LIVE ABUNDANTLY

Section 5.0 FARMHOUSE STYLE



36







STYLE CHARACTERISTICS OVERVIEW

- Simple, high pitched roofs and building forms
- Roof overhangs on all sides of structure, usually equal distance on all sides
- Roofs punctuated by habitable dormers
- Ample covered porch with thin simple square entry columns and railings
- Lower pitch porch roof, usually a shed roof
- Wide front entry, tied with wide porch
- Vertically proportioned windows often grouped together in pairs and triple units
- Vertical board-and-batten siding or narrow exposure horizontal lap siding
- Simple siding materials, usually only 1 or 2 materials
- Material size and orientation helps define and break up façade
- Lower pitched roofs over porches helps break up mass as well
- House can have one color, generally a white or light color
- Color schemes with high contrast are allowed

COMMON MATERIALS

- Lap siding, horizontal and vertical orientation, varying sizes
- Batten siding, usually vertical orientation
- Typically no stone but sometimes used in a limited amount as a low banding around home, or on chimney elements
- Metal siding
- Standing seam metal roof, on entire house or just on porch roofs
- Standard shingle roof
- Simple wood structure painted to match color of trim or home





















Section 5.1 Roof Forms, Pitch and Details

Massing consists of steep gable roof forms with a 8/12 to 12/12 pitch, often symmetrical, that create a simple roof line and height. Roofs often extend down to the main level, with the use of habitable dormers to incorporate the second floor. Roofs have moderate overhangs which are consistent throughout the structure. Gables may be expressed with a change of siding material or attic vent under the eaves, but in most cases the siding is consistent with the rest of the exterior. In cases where the roof ridge runs from the left elevation to the right elevation a moderate pitch roof slope will be considered.



Section 5.2 Exterior Materials and Details

Horizontal lap siding is the most commonly used exterior material, with subtle variations implemented to break up the facade. Vertical board and batten and/or metal siding may be used as one variation, and is commonly applied under gable roof overhangs to express the form. Minimal masonry applications are allowed to create heavy base elements, but should be used sparingly on this style. A single use of material is allowed. Any change of material should be broken with trim.



Section 5.3 Covered Porch and Column Details

The front entry will consist of an ample covered porch with simple square entry columns and railings. Columns may utilize additional supports and corbels to express structure within the design. The porch is usually covered with a lower pitch shed or gable roof, and may incorporate standing seam metal roofing and/or decorative exposed rafter tails.



Section 5.4 Fenestration Details

Windows should be in multiple groups with multiple panes of glass (or the look of multiple panes, such as grills or simulated divided lights). Casement and single-hung windows are most common to the style, and small transoms may also be added above the main windows.



38











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CRAFTSMAN STYLE 6.0⁴¹

Section 6.0 CRAFTSMAN STYLE

42

STYLE CHARACTERISTICS OVERVIEW

- Low to moderately pitched gable roof forms
- Roof forms are typically double or front facing gables, or shed roofs
- Gables are expressed with change of material
- Detailed covered porches with square or tapered columns with masonry at the base
- Horizontal lines with some vertical elements
- Mixture of siding types
- Individual tall windows with grids often grouped together in pairs and triple units
- Projecting beams, kneestyle brackets, corbels and roof bracing with barge rafters and exposed rafter tails
- Expressed trim elements

COMMON MATERIALS

- Lap siding, horizontal and vertical orientation, varying sizes
- Batten siding, usually vertical orientation
- Shingle shake siding, usually used as accent at gable
- Stucco
- Masonry base around foundations and porch piers
- Standard shingle roof

Section 6.1 Roof Form, Pitch and Details

Gable or clipped gable roof forms are required for the main roof. Shed and hip roofs are permitted on dormers and porches as an accent element only. Gable roofs may have varying degrees of slope from moderate to steep, 5/12 to 8/12. Eaves and soffits are expressed with exposed rafter tails, decorative knees braces, corbels, and/or a change of material underneath the overhangs. In some cases, a simple change in siding material or color may be used. Shingle shake siding or vertical boards and battens are a commonly used at these conditions.

Section 6.3 Covered Porch and Column Details

Covered porches required and are either full or partial width, and are either sheltered beneath the main roof or under a separate, extended roof. Tapered columns, which are one of the most distinctive characteristics of the Craftsman home, are typically short and rest upon stone, brick, or stucco piers that extend to ground level. Not all columns are tapered; another popular variation is the double column. Exposed rafter tails, often decorative, also reflect the influence of the style.

Section 6.2 Exterior Materials and Details

Craftsman homes contain a wide variety of exterior siding materials. Horizontal or vertical siding, board and batten, shingle shake siding, masonry, and stucco are all acceptable. Masonry applications are typically minimal, and used primarily as an exterior wainscoting element. Craftsman homes use multiple wall planes, materials and color variations in their exterior composition in order to break up the facade. Trim elements are encouraged at these material changes.

Section 6.4 Fenestration Details

Fenestration is expressed with multi-pane windows instead of single-pane. The most common configurations are either four-over-one or six-over-one double-hung windows. The windows are often vertically oriented and then grouped together and cased in wide trim.

44

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STYLE CHARACTERISTICS OVERVIEW

- Hipped roof with deep overhangs
- Heavy rectilinear massing with thick vertical elements, capped by a heavy roof form
- Massing is broken up by the steps in facades, A heavy base, 2/3 of structure, with an inset upper level, 1/3 of structure.
- Heavy vertical elements that imply structure is hidden and not exposed
- Large vertical windows on lower floor
- Smaller square windows in a series above, clerestory windows are common
- Multiple windows sizes and shapes are mulled together to create larger windows
- Front entry is a small covered area, porch is not as significant as other styles
- Many materials and colors are used on multiple faces, this helps break up massing,
- Horizontal banding is common
- Common colors are of a grayish hue or brown / beige earth toned colors

COMMON MATERIALS

- Stone used for banding and on accents facades
- Brick, in traditional styling
- Stucco, in modern styling
- Siding, horizontal mainly, some vertical applications
- Shingle roof is common
- Standing seam metal roof on modern interpretations

Section 7.1 Roof Form, Pitch and Massing

Prairie style homes are characterized by a low, grounded built-form, and shallow hipped roofs from a 3-12 to 4-12 pitch, with wide overhanging eaves. Gables can be used as accent elements in some cases. Low pitched roofs with ample overhangs are required.

Section 7.2 Exterior Materials and Details

Wood of various types is the most common exterior surface, combined with the use of brick or stone. Stucco, board and batten, horizontal siding, and paneling are also common wall surfaces. A heavier base material is commonly used for two-thirds of any given form, with a change of material occurring for the top one-third. A change of material should be broken with accent trim.

Section 7.3 Covered Porch and Entries

Covered porches are not as significant to the Prairie style as they are to the other styles. Entries may be defined with a traditional porch or as a simple recessed covered entry. Entry covers consist of heavy, low pitched hipped roofs which extend off the main mass of the house. The roofs are supported by large columns, or heavy mass walls, usually consisting of masonry or brick.

Section 7.4 Fenestration Details

Windows are typically casement type with substantial wood trim, and grouped together in bands to enhance the ground-oriented built form. Colors vary from the lighter shades of stained or painted wood siding through weathered grays to rich earth tones. Small square windows may be grouped together in a series and should be appropriate to the interior space. Clerestory windows are also encouraged.

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RUSTIC STYLE 8.0 53

STYLE CHARACTERISTICS OVERVIEW

- Heavy massing elements, with varied roofs and multiple materials
- Steep pitched roofs, usually gabled
- Roofs are stacked and have varying setbacks
- Shingle or metal roof construction
- Thick roof construction
- Emphasis on exposed structure, large heavy timber construction
- Heavy timber exposed roof trusses
- Heavy timber exposed columns with large rock base
- Timber corbels at roof overhangs
- Houses use natural materials and are rarely painted showcasing materials natural finish
- Natural wood siding, vertical and horizontal applications
- Stone bases and stone covered vertical elements are common
- Metal siding may be used as an accent element
- Smaller porches are common in the front
- Large window groupings are used to frame a specific view

COMMON MATERIALS

- Heavy timber construction
- Wood siding, vertical and horizontal applications
- Stone finishes, used as wainscot base or full wall covering, flagstone or river rock
- Standing seam metal roof or shingle roof
- Shaker shingle siding

Section 8.1 Roof Form, Pitch and Massing

Roofs are typically steep, heavy masses with varying setbacks and multiple materials. Trim and fascia elements are to be perceived as thick and heavy. Exposed roof trusses, knee braces, and corbels are common at gable roof eaves, as well as an overall emphasis to exposed structure. Gable forms are often used, but hipped, shed, and other roof forms may be acceptable.

Section 8.2 Exterior Materials and Details

Natural wood siding or cement board is the most common exterior material, with subtle variations to provide accent. Large applications of masonry are also used to emphasise the heavy mass and natural materials common to the Rustic style. Masonry elements may be the full height of any given form, but can not exceed the majority of the facade. Vertical board and batten and stucco may also be used. A change of material should be broken with accent trim.

Section 8.3 Covered Porch and Column Details

Covered porches are required at the front entry and typically consist of heavy columns and roofs to compliment the overall style. Large porch columns on masonry piers support the heavy gable or shed roofs, and may be expressed with appropriate decorative elements such as corbels or steel accents.

Section 8.4 Fenestration Details

Rustic homes should incorporate large vertical windows grouped together to create a larger opening. Large picture windows may be used to frame a specific view or to emphasize a larger form.

56

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