



## COLOR AND MATERIAL BOOK

2014



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## SECTION 1 .1 - COLOR OVERVIEW

The Farm is inspired by modern architecture and beautiful blends of architectural styles to transcend style from the traditional homes of the past and bring them in to the present in stylish fashion. The homes in The Farm are expected to advance the design of homes in Colorado Springs. This color guideline manual along with the architectural design guidelines were created to provide a twist to traditional neighborhoods by giving homes a contemporary vibe. The homes in The Farm are expected to be fresh and new, pushing the normal thoughts of home design and color to new limits. The color references in this palette are diverse, stylish and luxurious - breaking the mold of the typical washed-out mundane colors in developed neighborhoods. The goal of this color palette is to create a visually pleasing community wrapped in style, while avoiding the blandness of beige colors without interesting pops of color. The Farm will have homes clad in color running the gamut of the color wheel. Some homes in The Farm will have very few colors and materials. However, some homes may have a multitude of color and materials applied to the facade.

Please note that the images represented in the guidelines are for color representational purposes only. The verbiage in The Farm Architectural Guidelines shall prevail should an image contradict the requirements of the guidelines.





## SECTION 1.2 - BLENDED ARCHITECTURAL STYLE COLORS

Homes utilizing blended architectural styles may use colors to create a visually pleasing home that accentuates the architectural styles selected. For example, if you are blending a Craftsman with a Farmhouse home, you may draw inspiration from both the Craftsman and Farmhouse styles or one style alone. Due to the eclectic nature of these blended styles, all color schemes on a blended home will be reviewed on a case-by-case basis so that color choices are not limited in a way that decreases the opportunity to highlight design.



## SECTION 1.3 - MODERN ARCHITECTURE COLORS

Homes utilizing modern architectural style will have more leniency with color as these homes are pushing the norms of home stylizing and color. Unique colors and materials are encouraged for modern styled homes. The use of "unexpected" colors and materials are welcomed and encouraged. The use of bright color pops and massing are often used. Therefore, colors and materials for modern styled homes will be reviewed on a case-by-case basis.



## SECTION 1.4 - FARMHOUSE AND FARMHOUSE BLENDS

Farmhouse homes are traditionally clad in siding and board and batten materials. Therefore, two color styling influences are typical, **monochromatic white colored homes** that accentuate the clean lines and material changes throughout the home. The second way to stylize a Farmhouse is to use a **high contrast color scheme** that highlights bold bright colors on the home. For modern styled Farmhouses, pops of bright colors are encouraged to highlight massing on the home and doors.

Should a monochromatic white colored exterior scheme be used, it is imperative that the white paint have a bit of a tint so the color does not appear too bright or stark in the field.

High contrast color schemes generally have a dark or bright colored field color with trim that contrasts greatly. Generally, light field colors have dark trim and dark field colors use light trim. Field colors range from primary colors, neutral colors and bold colors in between.

Field brick is also used on this style and is encouraged.





## SECTION 1.5 – CRAFTSMAN AND CRAFTSMAN BLENDS

Craftsman styled homes traditionally have high contrast color schemes that are full of color. Primary and secondary field colors tend to utilize the full range of the color wheel. Trim and gable field colors highly contrast with the field color or material. Color schemes with little to no contrast between the colors are highly discouraged with the Craftsman style. An all beige color scheme will not be permitted. Beige is highly discouraged, but can be considered when it does not cover more than 50% of each façade. High contrasting pops of color are encouraged if beige is to be used as a primary color.





## SECTION 1.6 – PRAIRIE AND PRAIRIE BLENDS

Prairie styled homes are often built with neutral colors and rely on materials to provide focal interest to the strong horizontal lines presented by this architectural style. Color is used in blocks to create interest to focal points such as horizontal massing, ribbons of windows and highlight clean lines. Stacked stone and brick are often used on Prairie homes and are allowed. Prairie colors include browns, rusts, greys, greens, taupes, reds, and neutral colors. Prairie styled homes with a modern twist shall build on the traditional neutral palette and introduce purples, black and white as well as multiple material changes.

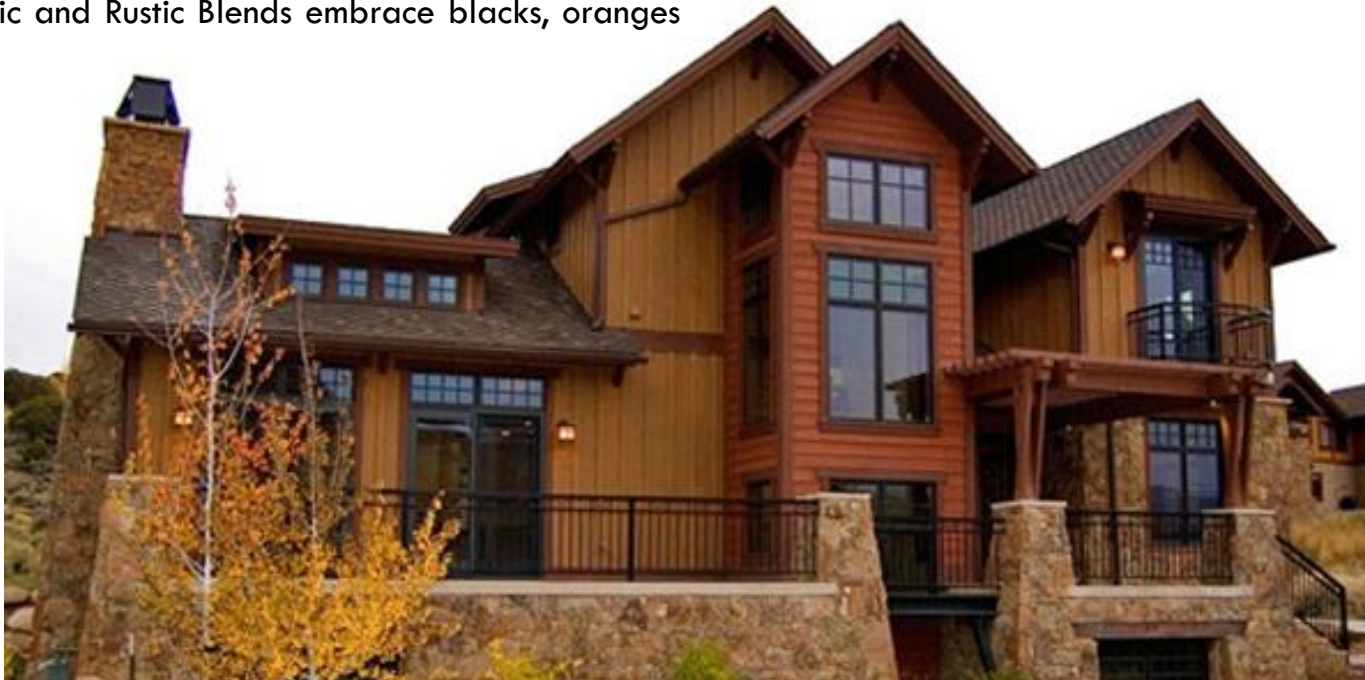




## SECTION 1.7 – RUSTIC AND RUSTIC BLENDS

Rustic styled homes are generally styled with colors and materials that will weather naturally and will provide rich color tones that accentuate the rugged nature of the style. Heavy use of browns, greens, rusts, and amber colors are used to highlight the variety of siding and stucco materials as well as stone. Rustic homes can be modernized by utilizing lighter colors which provide highlights to material and massing changes.

Paints, stains, and stucco colors are generally neutral earth tones with pops of rust, greens, and dark colors. Modern twists to Rustic and Rustic Blends embrace blacks, oranges and yellows.



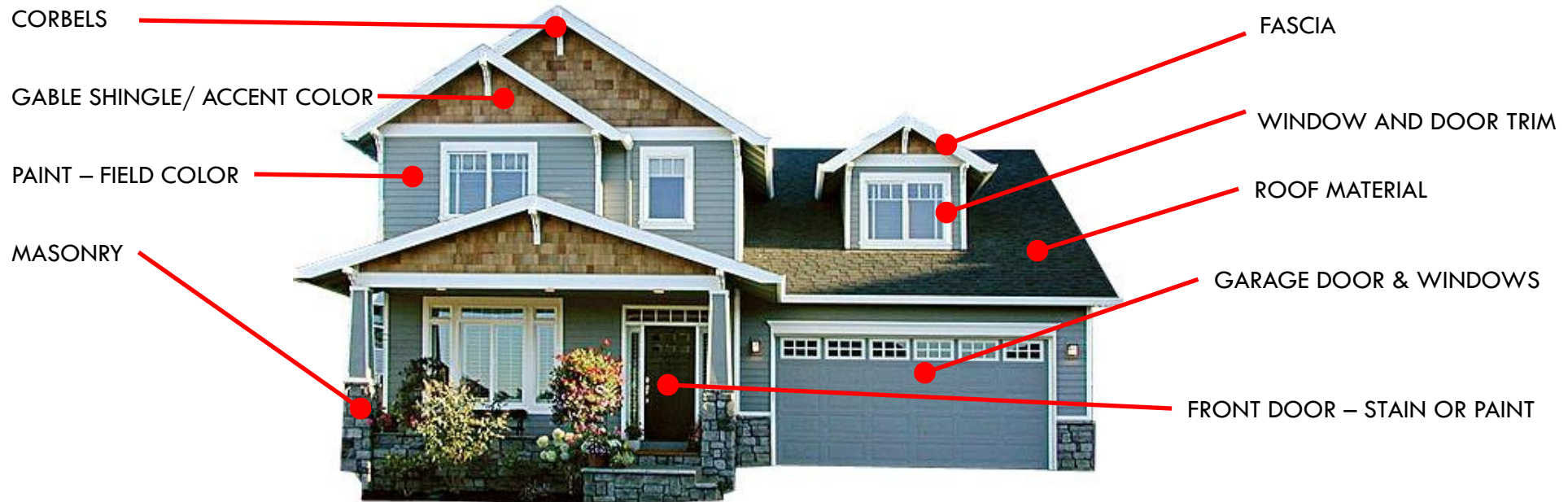




## SECTION 2.1 – WHAT TO SUBMIT

Due to the uniqueness of the homes in The Farm, a color blocking is required to be submitted for each exterior color application so the Design Review Board can evaluate the color selections and appropriateness to the architecture of the home. Exterior color schemes will also be reviewed for their overall accompaniment to the community. Thus, we will look at each color selection by segment, location, cohesiveness and/or difference with other exterior schemes plotted in the same area. Some homes will have a multitude of color while some homes will have a more simplistic color application. A color blocking will outline exactly how the home's exterior color and materials will be applied to the home. A list of the exact colors and materials applied to the home should accompany the color blocking.

All exterior color and material applications will be reviewed by their architectural appropriateness by the Design Review Board and Modifications Committee. The Design Review Board will respond to applications within ten business days of submittal.



## SECTION 2.2 - BUILDER CUSTOMIZED COLOR PALETTES

All builders in The Farm are encouraged to create unique color palettes specific to their home product to highlight the architectural design of their homes. Builder exclusive colors and materials are allowed and preferred. The Design Review Board believes that builders offering exclusive color schemes paired with their homes will showcase the best possible color treatments for the home to their buyers and enhance the architectural features of the home. Color and materials by manufacturers not mentioned in the color palette are allowed so builders can create the best possible home color schemes.

Each builder is required to actively offer—plenty of color schemes to their buyers which cover the range of the color wheel to adequately allow buyers to have color choices that will meet the adjacency standards. Vast distinction between neighboring home colors will be required. Please note that the DRB will have the sole right to approve the builder color schemes, the range of the colors offered to buyers, and application of color to the home. Builders offering limited color ranges to buyers will be required to offer additional color schemes so buyers have adequate color choices. Slight variations of taupe, beige, or tan will not qualify as different color schemes. Color schemes used in other La Plata managed communities are not allowed.

## SECTION 2.3 - COLOR SCHEME REPITITION

The Design Review Board expects the color schemes to be drastically different from home to home to provide variety along the streetscape within The Farm. Therefore, substantially similar color schemes are not allowed within two lots of one another. Schemes with similar main color body color tones are considered too similar. For instance, a light taupe primary body color may not be adjacent plotted within two lots of another taupe based color scheme. A matrix outlining the two lot separation will be provided at lot contract signing. The Design Review Board recommends having enough color schemes available to reduce any adjacency conflicts as variances will not be considered due to lack of color offerings by the builder.





## SECTION 2.4 – MATERIALS, PAINT AND STUCCO COLORS

Paint colors used throughout The Farm are specified using Sherwin Williams paint. Stucco used in The Farm is required to be acrylic stucco. Due to the fact that acrylic stucco can be matched to most paint colors, Sherwin Williams paint colors are used to outline both paint and stucco colors. Please ensure that exterior color submittals call out acrylic stucco with paint matches.

Paint and stucco colors should be selected to match the appropriate style of architecture.

Roofing, masonry and detailed material requirements may be found in Section 6.

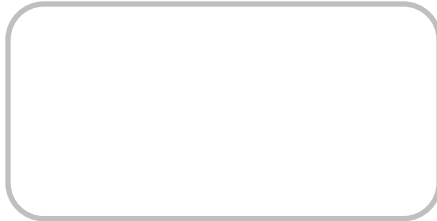








## SECTION 3.1 - FARMHOUSE INSPIRED (MONOCHROMATIC)



Toque White  
SW 7003

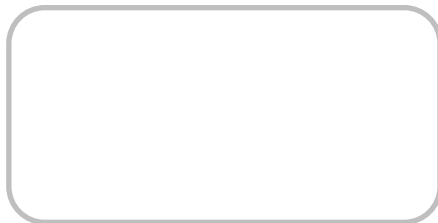


Black of Night  
SW 6993



Red Barn  
SW 7591

## SECTION 3.2 - FARMHOUSE INSPIRED (HIGH CONTRAST)



Toque White  
SW 7003



Black of Night  
SW 6993



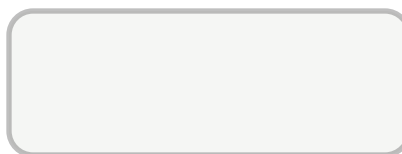
Roycroft Copper Red  
SW 2839



## SECTION 3.3 – CRAFTSMAN INSPIRED



Camelback  
SW 6122



Incredible  
White  
SW 7028



Toile Red  
SW 0006

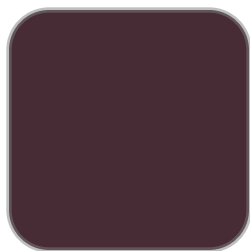


Yankee Barn  
SW 3505

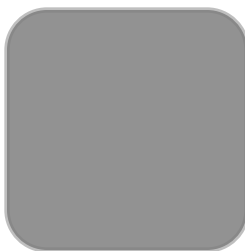


Eldorado Stone  
Countryside  
Cypress Ridge

## SECTION 3.4 – PRAIRIE INSPIRED



Carnelian  
SW 7580



Uncertain Gray  
SW 6234



Shoji White  
SW 7042



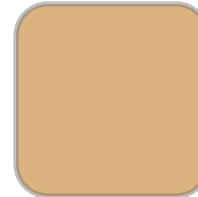
Banyan Brown  
SW 3522



## SECTION 3.5 – RUSTIC INSPIRED



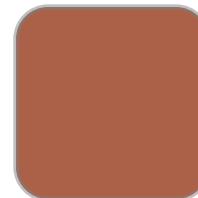
Biscuit  
SW 6112



Totally Tan  
SW 6115



Sealskin  
SW 7675



Rookwood  
Terra Cotta  
SW 2803



Baja Beige  
SW 3509



Perfect Grieve  
SW 6073

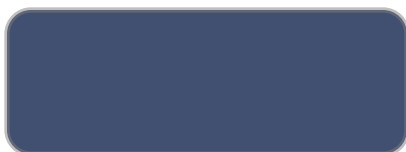


Eldorado Stone  
Shasta Mountain Ledge

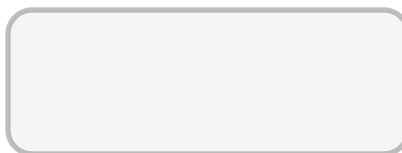


Banyan Brown  
SW 3522

## SECTION 3.6 - CRAFTSMAN FARMHOUSE BLEND INSPIRED



Distance  
SW 6243



Incredible  
White  
SW 7028



Dovetail  
SW 7018



Hill Country  
SW 3532



Eldorado Stone  
Shasta Mountain Ledge



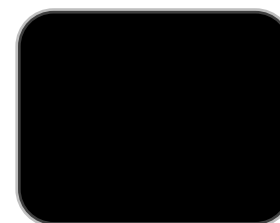
## SECTION 3.7 - PRAIRIE CRAFTSMAN BLEND INSPIRED



Restrained Gold  
SW 6129



Ivoire  
SW 6127



Greenblack  
SW 6994



Cultured Stone  
Texas Cream Cobblefield

## SECTION 3.8 -FARMHOUSE RUSTIC BLEND INSPIRED



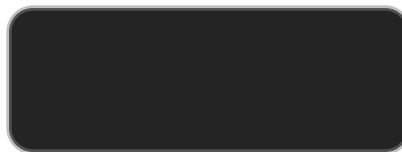
Salute  
SW 7582



Virtual Taupe  
SW 7039



Alabaster  
SW 7008



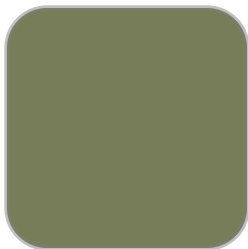
Domino  
SW 6989



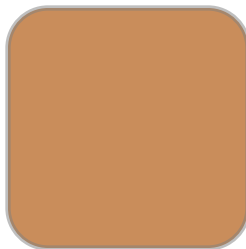
Cultured Stone  
Gray Pro-fit Ledgerstone



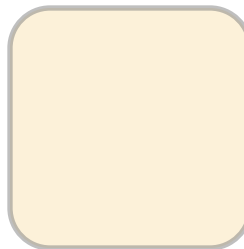
## SECTION 3.9 - RUSTIC CRAFTSMAN BLEND INSPIRED



Olive Grove  
SW 7734



Smokey Topaz  
SW 6117



Muslin  
SW 6133

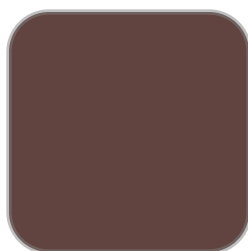


Eldorado Stone  
Montecito Cliffstone

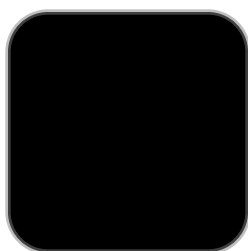
## SECTION 3.10 - MODERN PRAIRIE INSPIRED



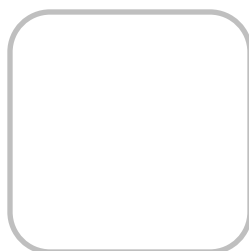
Quiver Tan  
SW 6151



Salem Red  
SW 3018



Black Magic  
SW 6991



Natural Choice  
SW 7011



Charwood  
SW 3542



Eldorado  
Montecito Cliffstone



## SECTION 3.11 – PRAIRIE INSPIRED



Downing Stone  
SW 2821



Roycroft Bronze Green  
SW 2846



Spice Chest  
SW 3513

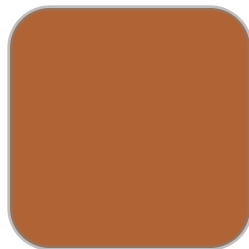


Eldorado Stone  
Nantucket Stacked Stone

## SECTION 3.12 – MODERN PRAIRIE INSPIRED



Netsuke  
SW 6134



Chrysanthemum  
SW 6347



Tony Taupe  
SW 7038



Eldorado Stone  
Tuscany Country Rubble





## SECTION 4.1 – STATELY BOLD COLOR



Birdseye Maple  
SW 2834



Cocoon  
SW 6173



Olde World Gold  
SW 7700

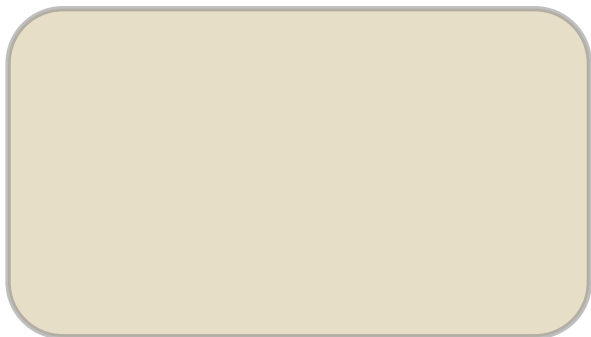


Naval  
SW 6244

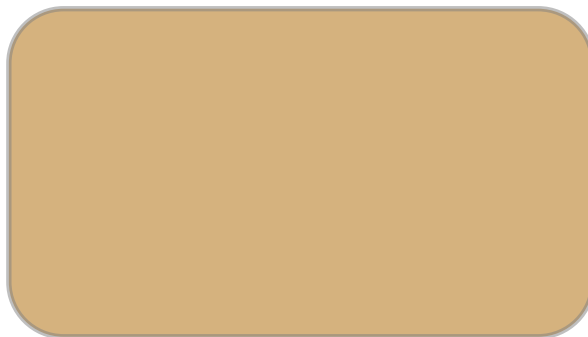




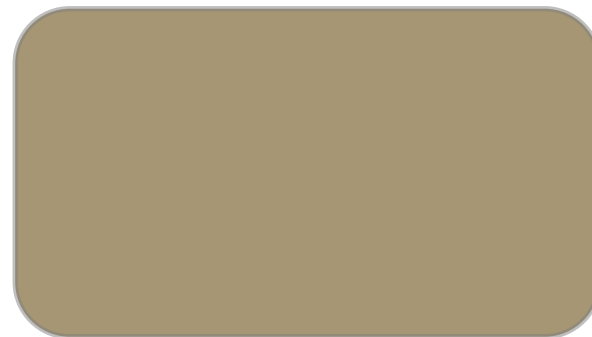
## SECTION 4.2 – LIVABLE LUXURY



Antique White  
SW 6119



New Colonial Yellow  
SW 2853



Roycroft Suede  
SW 2842



Bunglehouse Blue  
SW 0048



Creamy  
SW 7012



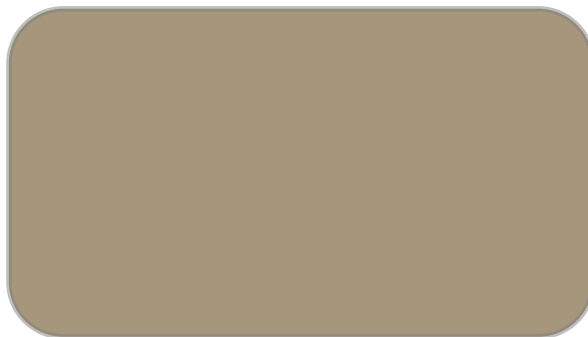
Antiquarian Brown  
SW 0045



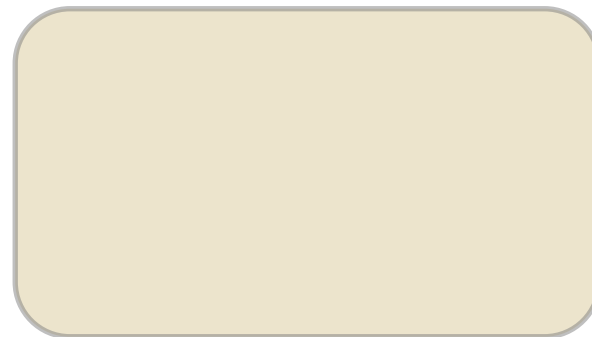
## SECTION 4.3 – CLASSIC ELEGANCE



Needlepoint Navy  
SW 0032



Colonial Revival Stone  
SW 2827



Classical White  
SW 2829



Tricorn Black  
SW 6258



Rookwood Red  
SW 2802





## SECTION 4.4 – WARM EARTHEN COLORS



Downing Earth  
SW 2820



Rookwood Dark Brown  
SW 2808



Renwick Beige  
SW 2805



Rookwood Terra Cotta  
SW 2803



Rookwood Amber  
SW 2817



SECTION 4.5 – SERENE ORGANIC COLORS



Shoji White  
SW 7042



Relaxed Khaki  
SW 6149



Hopsack  
SW 6109



Rustic Red  
SW 7593



Rural Green  
SW 6418





## SECTION 4.6 – STATELY NEUTRALS



Wool Skein  
SW 6148



Artisan Tan  
SW 7540



Breezy  
SW 7616



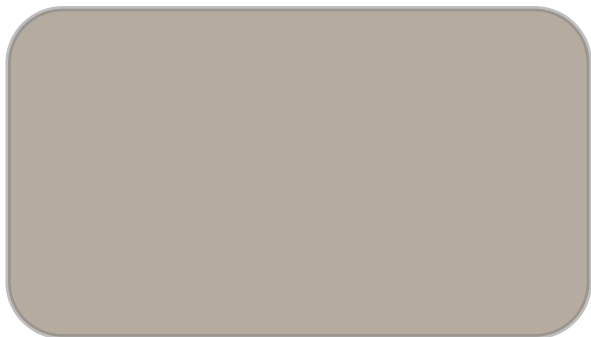
Roycroft Pewter  
SW 2848



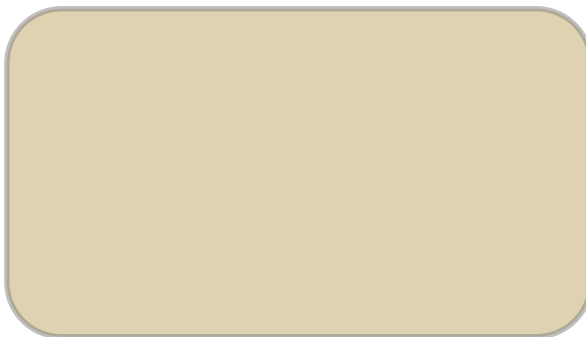
Status Bronze  
SW 7034



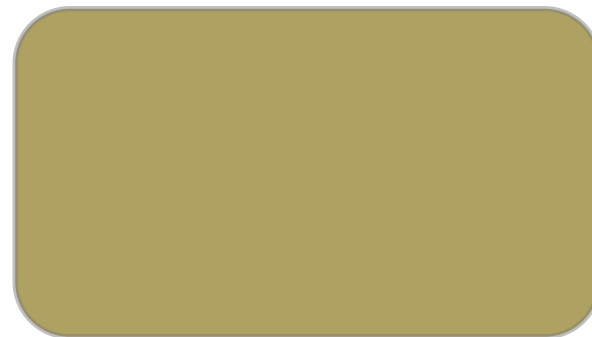
## SECTION 4.7 – SOFT EARTHEN COLORS



Perfect Griage  
SW 6073



Netsuke  
SW 6134



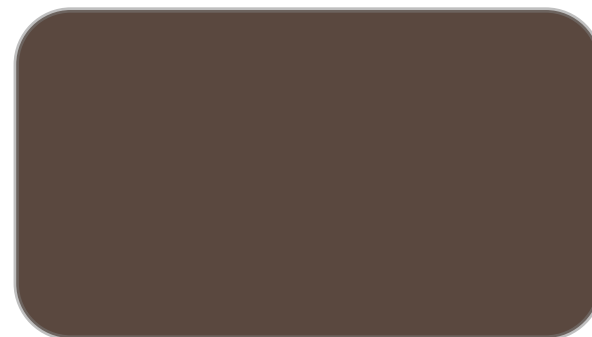
Edgy Gold  
SW 6409



Dry Rock  
SW 7502



Hot Cocoa  
SW 6047



Chateau Brown  
SW 7510





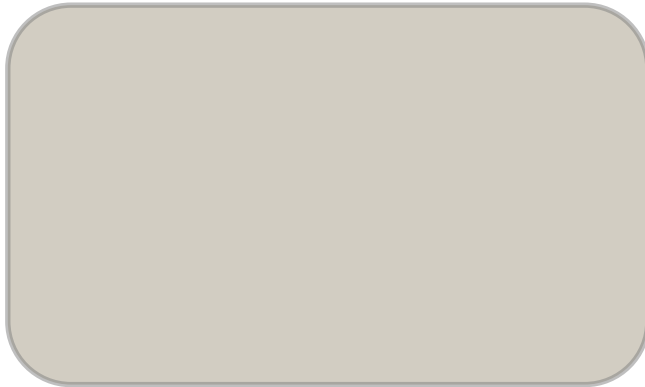
## SECTION 4.8 – AMERICAN CLASSICS



Incredible White  
SW 7028



Agreeable Gray  
SW 7029



Anew Gray  
SW 7030



Fiery Brown  
SW 6055





## STAFF COLOR PICKS



## SECTION 5.1— CLASSIC TONES



Gray Matters  
SW 7066



Nebulous White  
SW 7063



Tricorn Black  
SW 6258



## SECTION 5.2— MODERN PAIRINGS



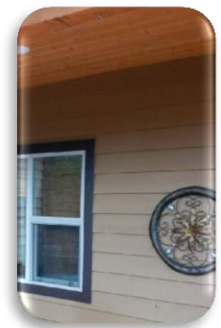
Cardboard  
SW 6124



Urbane Bronze  
SW 7048

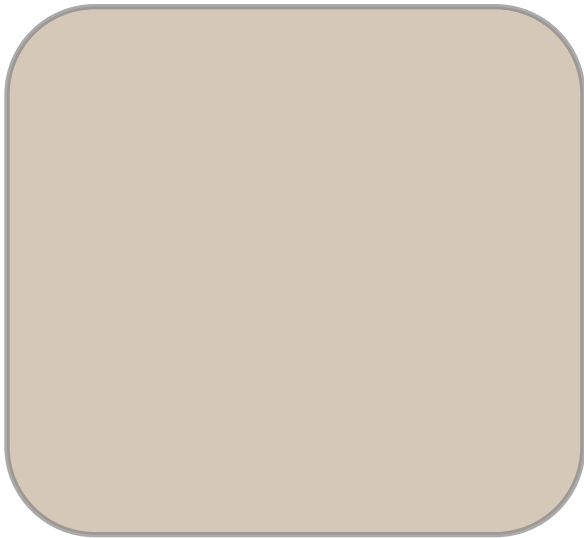


Mediterranean  
SW 7617

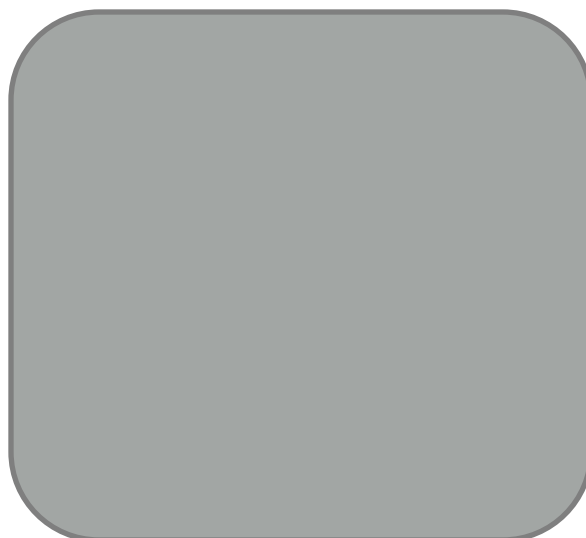




## SECTION 5.3— SUBTLE ESSENTIALS



Simplify Beige  
SW 6085



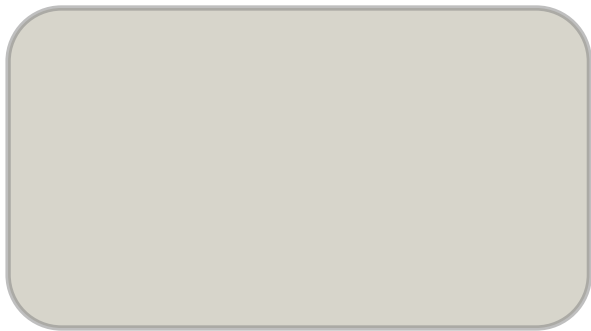
Gray Birch  
SW 3013



Sealskin  
SW 7675



## SECTION 5.4 – CRISP MODERN



Maison Blanche  
SW 7526



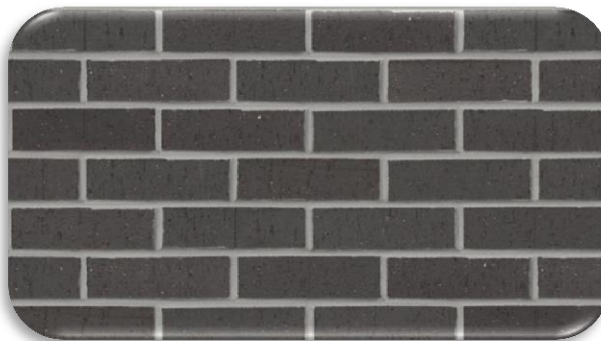
Outerspace  
SW 6251



Manor House  
SW 7505



Storm Cloud  
SW 6249



Acme Brick  
Onyx Velour



Buff Stone Tile

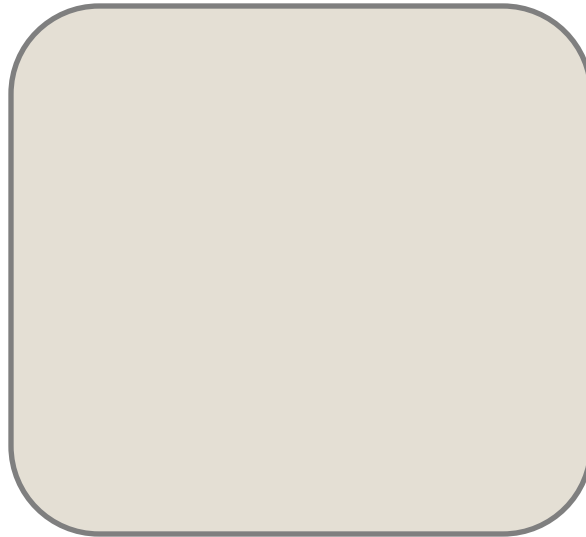




## SECTION 5.5 – CLASSIC BRICK



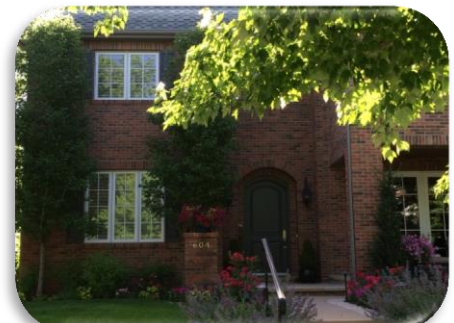
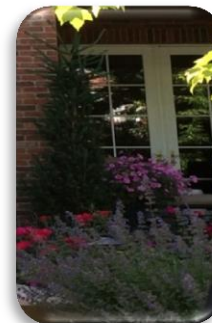
Caviar  
SW 6990



Aesthetic White  
SW 7035



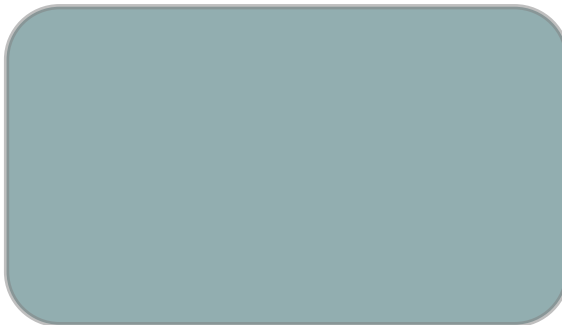
Boral Brick  
Berkshire – Salisbury Collection



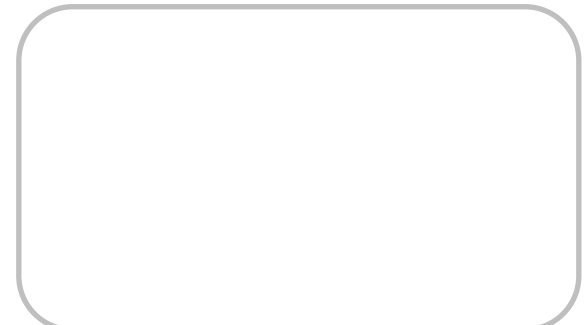
## SECTION 5.6 – EXQUISITE ACCENTS



Chop Sticks  
SW 7575



Poolhouse  
SW 7603



Pearly White  
SW 7009



Eldorado Stone  
Sierra Mountain Ledge



Standing Seam Copper





## SECTION 5.7 – COOL CLASSICS



Software  
SW 7074



Indigo Batik  
SW 7602



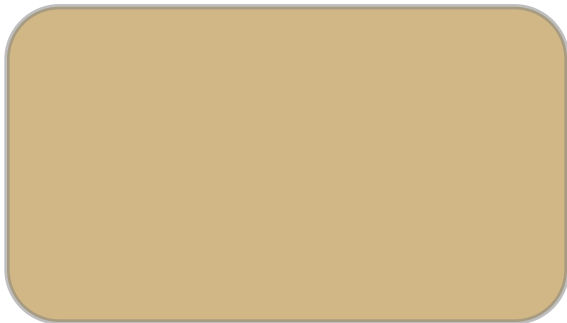
Site White  
SW 7070



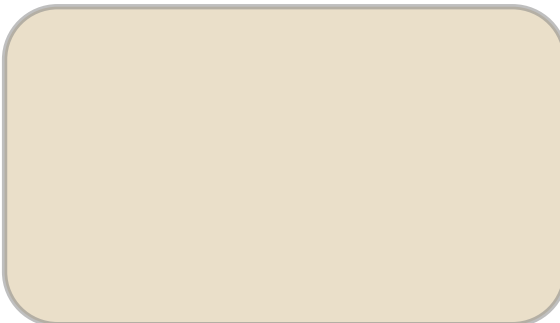
Acme Brick  
Harvard 80D



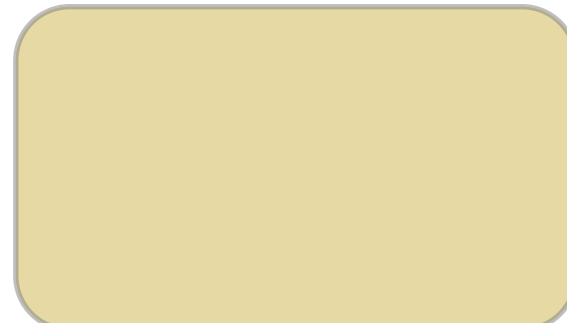
## SECTION 5.8 – WARM RUSTIC



Restrained Gold  
SW 6129



Navajo White  
SW 6126



Ivoire  
SW 6127



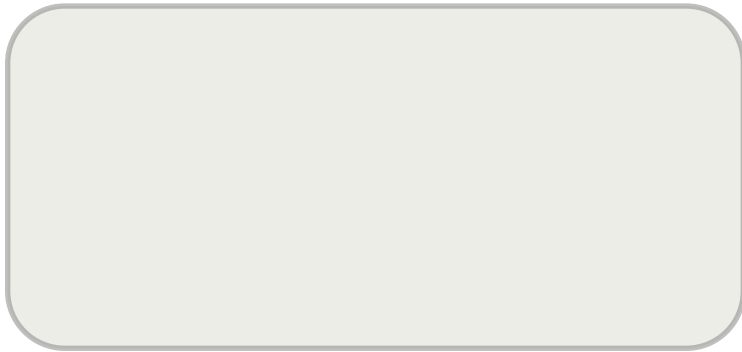
Chestnut  
SW 3524



Cultured Stone  
Bucks County  
Southern Ledge stone



## SECTION 5.9 – BOLD DEFINITION



Canvas Tan  
SW 7531



Red Barn  
SW 7591



Sealskin  
SW 7675



Gallant Gold  
SW 6391

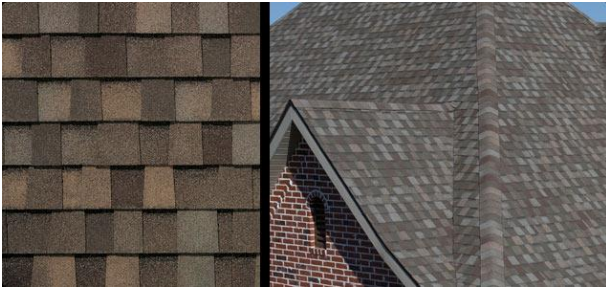






## SECTION 6.1 – ASPHALT SHINGLE ROOF

Asphalt shingle in The Farm is selected using Tamko roof products. Please note that manufacturer substitutions are allowed.



Natural Timber



Rustic Slate



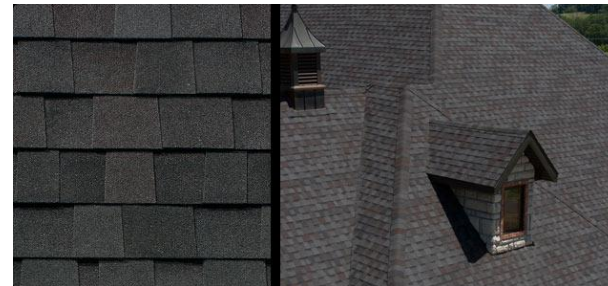
Rustic Black



Autumn Brown



Weathered Wood



Black Walnut



Rustic Evergreen



Thunderstorm Grey



## SECTION 6.2 – CONCRETE TILE ROOF

Roof tile selections are based from Monier LifeTile. Slate and shake tile in Brown, Slate, Green and Dark color hues are permitted. Barrel tile and “S” profiled tiles are not permitted as these tile selections are generally used for Italian and Spanish style homes. Lighter roofs will be reviewed on a case-by-case basis. Please note that manufacturer substitutions are allowed.

### Monier LifeTile Profiles

Saxony Shake

Saxony Slate

Madera

### COLORS



Teton



Black  
Canyon



Cheyenne



Western  
Trail



Rocky  
Mountain  
Cobblestone



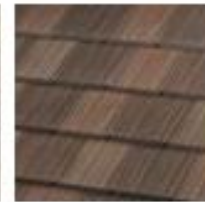
Rocky  
Mountain  
Woods



Telluride



Meadowlark



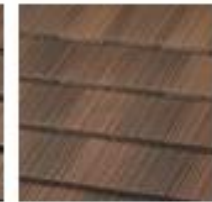
Mesa



Prairie  
Green



Escalante



Moab



Windsor



New Bark





## SECTION 6.3 – STONE AND BRICK

Due to the various architectural style blends and modern interpretations, stone colors will be reviewed on a case-by-case basis. The Design Review Board recommends using either Eldorado Stone or Cultured stone veneer, however, substitutes are permitted. Brick is also allowed and encouraged. Stone and brick should be visually pleasing and fit the home and architectural style appropriately. The following stone profiles are permitted for use in The Farm.

### Eldorado Stone Profiles

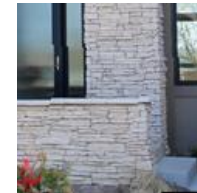
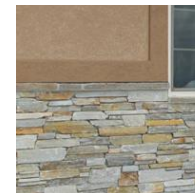
Ashlar  
Bluffstone  
Cliffstone  
Coarsed Stone  
Coastal Reef  
Cobblestone  
Country Rubble  
Cut Coarse Stone  
Cypress Ridge  
European Ledge  
Fieldledge  
Hillstone  
LedgeCut33  
Limestone  
Mountain Ledge  
RoughCut  
Rustic Ledge  
Shadow Rock  
Stacked Stone  
Top Rock  
Weather Edge

### Cultured Stone Profiles

Ancient Villa  
Cobblefield  
Coral-Stone  
Country Ledgestone  
Del Mare Ledgestone  
Dressed Fieldstone  
Drystack Ledgestone  
European Castle Stone  
Limestone  
Old Country Fieldstone  
Pro-Fit Alpine Ledgestone  
Pro-Fit Ledgestone  
Southern Ledgestone

### Brick

Various manufacturers and reviewed on a case-by-case basis.



## SECTION 6.4 – OTHER COLOR DETAILS

### SECTION 6.4.1 GUTTERS, DOWNSPOUTS AND VENTS

The color of all gutters, downspouts, flashing, sheet metal, vent stacks, pipes shall match the surfaces to which they are attached or from which they project.

### SECTION 6.4.2 DECK RAILING AND PORCH RAILING

Vertical deck and porch railing should visually complement the home in color and railing style.



Images courtesy of and further inspiration is available at:

[houzz.com](http://houzz.com)

[sherwinwilliams.com](http://sherwinwilliams.com)

[eldoradostone.com](http://eldoradostone.com)

[boral.com](http://boral.com)

[tamko.com](http://tamko.com)

[google.com](http://google.com)