

SMY LEGEND
DESIGN GUIDELINES
September 2004



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ARCHITECTURE
PLANNING

LANDSCAPE ARCHITECTURE BOULDER | TELLURIDE

October, 2004

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INTRODUCTION



Who Uses These Guidelines?

A successful community depends on setting, view corridors, recreation amenities, environmental sensitivity, architecture, and the economic market. We believe that the physical appearance of the site, architecture, and landscape is critical to the success of any community. Achieving a healthy and vibrant image is the goal of these guidelines. They advocate a strong and consistent community design vision at Sky Legend, with architecture and landscaping that are reflective of the rural Colorado region. To that end, we have established this Design Guideline document to assist you in creating residential homes and landscapes that are consistent with this goal.

How the Design Guidelines are Organized

These Design Guidelines provide prospective builders and lot purchasers (and their consultants), with a clear statement of the design Principles and Guidelines for development within Sky Legend. The description of design Principles, coupled with specific Design Guidelines are intended to assist in the identification and implementation of a strong, consistent design direction and level of quality. In addition, a variety of graphic images have been assembled to assist builders and lot purchasers (and their consultants), in the design of homes and landscapes. After reviewing this document, builders and lot purchas-

ers (and their consultants), will have a clear and concise design direction and the knowledge necessary to produce creative and aesthetically pleasing Site Planning, Architecture, and Landscape concepts. The intent of these guidelines is to encourage creative individual site planning, architectural, and landscaping statements, that when viewed as a whole, produce an equally outstanding community environment.

These design guidelines are to be used by builders and lot purchasers (and their consultants), developing new homes within Sky Legend. The design guidelines will also be used by the Sky Legend Design Review Committee (DRC) relative to proposed development and conformance with the Town of Gypsum's Development Code. However, conformance with the Town of Gypsum's Development Code shall not be the responsibility of the DRC.

The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to encourage creativity on the part of builders and lot purchasers (and their consultants).

This document is divided into six major components that include:

1. Introduction

The Introduction component outlines the Purpose and Intent of the Design Guidelines and describes how the document is organized and who is the ultimate user. Included is an explanation of legal provisions including Conflicts With Other Regulations, Waivers, Amendments and Supplements, and Approvals.

2. Architectural Precedents

The Architectural Precedents component presents various architectural vernaculars or movements that have influenced the design of rural-oriented buildings located within Colorado. These regional architectural influences, which include the cabins and lodges of the Adirondack "Great Camps; the structures of the National Park Service; the utilitarian Mining Camps of the Far West; the Ski Resorts of the Rockies; and the Ranch and Farm compounds of High Prairie Colorado, have been documented in an attempt to provide builders and architects with the inspiration and historical influences necessary to construct homes within Sky Legend.

3. Environmental Settings

The Environmental Settings component outlines the establishment of four distinct Ecotones that encompass the physical environment of Sky Legend. These Ecotones, which include The Bluff Edge, The Upper Reaches, Middle Woodlands and Washes, and Down Valley, are characterized by distinct environmental settings exhibited by varying topographic conditions and plant life that create unique settings for varied architectural expressions. The intent of documenting these Environmental Settings is to match each setting with harmonious architectural prototypes that integrate seamlessly with the physical attributes of each environmental tableau.

4. Site Planning

Site Planning guidelines for Sky Legend are designed to promote and preserve the rural character and ambiance of this community through the sensitive siting

and location of homes within this unique environment. The Site Planning component includes creative design criteria that encourage the preservation of significant native vegetation, natural physical features, such as rock outcroppings, and topography variation, while enhancing views to surrounding open space amenities and off-site features, including views of the valley and distant mountains.

5. Architecture

The Architecture component is concerned with the design and aesthetics of the single family detached home. This component deconstructs the single family detached home into a series of architectural elements (e.g., Building Massing; Roof Form; Façade Articulation; Columns, Piers, and Posts; Building Materials) and applies Principles and Guidelines tailored to addressing specific design issues. While the design criteria contained in this component applies to any architectural style, certain building characteristics indigenous to rural Colorado are advocated. (see Architectural Precedents)

6. Landscape Architecture

The Landscape Architecture component contains design Principles and Guidelines tailored to addressing issues specifically related to traditional Merchant Built and Custom lots and their transition to adjacent lots, open space, and the streetscape. Various elements have been formulated, including, Native Landscape Preservation, Enhanced Landscaping, and Fences and Walls to name a few. These guidelines are designed to encourage front, side, and rear yard landscapes that complement their immediate setting, encourage privacy, promote

streetscape continuity, and contribute to the overall rural Colorado landscape image.

Conflicts with Other Regulations

In addition to these Guidelines, builders and lot purchasers (and their consultants) at Sky Legend are expected to meet all the criteria established by the Town of Gypsum in relation to the Town's Development Code.

All development within the Sky Legend Community shall comply with the codes and regulations of all Local, State, and Federal bodies and agencies, including, but not limited to, the Town of Gypsum. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&R's) adopted for Sky Legend.

The Sky Legend Design Guideline document may be more restrictive than, but does not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the most restrictive standards shall apply.

Waivers

The Master Developer (Sky Legend, Inc.) or DRC shall have the right, from time to time, to waive, at its sole discretion, any provisions of this Design Guideline document as may be applied to any specific site, architectural, or landscape plan. No such waiver shall be construed or

held to be a waiver of any provisions of this Sky Legend Design Guideline document, or of the same provisions as to any other party.

Amendments and Supplements

This Sky Legend Design Guideline document may, from time to time, be amended or supplemented by the Master Developer (Sky Legend, Inc.) at its sole discretion. Any such amendments shall be applicable to all development plans that are subsequently submitted for review and approval to the Master Developer (Sky Legend, Inc.) and DRC.

Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the Master Developer (Sky Legend, Inc.) or DRC. Any approval pursuant to these Design Guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no liability as a result of such approval.

**ARCHITECTURAL
PRECEDENTS**



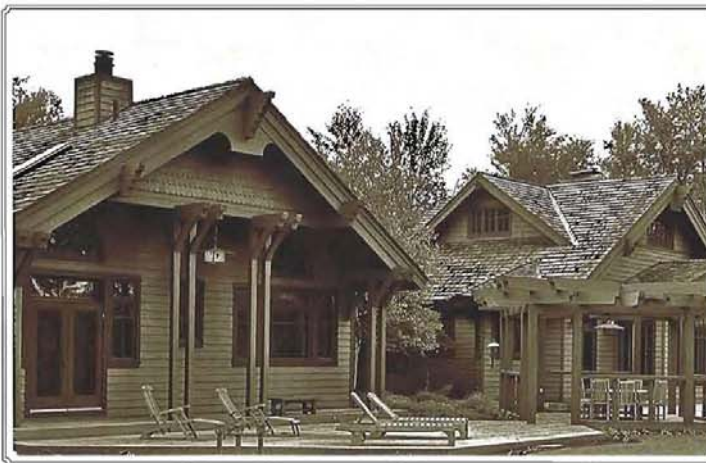
G R E A T C A M P S

During the late nineteenth century and early twentieth century, wealthy families constructed both simple and elaborate vacation cabins and cottages most notably in the Adirondacks that came to be known as Great Camps. Built, constructed, and ornamented utilizing natural indigenous materials, Great Camp architecture was designed to reflect the natural environment. Spurred on by a growing and affluent middle class with leisure time, summer camps, spas, hot spring hotels, and seaside resorts were designed and constructed to extol the virtues of clean air, water, solitude, and wilderness itself!

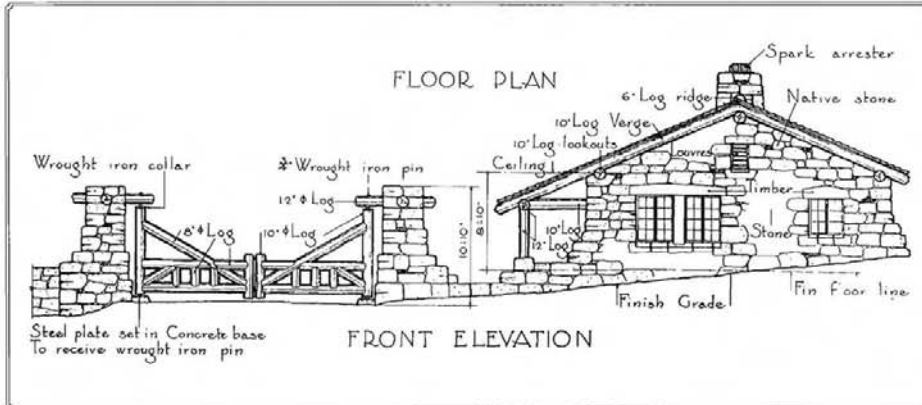
Great Camps were typically composed as a collection of individual buildings, such as cook and bunk houses that accommodated separate functions, designed to prevent fires from spreading from one structure to another. The entrances to Great Camp buildings included stoops and covered porches that were designed to “announce” entrance. Roof forms ranged from steeply pitched alpine designs, intended to shed snow and rain, to shallower-pitched Swiss chalet roof forms with broad eave overhangs designed to hold the snow as insulation.

Great Camp buildings were constructed using indigenous materials. Stonework consisted of stones pulled from the water or ground near the job site – primarily washed river rock, fieldstone, or cut and hewn granite – used for foundations and chimney stacks. The most notable siding materials include milled logs, cedar shingle siding, and horizontal rough-milled clapboards that project a rustic woodland image. Roofs were commonly clad with cedar shingles or sheet metal. Ornamentations included the use of elaborate twig work, (which consists of natural limbs and branches used as decorative balustrades), multi-paned windows, window shutters, and ornate ironwork.

ARCHITECTURAL VERNACULAR



ARCHITECTURAL VERNACULAR



NATIONAL PARK SERVICE

The National Park Service (NPS), established in 1916, was instrumental in creating a rugged and enduring architectural vernacular indigenous to the rustic frontiers of the American West. Commonly referred to as "parkitecture", the history of NPS architecture stems from the roots of the Arts and Crafts Movement, first experienced in the Great Camp architecture of the Adirondacks. National Park Service Architects of the early 1900's borrowed freely from the emerging "back to nature" movements related to the Craftsman, Shingle, Prairie, and Mission styles of architecture, often with underlying European chalet influences. What eventually evolved was an All American architectural vernacular that embodied the optimism of an emerging populace hell bent upon experiencing the "great outdoors" of the American West.

The stylistic uniqueness of National Park Service architecture is born out of a philosophy that buildings must harmonize with the natural landscape. The intent within mountainous settings was to construct structures composed of natural indigenous materials such as massive hand hewn wood timbers, generous stone boulders, elaborate ironwork, redwood and cedar shingles, and gnarled tree limbs designed to harmonize with the natural environment. To accomplish this, these materials were commonly over-scaled to insure that the structures themselves would not be unreasonably under-scaled in relation to surrounding large trees, rough terrain, and vertical cliff faces. NPS roof structures were also robust. Heavy walls of stone and timber, as were requisite to harmonize with the natural environment, were crowned with ample roof forms and materials of a related character and scale. Gable beams ends were oversized; eave lines thick, and roofing materials appeared correspondingly heavy and durable. All of these elements were combined and orchestrated to match the grandeur of their natural surroundings.

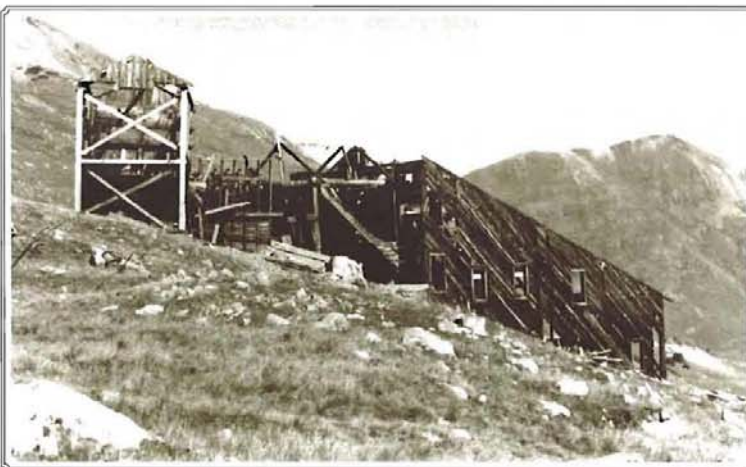
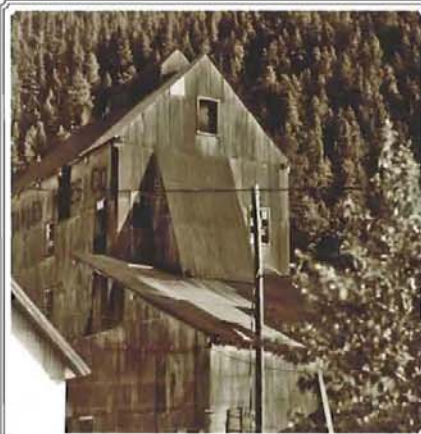


MINING CAMPS

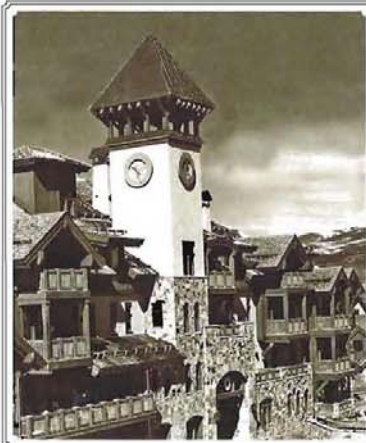
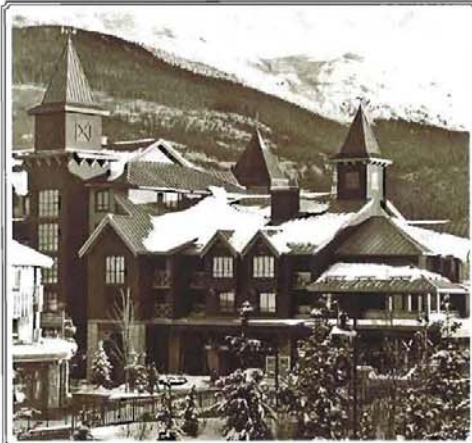
During the nineteenth century, many young men tramped west to claim their fame and fortune in the mining camps of Colorado and the Far West. Looking for a better life, men caught up in "gold fever", uprooted friends and families, and rushed to the gold fields of the American West in search of placer (surface panning) gold. Once mining went underground, it was no longer a one-person operation. Instead, mining became an extremely expensive proposition that required roads to be built, buildings (assay offices, blacksmith shops, stables, boarding houses, and saloons) constructed, boilers hauled in, shafts to be dug, hoists to be installed, and mills assembled. In essence, mining camps had to be built from scratch, usually in remote mountainous environments with extreme topographic conditions, thus becoming the overnight "boom towns" of the American West.

The architecture of the American mining camp was dully utilitarian. Mining structures included head frames, a steel or timber A-frame structure supporting a sheave wheel designed to extract gold ore by cable; mill houses arranged in descending steps on the slant of a hillside, constructed of timber and clad with wood board and batten or corrugated metal designed to process raw ore; and aerial tram towers, constructed of wood timbers functioning to defy gravity, with heavy ore-laden buckets traveling down the cable, pulling up the lighter ore buckets loaded with supplies. Ironically, these tram structures would become the precursor to the modern day ski lifts and gondolas of the American ski industry.

ARCHITECTURAL VERNACULAR



ARCHITECTURAL VERNACULAR



S K I RESORTS

The origins of ski lodges and resorts can be traced to the European Alps of the nineteenth century. With the start of tourism in the Alps, European sightseers would visit the mountain villages of Switzerland in the summer months to view the wonders of nature, experience the pristine alpine environment, and thrive in the rarefied air. Eventually, travelers would over-winter in the Alps, learning the new fashionable sport of skiing.

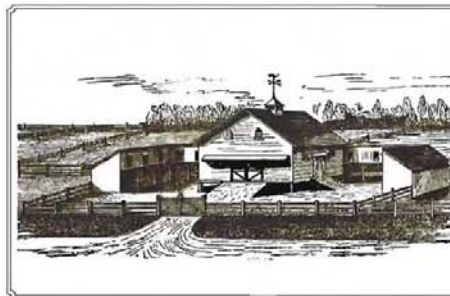
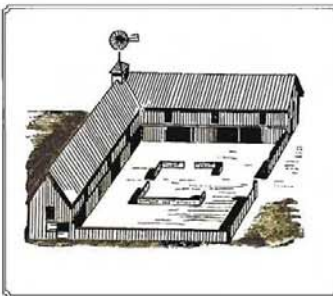
Driven by the 1928 Winter Olympics Games, St Moritz and other ski resorts would attract wealthy tourists, with skiing immersing as the quintessential sport attracting an urban clientele. After World War II, servicemen returning from the European theater, most notably soldiers from Colorado's Tenth Mountain Division, would adopt the European ski aesthetic by developing American ski resorts such as Vail Colorado, which resembled the Swiss villages and ski resorts of the Alps, most noticeably Zermatt. These early American ski resorts, mimicked the European ski resort image by creating chalets characterized by stone and timber facades, small shuttered windows, low-pitched roofs, wide eaves, and elaborately carved beams and balustrades that added to the charm of these early ski lodges. Eventually, however, the ski lodge aesthetic would evolve to the use of more indigenous architectural styles. These styles included ski resorts that adopted the Natural Park Service model of the Great Lodge, characterized by monumental stone and timber structures, to Contemporary Contextual establishments, such as Keystone, that would adopt a Colorado Mining vernacular composed of burly dimensional timber trusses, sturdy steel head frames, corrugated metal, wood board and batten siding, and stone foundations.

RANCHES & FARMS

The Western Ranch House was historically a practical, dusty, and unglamorous homestead, a place of hard work and scant leisure. The design of the Ranch House emanated from the working cattle ranches of high prairie Colorado and the mountainous dude ranches that punctuated the Western Slope. Ranch houses and outbuildings were designed to harmonize with the landscape responding to varying environmental and climatic conditions. Low rambling covered porches and verandas oftentimes characterize the Ranch house, transitioning upwards to two-story building masses. Historically, Ranch houses were practical, being composed of materials that were nearest at hand including stone, vertical board and batten siding, rough-hewn wood posts and beams, and sod, metal, or shake roofs.

The design of the Western Farmhouse was influenced by environmental conditions and the advent of the railroad. During the mid 1800's, modest Farmhouse dwellings were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills, could be moved rapidly and cheaply over long distances via the railroad. Thus, homes traditionally built with heavy materials, such as logs, stone, or heavy hewn frames were being abandoned for stick-built wooden Farmhouse dwellings. These dwellings were constructed with a light frame, commonly covered with horizontal clapboard siding, capped by metal roofs, and characterized by the iconic slow-slung wrap-around front porch.

ARCHITECTURAL VERNACULAR



**ENVIRONMENTAL
SETTINGS**



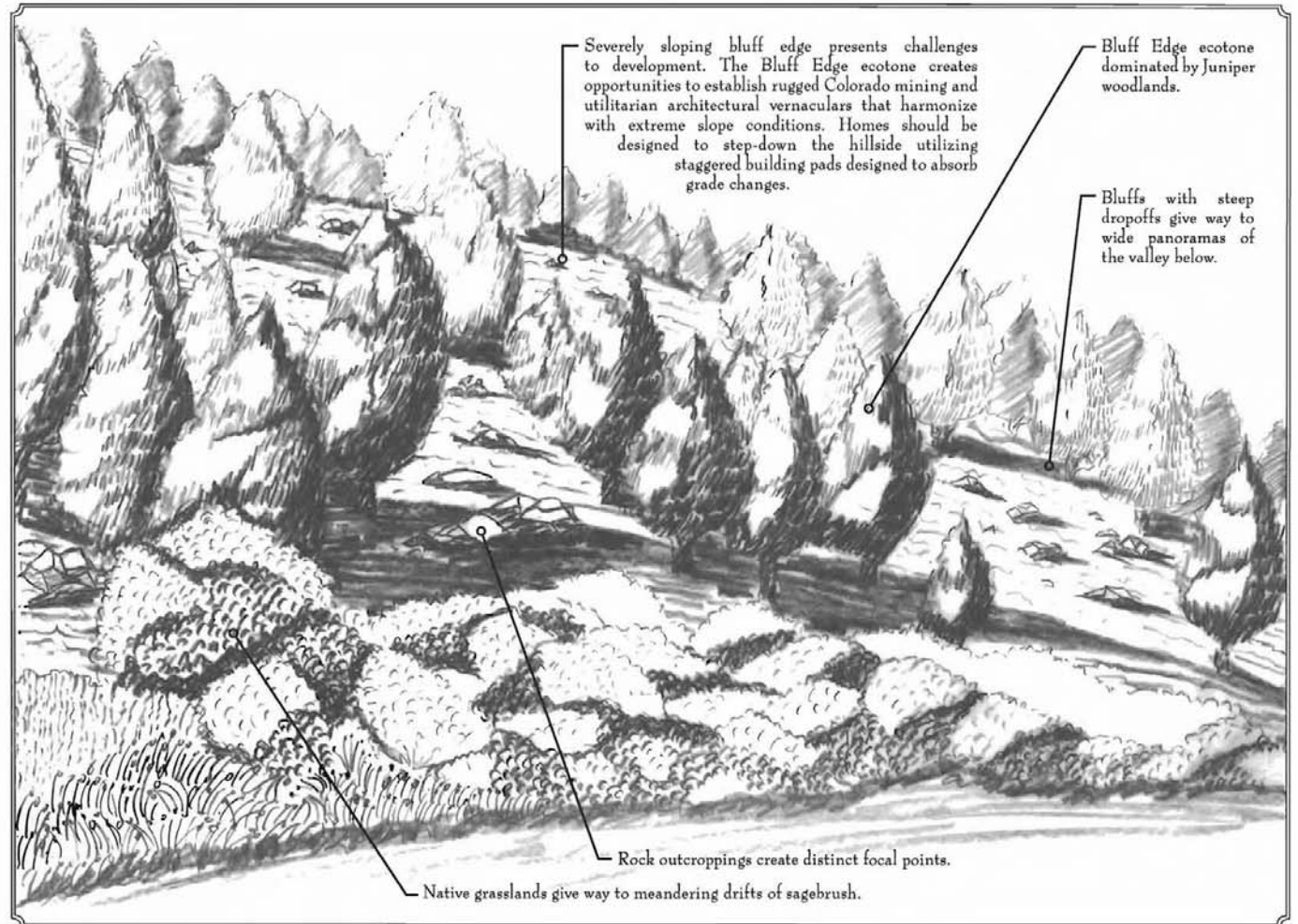
THE BLUFF EDGE

ENVIRONMENTAL SETTING

The Bluff Edge environmental setting is characterized by severe topography that is periodically interrupted by rock outcroppings and intermittent stands of low-growing conifer trees. The severe terrain, characterized by steep, rocky, inclines and poor soils, creates a local microclimate that helps sustain a Bluff Edge ecosystem that has adapted itself to this unique environment. Through the concept of plant species adaptation, a variety of plants, including Junipers, indigenous native grasses, wildflowers, sagebrush, and Prickly Pear cactus have successfully adapted to the Bluff Edge environment. To harmonize and preserve this sensitive natural setting, careful attention shall be given to using indigenous plant materials designed to integrate with this unique Bluff Edge environment which is highly visible from the valley bottom, below.

The Bluff Edge ecotone is dominated by extreme slope conditions that are inherently difficult to develop without sensitive dwelling siting, placement, and design. Homes located within the Bluff Edge ecosystem must harmonize with the natural environment. This is accomplished utilizing sensitive grading techniques that create little site disturbance, coupled with the use of indigenous building materials, such as stone and vertical siding, that harmonize with the natural environment while accentuating severe slope angles.

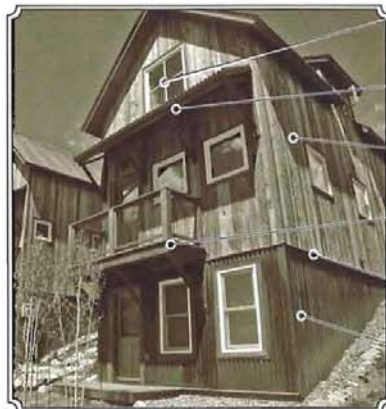
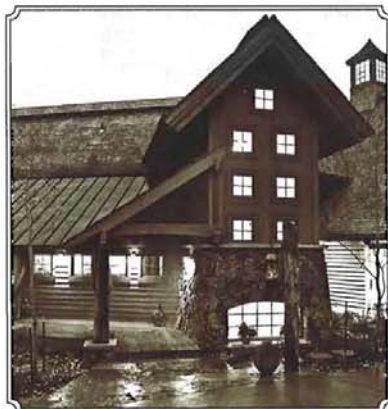
PROTOTYPICAL ECOTONE



PROTOTYPICAL ARCHITECTURE



- Tower element mimics Colorado mining vernaculars
- Rusticated corrugated metal roof projects a rugged rural architectural image
- Vertical board and batten siding mimics the verticality of the adjacent conifer woodland
- Single-story building mass functions as a stair-step to upper-story building masses. The home starts low at the edges and masses towards the center
- Substantial wood posts and brackets project a rustic image
- Front porch provides a semi-private transitional space from the outside to the indoors.



- Simple window divided by a cruciform adds character to the gable end
- Metal canopy shades upper story windows while reinforcing the mining vernacular
- Vertical siding reinforces the verticality of the slope
- Upper story balcony projection adds visual relief to the facade
- Individual floor levels absorb the grade changes within the structure
- Rustic corrugated metal siding forms a base or pedestal that anchors the home to the sloping ground plane

ARCHITECTURAL CHARACTERISTICS

Architectural Image:

- Bluff Edge architecture oftentimes imitates Colorado Mining vernaculars, historically designed to conform to rugged sloping site conditions.
- Use of utilitarian materials including rusticated corrugated metal, stone, and dimensional timber enforces the Mining vernacular.
- Utilitarian hardware including iron strapping, gooseneck lamps, and rustic roof materials, such as standing seam metal, project a rugged, rural image.

Building Massing:

- Vertical-oriented tower elements reflect Mining architectural vernaculars.
- Building masses are often a collection of subordinate shed-style volumes.
- Vertical-oriented building masses steep down the bluff edge, conforming to severe topographic conditions.
- Strong terraced building bases composed of stone anchor homes to the ground plane.
- Stone chimneys, tapering inwards as they rise upwards, oftentimes add vertical emphasis.

Roof Form:

- Multiple roof planes complement the collection of building volumes.
- Shed and gable roof forms mimic the slope of the site.
- Roofs are oftentimes characterized by shed roof shapes that mimic Mining architectural vernaculars.
- Roof pitches are moderate to steep, reflecting topographic conditions and the verticality of adjacent Juniper woodlands.
- Roofs are typically punctuated by shed wall or roof dormers and roof monitors.
- Eaves are oftentimes enclosed with substantial double fascia board.

Covered Entries and Porches:

- Single-story covered entries and porches function as transitional elements or stair steps to upper-story building volumes.
- Covered breezeways oftentimes connect homes to detached garages, mimicking mining structure catwalks and mine shafts.
- Ample covered porches provide a platform for outdoor entertaining, socializing, and leisure.

Structural Elements:

- Substantial dimensional timber posts, beams, and brackets project a rustic utilitarian image.
- Ample ridge beams support sturdy pitched roof forms.
- Substantial stone piers support front porches and rear decks.

Windows and Doors:

- Windows are vertical or square in shape, commonly with the square or upper sash of a vertical window divided into a simple cruciform (4:1).
- Ribbon windows commonly clustered into odd groups of three.
- Doors typically characterized by simple wood stiles and recessed vertical boards.
- Corrugated metal awnings oftentimes shade exterior windows and doors.
- Windows commonly defined by wooden lintels (above) and sills (below).

Building Materials and Color:

- Natural, untreated building materials including dimensional timber, stone, vertical board and batten, and tongue-in-groove siding.
- Ample stone foundations, and terraces anchor the home to the ground plane.
- Vertical corrugated metal used as a siding material reflects Colorado's Mining heritage.
- Building colors are commonly associated with naturally stained wood surfaces.
- Corrugated metal roofs and wall cladding are left to weather naturally, turning a rusticated rust color.
- Bright colors are used sparingly to accentuate window frames and muntins.

THE UPPER REACHES

ENVIRONMENTAL SETTING

Moderate to steep topographic conditions that occur within a forested ecosystem characterize The Upper Reaches environmental setting. The steep forested slopes, punctuated by drainage rivulets and swales, create a local microclimate that helps sustain coniferous plant materials, such as Penyon Pines, in addition to tufts of native grasses and sagebrush. To emphasize and preserve this natural setting, careful attention must be given to limiting site disturbance, preserving significant native vegetation, while establishing introduced native plant materials designed to integrate with the natural environment of The Upper Reaches.

Architecture located within this ecotone should be designed to contribute to the sense of place connected to the natural environment of The Upper Reaches. The goal is to use robust overscaled materials, such as heavy stone boulders, large oversized timbers, thick fascia, and rustic roof materials that can compete with the grandeur of the natural environment. Dwellings must be designed to accentuate the rugged timbered nature of the site by designing homes that reflect steep topographic conditions and the verticality created by dense stands of Penyon Pine trees.

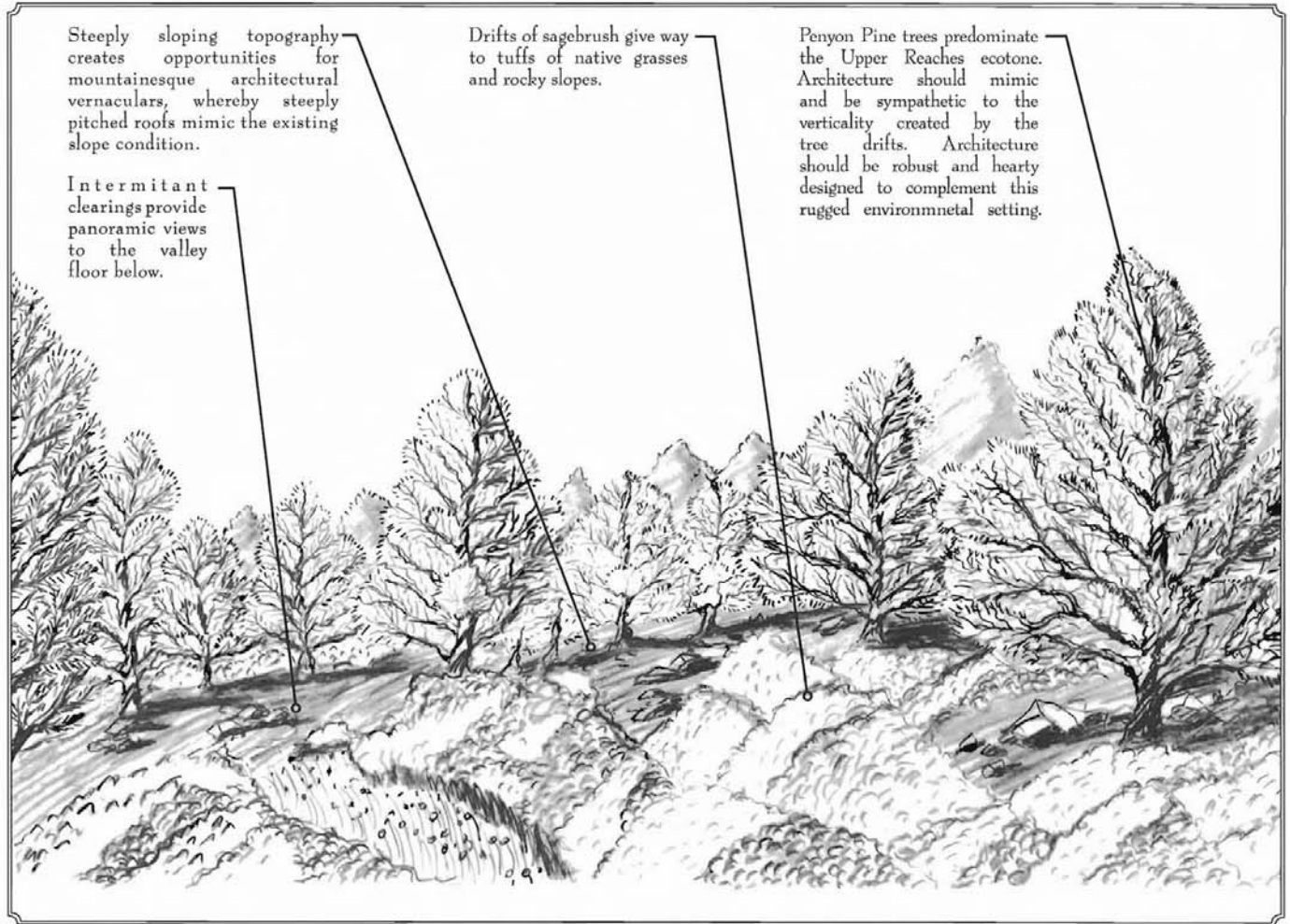
PROTOTYPICAL ECOTONE

Steeply sloping topography creates opportunities for mountaineous architectural vernaculars, whereby steeply pitched roofs mimic the existing slope condition.

Intermittent clearings provide panoramic views to the valley floor below.

Drifts of sagebrush give way to tufts of native grasses and rocky slopes.

Penyon Pine trees predominate the Upper Reaches ecotone. Architecture should mimic and be sympathetic to the verticality created by the tree drifts. Architecture should be robust and hearty designed to complement this rugged environmental setting.



PROTOTYPICAL ARCHITECTURE



- Steeply pitched gable roof forms mimic the slope of the site
- Substantial dimensional timber truss elements create a rugged image
- Ample double fascia board
- Window muntins and mullions create individual window panes
- Substantial stone chimney reflects the internal flue box tapering inwards as it rises upwards
- Substantial stone piers provide ample support for the outdoor deck anchoring the home to the ground plane
- Timber corbels support balcony projection
- Outdoor deck fully integrates with the building mass



- Spark arrestor mimics the pitch of the roof
- Steeply pitched gable roofs shed snow
- Battered stone chimney functions as an armature, punctuating the roofscape
- Exposed dimensional timber beams, trusses, and rafter tails project a rugged image
- Stone base functions as a natural extension of the ground plane
- Building materials including stone, corrugated metal, and cedar shingles create a rustic mountaineer image

ARCHITECTURAL CHARACTERISTICS

Architectural Image:

- Architecture is reminiscent of National Park Service structures found in alpine environments.
- Structures are reflective of an alpine environment characterized by strong building forms that respond to rough physical site characteristics and harsh climatic conditions.
- Use of unrefined materials such as natural stone, rough-hewn posts and beams, and wood wall cladding is reflective of the natural alpine setting.

Building Massing:

- Building volumes emphasize both vertical and horizontal masses.
- Building masses conform to the natural contours of the site, stepping down in a stair-step fashion to absorb grade changes.
- Stone foundations function as a natural extension of the ground plane, solidly anchoring the home to the earth.
- Asymmetrical building forms with a variety of articulations adds visual interest to home.

Roof Form:

- Large gable roof forms with multiple roof planes are dominate.
- Roof pitches are moderate to steeply pitched, reflecting the verticality of surrounding Pinyon Pine forests.
- Roof forms mimic moderate to steep slope angles.
- Gabled dormers punctuate the roofscape.
- Eaves are enclosed by substantial double fascia boards.

Covered Entries and Porches:

- Substantial gabled porticos accommodate deeply recessed entries.
- Single-story covered porches function as transitional element to larger two-story building masses.

Structural Elements:

- Large, rugged dimensional timber posts and beams project a rustic image.
- Substantial dimensional timber gable end tresses predominate, promoting an alpine mountaineer image.
- Ample dimensional timber ridge beams support moderate to steeply-pitched roof forms.
- Robust stone piers support front porches and rear decks.
- Exposed rafter tails project a rugged alpine image.
- Dimensional timber corbels support cantilevered building projections.
- Timber brackets support deep roof rakes.

Windows and Doors:

- Windows and Doors reflect the architectural style of the home.
- Windows are commonly vertically-oriented with divided lites.
- Modern horizontal slider windows are not conducive.
- Doors are hinged, swing-out type French doors.

Building Materials and Color:

- Natural, unrefined building materials including stone, dimensional timber, and cedar shake siding are prevalent.
- Vertical board and batten and tongue-in-groove siding reinforce the vertical sub-alpine image.
- Roofs are commonly composed of thick rugged cedar or concrete shakes, (which mimic the appearance and color of natural shake roofs), standing seam metal, or rusticated corrugated metal.
- Building colors include the natural browns associated with wood siding and timber structural materials.
- Natural wood stains are characterized by deep, rich earth tone colors such as olive and reddish-brown.

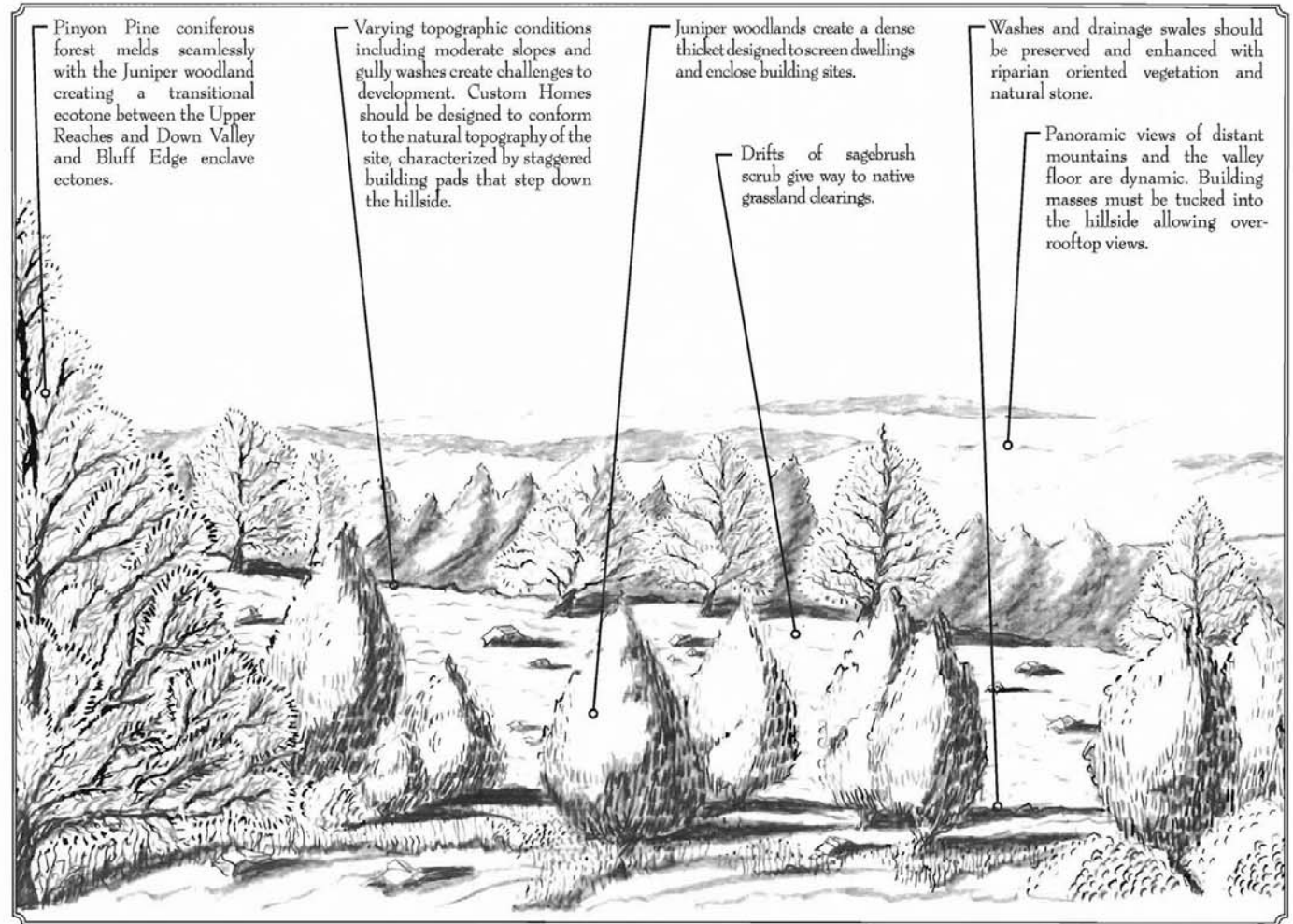
MIDDLE WOODLAND & WASHES

ENVIRONMENTAL SETTING

The Middle Woodland and Washes ecotone is characterized as a transitional zone located between the Upper Reaches and lower-lying Down Valley and Bluff Edge environmental areas. This ecotone is characterized by an ever-changing topography that is distinguished by moderate to gentle slopes that are oftentimes punctuated by deep washes and drainage swales. In addition, the Middle Woodlands and Washes ecotone functions as an intermediary region characterized by a melding of Pinyon Pine and Juniper forests that creates a unique microclimate that is capable of accommodating varying plant materials. The plants, including Junipers and Pinyon Pines, have successfully adapted to this ecotone, creating a diverse layering of native coniferous trees, sagebrush scrub, and indigenous grasses.

Dwellings located within the Middle Woodland and Washes ecotone must be designed to accommodate varying topographic conditions. Sites should be sensitively graded to create a series of stepped building pads capable of absorbing slopes. Middle Woodland and Washes architecture should be designed as a transition from the vertical-oriented steeply pitched dwellings of the Upper Reaches to the low-slung sprawling roof forms associated with Down Valley architecture. Middle Woodland architecture should also be a reflection of the natural environment characterized by the use of indigenous forest-oriented building materials, such as stone and wood shingles that echo surrounding coniferous forests.

PROTOTYPICAL ECOTONE



PROTOTYPICAL ARCHITECTURE



- Decorative spark arrestor punctuates the chimney cap
- Decorative gable end ornamentation
- Dimensional timber brackets support widely overhanging eaves
- Horizontal window opening divided by mullions creates a series of three vertically-oriented windows
- Rustic building materials such as stone and shingles project a rustic image
- Single-story covered porch functions as a transitional element or "stair step" to the second-story building mass
- Exposed rafter tails creates a rugged image
- Substantial wood box column supported by an ample stone pier
- Ornamental balustrade reflects the architectural style of the home



- Stone chimney terminates the roof top
- Moderately-pitched roof forms shed snow
- Shed wall dormer punctuates the roofscape
- Building materials including shingles, dimensional timber, and stone project a rustic image
- Single-story building mass functions as a transitional element to upper-stories
- Enclosed screened-in "camp" porch provides a platform for socializing, entertainment, and leisure
- Substantial stone pier supports the projecting balcony

ARCHITECTURAL CHARACTERISTICS

Architectural Image:

- Architecture is reminiscent of historic Great Camp structures found within a forested camp ground setting.
- Lodge facilities and associated outbuildings, such as cookhouses, are oftentimes clustered forming sheltered compounds.
- Structures are reflective of a forested environment, typically characterized by building masses that respond to varying topographic conditions and undulations that include moderate slopes and deep washes or gullies.
- Use of rustic woodland-oriented materials, including stone foundations and cedar shingle siding reflect a mountainous image.

Building Massing:

- One-story building elements such as covered entries, porches, and decks function as transitional elements to upper-story building masses.
- Single-story building forms often used in combination with two-story volumes.
- Building masses are commonly asymmetrical with the occasional formal symmetrical building mass.

Roof Form:

- A variety of varying roof planes and cross-gables add variety and visual interest.
- Structures are typically characterized by moderate to low-pitched gable roof forms.
- Commonly gable roof forms are characterized by large eave and rake overhangs.
- Roofscapes are commonly punctuated by gable or shed roof dormers.
- Gable ends decorated with shingles, latticework, or vertical battens.

Covered Entries and Porches:

- Covered entries and porches are ample, providing semi-private space designed to accommodate outdoor activities.
- Porches are oftentimes screened-in, designed to house outdoor dining facilities in a sheltered environment.
- Decorative and ornamental front porch and deck balustrades reflect the architectural style of the home.

Structural Elements:

- Battered stone piers composed of washed river rock, oftentimes support rustic wood posts or box columns.
- Stone piers function to anchor the home to the ground plane.
- Dimensional timber posts, beams, and brackets support widely overhanging eaves and rakes.
- Exposed rafter tails project a rustic rural image.

Windows and Doors:

- Windows and doors reflect the architectural style of the dwelling.
- Horizontal window openings are divided by mullions into a series of vertical-oriented ribbon windows.
- Ribbon windows sometimes clustered into odd-numbered groups of three.
- Vertical double-hung windows are common, with the upper sash being divided by muntins (3:1).
- Doors are typically hinged characterized by wood stiles and recessed vertical planking.
- Modern horizontal slider windows and doors are inconsistent with Woodland architecture.
- Lintels sometimes occur above windows, visually supporting window openings.

Building Materials and Color:

- Dwelling commonly clad with cedar shingles that are stained with a clear coat or a deep rich earth tone color such as olive, sage, or dark brown.
- Stone is sometimes used as a base material for foundations and structural piers.
- Roofs commonly clad with concrete shakes or composition shingles.
- Trim elements such as window frames, box columns, eaves, and rafter tails are sometimes painted with a complementary color that contrasts with the field color.

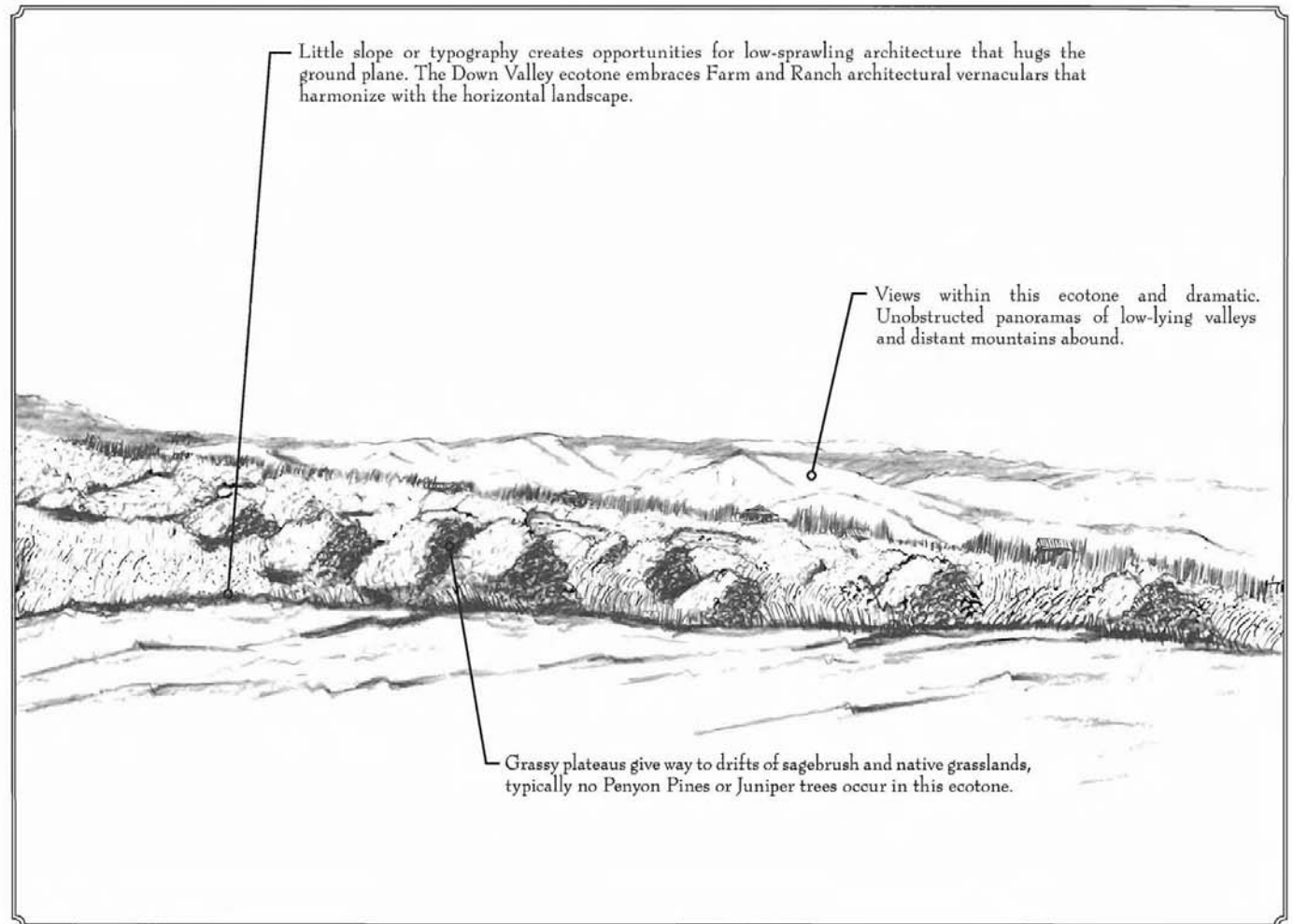
DOWN VALLEY

ENVIRONMENTAL SETTING

The Down Valley ecotone is dominated by a sweeping, broad flat plateau or bench located within the south-eastern portion of Sky Legend, with dynamic panoramic views of distance mountains and valleys. With little slope or topographic variation, coupled with a lack of significant large-scaled vegetation, the Down Valley ecotone is highly visible and exposed. The Down Valley ecotone is characterized by wide expanses of low-lying sagebrush scrub and native grasslands that create a horizontal landscape image. Introduced landscaping located within the Down Valley ecotone poses a challenge due to the high visual exposure characteristic of this site. Introduced plantings must maintain a low profile, similar to native varieties; ultimately creating a landscape image that is connected to the region and individual ecotone.

Architecture located within the Down Valley ecotone must respond to large flat expanses of earth and a vast horizon. This highly visible environmental setting demands architecture that is sensitive to the horizontal nature of the environment characterized by low-lying building masses that appear as an extension of the ground plane.

PROTOTYPICAL ECOTONE



PROTOTYPICAL ARCHITECTURE



- Ranch house starts low at the edges and masses towards the center
- Ample roof overhang shelters the ranch house from the elements
- Gable wall dormer punctuates the roofscape
- Rustic gable end windows peak towards the center, accentuating the pitched gable end
- Rusticated corrugated metal roof harmonizes with the natural environment
- Large low sweeping covered porch provides a platform for outdoor socializing, entertainment, and leisure
- Substantial posts and brackets support the covered porch roof
- Stone pier pedestal supports ample dimensional timber post, while functioning as a natural extension of the ground plane



- Low and squat building mass "hunkers down" harmonizing with the flat expanses of the valley.
- Building mass characterized by low-pitched gable roof form which transitions to the wide covered porch roof.
- Single-story covered porch functions as a transitional element to the upper-story building volume.
- Shed dormer punctuates the roofscape, complementing the low horizontal gable roof form.
- Horizontal clapboard siding accentuates the broad flat expanses of the Down Valley ecotone.
- Low pitched covered porch projects a Down Valley farmhouse architectural image.

ARCHITECTURAL CHARACTERISTICS

Architectural Image

- Architecture is evocative of Colorado Ranch and Farm structures found within high prairie settings.
- Structures evoke an agrarian image characterized by broad and relatively low profile buildings that embrace the horizon.
- Use of simple building materials such as board and batten and clapboard siding and metal roofs project a rural ranch or farmhouse image.

Building Massing:

- Building masses suggestive of utilitarian ranch and farm structures and outbuildings.
- Down Valley structures and out buildings oftentimes clustered to create traditional ranch and farm compounds.
- Building volumes emphasize simple horizontal masses.
- Broad single-story covered porches anchor the home to the ground plane.
- Building masses are commonly symmetrical composed of single-story covered verandas that telescope upwards to two-story building masses.

Roof Form:

- Large simple down-to-earth gable roof forms.
- Roof pitches are moderate to gentle, reflecting the horizontal nature of the ground plane.
- Gable dormers and monitors punctuate the roofscape.
- Roof overhangs are moderate to substantial, reflecting the broad flat nature of the Down Valley environmental setting.

Covered Porches

- Covered porches are broad and sweeping, functioning as outdoor living environments.
- Expansive single-story covered porches function as transitional elements to two-story building masses.
- Front porches are oftentimes wrap-around in fashion, designed to turn-the-corner, creating porch elements on multiple building elevations.
- Screened-in porches are sometimes present, creating opportunities for outdoor entertaining.

Structural Elements:

- Simple dimensional timber posts and brackets support covered porch elements.
- Stone piers sometimes support porch support posts.
- Unadorned exposed rafters project a rural ranch or farmhouse image.

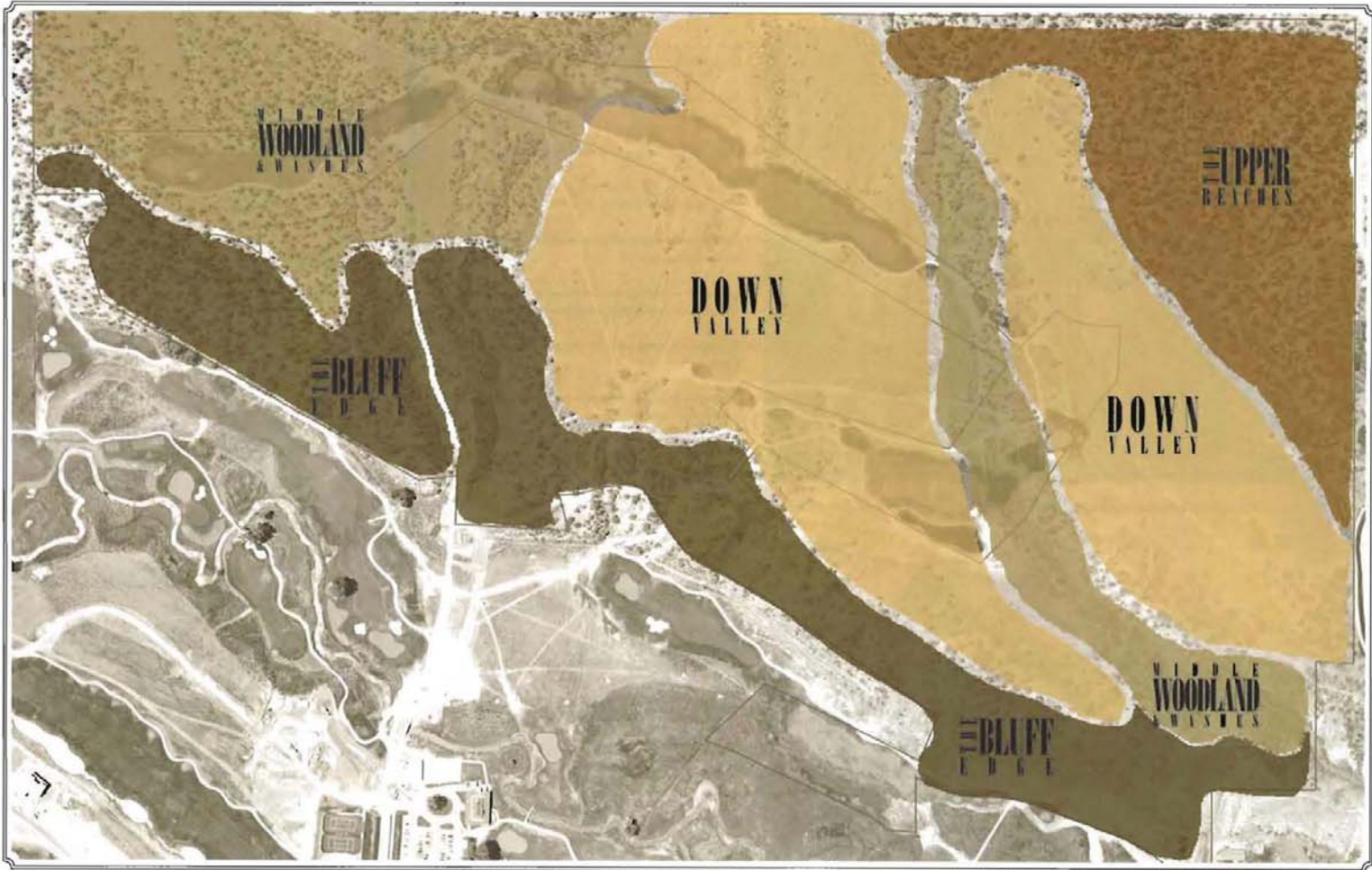
Windows and Doors

- Windows are commonly vertical in orientation, adorned by a simple cruciform muntin pattern (2:2).
- Windows typically reflect the pitch of gable ends, peaking towards the center.
- Horizontal window openings are commonly divided by mullions into a series of grouped vertically oriented windows.
- Doors are typically hinged, French type, characterized by wood stiles and crossbucks.

Building Materials and Color

- Rustic building materials including vertical board and batten siding, vertical tongue and groove cladding, and horizontal clapboards are common.
- Clapboard siding reinforces the horizontal nature of the Down Valley ecotone.
- Roofs are commonly composed of standing seam metal, composition, or corrugated metal.
- Ranch-oriented building colors are typically characterized by rich earth tones, such as natural wood shades or painted with red iron oxide, designed to mimic historic ranch buildings.
- Some buildings are painted white, evocative of classic farmhouses.

SKY LEGEND ECOTONES



SITE PLANNING



BUILDING SITING

PREMISE: Careful evaluation of existing natural site features, topographic conditions, views and viewshed contribute to architecture that is subservient to the natural beauty of Sky Legend. Building siting that grows from the findings of a thorough site analysis can help shape a home design that is sensitive to its natural surroundings and contributes positively to the desired indigenous vision of Sky Legend.

PRINCIPLES

№1

Site homes to conform to existing natural landforms, avoiding, when possible, significant existing physical features such as rock outcroppings and native vegetation.

№2

Create building envelopes and preservation areas designed to restrain development while preserving the cohesive fabric of undeveloped natural areas that weave the community of Sky Legend together.

№3

Site homes to preserve views of prominent off-site natural features, such as views of surrounding mountain peaks, the lower valley, open space, and the golf course.

№4

Preserve and integrate existing native features into the site, creating harmony between the natural and built environments.

BUILDING SITING & ORIENTATION

- Site homes to avoid natural site features such as significant slope areas, trees, boulders, drainage swales, and rock outcroppings.
- Orient homes to take advantage of sunny southern exposures and block strong cold winter winds.
- Site homes to assure the privacy of adjacent neighbors.

BUILDING ENVELOPES AND PRESERVATION AREAS

- Establish Building Envelopes for each individual Custom Lot based upon slope conditions, building setbacks, and the avoidance of significant natural features.
- Ensure that all site disturbances take place within the Building Envelope (See Enhanced Landscape Area, page VI-6), clear of any building setbacks, except for driveways and utilities.
- Preserve (or restore, if necessary) natural areas lying outside of the Building Envelope (See Native Landscape Preservation Area, page VI-4) to their natural undisturbed state.
- Preserve natural areas lying outside of the Building Envelope in order to maintain a natural landscape appearance, promoting continuity between individual Custom Lots.
- Prevent grading, vegetation removal, or site alteration within the Native Landscape Preservation Area.
- Do not delineate lot lines within Custom Lot neighborhoods. Soften the transition from the built environment to the natural landscape by orchestrating the placement of homes, landscaping, and fences.

VIEW PRESERVATION

- Preserve significant views of on and off-site amenities. The visual impact of a residence when viewed from other areas will, in the long run, be critically important to maintaining the scenic quality of Sky Legend.
- Site homes to quietly harmonize with, not detract from, the view of adjacent common open space areas, the public streetscape, and golf course.
- Consider not only views from adjacent on-site amenities, but also be considerate of distant off-site vistas to the home. When site planning, it is important to identify the location and extent of views to the home site as well as views from the home site.
- Identify and map all important views and vistas on the required Custom Lot Site Plan.
- Consider important off-site views to a home site from community amenities such as roads and the golf course as well as to consider views away from the home site.

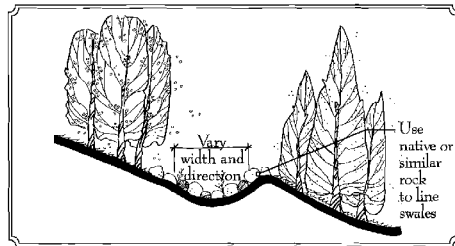


INCORPORATING THE NATURAL ENVIRONMENT INTO THE SITE

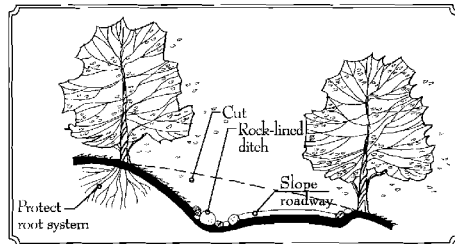
- ✪ Develop Custom Lot Site Plans that illustrate how existing natural vegetation and site features will be preserved and enhanced. Use protection devices such as construction fences to preserve natural features.
- ✪ Site homes around mature trees and large boulders rather than removing them.
- ✪ Locate homes or impervious surfaces away from areas of significant vegetation, extreme slope conditions, rock outcroppings, and drainage swales.
- ✪ Curve driveways around trees and large boulders, rather than removing them, or other features, in order to create a meandering driveway that preserves natural features.
- ✪ Preserve existing native vegetation during the Custom Lot Site Planning stage, ultimately limiting the amount of Enhanced Landscaping required to vegetate the lot.
- ✪ Identify and map all existing trees to be preserved within the Enhanced Landscape Area on the required Custom Lot Site Plan.
- ✪ Re-vegetate disturbed areas with native vegetation that have the best chance of long-term survival and are the least disruptive to the local ecosystem.
- ✪ Identify all site limitations on the required Custom Lot Site Plan including unstable soils, utility lines, casements, drainage swales, and steep slopes.

DESIGN CRITERIA

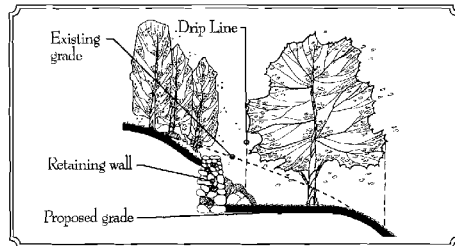
DRAINAGE, TREE PRESERVATION, & BUILDING SITING



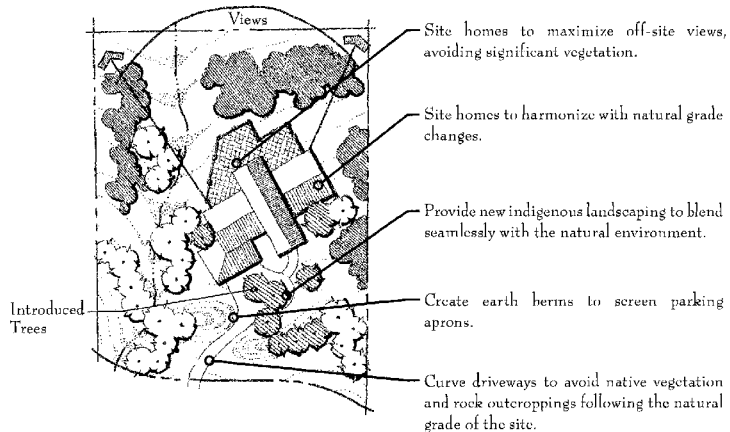
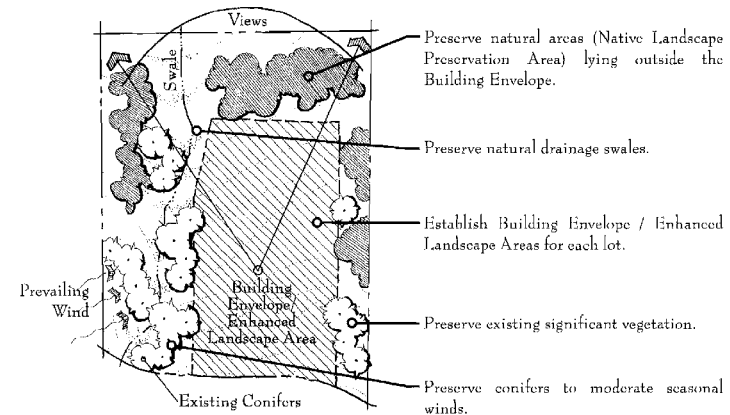
- ✪ Use native stone to line drainage structures, swales, and washes.



- ✪ Grade Custom Lot driveways to generally drain to a rock-lined ditch or culvert on the uphill side



- ✪ Provide retaining walls to create tree wells designed to preserve existing trees



GARAGES & DRIVEWAYS

IV-4

PREMISE: The design, orientation, and siting of driveways and garages should blend harmoniously with the main house structure and natural environment of Sky Legend. The garage entrance shall not be the primary focal point. Instead, every effort should be made to effectively minimize the presence and direct view of the garage opening and parking compound visible from the streetscape.

PRINCIPLES

№1

Sensitively integrate driveways that provide access to individual Custom homes with physical site elements and native vegetation.

№2

Discourage excessive driveway and garage apron areas. Design driveways and aprons to blend harmoniously with the natural environment of Sky Legend.

№3

Site and orient attached and detached garages to be subordinate to the main house, designed to create and enclose meaningful open space, in the form of screened auto compounds.

№4

Use opaque fences and walls intended to screen garage entrances and parking compounds, designed as a natural extension of the home's architecture.

GENERAL DRIVEWAY DESIGN CRITERIA

- ☛ Limit site disturbance by providing narrow driveways. Access driveways in most cases will have a significant impact on the site; consequently, care should be given to their planning and design.
- ☛ Design driveway cut banks for Custom Home sites to have the same natural "rolling" appearance as surrounding, natural topography, planted with native vegetation.
- ☛ Design each Custom Home site to accommodate one access driveway, only. Multiple or circular driveways accessing an individual Custom Lot shall not be permitted.
- ☛ Provide only one driveway access point (curb cut) for corner home sites. The access point should be taken from the minor street frontage.
- ☛ Protect significant native vegetation. When constructing Custom Home site driveways, builders shall protect the root systems of nearby native vegetation and avoid altering existing grades within their driplines.
- ☛ Design driveway slope transitions not to exceed eight percent (overall gradient) and 12 percent gradient at the steepest part.
- ☛ Provide a level driveway entrance transition area, a minimum depth of eight feet from the edge of the property line at the roadway.
- ☛ Minimize driveway pavement, especially in areas visible from public view.

DRIVEWAY SITING AND ORIENTATION

- ☛ Sensitively integrate driveways with natural topographic features. Site driveways to generally follow the natural contours of the site avoiding, when possible, existing significant natural vegetation and physical features such as rock outcroppings.
- ☛ Avoid long straight driveway orientations in order to maintain a natural meandering appearance.
- ☛ Site Custom Lot driveways where there is the least amount of cuts and fills. Carefully design and orient driveways to generally drain to rock-lined ditches and culverts on the uphill side.
- ☛ Orient driveways and garage aprons to receive maximum solar exposure in order to accelerate snowmelt and prevent ice build-up.

DRIVEWAY APRONS

- ☛ Design garage aprons to accommodate turning radiuses facilitating garage egress and ingress and the stacking of automobiles. Maximum two-car garage apron depth shall be 24 feet.
- ☛ Provide a level garage apron transition area a minimum depth of 16 feet.
- ☛ Screen garage apron compounds when visible from public view. Acceptable garage apron screening techniques include the following:
 - ☛ Low masonry garden walls (60 inch maximum height) as a direct extension of the home's building mass.
 - ☛ Low wooden screen walls (60 inch maximum height) as a direct extension of the home's building mass.
 - ☛ Undulating landscaped earth berms (48 inch minimum height).

DRIVEWAY & APRON SURFACING

- ☛ Limit impervious driveway surfaces. Paving materials for driveways shall have a dull, non-reflective surface and color that blends with the natural surroundings. Plain concrete shall not be permitted, due to its high level of reflectivity.
- ☛ Use acceptable driveway and apron surfacing materials. Permitted driveway and apron surface materials include the following:

Driveways:

- ☛ Hot-mixed asphalt paving (Custom Lots)

Aprons:

- ☛ Dyed integrally-colored concrete (organic pigment)
- ☛ Exposed aggregate concrete
- ☛ Stained concrete

- ☛ Avoid formal driveway edging such as concrete curbs.
- ☛ Construct Custom Lot asphalt driveways with minimum two-and-one-half inches of hot-mixed asphalt over four-inches of aggregate base.

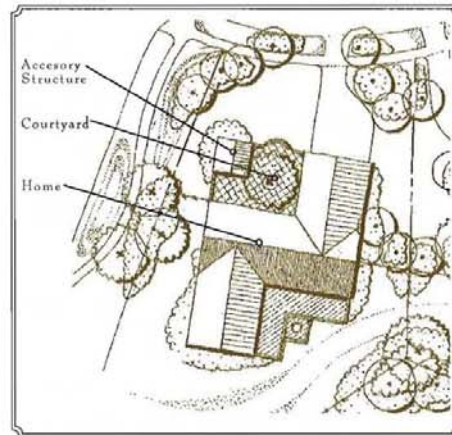
GARAGE LOCATION AND ORIENTATION

- ☛ Encourage askew garage orientations that eliminate view of garage entrances from public roadways.
- ☛ Encourage alternative garage orientations, such as side, detached, and multiple front-loaded structures, designed to eliminate street-facing garage entrances.
- ☛ Use connective elements such as breezeways, trellis structures, and pergolas to unite detached garages to the main house creating defined open space.

GARAGE LOCATION AND ORIENTATION

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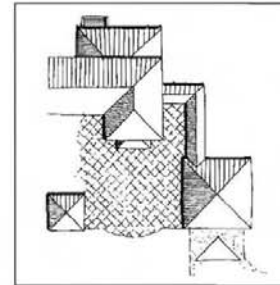
- ☛ Use solid wood fences and stone garden walls as a natural extension of the home, designed to screen garage openings and enclose parking compounds.
- ☛ Encourage garage orientations that are subordinate to the placement of the main house.



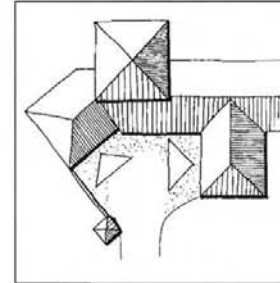
- ☛ Site and orient homes and garages to create meaningful defined open space, creating enclosed parking compounds, screened from public view.

DESIGN CRITERIA

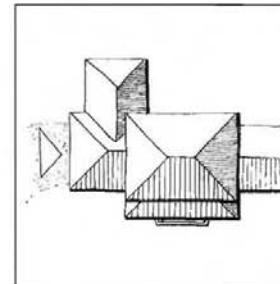
GARAGE ORIENTATION



Front loaded detached garage with connective breezeway.



Multiple front-loaded garages with askew garage angles. Notice how the garages and home frame and enclose the driveway apron, creating a defined and enclosed courtyard or parking compound.



Side loaded garage.

GRADING & DRAINAGE

IV-6

PREMISE: Site grading is designed to reshape on-site landforms for the purpose of accommodating structures and maintaining drainage patterns. When existing landforms must be altered as a part of the construction process, the altered areas should be re-created in a fashion that replicates the existing natural contours of the site. Site grading and drainage should occur with minimum disturbance to the homesite without altering natural drainage patterns as runoff leaves the impervious surfaces of the Building Envelope. Drainage runoff should be absorbed on-site, conveyed to natural common drainageways, captured in detention basins, or directed towards street gutters.

PRINCIPLES

№1

Grade individual lots for Traditional and Custom homes, to conform to the natural contours of the site, preserving significant natural features and native vegetation. Harsh “engineered-looking” slope angles shall be strongly discouraged.

№2

Prevent erosion through the employment of erosion control devices and imposed grading limits.

№3

Preserve natural drainageways and swales. Introduced drainage features shall be natural appearing, designed to emulate indigenous swales and washes.

GRADING & EROSION CONTROL

- ❖ Produce graceful grading contours. Grade lots to maintain the natural existing contours of the terrain.
- ❖ Contain all site grading within the Building Envelope (see Enhanced Landscape Preservation Area pg. VI-6) to create a natural-appearing transition between homesites, other adjoining lots, and the street.
- ❖ Avoid grading within the Native Landscape Preservation Area (see Native Landscape Preservation Area pg. VI-6) except for driveway access, erosion control, or utilities.
- ❖ Avoid abrupt mounds or sharp ground forms that do not appear natural. The completed composition of landforms shall appear natural within each Environmental Setting of Sky Legend.
- ❖ Avoid creating large level building pads within sloping Custom Lot neighborhoods. Instead, each building pad shall be terraced, integrating seamlessly with the natural contours of the site. Grade shall be taken-up within the dwelling's footprint.
- ❖ Avoid abrupt transitions between undisturbed Native Landscape Preservation Areas and the graded Building Envelope.
- ❖ Create a variety of slope gradients to provide a natural contoured appearance within graded slope areas.
- ❖ Grade lots to produce graceful contours, not sharp angles, by providing transition at the head and toe of slopes. When slopes exceed 3:1, terraced retaining walls shall be required (see Retaining Walls, page VI-13). Employ the following specific design criteria:
 - Grading should be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain within the limits of the Building Envelope (Enhanced Landscape Area).
 - Cut and fill slope banks should be determined by soil characteristics to prevent soil erosion and promote opportunities for revegetation. Under no circumstances shall slope banks exceed a maximum of 3:1, however, planting beds may exceed 3:1.
 - Retaining walls shall be composed of materials such as stone, reflective of the natural environment of Sky Legend.

GRADING & EROSION CONTROL

- ❖ Provide retaining structures such as native stone walls to protect trees and maintain existing grades near access drives and other graded areas.
- ❖ Employ erosion control devices. To prevent damage to the site and siltation of adjoining areas, use temporary barriers and drainage structures as needed. Erosion in all circumstances is to be controlled and contained on-site.
- ❖ In Custom Lot neighborhoods, provide an on-site Grading Plan that illustrates the proposed recontouring of the area around the building footprint, noting the main floor, and any outdoor patios/terraces.

DRAINAGE

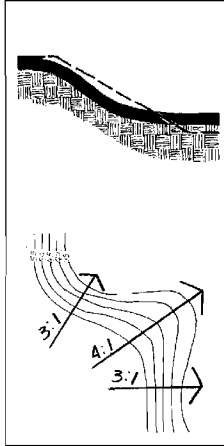
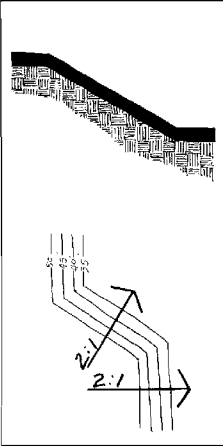
- ❖ Design natural-appearing drainage structures, swales, and washes using natural materials such as native stone.
- ❖ Encourage natural appearing drainage structures, swales, and washes using native materials that follow the natural contours of the site.
- ❖ The use of native stone to line drainage structures, swales, and washes shall be required. The use of exposed drainage pipe or impervious man-made materials such as concrete shall not be permitted.
- ❖ Direct storm water runoff away from home foundations. Runoff from impervious surfaces, such as roofs, driveways, and pavement areas shall be directed into natural swales, dispersed into shallow sloping vegetated areas, or directed towards the street.
- ❖ Prohibit the use of driveway curbs. Instead, on-site driveway and access road runoff shall be conveyed to rock-lined gutters and earthen washes.
- ❖ Prohibit cross-lot drainage. All drainage shall be contained on-site or directed towards a common drainageway, detention basin, or to the street.

DESIGN CRITERIA

CONTOUR GRADING

Don't Do This!

Do This!



Sharp engineered grading cut appears unnatural, creating a harsh and austere slope bank.

Soft grade contours reflect the natural contours of the site harmonizing with the natural environment.

Use stone foundation walls as a transitional element between the natural and man-made environment.

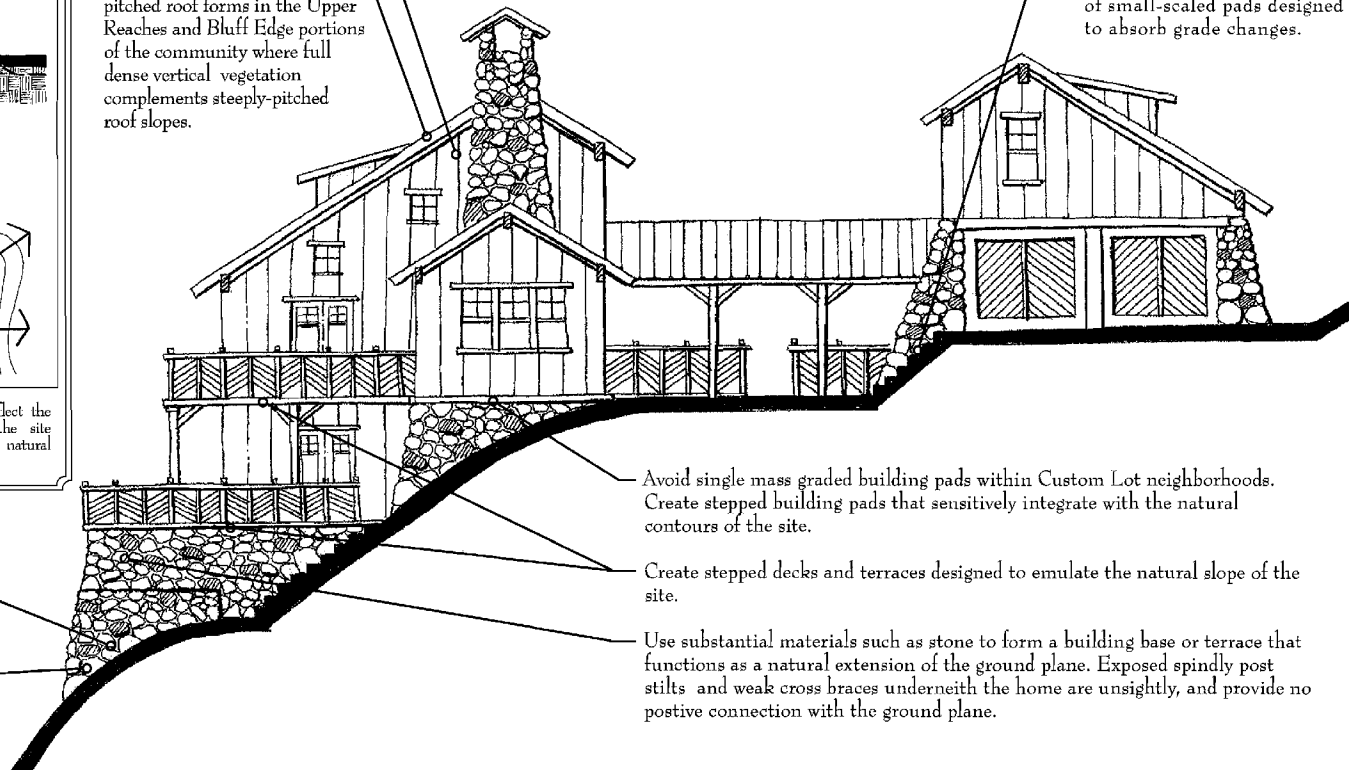
Use stone terraced pads to absorb grade changes

Design Custom Homes with a variety of floor levels designed to internally absorb grade changes.

Create roof forms that mimic the slope of the site. Use steeply-pitched roof forms in the Upper Reaches and Bluff Edge portions of the community where full dense vertical vegetation complements steeply-pitched roof slopes.

STEPPED BUILDING PADS

Avoid excessive grading within the Custom Lot neighborhood. Create a series of small-scaled pads designed to absorb grade changes.



Avoid single mass graded building pads within Custom Lot neighborhoods. Create stepped building pads that sensitively integrate with the natural contours of the site.

Create stepped decks and terraces designed to emulate the natural slope of the site.

Use substantial materials such as stone to form a building base or terrace that functions as a natural extension of the ground plane. Exposed spindly post stilts and weak cross braces underneath the home are unsightly, and provide no positive connection with the ground plane.



ARCHITECTURE



BUILDING MASSING

PREMISE: Building massing and roof form play key roles in creating homes that respond to varying topographic conditions and the diverse natural settings of Sky Legend. The articulation of the building mass adds richness, scale, and provides a foundation for visual interest and variety. The integration of roof elements, building forms, and design accents on building walls can help soften the architecture and provide visual interest and relief.

PRINCIPLES

№1

Use building masses and roof forms that reflect the topography and landscape image of each of Sky Legend's natural settings (Bluff Edge, Upper Reaches, Middle Woodlands, and Down Valley).

№2

Divide a home into three distinct parts: The base (foundation), middle (building facades), and cap (roof).

№3

Design homes in which the shape or mass of the home starts low at the edges and rises towards the center. A home's second-story shall appear lighter, with less weight, than the first-story.

№4

Soften rear elevation walk-out homes through the use of building projections, recesses, and tiered building masses, decks, and terraces.

BUILDING MASS

- ★ Integrate the building mass with the topography of the site, steeping the building mass up or down the natural grade.
- ★ Relate building mass to slope conditions. Use Asymmetrical building masses up-mountain, designed to conform to varying topographic conditions. Use Symmetrical building masses on flatter down-valley portions of Sky Legend.



- ★ Telescope building masses towards the center of the home. As the home rises, use smaller floor areas for upper stories designed to diminish boxy-appearing building masses.
- ★ Use single-story plate heights to help keep the apparent mass of the home within human scale. Full two-story wall massings shall be strongly discouraged.
- ★ Use single-story building masses such as covered porches as transitional elements to larger second-story building volumes.
- ★ Design homes as an integrated collection of individual subordinate volumes emanating from a dominant building mass, rather than a single boxy building form.
- ★ Encourage horizontally-oriented building masses that hunker-down, engaging the ground plane within the Down Valley ecotone. Use vertical elements, such as tower elements and lookouts, as accent pieces, designed as landmark icons, within the Bluff Edge and Upper Reaches ecotones.

BUILDING MASS

cont'd



- ★ Segment buildings through the use of pop-outs and building projections.



- ★ Break-up rear building masses. Provide a variety of roof plane breaks and wall planes that add visual interest to the rear façade. Integrate second-story deck roofs seamlessly into the fabric of the home.
- ★ Distinguish building divisions and façade articulations by emphasizing changes in embellishment, material, and color.

BUILDING BASE

- ★ Design house foundations as a natural extension of the ground plane, rather than separating the home from the land.

BUILDING BASE

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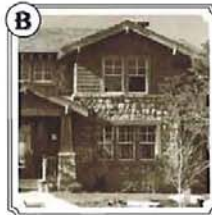


- ★ Rest the home on a distinguishable building base or pedestal, such as a stone foundation or wainscot designed to anchor the home to the ground plane.



- ★ Compose the base of heavier stone, cultured stone, or stucco materials designed to express mass and stability.

BUILDING GAP



BUILDING GAP

cont'd



- ★ Crown homes with roofs that provide deep roof overhangs, consistent with each of Sky Legend's natural settings: A) Upper Reaches; B and C) Middle Woodlands; D and E) Down Valley; F) Bluff Edge.

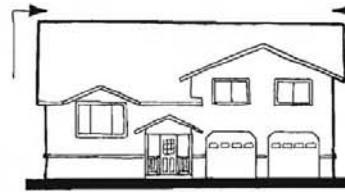
BUILDING FACADES



- ★ "Telescope" building masses. As the house rises, use smaller floor areas for upper stories, creating a "wedding cake" effect.

DESIGN CRITERIA

BUILDING MASS



Don't Do This!

This home is composed of awkward and boxy building shapes. Walls run continuously without a change in direction. The roof profile is blocky.



Do This!

- This home is composed of complementary building shapes which taper upwards towards the center of the dwelling.
- Various roof heights add visual interest to the composition of the home profile.
- Large covered porch provides a platform for outdoor entertaining socializing, and leisure while functioning as a transition element to the second floor.
- Smaller second-story building volume reduces the bulk of the garage.



Do This!

Building forms step-down the hillside nestling into the natural landform. Grade changes are absorbed by the building mass.

ROOF FORM

PREMISE: Roof forms take on a variety of configurations depending on factors as diverse as topography, climatic condition, and architectural style. Roof forms should be designed to reflect the architectural style of the home and terrain of the site, with steeper-pitched roofs occurring in higher upland portions of the site, designed to shed heavy snow loads, and shallower-pitched roofs typically located in flatter down-valley areas, creating covered porches and decks.

PRINCIPLES

№1

Craft roof forms that reinforce, express, and symbolize the impression of shelter.

№2

Provide roof forms that reflect the architectural style of the home, responding to each of Sky Legend's natural settings, topographic conditions, and regional climatic conditions.

№3

Create a visible main body roof form complemented with smaller roof planes or elements. Minor roof elements such as gable ends, dormers, cupolas, and monitors shall be proportional to the spaces they cover and to the overall roof size and form.

№4

Provide substantial roof overhangs that create strong shadow lines and complement the roof pitch and architectural style of the home.

ROOF FORM



- ✪ Create roof pitches and overhangs which complement the architectural style of the home, designed to shed snow, shade windows, and convey roof runoff.
- ✪ Create richly varied symmetrical or asymmetrical roof profiles of sufficient size, consistent with each of Sky Legend's natural settings (Bluff Edge, Upper Reaches, Middle Woodlands and Washes, and Down Valley).
- ✪ Locate upper-story roof planes generally centered on the building mass, with smaller lower roof profiles occurring toward the outer perimeter of the home.



- ✪ Create both horizontal and vertical roof articulations. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided.

ROOF FORM

cont'd

- ✪ Craft roof profiles that break-up boxy or discordant roof shapes. Articulate expansive roof surfaces with gable ends, roof dormers, cupolas, and monitors, designed to add variety and visual interest to the roofscape.

ROOF TYPE



- ✪ The following roof types shall be permitted:

A) Hip	B) Gable
C) Cats-slide Gable	D) Hip-on-gable
E) Shed	F) Salt Box

ROOF PITCH

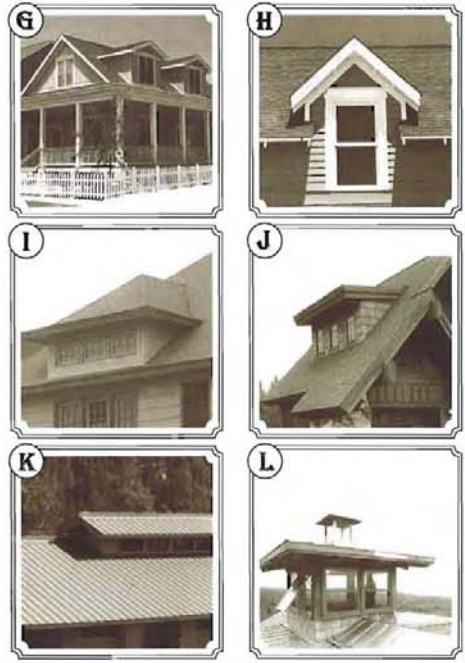
- ★ Craft roof forms that respond to Sky Legend's varying topographic conditions by mimicking the natural contours of the site.
- ★ Create roof pitches that avoid the shedding of snow onto uncovered steps, building entrances, decks, terraces, garage entrances, and paved areas.
- ★ Provide main body roof pitches based upon the following recommendations:
 - ☞ Bluff Edge Homes: 8:12-14:12
 - ☞ Upper Reaches Homes: 8:12-12:12
 - ☞ Middle Woodland Homes: 6:12-10:12
 - ☞ Down Valley Homes: 3:12-8:12

ROOF OVERHANG

- ★ Provide main body roof overhangs based upon the following minimum recommendations:
 - ☞ Bluff Edge Homes: Eaves - 12 inches; Rakes - 12 inches
 - ☞ Upper Reaches Homes: Eaves - 18 inches; Rakes - 24 inches
 - ☞ Middle Woodlands Homes: Eaves - 18 inches; Rakes - 18 inches
 - ☞ Down Valley Homes: Eaves - 24 inches; Rakes - 24 inches.
- ★ The roof overhang for secondary roof elements may vary in order to achieve a consistent fascia line.
- ★ Minimum roof overhang requirements may be adjusted to complement the architectural style of the home, subject to DRC review and approval.
- ★ Design roof eaves to be generally high enough to avoid the accumulation of snow on the ground plane reaching the eave, preventing snow from sliding off the roof.

ROOF ELEMENTS

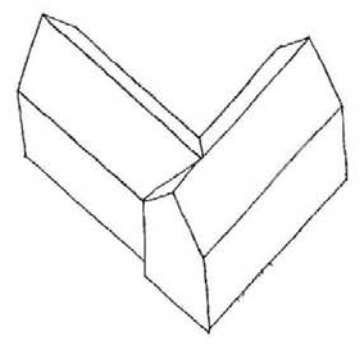
- ★ Use minor, subordinate, roof elements such as gable ends, dormers, monitors, and cupolas, designed to add variety and visual interest to the roofscape.
- ★ Design pitched roof forms to contain habitable space. Roof dormers shall be functional, providing daylight into the interior of the home.
- ★ Integrate roof gutters and downspouts into the design of the home, appearing as a continuous architectural element.



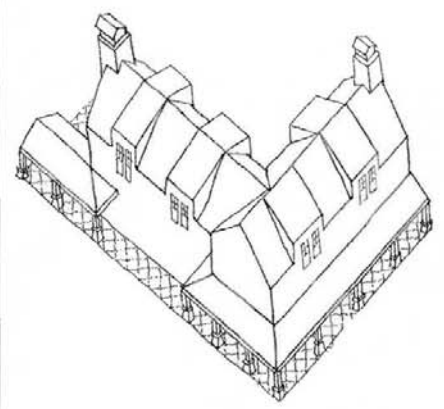
Use minor secondary roof elements such as G) gable roof dormers, H) gable wall dormers, I) hip roof dormers, J) shed roof dormers, K) monitors, and L) cupolas.

DESIGN CRITERIA

ROOF FORM AND ELEMENTS



Don't Do This!
 These austere roof forms lack detail, definition and ornamentation such as skirt roof forms and roof dormers, which "speak" of the architectural style of the home or it's natural setting.



Do This!
 Roof elements such as shed roof dormers, and skirt roof forms reflect a rural architectural image. Notice how the one-story covered porch provides transition to the second story reducing the mass of the dwelling. Notice how the shed wall dormers break-up the second story building mass while adding character and visual interest. Notice that even the chimney caps mimic the slope of the roof.

RECESSED ENTRIES COVERED PORCHES & DECKS

~ V-6 ~

PREMISE: Human-scaled recessed entries, covered porches, and decks should be crafted to complement and harmonize with the main building mass, reflective of the architectural style of the home. Single-story covered porches should be designed as subordinate transitional elements or “stair-steps” to upper-story building volumes, while functioning as semi-private spaces designed for outdoor socializing, entertaining, and leisure. Rear elevated decks and deck roofs should blend seamlessly with the home, and not appear as “tacked-on” afterthoughts.

PRINCIPLES

№1

Create human-scaled entries and porches that integrate with the fabric of the home.

№2

Create single-story building volumes such as recessed entries, covered porches, decks, and building projections that soften the building façade, acting as transitional elements to upper-story building volumes.

№3

Create decks and associated roof forms designed as integral elements of the home.

GENERAL

- ★ A recessed entry or porch compatible with the architectural style of the home shall be required for all homes.
- ★ Create entries and porches that are human-scaled. Monumentally-scaled or imposing entries shall not be permitted.
- ★ Discourage locating entry and porch floors directly on grade. Instead, elevate entries and porches to signal a transition from the public to the private realm.

RECESSED ENTRIES



- ★ Design recessed entries to the following minimum recommendations:

- ☉ Area: 60 square feet
- ☉ Depth: Five feet
- ☉ Height Above Grade: 18 inches (minimum)



- ★ Discourage full two-story monumentally scaled recessed entries and entries that are not visible from the public streetscape.

COVERED PORCHES



- ★ Create human-scaled porches that reflect the architectural style of the home.
- ★ Use covered porches to create an enhanced sense of entry, without monumentality.
- ★ Encourage porch wraps on corner lots to provide a continuous covered porch element which embraces both street frontages.
- ★ Enclose the area located underneath an elevated front porch.
- ★ Discourage locating porch slabs directly on-grade. Instead, elevate porches above grade creating a stoop.

COVERED PORCHES

cont'd



Create single-story covered porches that function as transitional elements or "stair-steps" to second-story building masses.



★ Integrate covered porch roofs into the fabric of the home. Use consistent pitches and structural elements that harmonize with the main body roof form.

★ Design covered porches to the following minimum recommendations:

- ☞ Area: 120 square feet
- ☞ Depth: Eight feet
- ☞ Height Above Grade: 24 inches (minimum)

DECKS



★ Integrate rear elevated decks (located at the main level of a walk-out lot) into the fabric of the home. Rear decks should not appear as "tacked-on" afterthoughts.

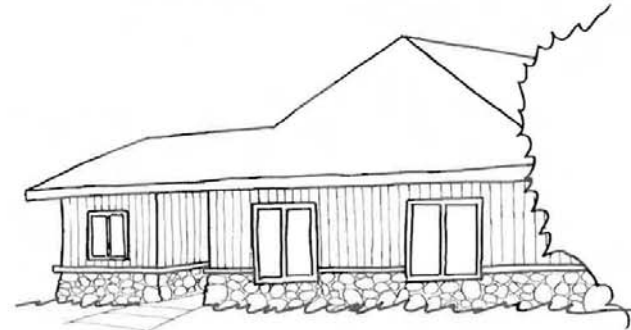


★ Create covered deck roofs of similar roof cladding and complementary roof pitches, designed to harmonize with the main structure.

★ Paint or stain all deck elements such as balustrades, railings, columns, posts, and staircases to match the main structure. Deck elements shall not be left to weather naturally.

DESIGN CRITERIA

COVERED PORCHES



Don't Do This!

The dwelling turns its back to the street, creating an austere and unwelcoming image.



Do This!

A covered porch becomes a semi-private people-oriented space providing a platform for outdoor entertaining, socializing, and leisure.

FACADE ARTICULATION

~ V-8 ~

PREMISE: The articulation of a home's façade plays an important role in creating variety and visual interest. Facades that successfully orchestrate the major parts and forms of a home – recessed entries, covered porches, building projections, chimney stacks, reveals, and recesses – promote richness, proportion, scale, and depth. The intent is to create contrast and visual balance as opposed to flat box-like forms.

PRINCIPLES

№1

Design homes to avoid long expanses of blank walls and windowless elevations. A home shall use building elements, such as plane breaks and building projections, which help segment the building mass and break-up long expanses of blank wall.

№2

Provide changes in façade materials that are accompanied by changes in wall plane, helping give the material a more substantial quality and visual integrity.

№3

Design building projections, such as gas fireplace box-outs and bay windows, using similar materials, colors, forms, textures, and proportions as those used on the main structure.

WALL ARTICULATION



- ✪ Provide changes in wall plane to create façade variety and visual interest by adding depth and shadow that help reduce the apparent scale of the home.



- ✪ Create substantial façade articulations rather than simply changing the texture of exterior wall materials.



- ✪ Craft homes that exhibit four-sided architectural characteristics by providing the same level of wall articulation on side and rear elevations as used on the front elevation.

WALL ARTICULATION

cont'd



- ✪ Use a variety of wall plane breaks on front, side, and rear elevations, designed to enhance façade visual interest.



- ✪ Use additive elements, such as covered porches, to create façade variety and visual interest. On corner parcels, wrap covered porches around-the-corner, providing a covered porch element that embraces both street frontages.



- ✪ Provide a variety of one and two-story wall plane breaks accompanied by building projections to create façade visual interest.

BUILDING PROJECTIONS

- ❖ Create building projections that do not appear to float.
- ❖ Support cantilevered building projections with brackets or corbels designed to secure the projection to the wall.
- ❖ Extend full-length building projections to the ground plane.
- ❖ Jut-out building projections a minimum of 18 inches from wall surfaces.



- ❖ Use building elements such as A) covered entries, B) covered porches, and C), D), E), and F), building projections, to create façade variety.

BUILDING PROJECTIONS cont'd



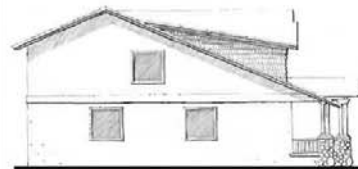
- ❖ Create ample building projections that portray an image of quality, visual integrity, and stability, anchored to the ground plane.



- ❖ Jut-out building projections to create ample shadow patterns and depth. Building projections should be substantial and three-dimensional.

DESIGN CRITERIA

SIDE FACADE ARTICULATION



Don't Do This!

This side building elevation appears austere and blank, lacking relief and ornamentation. Window placements are random and do not reinforce the form or symmetry of the home. Building materials that appear on the front elevation are absent.



Do This!

This side building elevation reflects the architectural style of the home. Notice the vertical ornamentation in the gable end. Notice how a variety of building materials, including stone, stucco, and shingles add character and visual interest. Notice that the windows are generally centered on the building mass, are vertical in orientation, and reflect the architectural style of the home. Notice how building projections and bay windows add relief, visual interest, and rich shadow patterns to the elevation.

REAR FACADE ARTICULATION



Don't Do This!

This rear walk-out elevation appears austere and flat. The single wall plane lacks articulation (ins-and-outs) which could add variety and visual interest.



Do This!

This elevation appears alive with movement. Notice the different layers of wall planes. Notice how the stone base anchors the dwelling to the ground. Notice how the skirt roof divides the lower floor from the upper floor. Notice the gable end ornamentation that adds visual interest to the roofscape.

PIERS POSTS & COLUMNS

» V-10 «

PREMISE: Covered porch and rear deck supports should appear substantial and proportional, reflecting the architectural style of the home. Because of the rustic nature of Sky Legend, columns, piers, and posts should project a strong and robust image. Columns, piers, and posts should reflect human-scaled qualities, composed of a distinct base, shaft, and capital. Structural ornamentalions, such as post brackets, iron strapping, and steel splines should appear ample, rugged, and functional, highlighting the underlying structure of these sturdy support members.

PRINCIPLES

№1

Design columns, piers, and posts that reflect and express the architectural style of the home.

№2

Design columns, piers, and posts to be equally spaced and appear in proportion to the overall building mass.

№3

Create sturdy columns, piers, and posts that visually appear capable of supporting the weight of what they hold up, such as covered porches and decks.

ROUND COLUMNS



★ Create round columns that are ample, complementing the architectural style of the home.

- Shape: Round
- Minimum Size: Single Column - Ten inches in diameter. Grouped Columns (two or more) - Six inches in diameter.
- Material: Wood or fiberglass.
- Characteristics: Often turned on a lathe (wood) or molded (fiberglass) with a distinctive base, shaft, and capital.

BOX COLUMNS



BOX COLUMNS

cont'd



★ Design box columns that are substantial, reflecting the architectural style of the home.

- Shape: Square or battered.
- Minimum Size: Twelve inches square.
- Material: Wood
- Characteristics: Square or battered in shape, composed of wood planks that are joined together to form a hollow box, oftentimes sitting atop masonry piers.

MASONRY PIERS



PIERS

cont'd

★ Create masonry piers that are stable, designed to express the architectural style of the home.

- ☞ Shape: Square or battered.
- ☞ Minimum Size: 30 inches square at the base. May batter at top to 18 inches.
- ☞ Material: Stone, cultured stone, or stucco.
- ☞ Characteristics: Piers can be used as a base or pedestal for accompanying round columns, box columns, or wood posts.
- ☞ Design Criteria: Crown brick, stone, cultured stone, or stucco piers with a masonry cap. Do not "float" piers on exposed concrete footings. Instead, extend brick, stone, cultured stone, or stucco piers to the ground plane.

POSTS



POSTS

cont'd

★ Create posts that are generous, reflecting the architectural style of the home.

- ☞ Shape: Square
- ☞ Minimum Size: Single Post - Eight inches square. Grouped Posts (two or more) - Six inches square.
- ☞ Material: Dimensional timber.
- ☞ Characteristics: Simple dimensional timber supports designed to hold-up covered porches and decks. Posts can be used in combination with brick, stone, cultured stone, or stucco piers.
- ☞ Design Criteria: Provide ornamental cap and base trim. Add decorative brackets designed to complement the architectural style of the home.

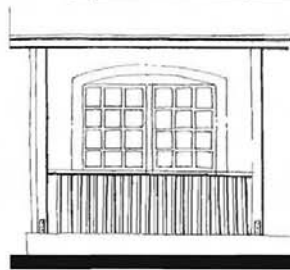
DECK SUPPORTS

★ Create posts that are generous, reflecting the architectural style of the home.

- ☞ Shape: Round, square, or battered.
- ☞ Minimum Size: Single Column - Ten inches in diameter; or Post - Eight inches square. Grouped Posts - Six inches square. Stone Piers - 30 inches square
- ☞ Material: Round Columns - Wood or fiberglass; Posts - Dimensional timber. Piers - Stone, Cultured Stone, Stucco
- ☞ Characteristics: Deck supports can be simple dimensional timber posts or box columns with decorative trim. Deck supports can be used in combination with, stone, cultured stone, or stucco piers.
- ☞ Design Criteria: Deck supports should be designed to incorporate a distinctive base, shaft, and capital.

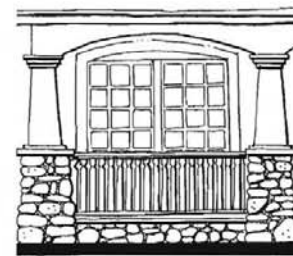
DESIGN CRITERIA

FRONT PORCH SUPPORTS



Don't Do This!

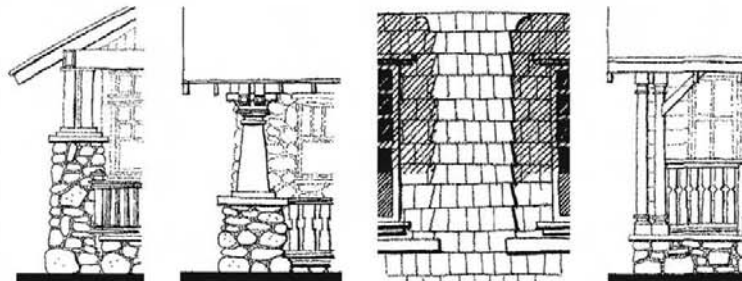
Flimsy porch supports composed of four-inch-by-four-inch wood posts, appear weak and fragile. Notice how the austere unadorned nature of the posts do not reflect an identifiable architectural style.



Do This!

Covered porch support columns and stone piers appear substantial, capable of supporting the building mass above. Box column, stone pier, and balustrade are decorative, harmonizing with the architectural style of the home.

FRONT PORCH SUPPORT EXAMPLES



WINDOWS & DOORS

PREMISE: Windows should be placed (location, configuration, orientation, alignment) to enhance exterior facades and harmonize with the overall style and character of the home. Proportion and form of window openings should reflect a human scale; complementing gable ends, rooflines, and building eaves, being generally centered on the building mass aligned both horizontally and vertically. Windows located in masonry walls should be recessed, to express building mass. Doors should be substantial and decorative, reflecting the architectural style of the home.

PRINCIPLES

№1

Incorporate windows and doors that reflect the architectural style of the home.

№2

Orchestrate the placement of windows on building elevations to create proportionate and balanced window compositions.

№3

Dimension windows to express vertical proportions, or as an infill to structural elements such as timber trusses.

№4

Use windows and doors that are composed of smaller human-scaled elements and ornamentations.

WINDOW CHARACTERISTICS

- ★ Provide windows that reflect the architectural style of the home.
- ★ Use windows more generously on the ground floor or lower walk-out level, designed to accentuate and promote indoor-outdoor relationships.



- ★ Divide large horizontal window openings by mullions into a group or series of vertically-oriented windows.
- ★ Avoid the use of tinted or reflective windows and odd accent windows such as octagons, hexagons, circles, and triangles.
- ★ Use non-rectilinear windows with discretion, with glazing used as an infill to divided structural members, such as posts, beams, and trusses.
- ★ Use muntins to divide windows into individual window panes (either real or simulated three-dimensional) applied to the exterior of windows.



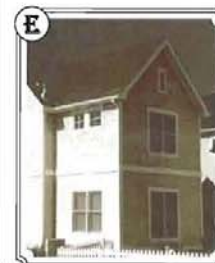
WINDOW CHARACTERISTICS cont'd

- ★ A) Use headers or lintels above window openings designed to visually support the weight of the building mass above.
- ★ B) Use projecting bottom sills to define the base of the window.



- ★ C) Trim window openings with decorative molding a minimum four inches wide.
- ★ D) Express building mass by recessing window openings in masonry or stucco walls a minimum of four-inches.
- ★ Provide visually functional window shutters capable of fully covering window openings.

WINDOW LOCATION AND ORIENTATION

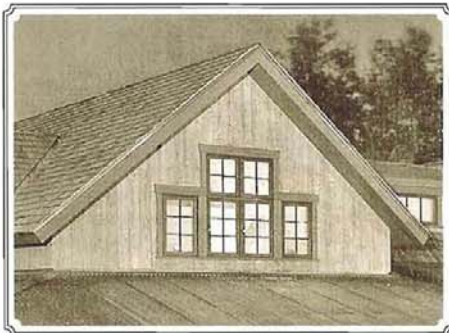


WINDOW LOCATION AND ORIENTATION

cont'd

- ★ E) Locate windows generally centered on the building mass, aligned both horizontally and vertically.
- ★ F) Provide windows that are vertical in orientation, with the vertical dimension being greater than, or equal to, the horizontal dimension.
- ★ Use a series of "ganged" windows in combination rather than unrelated individual windows of different sizes and shapes.
- ★ Use repetitive windows of a consistent size and shape rather than an unrelated assortment of window units.
- ★ Orchestrate the placement of windows to avoid direct views into neighboring homes.
- ★ Design rooms with a minimum of two window exposures to assure adequate day-lighting throughout the day.

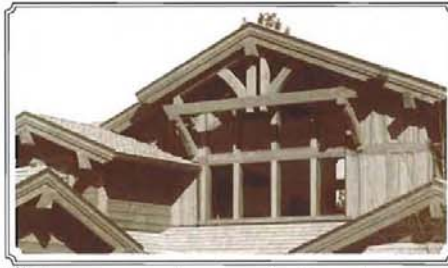
GABLE END WINDOW TREATMENTS



- ★ Create window placements and patterns that mimic the pitch of gable ends, increasing in height towards the center of the gable end.

GABLE END WINDOW TREATMENTS

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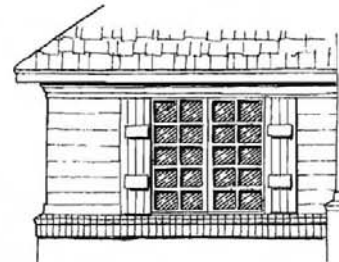
- ★ Create non-rectilinear window forms designed as infill to structural elements such as posts, beams, and timber trusses.

DOORS

- ★ Provide doors that reflect the architectural style of the home.
- ★ Use hinged exterior doors for all doors visible from public view.
- ★ Use sliding glass doors only on interior side or rear building elevations not visible from public view.
- ★ Encourage the use of French Doors in-lieu of sliding glass doors.
- ★ Provide front doors that are decorative. Use ornamentations such as recessed or grooved panels, windows, speakeasies, arched-tops, hardware, or other ornate elements.
- ★ Incorporate windows into the front door. If windows are not incorporated in the door, add sidelights to increase security, providing surveillance of the front stoop.
- ★ The following door materials shall be permitted:
 - ☞ Wood doors (painted or stained)
 - ☞ Vinyl-clad wood doors (painted), for side and rear entrance doors only

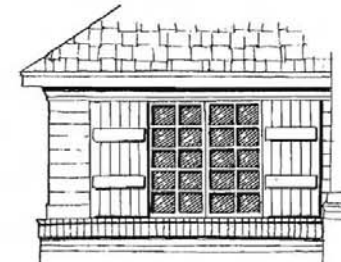
DESIGN CRITERIA

WINDOW SHUTTERS



Don't Do This!

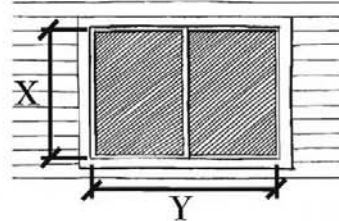
Small shutters are incapable of covering the window opening.



Do This!

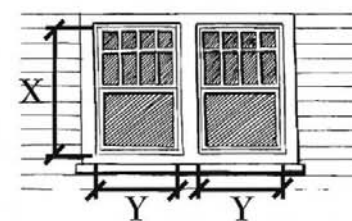
Functionally - appearing shutters are large enough to actually cover the window opening. Even though these shutters are not operational they should visually appear functional.

WINDOW PROPORTION



Don't Do This!

Window appears as a hole cut into the side of a box. The non-descript horizontal-oriented sliding glass window does not reflect an identifiable architectural style. Large glass panels do not reflect a human scale (X is less than Y).



Do This!

Large sliding glass window replaced by two double-hung windows. Individual window dividers (muntins, either real or simulated) segment windows into individual panes adding character and human scale. Wood trim and windowsill adds weight and rich shadow patterns. Vertically proportioned windows reflect a traditional residential image. Please note that X should always be greater than or equal to Y.

PREMISE: Building elements should always reflect and complement the architectural style of the home, designed to enhance building character and human scale. Structural elements, such as brackets, corbels, or beams should appear substantial and proportional. Balustrades should be ornamental, not generic, composed of milled wood forms or decorative wrought iron. Chimney stacks should be convincing, believable, and well proportioned, tapering as they rise, reflecting the interior shape of the flue box.

PRINCIPLES

№1

Create building elements that reflect the architectural style of the home.

№2

Design structural elements such as brackets, corbels, and beams that are substantial, visually appearing capable of supporting the weight of roof structures.

№3

Design building elements to be convincing, realistic, and believable.

№4

Screen or conceal nuisances from public view.

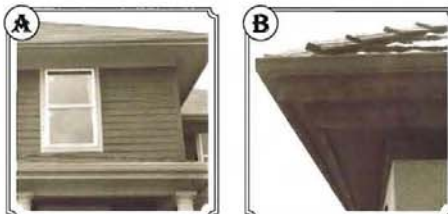
BRACKETS CORBELS AND BEAMS



★ Design brackets, corbels, and beams that are decorative and ornamental, reflecting the architectural style of the home.

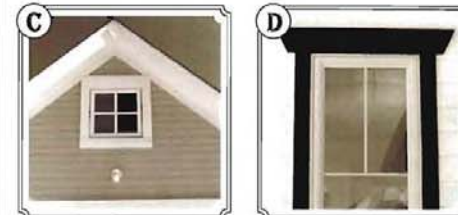
★ Design brackets, corbels, and beams that are substantial and in proportion to eave overhangs.

FASCIA, SOFFIT, AND TRIM DETAILS

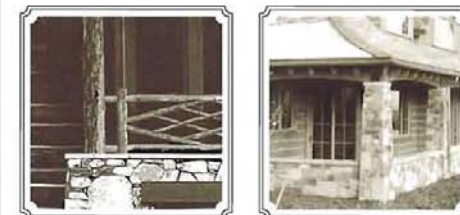
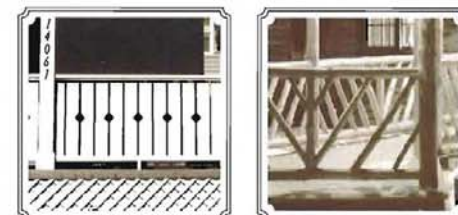


★ Design A) soffits, B) eave fascias, C) frieze boards, and D) trim that are ample, reflecting the architectural style of the home.

FASCIA, SOFFIT, AND TRIM DETAILS cont'd



BALUSTRADES



★ Create decorative balusters composed of stone, milled wooden shapes, twigwork, wrought iron, or other ornamentation that reflects the architectural style of the home.

★ Segment balustrades with posts (minimum six inches square) into a series of individual sections (six foot long maximum).

★ Create ample balustrade posts which include a distinct base, shaft, and capital.

BALUSTRADES

cont'd

- ★ Design staircases, including posts, handrails, and treads, of similar materials as the main structure.
- ★ Locate exterior staircases along the side of the home or adjacent to the deck. Decks should not be located so that stairs and railings conflict with window and door openings.

CHIMNEY STACKS



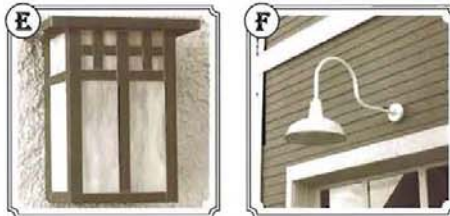
- ★ Design exterior chimneys which reflect the interior form of the flue box, designed to taper inwards as the chimney rises upwards.
- ★ Design chimney stacks of non-flammable brick, stone, cultured stone, or stucco materials.
- ★ Extend fireplace box-outs to the ground plane, or support with brackets, or corbels. Cap the top of the box-out with a pitched roof element.
- ★ Do not place fireplace exhaust vents on front elevations.

CHIMNEY STACKS

cont'd

- ★ Use exposed metal chimney flues with discretion, only if they are dimensionally substantial, reflecting the architectural style of the home.
- ★ Use chimney caps and spark arrestors that reflect the architectural style of the home.

BUILDING LIGHTING



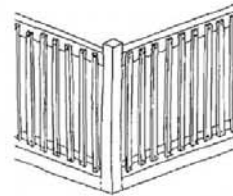
- ★ Provide front porch wall lanterns or pendent lights that are decorative, reflecting the architectural style of the home, composed of translucent or opaque glass (see figure E).
- ★ Provide shielded down-lighting, such as a goose-neck lamp, designed to prevent nuisance glare (see figure F).
- ★ Provide garage light fixtures (75 watt maximum), which are activated by photo cells.

ROOF VENTS AND MECHANICAL EQUIPMENT

- ★ Locate roof vent stacks towards the back of the house, painted to match the color of the roofing material.
- ★ Locate ground mounted mechanical equipment, such as air conditioning units, towards the rear of the home, not visible from public view
- ★ Allow for satellite dishes which do not exceed a diameter of 18 inches, and are screened from public view. Do not locate satellite dishes on front or corner side elevations.

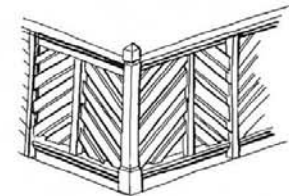
DESIGN CRITERIA

BALUSTRADES



Don't Do This!

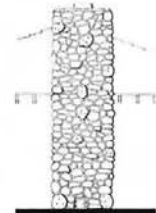
This generic appearing balustrade is not reflective of any identifiable architectural style. The thin, flimsy appearing balusters, as well as the austere post, lacks credible ornamentation.



Do This!

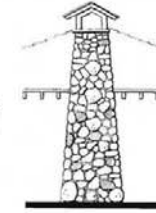
This balustrade is decorative and reflective of mountainesque architecture. Notice the ornamental post that is segmented into a distinctive base, shaft, and capital.

CHIMNEY STACKS



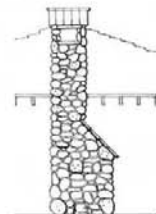
Don't Do This!

This chimney appears bulky and massive and does not respond to the internal shape of the flue box.



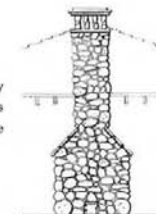
Do This!...

Battered stone chimney tapers inwards as it rises upwards.



Or This!...

Notice how the chimney tapers as it transitions upwards, reflecting the shape of the internal flue box.



...Or This!

The shape of this chimney reflects the interior form of the flue box. Notice how the chimney becomes thinner, as it extends upwards, because less mass is needed to support its weight.

BUILDING MATERIALS AND COLOR

PREMISE: Exterior materials and colors underscore the perceived value of the home. The choice of building materials and colors should appropriately represent the chosen style of architecture while complementing each of Sky Legend's natural settings. A variety of building materials should be used in such a way that they do not appear simply added or tacked on, but should be chosen for their functional honesty, strong texture, and visual depth and detail, designed to harmonize with the natural environment.

PRINCIPLES

№1

Incorporate indigenous building materials that reflect the architectural style of the home.

№2

Use natural building materials with strong textures and rich colors, such as brick, stone, cultured stone, clapboards, shingles, and board and batten that create visual depth and detail.

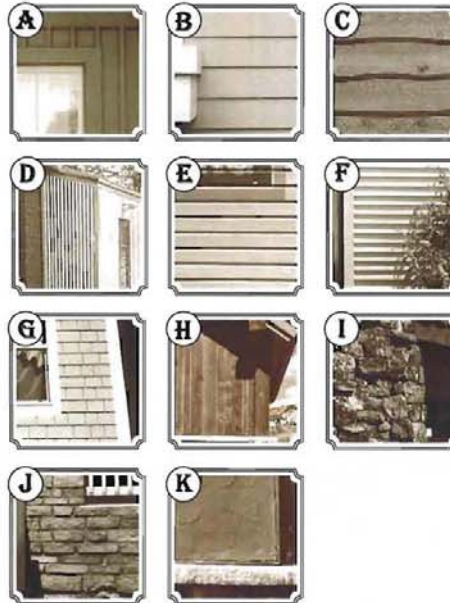
№3

Paint homes with deep, rich, earth tone colors that reflect the natural landscape.

GENERAL

- ★ Use masonry materials, such as brick, stone, or cultured stone as a base, complementing the architectural style of the home.
- ★ Construct homes with both a primary and secondary façade material, excluding the roof (Example: Primary Material - Shingles; Secondary Material - stone wainscot).

WALL MATERIALS



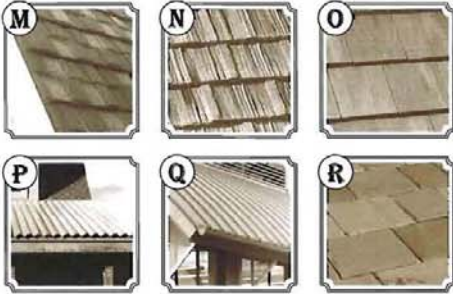
- ★ The following exterior wall materials shall be permitted:
 - ☞ A) Board and Batten (wood or cementitious)
 - ☞ B) Clapboards (wood or cementitious)
 - ☞ C) Clapboards (rough sawn wood)

WALL MATERIALS

cont'd

- ☞ D) Metal, Corrugated (used with discretion, subject to DRC review and approval)
- ☞ E) Siding, Drop (wood or cementitious)
- ☞ F) Siding, Lap (wood or cementitious)
- ☞ G) Siding, Shingle (cedar, redwood, or cementitious)
- ☞ H) Siding, Tongue and Groove (wood or cementitious)
- ☞ I) Stone (natural)
- ☞ J) Stone (cultured)
- ☞ K) Stucco (exterior plaster)
- ★ The following exterior wall materials shall not be permitted:
 - ☞ Aluminum Siding
 - ☞ Concrete CMU
 - ☞ Dry-vit
 - ☞ T-111 Wood Panels
 - ☞ Unfinished Concrete
 - ☞ Vinyl Siding
- ★ Use three coat stucco applications.
- ★ Use stucco finishes that are not overly exaggerated or irregular, such as Spanish Lace. Stucco finishes shall strike a balance between bland stucco textures and overly elaborate surfaces.
- ★ Use clapboard and drop siding that does not exceed eight inches exposed, to the weather.
- ★ Use lap siding that does not exceed four-inches exposed, to the weather.
- ★ Use board and batten siding that does not exceed ten inches (boards) and two inches (battens) exposed, to the weather.
- ★ Expose shingles a minimum of six inches, to the weather.
- ★ Front elevation wall cladding dimensions shall be the same for all elevations.

ROOF MATERIALS



★ The following roof materials shall be permitted:

- ☞ M) Composition Roofing – Architectural grade dimensional fiberglass mat shingles, straight cut or color-framed mitered corners, with weathering grade asphalt and ceramic granules, (heavy weight, Class A fire and wind rated) with a minimum 40 year warranty.
- ☞ N) Concrete Shakes (Raked to mimic a natural wood shake).
- ☞ O) Wood Shingles
- ☞ P) Metal; Corrugated
- ☞ Q) Metal; Standing Seam with Kynar or Hylon finish (Seams shall be spaced a maximum of 18 inches).
- ☞ R) Slate (real or cultured).

★ The following roof materials shall not be permitted:

- ☞ Asphalt, Rolled
- ☞ Fiberglass Strip Shingles
- ☞ Organic Felt Composition
- ☞ Roman Tile
- ☞ Spanish Tile (Mission, Modern)
- ☞ Steel Shingles

WALL COLOR

- ★ Finish homes with deep, rich, earth-tone colors that reflect the architectural style of the home.
- ★ Relate color variety to changes of materials, such as building base, façade, and roof.
- ★ Provide accent color to window sills, mullions, muntins, and trim to emphasize details, if compatible with the architectural style of the home.

ROOF COLOR

- ★ Use composition roofing that is blended or mottled rather than a single uniform color.
- ★ Use deep, rich, roof colors such as dark charcoal gray, slate gray, greenish-gray, forest green, and dark brown to visually terminate the top of the home.
- ★ Do not use weak, washed-out roof colors such as light gray, beige, or tan, that fade into the skyline.

DESIGN CRITERIA

PROTOTYPICAL COLOR PALETTES



Use *deep, rich colors* that reflect the architectural style of the home. Notice how the cream colored gable ends complement the deep olive green “field” color, that reflects a traditional Craftsman image.



Use *natural materials* designed to reflect the architectural style of the home. Notice how the stained dimensional timber elements, shingles, and board and batten siding project an indig-enous rustic image.



Use *different shades* of the same color to create visual interest. Notice how the brown stone base is complemented by various reddish-brown “field” colors that add visual relief.

BUILDING MATERIAL APPLICATION AND CONVICTION

PREMISE: Building material applications should appear realistic and convincing while expressing the architectural style of the home. Stonework should appear as a structural element as opposed to a thin veneer, grounding the home to the earth, connecting it with the natural environment of Sky Legend. Indigenous wall cladding materials should be used so that the veneer quality of the material is not apparent. Transitional elements, such as bellybands, wainscot caps, and frieze board are used to signal a subtle change from one material to the next, preventing severe and clashing material transitions.

PRINCIPLES

№1

Design homes that use heavy, visually solid, foundation materials that transition upwards to lighter wall siding and roof materials.

№2

Discourage piecemeal material applications, frequent changes in wall materials, and unconvincing material transitions.

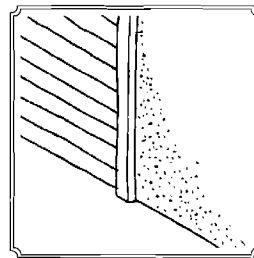
№3

Use wood and masonry materials in an honest and convincing fashion, designed to express dimension, depth, and structure.

№4

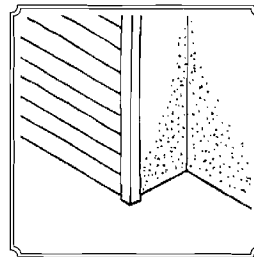
Provide transitional elements designed to create a harmonious change between two distinct building materials.

WALL MATERIAL TRANSITION



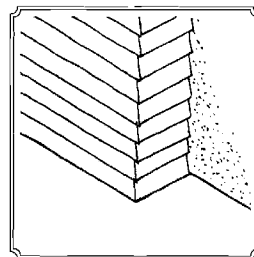
DON'T DO THIS!

No change in wall direction where different materials meet.



...OR THIS!

Change in wall direction is not matched by a change in material.

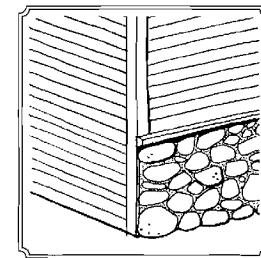


DO THIS!

Change in wall direction with associated change in material.

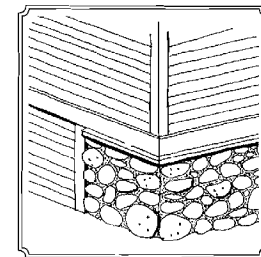
⚙️ Accompany material changes with changes in wall plane, always on an inside corner.

CORNER MATERIAL TRANSITION



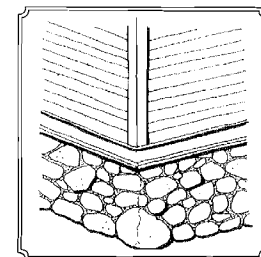
DON'T DO THIS!

Stone wainscot as an unconvincing stone veneer, unable to support the building mass.



DO THIS!

Stone base wraps the corner (two feet minimum) adding depth and conviction. Notice how the wood trim band functions as a transitional element between two different materials.



BETTER YET, DO THIS!

Stone wraps the corner of the home, creating a convincing and substantial building base designed to anchor the home to the ground. The stone base continues down the side of the home to a change in wall plane.

⚙️ Create convincing material changes at corners.

WALK-OUT MATERIAL TRANSITION



DON'T DO THIS!

Unconvincing floating stone foundation wall appears awkward and unbalanced, lacking conviction.



DO THIS!

Stone extends to the ground plane, securely anchoring the home.



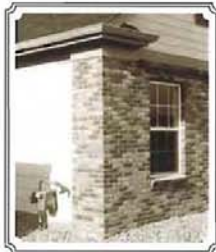
...OR THIS!

Clapboards extend to within six inches of the ground plane, with stagger not exceeding 18 inches.

✪ Extend masonry or wall cladding to within six inches of the ground plane.



Use a variety of wall materials to provide rich textures and colors that add visual interest to the façade. Notice how the stone wainscot cap and belly-band function as transitional elements signaling a change between different materials.



When masonry or wall cladding occur at the corner of a front elevation, wrap the corner (two feet minimum) or terminate the material on an inside corner of a building element on the side elevation.



On sloping walk-out sites, extend masonry foundation or wall cladding to the ground plane. Notice how the solid stone base anchors the home to the ground plane, with a variety of lighter cladding occurring above, distinguishing individual floors.

DESIGN CRITERIA

TRANSITIONAL ELEMENTS

Frieze Board functions as a transitional element between the gable end and roof eave.

Trimboard functions to define the gable end.

Window Sill defines and terminates the bottom of the window.

Belly-Band functions as a transitional element between the first floor clapboard facade and the upper-story shingle facade.

Lintel terminates the top of the window while visually supporting the weight of the building mass above.

Window Trim functions as a transitional element from the window sash to the clapboard facade.

Stone Wainscot cap functions as a transitional element between the stone base and clapboard facade.

Stone Base anchors the home to the ground plane. Batter stonework so it appears heavier at the base, using larger stones close to the ground plane, and smaller stones above.



GARAGES & OUTBUILDINGS

PREMISE: One of the most important design features impacting the streetscape and appearance of residential enclaves is the location, orientation, and design of the garage. A proliferation of garage doors facing the street creates a stark appearance. Garages should be designed to minimize the negative visual impact of the garage along the streetscape through varied garage sitings and door designs. Garages and outbuildings should be designed as integral subordinate structures harmonizing with the main home, constructed of similar forms, materials, and colors.

PRINCIPLES

№1

Design building elevations to mitigate the impact of the garage along the street by varying the location and orientation of garages.

№2

Design garages so that they do not appear "tacked-on" to the front of the house.

№3

Design garage doors with windows, ornamentations, and embellishments that reflect the architectural style of the home.

№4

Design outbuildings that harmonize and complement the main living structure.

GENERAL

- ★ Provide a variety of recessed, front, and side loaded garage types.
- ★ Provide a range of garage sizes including one, two, three, and tandem garage designs.
- ★ Encourage single-width carriage doors in lieu of doublewide garage doors. A maximum of three garage doors may occur within a single elevation.
- ★ Provide an alternative garage orientation for the third bay of a three-car garage, or create a separate detached garage structure.

GARAGE INTEGRATION AND ORIENTATION



- ★ A) Incorporate similar garage building massing and detailing as the main house. Notice how the garage roof forms, dormers, and building materials complement the main house.
- ★ B) Discourage excessive garage freeboard (defined as the distance between the bottom of the eave-line and top of the garage door). Maximum garage freeboard shall be 18 inches.

GARAGE INTEGRATION AND ORIENTATION cont'd

- ★ C) Vary garage orientation (side-loaded and split bay) for three-car garages.
- ★ D) Recess or project the third bay of a three-car garage a minimum of four-feet from the face of the garage.



- ★ E) Recess garage doors a minimum of eight inches from the garage face to express building mass.
- ★ F) Provide garage doors with deep trim, decorative panels, windows, and other architectural embellishments to provide shadow lines and depth.
- ★ G) Segment garage openings into individual carriage doors for all street-facing garages.
- ★ H) Locate windows on front street-facing elevations for side-loaded garages.
- ★ Provide garage doors that reflect the architectural style of the home.
- ★ Provide garage doors constructed of solid wood boards or high-grade wood paneling. Plywood garage doors shall not be permitted.

DETACHED GARAGES AND OUT-BUILDINGS



- ★ Design detached garages and outbuildings to complement the main dwelling. Use similar building forms, materials, finishes, and colors designed to provide continuity between adjacent structures.



- ★ Connect detached garages and outbuildings with the main structure through the use of covered breezeways, trellis structures, pergolas, terraces, and decks.

DETACHED GARAGES AND OUT-BUILDINGS cont'd



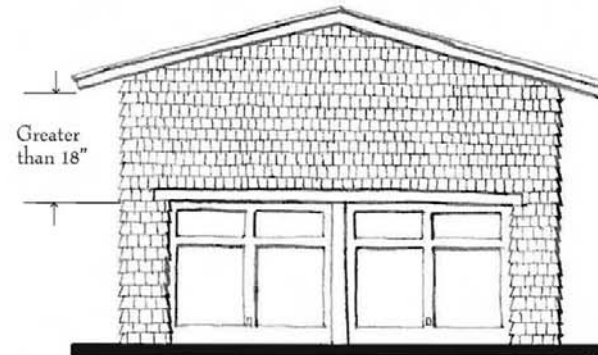
- ★ Orchestrate the placement of the main structure and detached garages/outbuildings to define and enclose outdoor courtyards, patios, and plazas.



- ★ Connect breezeways to the main structure creating defined and enclosed parking courts. Notice how the breezeway and garage frame the parking enclosure.

DESIGN CRITERIA

GARAGE FREEBOARD



Don't Do This!

Excessive freeboard above the garage door creates an awkward appearing wall elevation. Notice how the large excessive gable end dwarfs the garage door.



Do This!

This Craftsman oriented garage is well proportioned. Notice that neither the freeboard above the garage, nor the garage doors dominate the façade. Notice how the low-pitched roof, large eave overhangs, gable end brackets, ornamental columns, and decorative garage doors complement the Craftsman architectural style.

LANDSCAPE



FUEL MODIFICATION

VI-2

PREMISE: The concept of fuel modification “firescaping” represents a unique strategy of fuel reduction by defining three distinct plant zones for a successful scheme of landscaping for fire safety. Efficient fire-safe landscaping consists of the selective removal of existing vegetation to reduce fuel volumes and the planting of fire-resistant and fire-retardant plants.

PRINCIPLES

№1

Promote the concept of “firescaping” whereby a properly designed and well-maintained landscape is an effective “first line of defense” against wildfires.

№2

Establish fire preservation fuel modification zones that are progressively more fire-resistant and lower in fuel volume the closer they are located to the home.

№3

Create landscape zones that accommodate increasingly greater fire-resistant plant materials, transitioning from the native environment to the built environment.

FUEL MODIFICATION ZONES

- ✦ Create three fire prevention zones, based upon the following design criteria:

Zone 1: Within 30 feet of the Home

- ✦ Create a “defensible space” or “greenbelt” to reduce the likelihood of a damaging wildfire in the immediate area of the home. Defensible space is the area where vegetation has been designed, installed, and maintained to reduce the possibility of fire spreading between the landscape and the building.
 - ✦ Prune tree canopies to eight feet high, minimum, if native vegetation has been successfully retained in Zone 1. Remove any small or suppressed stems in the understory of dominant trees.
 - ✦ Thin any native shrubs growing below the canopy of retained trees.
 - ✦ Prune retained coniferous trees to minimize crown overlap. Provide a minimum ten foot clean space between tree crowns.
 - ✦ Isolate individual trees by pruning-back canopies to create separation.
 - ✦ Thin dense, continuous stands of trees and prune-up taller introduced specimens to a more open, tree-like form, and remove all dead wood.
 - ✦ Remove sections of large but low-growing stands of trees to create discontinuous “islands” of vegetation.
 - ✦ Install a continuous non-irrigated rock mulch bed of three-feet around the perimeter of the home.
 - ✦ Minimize foundation type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of three-feet from the home foundation, spaced to create low non-contiguous clusters.

FUEL MODIFICATION ZONES cont'd

- ✦ Encourage the planting of deciduous tree species only within Zone 1.
- ✦ Plant trees at a sufficient distance from the home to compensate for mature tree canopies that may overhang roofs.
- ✦ Use irrigated sod only within Zone 1, or seed with a fire-resistant plant mix.
- ✦ Maintain turf grass height to a maximum of six inches.
- ✦ Plant wildflowers only if they will be irrigated. Cut back wildflowers at the end of the growing season (following seed production) to a maximum height of eight inches.
- ✦ Dispose of all slash or plant trimmings outside of this zone.

Zone 2: Between 30 and 100 Feet of the Home

- ✦ Clear small diameter, snowmelt, diseased, damaged, or suppressed stems in the understory of larger coniferous trees.
- ✦ Prune to raise the canopy of large existing trees to between 8 - 15 feet above the ground.
- ✦ Thin shrubs growing directly beneath larger trees.
- ✦ Remove, on an annual basis, dead stems and branches from shrubs and trees.
- ✦ Space newly planted trees and large shrubs 20 - 25 feet apart to allow a minimum of ten feet between crowns at maturity.
- ✦ Prune the branches of smaller or newly planted trees as they grow, up to a height of 8 - 15 feet above the ground.

FUEL MODIFICATION ZONES cont'd

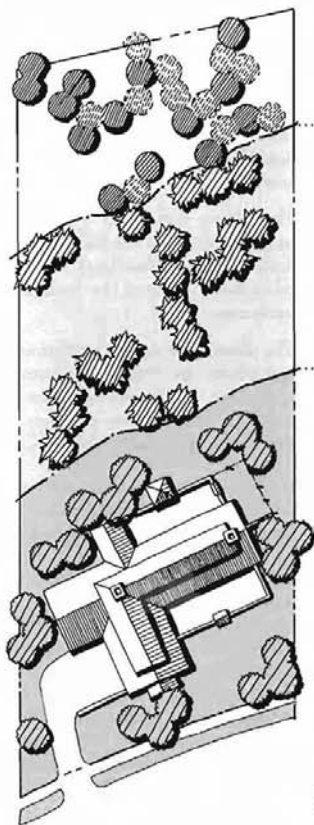
- ☞ Do not over prune the crowns of smaller trees.
- ☞ Thin native grasses and wildflowers in the Fall or Spring to a maximum of eight-inches in height.
- ☞ Dispose of all slash or plant trimmings off-site, or by chipping, or cutting-down and equally distributing throughout the area.

Zone 3: Beyond 100 Feet of the Home

- ☞ Clear smaller under-story trees and shrubs.
- ☞ Undertake selective thinning to improve the health and appearance of wooded and native brush areas.
- ☞ Remove smaller trees in crowded stands to increase tree spacing.
- ☞ Slash or plant trimmings may be disposed of within Zone 3.

DESIGN CRITERIA

FUEL MODIFICATION ZONES



Zone 3 - Native Thinning

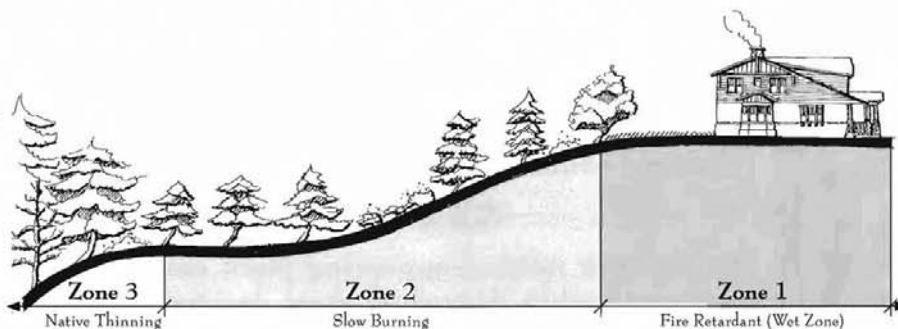
Natives are necessary for soil stabilization and drought tolerance. Beyond 100 feet from the house, dead wood and older native vegetation should be removed or thinned.

Zone 2 - Slow Burning

Zone 2 provides some added clearance protection from flying embers and sparks. This zone is also the transition between low-volume, slow-burning ground covers and irrigated fire retardant and retained native plant materials contained in Zone 1.

Zone 1 - Fire Retardant (Wet Zone)

A safety zone should be cleared away from the home for a distance of not less than 30 feet. Remove all tree limbs around the chimney, as well as any dead branches that may hang over the roof. Accumulated leaves, needles, and other dead vegetation should be removed (Zone clearance should increase as the slope of the property increases). Clearance also depends on vegetation conditions that provide ladder fuels that enable fire to climb into trees. Zone 1 is the irrigated greenbelt that uses mostly low-growing ground covers and fire retardant plant materials.



NATIVE LANDSCAPE PRESERVATION AREA

VI-4

PREMISE: The natural landscape of Sky Legend is composed of a rich tapestry of native plant materials that include flowing fields of indigenous grasses, rugged clumps of sage, robust Pinyon pine, and stately Cedar trees that enhance the “home-grown” image of Sky Legend. The establishment of a Native Landscape Preservation Area is designed to retain indigenous plant species on individual parcels, ultimately creating a swath of native plant materials designed to “weave together” individual home sites.

PRINCIPLES

№1

Retain existing native vegetation; especially mature species, to the greatest extent possible through the establishment of an on-site Native Landscape Preservation Area.

№2

Supplement existing native vegetation with enhanced landscaping designed to complement native species.

№3

Maintain transplanted trees in a healthy, thriving condition.

№4

Create new natural-appearing plant associations within disturbed areas designed to mimic the natural environment.

NATIVE LANDSCAPE PRESERVATION

- ✪ Preserve existing native vegetation; especially mature species, to the greatest extent possible, within the Native Landscape Preservation Area. Employ the following specific design criteria intended to preserve existing native vegetation:
 - Each lot developer or owner shall be responsible for designating a Native Landscape Preservation Area on the required Site/Landscape Architecture Plan, in general located outside of the Enhanced Landscape Area (Building Envelope), but within the lot area.
 - The Native Landscape Preservation Area may extend within the Enhanced Landscape Area (Building Envelope) to reinforce the relationship between the built and natural landscape.
 - The clearing of native vegetation is prohibited within the Native Landscape Preservation Area (except for entrance driveways and Fuel Modification purposes) except as specifically approved by the DRC.
 - The Native Landscape Preservation Area shall be marked during construction to preserve significant existing native vegetation.
- ✪ Evaluate native trees and shrubs located within the Native Landscape Preservation Area. The DRC shall be responsible for determining the appropriate preservation or mitigation strategy designed to preserve mature native vegetation. Based upon this evaluation, all trees that do not qualify for relocation due to size (in excess of 12 - 14 inch caliper) or inaccessibility of a tree spade due to topography shall be reviewed in terms of their health, durability, and aesthetic value.
- ✪ Retain trees that are highly desirable and can be preserved by minor adjustments to the Native Landscape Preservation Area boundary.

NATIVE LANDSCAPE PRESERVATION cont'd

- ✪ Use a qualified contractor to cut down and remove trees that cannot be preserved or relocated, only when warranted by the DRC.
 - ✪ Construct retaining walls and tree wells to preserve trees while maintaining existing grades.
 - ✪ Use a qualified tree spader to move trees, one time only, for all trees spaded to new locations within the lot.
 - ✪ Use temporary constructing fencing to preserve significant existing native vegetation. No grading shall take place within the dripline of trees to be preserved and plants with sensitive root systems.
 - ✪ Use temporary construction fencing at the dripline to help prevent alteration of grades and damage to tree branches and foliage by construction equipment.
- ✪ Maintain spaded trees in a healthy and thriving condition. Employ the following specific design criteria to maintain transplanted trees:

MAINTENANCE OF TRANSPLANTED TREES

- Transplanted tree maintenance shall include soil backfilling, maintaining grade at the root ball, watering (year-round, monitored per prevailing weather), spraying for insect pests, monitoring for disease, staking (if required), and maintaining an accurate inventory of relocated trees and their condition until maintenance is assumed by the Homeowner's Association (HOA).

NATIVE LANDSCAPE RESTORATION AND ENHANCEMENT

- ★ Design revegetation areas that have been disturbed by construction to simulate native landscape conditions.
- ★ Design planting compositions that are random, replicating natural landscape concentrations and patterns that are indigenous to Sky Legend.
- ★ Provide plant compositions that include species, sizes, and quantities that would naturally appear on the site if it were never disturbed.
- ★ Create planting densities that mimic surrounding natural conditions. The intent is to restore a landscape that appears native and flows seamlessly from one home site to another.
- ★ Supplement the Native Landscape Preservation Area with indigenous plant materials based upon their ability to tolerate temperature extremes including cold winters and hot summers.
- ★ Use indigenous plant materials within the Native Landscape Preservation Area to provide continuity between building parcels and the adjacent natural environment.
- ★ Cover all disturbed areas with the approved Native Landscape Preservation Area seed mix that contains a blend of native plant seeds in similar types and ratios as appears in the natural environment.
- ★ Select native plant materials from the *Recommended Plant List*, pg. VI - 14.
- ★ Consider the introduction of indigenous, native, plant materials not listed on the *Recommended Plant List*. Non-listed native plant materials may be permitted, subject to DRC review and approval, based upon the following design criteria:

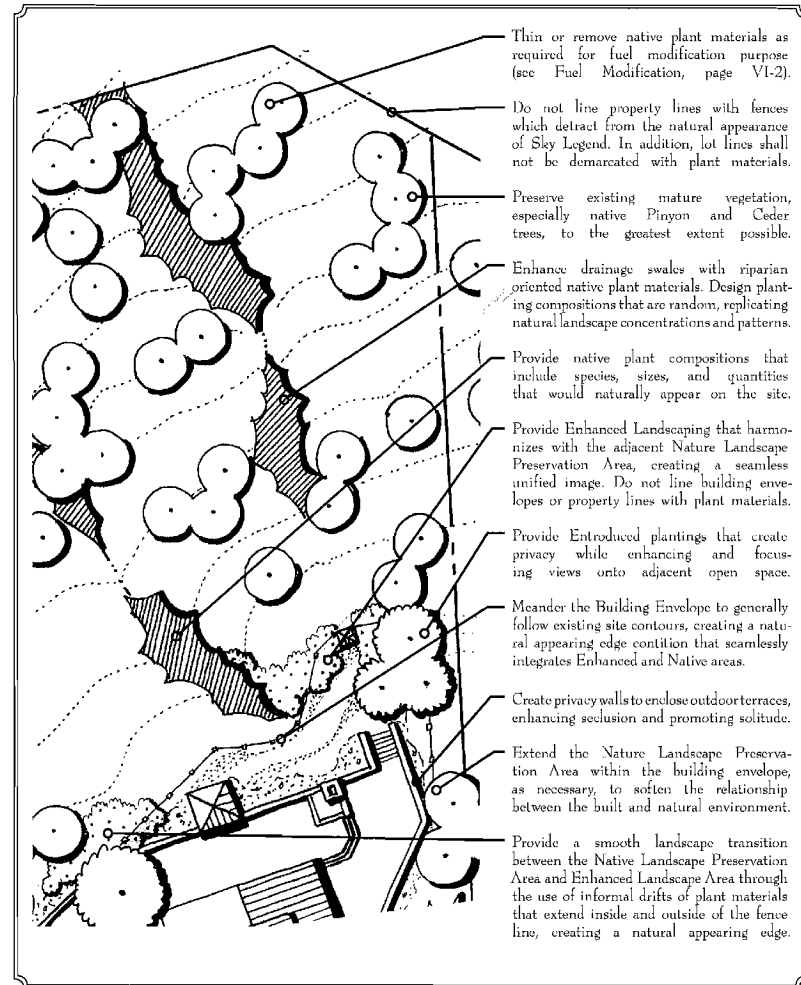
NATIVE LANDSCAPE RESTORATION AND ENHANCEMENT cont'd

- ⇒ Native species that may not currently occur within the Sky Legend planning area, but are found in nearby plant associations with similar environmental conditions.
- ⇒ Easier-raised plant species that mimic native plant materials.

NATIVE LANDSCAPE PRESERVATION AREA IRRIGATION

- ★ Temporarily irrigate restored and introduced native plant materials, transplanted trees, and potted specimens located within the Native Landscape Preservation Area.
- ★ Provide a temporary irrigation system within the Native Landscape Preservation Area designed to supplement planted and transplanted plant materials. Temporarily irrigate native vegetation, a minimum of two years after planting or transplantation.
- ★ Use temporary drip irrigation to ensure adequate establishment of new and transplanted plant materials.
- ★ Permanent and spray irrigation systems shall not be permitted within the Native Landscape Preservation Area.

DESIGN CRITERIA



ENHANCED LANDSCAPE AREAS

VI-6

PREMISE: The intent of the Enhanced Landscape Area is to provide a platform for the limited modification of the existing native environment in an effort to accommodate some degree of human self-expression. The intent is not to replace all existing natural vegetation within each Custom Home lot with lush lawns, gardens, ornamental plants, and other man-made elements. Rather, the objective is to ensure that The Enhanced Landscape Area harmonizes with the adjacent Native Landscape Preservation Area, ultimately creating an environment that is reflective of indigenous Colorado.

PRINCIPLES

№1

Create an Enhanced Landscape Area designed to accommodate introduced plant materials in close proximity to the built environment.

№2

Create an Enhanced Landscape Area intended to allow self-expression, providing the owner the opportunity to create a personalized landscape.

№3

Create an Enhanced Landscape Area designed as an organic arrangement of plant materials that harmonizes and blends with the adjacent Native Landscape Preservation Area.

ENHANCED LANDSCAPE AREA LOCATION

- The use of an Enhanced Landscape Area is discretionary. Each lot may be landscaped with all native or drought tolerant plant materials.
- Limit the location of the Enhanced Landscape Area to within the building envelope, directly adjacent to the home.
- Orient Enhanced Landscaping away from common open space areas and the golf course.
- Locate Enhanced Landscaping adjacent to the home, not in isolated islands situated away from the built environment.

ENHANCED LANDSCAPE AREA IMAGE

- Design the Enhanced Landscape Area in an informal organic fashion designed to harmonize with the adjacent Native Landscape Preservation Area.
- Create meandering and undulating perennial beds designed to harmonize with the adjacent Native Landscape Preservation Area.
Avoid annual flowerbeds that project a foreign landscape image.
- Avoid the use of highly ornamental plant materials within the Enhanced Landscape Area. The Enhanced Landscape Area shall yield to the overall natural image of the Native Landscape Preservation Area.
- Avoid the use of formal landscape plantings, such as manicured hedges, that frame and enclose the Enhanced Landscape Area.
- Use Enhanced Landscaping as a transitional element designed to link outdoor spaces such as courtyards and patios to The Native Landscape Preservation Area.

ENHANCED LANDSCAPE AREA TURF

- Locate turf areas within the rear yard portion of the Enhanced Landscape Area, as a natural extension of a home's outdoor living area. Turf shall not be located within front or side yard areas.
- Locate turf areas to connect with outdoor living spaces, designed to avoid isolated and non-contiguous turf islands.
- Avoid locating turf islands along the edge of the Enhanced Landscape Area boundary.
- Avoid locating turf areas that are visible from public view (i.e., public roadways, common areas, and the golf course).
- Provide a rich layering of shrubs and groundcovers designed to soften building elevations. Avoid locating turf directly adjacent to home foundations. Turf may, however, border a raised patio or terrace wall.
- Avoid turf from invading The Native Landscape Preservation Area through the use of containment structures such as low stone garden walls.
- Soften turf area edges through the planting of shrubs and groundcovers that function as transitional elements between turf areas and the natural landscape.
- Water turf on a regular basis through the use of a permanent underground spray irrigation system.
- Mow and maintain turf throughout the growing season. Turf shall not exceed a height of eight inches.
- Design turf areas, based upon the following maximum design criteria:
 - Cottage Lots - 900 square feet
 - Traditional Lots - 1,200 square feet
 - Custom Lots - 1,500 square feet

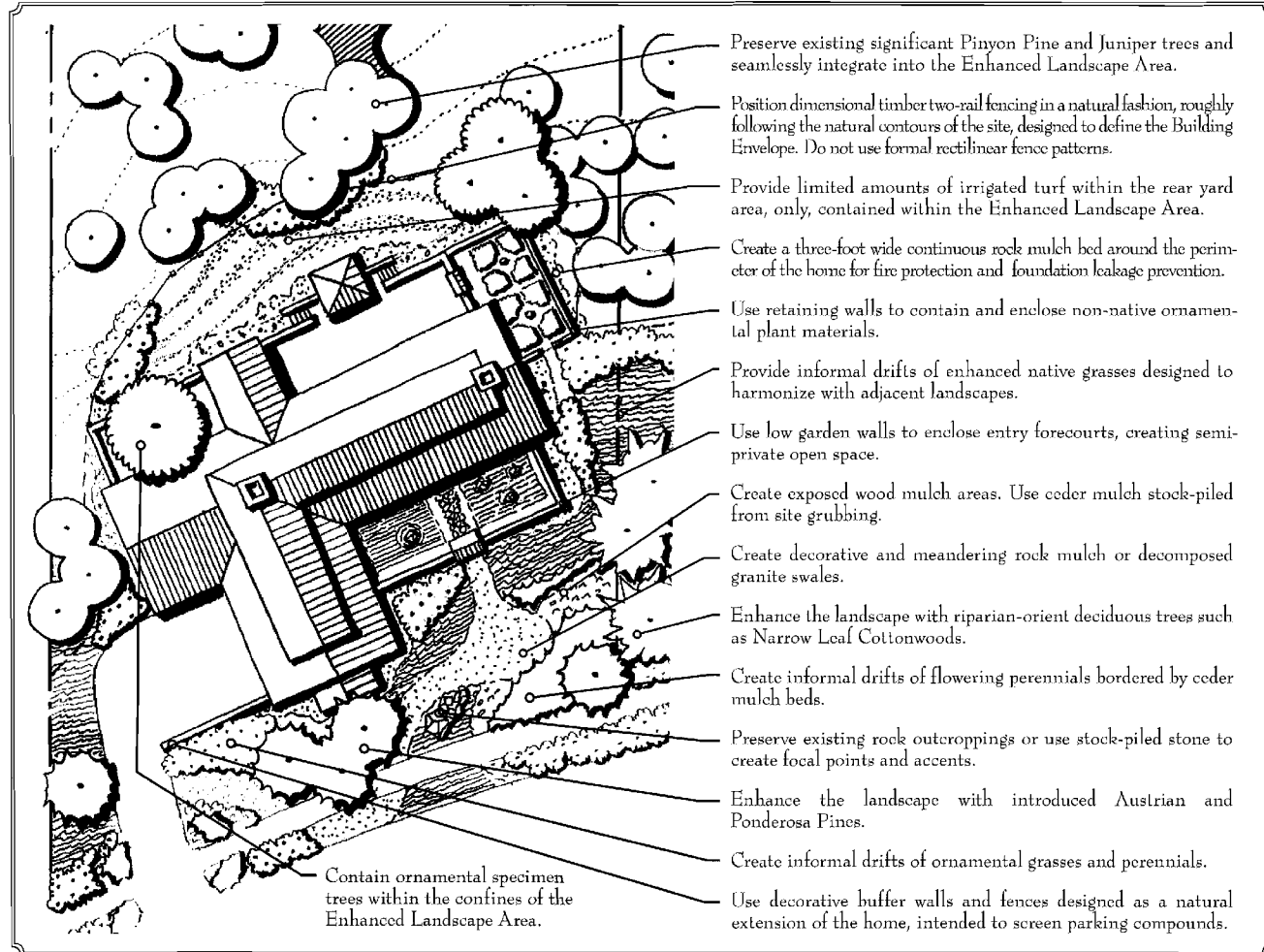
ENHANCED LANDSCAPE AREA IRRIGATION

- ★ Concentrate permanent irrigation within the Enhanced Landscape Area only.
- ★ Provide an automatic irrigation system for the entire Enhanced Landscape Area.
- ★ Use an underground drip irrigation system within the Enhanced Landscape Area to nourish trees, shrubs, and groundcovers.
- ★ Limit spray irrigation systems to Enhanced Landscape turf areas.

ENHANCED LANDSCAPE AREA PLANT MATERIALS

- ★ Select plant materials from the *Recommended Plant List*, pg. VI - 14.
- ★ Consider the introduction of indigenous, native, plant materials not listed on the *Recommended Plant List*. Non-listed native plant materials may be permitted, subject to DRC review and approval, based upon the following design criteria:
 - ☞ Native species that may not currently occur within the Sky Legend planning area, but are found in nearby plant associations with similar environmental conditions.
 - ☞ Easier-raised plant species that mimic native plant materials.
- ★ Avoid non-native plant species that may be invasive to the Enhanced Landscape Area while minimizing the impact of foreign species on the adjacent Native Landscape Preservation Area.

DESIGN CRITERIA



Preserve existing significant Pinyon Pine and Juniper trees and seamlessly integrate into the Enhanced Landscape Area.

Position dimensional timber two-rail fencing in a natural fashion, roughly following the natural contours of the site, designed to define the Building Envelope. Do not use formal rectilinear fence patterns.

Provide limited amounts of irrigated turf within the rear yard area, only, contained within the Enhanced Landscape Area.

Create a three-foot wide continuous rock mulch bed around the perimeter of the home for fire protection and foundation leakage prevention.

Use retaining walls to contain and enclose non-native ornamental plant materials.

Provide informal drifts of enhanced native grasses designed to harmonize with adjacent landscapes.

Use low garden walls to enclose entry forecourts, creating semi-private open space.

Create exposed wood mulch areas. Use cedar mulch stock-piled from site grubbing.

Create decorative and meandering rock mulch or decomposed granite swales.

Enhance the landscape with riparian-orient deciduous trees such as Narrow Leaf Cottonwoods.

Create informal drifts of flowering perennials bordered by cedar mulch beds.

Preserve existing rock outcroppings or use stock-piled stone to create focal points and accents.

Enhance the landscape with introduced Austrian and Ponderosa Pines.

Create informal drifts of ornamental grasses and perennials.

Use decorative buffer walls and fences designed as a natural extension of the home, intended to screen parking compounds.

Contain ornamental specimen trees within the confines of the Enhanced Landscape Area.

GENERAL LANDSCAPE CRITERIA

VI-8

PREMISE: General landscape criteria have been established for Sky Legend, intended to create naturalistic landscape patterns that reflect the rugged nature of the site. General landscape criteria including Landscape Placement and Plant Sizes promote a cohesive landscape design between individual residential lots within Traditional and Custom Lot neighborhoods, helping create a unified, yet distinctive, streetscape.

PRINCIPLES

№1

Plants shall be chosen to complement Sky Legend's sub-alpine environment by sharing similar microclimate characteristics including similar sun, shade, soils, and water requirements.

№2

Promote the placement of plant materials to screen house foundations providing rich layers that create depth, variety, and visual interest.

№3

Prevent the penetration of water into house foundations through careful plant placement, grading techniques, and irrigation types.

LANDSCAPE INSTALLATION AND TIMING

- ☛ Install landscaping in a timely fashion, based upon the following design criteria:
 - ☞ As soon as weather permits, but in no event later than 90 days after a home is certified for occupancy, all front and corner side yards and slope banks shall be fully landscaped.
 - ☞ Rear and side yards, when visible from public view, shall be installed within 120 days, weather permitting.
 - ☞ If, however, a home is certified for occupancy during the months of November through March all landscaping shall be complete by June 30th.
 - ☞ Interior side and rear yard landscaping shall be installed within one year, weather permitting.
 - ☞ All Landscape Plans shall be reviewed and approved by the DRC.

LANDSCAPE PLACEMENT

- ☛ Sensitive locate plants adjacent to buildings. The irrigation of plants located around the foundation of a home presents potential problems associated with water seepage into the home's foundation and basement. Employ the following specific design criteria:
 - ☞ No turf/sod grass shall be planted within three feet (minimum) of foundation walls.
 - ☞ No shrubs shall be planted within three feet (minimum) of a building foundation. Instead, a continuous three-foot-wide non-irrigated rock mulch bed shall be installed around the perimeter of the building.
 - ☞ No spray irrigation shall be installed within four feet of foundation walls.

LANDSCAPE PLACEMENT cont'd

- ☞ The ground around the foundation of a building shall be graded to slope away (five percent minimum) from the foundation, to facilitate drainage.

PLANT SIZES, TYPES, AND MULCH

- ☛ Provide ample sized plants. The following minimum sizes for introduced plant materials shall apply to all landscaping on private lots:
 - ☞ Deciduous Trees: 2 1/2 inch caliper; six feet high
 - ☞ Evergreen Trees: 6-foot high
 - ☞ Ornamental Trees: 2-inch caliper
 - ☞ Shrubs: 5-gallon container
- ☛ Perennials and groundcovers may be installed at any size, however, groundcover spacing shall provide 80 percent coverage within two growing seasons.
- ☛ Encourage the consistent use of mulch materials. The same type of rock and wood mulch shall be used between adjacent houses to unify the streetscape and avoid a patchwork look.
- ☛ Use the following rock and wood mulch types to unify the streetscape:
 - ☞ Large Rock Mulch (washed river rock)
 - Size: three-to-twelve inches
 - Color: subject to DRC approval
 - ☞ Small Rock Mulch (washed river rock)
 - Size: 1-1/2 inches
 - Color: subject to DRC approval
 - ☞ Wood Mulch (shredded cedar or pole peel bark)
 - Color: Natural
 - ☞ Trail Surfacing
 - Type: Decomposed granite
- ☛ Wood mulches are recommended for Perennials and Annuals.

PLANT SIZES, TYPES, AND MULCH cont'd

- ☛ Red lava rock and white marble chips shall not be permitted.
- ☛ Stone and wood mulch shall be of high quality including clean material and consistent size.
- ☛ Rock mulch shall be used for on-site drainage swales only.

PLANT QUANTITIES

☞ Custom Lots ☞

Landscape Custom Lots based upon the following design criteria:

Minimum Front Yard Plant Quantities

- ☞ Trees - 3 deciduous trees, 5 evergreen trees
- ☞ Large Shrubs - 25 shrubs
- ☞ Medium Shrubs - 70 shrubs
- ☞ Perennials - 70 perennials

Minimum Corner Side Yard Plant Quantities

- ☞ Trees - 2 deciduous trees and 3 evergreen trees
- ☞ Large Shrubs - 10 shrubs
- ☞ Medium Shrubs - 20 shrubs
- ☞ Perennials - 20 perennials

Interior Side and Rear Yard Plant Quantities

- ☞ Plant interior and side yards (not located adjacent to public roadways, open space, or the golf course) at the owner's discretion.

☞ Traditional Lots ☞

Landscape Traditional Lots based upon the following design criteria:

Minimum Front Yard Plant Quantities

- ☞ Trees - 2 deciduous trees and 3 evergreen tree
- ☞ Large Shrubs - 15 shrubs
- ☞ Medium Shrubs - 45 shrubs
- ☞ Perennials - 40 perennials

Minimum Corner Side Yard Plant Quantities

- ☞ Trees - 1 deciduous tree and 1 evergreen tree
- ☞ Large Shrubs - 5 shrubs

PLANT QUANTITIES

cont'd

- ☞ Medium Shrubs - 10 shrubs
- ☞ Perennials - 10 perennials

Interior Side and Rear Yard Plant Quantities

- ☞ Plant interior and side yards (not located adjacent to public roadways, open space, or the golf course) at the owner's discretion.

WATER CONSERVATION

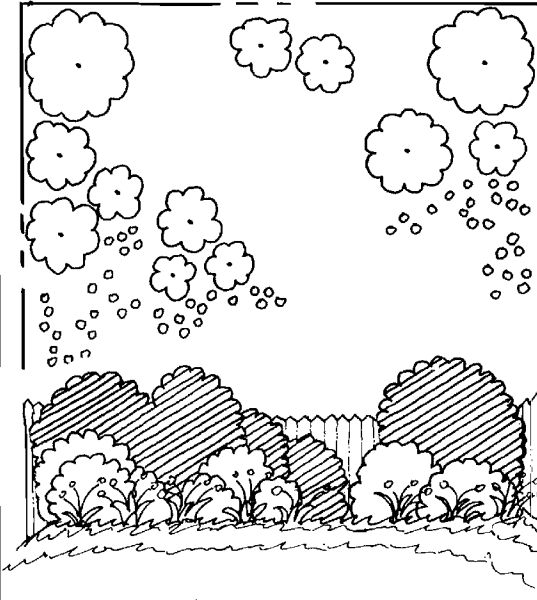
- ☛ Encourage water conserving irrigation systems.
- ☛ Design all irrigation systems to minimize overspray and water-waste. Limit overhead spray irrigation to turf/sod grasses and flowering ground-cover areas.
- ☛ The recommended minimum width of spray areas shall be six feet.
- ☛ Provide low angle spray nozzles (15 degrees) adjacent to paved areas. For all other landscape areas use drip irrigation to conserve water.

ON SITE GRADING

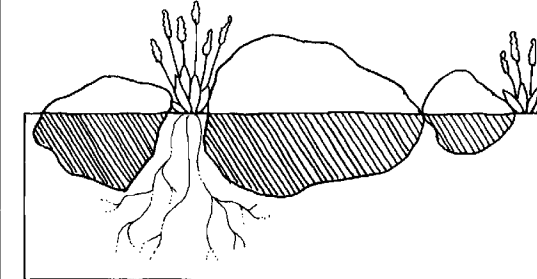
- ☛ Sensitive grade and drain Custom Lots based upon the following design criteria:
 - ☞ Planting and hardscape areas shall not impede or significantly alter drainage patterns.
 - ☞ On-site landscape grading shall produce graceful contours, rather than angular or abrupt grade changes.
 - ☞ Smooth transitions which respect existing natural landforms shall be made between individual lot edges and open space areas.
 - ☞ Minor modifications may be made to the final grade for landscape purposes only, and shall be illustrated on the required Landscape Plan, for review and approval by the DRC.

DESIGN CRITERIA

LANDSCAPE STRATEGIES



Provide rich layers of plant materials of varying size. Plant shrubs in the background as well as the foreground. This creates a backdrop for flowers and adds depth to the landscape since the shrubs behind appear to be farther away than they are. Don't line plants in a row, especially for perimeter plantings. Shrubs planted all along the edge of the property will create a boxed-in feeling.



Bury a little more than half (preferably two-thirds) of boulders. Boulders that sit on top of the soil look unnatural.

PREMISE: Site Elements such as wood decks, at-grade terraces, and low masonry patio walls should be designed as an integral extension of the home, intended to complement the architectural style of the home while functioning as transitional elements between in-door and outdoor environments. Other Site Elements, including spas, hot tubs, play equipment, and outdoor lighting should also harmonize with the site, blending seamlessly with the natural environment of Sky Legend.

PRINCIPLES

№1

Design decks, terraces, and patio walls to appear as a natural extension of the home, complementing its architectural style.

№2

Site and design elements and amenities (i.e. pools, spas, decks, patios, terraces) to assure compatibility between neighboring lots while protecting views to adjacent open space.

№3

Maximize personal privacy on neighboring lots by sensitively siting homes. Two-story homes should be sited to minimize "over-looking" neighboring outdoor living areas such as pools, spas, hot tubs, and patios.

DECKS, TERRACE AND PATIO WALLS, SPAS AND HOT TUBS

- ★ Harmonize decks, terraces, and patio walls with the architectural style of the home.
- ★ Design decks, terraces, and patio walls so as to be an integrated extension of the home while also responding to land forms.
- ★ Take care on upper hillside sites to aesthetically consider the undersides of elevated decks.
- ★ Integrate decks with building architecture. Decks shall be an integral and natural extension of the home and not appear to be "tacked-on".
- ★ Design wood decks to be architecturally harmonious with the home incorporating similar materials, building elements, and design details, painted or stained to match. Unpainted, exposed wood left to weather naturally shall not be permitted.
- ★ Locate decks so as not to obstruct or greatly diminish the view from neighboring lots.
- ★ Orient decks so as not to "overlook" neighboring pools, spas, hot tubs, and patios.
- ★ Visually anchor decks to the ground, based upon the following design criteria:
 - ☞ Decks shall be visually anchored to the ground by substantial deck support posts (eight inch square minimum) and shall not appear to be supported by flimsy (6"x6") posts. Deck support posts shall contain a distinctive base, shaft, and capital.
 - ☞ For decks visible from public view, masonry piers (stone or cultured stone) a minimum of 30 inches square, shall be required as a base, to support deck posts.
 - ☞ The under deck framework shall be painted or stained to match the house.

DECKS, TERRACE AND PATIO WALLS, SPAS AND HOT TUBS cont'd

- ☞ Deck balustrades shall appear substantial and decorative, composed of milled wood balusters or wrought iron, that reflect the architectural style of the home.
- ★ Integrate terrace and patio walls with physical land-forms and building architecture. Like decks, terrace and patios provide outdoor living space, but are typically constructed at grade, not elevated, functioning as a natural extension of the ground plane.
- ★ Design terrace and patio walls to harmonize with the architectural style of the home, being composed of similar materials and colors.
- ★ Design terrace and patio walls constructed of CMU block to be clad with stone or cultured stone, designed to integrate architecturally with the house.
- ★ Design terrace and patio walls to be kept as low as possible (36" maximum recommended) designed to harmonize with the natural terrain.
- ★ Design terrace balustrades or low patio walls to appear substantial, composed of stone masonry materials as opposed to wood materials which are commonly associated with decks.
- ★ Encourage the sensitive siting of spas and hot tubs. Spas and hot tubs shall be located in the rear yard of the property in such a way that they are not visible from adjacent properties or public view.
- ★ Design spas and hot tubs to harmonize with the architectural style of the home and be an integral part of the deck, terrace, or patio.

POOLS, PLAY STRUCTURES, & REFUSE CAN ENCLOSURES

- ★ Sensitive site pools. The size, shape, orientation, and siting of swimming pools should be carefully considered to achieve a feeling of compatibility with surrounding natural and man-made elements.
- ★ Design pool equipment enclosures to be architecturally compatible with the house in regards to placement, scale, materials, color, and detail.
- ★ Orient pools relative to any adjacent vegetation to minimize shadows and leaf litter.
- ★ Sensitive site play structures and basketball hoops/backboards based upon the following design criteria:
 - Locate pools below grade. Above ground pools shall not be permitted.
 - Play structures shall not exceed nine feet in height and shall only be located within the rear yard, within the Building Envelope, away from neighboring homes to minimize potential noise impacts.
 - Play structures such as swing sets and jungle gyms shall be composed of metal or wood, painted in subdued earthtone colors designed to blend with the home.
 - Basketball hoops/backboards to be installed on any private homesite shall be subject to DRC approval.
 - Due to significant site alteration, grading, and fencing, tennis courts shall not be permitted.
- ★ Provide a refuse can enclosure within each home or garage, designed to accommodate two 32-gallon green plastic cans on wheels.
- ★ Design outdoor refuse enclosures to be fully integrated with the architecture of the home, using compatible materials and colors. Outdoor refuse can enclosures shall not appear as "tacked on" appendages. Detached separate structures for refuse enclosures shall not be permitted.

POOLS, PLAY STRUCTURES, & REFUSE CAN ENCLOSURES *cont'd*

- ★ Design sturdy refuse can enclosures to withstand abuse by bears and other roaming animals. Special attention shall be given to door thickness and construction, hinges, latches, and pulls, designed to prevent tampering.

OUTDOOR LIGHTING

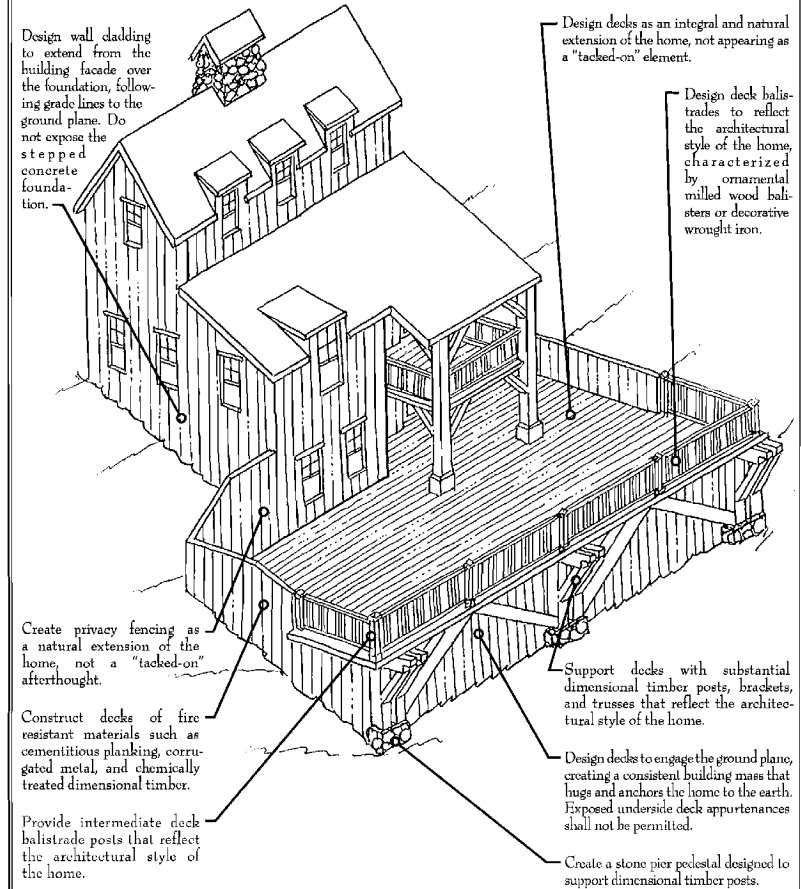
- ★ Provide subdued outdoor lighting. Outdoor lighting shall be carefully reviewed by the DRC to assure that neighboring properties are protected from the view of bright lights.
- ★ Direct illumination required for nighttime activities downward. Flood lighting shall not be permitted.
- ★ Discourage exposed light sources in favor of softer downlighting that reduces glare and better lights the surface of drives, walkways, and patios.
- ★ Provide security lighting in the form of down lighting at home and garage entrances, activated by motion sensors.

OUTDOOR STORAGE

- ★ Prohibit outdoor storage areas. Outdoor areas shall not be used to store snowplows, yard maintenance equipment, refuse containers, or any other outdoor gear or paraphernalia.
- ★ Sensitive store firewood outdoors. Firewood may be stored in an inconspicuous location, neatly stacked, and screened from public view.

DESIGN CRITERIA

DECKS



FENCES AND WALLS

VI-12

PREMISE: Fences and walls should be a reflection of the natural environment of Sky Legend and the architectural style of the individual home. Open-style Yard Fencing should be designed to seamlessly blend with the natural environment, allowing unrestricted views. Privacy Fences and Walls should be designed as a natural extension of the home, enclosing outdoor decks and patios. Retaining walls ought to appear as an organic extension of the ground plane, composed of native stone boulders.

PRINCIPLES

№1

Design privacy fences and walls as a natural extension of the home, harmonizing with the home through the orchestration of building materials and color.

№2

Design fences and walls to be composed of natural materials such as wood and native stone, designed to harmonize with the natural environment of Sky Legend.

№3

Provide open-style fencing within Sky Legend, designed to enhance views to forested slopes, broad valleys, and open space amenities.

FENCE AND WALL TYPES

- ✪ Provide rustic fence types. Two distinct types of rural-oriented enclosures may be constructed within Sky Legend depending on location and functional requirements: Yard Fencing, constructed within the building envelope; and Privacy Fencing and walls, used to screen or enclose outdoor living areas.
- ✪ Provide open Yard Fencing designs within the Sky Legend community to help maintain an open, rustic feeling to the community and preserve views to adjacent open space amenities. Use Privacy Fences and walls to screen outdoor living areas. The following fence and wall types shall be used within Sky Legend:
 - Yard Fencing - Yard Fencing shall be located within the building envelope, constructed of an open two-rail design to be installed by the builder or homeowner. Fence rails shall not exceed 36 inches in height.
 - Design Yard Fencing to follow the grade. Yard Fencing shall be allowed to follow the slope in order to conform to grade changes, but where necessary, must "step" at the post to accommodate steep grades.
 - Privacy Fences and Walls - Privacy Fences and Walls shall be permitted within individual residential lots, located within the Building Envelope, for the purpose of enclosing and screening outdoor living areas at the rear or side of a home.
 - The design of Privacy Fences and Wall enclosures shall be consistent with the architectural style, character, materials, color, and look of the home, and should appear as an integral extension of the home.
 - Privacy Fences and Walls shall not be located along property lines. Instead, these fences and walls shall be located as natural extensions of the house, designed to define, enclose, and screen outdoor living areas.

FENCES AND WALL TYPES cont'd

- Privacy Fences and walls shall not exceed 60 inches in height.

PET ENCLOSURES

- ✪ Pets shall be enclosed within the rear yard area, associated with Yard Fencing that is backed by black welded wire meshing (four-inch by four-inch). Fenced dog runs shall be compatible with Yard Fencing designs.

FENCES AND WALL MATERIALS

- ✪ Use rustic fence and wall materials - Yard Fencing shall be designed to reflect the rugged character of Sky Legend, being composed of simple, but rustic building materials, while Privacy Fences and Walls are envisioned to reflect the architectural style of the home. Employ the following specific design criteria:

Yard Fencing:

- Yard Fencing shall be constructed of rough-sawn, fence grade, Western Red Cedar, or similar material, and shall be installed to expose the "rough" side to the roadway or open space area.
- Yard Fencing shall be stained a standard uniform color, as approved by the DRC.

Privacy Fences and Walls:

- Privacy Fences shall be painted or stained to match or complement the architectural style of the home, presenting the "finished" side out.
- Privacy Fences shall be composed of clapboards, drop siding, lap siding, tongue and groove, shingles, or board and batten siding, designed as a natural extension of the house.

FENCES AND WALL MATERIALS cont'd

- Privacy Walls shall be composed of stone, cultured stone, or stucco, reflecting and harmonizing with the architectural style of the home.
- Unfinished masonry Privacy Walls, including concrete CMU, modular masonry wall blocks, and Split-Face block shall not be permitted for Privacy Walls.
- All Privacy Walls shall be crowned with a stone or cultured stone masonry cap.

RETAINING WALLS

- ★ Create natural stone retaining walls that harmonize with the site and building architecture. Construct natural stone retaining walls of materials compatible with the surrounding character of the site and building architecture, based upon the following design criteria:

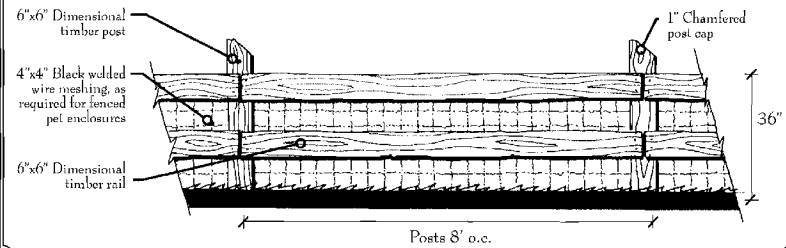
- Natural stone retaining walls are strongly encouraged and required when visible from public view. Such walls should be aesthetically pleasing and offer other potential uses, such as planting and seating areas.
- Natural stone retaining walls shall be made thicker at the bottom than at the top to achieve stability.
- Natural stone retaining walls requiring a poured concrete foundation shall be designed by a registered engineer.
- Natural stonework shall appear organic, using a variety of stone sizes, with larger stones appearing at the ground plane, and smaller stones above.
- Natural stone retaining wall joints shall be staggered and mortarless.
- Natural stone retaining walls shall be battered-back a minimum of 20 percent from the base.

RETAINING WALLS cont'd

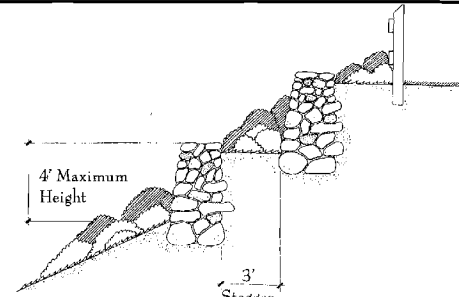
- Retaining wall end-walls shall match finished grades.
- ★ Construct retaining walls of materials sympathetic to the natural environment. Acceptable materials for retaining walls include:
 - Native stone
 - Cultured stone (concrete CMU backed, clad with cultured stone)
 - Modular masonry wall blocks shall not be permitted.
- ★ Encourage low, visually attractive retaining walls based upon the following design criteria:
 - Stone retaining walls shall not exceed four feet in height.
 - Grade changes requiring walls in excess of four feet shall be terraced with a minimum three foot horizontal separation (stagger).
 - Retaining walls may exceed this height limit, only with DRC review and approval.
 - Shrubs shall be used to break-up the mass of any exposed retaining wall face visible from public view. A minimum of 50 percent of the retaining wall face shall be screened with plant materials at maturity.
- ★ Provide waterproofing and drainage for stone or cultured stone retaining walls, based upon the following design criteria:
 - Retaining walls shall be adequately drained, as necessary, on the uphill side.
 - Weepholes shall be incorporated into the wall design to permit water trapped behind to be released.
 - Concrete backed retaining walls shall be waterproofed.

DESIGN CRITERIA

TWO-RAIL FENCING



STONE RETAINING WALLS



Notes:

1. Native stone boulders to be quarried from local sources, all stone used to be hard, dense, sound and free of rifts, flaking and laminations.
 2. All stone to be minimum 6" high, x 1' width x 1' depth.
 3. All joints to be staggered.
 4. Batter wall back a minimum 20 percent. Increase to 45 percent batter for more irregularly shaped material.
 5. Match grade at wall ends.
- Labels in diagram:
 12" min Stagger
 1'-4" (max ht.) height varies
 Min. 12" embedment
 Min. 60% of exposed height
 Revegetation of disturbed areas top and bottom of slope
 Finished grade
 Hidden mortar at top course (as required)
 Elongated stones to act as "deadman"
 Soil backfill compact to 90 percent of maximum dry density
 Gradular backfill required for drainage
 95 percent compacted subgrade

RECOMMENDED

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LIST

NORTH FACING SLOPES

*Plant species less palatable to big game.
+Plant species requiring less water.

EVERGREEN TREES

<i>Abies concolor</i>	White Fir
<i>Abies lasiocarpa</i>	Subalpine Fir
<i>Picea pungens</i>	Colorado Blue Spruce
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus contorta</i>	+ Lodgepole Pine
<i>Pseudotsuga menziesii</i>	+ Douglas Fir

DECIDUOUS TREES

<i>Populus angustifolia</i>	Narrow-leaf Cottonwood
<i>Populus balsamifera</i>	Balsam Poplar
<i>Populus tremuloides</i>	Quaking Aspen

SMALL TREES AND SHRUBS

<i>Acer ginnala</i>	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	+ Serviceberry
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Juniperus communis</i>	* Common Juniper
<i>Mahonia repens</i>	* Oregon Grape (Creeping Mahonia)
<i>Pachistima myrsinites</i>	Mountain-Lover
<i>Physocarpus monogynus</i>	Low Ninebark
<i>Prunus pennsylvanica</i>	Pin Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes aureum</i>	+ Golden Currant
<i>Ribes inerme</i>	Wild Gooseberry
<i>Rosa woodsii</i>	+ Wood's Rose
<i>Sambucus pubens</i>	Red-berried Elder
<i>Sambucus racemosa</i>	Elderberry
<i>Shepherdia canadensis</i>	Canada Buffaloberry
<i>Sorbus scopulina</i>	+ Mountain Ash
<i>Symphoricarpos albus</i>	Common Snowberry
<i>Symphoricarpos utahaensis</i>	Birchleaf Spiraea
<i>Vaccinium myrtillus</i>	Blueberry
<i>Vaccinium scoparium</i>	Huckleberry

FORBS AND GRASSES

<i>Aquilegia caerulea</i>	Wild Columbine
<i>Arnica cordifolia</i>	Heartleaf Arnica
<i>Calamagrostis rubescens</i>	Reedgrass
<i>Carex geyeri</i>	Elk Sedge
<i>Elymus glaucus</i>	Blue Wildrye
<i>Galium boreale</i>	Bedstraw
<i>Geranium richardsonii</i>	Geranium
<i>Lathyrus leucanthus</i>	Peavine
<i>Thalictrum fendleri</i>	Meadowrue
<i>Vicia americana</i>	Vetch

DRY SUNNY SLOPES

*Plant species less palatable to big game.
+Plant species requiring less water.

EVERGREEN TREES

<i>Juniperus scopulorum</i>	+ Rocky Mountain Juniper
<i>Pinus aristata</i>	+ Bristle-cone Pine
<i>Pinus contorta</i>	+ Lodgepole Pine
<i>Pinus edulis</i>	* Piñon Pine
<i>Pinus flexilis</i>	* Limber Pine
<i>Pinus ponderosa</i>	+ Ponderosa Pine (Western Yellow Pine)

SMALL TREES AND SHRUBS

<i>Amelanchier alnifolia</i>	+ Serviceberry
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Artemisia cana</i>	+ Hairy Sage
<i>Artemisia frigida</i>	+ Fringed Sage
<i>Artemisia tridentata</i> spp. <i>vaseyana</i>	+ Big Sagebrush
<i>Cercocarpus lanata</i>	+ Winterfat
<i>Cercocarpus intricatus</i>	Dwarf Mountain Mahogany
<i>Cercocarpus montanus</i>	+ Mountain Mahogany
<i>Chrysothamnus parryi</i> & spp.	+ Mountain Rabbitbrush
<i>Chrysothamnus nauseosus</i>	+ Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	+ Low Rabbitbrush
<i>Clematis liquisticifolia</i>	* Western Clematis
<i>Fallugia paradoxa</i>	Apache Plum
<i>Holodiscus dumosus</i>	Rock Spirea
<i>Jamesia americana</i>	Waxflower (Mountain Mock Orange)
<i>Juniperus osteosperma</i>	+ Utah Juniper
<i>Mahonia repens</i>	+ Oregon Grape (Creeping Mahonia)
<i>Potentilla fruticosa</i>	* Shrubby Cinquefoil
<i>Prunus virginiana</i>	Chokecherry
<i>Purshia tridentata</i>	+ Antelope Brush (Bitterbrush)
<i>Quercus gambelii</i>	+ Scrub Oak
<i>Rhus glabra</i>	+ Smooth Sumac
<i>Rhus trilobata</i>	+ * Skunkbush
<i>Ribes cereum</i>	* Squaw Currant
<i>Sorbus scopulina</i>	+ Dwarf Mountain Ash
<i>Symphoricarpos oreophilus</i>	+ Snowberry
<i>Tetradymia canescens</i>	+ Horsebrush

FORBS AND GRASSES

<i>Agropyron dasystachyum</i>	+ Thick Spike Wheatgrass
<i>Agropyron smithii</i>	+ Western Wheatgrass
<i>Agropyron spicatum</i>	+ Bluebunch Grass
<i>Bromus porteri</i>	+ Nodding Brome
<i>Castilleja laevis</i>	Paintbrush
<i>Cerastium oreophilum</i>	Mouse-ear
<i>Chenopodium leptophyllum</i>	Goosefoot
<i>Delphinium nuttalianum</i> and spp.	* Larkspur
<i>Eriogonum subtrimeris</i>	* Fleabane
<i>Eriogonum subalpinum</i>	* Buckwheat
<i>Eriogonum umbellatum</i>	+ * Sulphur Flower

DRY SUNNY SLOPES

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EVERGREEN TREES

<i>Festuca idahoensis</i>	Idaho Fescue
<i>Hedeoma hispida</i>	False Pennyroyal
<i>Helicomeris multiflora</i>	Showy Goldeneye
<i>Lupinus</i> spp.	+ * Lupines
<i>Poa secunda</i>	Sandberg Bluegrass
<i>Phlox multiflora</i>	Phlox
<i>Sphaeralcea coccinea</i>	Scarlet Globemallow
<i>Stipa columbiana</i>	Columbia Needlegrass
<i>Stipa comata</i>	+ Needle-and-thread
<i>Trifolium gymnocarpon</i>	
<i>Hollyleaf Clover</i>	

MOIST LOW LYING AREAS ALONG DRAINAGE SWALES

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EVERGREEN TREES

<i>Picea engelmannii</i>	* Engelmann Spruce
<i>Picea pungens</i>	* Colorado Blue Spruce
<i>Pseudotsuga menziesii</i>	* Douglas Fir

DECIDUOUS TREES

<i>Populus acuminata</i>	Lanceleaf Cottonwood
<i>Populus angustifolia</i>	Narrow-leaf Cottonwood
<i>Populus balsamifera</i>	Balsam Poplar
<i>Populus tremontii</i>	Fremont Cottonwood
<i>Populus sargentii</i>	Plains Cottonwood
<i>Populus</i> spp. <i>Siouxlan</i>	Siouxland Cottonwood
<i>Populus tremuloides</i>	Quaking Aspen

SMALL TREES AND SHRUBS

<i>Alnus tenuifolia</i>	Rocky Mountain Alder
<i>Betula occidentalis</i>	Rocky Mountain Birch
<i>Carex</i> spp.	Sedges
<i>Ceanothus velutinus</i>	Deer Bush
<i>Cornus stolonifera</i>	Redosier Dogwood
<i>Crataegus douglassii</i>	+ Hawthorn
<i>Juniperus communis</i>	* Mountain Common Juniper
<i>Ledus glandulosum</i>	* Western Labrador Tea
<i>Lonicera involucrata</i>	* Bearberry Honeysuckle
<i>Pachystima myrsinites</i>	+ Mountain Lover
<i>Prunus melanocarpa</i>	Western Chokecherry
<i>Ribes coloradense</i>	Colorado Currant
<i>Ribes inerme</i>	Wild Gooseberry
<i>Ribes lacustre</i>	Small-fruited Gooseberry

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Rosa woodsii	+ Woods Rose
Rubus deliciosus	Thimbleberry
Rubus idaeus	Western Red Raspberry
Rubus parviflorus	Western Thimbleberry
Rubus strigosus	Wild Red Raspberry
Salix geyeriana	Ceyer Willow
Salix monticola	Mountain Willow
Salix pseudomonitcola	Southern Park Willow
Salix scouleriana	Scouler Willow
Salix wolfii	Wolf's Willow
Sambucus melanocarpa	Black Elder
Symphoricarpos oreophilus	Mountain Snowberry
Vaccinium caespitosum	Grouse Whortleberry
Vaccinium myrtillus	Mountain Blueberry
Viburnum edule	Arrowwood Viburnum

ORANMENTAL GRASSES

VERY LOW WATER ZONE

Hillaria jaynesii	Galleta Grass
Oryzopsis hymenoides	Indian Rice Grass
Bouteloua curtipendula	Sideouts Gramma Grass

LOW WATER ZONE:

Pennisetum spp.	Annual Fountain Grass
Holiototrichon sempervirens	Blue Avena Grass
Festuca ovina glauca	Blue Fescue

MODERATE WATER ZONE:

Miscanthus sinensis	Maidengrass
Cortaderia selloana	Pampas Grass
Erianthus ravennae	Ravenna Grass

HIGH WATER ZONE

Slipa gigantea	Feather Grass
Calamagrostis spp.	Feather Reed Grass
Imperata cylindrica rubra	Japanese Blood Grass

