

MP ARCHITECTURAL STANDARDS

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12.1 Form H Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Residential Design Single Family Detached		
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Residential Architectural Styles	Victorian	Page 12.5
Residential Materials Palette	Siding with Masonry	Page 12.5
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Residential Design Carriage House		
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Residential Design Duplex		
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Multi Family Residential Design		
Residential Architectural Styles		Page 12.12
Residential Color Palette		
Residential Architectural Features		Page 12.12
Commercial Design		
Commercial Retail		Page 12.13
Commercial Office		Page 12.14
Institutional		Page 12.15

Sheet Title:

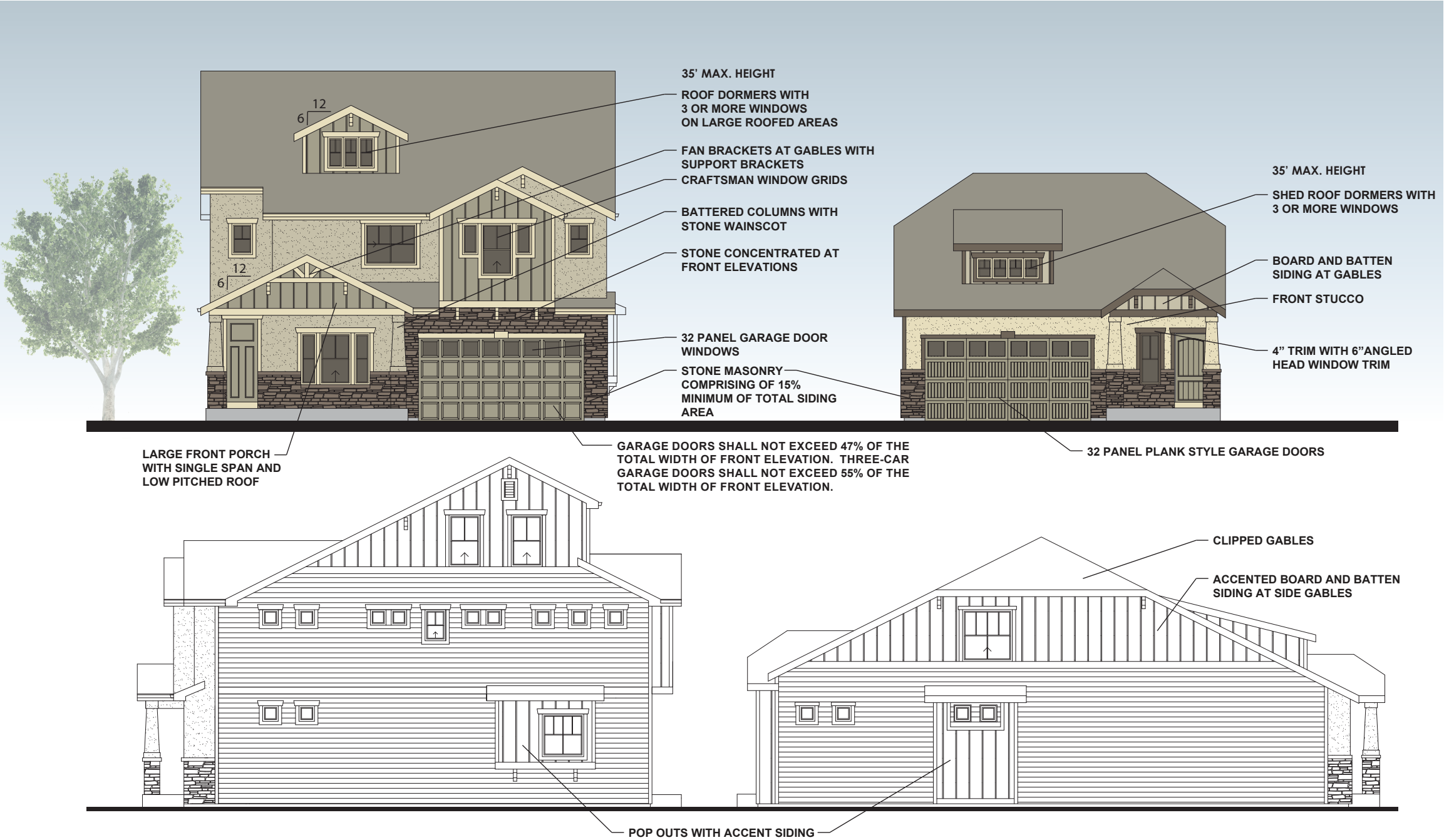
FORM H

Architectural Standards
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH



- NOTE:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
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 3. SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY CODES FOR LANDSCAPING, SETBACKS GARAGE ORIENTATION AND NON-REPETITIVE DESIGN.
 4. ARCHITECTURAL DESIGN SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ADOPTED STANDARDS FOR ELEVATION MATERIALS, WINDOWS AND PROMINENCE OF GARAGE DOORS.
 5. MAXIMUM GARAGE PERCENTAGE ON THE FRONT FACADE DOES NOT APPLY IF GARAGES FACE THE MOTOR COURT.

Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Craftsman style window grids on 75% of windows
- Shed or gabled low pitch roof dormers with 3 or more windows
- Plank Style shutters in fronts windows and windows facing open space or streets
- 32 panel plank style garage doors with windows
- Stone masonry comprising 15% of the sided areas focused on the front elevation
- Front Stucco and stucco accents to total 30% of all masonry (total percentage with stone)
- Board and Batten in gables and pop outs with a separate color than the body color
- Fan style brackets at larger front and rear gables that face streets and opens space supported by small brackets. Small support brackets on all other gables.
- 4" wide trim around windows with 6" head trim and angled shoulders
- Large front porch with single span low pitched roof
- Tapered stone wainscot columns
- Rectangular vents on prominent larger gables
- Clipped Gables
- Low pitched roofs of 6:12 pitch

Sheet Title:

SINGLE FAMILY CRAFTSMAN DESIGN STYLES

Architectural Standards

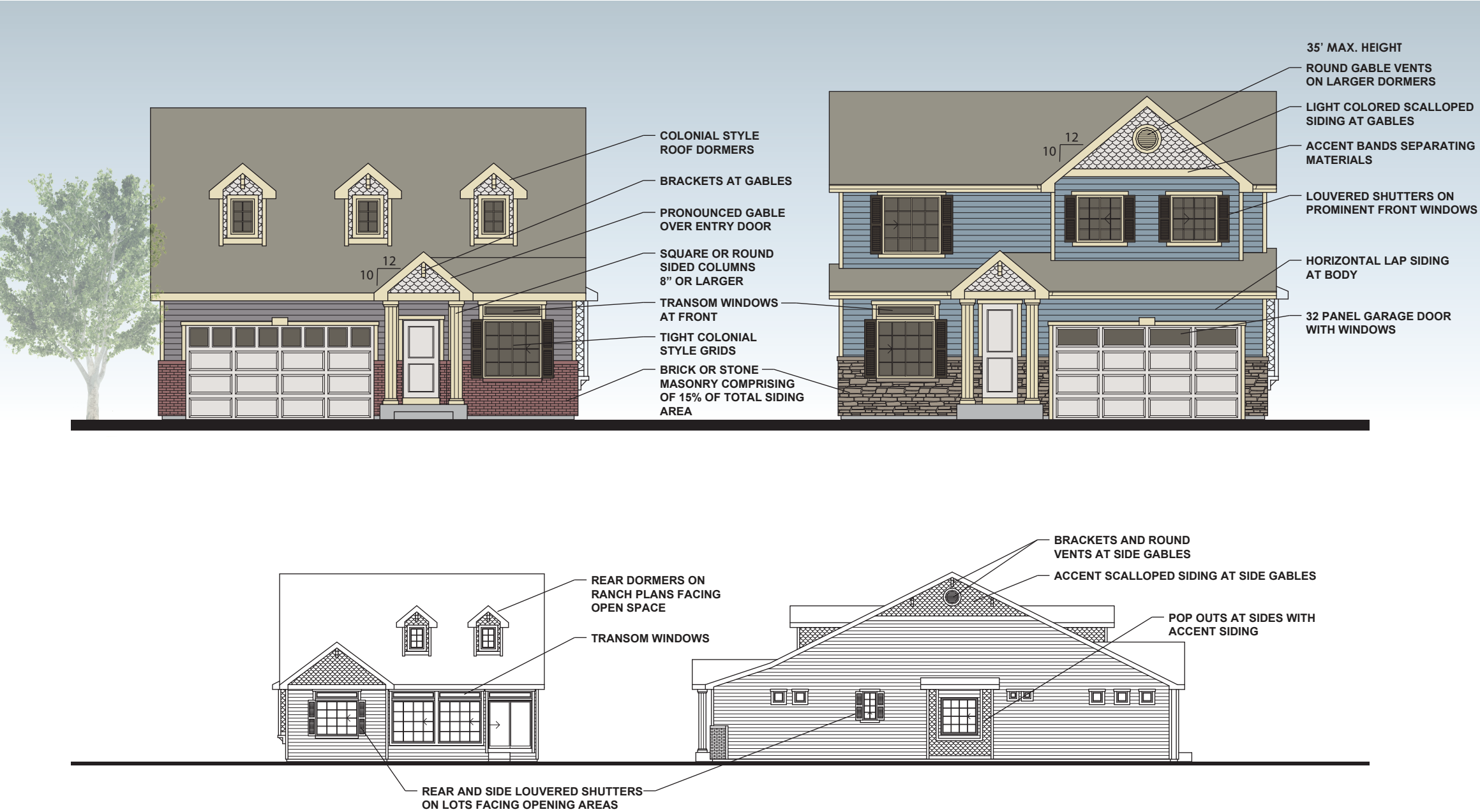
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH



Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Classic Style tight window grids on 75% of windows
- Colonial style roof dormers with windows
- Decorative louvered shutters in front windows and windows facing open space or streets
- 32 panel garage doors with windows
- 2 panel entry door
- Brick or Stone masonry comprising 15% of the sided areas focused on the front elevation
- 4" wide trim around windows and doors with 1" shoulders at trim above
- Classical prominent covered entry porch of 50 sf minimum
- 8" diameter minimum square or round sided columns
- Round gable vents on prominent larger gables.

Small brackets on gables without vents

- Gables with a separate lighter color than the body color and an accent band separating colors
 - o Scalloped Siding in gables or
 - o Horizontal siding in gables
- Medium pitched 10:12 roofs

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Sheet Title:

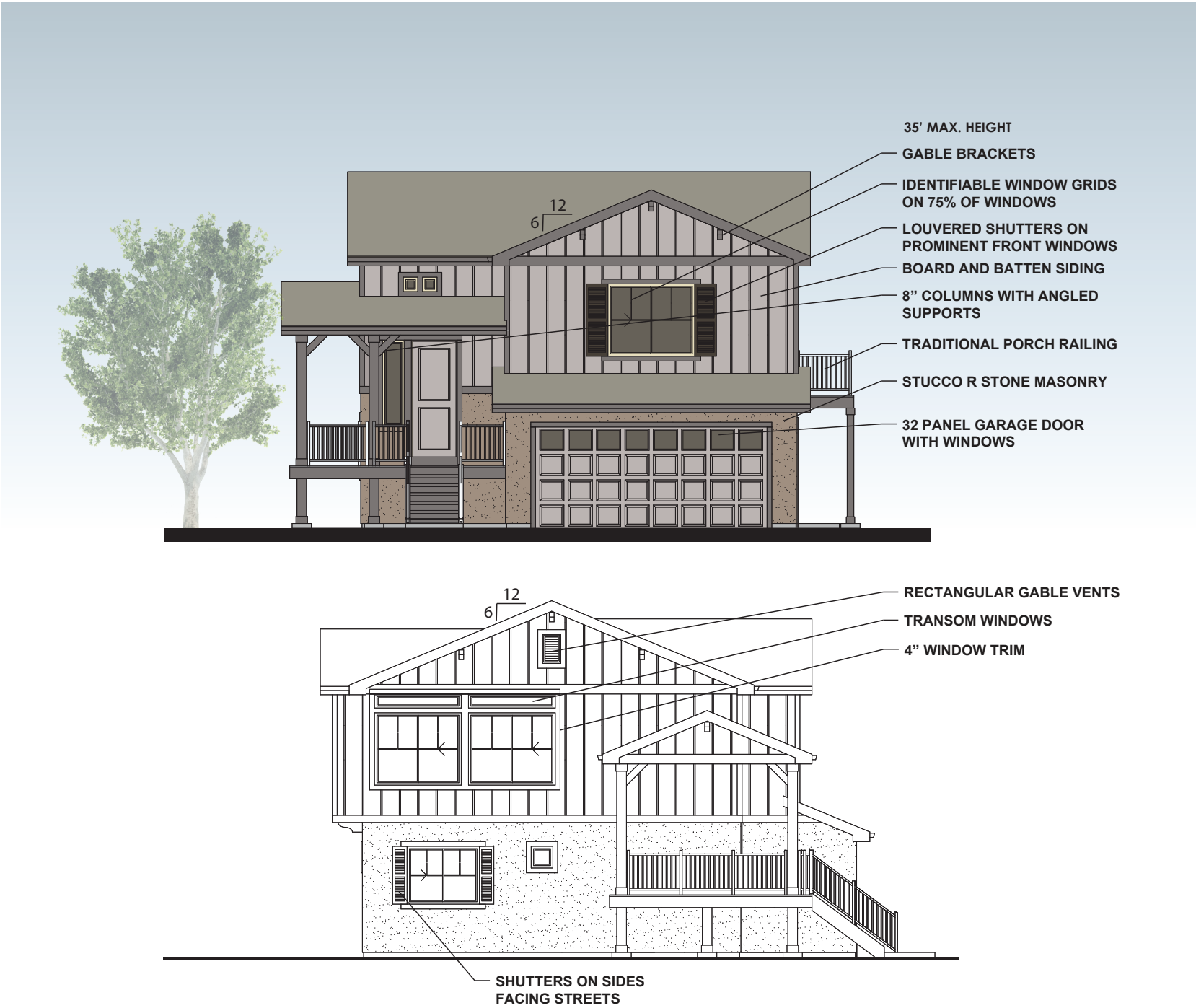
**SINGLE FAMILY
CLASSIC DESIGN STYLES**

**Architectural Standards
Master Plan**

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Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**



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Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Window grids on 75% of windows
- Shed Roof Dormers with windows
- Decorative louvered shutters in fronts windows and windows facing open space or streets
- 32 panel garage doors with windows
- 2 panel entry door
- Stone or Stucco masonry comprising 15% of the sided areas
- Board and Batten siding
- Decorative brackets on all gables
- 4" wide trim around windows and doors
- 8" columns with angled supports
- Rectangular gable vents on prominent larger side gables
- Low pitched roofs of 6:12 pitch

Sheet Title:

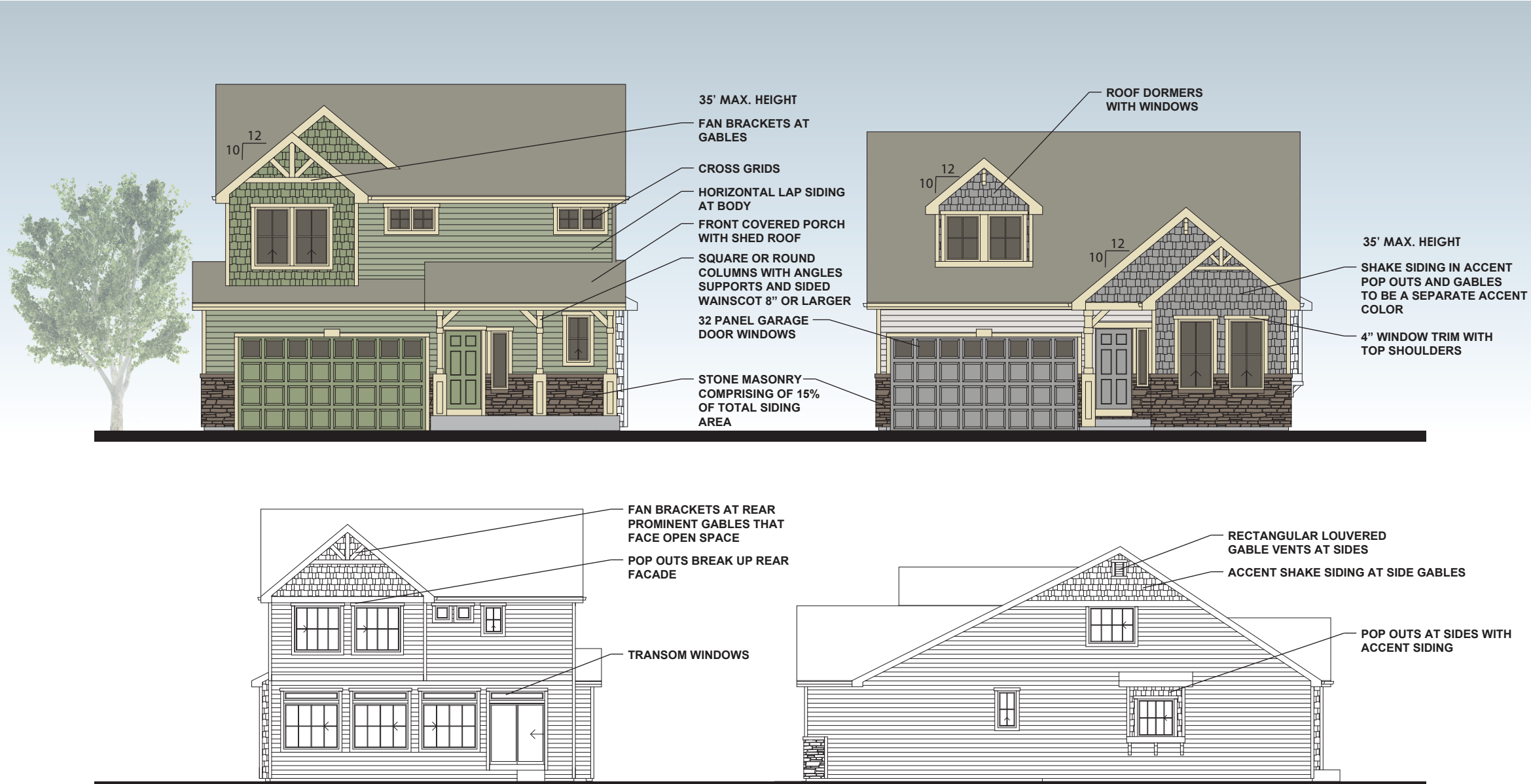
**SINGLE FAMILY
HOMESTEAD DESIGN STYLES**

Architectural Standards
Master Plan

Project Title:

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Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**



Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Cross style window grids on 75% of windows
- Steep pitched roof dormers with windows
- Decorative louvered shutters in fronts windows and windows facing open space or streets
- 32 panel garage doors with windows
- Stone masonry comprising 15% of the sided areas focused on the front elevation
- Shake Siding in gables with a different accent color than the body color
- Fan style brackets in prominent larger front and rear gables that face streets and open space. Decorative brackets on all gables without fan brackets
- 4" wide trim around windows with 1" shoulders at trim above window
- Larger front porch area with lower pitched shed roof above
- 8" round or square columns with sided wainscot and angled brackets
- Rectangular vents on side gables
- Steep pitch roof of 10:12 to 12:12 pitch

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Sheet Title:

**SINGLE FAMILY
VICTORIAN DESIGN STYLES**

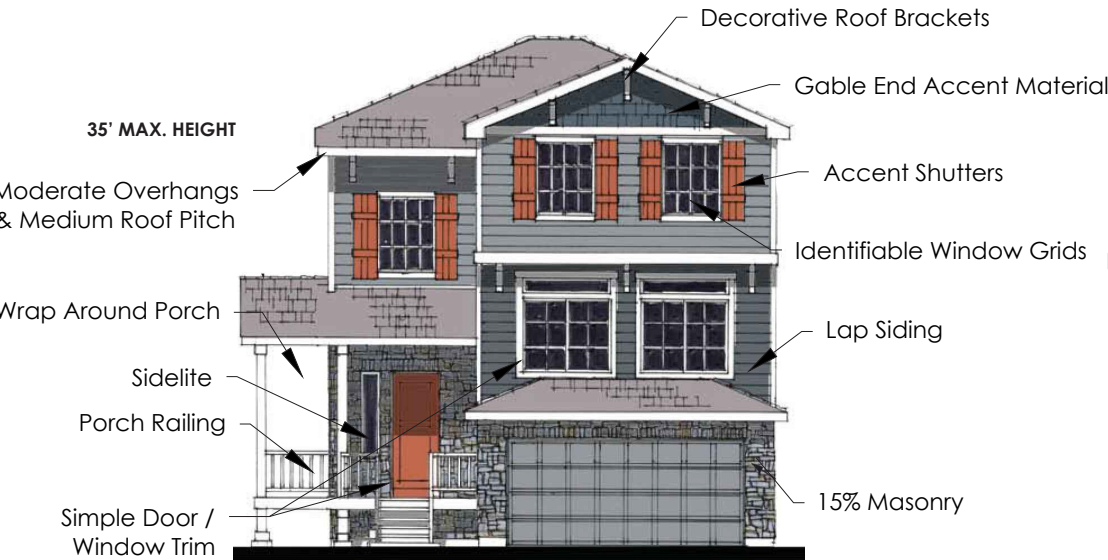
**Architectural Standards
Master Plan**

Project Title:

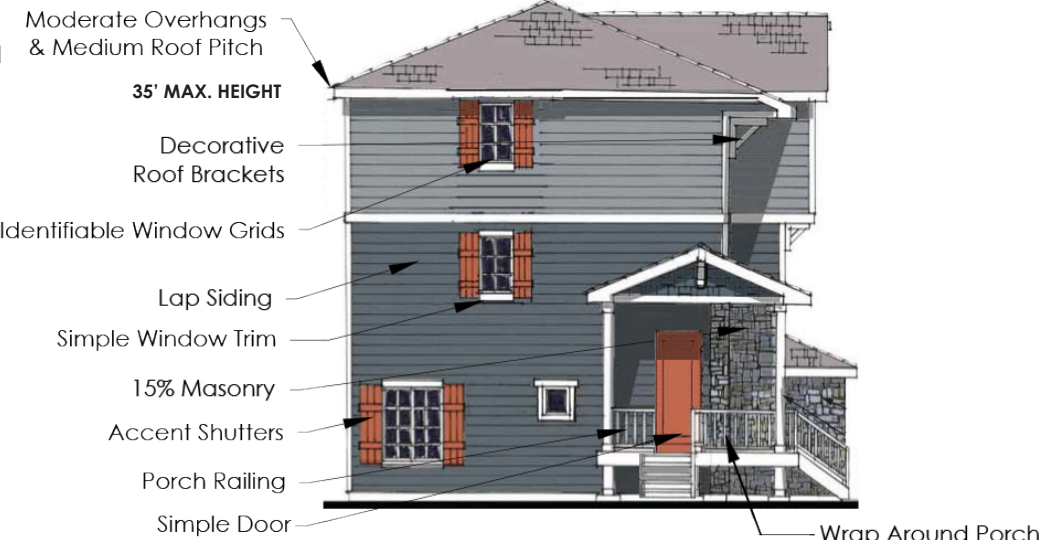
**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**

TAB 12.6



3 STORY FRONT ELEVATION B
CARRIAGE HOUSE

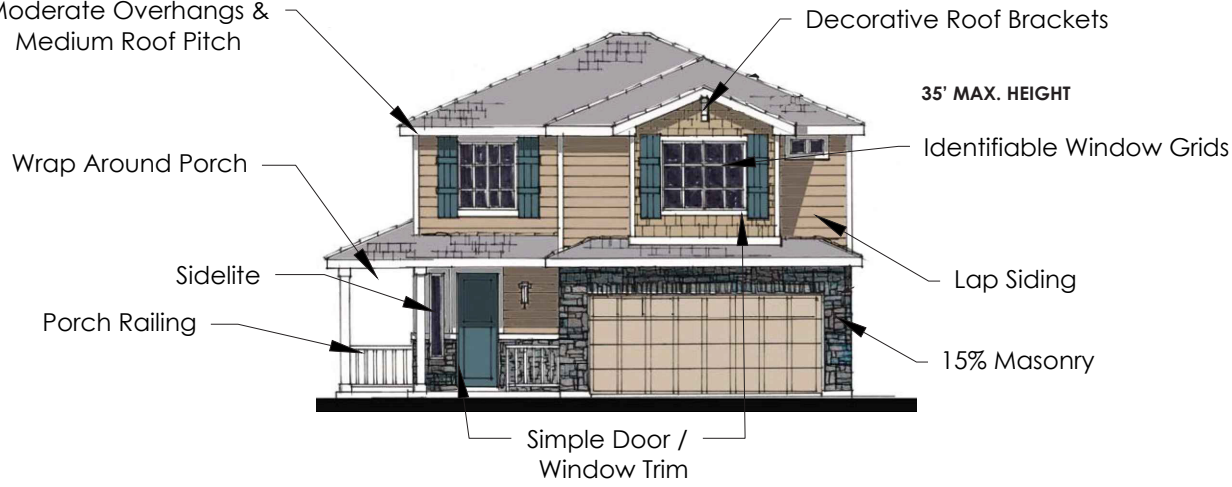


3 STORY SIDE ON STREET ELEVATION B
CARRIAGE HOUSE

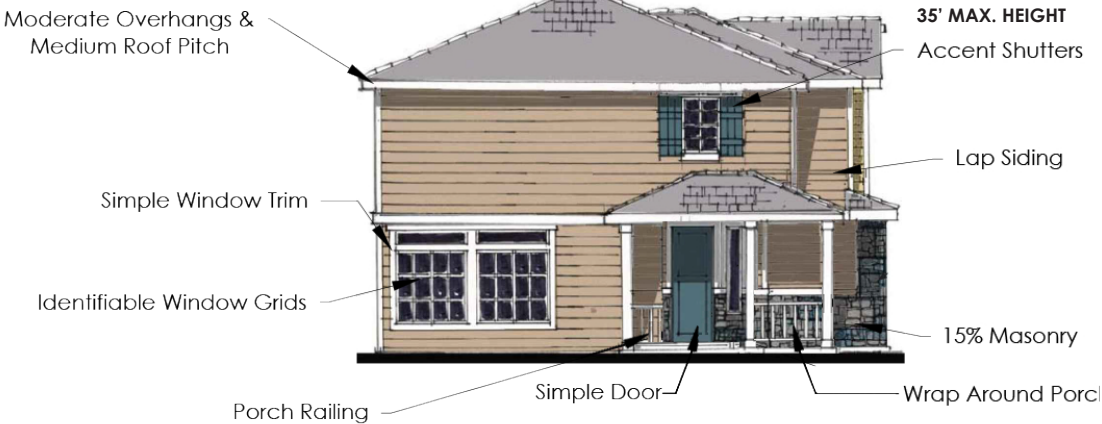
CARRIAGE HOUSE (ON MOTOR COURTS)

THE CARRIAGE HOUSE STYLE IS INTENDED TO COMPLIMENT THE SURROUNDING ARCHITECTURE OF GREEN VALLEY RANCH. THE STYLE IS CHARACTERIZED BY HORIZONTAL LAP SIDING, GABLE END ACCENTS, EXPOSED RAFTERS AND BEAMS, COVERED PORCHES, AND ARTICULATED WINDOW ACCENTS. MASONRY MUST BE INCORPORATED TO ACCENTUATE THE FRONT FACADE. THE HIP ROOF FORMS ARE BROKEN UP WITH GABLE ACCENTS THAT INCLUDE DECORATIVE ROOF BRACKETS AND ARE TREATED WITH MATERIAL DIFFERENT FROM THE MAIN BODY OF THE HOUSE TO ADD CHARACTER TO THE FACADE. COVERED PORCHES ARE INTEGRATED INTO THE FRONT FACADE TO ACCENTUATE THE ENTRY. WRAP AROUND PORCHES ARE PROVIDED ON HOMES ADJACENT TO THE STREET TO PROVIDE AN ARTICULATED SIDE ON STREET ELEVATION. THE WINDOWS INCLUDE IDENTIFIABLE WINDOW GRIDS AND SHUTTERS. EACH HOME INCLUDES ONE SIDE ELEVATION THAT IS A PRIVACY SIDE. THIS ELEVATION IS SIMPLE WITH FEW WINDOWS IN ORDER TO PROVIDE PRIVACY FROM THE ADJACENT NEIGHBOR'S YARD.

THE COLORS ARE PRIMARILY EARTH TONED WITH ACCENT COLORS TO EMPHASIZE THE UPPER STORY AND ARCHITECTURAL FEATURES. FRONT LOTS ON MOTOR COURT ARE REQUIRED TO HAVE DOOR FACING THE STREET.



2 STORY FRONT ELEVATION B
CARRIAGE HOUSE



2 STORY SIDE ON STREET ELEVATION B
CARRIAGE HOUSE

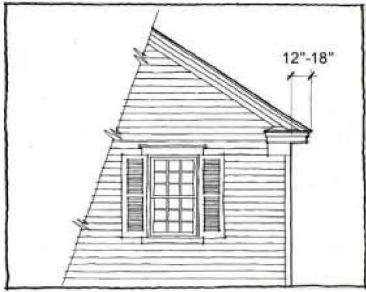
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Sheet Title:
**CARRIAGE HOUSE
ELEVATIONS**
Architectural Standards
Master Plan

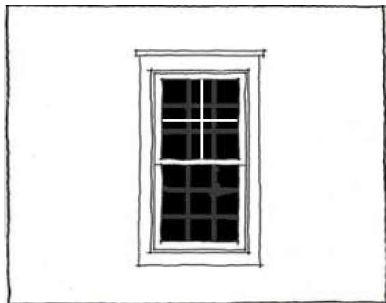
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**GREEN VALLEY
RANCH**

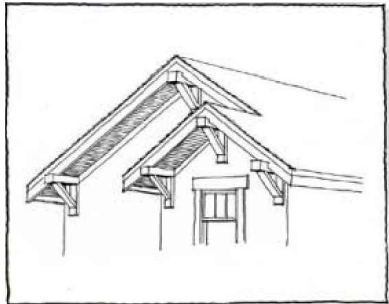
TAB 12.7



1. Moderate Roof Overhangs & Medium Roof Pitches



2. Window Grids



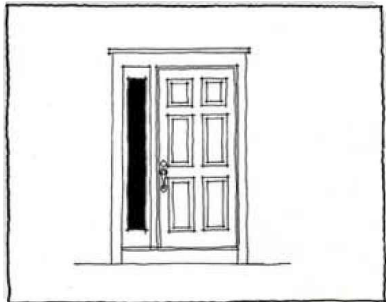
3. Decorative Brackets



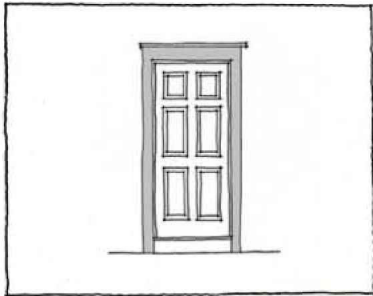
4. Gable End Accent Material



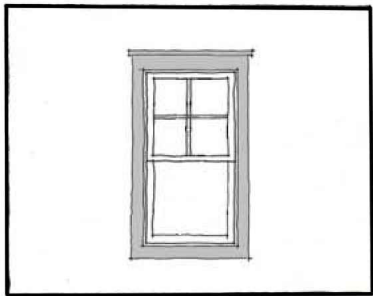
5. Accent Shutters



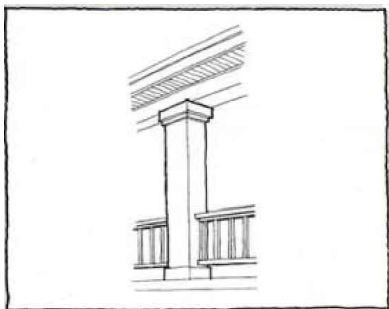
6. Sidelites



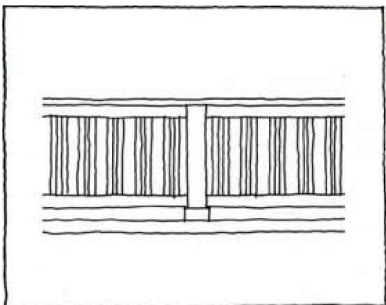
7. Simple Door Trim



8. Simple Window Trim



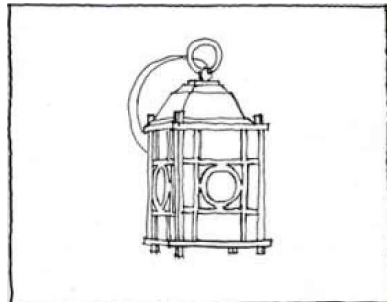
9. Square Porch Columns



10. Porch Railing



11. Wrap Around Porch



12. Contemporary Light Fixture



13. Lap Siding

Menu of Architectural Features

Overall Design: The gabled roof massing will be based on the characteristics of the Contemporary Craftsman style seen in detached homes. Exterior materials will be siding and masonry. Architecture will comply with current city building and design standards. Features of this style shall include (10) of the following style criteria:

Design Features

1. Moderate main roof overhangs: 12" measured horizontally.
2. Identifiable window grids.
3. Gable ends with decorative brackets.
4. Gable end accent material.
5. Accent shutters.
6. Sidelite at entry door.
7. Simple exterior door trim.
8. Simple exterior window trim.
9. Square porch columns.
10. Pickets at porch railing.
11. Wrap around porch.
12. Accurate exterior light fixtures.
13. Lap Siding with corner trim.
14. Masonry shall comply with Section 146-1302(G)1.

Sheet Title:

**CARRIAGE HOUSE
DESIGN STYLES**

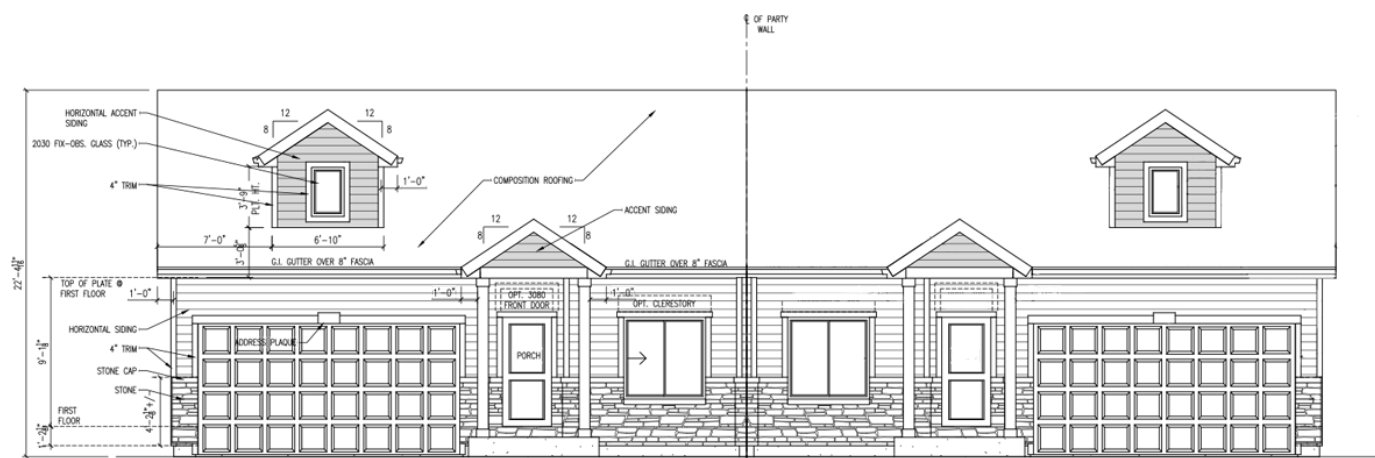
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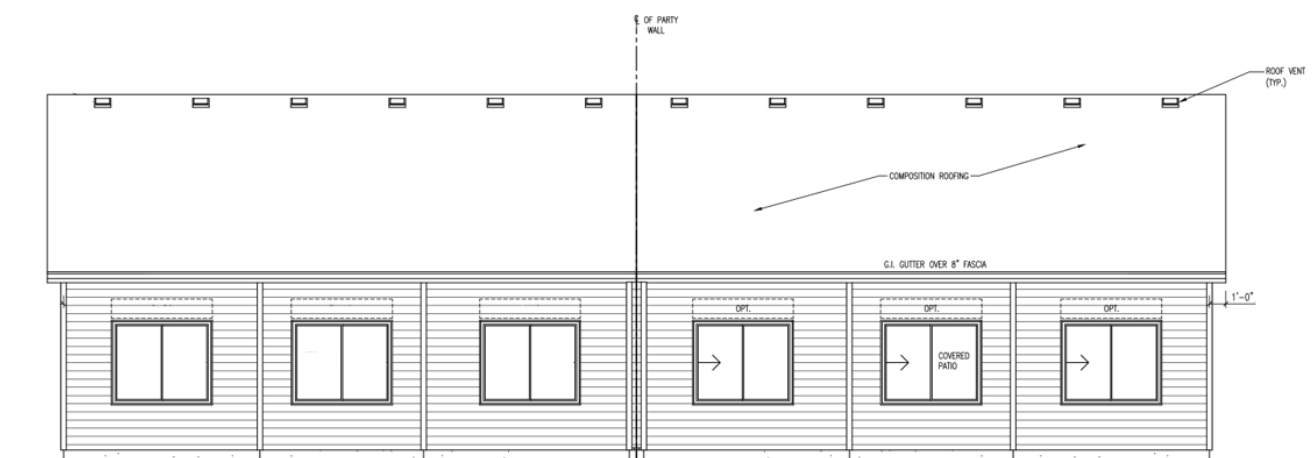
**GREEN VALLEY
RANCH**

MODEL 1901 - ELEVATION



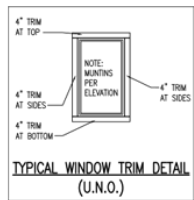
FRONT ELEVATION - UNIT A

FRONT ELEVATION - UNIT B



REAR ELEVATION - UNIT B

REAR ELEVATION - UNIT A

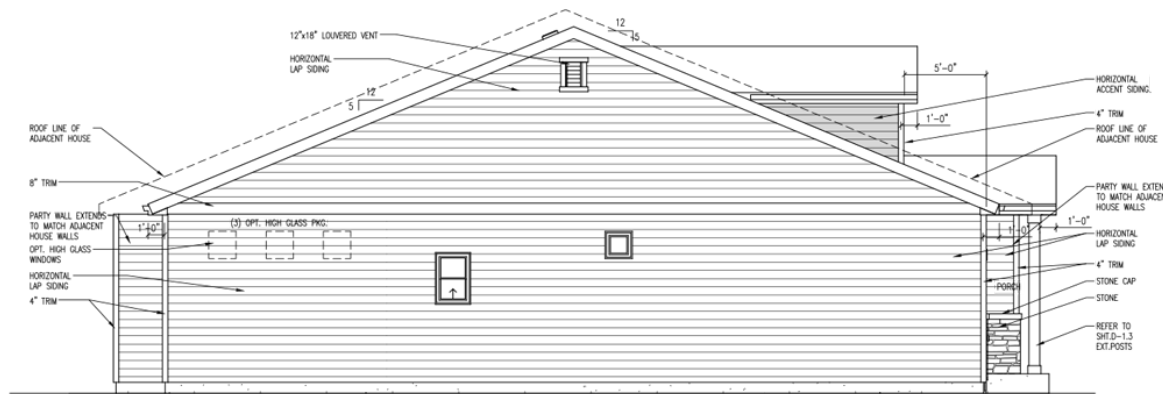


NOTE:
J-CHANNEL WINDOWS & DOORS TYP.
AT SIDES AND REAR U.N.O.

NOTE: SHADED AREAS
INDICATE ACCENT COLORS
8" BAND AND TRIM TO BE
A SEPERATE 3RD COLOR

NOTE:
REFER TO ROOF PLAN FOR DOWNSPOUT LOCATIONS
*CONTINUOUS SOFFIT VENTS AT TRUSS OR
RAFTER BAYS ADJACENT TO LIVING SPACE
*DOWNSPOUTS TO HAVE 48" ADJ. EXTENDERS TYP.

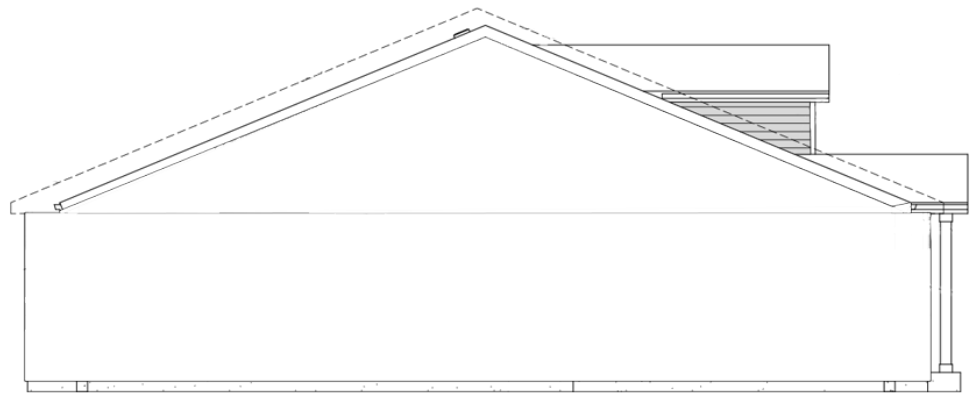
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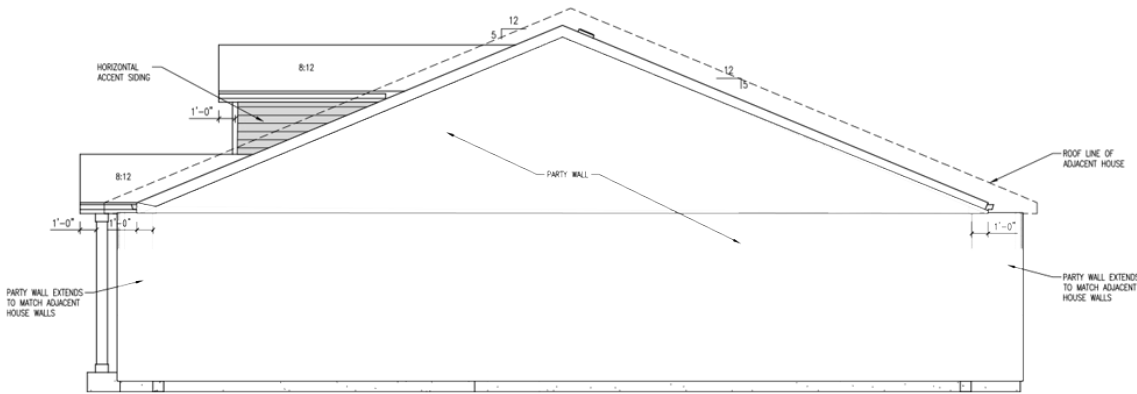
SIDE ELEVATION - UNIT A



SIDE ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT A

Sheet Title:

DUPLEX ELEVATIONS

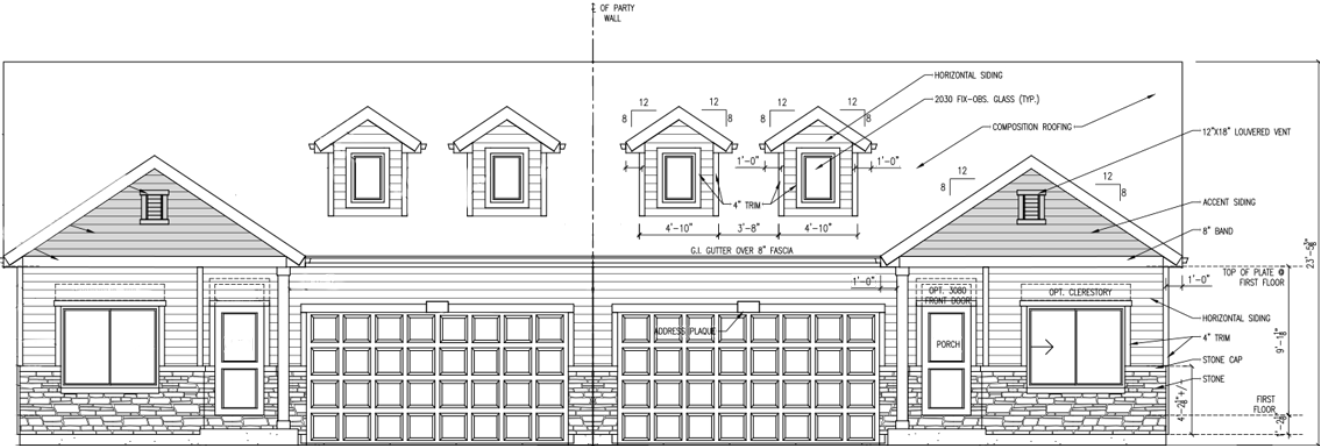
Architectoral Standards
Master Plan

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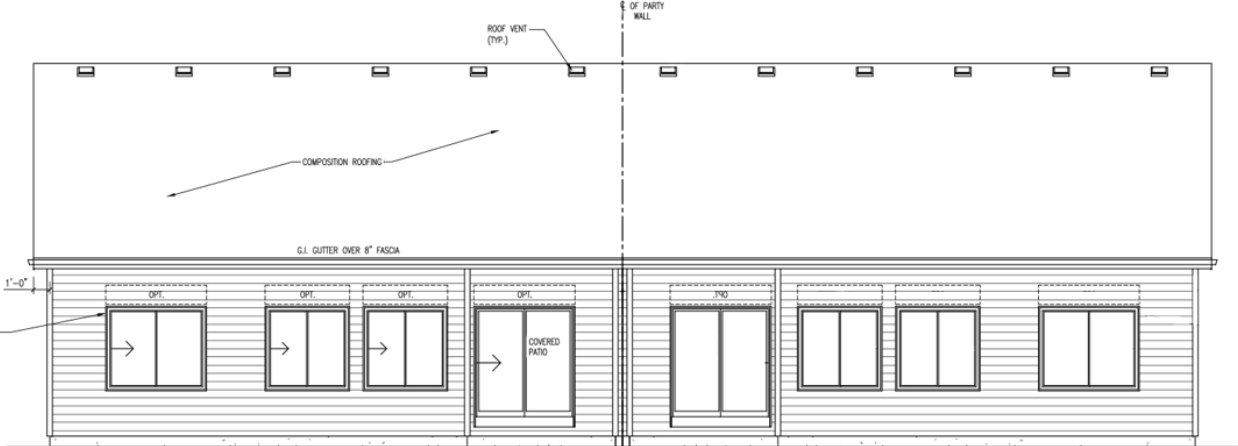
**GREEN VALLEY
RANCH**

MODEL 1902 - ELEVATION



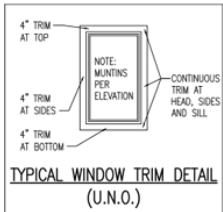
FRONT ELEVATION - UNIT A

FRONT ELEVATION - UNIT B



REAR ELEVATION - UNIT B

REAR ELEVATION - UNIT A



NOTE:
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AT SIDES AND REAR U.N.O.

NOTE: SHADED AREAS
INDICATE ACCENT COLORS
8\"/>

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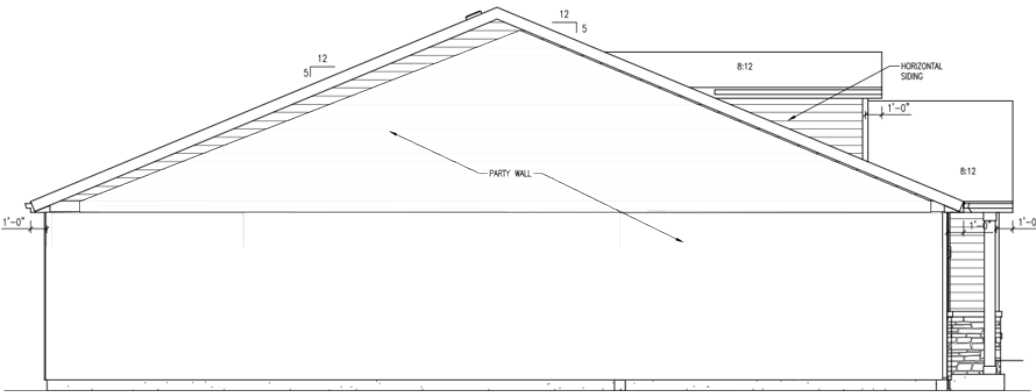
SIDE ELEVATION - UNIT A



SIDE ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT A

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DUPLEX ELEVATIONS

Architectural Standards
Master Plan

Project Title:

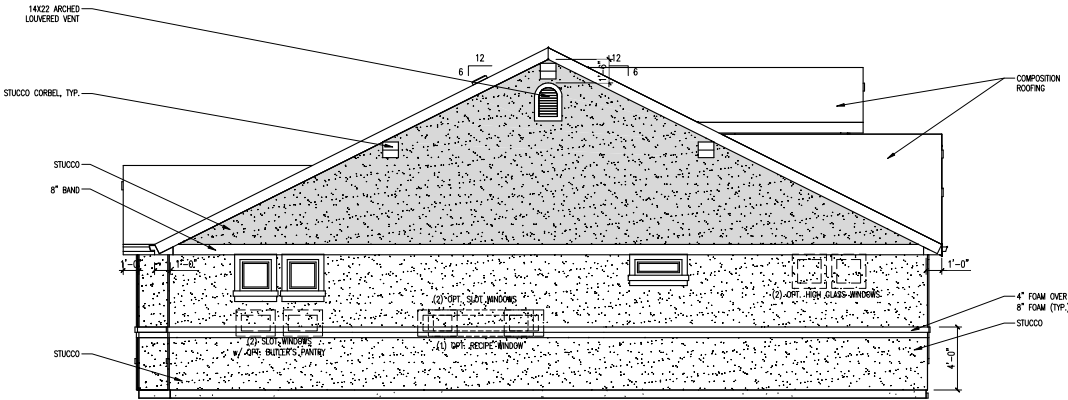
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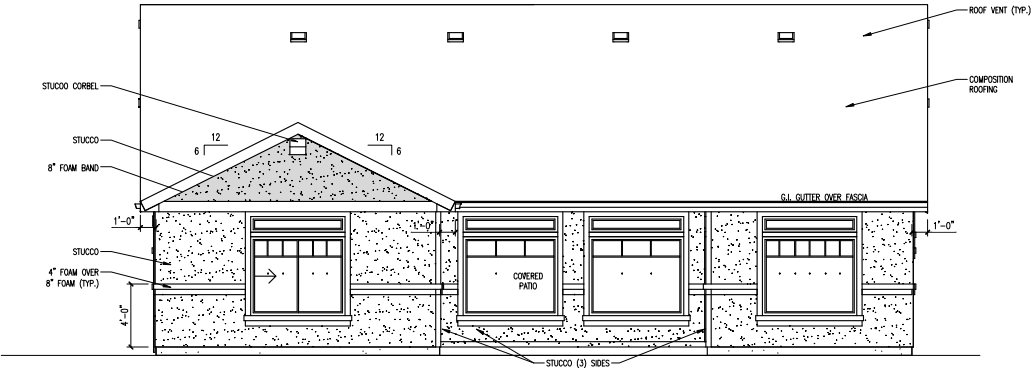
TAB 12.10

BUNGALOW ELEVATIONS (ON MOTOR COURT LOTS)

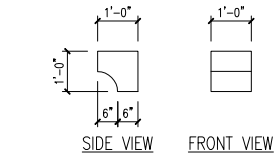
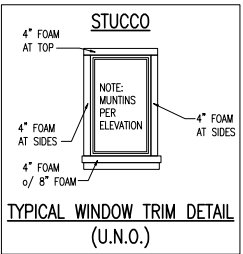
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RIGHT SIDE ELEVATION

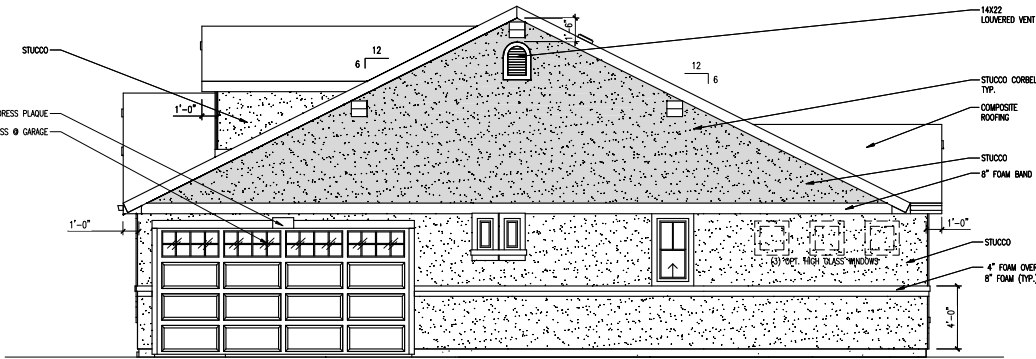


REAR ELEVATION

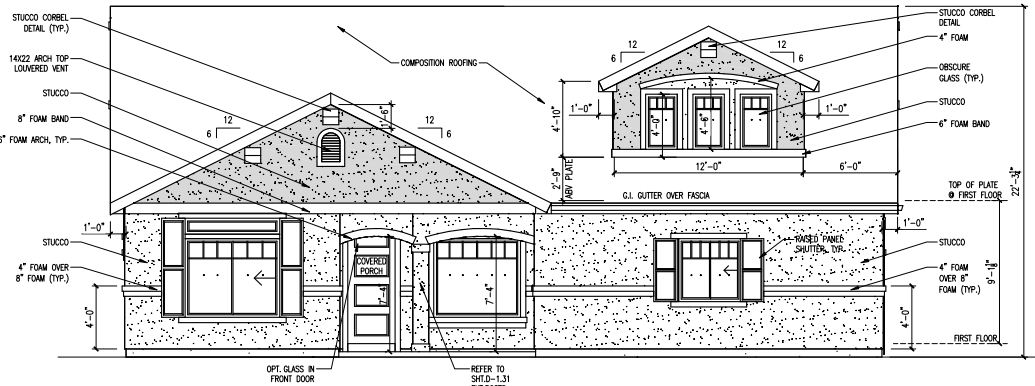


12" X 12" STUCCO CORBEL DETAIL

NOTE:
*REFER TO ROOF PLAN FOR DOWNSPOUT LOCATIONS
*CONTINUOUS SOFFIT VENTS AT TRUSS OR RAFTER BAYS ADJACENT TO LIVING SPACE
*DOWNSPOUTS TO HAVE 48" ADJ. EXTENDERS TYP.



LEFT SIDE ELEVATION



FRONT ELEVATION

Sheet Title:
BUNGALOW ELEVATIONS
Architectural Standards
Master Plan

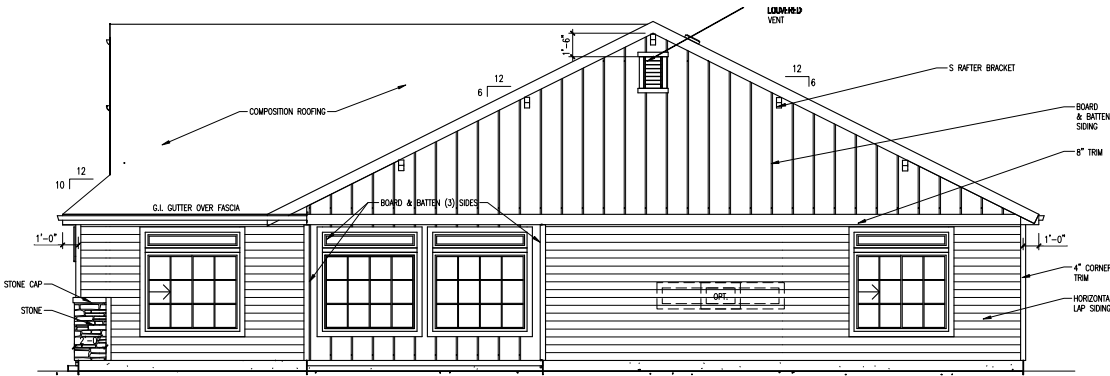
Project Title:
Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY RANCH

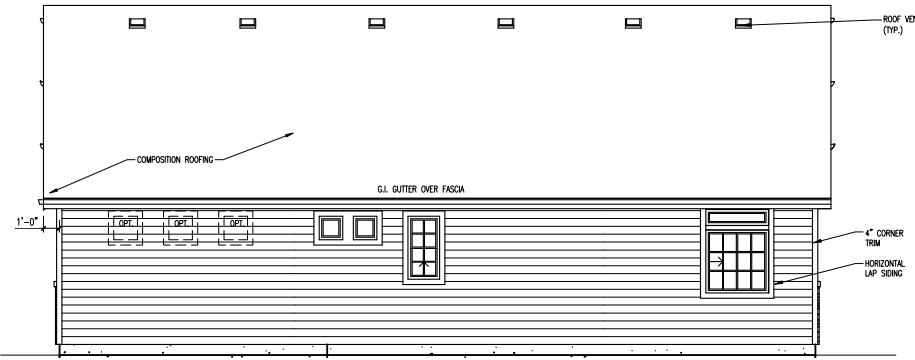
TAB 12.11

BUNGALOW ELEVATIONS (ON MOTOR COURT LOTS)

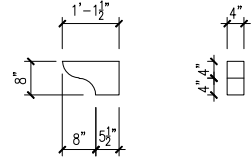
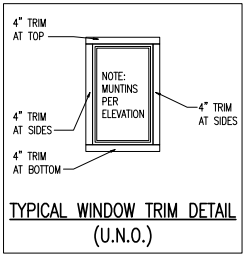
- NOTE:
- 1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
 - 2. 15% MASONRY PROVIDED. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW AT TIME OF BUILDING PERMIT.
 - 3. SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY CODES FOR LANDSCAPING, SETBACKS GARAGE ORIENTATION AND NON-REPETITIVE DESIGN.
 - 4. ARCHITECTURAL DESIGN SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ADOPTED STANDARDS FOR ELEVATION MATERIALS, WINDOWS AND PROMINENCE OF GARAGE DOORS.
 - 5. MAXIMUM GARAGE PERCENTAGE ON THE FRONT FACADE MAXIMUM GARAGE PERCENTAGES ON THE FRONT FACADE DOES NOT APPLY IF GARAGES FACE THE MOTOR COURT.
 - 6. FRONT LOTS ON MOTOR COURT ARE REQUIRED TO HAVE DOOR FACING THE STREET.



RIGHT SIDE ELEVATION

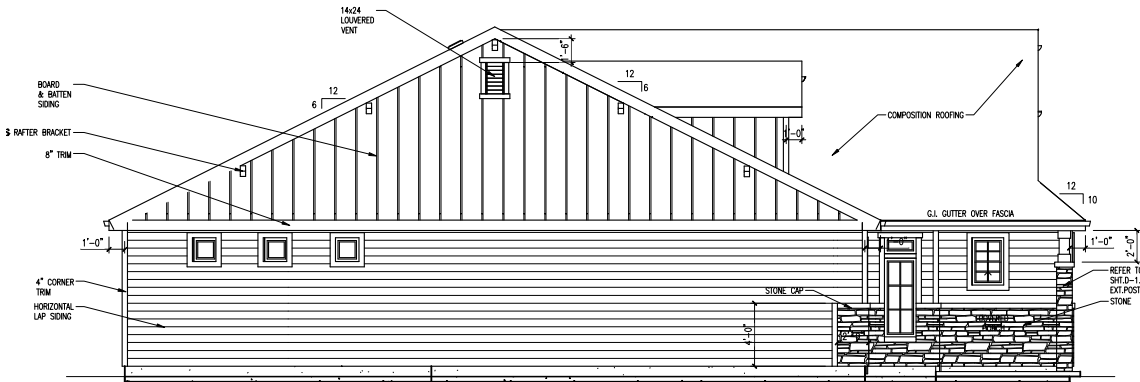


REAR ELEVATION

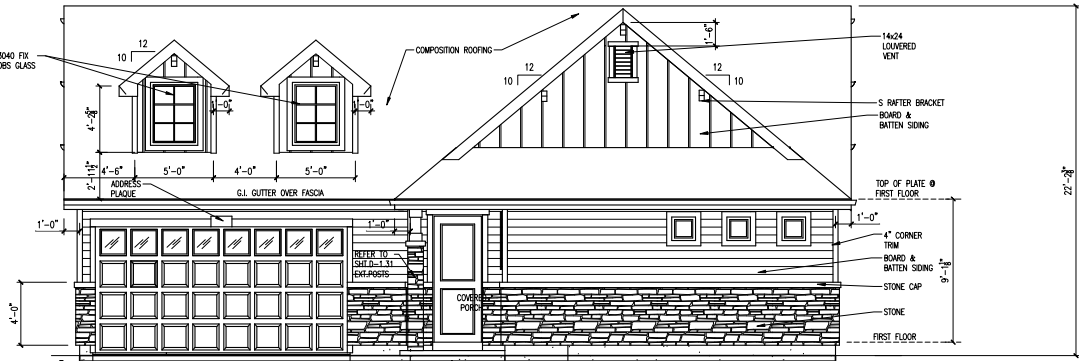


SIDE VIEW FRONT VIEW
'S' RAFTER CORBEL DETAIL

NOTE:
*REFER TO ROOF PLAN FOR DOWNSPOUT LOCATIONS
*CONTINUOUS SOFFIT VENTS AT TRUSS OR RAFTER BAYS ADJACENT TO LIVING SPACE
*DOWNSPOUTS TO HAVE 48\"/>



LEFT SIDE ELEVATION



FRONT ELEVATION

Sheet Title:
BUNGALOW ELEVATIONS
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Project Title:
Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY RANCH

TAB 12.12



DESIGN INTENT

Multifamily Architecture Design Guidelines will be provided at time of development site application submittal.

The multifamily architectural style should be selected to complement and support the overall Colorado theme within Green Valley following the broad prairie environment.

Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. Depending on its location within the project, multi-family architecture could be used as a transitional zone between two different products or us to buffer adjacent uses. The majority of a building’s architectural features and treatments shall be used on these visible elevations.



ARCHITECTURAL FEATURES

Building Facades can vary depending on the community location, from traditional to urban townhomes. Per the UDO Building façades shall contain architectural design elements that enhance the pedestrian environment and surrounding properties, including pedestrian-scaled fenestration, wall plane and parapet variation, entrance designs, lighting and variation in building materials. Use shaped, sloped, and pitched roof forms, or a combination of these roof forms.

ROOF AND BUILDING FORM

Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.

MATERIALS

Use of distinct variations in materials between individual buildings primary building materials.

COLOR PALETTE

A use of distinct color between individual buildings to create variation.



Sheet Title:

MULTI FAMILY

Architectural Standards

Master Plan

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GREEN VALLEY

RANCH

TAB 12.13



DESIGN INTENT

The commercial architecture should be complementary to the overall Colorado theme of Green Valley MP. Commercial buildings should also encourage the indoor outdoor lifestyle by incorporating outdoor patio spaces, roll up doors, or street facing windows. When possible, This may include seating areas, employee lunch zones or depending on the building use, small plazas with firepits and creative urban seating that hold various floor heights that mimic Green Valleys grading contours.

The commercial areas may include a variety of shops, optimal commercial usage through the usage of seamless vehicular access. This especially should be considered when planning for the Main Street district as this will also attract others from surrounding communities as the destination retail center.

ARCHITECTURAL FEATURES

Main facade elements of Green Valley are transparency, color, and massing. To create night time interests, surfaces and internally lit transparent components will be key for a light element within the area. Per the UDO Building façades shall contain architectural design elements that enhance the pedestrian environment and surrounding properties, including pedestrian-scaled fenestration, wall plane and parapet variation, entrance designs, lighting and variation in building materials.

ROOF AND BUILDING FORM

Rooftop vents and equipment shall match the dominant colors and textures of the adjacent building materials. Buildings may be clustered to create centralized gathering spaces and shared use areas. Use shaped, sloped, and pitched roof forms, or a combination of these roof forms.

MATERIALS

Commercial architectural materials will be provided at time of site plan submittal. Masonry materials including integral colored and textured materials are encourage.

COLOR PALETTE

Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for feature components.

BUILDING ORIENTATION

Buildings are encouraged to be oriented towards the street without intervening parking areas. Per the UDO, drive-thrus are not permitted to be street side.

Sheet Title:

**COMMERCIAL
RETAIL**

**Architectural Standards
Master Plan**

Project Title:

**Green Valley Ranch Master
Plan Amendment 3**

Aurora, Colorado

**GREEN VALLEY
RANCH**

TAB 12.14



DESIGN INTENT

Business parks and office buildings should be complementary to the overall Colorado theme of Green Valley MP and surrounding developments. This architecture type could be used to transition from the main street into light industrial or residential areas.

Pedestrian circulation and corridors should provide linkage along the commercial district. Open space programs for visitors and employees will reinforce the public spaces and streets. The vision for architecture should compliment surrounding land uses while following a sustainable aspect in nature through durable materials.

ARCHITECTURAL FEATURES

Main facade elements of Green Valley are transparency, color, and massing. To create night time interests, surfaces and internally lit transparent components will be key for a light element within the area. Per the UDO, building facades shall contain architectural design elements that enhance the pedestrian environment and surrounding properties including: pedestrian-scaled fenestration, wall plane and parapet variation, entrance designs, lighting and variation in building materials.

ROOF AND BUILDING FORM

Massing and articulation of buildings to surround service functions are integral as venting or other commercial building equipment shall be blended and covered with architectural grilles. Use shaped, sloped, and pitched roof forms, or a combination of these roof forms.

MATERIALS

Commercial architectural materials will be provided at time of site plan submittal. At the same time durable materials such as masonry materials, painted colored and textured materials shall be integrated as well as inclusions of troweled and painted products may be considered to create variation.

COLOR PALETTE

Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for feature components.

BUILDING ORIENTATION

Buildings are encouraged to be oriented towards the street with parking towards the rear in either parking garages or surface parking.

Sheet Title:

**COMMERCIAL
OFFICE**

Architectural Standards
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**



DESIGN INTENT

Medical and institutional architecture should be influenced by its surroundings including existing developments. The large mass buildings should take advantage of the views to the mountains. The campuses should be oriented into an interior plaza or courtyard to provide outdoor space for visitors and employees.

ARCHITECTURAL FEATURES

Main facade elements of Green Valley architecture are transparency, color, and massing. To create night time interests, surfaces and internally lit transparent components will be key for a light element within the area.

ROOF AND BUILDING FORM

Massing and articulation of buildings to surround service functions are integral as venting or other commercial building equipment shall be blended and covered with architectural grilles.

MATERIALS

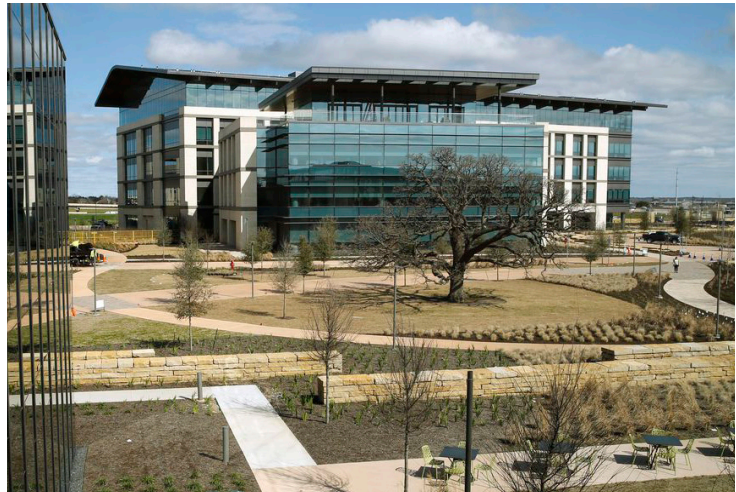
Architectural materials will be provided at time of site plan submittal. Masonry materials, including colored and textured materials are encouraged. Inclusions of troweled and painted products may be considered to create variation.

COLOR PALETTE

Accents of primary and secondary colors may be imposed on a primary field of natural colors and textures. Color is encouraged as a form giving element for feature components.

BUILDING ORIENTATION

Encourage building orientation toward street structured parking or parking in rear of building.



Sheet Title:

INSTITUTIONAL

Architectural Standards
Master Plan

Project Title:

**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

GREEN VALLEY
RANCH