

SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOT FOR CONSTRUCTION

ARCHITECTURAL RENDERINGS

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MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

PROJ. NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:

NO.	DATE	CITY COMMENTS	DESCRIPTION
1	12-04-2020		
2	04-29-2021	1st TECH REVIEW	SUBMITTAL
3	06-30-2021		
	09-15-2021		

PLANNER / LANDSCAPE ARCHITECT  
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group  
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ARCHITECT  
BSB DESIGN  
6021 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
720.443.1550

SHEET NO.  
22  
22 OF 44



SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE  
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MURPHY CREEK GDP	REQUIREMENT				MURPHY CREEK PLANNING AREAS 16 and 20														
		417 R Elevation D 2-Car	417 R Elevation E 2-Car	417 R Elevation F 2-Car	418 R Elevation D 2-Car	418 R Elevation E 2-Car	418 R Elevation F 2-Car	423 T Elevation D 2-Car	423 T Elevation E 2-Car	423 T Elevation F 2-Car	426 T Elevation D 2-Car	426 T Elevation E 2-Car	426 T Elevation F 2-Car	428 T Elevation D 2-Car	428 T Elevation E 2-Car	428 T Elevation F 2-Car	430 T Elevation D 2-Car	430 T Elevation E 2-Car	430 T Elevation F 2-Car
Floor Area	1,200 SF (Minimum).	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Porch	No porch dimension shall be less than 5-feet measured to inside railing; Min 25 SF if a porch is present	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
% Masonry	30% facing street (Minimum)	53%	68%	66%	72%	75%	56%	42%	52%	56%	51%	54%	52%	44%	52%	76%	42%	32%	36%
	30% of exposed basement facing golf																		
Other Elevations	2-foot return on sides, to wing fence on corner	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Materials	25-year architectural dimensional asphalt shingles	30- year	30- year	30- year	30- year	30-year	30-year	30-year	30-year	30-year	30- year	30- year	30- year	30- year	30- year	30- year	30- year	30- year	30- year
Roof Pitch	5:12 (Minimum)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Garages	Minimum 2-Car	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
% of Garage Frontage	45% 2-Car (Max) 53% 3-Car (Max.) with 2-foot offset between sets of doors	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
<b>Architectural Design Elements</b> <b>Must meet 6 of the following:</b>		417 R Elevation D 2-Car	417 R Elevation E 2-Car	417 R Elevation F 2-Car	418 R Elevation D 2-Car	418 R Elevation E 2-Car	418 R Elevation F 2-Car	423 T Elevation D 2-Car	423 T Elevation E 2-Car	423 T Elevation F 2-Car	426 T Elevation D 2-Car	426 T Elevation E 2-Car	426 T Elevation F 2-Car	428 T Elevation D 2-Car	428 T Elevation E 2-Car	428 T Elevation F 2-Car	430 T Elevation D 2-Car	430 T Elevation E 2-Car	430 T Elevation F 2-Car
a. 6:12 roof pitch				X		X	X		X	X		X	X		X	X			
b. Garage door with windows		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
c. Rear or side deck or concrete patio - 50-SF																			
d. Front door with side light, transom window or double door																			
e. Minimum habitable (excluding unfinished basement, attic, or garage) 2,000 SF									X	X	X	X	X	X	X	X	X	X	X
f. 5-feet deep side or front porch with 50 SF			X	X	X	X	X	X	X	X		X	X		X	X	X	X	X
g. Front or side porch with two min. 8-inch columns		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
h. Decorative shutters on at least 2 street facing windows			X															X	
i. At least one roof window dormer			X			X	X			X			X		X	X	X	X	X
j. Walk out basement																			
k. At least one bay window																			
l. Two clearstory window or window with transoms above the main window																			
m. 16-inch overhang on the front elevation with decorative beams, brackets por exposed rafter ends																			
n. Decorative material treatment on one gable end facing street				X			X			X			X						X
o. Two special oversized window heads or sills facing street		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
p. Real or simulated chimney roof mounted																			
q. Side loaded garages																			
r. At least 100 SF of patterned paving on subject property																			
s. Front elevation of brick, stucco, or stone veneer (or combination) of 90% of the net front elevation																			

NOT FOR CONSTRUCTION

- NOTES
- 'X' EQUALS COMPLIANCE WITH GDP. FLOOR PLANS AND/OR ELEVATIONS WILL BE MODIFIED AS NECESSARY TO COMPLY WITH THE GDP ARCHITECTURAL DESIGN STANDARDS.
  - MASONRY REQUIREMENT ON REAR WILL BE BASED ON HOME LOCATION AND IF THE BASEMENT IS EXPOSED DUE TO A WALKOUT SITUATION ADJACENT TO THE GOLF COURSE. ALL EXPOSED BASEMENTS WILL COMPLY WITH THE MINIMUM MASONRY REQUIREMENT.
  - (1) CODE SECTION REFERENCE IN THE GDP NO LONGER EXISTS IN THE UDO ADOPTED DECEMBER 2020. THE ARCHITECTURE MEETS THE NEW SFD DESIGN STANDARDS STATED IN SECTION 146-4.8 AS IN MOST CASES THE MURPHY CREEK GDP PROVIDES MORE RESTRICTIVE DESIGN STANDARDS.
  - ELEVATIONS OR FLOOR PLANS WILL BE REVISED AS NECESSARY TO COMPLY WITH THE ARCHITECTURAL DESIGN CRITERIA AS STATED IN THE MURPHY CREEK GDP DESIGN STANDARDS

ARCHITECT

DEVELOPER

PLANNER / LANDSCAPE ARCHITECT

BSB DESIGN

MERITAGE HOMES

henry design group

ARCHITECTURAL REQUIREMENTS CHART

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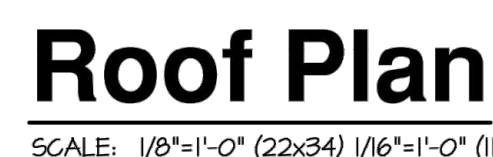
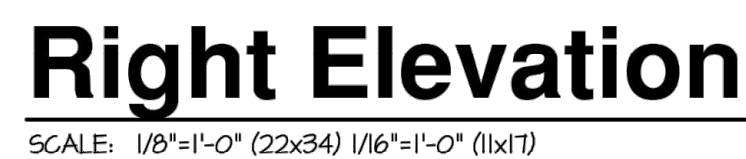
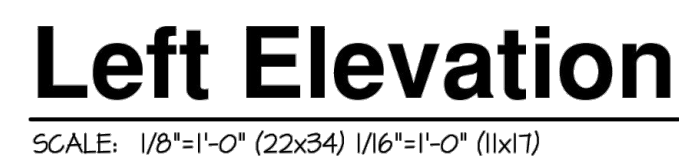
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A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



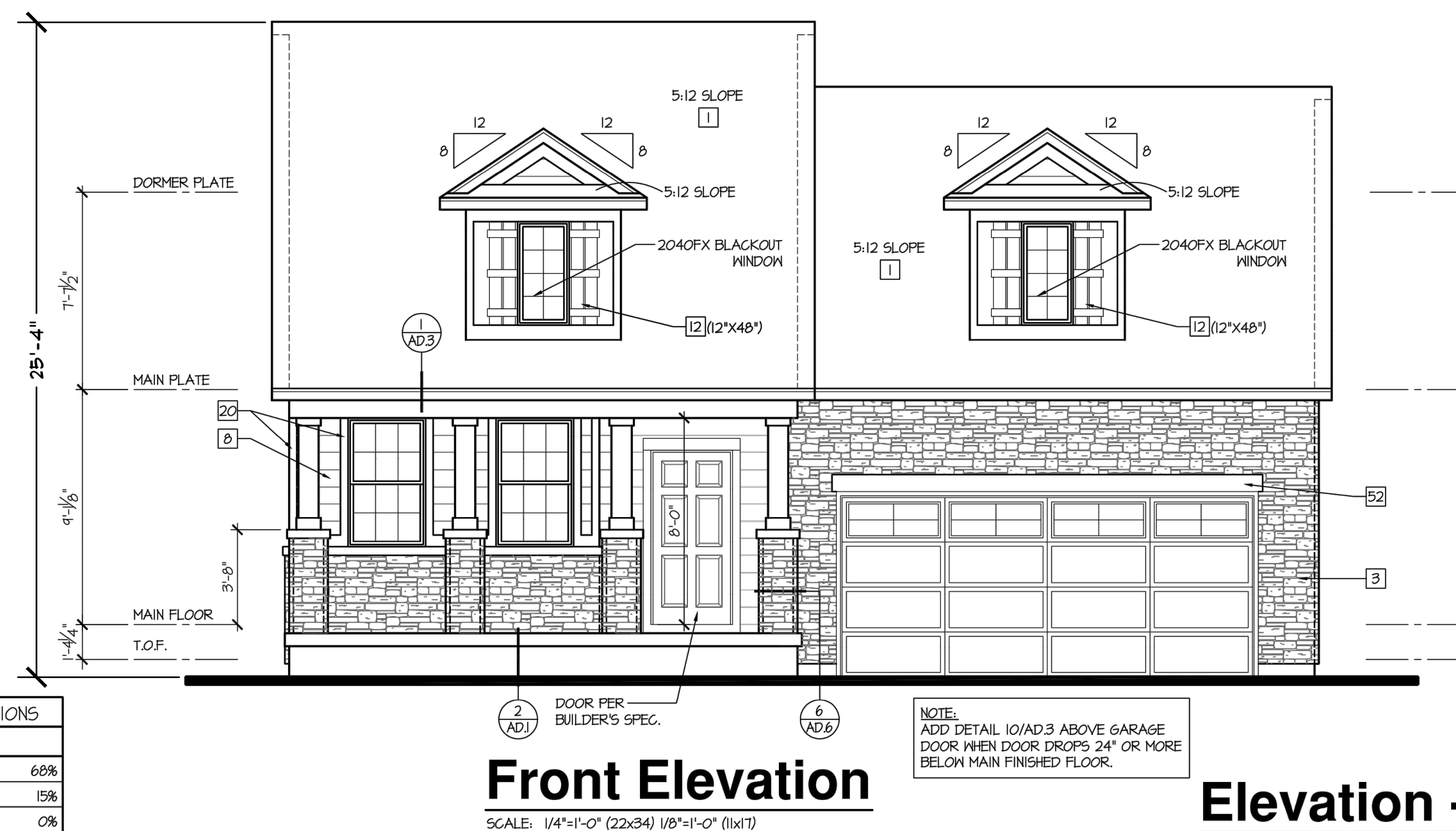
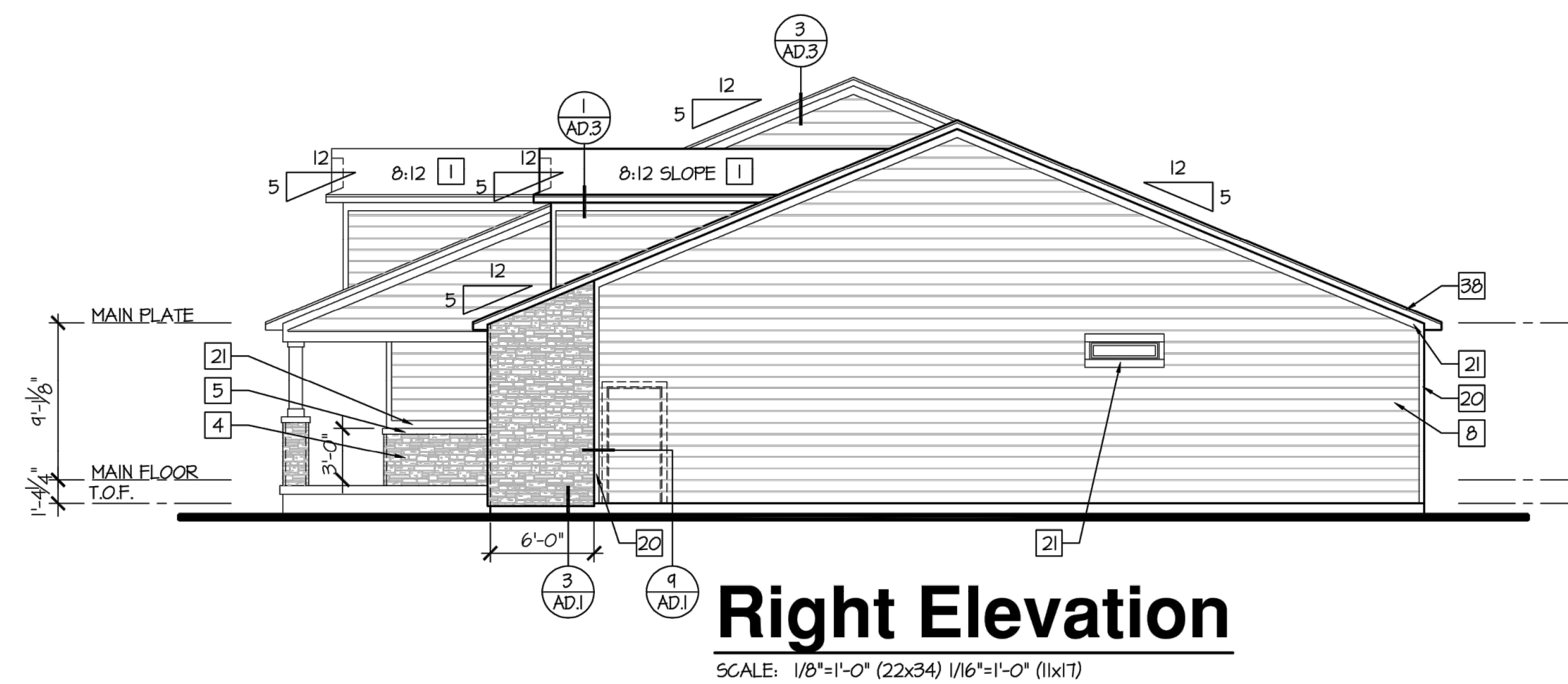
**THE DEPICTED  
ELEVATIONS SHALL BE  
REVISED AS  
NECESSARY TO  
COMPLY WITH THE  
ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.**

## Front Elevation

17R



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NOT FOR CONSTRUCTION

## ATTIC VENTILATION SCHEDULE

AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ. (SQ/CFM SQ FT)	TOTAL NET FREE VENTED AREA REQ. (SQ/CFM SQ FT)	LOW- or MEDIUM- RISE (1 / 1P)		HYPH- or REDGE 4 SQ/CFM (1 / 1P)					
				LOW- or MEDIUM- RISE	PROVIDED ***	LOW- or MEDIUM- RISE	PROVIDED ***	LOW- or MEDIUM- RISE	PROVIDED ***		
				REMAINING REQUIRED	LOW- or MEDIUM- RISE	PROVIDED ***	LOW- or MEDIUM- RISE	PROVIDED ***			
ROOM A	675	524		162	194	162	4	150	162	150	3

**NOTES:**

- \* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY THE FOLLOWING: THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1, BY 1/6000 AND MULTIPLYING SQ/CFM BY 144 SQ/CFM TO OBTAIN TOTAL NET FREE VENTED AREA IS REQUIRED AT THE ROOF RISE AND THE REMAINDER IS THE REQUIRED NET FREE VENTED AREA IN THE SLOPPED AREA.
- \*\* REMAINING REQUIRED NET FREE VENTED AREA IS REQUIRED AT THE ROOF RISE AND THE REMAINDER IS THE REQUIRED NET FREE VENTED AREA IN THE SLOPPED AREA AND SOON OF THE ACTUAL AREA SHALL BE PROVIDED AT THE ROOF.
- \*\* ACTUAL NET FREE VENTED AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED AREA (SQ FT) BY THE HANNAFACERS STATED ACTUAL NET FREE AREA PER SQUARE FOOT. THE REMAINDER IS THE REQUIRED NET FREE VENTED AREA IN THE SLOPPED AREA. WHEN APPLICABLE, THE ACTUAL NUMBER OF SLOTTED VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH SLOPE AND SPACING AN EQUAL DISTANCE APART FROM EACH OTHER.
- \*\* ACTUAL NET FREE VENTED AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED AREA (SQ FT) BY THE HANNAFACERS STATED ACTUAL NET FREE AREA PER SQUARE FOOT.
- \*\* HANNAFACERS TO VERIFY THE ROOF SLOOPY VENT NET AREA IS 388.50 SQ INCHES.

LOW-OR MEDIUM RISE OR ROOF VENT

EAVE VENT

\* LOCATION OF SLOPPED SPAN (ILLUSTRATION) LOCATED ATTACHED AREA. PROVIDE KNEE WALLS IN AREA TO LOCATE WALLS AND LOCATIONS SPACES.

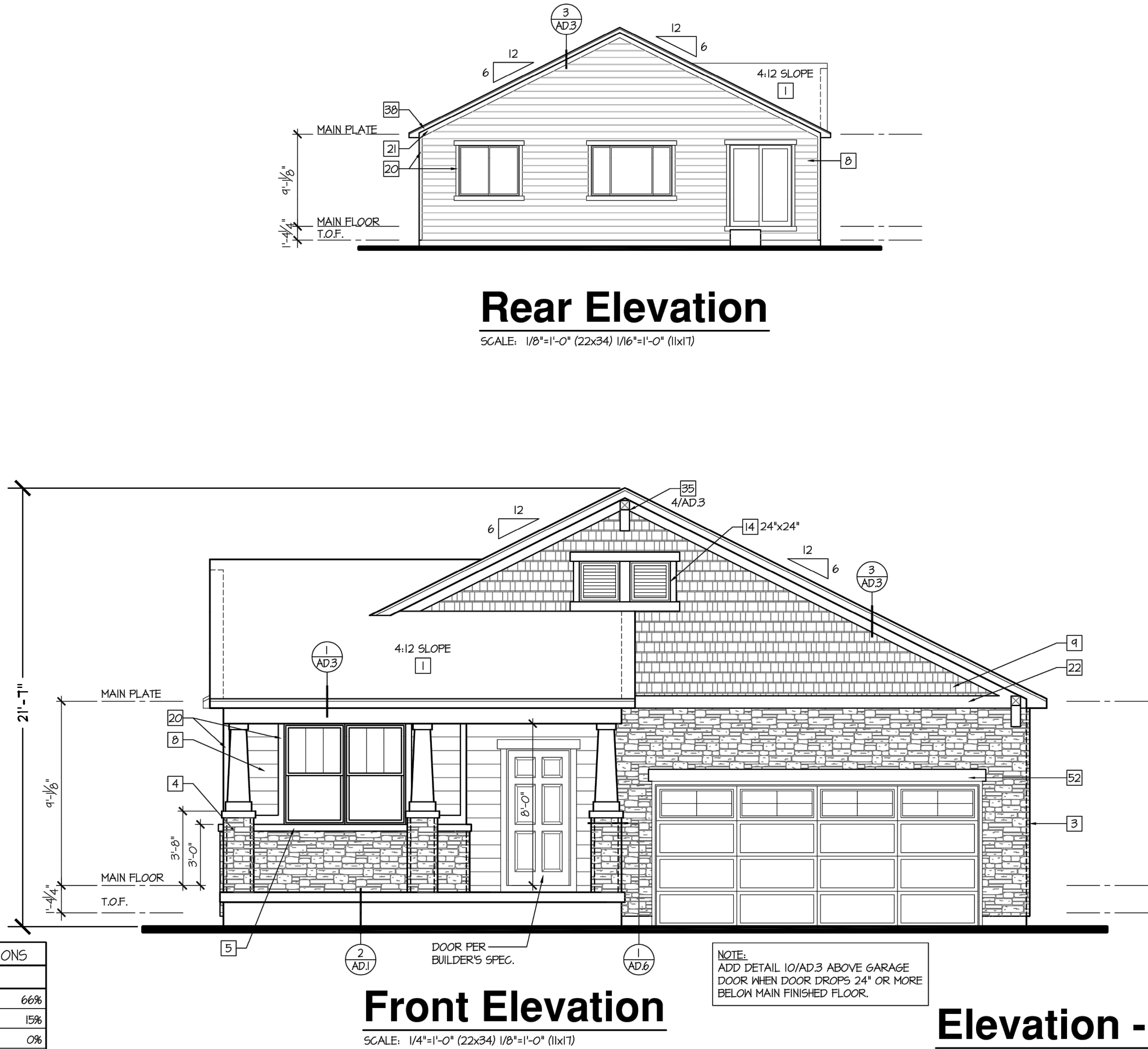
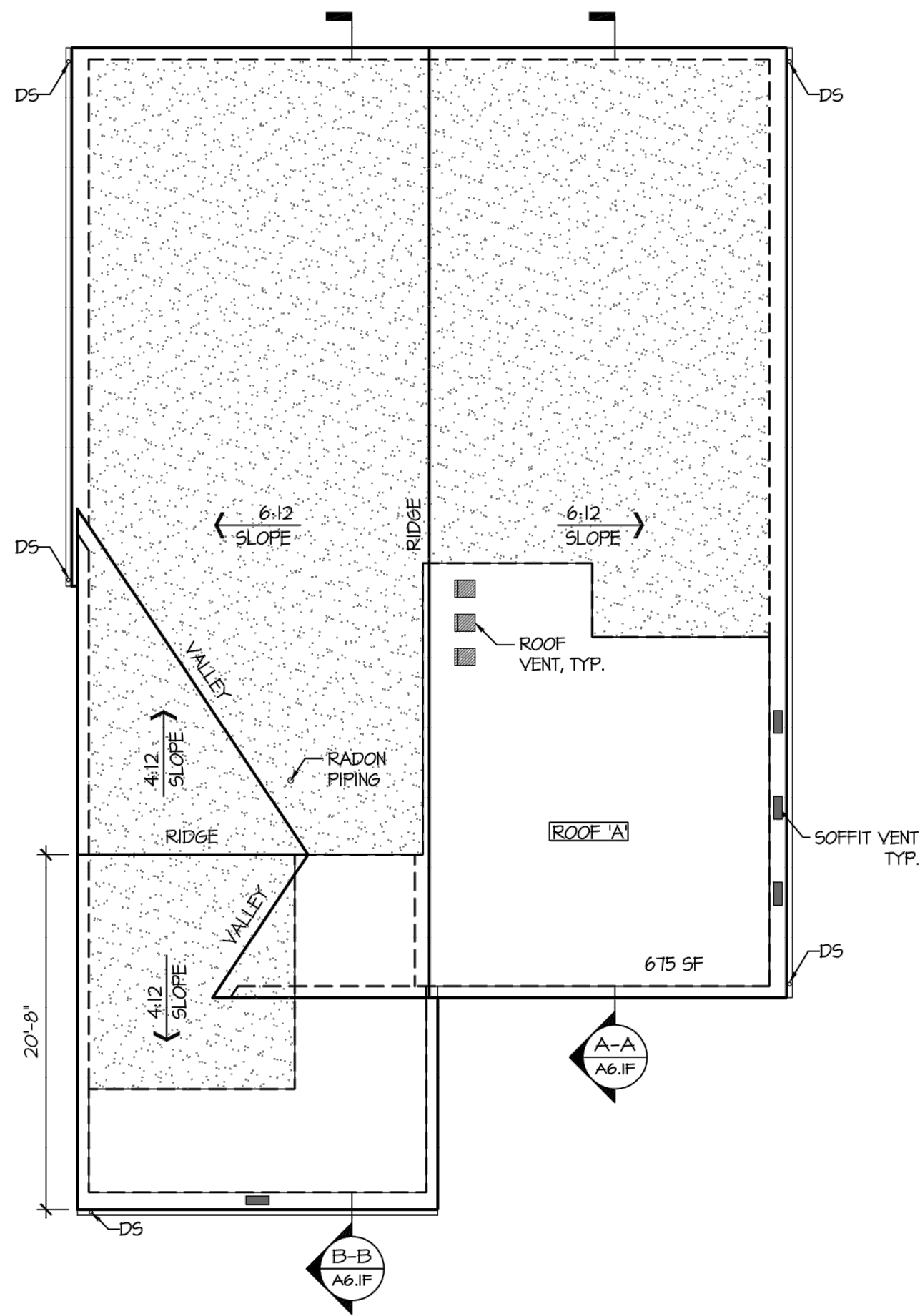
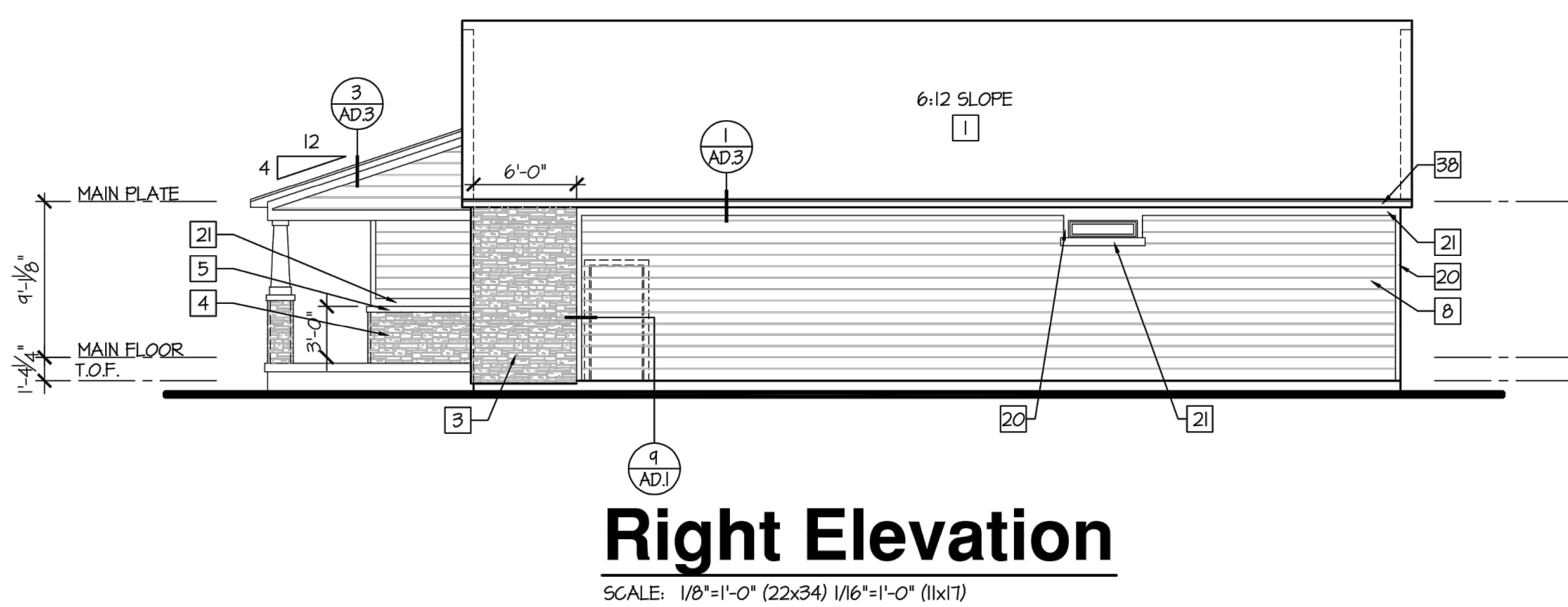
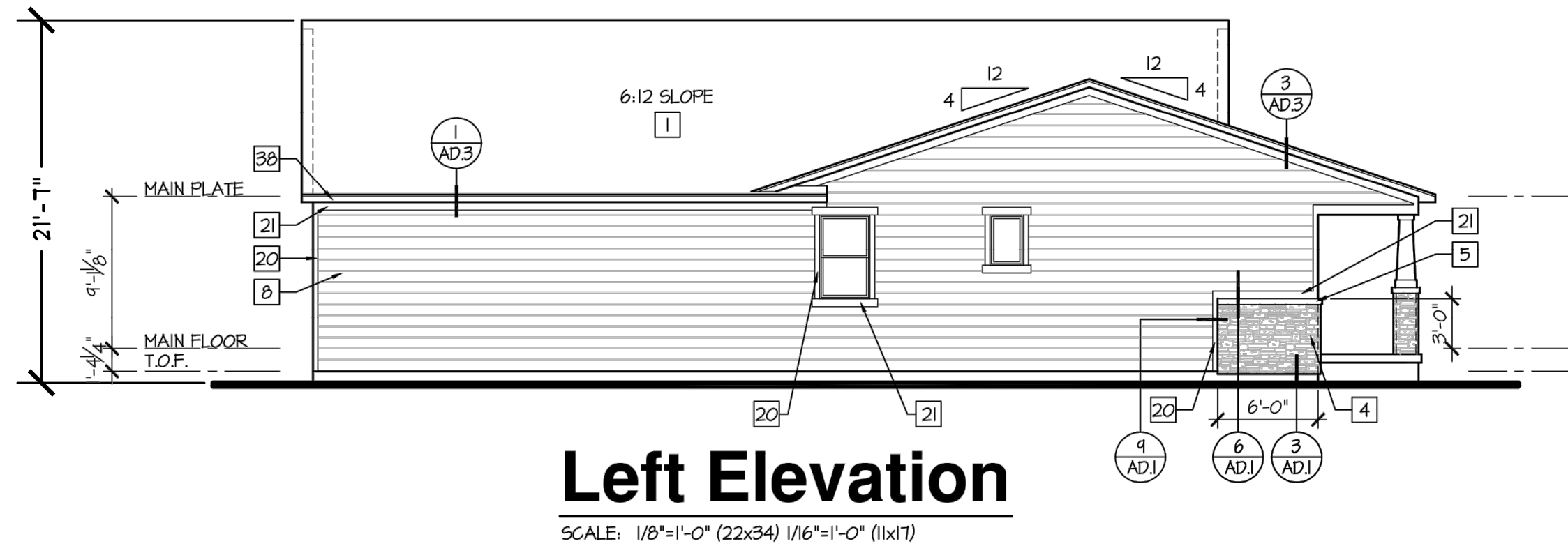
MASONRY CALCULATIONS	
ELEVATION E	
FRONT	68%
RIGHT	15%
REAR	0%
LEFT	6%
MASONRY TOTAL AVERAGE	22%

25



SITE PLAN w/ ADJUSTMENTS  
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CONSTRUCTION  
ASSEMBLIES:

THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS

ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON  
UNDERLAYMENT ON ROOF SHEATHING ON  
ROOF FRAMING MEMBERS (AS NOTED ON  
FRAMING PLANS). ROOF SHINGLES SHALL  
COMPLY W/ ASTM D 7158 OR ASTM D 3161.  
CEILING: 5/8" GYPSUM BOARD.

B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON  
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6  
STUDS, 24" O.C. W/ INSULATION IN CAVITIES,  
UNO., RE. STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER  
(INSTALLED PER MFR'S SPECS.) OVER  
WATER RESISTANT BARRIER ON EXTERIOR  
WALL SHEATHING ON 2x4 OR 2x6 STUDS,  
24" O.C. W/ INSULATION IN CAVITIES, UNO.,  
RE. STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.

C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR  
SHEATHING ON FLOOR FRAMING AS NOTED  
ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.

C.A. BASEMENT FLOOR AND CEILING SHALL  
BE PROVIDED W/ NO BURN OR OTHER  
APPROVED INTUMESCENT SPRAY  
APPLIED PRODUCT OR 1/2" GYP  
BOARD IN COMPLIANCE W/ R502.13.

D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL  
POLYETHYLENE VAPOR BARRIER OVER 4"  
MINIMUM GRANULAR FILL.

GENERAL EXTERIOR  
ELEVATION NOTES:

GRADE CONDITIONS MAY VARY FOR  
INDIVIDUAL SITE FROM THAT SHOWN.  
BUILDER SHALL VERIFY AND COORDINATE  
CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION  
KEYNOTES:

THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS:

- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
- METAL ROOFING SYSTEM
- MFR. STONE VENEER SYSTEM
- MFR. STONE VENEER MAINSCOT
- MFR. STONE SILL
- 5" CEMENTITIOUS LAP SIDING
- 6" CEMENTITIOUS LAP SIDING
- 8" CEMENTITIOUS LAP SIDING
- SHINGLE CEMENTITIOUS SIDING
- BOARD & BATTEN CEMENTITIOUS SIDING
- TEXTURED PANEL CEMENTITIOUS SIDING
- DECORATIVE SHUTTERS, SEE DETAIL
- DECORATIVE RAFTER TAIL, SEE DETAIL
- DECORATIVE VENT, BUILDER SPEC.
- 1x4 WOOD TRIM
- 1x6 WOOD TRIM
- 1x8 WOOD TRIM
- 1x10 WOOD TRIM
- 1x12 WOOD TRIM
- 5/4x4 WOOD TRIM
- 5/4x6 WOOD TRIM
- 5/4x8 WOOD TRIM
- 5/4x10 WOOD TRIM
- 5/4x12 WOOD TRIM
- 2x4 WOOD TRIM
- 2x6 WOOD TRIM
- 2x8 WOOD TRIM
- 2x10 WOOD TRIM
- WOOD TRELLIS, SEE DETAIL
- POST BRACKETS, SEE DETAIL
- CORBEL, SEE DETAIL
- NOT USED
- OUTRIGGER, SEE DETAIL
- RIDGE BEAM, SEE DETAIL
- EAVE/ RAKE BRACKET, SEE DETAIL
- 12" WIDE STONE ARCH
- 8" WOOD FASCIA/ RAKE
- 6" WOOD FASCIA/ RAKE
- NOT USED
- PLANT SHELF, SEE DETAIL
- WINDOW SEAT, SEE DETAIL
- ANNING, SEE DETAIL
- CONCRETE STOOP, SEE PLANS
- NOT USED
- NOT USED
- 36" HIGH WOOD RAIL, SEE DETAIL
- SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
- BRICK FACE VENEER
- BRICK FACE VENEER MAINSCOT
- 2x2 WOOD TRIM
- TEXTURED PANEL & BATTEN
- 8" STONE HEAD
- BRICK ROWLOCK
- STANDARD STUCCO SYSTEM
- STUCCO TRIM
- BRICK SOLDIER, PROJECTED 3/4".
- SPLIT BRICK PAVERS, PROJECTED 3/4".
- FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED  
ELEVATIONS SHALL BE  
REVISED AS  
NECESSARY TO  
COMPLY WITH THE  
ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.

Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

ATTIC VENTILATION SCHEDULE					
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA (REQD SQ IN)	TOTAL NET FREE VENTED AREA (REQD SQ IN)	LOWER - SOFFIT SQ IN / L/F	
				REQD*	PROVIDED**
ROOF A	675	324		REMAINING REQUIRED	COANT
				162	164
ROOF B	675	324		162	164
				162	164

NOTE:  
\* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 0.0018 AND MULTIPLYING THAT BY 144 SQ IN/FT<sup>2</sup> 408-SQ IN OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE ROOF DRAIN AND THE REMAINING IS THE REQUIRED IN THE SOFFIT FLOOR. WHEN NO REGULAR VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS USED OF THE ACTUAL AREA AND SOFFIT OF THIS VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.

\*\* ACTUAL NET FREE VENTED SOFFIT AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (SQ FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT. MANUFACTURER TO VERIFY THE SOFFIT VENT NET FREE AREA. \*\* SEE LOGS, SEE LOGS. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH DRAIN AND SPACED AT EQUAL DISTANCE AWAY FROM LINE FACTORY.

ACTUAL NET FREE VENTED ROOF AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED ROOF AREA (SQ FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT. MANUFACTURER TO VERIFY THE ROOF VENT NET FREE AREA. \*\* SEE LOGS, SEE LOGS.

LEGEND:  
■ LUPWING TO OR DR ROOF VENT ■ EAVE VENT ■ LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE, PROVIDE FREE WALLS IN ATTIC TO ISOLATE LIVING AND REMAINING SPACES

MASONRY CALCULATIONS	
ELEVATION F	
FRONT	66%
RIGHT	15%
REAR	0%
LEFT	6%
MASONRY TOTAL AVERAGE	22%

ARCHITECT  
BSB DESIGN  
1621 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
726.646.1550

DEVELOPER  
MERITAGE HOMES  
8400 E. Crescent Parkway, Suite 200  
Greenwood Village, CO 80111  
303.446.4324

PLANNER / LANDSCAPE ARCHITECT  
henry  
design  
group  
landscape architecture • planning • interiors  
1591 Newland Drive • Littleton, Colorado 80120  
303.446.2384 • henrydesigngroup.com

REVISIONS

NO.	DATE	DESCRIPTION
1	12-04-2020	CITY COMMENTS
2	04-29-2021	1st TECH REVIEW SUBMITTAL
3	06-30-2021	
	09-15-2021	

PROJ. NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:

ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION

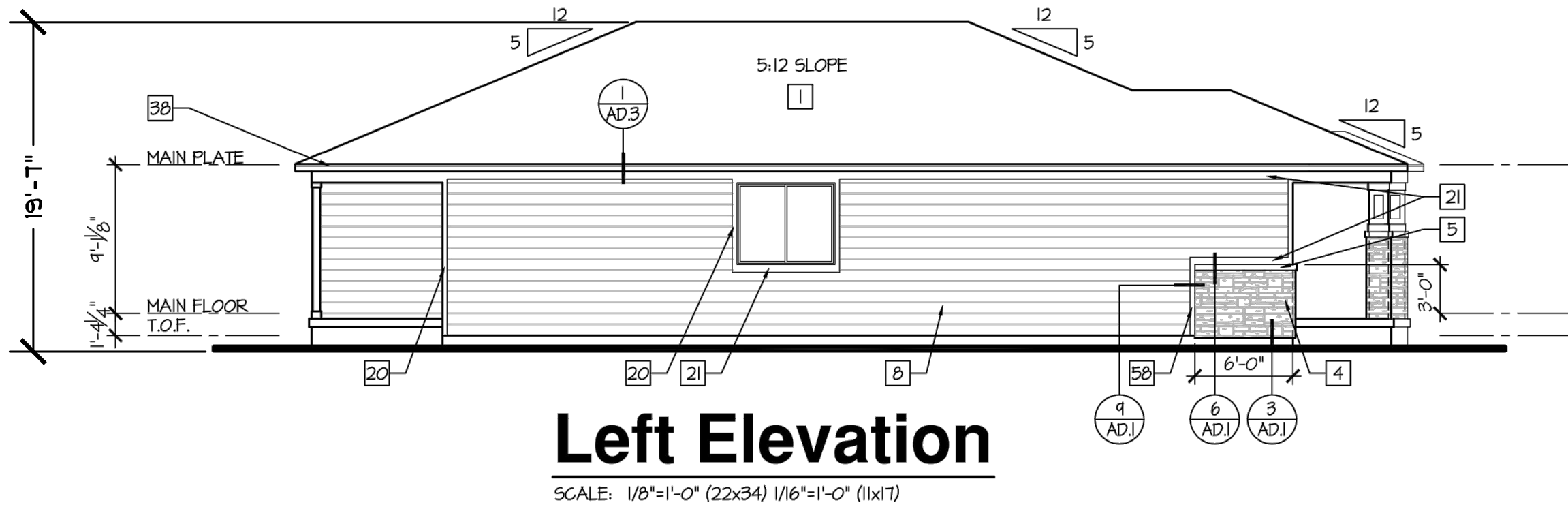
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
26  
26 OF 44



SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

MASONRY CALCULATIONS	
ELEVATION E	
FRONT	15%
RIGHT	12%
REAR	0%
LEFT	7%
MASONRY TOTAL AVERAGE	24%



SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

NOTE:  
ADD DETAIL 10/AD.3 ABOVE GARAGE  
DOOR WHEN DOOR DROPS 24" OR MORE  
BELOW MAIN FINISHED FLOOR.

## Math 410A

NOT FOR CONSTRUCTION

SHEET NO.

28

28 OF 44

# Elevation - E

## Traditional Plan 418R

28

8 OF 44



A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)

MASONRY CALCULATIONS	
ELEVATION F	
FRONT	56%
RIGHT	7%
REAR	0%
LEFT	12%
MASONRY TOTAL AVERAGE	19%



SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



# Elevation - F

## Craftsman Plan 418R

lan 418R

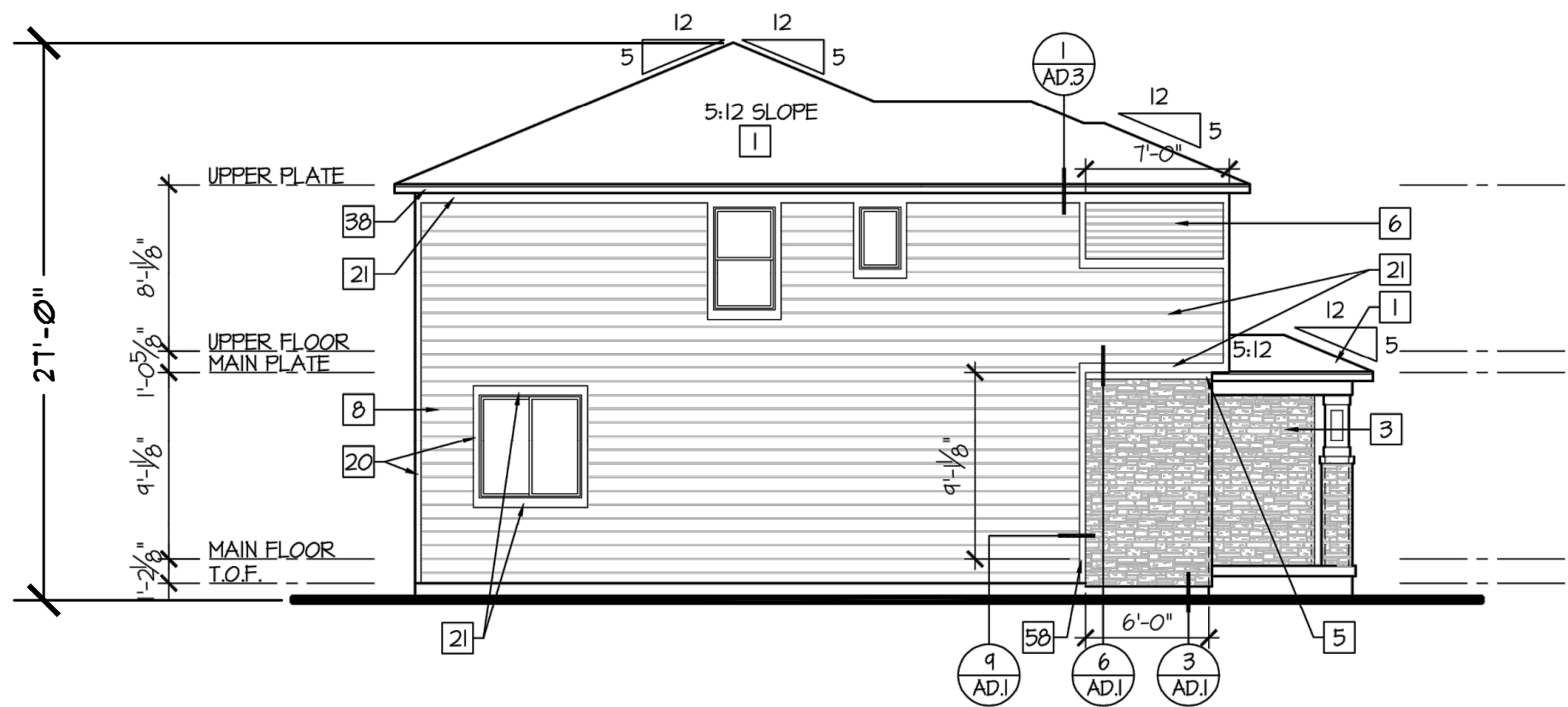
NOT FOR CONSTRUCTION

<h1 style="margin: 0;">ARCHITECTURAL ELEVATIONS</h1> <p style="font-size: 1.2em; margin: 5px 0;">NOT FOR CONSTRUCTION</p> <h1 style="margin: 0;">MURPHY CREEK PLANNING AREAS 16 &amp; 20</h1> <p style="font-size: 1.2em; margin: 5px 0;">SITE PLAN w/ ADJUSTMENTS</p>	SHEET NO.			<b>PLANNER / LANDSCAPE ARCHITECT</b>  <b>henry design group</b> Landscape Architecture • Planning • Environment 100 West Street Suite 1-C, Denver, Colorado 80202 303.444.2348 • henrydesigngroup.com	<b>DEVELOPER</b>  <b>MERITAGE HOMES</b> 8400 E. Croconan Parkway, Suite 200 Greenwood Village, CO 80111 303.408.4354	<b>ARCHITECT</b>  <b>BSB DESIGN</b> 6020 S. Syracuse Way, Suite 309 Greenwood Village, CO 80111 720.448.1350	
	PROJ. NO.						
	DATE	NO.	DATE				DESCRIPTION
	DRAWN BY:	1	12-04-2020				CITY COMMENTS
	CHECKED BY:	2	04-29-2021				1st TECH REVIEW SUBMITTAL
	3	06-30-2021					
		09-15-2021					



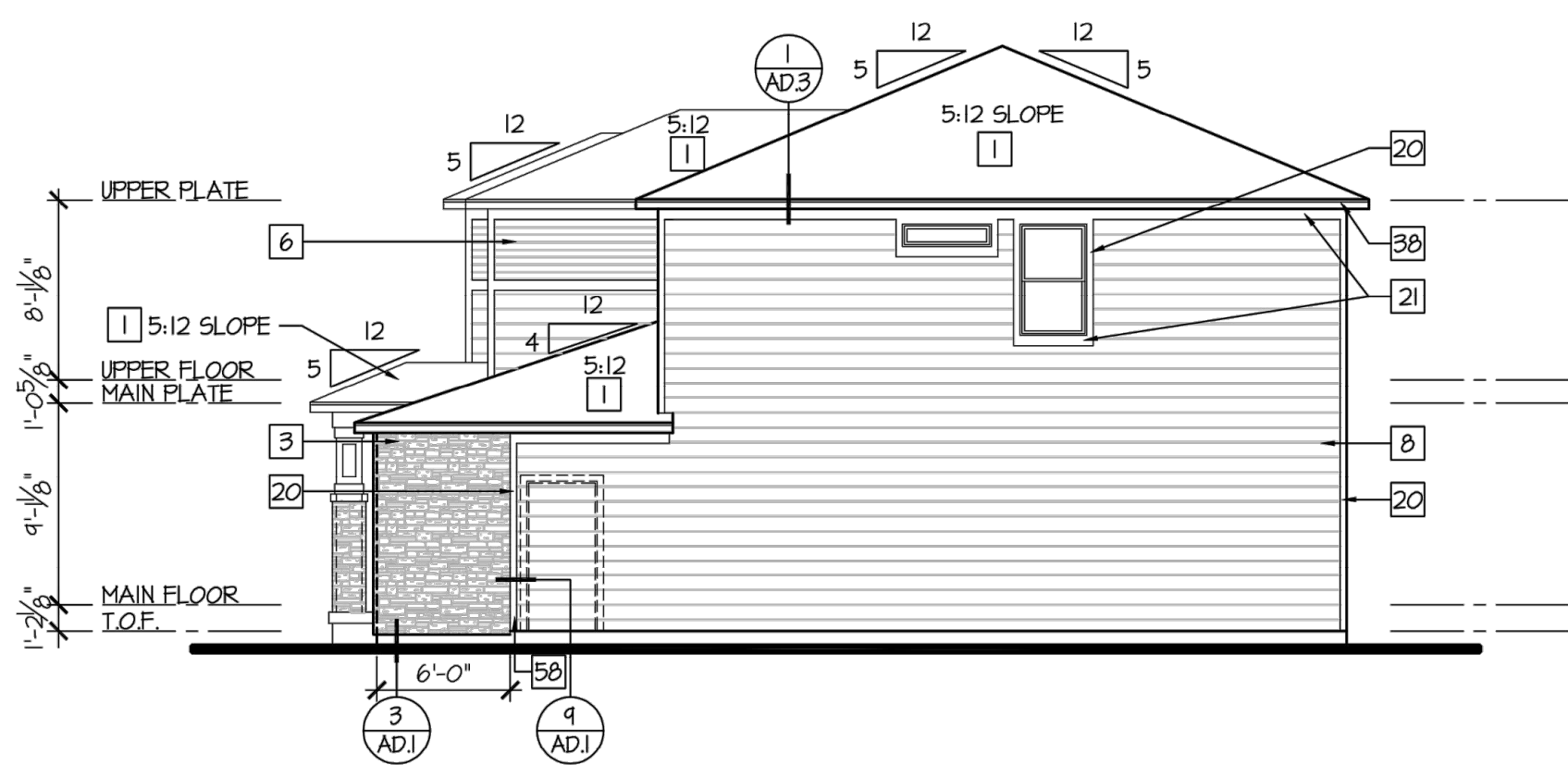
SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



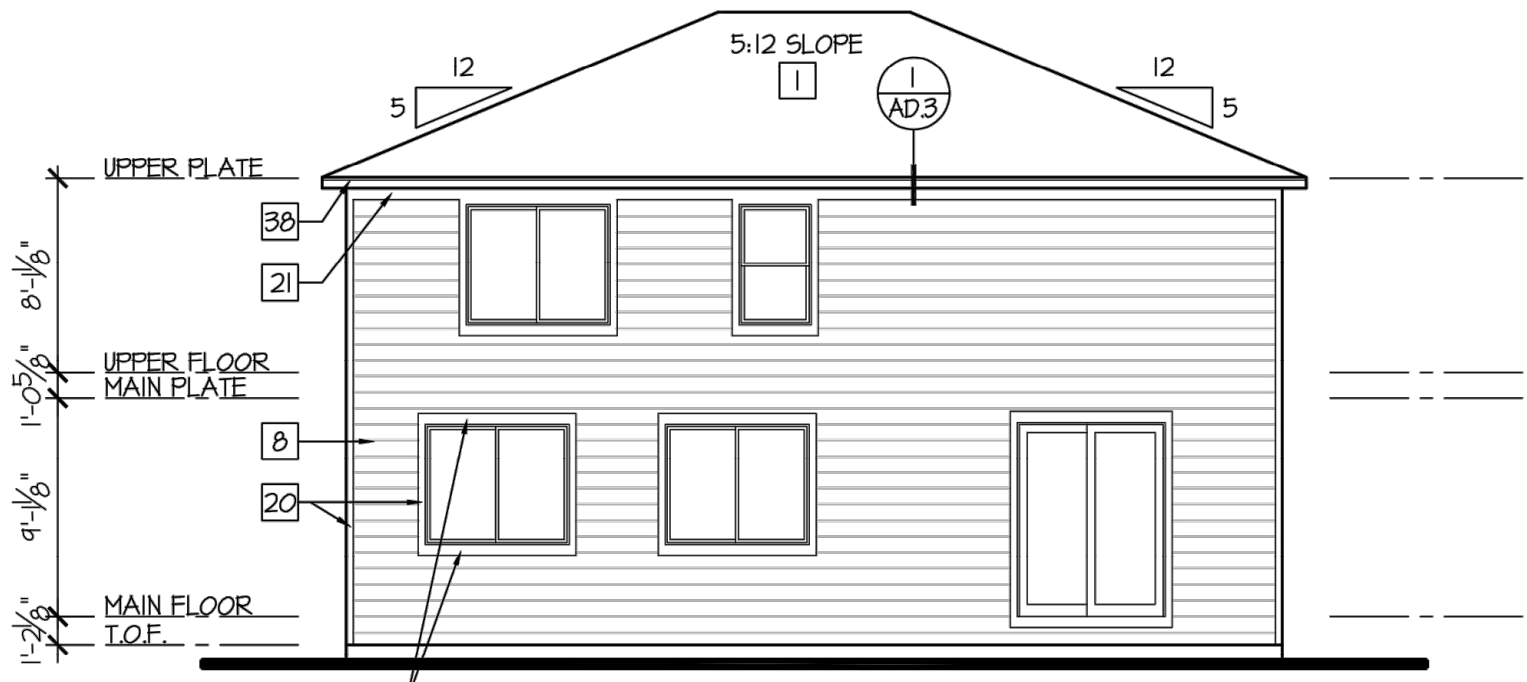
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

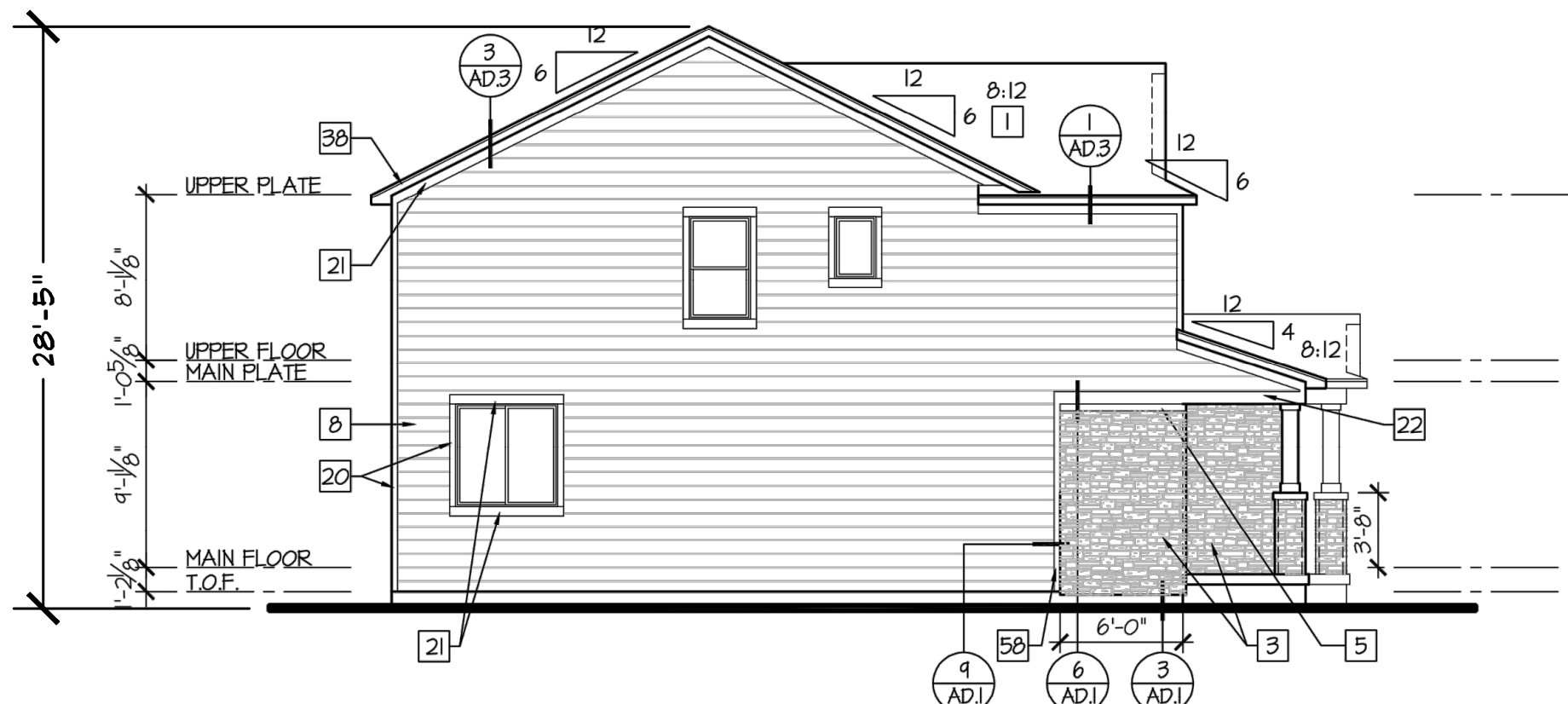
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)





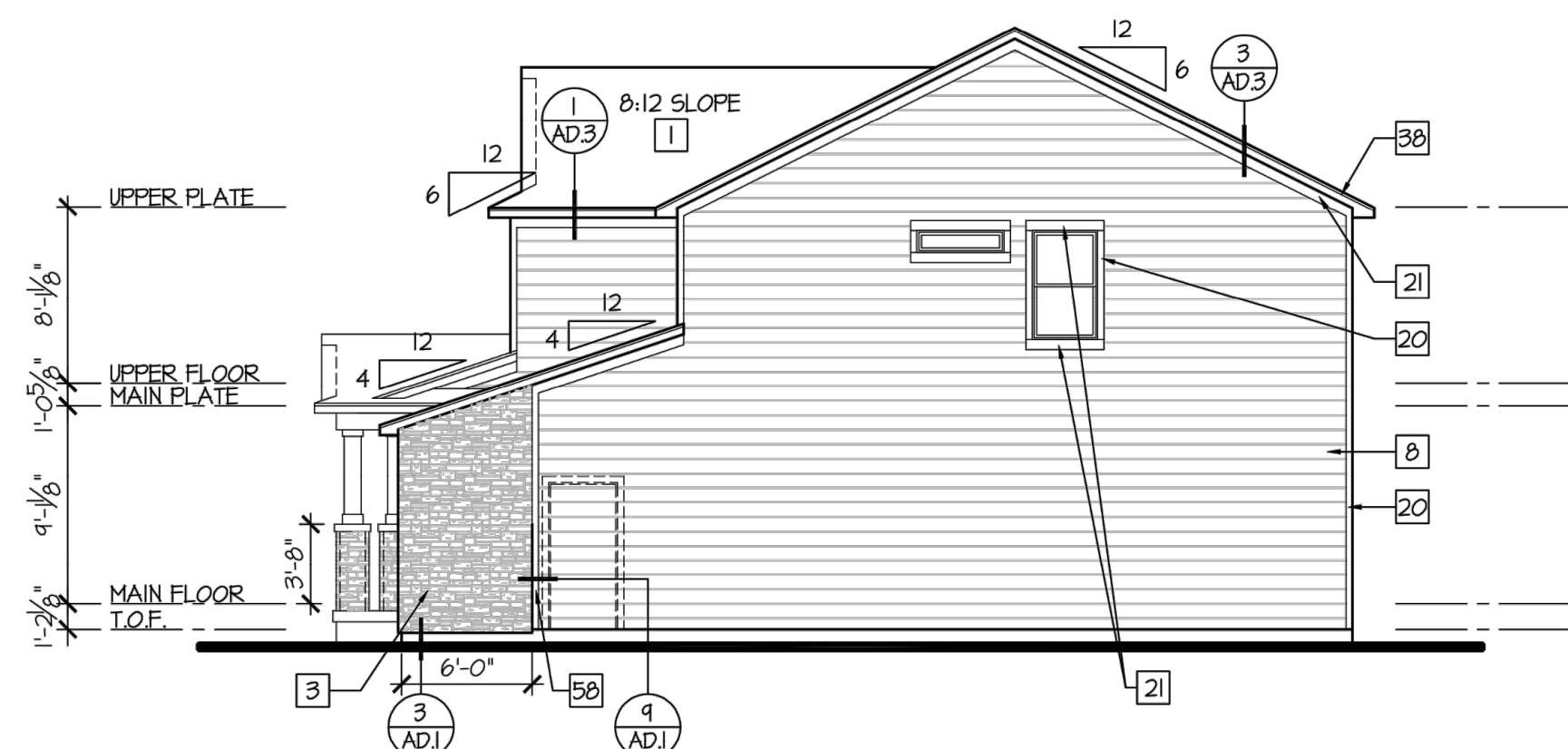
SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



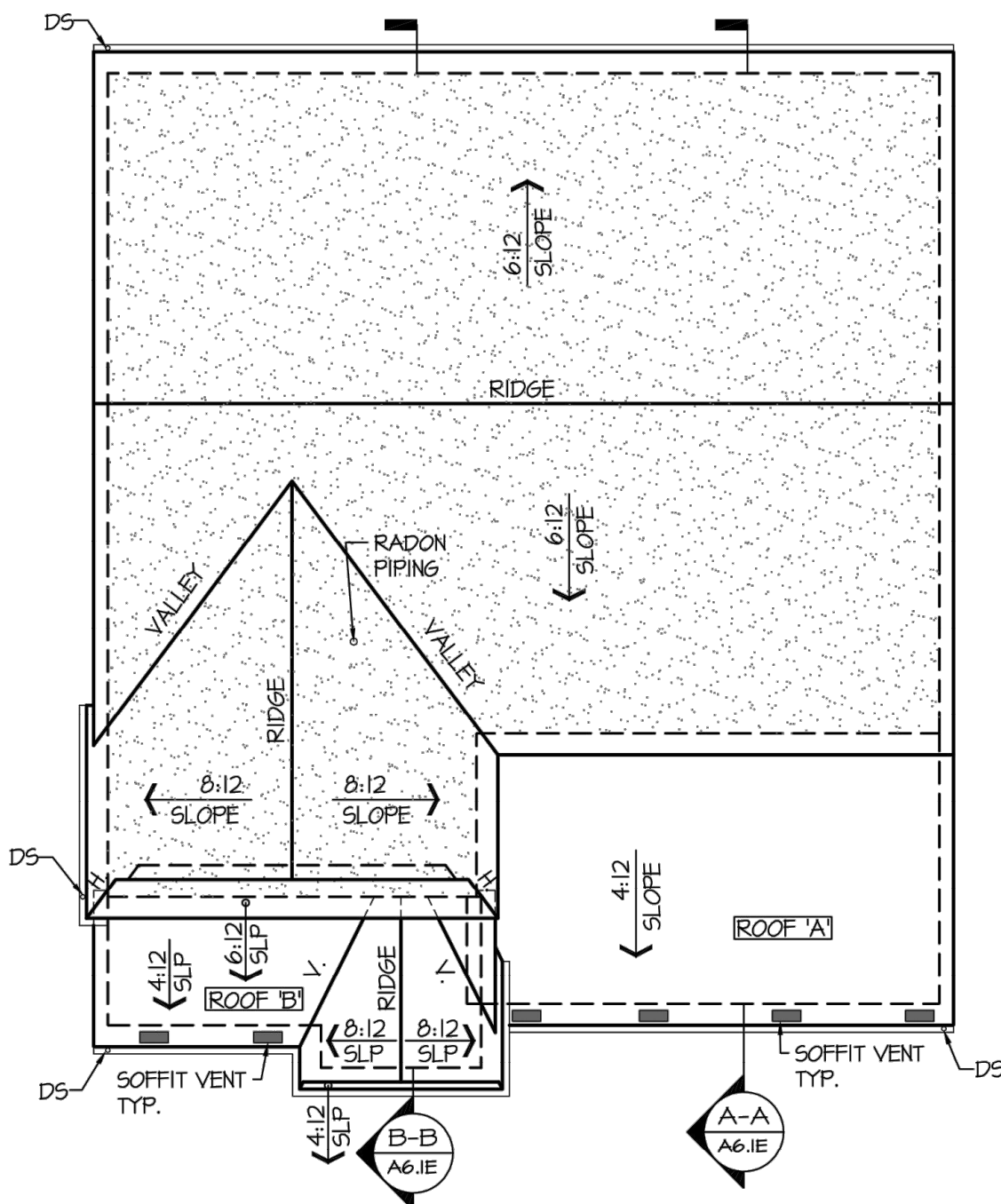
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



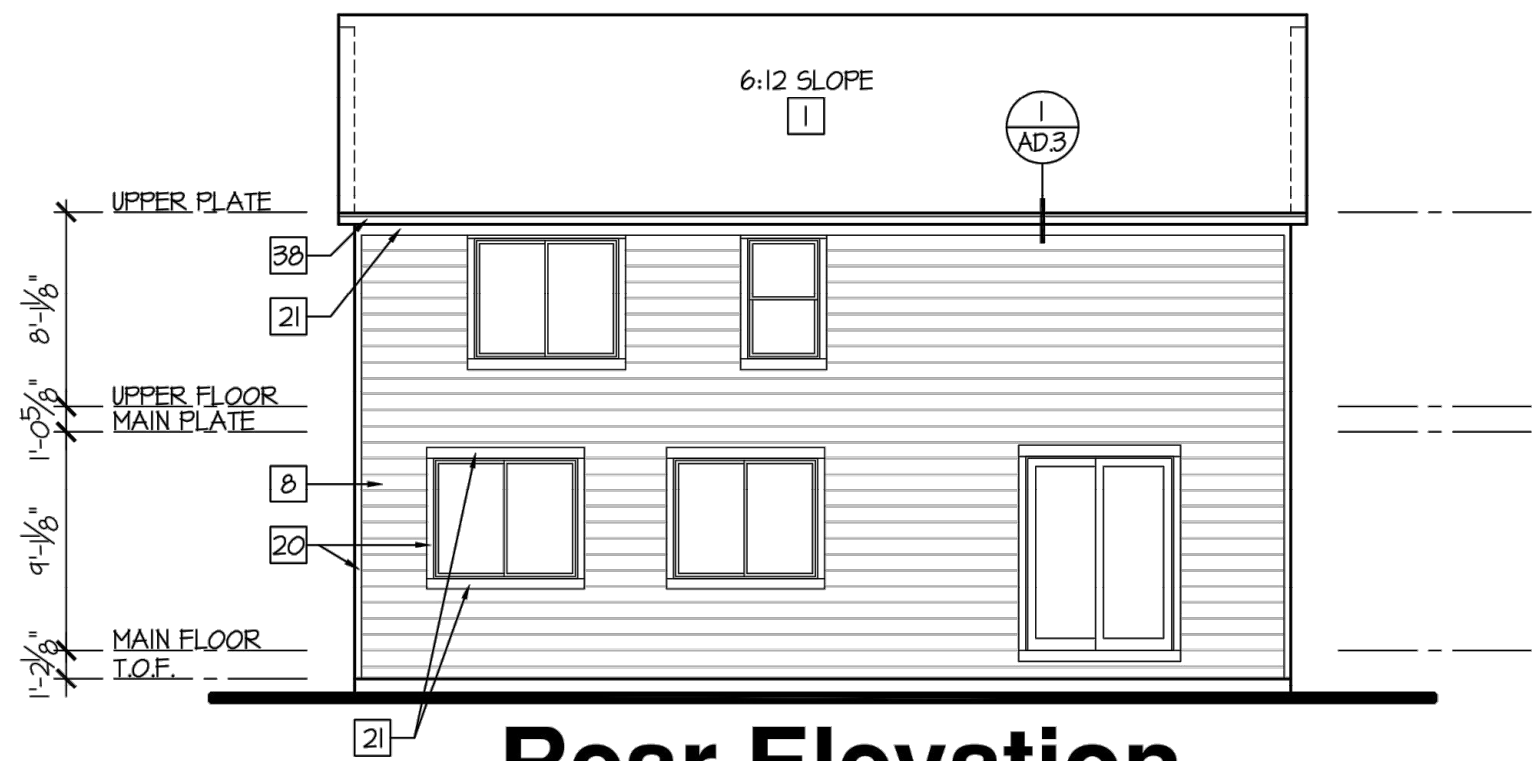
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



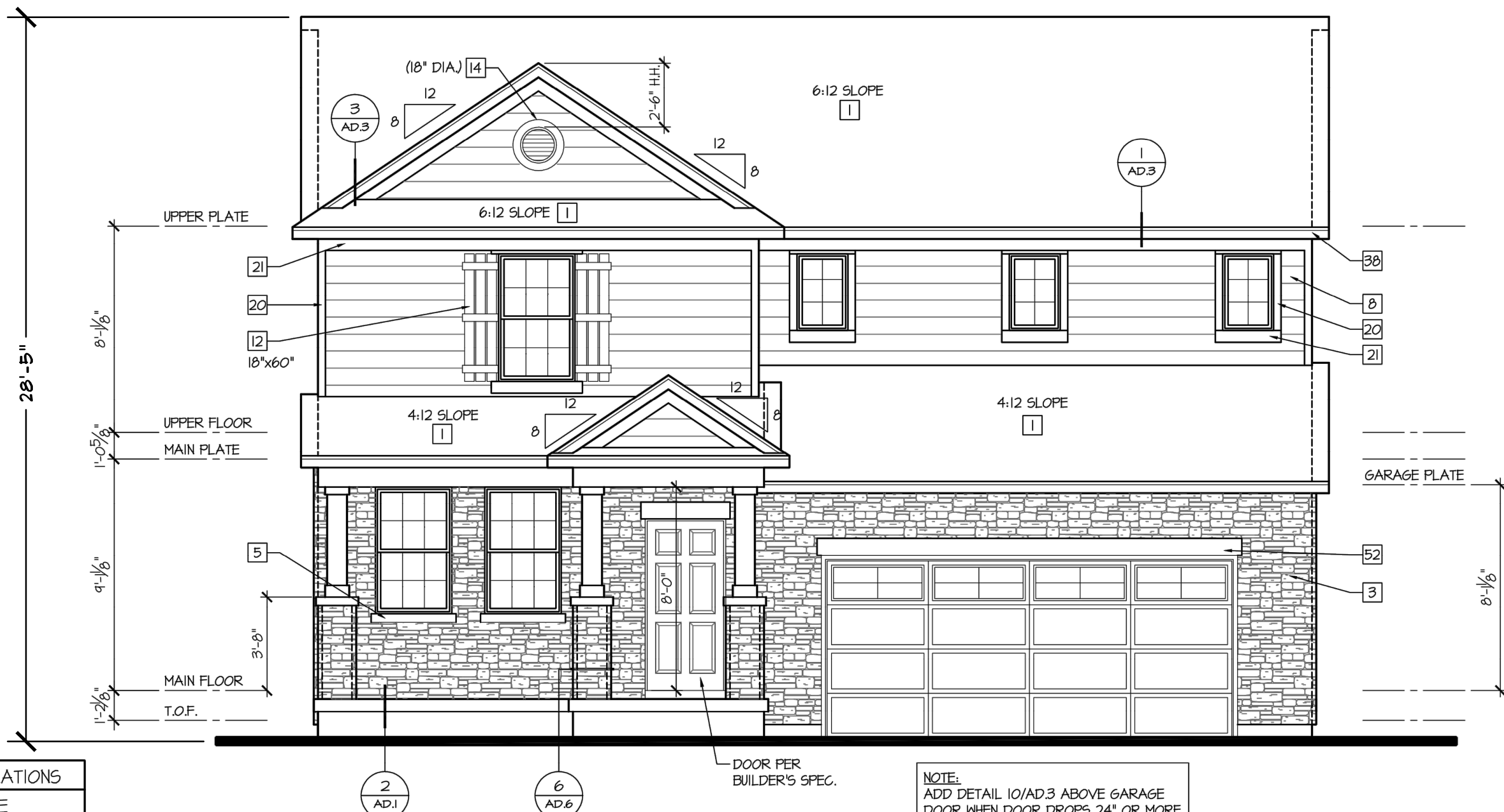
Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Rear Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - E  
Traditional Plan 423T

CONSTRUCTION  
ASSEMBLIES:

T THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS

ROOF CONSTRUCTION:

COMPOSITION ROOF SHINGLES ON  
UNDERLAYMENT ON ROOF SHEATHING ON  
ROOF FRAMING MEMBERS (AS NOTED ON  
FRAMING PLANS). ROOF SHINGLES SHALL  
COMPLY W/ ASTM D 7158 OR ASTM D 3161.  
CEILING: 5/8" GYPSUM BOARD.

B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON  
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6  
STUDS, 24" O.C. W/ INSULATION IN CAVITIES,  
UNO, RE. STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR:  
ADHERED SYNTHETIC STONE VENEER  
(INSTALLED PER MFR'S SPECS.) OVER  
WATER RESISTANT BARRIER ON EXTERIOR  
WALL SHEATHING ON 2x4 OR 2x6 STUDS,  
24" O.C. W/ INSULATION IN CAVITIES, UNO,  
RE. STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.

C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR  
SHEATHING ON FLOOR FRAMING AS NOTED  
ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.

C.A. BASEMENT FLOOR AND CEILING SHALL  
BE PROVIDED W/ NO BURN OR OTHER  
APPROVED INTUMESCENT SPRAY  
APPLIED PRODUCT OR 1/2" GYP  
BOARD IN COMPLIANCE W/ R302.1.3.

D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL.  
POLYETHYLENE VAPOR BARRIER OVER 4"  
MINIMUM GRANULAR FILL.

GENERAL EXTERIOR  
ELEVATION NOTES:

GRADE CONDITIONS MAY VARY FOR  
INDIVIDUAL SITE FROM THAT SHOWN.  
BUILDER SHALL VERIFY AND COORDINATE  
CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION  
KEYNOTES:

# THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS:

- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
- METAL ROOFING SYSTEM
- MFR. STONE VENEER SYSTEM
- MFR. STONE VENEER MAINSCOT
- MFR. STONE SILL
- 5" CEMENTITIOUS LAP SIDING
- 6" CEMENTITIOUS LAP SIDING
- 8" CEMENTITIOUS LAP SIDING
- SHINGLE CEMENTITIOUS SIDING
- BOARD & BATTEN CEMENTITIOUS SIDING
- TEXTURED PANEL CEMENTITIOUS SIDING
- DECORATIVE SHUTTERS, SEE DETAIL
- DECORATIVE RAFTER TAIL, SEE DETAIL
- DECORATIVE VENT, BUILDER SPEC.
- 1x4 WOOD TRIM
- 1x6 WOOD TRIM
- 1x8 WOOD TRIM
- 1x10 WOOD TRIM
- 1x12 WOOD TRIM
- 5/4x4 WOOD TRIM
- 5/4x6 WOOD TRIM
- 5/4x8 WOOD TRIM
- 5/4x10 WOOD TRIM
- 5/4x12 WOOD TRIM
- 2x4 WOOD TRIM
- 2x6 WOOD TRIM
- 2x8 WOOD TRIM
- 2x10 WOOD TRIM
- WOOD TRELLIS, SEE DETAIL
- POST BRACKETS, SEE DETAIL
- CORBEL, SEE DETAIL
- NOT USED
- OUTRIGGER, SEE DETAIL
- RIDGE BEAM, SEE DETAIL
- EAVE/ RAKE BRACKET, SEE DETAIL
- 12" WIDE STONE ARCH
- 8" WOOD FASCIA/ RAKE
- 6" WOOD FASCIA/ RAKE
- NOT USED
- PLANT SHELF, SEE DETAIL
- WINDOW SEAT, SEE DETAIL
- AWNING, SEE DETAIL
- CONCRETE STOOP, SEE PLANS
- NOT USED
- 36" HIGH WOOD RAIL, SEE DETAIL
- SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
- BRICK FACE VENEER
- BRICK FACE VENEER MAINSCOT
- 2x2 WOOD TRIM
- TEXTURED PANEL & BATTEN
- 8" STONE HEAD
- BRICK ROWLOCK
- STANDARD STUCCO SYSTEM
- STUCCO TRIM
- BRICK SOLDIER, PROJECTED 3/4".
- SPILT BRICK PAVERS, PROJECTED 3/4".
- FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED  
ELEVATIONS SHALL BE  
REVISED AS  
NECESSARY TO  
COMPLY WITH THE  
ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.

NOT FOR CONSTRUCTION

ATTIC VENTILATION SCHEDULE									
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA (REQD SQ IN)	LOWER - SOFFIT (SQ IN / LF)				UPPER - RIDGE & POD (SQ IN / LF)		
			REQD	PROVIDED	COMET	REQD	PROVIDED	COMET	COMET
ROOF A	277	266	153	160	160	4			
ROOF B	120	115	50	64	64	2			

NOTE:  
\* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1000 AND MULTIPLYING THAT BY 144 SQ IN/1000 FT<sup>2</sup> TO OBTAIN TOTAL NET FREE VENTED AREA. THE REQUIRED NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (RAIL) AND THE REMAINING IS TO BE PROVIDED IN THE SOFFIT (SLOPE). WHEN NO THROUGH VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 100% OF THE ACTUAL AREA AND 100% OF THE VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.

\*\* ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (SQ IN) BY THE MANUFACTURER'S STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE SOFFIT NET FREE AREA - 1/8" DIA. 1/2" DIA. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH LOWER AND UPPER AN EQUAL DISTANCE FROM EACH OTHER.

\*\*\* ACTUAL NET FREE VENTED RIDGE AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (SQ IN) BY THE MANUFACTURER'S STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE RIDGE NET FREE AREA - 1/8" DIA. 1/2" DIA.

\*\*\*\* MANUFACTURER TO VERIFY THE POD ROOF VENT NET FREE AREA - 1/8" DIA. 1/2" DIA.

LEGEND:  
[Symbol] = LOANED 760 OR 800 ROOF VENT  
[Symbol] = EAVE VENT  
[Symbol] = LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE FREE FLOW IN ATTIC TO ISOLATE LIVING AND WORKABLE SPACES.

MASONRY CALCULATIONS	
ELEVATION E	
FRONT	52%
RIGHT	4%
REAR	0%
LEFT	15%
MASONRY TOTAL AVERAGE	14%

ARCHITECT  
**BSB DESIGN**  
1621 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
763.646.1550

DEVELOPER  
**MERITAGE HOMES**  
8400 E. Crescent Parkway, Suite 200  
Greenwood Village, CO 80111  
303.446.4324

PLANNER / LANDSCAPE ARCHITECT  
**henry design group**  
landscape architecture • planning • interiors  
1591 West Grant Plaza, 4th Floor, Aurora, CO 80012  
303.446.2384 • henrydesigngroup.com

REVISIONS		DESCRIPTION	
NO.	DATE	CITY COMMENTS	
1	12-04-2020		
2	04-29-2021	1st TECH REVIEW SUBMITTAL	
3	06-30-2021		
	09-15-2021		

PROJ. NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:

ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION

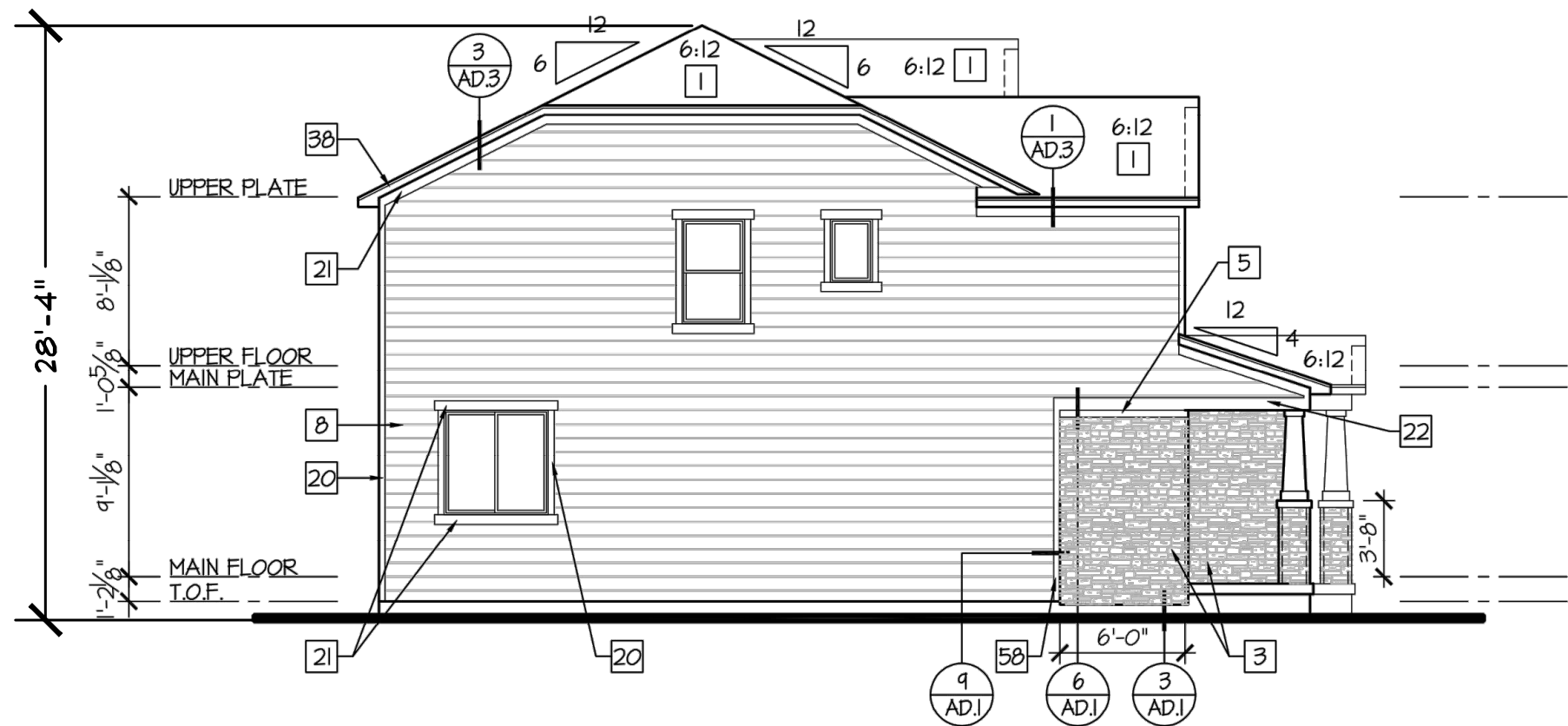
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
**31**  
31 OF 44



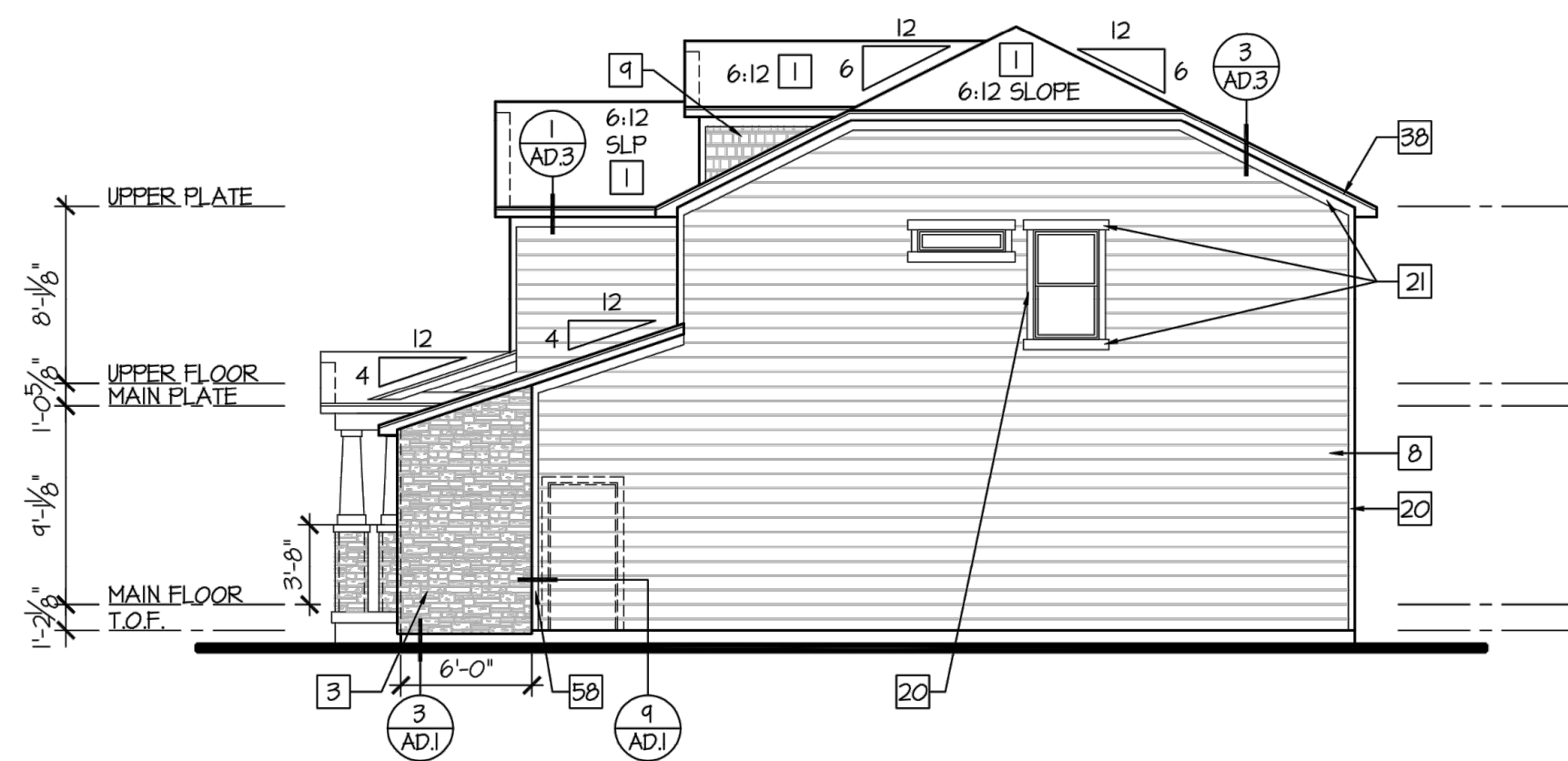
SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



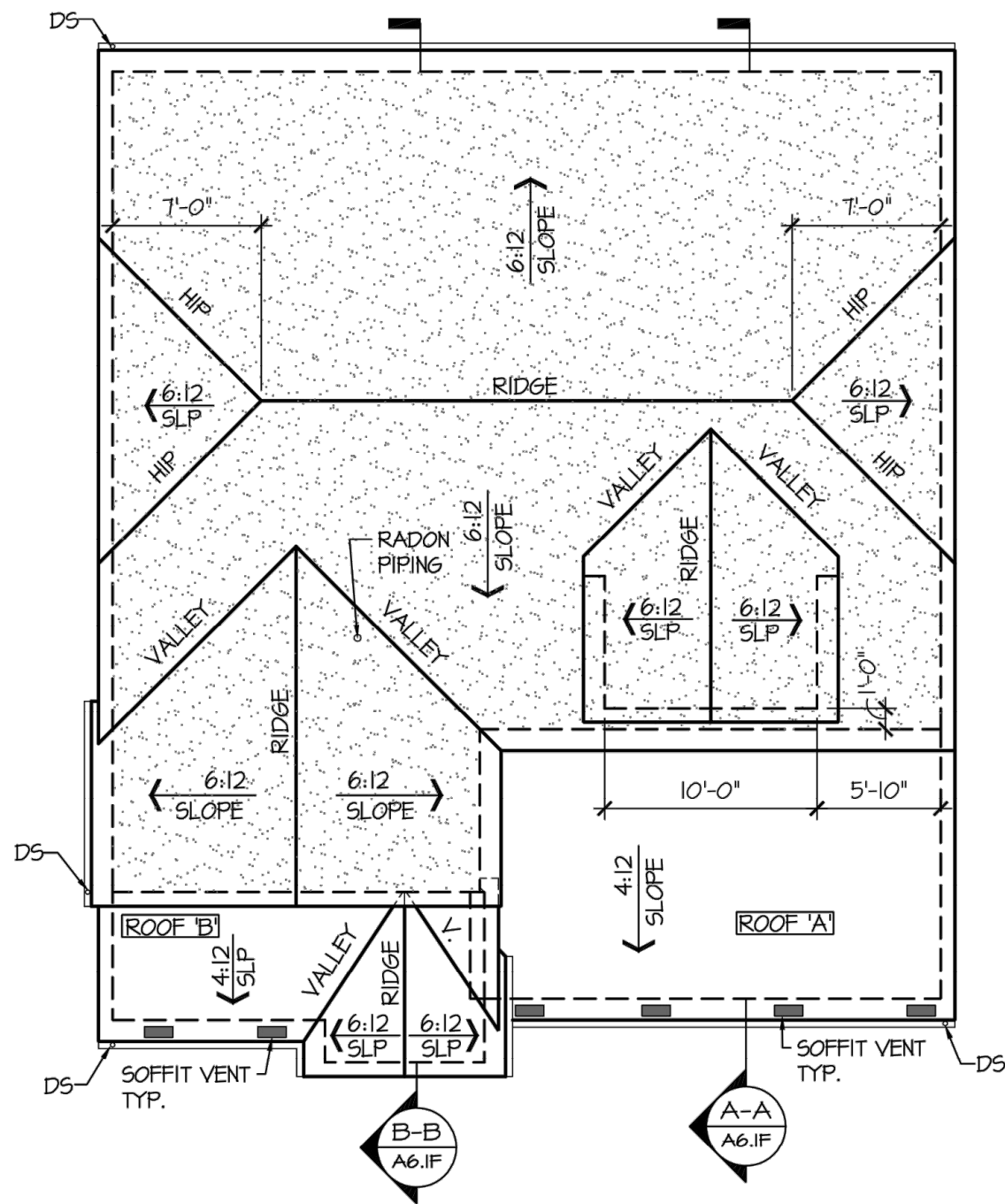
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



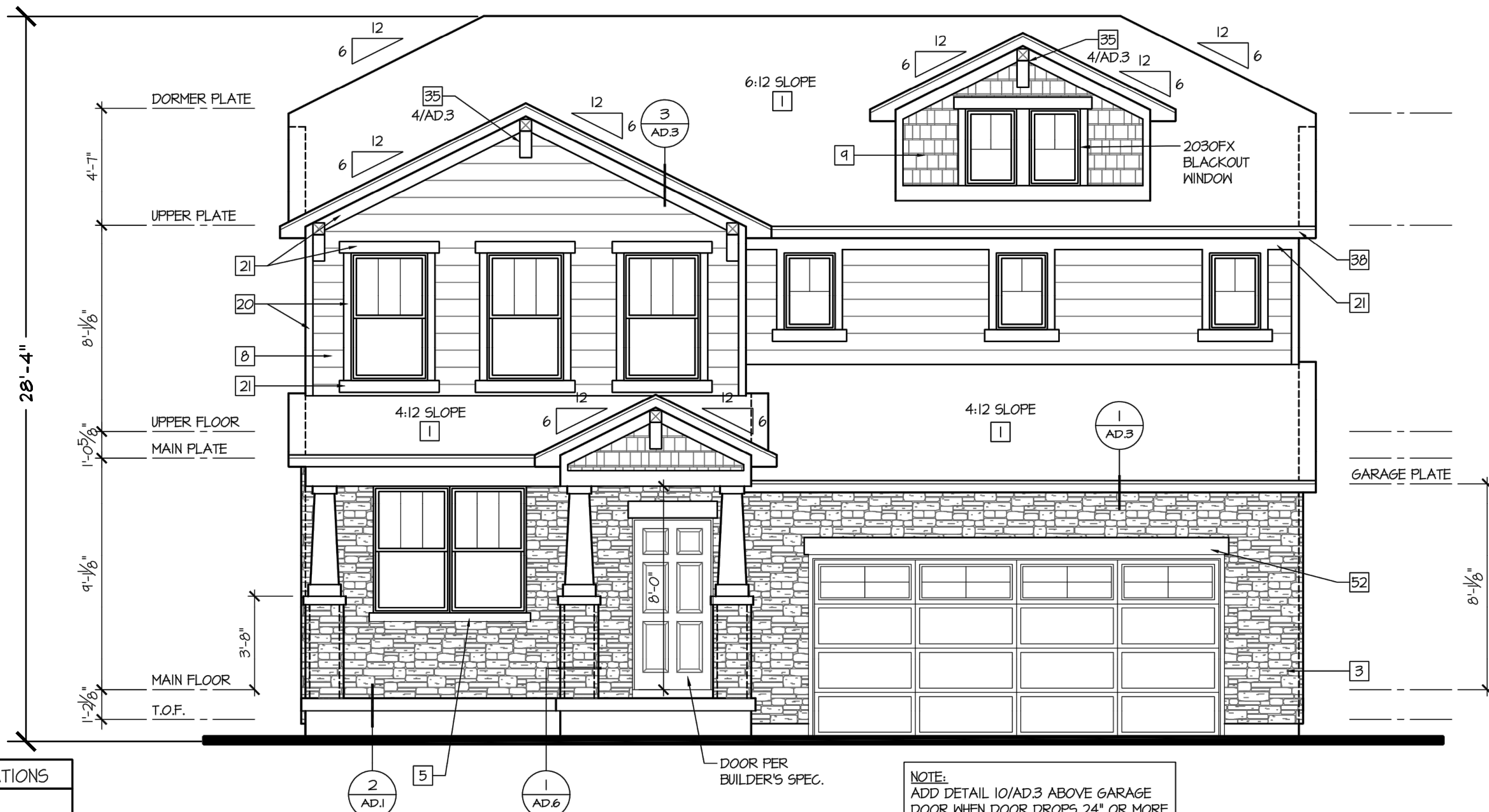
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - F

Craftsman Plan 423T

CONSTRUCTION  
ASSEMBLIES:

T THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS

ROOF CONSTRUCTION:

COMPOSITION ROOF SHINGLES ON  
UNDERLAYMENT ON ROOF SHEATHING ON  
ROOF FRAMING MEMBERS (AS NOTED ON  
FRAMING PLANS). ROOF SHINGLES SHALL  
COMPLY W/ ASTM D 7158 OR ASTM D 3161.  
CEILING: 5/8" GYPSUM BOARD.

B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON  
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6  
STUDS, 2x4 O.C. W/ INSULATION IN CAVITIES,  
U.N.O., RE. STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR:  
ADHERED SYNTHETIC STONE VENEER  
(INSTALLED PER MFR'S SPECS.) OVER  
WATER RESISTANT BARRIER ON EXTERIOR  
WALL SHEATHING ON 2x4 OR 2x6 STUDS,  
2x4 O.C. W/ INSULATION IN CAVITIES, U.N.O.,  
RE. STRUCTURAL DRAWINGS.

C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR  
SHEATHING ON FLOOR FRAMING AS NOTED  
ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.

C.A. BASEMENT FLOOR AND CEILING SHALL  
BE PROVIDED W/ NO BURN OR OTHER  
APPROVED INTUMESCENT SPRAY  
APPLIED PRODUCT OR 1/2" GYP  
BOARD IN COMPLIANCE W/ R302.13.

D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL.  
POLYETHYLENE VAPOR BARRIER OVER 4"  
MINIMUM GRANULAR FILL.

GENERAL EXTERIOR  
ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR  
INDIVIDUAL SITE FROM THAT SHOWN.  
BUILDER SHALL VERIFY AND COORDINATE  
CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION  
KEYNOTES:

# THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS:

- 30 YEAR DIMENSIONAL ASPHALT ROOF  
SHINGLES
- METAL ROOFING SYSTEM
- MFR. STONE VENEER SYSTEM
- MFR. STONE VENEER MAINSCOT
- MFR. STONE SILL
- 5" CEMENTITIOUS LAP SIDING
- 6" CEMENTITIOUS LAP SIDING
- 8" CEMENTITIOUS LAP SIDING
- SINGLE CEMENTITIOUS SIDING
- BOARD & BATTEN CEMENTITIOUS SIDING
- TEXTURED PANEL CEMENTITIOUS SIDING
- DECORATIVE SHUTTERS, SEE DETAIL
- DECORATIVE RAFTER TAIL, SEE DETAIL
- DECORATIVE VENT, BUILDER SPEC.
- 1x4 WOOD TRIM
- 1x6 WOOD TRIM
- 1x8 WOOD TRIM
- 1x10 WOOD TRIM
- 1x12 WOOD TRIM
- 5/4x4 WOOD TRIM
- 5/4x6 WOOD TRIM
- 5/4x10 WOOD TRIM
- 5/4x12 WOOD TRIM
- 2x4 WOOD TRIM
- 2x6 WOOD TRIM
- 2x8 WOOD TRIM
- 2x10 WOOD TRIM
- WOOD TRELLIS, SEE DETAIL
- POST BRACKETS, SEE DETAIL
- CORBEL, SEE DETAIL
- NOT USED
- OUTRIGGER, SEE DETAIL
- RIDGE BEAM, SEE DETAIL
- EAVE/ RAKE BRACKET, SEE DETAIL
- 12" WIDE STONE ARCH
- 8" WOOD FASCIA/ RAKE
- 8" WOOD FASCIA/ RAKE
- NOT USED
- PLANT SHELF, SEE DETAIL
- WINDOW SEAT, SEE DETAIL
- AWNING, SEE DETAIL
- CONCRETE STOOP, SEE PLANS
- NOT USED
- NOT USED
- 36" HIGH WOOD RAIL, SEE DETAIL
- SEE PLAN OPT FOR ALTERNATE  
WINDOWS OR DOORS
- BRICK FACE VENEER
- BRICK FACE VENEER MAINSCOT
- 2x2 WOOD TRIM
- TEXTURED PANEL & BATTEN
- 8" STONE HEAD
- BRICK ROWLOCK
- STANDARD STUCCO SYSTEM
- STUCCO TRIM
- BRICK SOLDIER, PROJECTED 3/4".
- SPLIT BRICK PAVERS, PROJECTED 3/4".
- FIELD ADJUST FENCES TO ALIGN WITH  
TERMINATION OF MASONRY

THE DEPICTED  
ELEVATIONS SHALL BE  
REVISED AS  
NECESSARY TO  
COMPLY WITH THE  
ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.

NOT FOR CONSTRUCTION

ATTIC VENTILATION SCHEDULE									
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA PER VENT (SQ IN)	TOTAL NET FREE VENTED AREA PER VENT (SQ IN)	LOWER - SOFFIT VENT (SQ IN / LF)			UPPER - RIDGE & POB VENT (SQ IN / LF)		
				REQ*	PROVIDED**	COUNT	REQ*	PROVIDED**	COUNT
ROOF A	271		266	133	160	160	4	408 (MIN)	308 (MAX)
ROOF B	120		115	58	64	64	2		

NOTE:  
\* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1000 AND MULTIPLYING THAT BY 408 (MIN) BY 308 (MAX) OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE BEAM AND THE REQUIREMENT IS THE REQUIRED IN THE SOFFIT PLATE. WHEN NO "MINIMUM" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 50% OF THE ACTUAL AREA AND 50% OF THIS VENTED AREA SHALL BE PROVIDED IN THE SOFFIT.  
\*\* ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (SQ IN) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY. THE SOFFIT VENT NET FREE AREA = 158(SQ. IN) / 60 (INCHES). WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH SIDE AND SPACED IN EQUAL DISTANCE APART FROM ONE ANOTHER.  
ACTUAL NET FREE VENTED RIDGE AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (SQ IN) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY. THE RIDGE VENT NET FREE AREA = 158(SQ. IN) / 60 (INCHES).  
\*\*\* MANUFACTURER TO VERIFY THE POB VENT NET FREE AREA = 158(SQ. IN) / 60 (INCHES).

■ LOW-PRESSURE TO OR FROM ROOF VENT ■ EAVE VENT ■ LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVING AND NON-LIVING SPACES.

MASONRY CALCULATIONS	
ELEVATION F	
FRONT	56%
RIGHT	9%
REAR	0%
LEFT	15%
MASONRY TOTAL AVERAGE	20%

ARCHITECT  
**BSB DESIGN**  
1621 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
726.646.1550

DEVELOPER  
**MERITAGE HOMES**  
8400 E. Crescent Parkway, Suite 200  
Greenwood Village, CO 80111  
303.446.4344

PLANNER / LANDSCAPE ARCHITECT  
**penity design group**  
penitydesigngroup.com  
1591 West Pearl Ave., Suite 100, Aurora, CO 80012  
303.446.2384 • penitydesigngroup.com

REVISIONS

NO.	DATE	DESCRIPTION
1	12-04-2020	CITY COMMENTS
2	04-29-2021	1ST TECH REVIEW SUBMITTAL
3	06-30-2021	
	09-15-2021	

PROJ. NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:

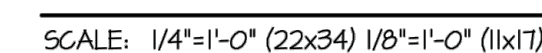
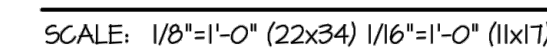
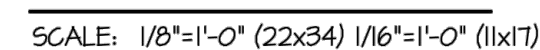
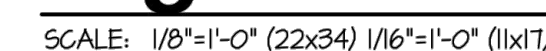
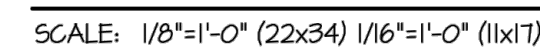
ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION

MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
32  
32 OF 44



A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



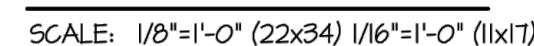
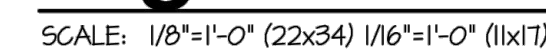
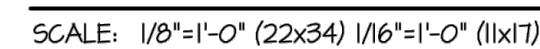
SHEET NO.

33

33 OF 44

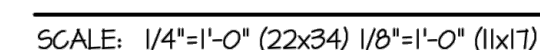
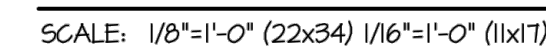


A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOT FOR CONSTRUCTION

MASONRY CALCULATIONS	
ELEVATION E	
FRONT	54%
RIGHT	9%
REAR	0%
LEFT	15%
MASONRY TOTAL AVERAGE	20%



# Elevation - E

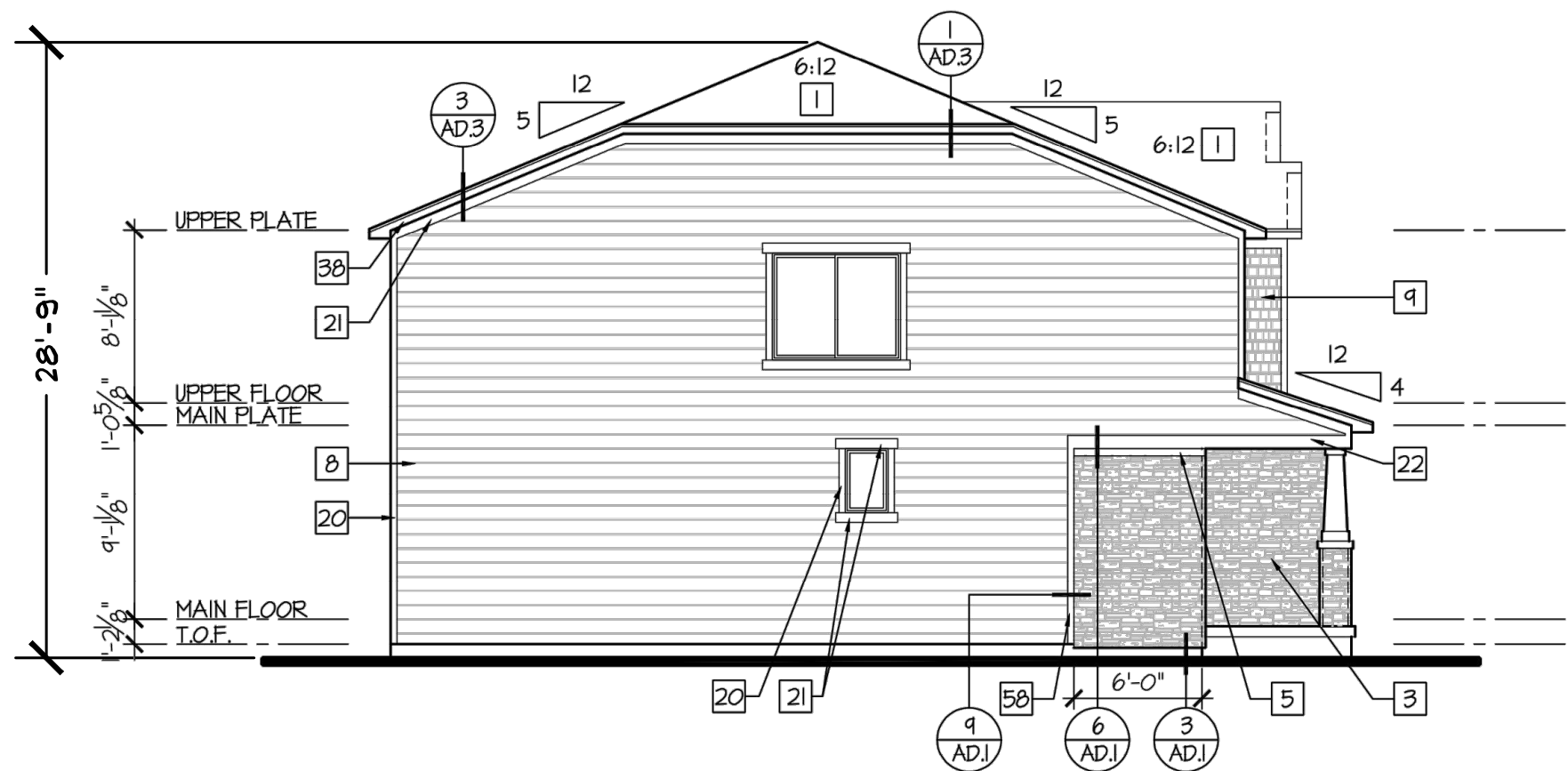
## Traditional Plan 426T

1. 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
2. METAL ROOFING SYSTEM
3. MFR. ONE VENEER SYSTEM
4. MFR. STONE VENEER MAINSCOT
5. MFR. STONE SILL
6. 5" CEMENTITIOUS LAP SIDING
7. 6" CEMENTITIOUS LAP SIDING
8. 8" CEMENTITIOUS LAP SIDING
9. SHINGE CEMENTITIOUS SIDING
10. BOARD & BATTEN CEMENTITIOUS SIDING
11. TEXTURED PANEL CEMENTITIOUS SIDING
12. DECORATIVE SHUTTERS, SEE DETAIL
13. DECORATIVE RAFTER TAIL, SEE DETAIL
14. DECORATIVE TRIM, BUILDER SPEC.
15. 1x4 WOOD TRIM
16. 1x6 WOOD TRIM
17. 1x8 WOOD TRIM
18. 1x10 WOOD TRIM
19. 1x12 WOOD TRIM
20. 5/4x4 WOOD TRIM
21. 5/4x6 WOOD TRIM
22. 5/4x8 WOOD TRIM
23. 5/4x10 WOOD TRIM
24. 5/4x12 WOOD TRIM
25. 2x4 WOOD TRIM
26. 2x6 WOOD TRIM
27. 2x8 WOOD TRIM
28. 2x10 WOOD TRIM
29. WOOD TRELLIS, SEE DETAIL
30. POST BRACKETS, SEE DETAIL
31. CORNER, SEE DETAIL
32. NOT USED
33. OUTRIGGER, SEE DETAIL
34. RIDGE BEAM, SEE DETAIL
35. EAVEY RAKE BRACKET, SEE DETAIL
36. 12" WOOD STONE ARCH
37. 8" WOOD FASCIA/ RAKE
38. 6" WOOD FASCIA/ RAKE
39. NOT USED
40. PLANT SHELF, SEE DETAIL
41. WINDOW SEAT, SEE DETAIL
42. ANNUL, SEE DETAIL
43. CONCRETE STOOP, SEE PLANS
44. NOT USED
45. NOT USED
46. 36" HIGH WOOD RAIL, SEE DETAIL
47. SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
48. BRICK FACE VENEER
49. BRICK FACE VENEER MAINSCOT
50. 2x2 WOOD TRIM
51. TEXTURED PANEL & BATTEN
52. 8" STONE HEAD
53. BRICK ROWLOCK
54. STANDARD STUCCO SYSTEM
55. STUCCO TRIM
56. BRICK SOLDIER, PROJECTED 3/4"
57. BRICK BUCKLE, PROJECTED 3/4"
58. FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY



SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

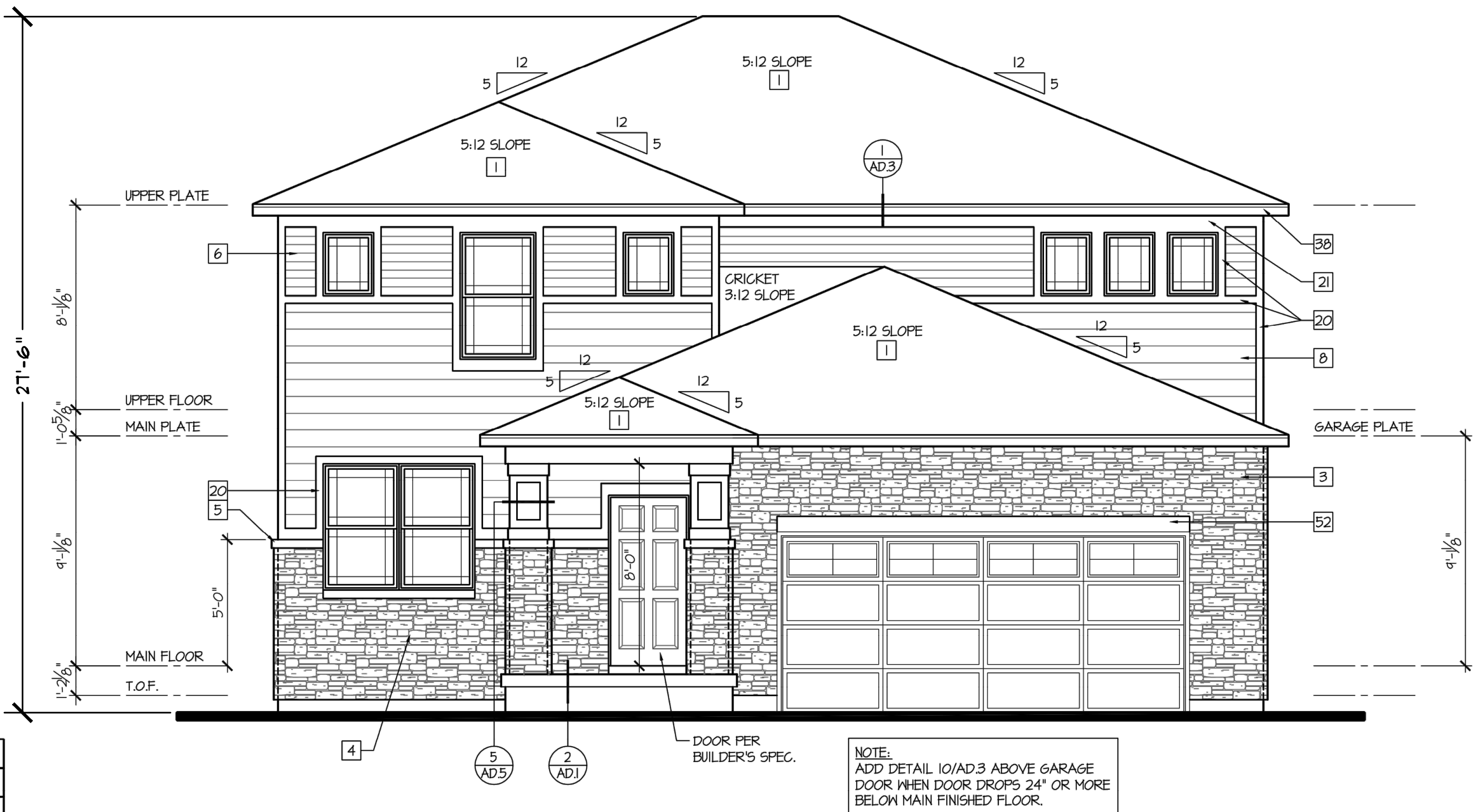
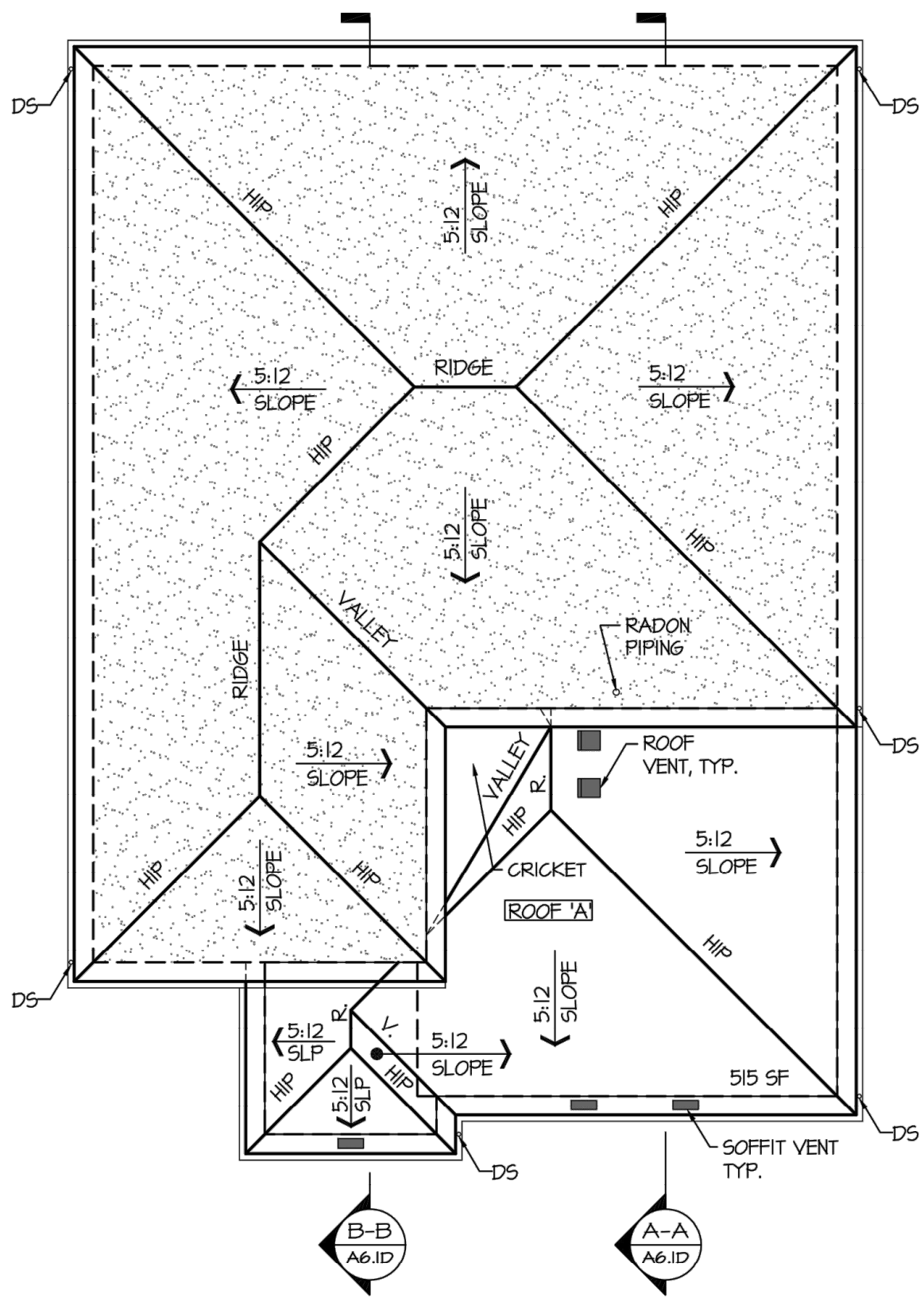
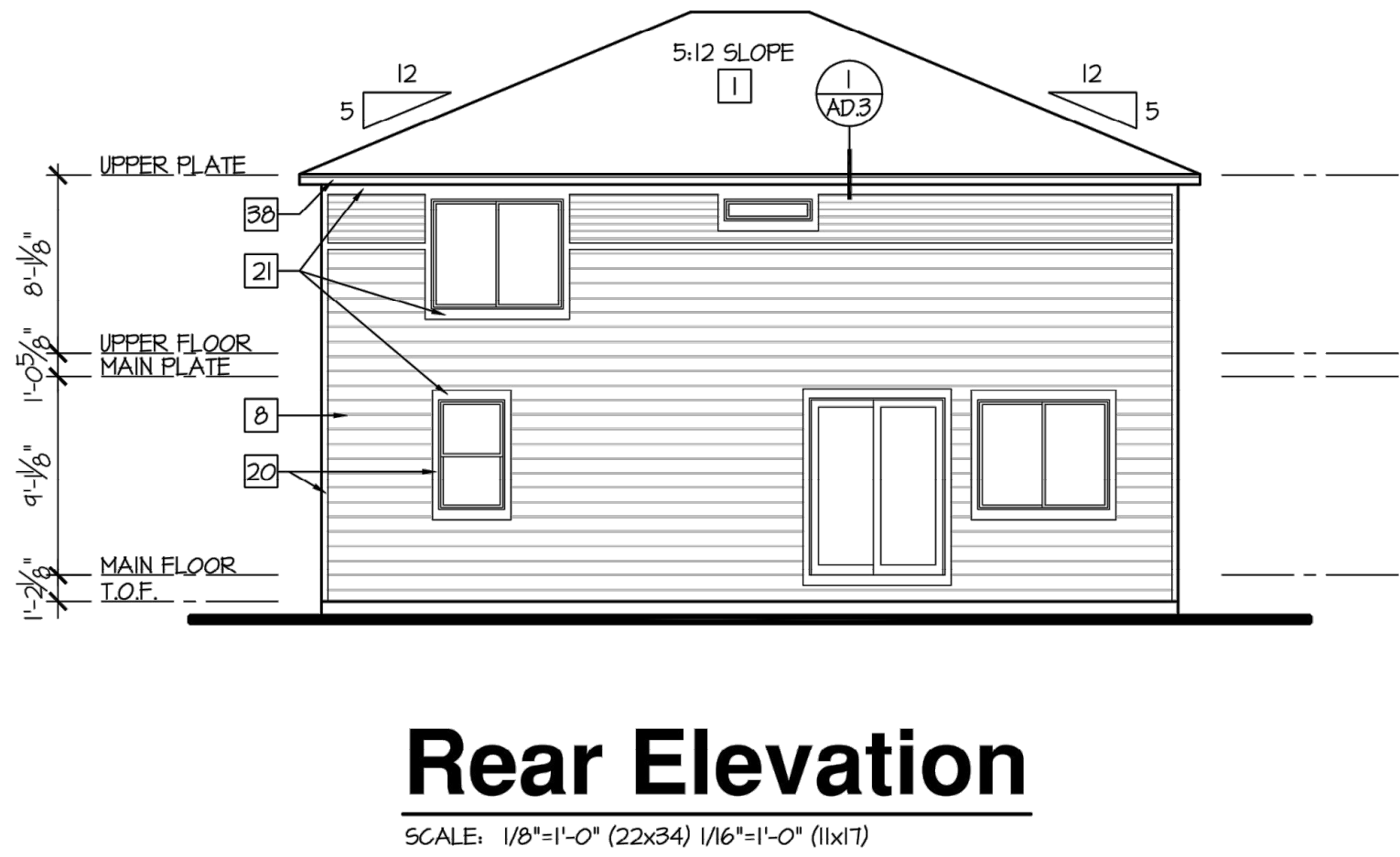
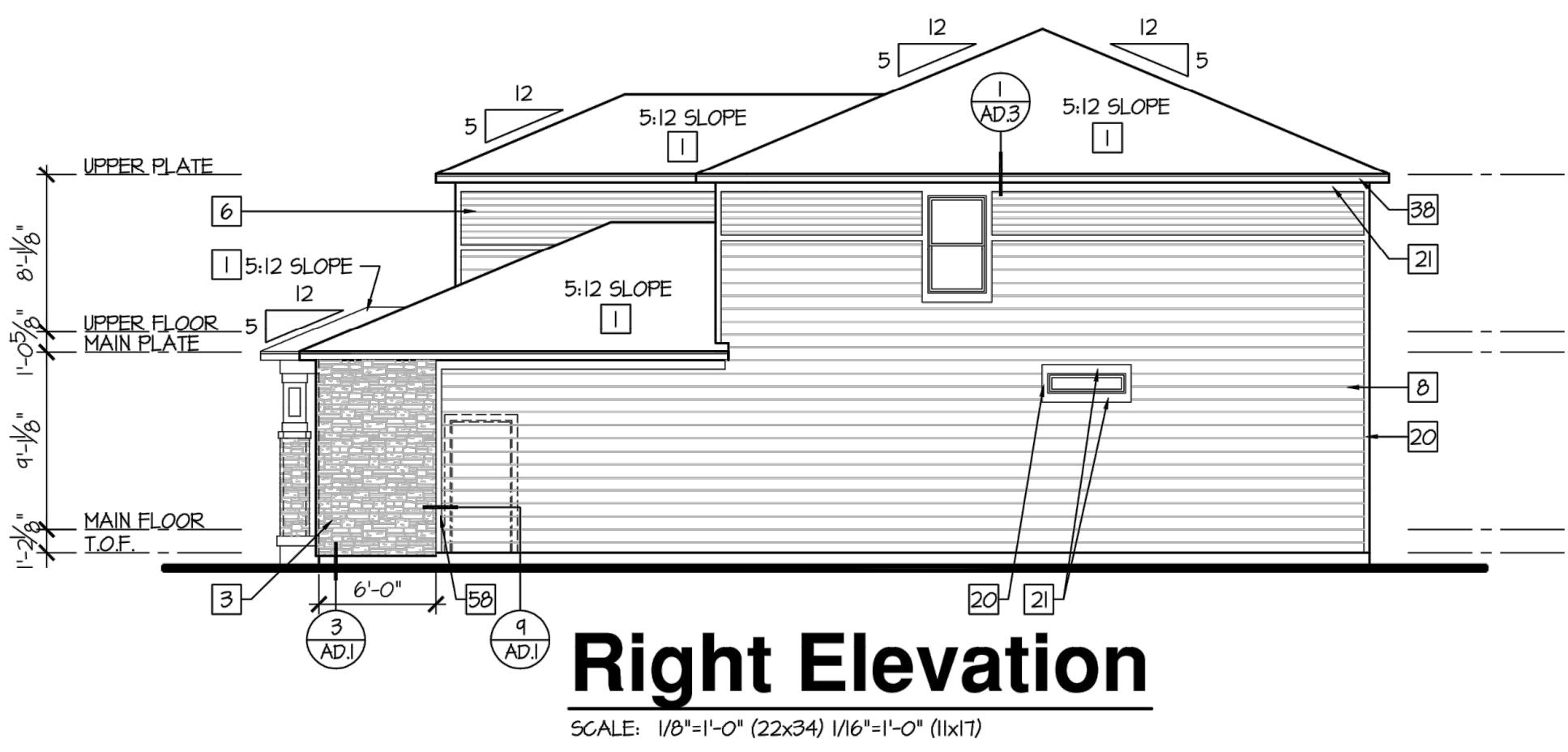
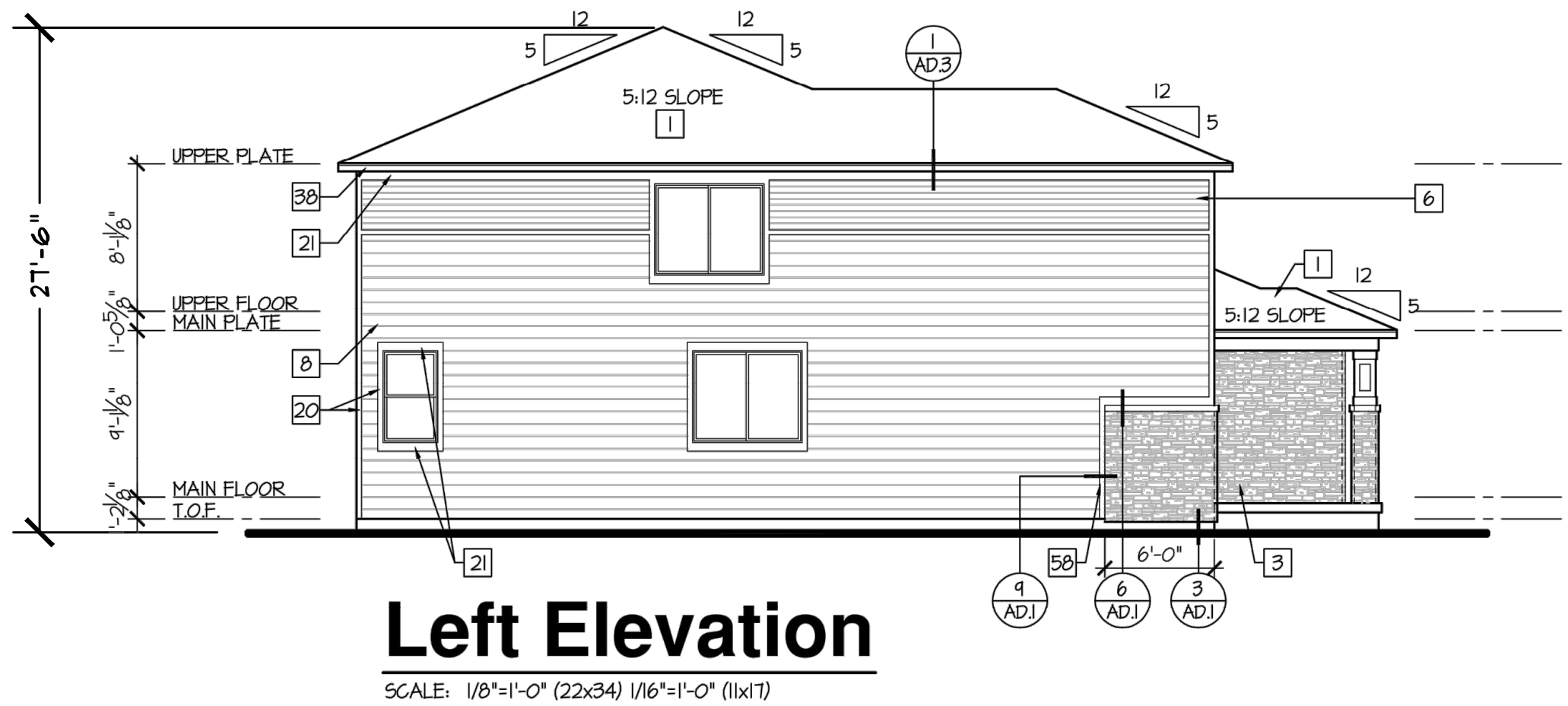
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CONSTRUCTION ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
- ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ROOF SHINGLES SHALL COMPLY W/ ASTM D 7158 OR ASTM D 3161. CEILING: 5/8" GYPSUM BOARD.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL. SHEATHING ON 2x4 OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES, UNO, RE. STRUCTURAL DRAWINGS. INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL. SHEATHING ON 2x4 OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES, UNO, RE. STRUCTURAL DRAWINGS. INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- C.A. BASEMENT FLOOR AND CEILING SHALL BE PROVIDED W/ NO BURN OR OTHER APPROVED INTUMESCENT SPRAY APPLIED PRODUCT OR 1/2" GYP BOARD IN COMPLIANCE W/ R302.13.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
  - METAL ROOFING SYSTEM
  - MFR. STONE VENEER SYSTEM
  - MFR. STONE VENEER MAINSCOT
  - MFR. STONE SILL
  - 5" CEMENTITIOUS LAP SIDING
  - 6" CEMENTITIOUS LAP SIDING
  - 8" CEMENTITIOUS LAP SIDING
  - SHINGLE CEMENTITIOUS SIDING
  - BOARD & BATTEN CEMENTITIOUS SIDING
  - TEXTURED PANEL CEMENTITIOUS SIDING
  - DECORATIVE SHUTTERS, SEE DETAIL
  - DECORATIVE RAFTER TAIL, SEE DETAIL
  - DECORATIVE VENT, BUILDER SPEC.
  - 1x4 WOOD TRIM
  - 1x6 WOOD TRIM
  - 1x8 WOOD TRIM
  - 1x10 WOOD TRIM
  - 1x12 WOOD TRIM
  - 5/4x4 WOOD TRIM
  - 5/4x6 WOOD TRIM
  - 5/4x8 WOOD TRIM
  - 5/4x10 WOOD TRIM
  - 5/4x12 WOOD TRIM
  - 2x4 WOOD TRIM
  - 2x6 WOOD TRIM
  - 2x8 WOOD TRIM
  - 2x10 WOOD TRIM
  - WOOD TRELLIS, SEE DETAIL
  - POST BRACKETS, SEE DETAIL
  - CORBEL, SEE DETAIL
  - NOT USED
  - OUTRIGGER, SEE DETAIL
  - RIDGE BEAM, SEE DETAIL
  - EAVE/ RAKE BRACKET, SEE DETAIL
  - 12" WIDE STONE ARCH
  - 8" WOOD FASCIA/ RAKE
  - 6" WOOD FASCIA/ RAKE
  - NOT USED
  - PLANT SHELF, SEE DETAIL
  - WINDOW SEAT, SEE DETAIL
  - AWNING, SEE DETAIL
  - CONCRETE STOOP, SEE PLANS
  - NOT USED
  - NOT USED
  - 36" HIGH WOOD RAIL, SEE DETAIL
  - SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
  - BRICK FACE VENEER
  - BRICK FACE VENEER MAINSCOT
  - 2x2 WOOD TRIM
  - TEXTURED PANEL & BATTEN
  - 8" STONE HEAD
  - BRICK RAILLOCK
  - STANDARD STUCCO SYSTEM
  - STUCCO TRIM
  - BRICK SOLDIER, PROJECTED 3/4".
  - SPLIT BRICK PAVERS, PROJECTED 3/4".
  - FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED ELEVATIONS SHALL BE REVISED AS NECESSARY TO COMPLY WITH THE ARCHITECTURAL DESIGN CRITERIA AS STATED IN THE MURPHY CREEK GDP DEVELOPMENT STANDARDS.

ATTIC VENTILATION SCHEDULE

AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA (SQ IN) (REQD)	TOTAL NET FREE VENTED AREA (SQ IN) (PROVD)	LOWER - SOFFIT (SQ IN / LF)			UPPER - RIDGE & FLD (SQ IN / LF)				
				REQD	PROVD	COUNT	REQD	PROVD	COUNT		
ROOF A	515	241		124	148	126	3	491	124	100	2

**NOTE:**

\*\* REQUIRED NET FREE VENTED AREA ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1000 AND MULTIPLYING THAT BY 144 SQ IN/100 SQ FT. 400-SQ-FT OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (RAVE) AND THE REMAINING IS THE REQUIRED IN THE SOFFIT PLANE. WHEN NO "WINDLOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 500 OF THE ACTUAL AREA AND 50% OF THE VENTED AREA SHALL BE PROVIDED IN THE SOFFIT.

\*\*\* ACTUAL NET FREE VENTED SOFFIT AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (P1) BY THE MANUFACTURERS STATED ACTUAL NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE SOFFIT VENT NET FREE AREA - 158 SQ IN/250 SQ IN/250. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH (RAVE AND) SPACED AT EQUAL DISTANCE APART FROM ONE ANOTHER.

ACTUAL NET FREE VENTED RIDGE AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (P1) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA - 158 SQ IN/250 SQ IN/250.

\*\*\* MANUFACTURER TO VERIFY THE P100 (PROVD) NET FREE AREA = 158 SQ IN/250 SQ IN/250.

MASONRY CALCULATIONS		
ELEVATION D		
FRONT	44%	
RIGHT	8%	
REAR	0%	
LEFT	12%	
MASONRY TOTAL AVERAGE	16%	

ARCHITECT  
**BSB DESIGN**  
1621 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
726.646.1350

DEVELOPER  
**MERITAGE HOMES**  
8400 E. Crescent Parkway, Suite 200  
Greenwood Village, CO 80111  
303.446.4324

PLANNER/LANDSCAPE ARCHITECT  
**henry design group**  
landscape architecture • planning • interiors  
1591 Newland Plaza, 4th Floor, Aurora, CO 80012  
303.446.2384 • henrydesigngroup.com

REVISIONS  

NO.	DATE	CITY COMMENTS
1	12-04-2020	
2	04-29-2021	1st TECH REVIEW SUBMITTAL
3	06-30-2021	
	09-15-2021	

PROJ. NO.:  
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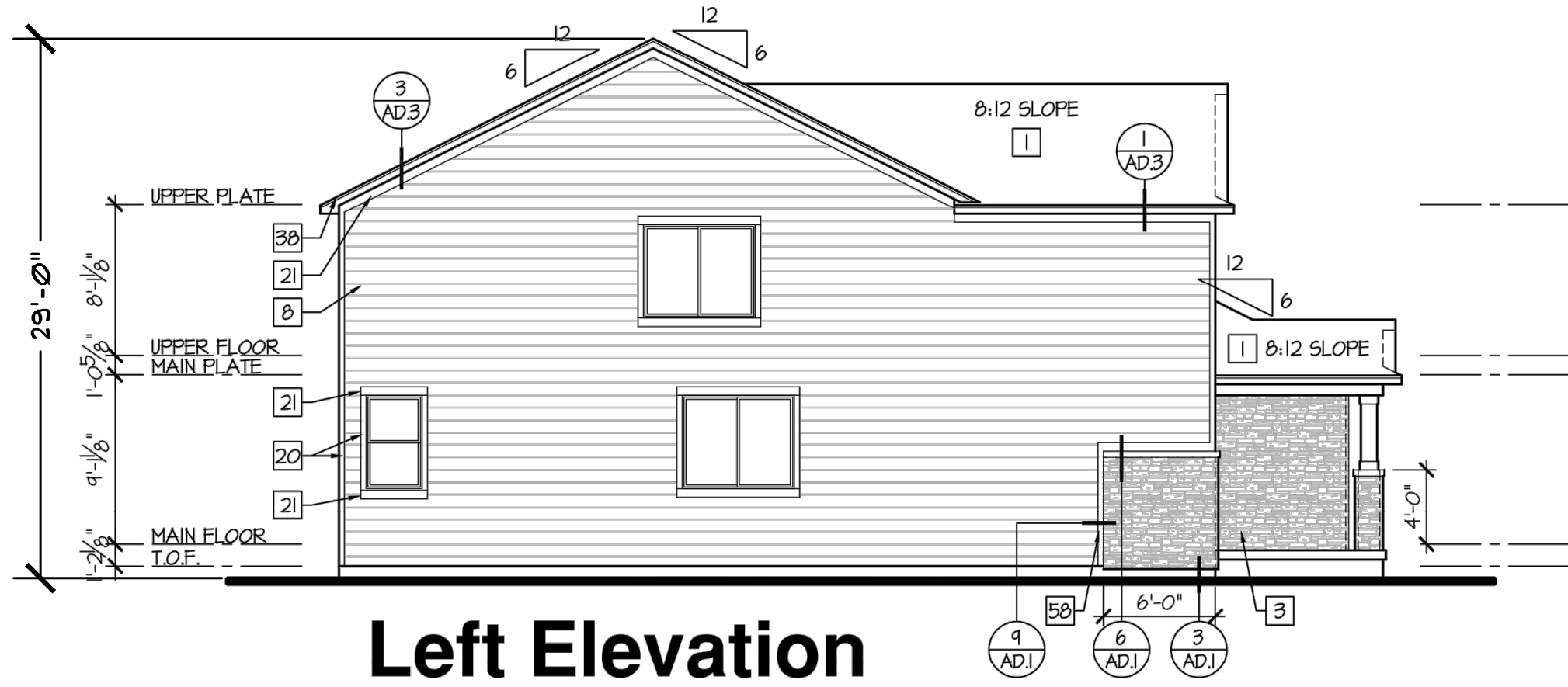
ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION  
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
**36**  
36 OF 44



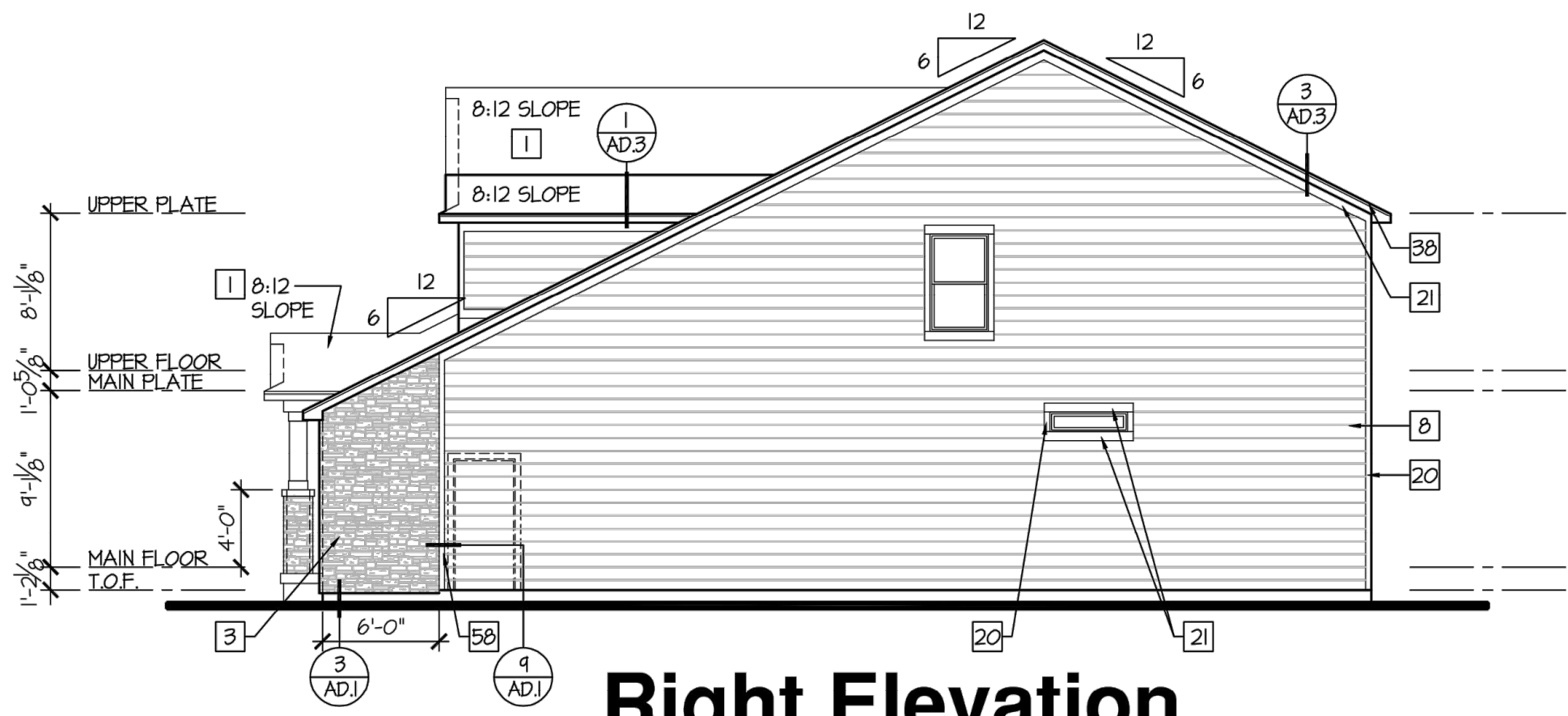
SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



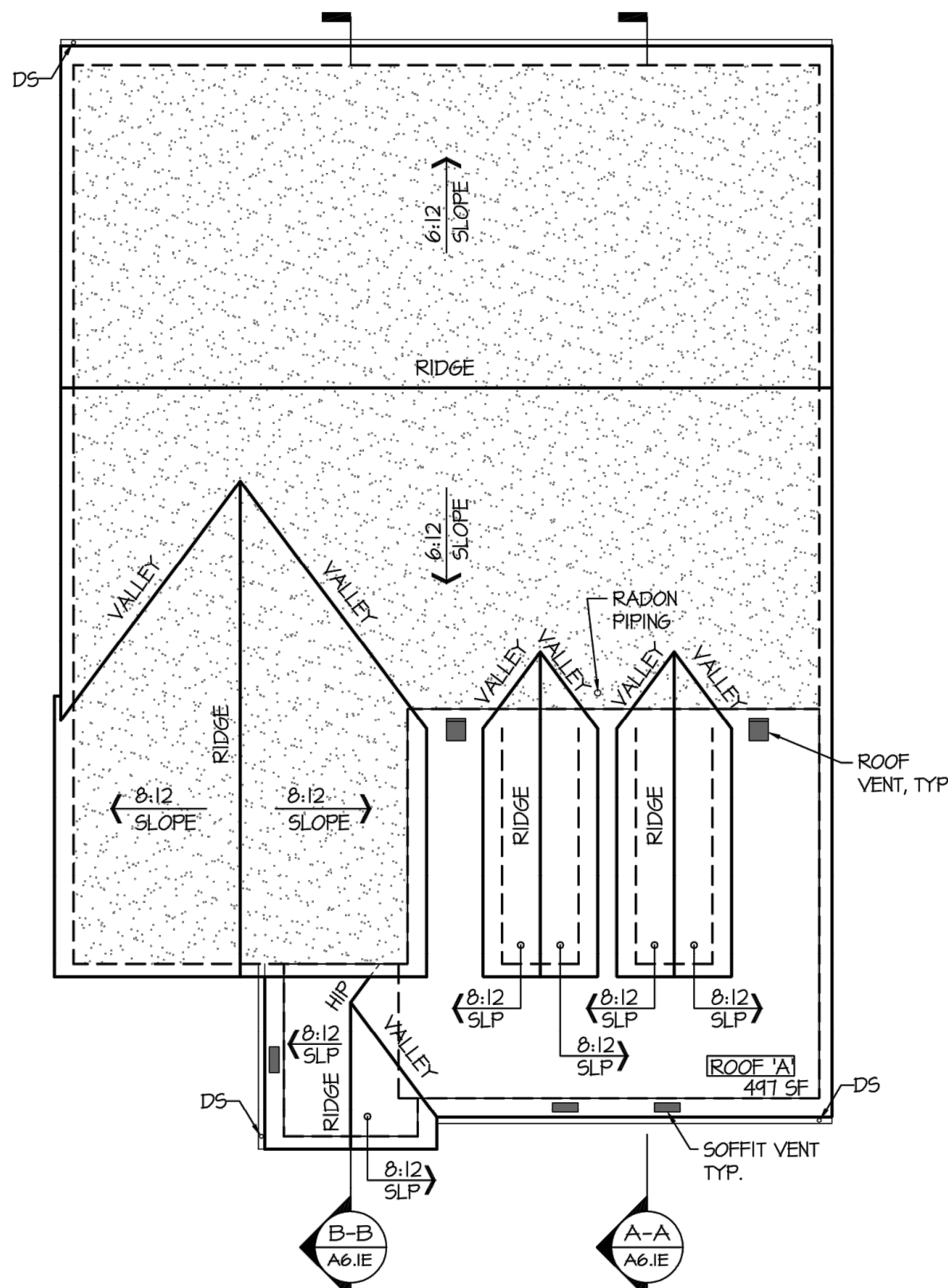
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

CONSTRUCTION ASSEMBLIES:

T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

ROOF CONSTRUCTION:

COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ROOF SHINGLES SHALL COMPLY W/ ASTM D 1158 OR ASTM D 3161. CEILING: 5/8" GYPSUM BOARD.

B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS. 24" O.C. W/ INSULATION IN CAVITIES, UNO., RE. STRUCTURAL DRAWINGS. INTERIOR: 1/2" GYPSUM BOARD.

B2. TYPICAL STONE VENEER WALL CONSTR.: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES, UNO., RE. STRUCTURAL DRAWINGS. INTERIOR: 1/2" GYPSUM BOARD.

C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.

C.A. BASEMENT FLOOR AND CEILING SHALL BE PROVIDED W/ NO BURN OR OTHER APPROVED INTUMESCENT SPRAY APPLIED PRODUCT OR 1/2" GYP BOARD IN COMPLIANCE W/ R302.13.

D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL EXTERIOR ELEVATION NOTES:

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION KEYNOTES:

# THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
- METAL ROOFING SYSTEM
- MFR. STONE VENEER SYSTEM
- MFR. STONE VENEER MAINSCOT
- MFR. STONE SILL
- 5" CEMENTITIOUS LAP SIDING
- 6" CEMENTITIOUS LAP SIDING
- 8" CEMENTITIOUS LAP SIDING
- SHINGLE CEMENTITIOUS SIDING
- BOARD & BATTEN CEMENTITIOUS SIDING
- TEXTURED PANEL CEMENTITIOUS SIDING
- DECORATIVE SHUTTERS, SEE DETAIL
- DECORATIVE RAFTER TAIL, SEE DETAIL
- DECORATIVE VENT, BUILDER SPEC.
- 1x4 WOOD TRIM
- 1x6 WOOD TRIM
- 1x8 WOOD TRIM
- 1x12 WOOD TRIM
- 5/4x4 WOOD TRIM
- 5/4x6 WOOD TRIM
- 5/4x10 WOOD TRIM
- 5/4x12 WOOD TRIM
- 2x4 WOOD TRIM
- 2x6 WOOD TRIM
- 2x8 WOOD TRIM
- 2x10 WOOD TRIM
- WOOD TRELLIS, SEE DETAIL
- POST BRACKETS, SEE DETAIL
- CORBEL, SEE DETAIL
- NOT USED
- OUTRIGGER, SEE DETAIL
- RIDGE BEAM, SEE DETAIL
- EAVE/ RAKE BRACKET, SEE DETAIL
- 12" WIDE STONE ARCH
- 8" WOOD FASCIA/ RAKE
- 6" WOOD FASCIA/ RAKE
- NOT USED
- PLANT SHELVE, SEE DETAIL
- WINDOW SEAT, SEE DETAIL
- AWNING, SEE DETAIL
- CONCRETE STOOP, SEE PLANS
- NOT USED
- NOT USED
- 36" HIGH WOOD RAIL, SEE DETAIL
- SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
- BRICK FACE VENEER
- BRICK FACE VENEER MAINSCOT
- 2x2 WOOD TRIM
- TEXTURED PANEL & BATTEN
- 8" STONE HEAD
- BRICK ROWLOCK
- STANDARD STUCCO SYSTEM
- STUCCO TRIM
- BRICK SOLDIER, PROJECTED 3/4".
- SPILT BRICK PAVERS, PROJECTED 3/4".
- FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED ELEVATIONS SHALL BE REVISED AS NECESSARY TO COMPLY WITH THE ARCHITECTURAL DESIGN CRITERIA AS STATED IN THE MURPHY CREEK GDP DEVELOPMENT STANDARDS.

ATTIC VENTILATION SCHEDULE									
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA (SQ IN)	TOTAL NET FREE VENTED AREA (SQ IN) (SQ IN)	LOWER - SOFFIT (SQ IN / LF)				UPPER - RIDGE & POD (SQ IN / LF)	
				REQ'D	PROVIDED	COUNT	REMARKS	REQ'D	PROVIDED
ROOF A	441	294		14	143	126	3	408 (18x12) (18x12)	100
NOTES:									
* REQUIRED NET FREE VENTED AREA ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY U300 AND MULTIPLYING SQ FT BY 144 SQ IN/FT <sup>2</sup> 408-SQ IN TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (18x12) AND THE REMAINING IS THE REMAINING IN THE SOFFIT FLOOR. WHEN NO "REMARKS" IS PROVIDED, THE REQUIRED NET FREE AREA IS U300 OF THE ACTUAL AREA AND 50% OF THIS VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.									
** ACTUAL NET FREE VENTED SOFFIT AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (SQ FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE SOFFIT VENT NET FREE AREA = 180.00 SQ IN. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH EAVE AND SPACED AN EQUAL DISTANCE APART FROM ONE ANCHOR.									
*** ACTUAL NET FREE VENTED RIDGE AREA ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (SQ FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA = 180.00 SQ IN.									
■ = LOWWAVE TPO OR RS ROOF VENT ■ = DAVE VENT ■ = LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE, PROVIDE THREE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES									

MASONRY CALCULATIONS	
ELEVATION E	
FRONT	52%
RIGHT	8%
REAR	0%
LEFT	12%
MASONRY TOTAL AVERAGE	18%

ARCHITECT  
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1621 S. Syracuse Way, Suite 309  
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PLANNER / LANDSCAPE ARCHITECT  
penity design group  
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REVISIONS  
NO. DATE DESCRIPTION  
1 12-04-2020 CITY COMMENTS  
2 04-29-2021 1st TECH REVIEW SUBMITTAL  
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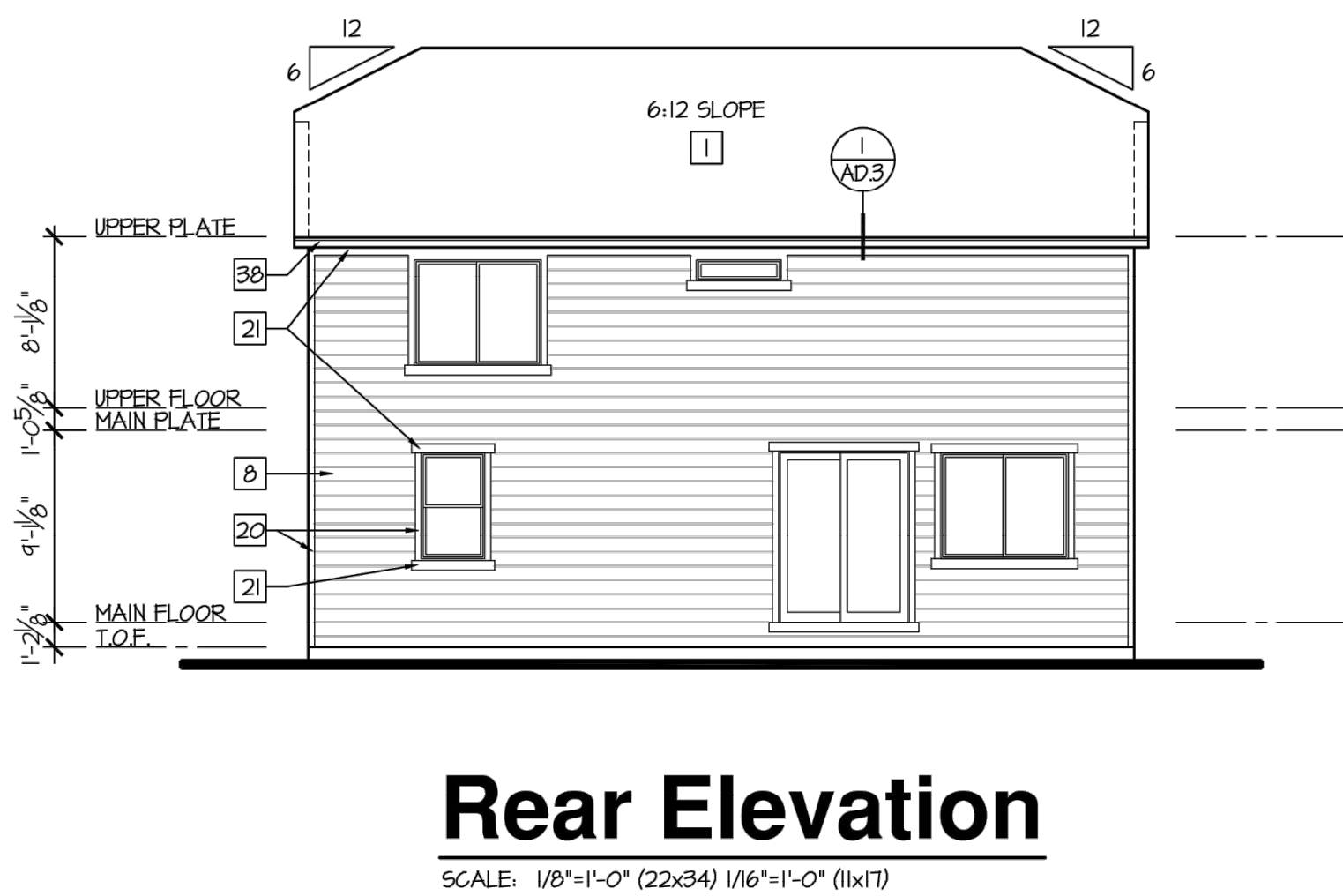
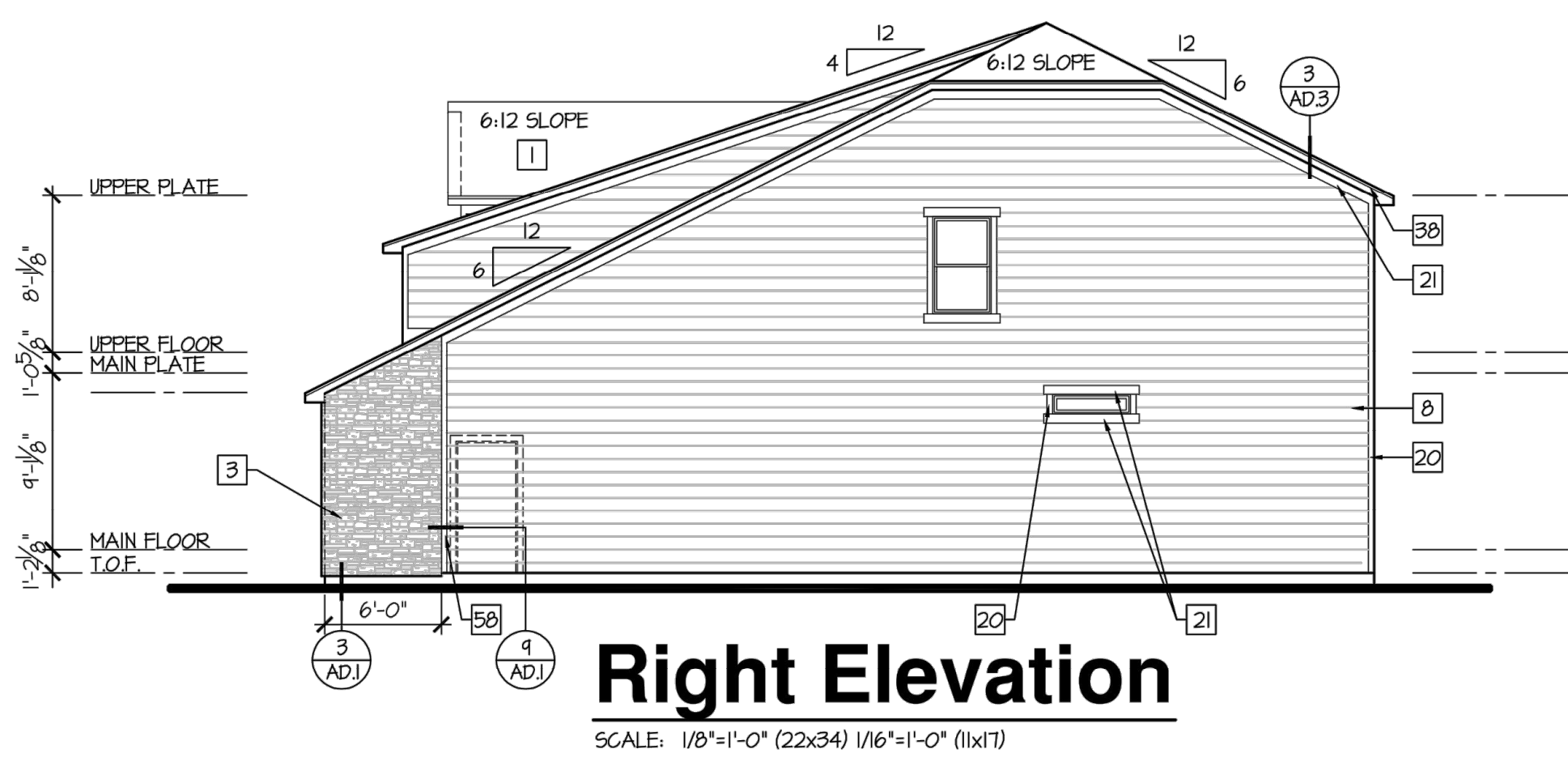
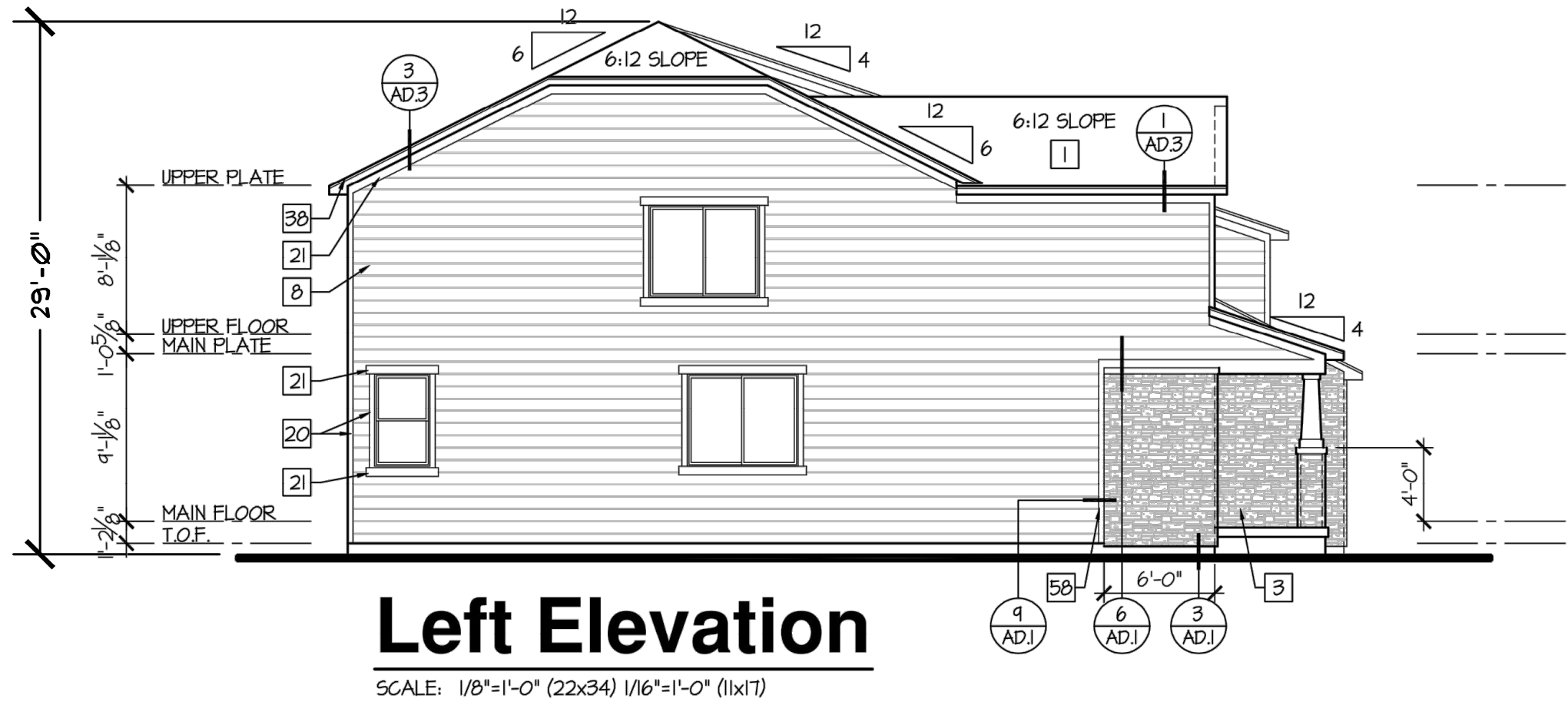
ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION  
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
37  
37 OF 44



SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

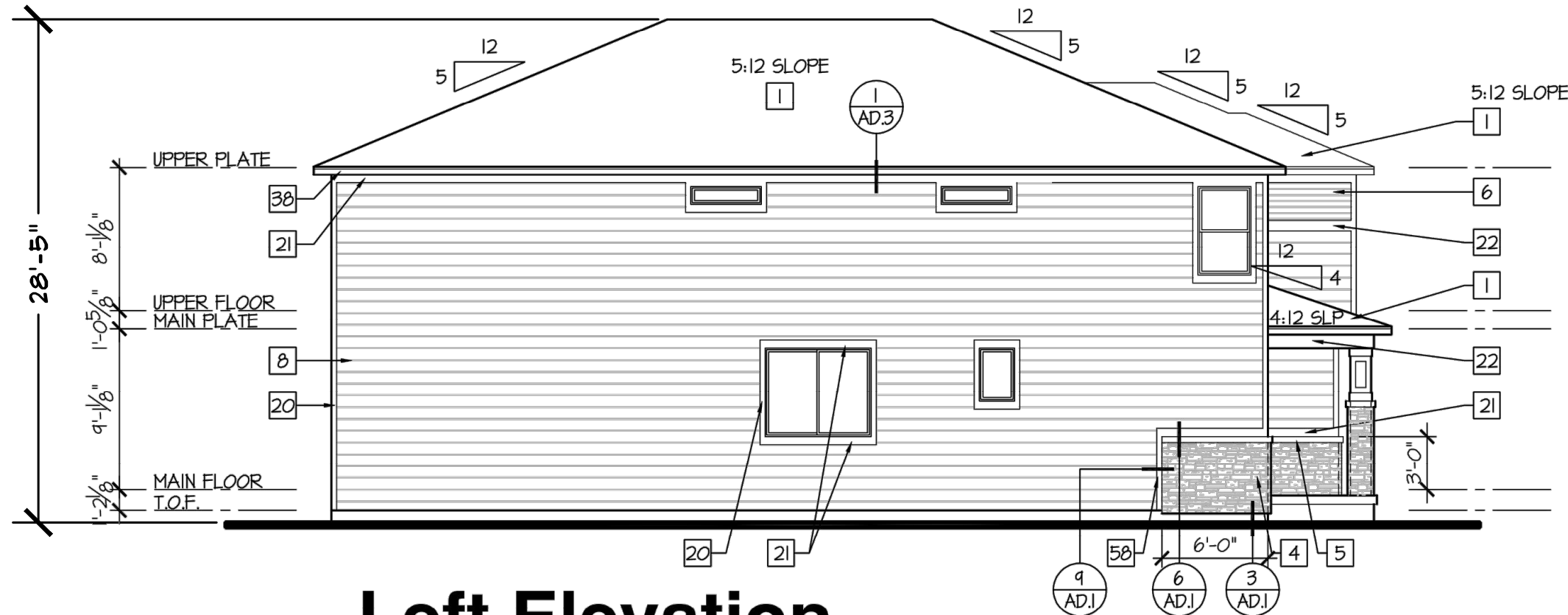
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





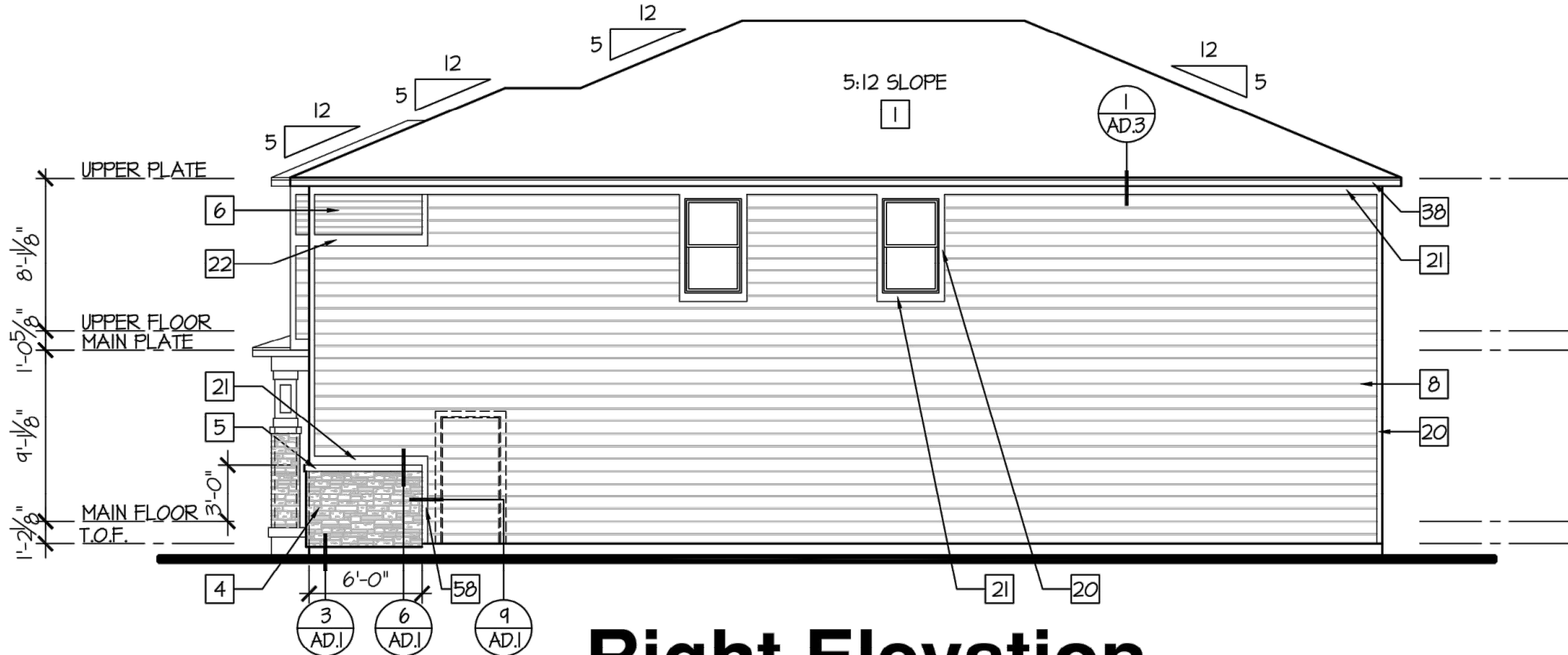
SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



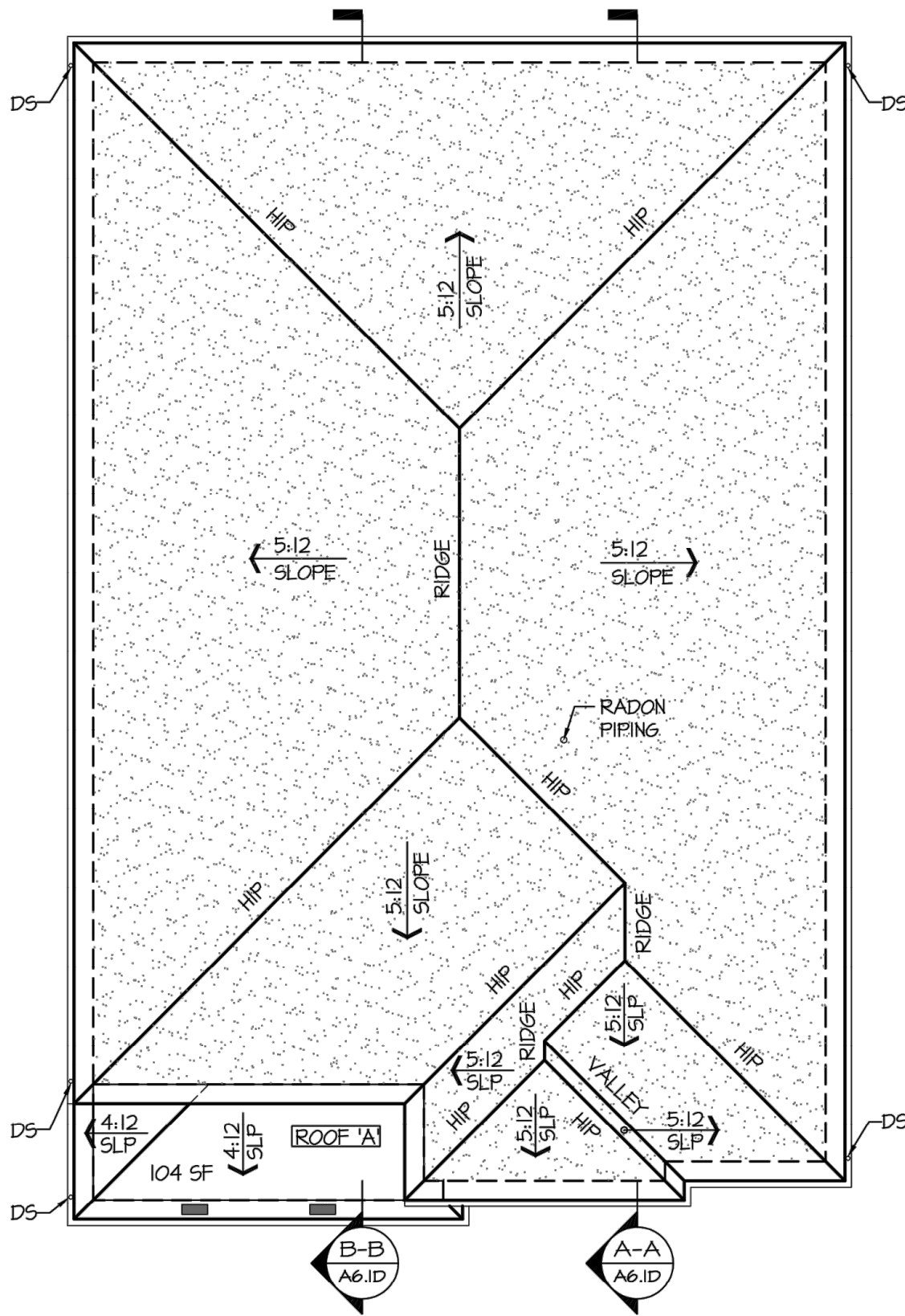
Left Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



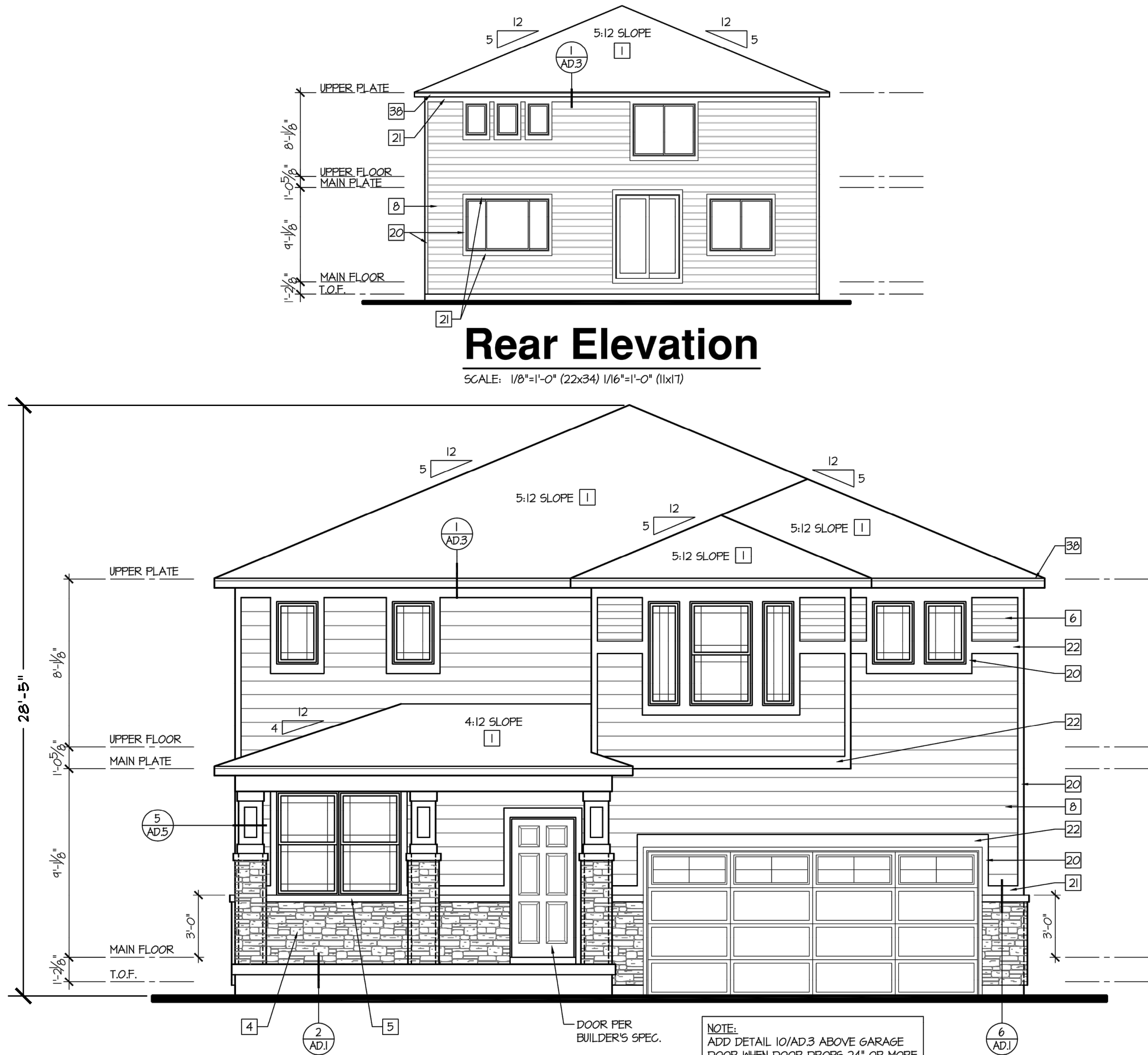
Right Elevation

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/16"=1'-0" (11x17)

Elevation - D  
Prairie Plan 430T

CONSTRUCTION  
ASSEMBLIES:

THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS

- ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON  
UNDERLAYMENT ON ROOF SHEATHING ON  
ROOF FRAMING MEMBERS (AS NOTED ON  
FRAMING PLANS). ROOF SHINGLES SHALL  
COMPLY W/ ASTM D 7158 OR ASTM D 3161.  
CEILING: 5/8" GYPSUM BOARD.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON  
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6  
STUDS, 24" O.C. W/ INSULATION IN CAVITIES,  
UNLO, RE STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:  
ADHERED SYNTHETIC STONE VENEER  
(INSTALLED PER MFR'S SPECS.) OVER  
WATER RESISTANT BARRIER ON EXTERIOR  
WALL SHEATHING ON 2x4 OR 2x6 STUDS,  
24" O.C. W/ INSULATION IN CAVITIES, UNLO,  
RE STRUCTURAL DRAWINGS.  
INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR  
SHEATHING ON FLOOR FRAMING AS NOTED  
ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- C.A. BASEMENT FLOOR AND CEILING SHALL  
BE PROVIDED W/ NO BURN OR OTHER  
APPROVED INTUMESCENT SPRAY  
APPLIED PRODUCT OR 1/2" GYP  
BOARD IN COMPLIANCE W/ R302.13.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL.  
POLYETHYLENE VAPOR BARRIER OVER 4"  
MINIMUM GRANULAR FILL.

GENERAL EXTERIOR  
ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR  
INDIVIDUAL SITE FROM THAT SHOWN.  
BUILDER SHALL VERIFY AND COORDINATE  
CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION  
KEYNOTES:

- THE FOLLOWING KEYNOTES  
REFERENCE THE SYMBOLS AS  
SHOWN ON PLANS:
- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
  - METAL ROOFING SYSTEM
  - MFR. STONE VENEER SYSTEM
  - MFR. STONE VENEER MAINSCOT
  - MFR. STONE SILL
  - 5" CEMENTITIOUS LAP SIDING
  - 6" CEMENTITIOUS LAP SIDING
  - 8" CEMENTITIOUS LAP SIDING
  - SHINGLE CEMENTITIOUS SIDING
  - BOARD & BATTEN CEMENTITIOUS SIDING
  - TEXTURED PANEL CEMENTITIOUS SIDING
  - DECORATIVE SHUTTERS, SEE DETAIL
  - DECORATIVE RAFTER TAIL, SEE DETAIL
  - DECORATIVE VENT, BUILDER SPEC.
  - 1x4 WOOD TRIM
  - 1x6 WOOD TRIM
  - 1x8 WOOD TRIM
  - 1x10 WOOD TRIM
  - 1x12 WOOD TRIM
  - 5/4x4 WOOD TRIM
  - 5/4x6 WOOD TRIM
  - 5/4x8 WOOD TRIM
  - 5/4x10 WOOD TRIM
  - 5/4x12 WOOD TRIM
  - 2x4 WOOD TRIM
  - 2x6 WOOD TRIM
  - 2x8 WOOD TRIM
  - 2x10 WOOD TRIM
  - WOOD TRELLIS, SEE DETAIL
  - POST BRACKETS, SEE DETAIL
  - CORBEL, SEE DETAIL
  - 4" CEMENTITIOUS LAP SIDING
  - OUTRIGGER, SEE DETAIL
  - RIDGE BEAM, SEE DETAIL
  - EAVE/ RAKE BRACKET, SEE DETAIL
  - 12" WIDE STONE ARCH
  - 8" WOOD FASCIA/ RAKE
  - 6" WOOD FASCIA/ RAKE
  - NOT USED
  - PLANT SHELVE, SEE DETAIL
  - WINDOW SEAT, SEE DETAIL
  - AWNING, SEE DETAIL
  - CONCRETE STOOP, SEE PLANS
  - NOT USED
  - NOT USED
  - 36" HIGH WOOD RAIL, SEE DETAIL
  - SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
  - BRICK FACE VENEER
  - BRICK FACE VENEER MAINSCOT
  - 2x2 WOOD TRIM
  - TEXTURED PANEL & BATTEN
  - 8" STONE HEAD
  - BRICK ROWLOCK
  - STANDARD STUCCO SYSTEM
  - STUCCO TRIM
  - BRICK SOLDIER, PROJECTED 3/4".
  - SPLIT BRICK PAVERS, PROJECTED 3/4".
  - FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED  
ELEVATIONS SHALL BE  
REVISED AS  
NECESSARY TO  
COMPLY WITH THE  
ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.

NOT FOR CONSTRUCTION

ATTIC VENTILATION SCHEDULE									
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA (SQ IN)	TOTAL NET FREE VENTED AREA (SQ IN)	LOWER - SOFFIT (SQ IN / L.F.)			UPPER - RIDGE & POB (SQ IN / L.F.)		
				REQ*	PROVIDED	COMET	REQ*	PROVIDED	COMET
ROOF A	150			REMAINING REQUIRED			ACK (MAX) / SON (MAX)		
				66	71	84	2		

NOTES:  
\* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1000 AND MULTIPLYING 984 BY 144 SQ IN/50 FT<sup>2</sup> 408/500 OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE BARS AND THE REMAINING IS THE REQUIRED IN THE SOFFIT EAVE. WHEN NO "HANGLOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 100% OF THE ACTUAL AREA AND SON OF THE VENTED AREA SHALL BE PROVIDED AT THE SOFFIT.  
\*\* ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (SQ FT) BY THE MANUFACTURER'S STATED ACTUAL VENTED NET FREE AREA PER VENT. MANUFACTURER TO VERIFY THE SOFFIT NET NET FREE AREA = 150,000 SQ IN/5000. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SOFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH EAVE AND SPACED AN EQUAL DISTANCE APART FROM ONE ANOTHER.  
\*\*\* MANUFACTURER TO VERIFY THE POB (ROOF) VENT NET FREE AREA = 150,000 SQ IN/5000.

LEGEND:  
■ LOWWAVE TPO OR SD ROOF VENT ■ EAVE VENT ■ LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE FREE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.

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REVISIONS		DESCRIPTION		NO.		DATE		CITY COMMENTS		1st TECH REVIEW SUBMITTAL		NO.		DATE		DRAWN BY		CHECKED BY	

ARCHITECTURAL ELEVATIONS  
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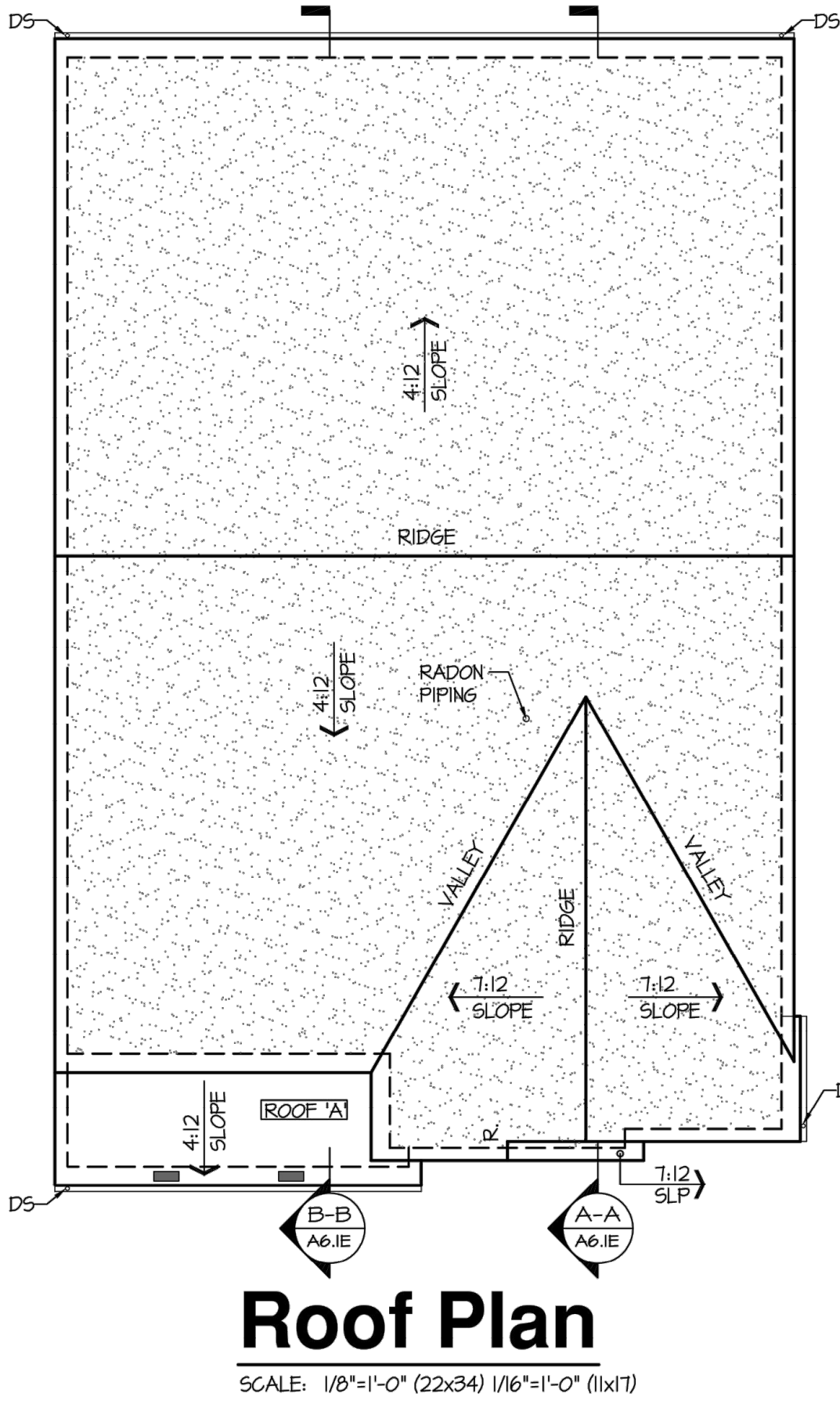
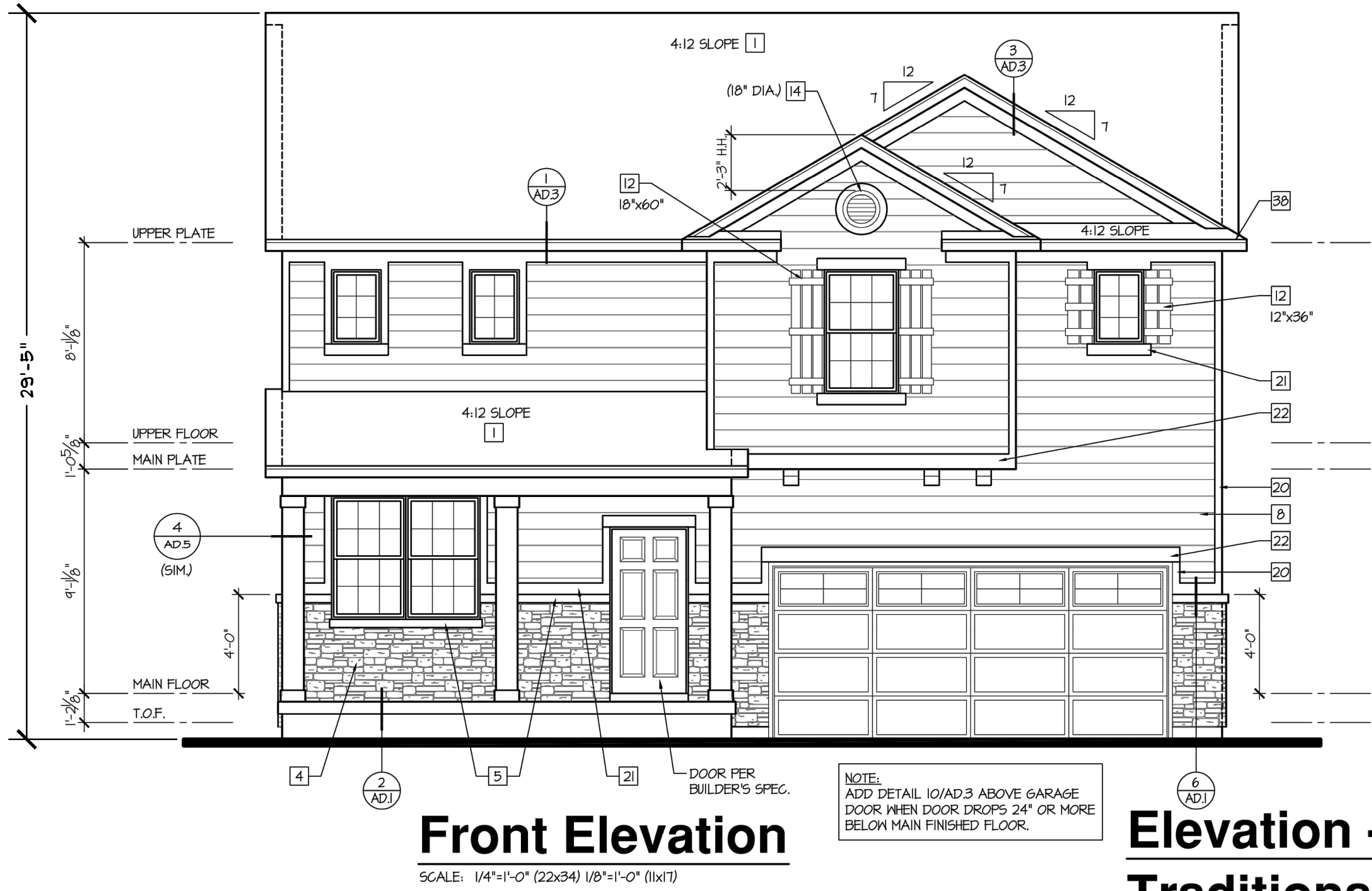
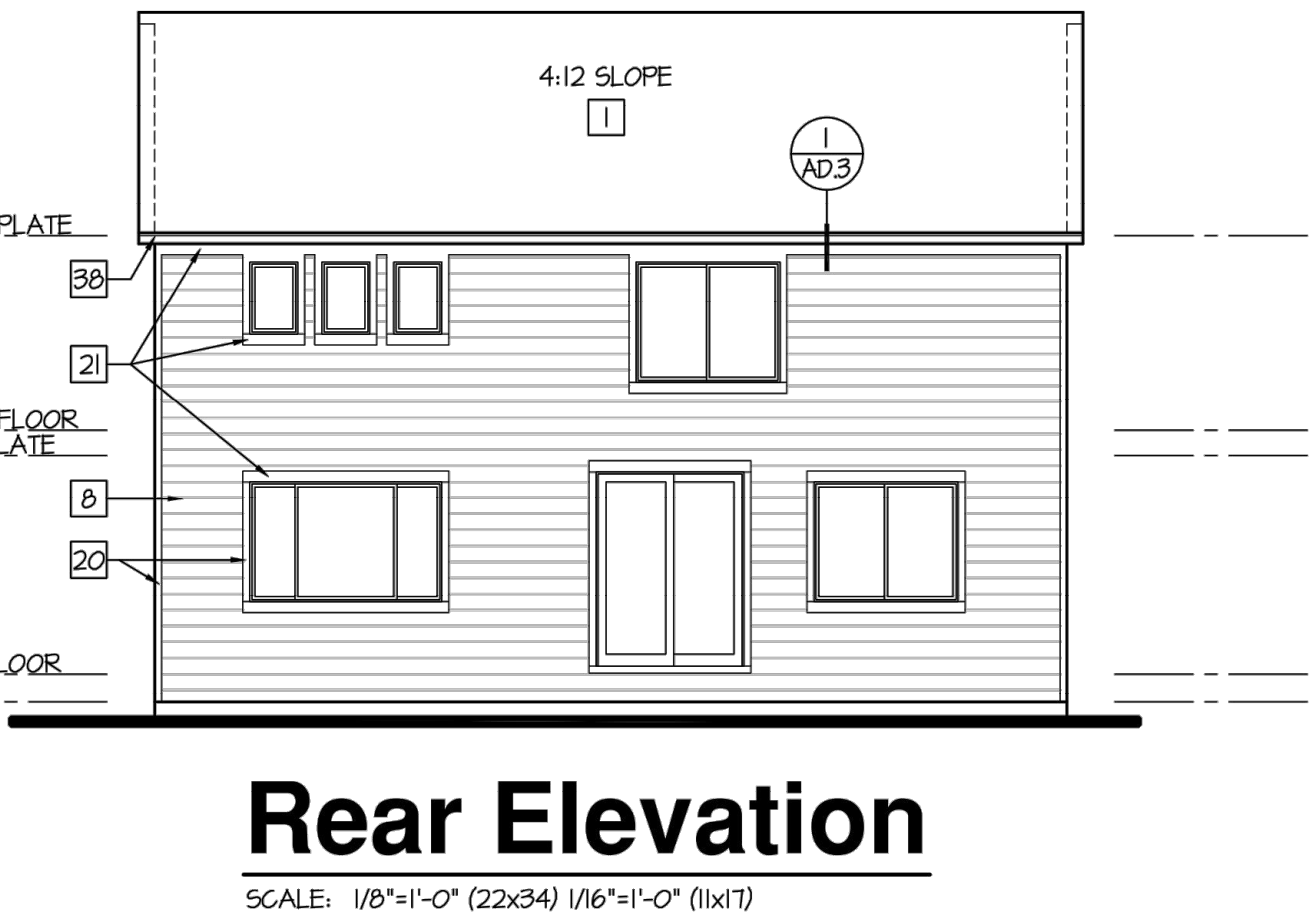
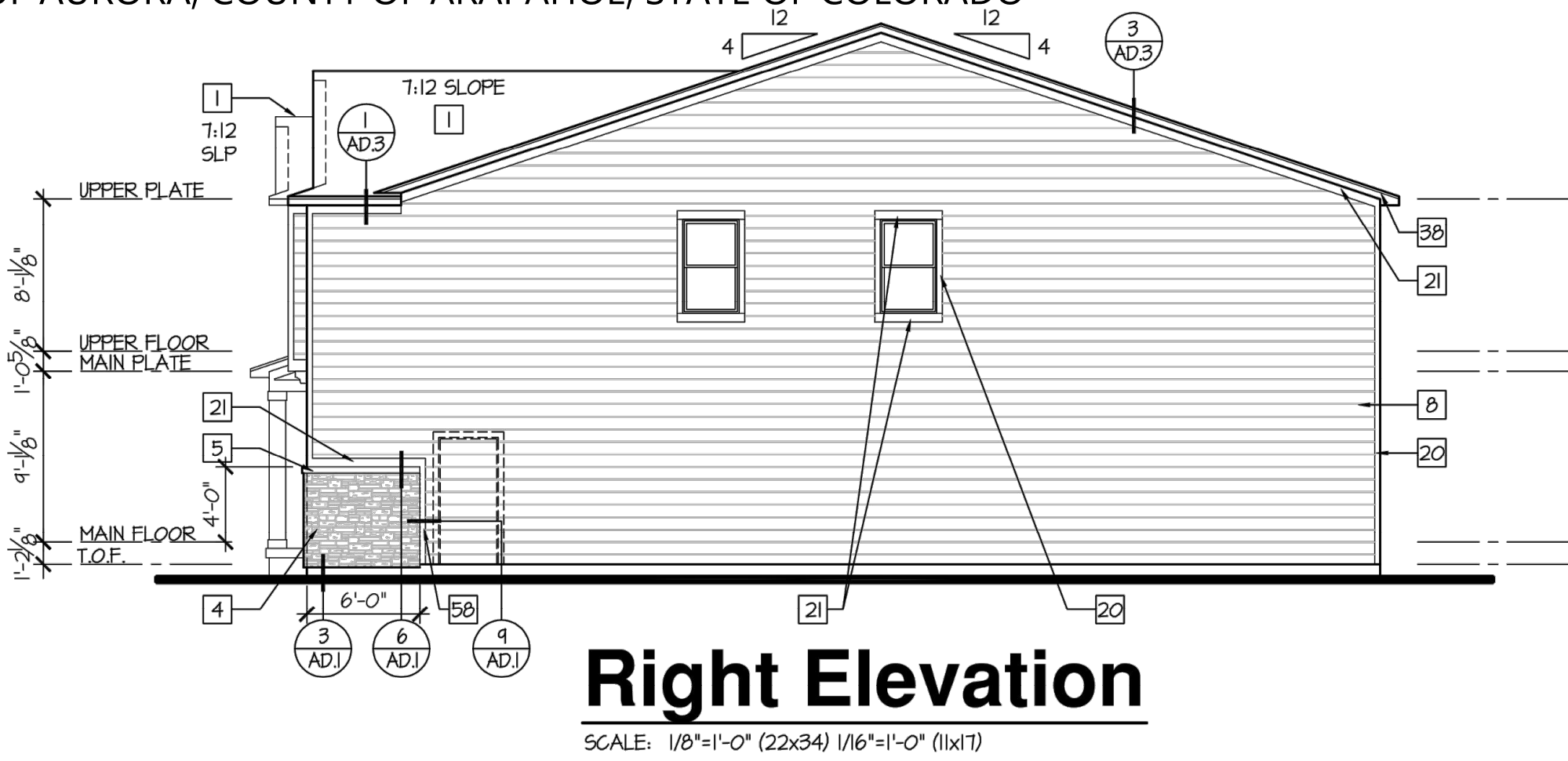
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
39  
39 OF 44



SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CONSTRUCTION  
ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ROOF SHINGLES SHALL COMPLY W/ ASTM D 7158 OR ASTM D 3161. CEILING: 5/8" GYPSUM BOARD.
- B1. TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES, UN.O. RE. STRUCTURAL DRAWINGS. INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPEC.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES, UN.O. RE. STRUCTURAL DRAWINGS.
- C. TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- C.A. BASEMENT FLOOR AND CEILING SHALL BE PROVIDED W/ NO BURN OR OTHER APPROVED INTUMESCENT SPRAY APPLIED PRODUCT OR 1/2" GYP BOARD IN COMPLIANCE W/ R302.13.**
- D. CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL EXTERIOR  
ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE CONSTRUCTION PER ACTUAL CONDITIONS.

EXTERIOR ELEVATION  
KEYNOTES:

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
- 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES
  - METAL ROOFING SYSTEM
  - MFR. STONE VENEER SYSTEM
  - MFR. STONE VENEER MAINSCOT
  - MFR. STONE SILL
  - 5" CEMENTITIOUS LAP SIDING
  - 6" CEMENTITIOUS LAP SIDING
  - 8" CEMENTITIOUS LAP SIDING
  - SHINGLE CEMENTITIOUS SIDING
  - BOARD & BATTEN CEMENTITIOUS SIDING
  - TEXTURED PANEL CEMENTITIOUS SIDING
  - DECORATIVE SHUTTERS; SEE DETAIL
  - DECORATIVE RAFTER TAIL; SEE DETAIL
  - DECORATIVE VENT, BUILDER SPEC.
  - 1x4 WOOD TRIM
  - 1x6 WOOD TRIM
  - 1x10 WOOD TRIM
  - 1x12 WOOD TRIM
  - 5/4x4 WOOD TRIM
  - 5/4x6 WOOD TRIM
  - 5/4x10 WOOD TRIM
  - 5/4x12 WOOD TRIM
  - 2x4 WOOD TRIM
  - 2x6 WOOD TRIM
  - 2x8 WOOD TRIM
  - 2x10 WOOD TRIM
  - WOOD TRELLIS; SEE DETAIL
  - POST BRACKETS; SEE DETAIL
  - CORBEL; SEE DETAIL
  - 4" CEMENTITIOUS LAP SIDING
  - OUTRIGGER; SEE DETAIL
  - RIDGE BEAM; SEE DETAIL
  - EAVE/ RAKE BRACKET; SEE DETAIL
  - 12" WIDE STONE ARCH
  - 8" WOOD FASCIA/ RAKE
  - 6" WOOD FASCIA/ RAKE
  - NOT USED
  - PLANT SHELF; SEE DETAIL
  - WINDOW SEAT; SEE DETAIL
  - AWNING; SEE DETAIL
  - CONCRETE STOOP; SEE PLANS
  - NOT USED
  - NOT USED
  - 36" HIGH WOOD RAIL; SEE DETAIL
  - SEE PLAN OPT FOR ALTERNATE WINDOWS OR DOORS
  - BRICK FACE VENEER
  - BRICK FACE VENEER MAINSCOT
  - 2x2 WOOD TRIM
  - TEXTURED PANEL & BATTEN
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  - BRICK ROWLOCK
  - STANDARD STUCCO SYSTEM
  - STUCCO TRIM
  - BRICK SOLDIER, PROJECTED 3/4".
  - SPLIT BRICK PAVERS, PROJECTED 3/4".
  - FIELD ADJUST FENCES TO ALIGN WITH TERMINATION OF MASONRY

THE DEPICTED  
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ARCHITECTURAL  
DESIGN CRITERIA AS  
STATED IN THE  
MURPHY CREEK GDP  
DEVELOPMENT  
STANDARDS.

ATTIC VENTILATION SCHEDULE									
AREA	ATTIC AREA SQ FT	TOTAL NET FREE VENTED AREA REQ. (UNOCD SQ FT)	TOTAL NET FREE VENTED AREA REQ. (UNOCD SQ FT)	LOWER - SUFFIT SQ IN / LIFT		UPPER - RIDGE & ROOF SQ IN / LIFT			
				REQ*	PROVIDED	COINT	REQ*	PROVIDED	COINT
ROOF A	150		152	REMAINING REQUIRED		D4	2	408 (MIN)	508 (MAX)
				66	71				
NOTE: * REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY COLUMN 1 OF UNOCD AND MULTIPLYING SQ IN BY 144 SQ IN/100 SQ FT 408-508 OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE ROOF AND THE REMAINING IS THE REQUIRED IN THE SUFFIT LOFT. WHEN NO TYPICAL VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 150 OF THE ACTUAL AREA AND 100% OF THIS VENTED AREA SHALL BE PROVIDED AT THE SUFFIT.									
** ACTUAL NET FREE VENTED SUFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SUFFIT AREA (SQ FT) BY THE MANUFACTURER'S STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE SUFFIT VENT NET FREE AREA = 150 SQ IN/100 SQ FT. WHEN APPLICABLE, THE ACTUAL TOTAL NUMBER OF SUFFIT VENTS SHALL BE DIVIDED EQUALLY BETWEEN EACH LOFT AND SUFFIT AN EQUAL DISTANCE FROM EACH OTHER.									
ACTUAL NET FREE VENTED RIDGE AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED RIDGE AREA (SQ FT) BY THE MANUFACTURER'S STATED ACTUAL VENTED NET FREE AREA PER VENT - MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA = 150 SQ IN/100 SQ FT.									
*** MANUFACTURER TO VERIFY THE RIDGE VENT NET FREE AREA = 150 SQ IN/100 SQ FT.									
■ = LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE DEEP WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.									

NOT FOR CONSTRUCTION

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1	12-04-2020		
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PROJ. NO.:  
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CHECKED BY:

ARCHITECTURAL ELEVATIONS  
NOT FOR CONSTRUCTION  
MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
40  
40 OF 44







TYPICAL BUILDING MATERIALS:  
MASONRY, CEMENTITIOUS SIDING AND  
WOOD TRIM.  
COLORS AND MATERIALS ARE  
REPRESENTATIVE; SIMILAR COLORS  
AND MATERIALS OF EQUAL OR  
BETTER QUALITY MAY BE  
SUBSTITUTED.

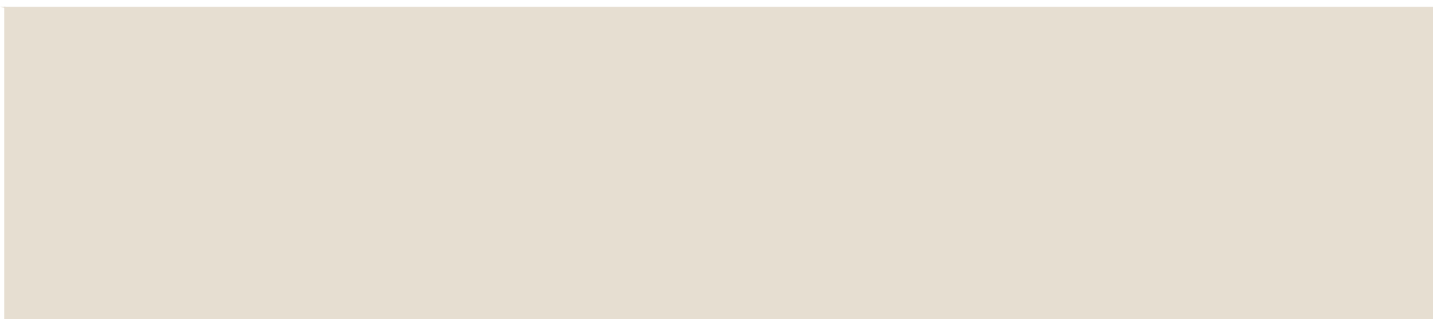
COLOR SCHEME 1



BODY  
GAUNTLET GRAY (SW 7019)



SECONDARY BODY  
TAUPE TONE (SW 7633)



TRIM  
PACER WHITE (SW 6098)



FRONT DOOR / SHUTTERS  
BREVITY BROWN (SW 6068)



VENEER  
WEATHER LEDGE - CASTLE PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
HEATHER BLEND

SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME 2



BODY  
HARDWARE (SW 6172)



SECONDARY BODY  
ECLIPSE (SW 6166)



TRIM  
ACCESSIBLE BEIGE (SW 7036)



FRONT DOOR / SHUTTERS  
URBANE BRONZE (SW 7048)



VENEER  
THIN BRICK - SOUTH BUTTE  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
WEATHERED WOOD

COLOR SCHEME 3



BODY  
DOVETAIL (SW 7018)



SECONDARY BODY  
HOMBURG GRAY (SW 7622)



TRIM  
BUNGALOW BEIGE (SW 7511)



FRONT DOOR / SHUTTERS  
SOMMELIER (SW 7595)



VENEER  
WEATHER LEDGE - CASTLE PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
HEATHERBLEND

ARCHITECT

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henry design group

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1301 W. 14th Ave, Suite 100, Denver, Colorado 80202  
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PROJ. NO.:		DATE:		DRAWN BY:		CHECKED BY:	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	12-04-2020	1	12-04-2020	1	12-04-2020	1	12-04-2020
2	04-29-2021	2	04-29-2021	2	04-29-2021	2	04-29-2021
3	06-30-2021	3	06-30-2021	3	06-30-2021	3	06-30-2021

ARCHITECTURAL MATERIAL & COLOR BOARD  
NOT FOR CONSTRUCTION

MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.  
42  
42 OF 44



TYPICAL BUILDING MATERIALS:  
MASONRY, CEMENTITIOUS SIDING AND  
WOOD TRIM.  
COLORS AND MATERIALS ARE  
REPRESENTATIVE; SIMILAR COLORS  
AND MATERIALS OF EQUAL OR  
BETTER QUALITY MAY BE  
SUBSTITUTED.

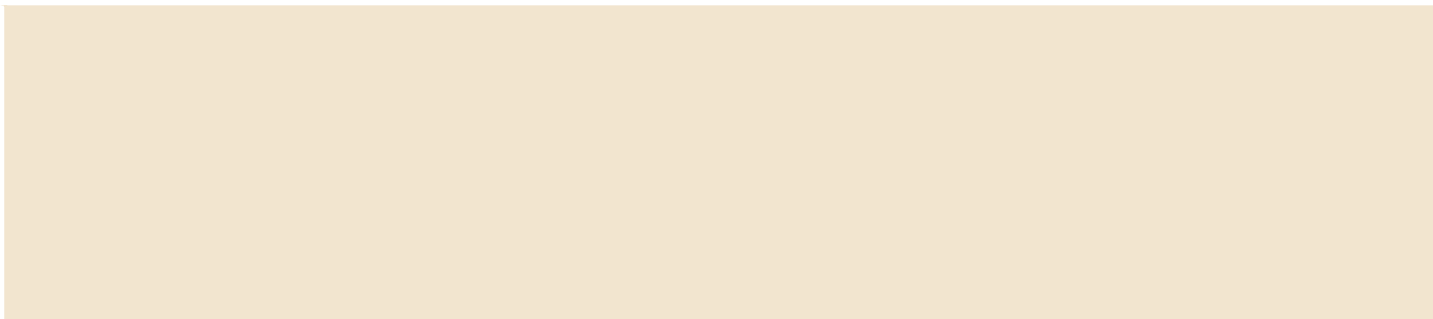
COLOR SCHEME 4



BODY  
GAUNTLEY GRAY (SW 7019)



SECONDARY BODY  
GRAY CLOUDS (SW 7658)



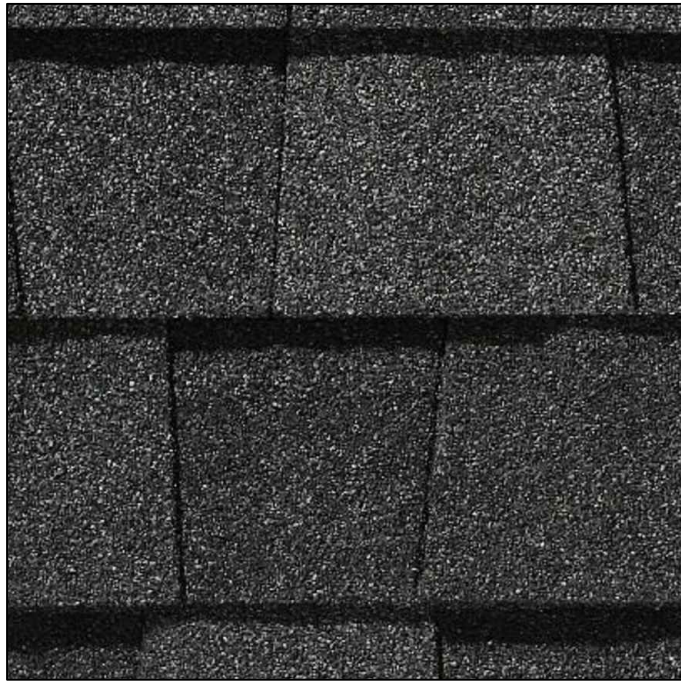
TRIM  
DECOR WHITE (SW 7559)



FRONT DOOR / SHUTTERS  
CYBERSPACE (SW 7076)



VENEER  
LEDGE STONE - STORM KING  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
PEWTERWOOD

SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME 5



BODY  
BACKDROP (SW 7025)



SECONDARY BODY  
TONY TAUPE (SW 7047)



TRIM  
GRECIAN IVORY (SW 7541)



FRONT DOOR / SHUTTERS  
CYBERSPACE (SW 7076)



VENEER  
WEATHER LEDGE - CASTLE PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
PEWTERWOOD

COLOR SCHEME 6



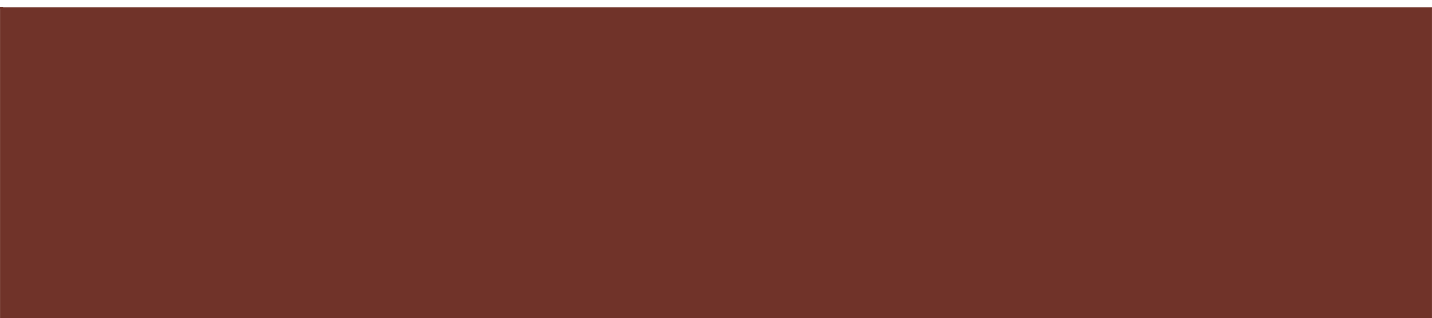
BODY  
SLATE TILE (SW 7624)



SECONDARY BODY  
SANDY RIDGE (SW 7535)



TRIM  
GRECIAN IVORY (SW 7541)



FRONT DOOR / SHUTTERS  
RUSTIC RED (SW 7593)



VENEER  
LEDGE STONE - SUNSHINE PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
WEATHERED WOOD

ARCHITECT

BSB DESIGN

6021 S. Syracuse Way, Suite 309  
Greenwood Village, CO 80111  
720.461.1550

DEVELOPER

MERITAGE HOMES

8400 E. Crescent Parkway, Suite 200  
Greenwood Village, CO 80111  
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PLANNER / LANDSCAPE ARCHITECT

henry design group

henry design group  
1501 W. 14th Ave, Suite 100, Denver, Colorado 80202  
303.444.2288 • hdesigngroup.com

REVISIONS	
NO.	DESCRIPTION
1	12-04-2020 CITY COMMENTS
2	04-29-2021 1st TECH REVIEW SUBMITTAL
3	06-30-2021
	09-15-2021

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MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.

43

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TYPICAL BUILDING MATERIALS:  
MASONRY, CEMENTITIOUS SIDING AND  
WOOD TRIM.  
COLORS AND MATERIALS ARE  
REPRESENTATIVE; SIMILAR COLORS  
AND MATERIALS OF EQUAL OR  
BETTER QUALITY MAY BE  
SUBSTITUTED.

COLOR SCHEME 7



BODY  
RUSHING RIVER (SW 7746)



SECONDARY BODY  
WESTCHESTER GRAY (SW 2849)



TRIM  
PORPOISE (SW 7047)



FRONT DOOR / SHUTTERS  
CASCADES (SW 7623)



VENEER  
LEDGE STONE - TANKS PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
COBBLESTONE GRAY

SITE PLAN w/ ADJUSTMENTS  
MURPHY CREEK PLANNING AREAS 16 & 20

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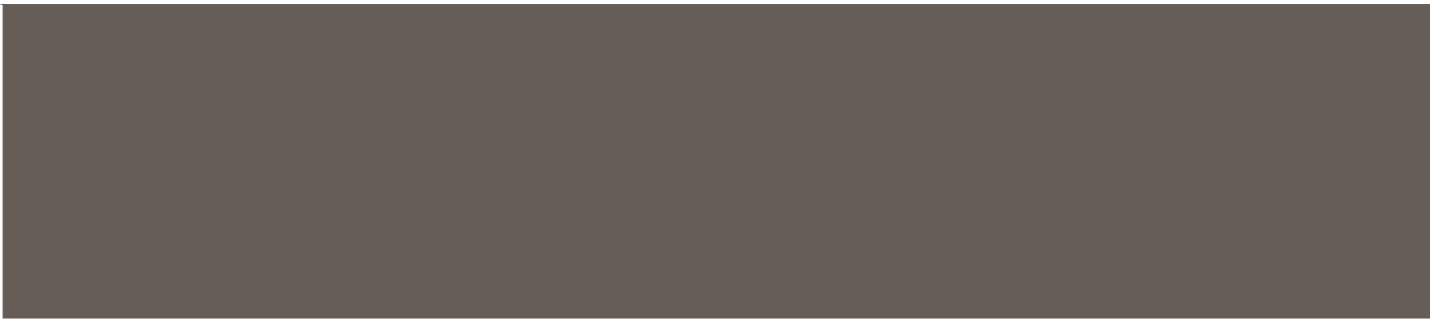
COLOR SCHEME 8



BODY  
DOWNING STONE (SW 2821)



SECONDARY BODY  
HOMBURG GRAY (SW 7622)



TRIM  
MANOR HOUSE (SW 7505)



FRONT DOOR / SHUTTERS  
BRICK PAVER (SW 7599)



VENEER  
LEDGE STONE - TANKS PEAK  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
WEATHERED STONE

COLOR SCHEME 9



BODY  
RARE GRAY (SW 6199)



SECONDARY BODY  
TOASTY (SW 6095)



TRIM  
PORPOISE (SW 7047)



FRONT DOOR / SHUTTERS  
RED THEATRE (SW 7584)



VENEER  
LEDGE STONE - STORM KING  
(PEAK STUCCO & STONE)



SHINGLE ROOFING  
WEATHERED STONE

ARCHITECT

DEVELOPER

PLANNER / LANDSCAPE ARCHITECT

BSB DESIGN

MERITAGE HOMES

henry design group

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landscape architecture • planning • engineering  
1501 W. 1st Avenue, Suite 110, Denver, Colorado 80202  
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MURPHY CREEK PLANNING AREAS 16 & 20  
SITE PLAN w/ ADJUSTMENTS

SHEET NO.

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