



1 BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

BUILDING TYPE 1 - BUILDINGS #5 AND #8

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

- PROPOSED METHODS PER TABLE 4.8.3:
- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
 - OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHOD PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR
- MIDDLE - OPTION F. CHANGE OF MATERIAL OCCURRING BETWEEN FIRST LEVEL AND UPPER LEVELS
- CAP - OPTION H. PROJECTING ROOF LINE

MAXIMUM BUILDING LENGTH

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A,B AND C.
- MAX LENGTH PROVIDED: 135'-5"

BUILDING MATERIALS (REF MATERIAL LEGEND)

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NANTUCKET CUT STONE
- ENGINEERED COMPOSITE SIDING
- PROPOSED MASONRY STANDARD FOR MULTIFAMILY (AFFORDABLE HOUSING)
- 30 PERCENT SHALL BE CLAD IN STONE

FOUR-SIDED BUILDING DESIGN

A. PRIMARY BUILDING FACE

- BUILDING #5 - REAR ELEVATION - S. NEWCASTLE STREET
- BUILDING #8 - REAR ELEVATION - PRIVATE ROAD

B. SECONDARY BUILDING FACE

- BUILDINGS #5 AND #8 - FRONT ELEVATION - INTERNAL DRIVE

C. MINOR BUILDING FACE

- BUILDINGS #5 AND #8 - ALL OTHER ELEVATIONS - INTERNAL DRIVE

ENTRY OPTIONS

PROPOSED OPTION PER TABLE 4.8.9

- OPTION D. PROJECTED MASS

ROOF DESIGN:

PROPOSED METHOD PER TABLE 4.8-10:

- PERMITTED AND PROPOSED ROOF MATERIAL: ASPHALT SHINGLES

ROOF FORM:

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPS, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

PROPOSED: PROJECTING GABLES

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES

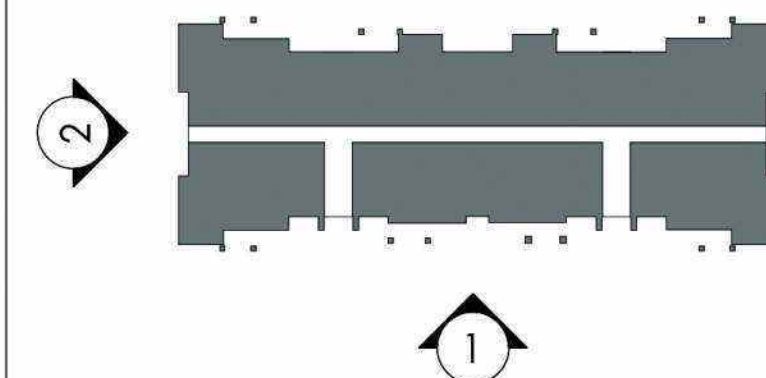


2 BUILDING TYPE 1 - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 31.3%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



SYMBOLS

K

KNOX BOX LOCATION

F.D.C. CONNECTION

FIRE SPRINKLER RISER ROOM



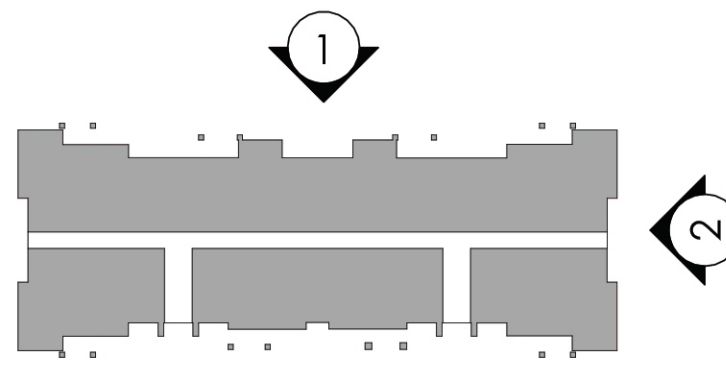
1 BUILDING TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 1 - RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 31.3%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP





1 BUILDING TYPE 2 - FRONT ELEVATION
1/8" = 1'-0"

BUILDING TYPE 2 - BUILDINGS #3, #4, #6, #7 AND #9

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:
PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:
PROPOSED METHOD PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR
- MIDDLE - OPTION F. CHANGE OF MATERIAL OCCURRING BETWEEN FIRST LEVEL AND UPPER LEVELS
- CAP - OPTION H. PROJECTING ROOF LINE

MAXIMUM BUILDING LENGTH

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A,B AND C.
- MAX LENGTH PROVIDED: 135'-5"

BUILDING MATERIALS (REF MATERIAL LEGEND)

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NANTUCKET CUT STONE

PROPOSED MASONRY STANDARD FOR MULTIFAMILY (AFFORDABLE HOUSING)

- 30 PERCENT SHALL BE CLAD IN STONE

FOUR SIDED BUILDING DESIGN

A. PRIMARY BUILDING FACE

- BUILDING #3, #4, #6, #7 AND #9 - FRONT ELEVATION - INTERNAL DRIVE

B. SECONDARY BUILDING FACE

- BUILDING #3, #4 AND #7 - REAR ELEVATION - OPEN SPACE
- BUILDING #6 - REAR ELEVATION - INTERNAL DRIVE
- BUILDING #9 - REAR ELEVATION - COMMERCIAL

C. MINOR BUILDING FACE - ALL OTHER ELEVATIONS - INTERNAL DRIVE

- BUILDING #3 AND #7 - SIDE ELEVATION - INTERNAL DRIVE/PRIVATE ROAD
- BUILDING #4 AND #6 - SIDE ELEVATIONS - INTERNAL DRIVE/S. NEW CASTLE STREET
- BUILDING #9 - SIDE ELEVATIONS - INTERNAL DRIVE/OPEN SPACE

ENTRY OPTIONS

PROPOSED OPTION PER TABLE 4.8.9

- OPTION D. PROJECTED MASS

ROOF DESIGN:

PROPOSED METHOD PER TABLE 4.8.10:

- PERMITTED AND PROPOSED ROOF MATERIAL: ASPHALT SHINGLES

ROOF FORM:

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPS, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES. PROPOSED: PROJECTING GABLES

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES



2 BUILDING TYPE 2 - LEFT ELEVATION
1/8" = 1'-0"

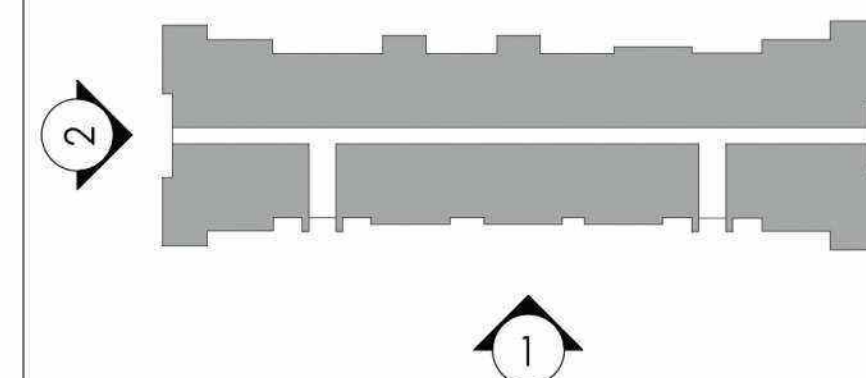
SYMBOLS

- K KNOX BOX LOCATION
- F.D.C. CONNECTION
- FIRE SPRINKLER RISER ROOM

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.4%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

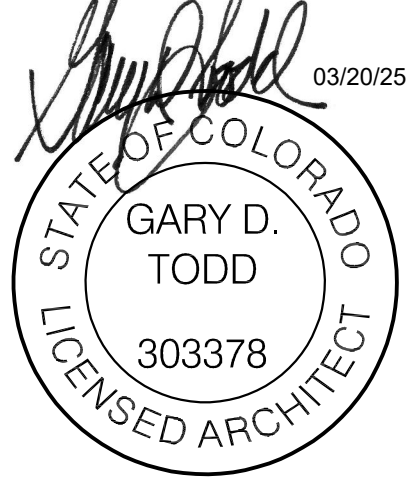
KEYMAP



PARKLANDS - DOMINIUM MF SITE PLAN
E. ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NO. 24-2027-02



NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01
03/21/2025 - SP 02

SHEET TITLE:
BUILDING TYPE 2
EXTERIOR ELEVATIONS



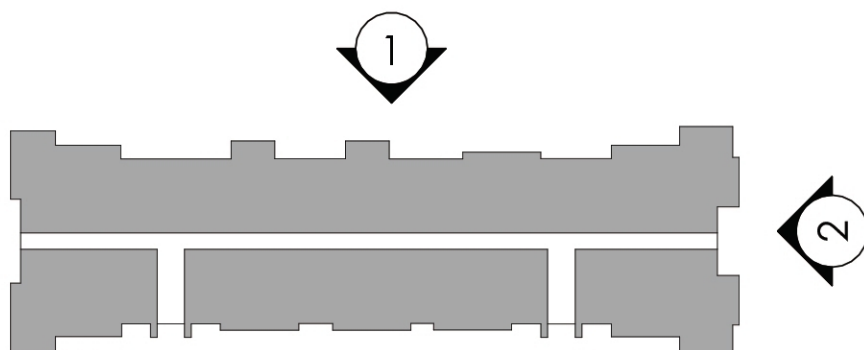
1 BUILDING TYPE 2 - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 2 - RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.6%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP





1 BUILDING TYPE 3 - FRONT ELEVATION
1/8" = 1'-0"

BUILDING TYPE 3 - BUILDINGS #10

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHOD PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR
- MIDDLE - OPTION F. CHANGE OF MATERIAL OCCURRING BETWEEN FIRST LEVEL AND UPPER LEVELS
- CAP - OPTION H. PROJECTING ROOF LINE

MAXIMUM BUILDING LENGTH

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A,B AND C.
- MAX LENGTH PROVIDED: 235'-11"

BUILDING MATERIALS (REF MATERIAL LEGEND)

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NANTUCKET CUT STONE
- ENGINEERED COMPOSITE SIDING
- PROPOSED MASONRY STANDARD FOR MULTIFAMILY (AFFORDABLE HOUSING)
- 30 PERCENT SHALL BE CLAD IN STONE

FOUR SIDED BUILDING DESIGN

A. PRIMARY BUILDING FACE

- BUILDING #10 - REAR ELEVATION - S. NEWCASTLE STREET

B. SECONDARY BUILDING FACE

- BUILDINGS #10 - FRONT ELEVATION - INTERNAL DRIVE

C. MINOR BUILDING FACE

- BUILDINGS #10 - ALL OTHER ELEVATIONS - INTERNAL DRIVE/OPEN SPACE

ENTRY OPTIONS

PROPOSED OPTION PER TABLE 4.8.9

- OPTION D. PROJECTED MASS

ROOF DESIGN:

PROPOSED METHOD PER TABLE 4.8 - 10:

- PERMITTED AND PROPOSED ROOF MATERIAL: ASPHALT SHINGLES

ROOF FORM:

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPS, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

PROPOSED: PROJECTING GABLES

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES

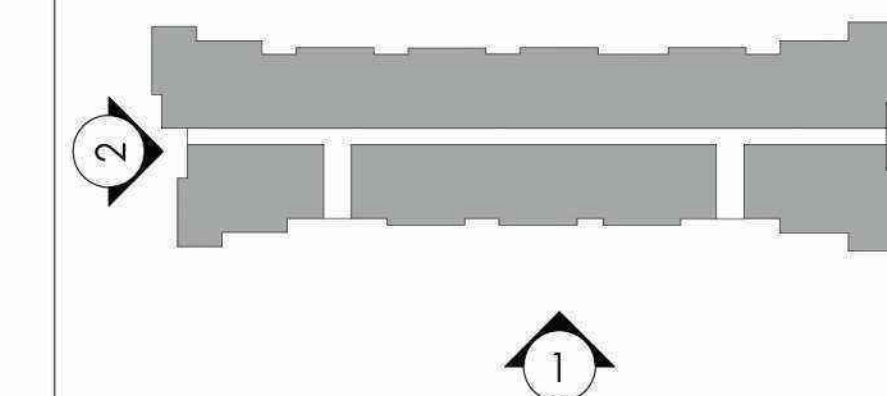


2 BUILDING TYPE 3 - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.5%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



PARKLANDS - DOMINIUM MF SITE PLAN
E. ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006
NO. 24-2027-02

[Signature] 03/20/25
GARY D. TODD
303378
LICENSED ARCHITECT
STATE OF COLORADO

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01
03/21/2025 - SP 02

SHEET TITLE:
BUILDING TYPE 3
EXTERIOR ELEVATIONS

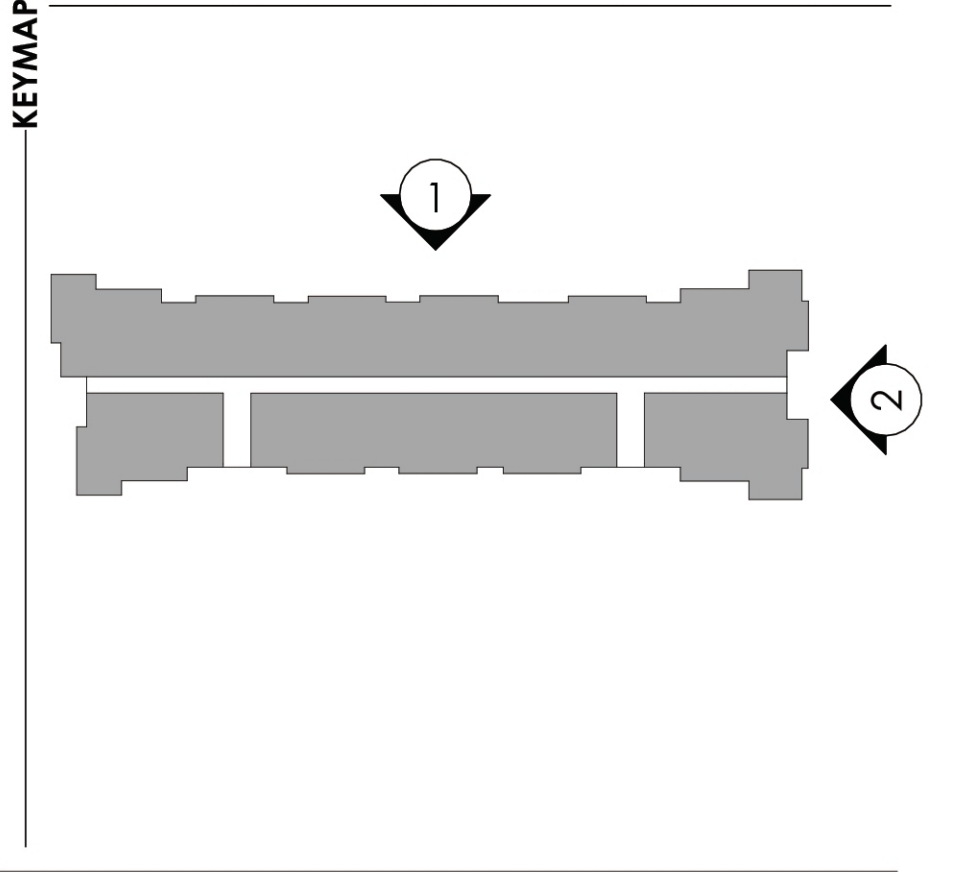


1 BUILDING TYPE 3 - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 3 - RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.5%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			





1 BUILDING TYPE 4 - SOUTH ELEVATION
1/8" = 1'-0"

BUILDING TYPE 4 - BUILDINGS #2

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:
PROPOSED METHODS PER TABLE 4.8.3:
• OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
• OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHOD PER TABLE 4.8.4:
• BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR
• MIDDLE - OPTION F. CHANGE OF MATERIAL OCCURRING BETWEEN FIRST LEVEL AND UPPER LEVELS
• CAP - OPTION H. PROJECTING ROOF LINE

MAXIMUM BUILDING LENGTH

• THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A,B AND C.
• MAX LENGTH PROVIDED: 235'-11"

BUILDING MATERIALS (REF MATERIAL LEGEND)

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6
• MASONRY - NANTUCKET CUT STONE
• ENGINEERED COMPOSITE SIDING
PROPOSED MASONRY STANDARD FOR MULTIFAMILY (AFFORDABLE HOUSING)
• 30 PERCENT SHALL BE CLAD IN STONE

FOUR SIDED BUILDING DESIGN

A. PRIMARY BUILDING FACE
- BUILDING #10 - REAR ELEVATION - E. ALAMEDA AVENUE
B. SECONDARY BUILDING FACE
- BUILDINGS #10 - FRONT ELEVATION - INTERNAL DRIVE
C. MINOR BUILDING FACE
- BUILDINGS #10 - ALL OTHER ELEVATIONS - INTERNAL DRIVE

ENTRY OPTIONS

PROPOSED OPTION PER TABLE 4.8.9
• OPTION D. PROJECTED MASS

ROOF DESIGN:

PROPOSED METHOD PER TABLE 4.8-10:
• PERMITTED AND PROPOSED ROOF MATERIAL: ASPHALT SHINGLES

ROOF FORM:

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.
PROPOSED: PROJECTING GABLES

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES



2 BUILDING TYPE 4 - SOUTH ELEVATION
1/8" = 1'-0"

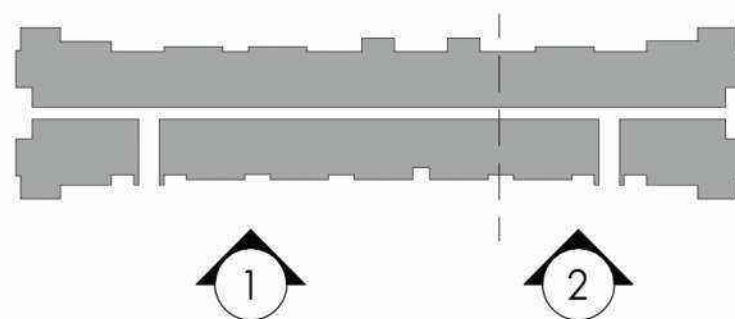
SYMBOLS

- K KNOX BOX LOCATION
F.D.C. CONNECTION
FIRE SPRINKLER RISER ROOM

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.3%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



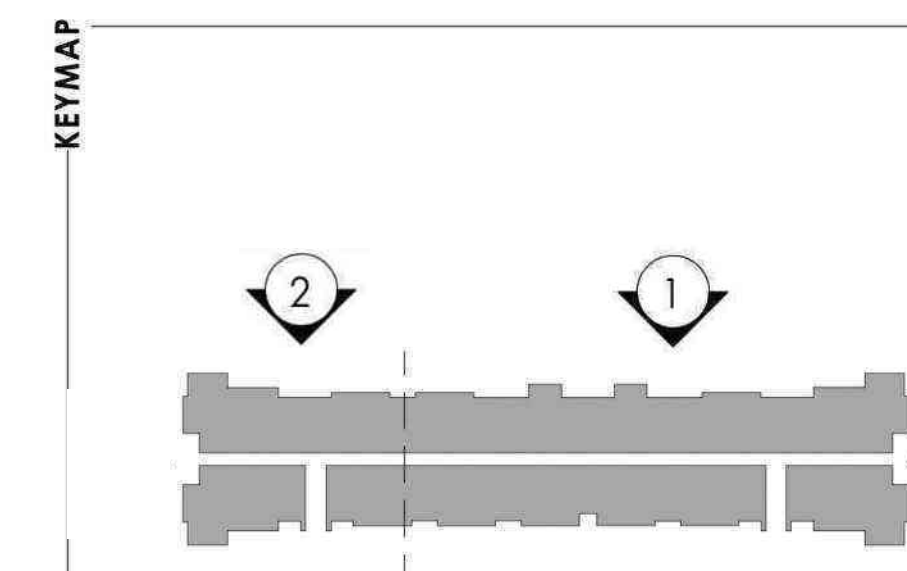


1 BUILDING TYPE 4 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 4 - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.3%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			



OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NO. 24-2027-02

03/20/25
GARY D. TODD
303378
LICENSED ARCHITECT
STATE OF COLORADO

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01
03/21/2025 - SP 02

SHEET TITLE:
BUILDING TYPE 4
EXTERIOR
ELEVATIONS

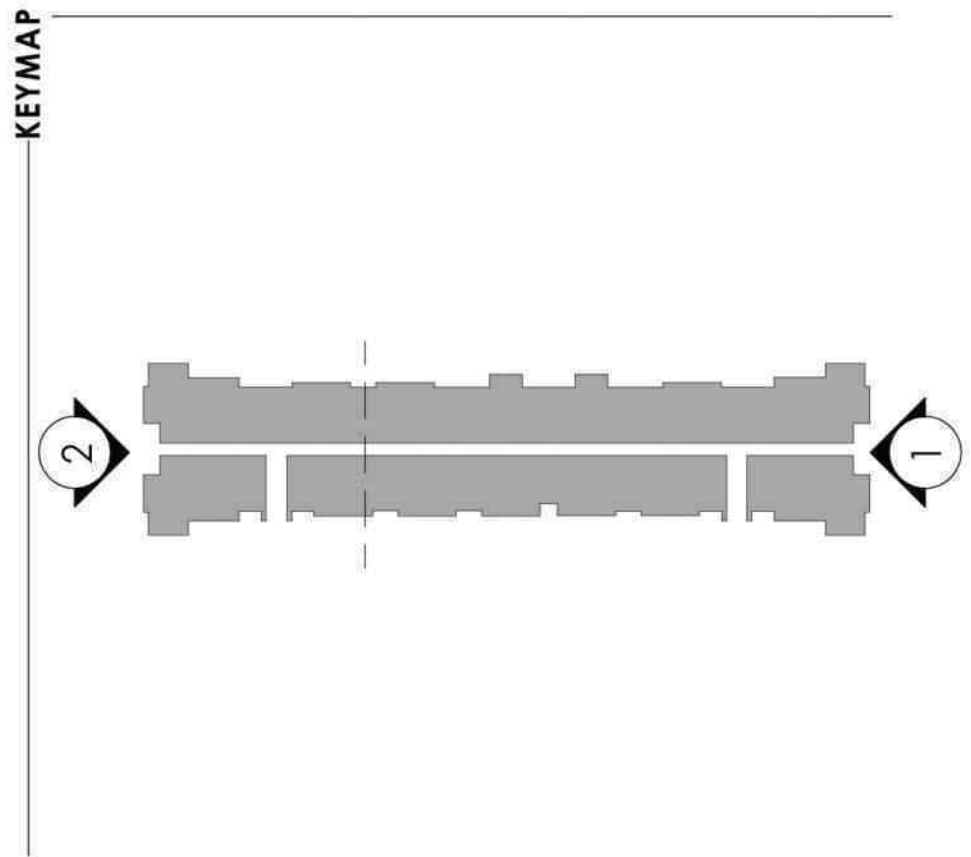


1 BUILDING TYPE 4 - WEST ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 4 - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 30.3%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			





1 WEST ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"



2 SOUTH ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"



3 NORTH ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"



4 EAST ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"

CLUBHOUSE - BUILDINGS #1

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR
- MIDDLE - OPTION F. CHANGE OF MATERIAL OCCURRING BETWEEN FIRST LEVEL AND UPPER LEVELS
- CAP - OPTION H. PROJECTING ROOF LINE

MAXIMUM BUILDING LENGTH

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A,B AND C.
- MAX LENGTH PROVIDED: 235'-11"

BUILDING MATERIALS (REF MATERIAL LEGEND)

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NANTUCKET CUT STONE
- ENGINEERED COMPOSITE SIDING
- PROPOSED MASONRY STANDARD FOR MULTIFAMILY (AFFORDABLE HOUSING)
- 30 PERCENT SHALL BE CLAD IN STONE

FOUR SIDED BUILDING DESIGN

A. PRIMARY BUILDING FACE
- WEST ELEVATION - S. NEWCASTLE STREET

B. SECONDARY BUILDING FACE
- EAST ELEVATION - OPEN SPACE

C. MINOR BUILDING FACE
- NORTH/SOUTH ELEVATION - INTERNAL DRIVE/OPEN SPACE

ENTRY OPTIONS

PROPOSED OPTION PER TABLE 4.8.9

- OPTION D. PROJECTED MASS

ROOF DESIGN:

PROPOSED METHOD PER TABLE 4.8-10:

- PERMITTED AND PROPOSED ROOF MATERIAL: ASPHALT SHINGLES

ROOF FORM:

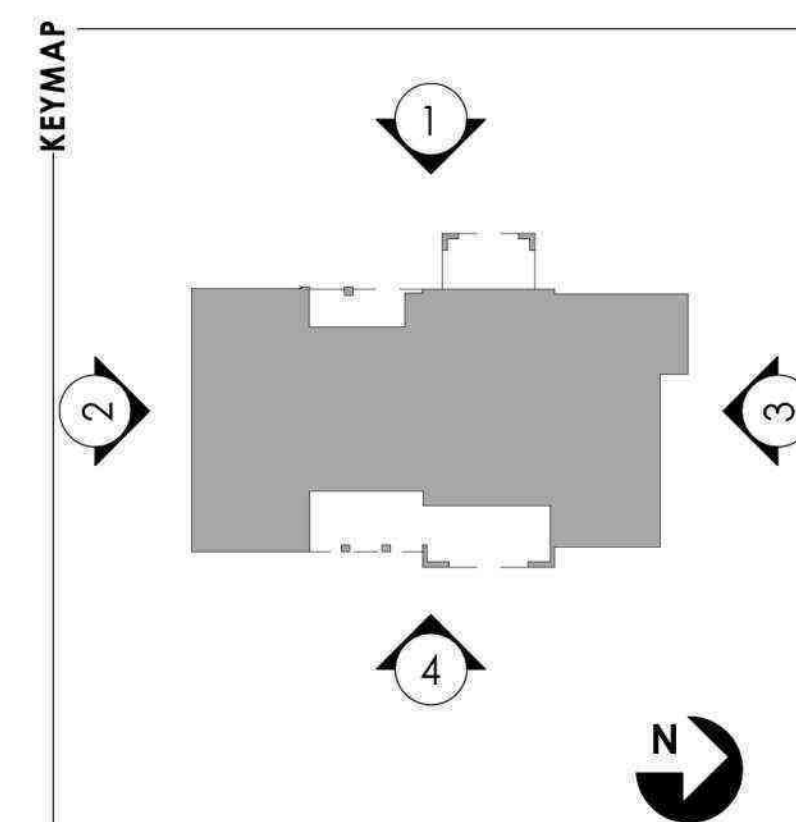
WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

PROPOSED: PROJECTING GABLES

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES

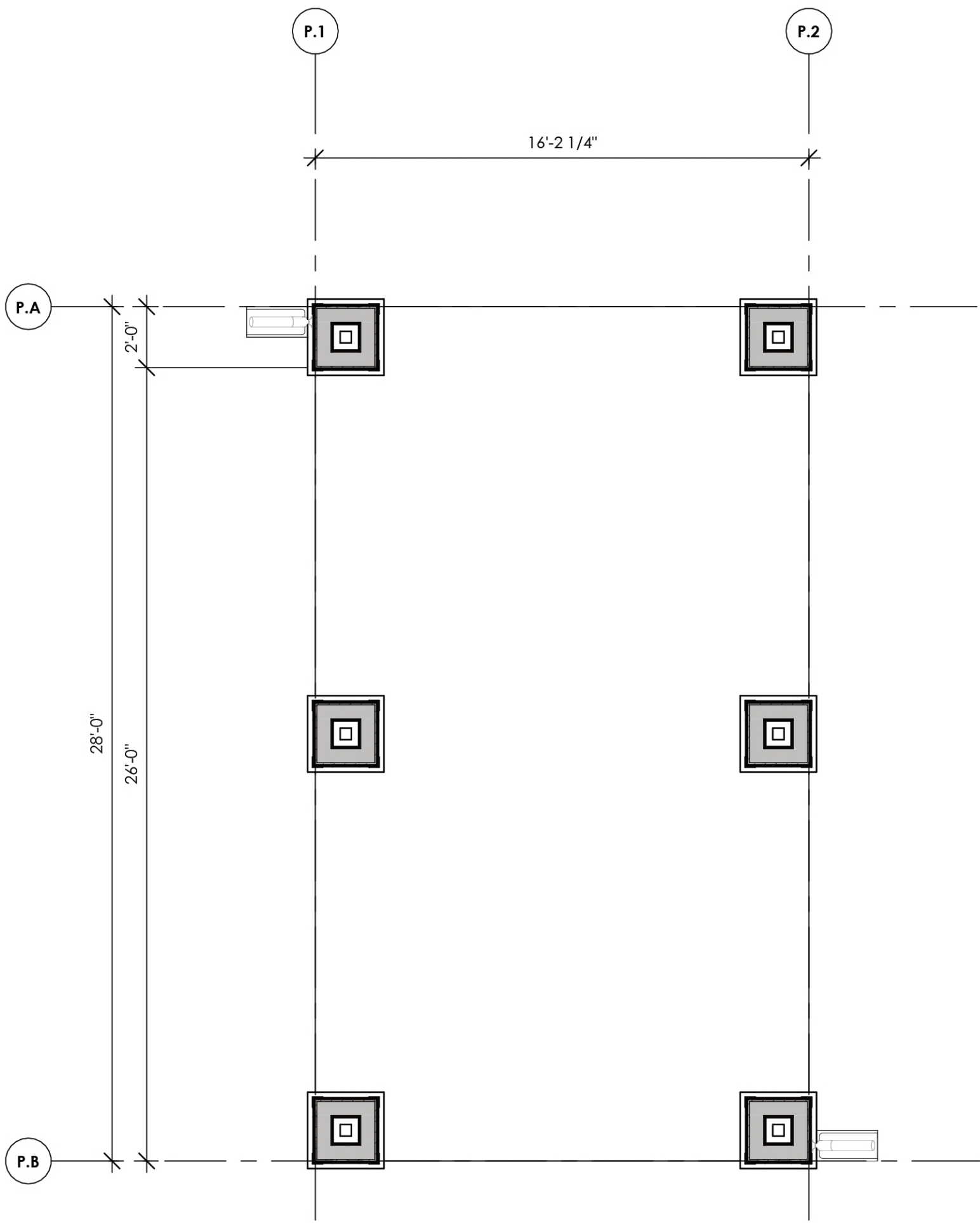
EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE - STONE PERCENTAGE: 32.7%			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

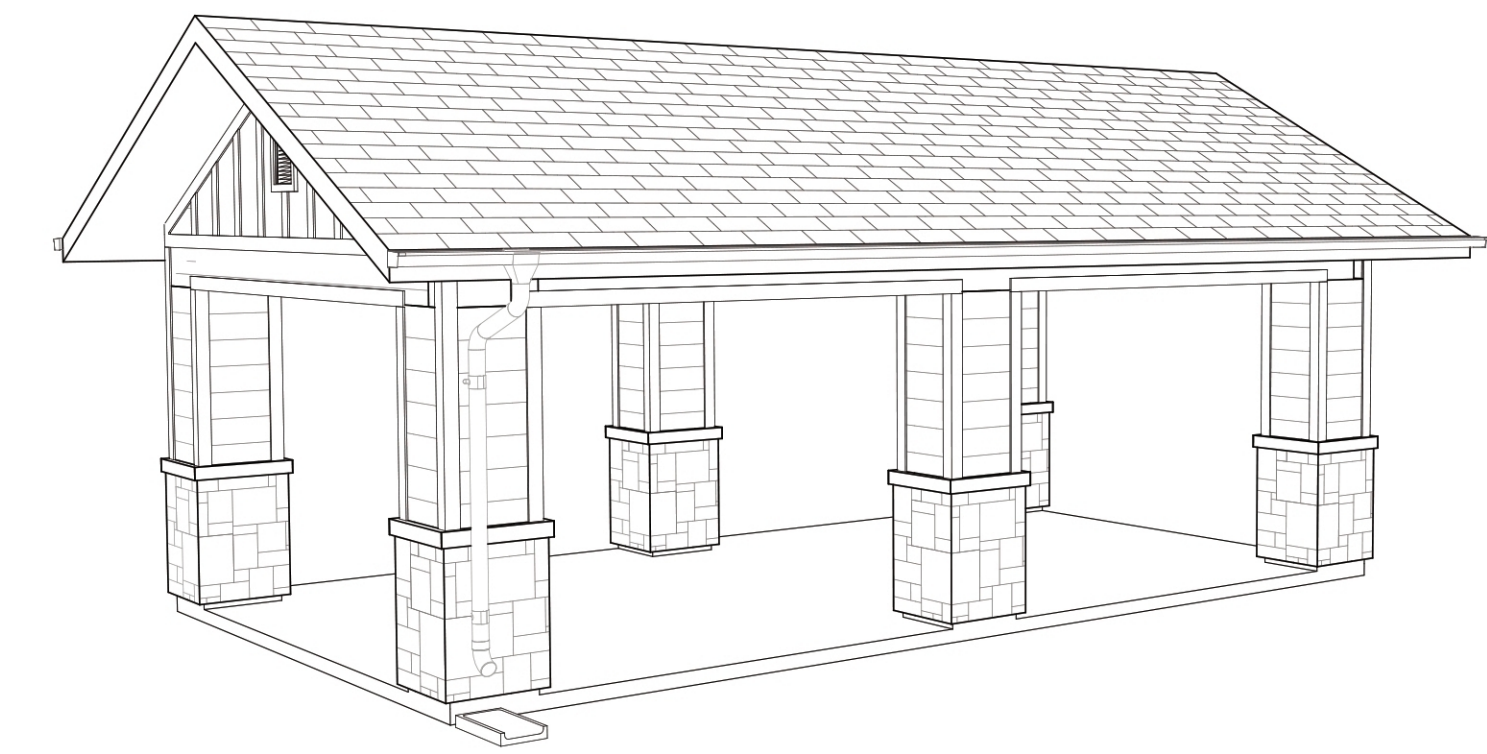


SYMBOLS

-
-
-



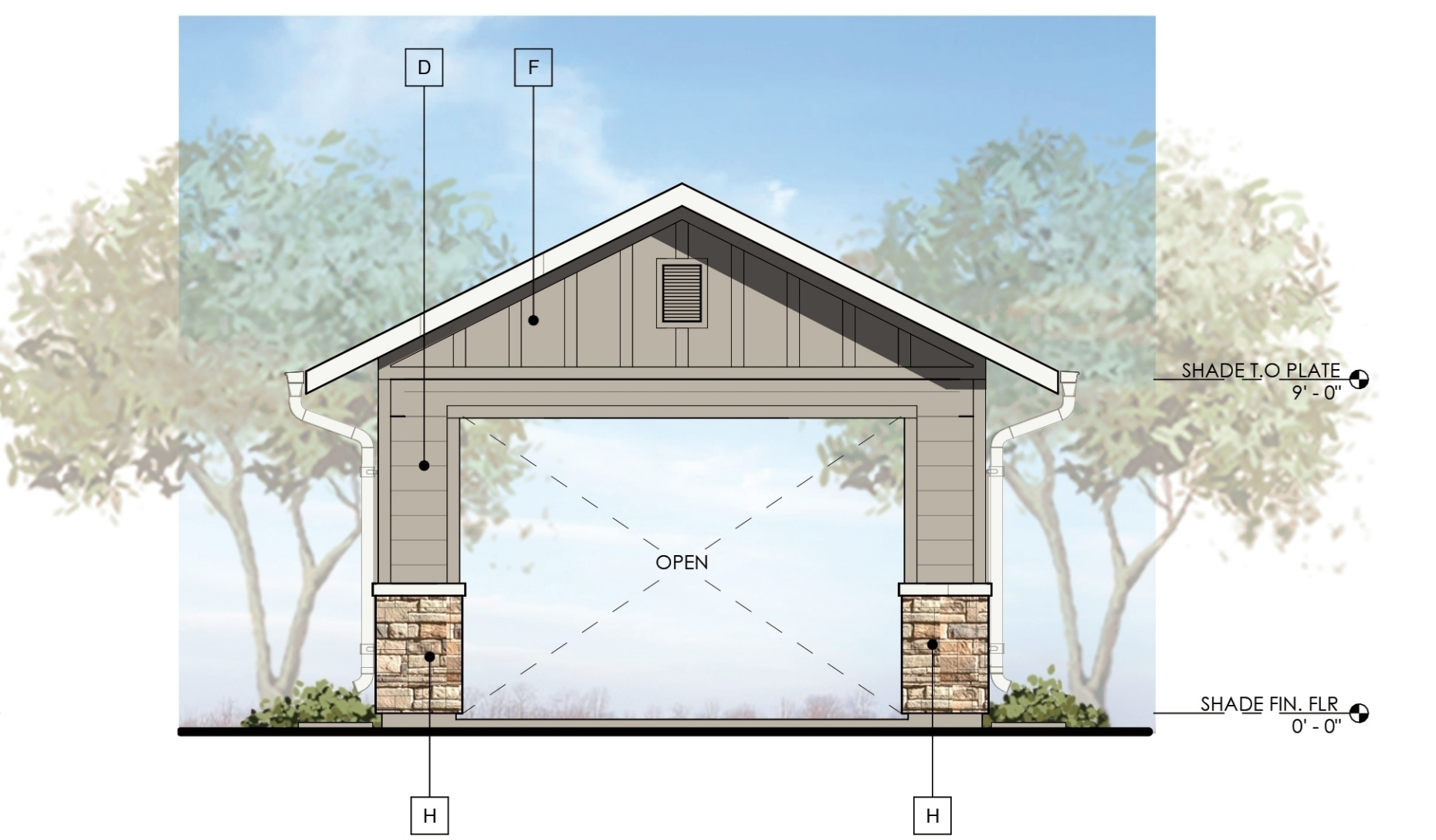
1 RAMADA AT PUBLIC PLAZA - FLOOR PLAN
1/4" = 1'-0" 453 SQ. FT.



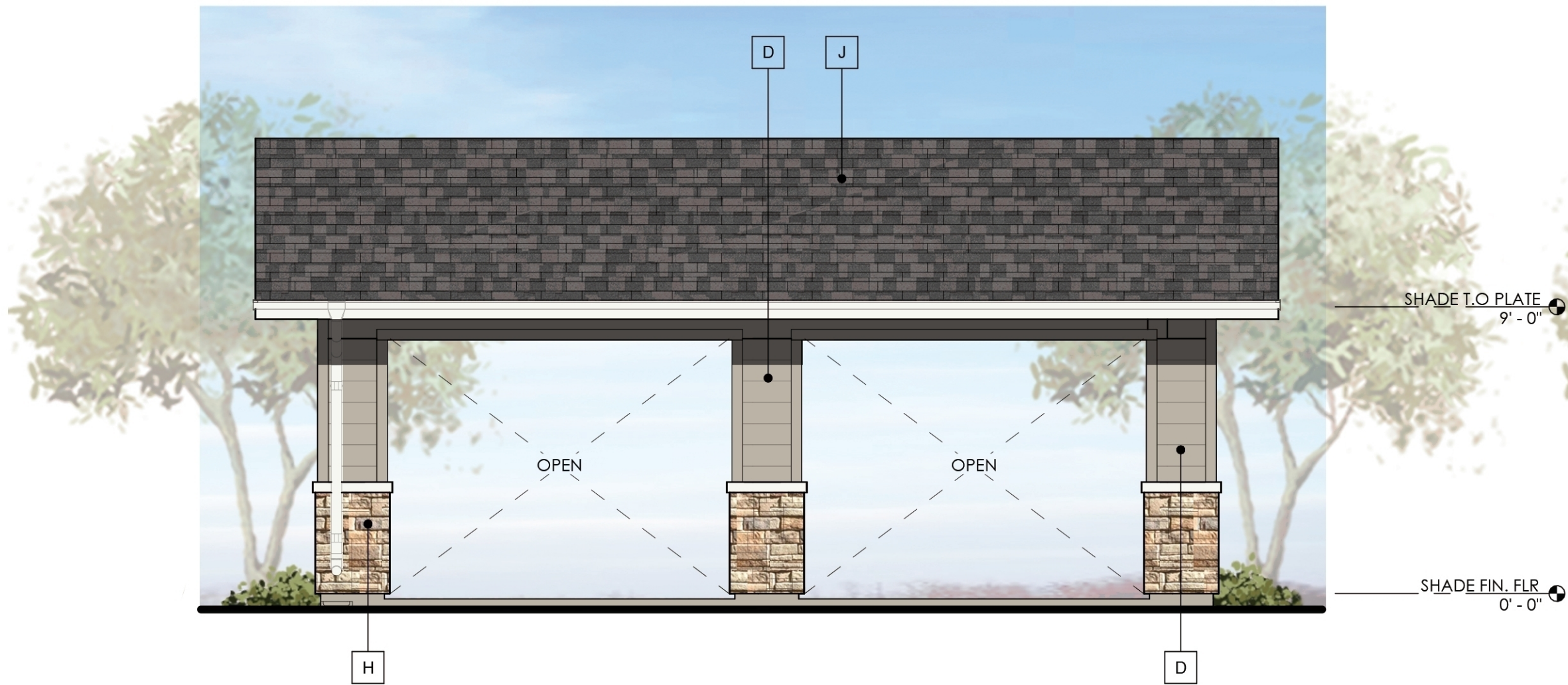
6 PERSPECTIVE VIEW



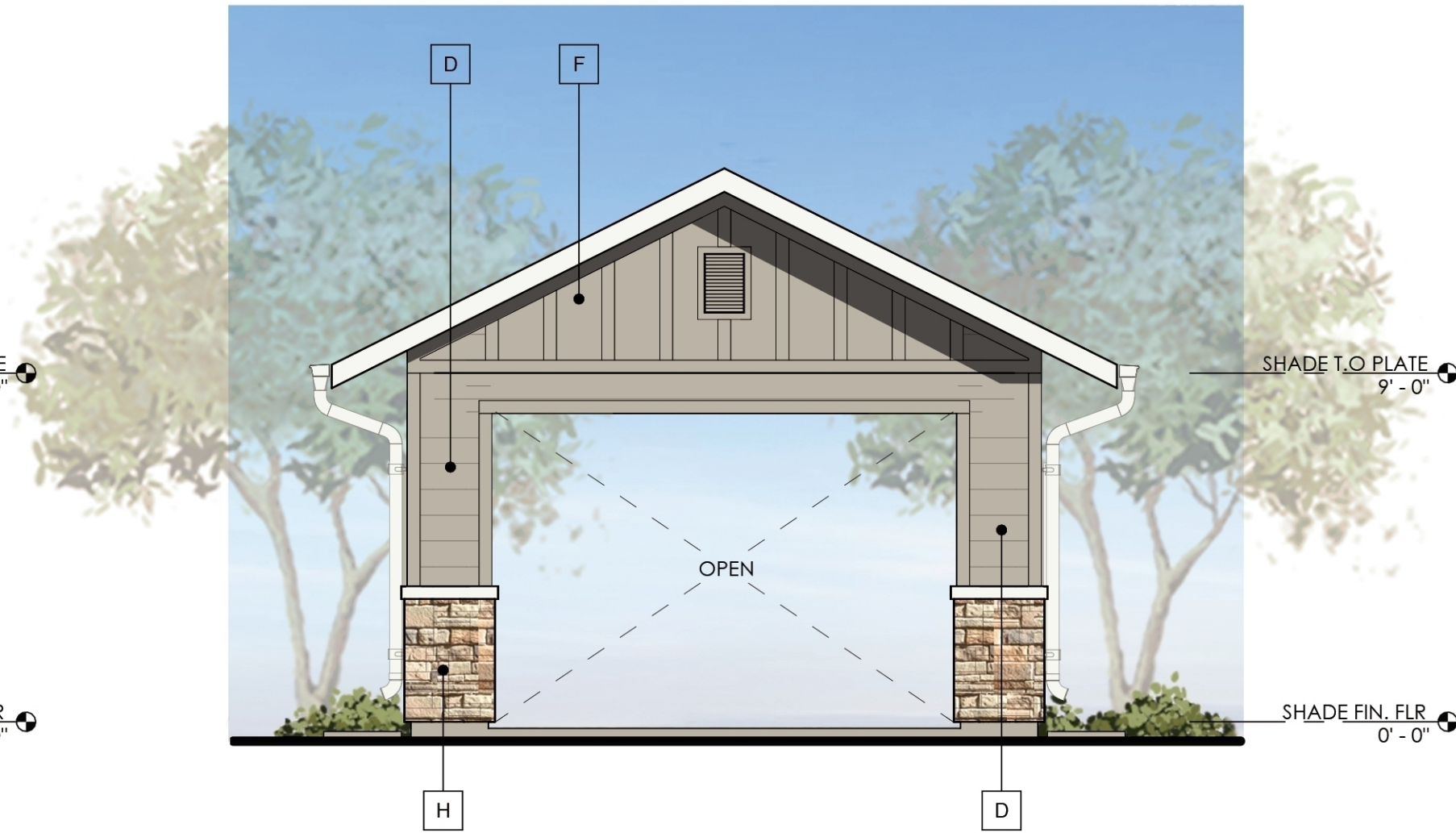
2 RAMADA AT PUBLIC PLAZA - NORTH ELEVATION
1/4" = 1'-0"



3 RAMADA AT PUBLIC PLAZA - WEST ELEVATION
1/4" = 1'-0"

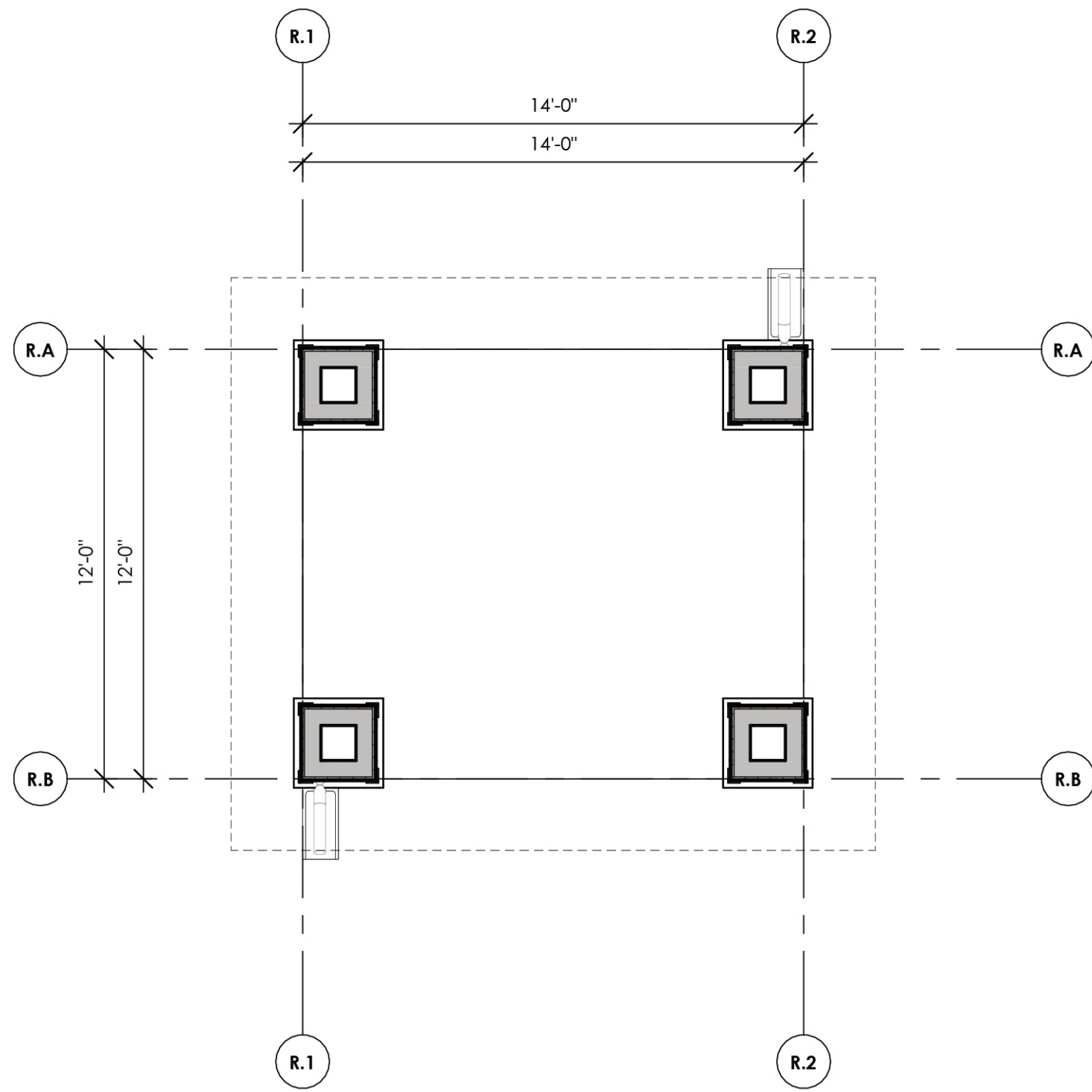


4 RAMADA AT PUBLIC PLAZA - SOUTH ELEVATION
1/4" = 1'-0"

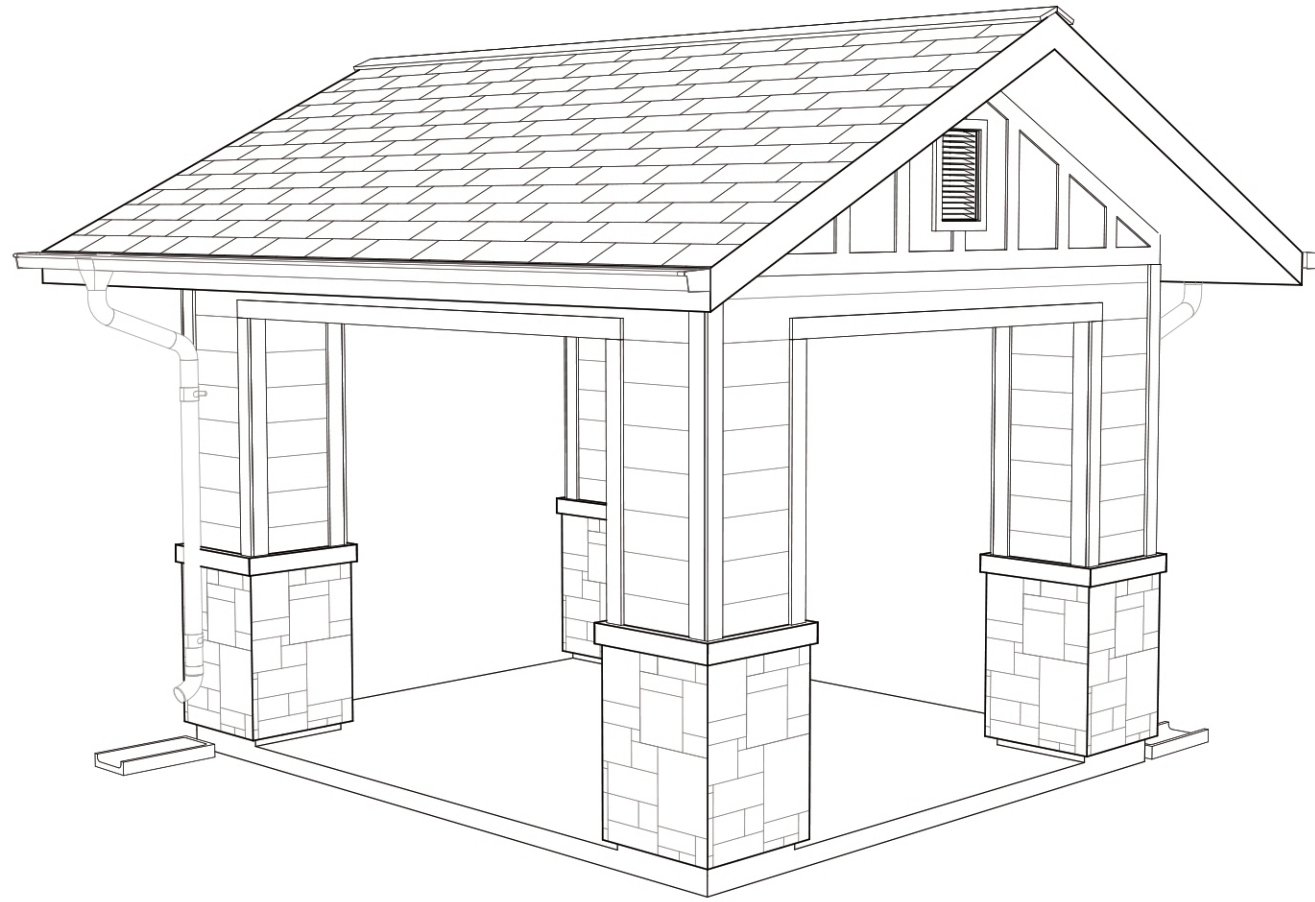


5 RAMADA AT PUBLIC PLAZA - EAST ELEVATION
1/4" = 1'-0"

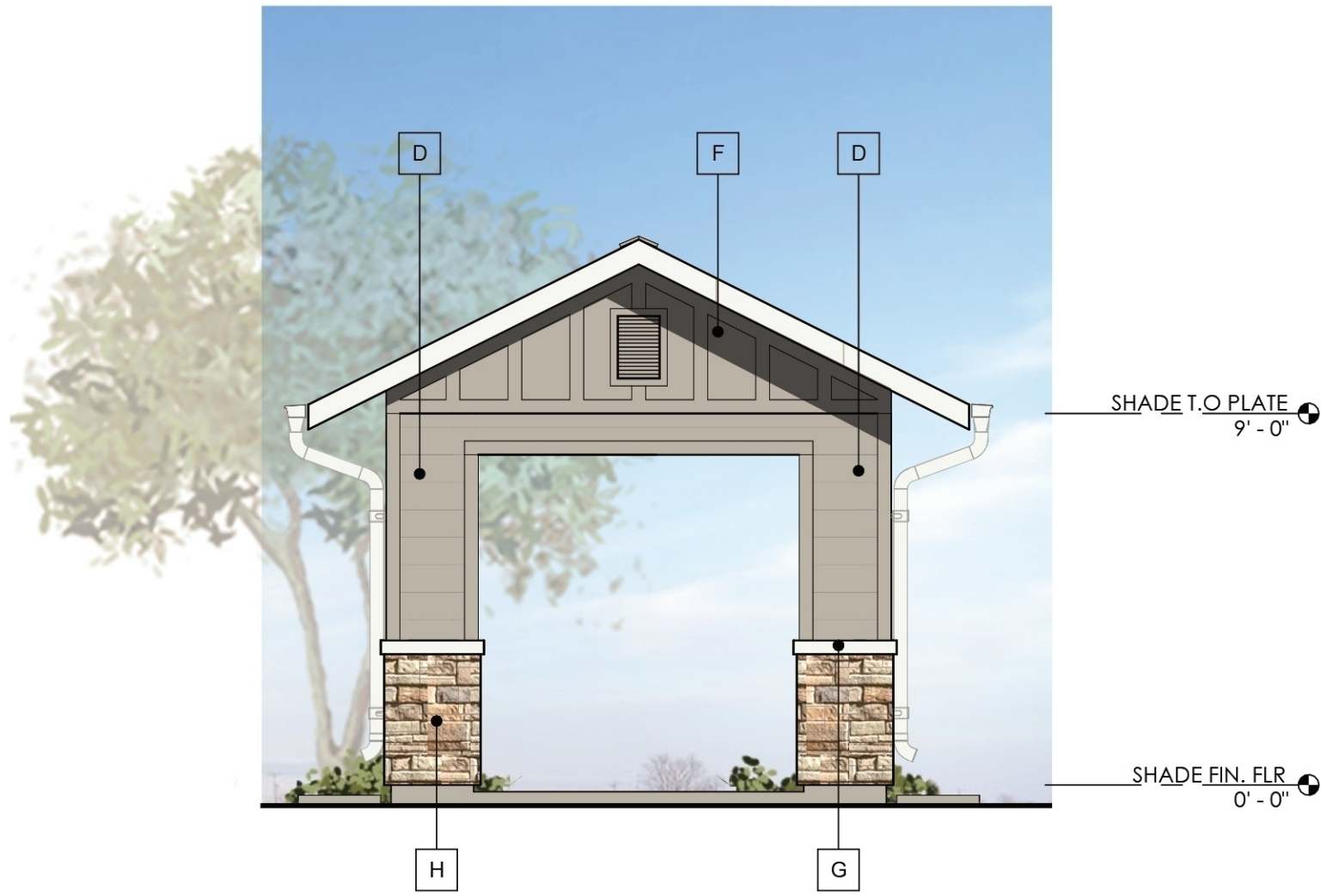
EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			



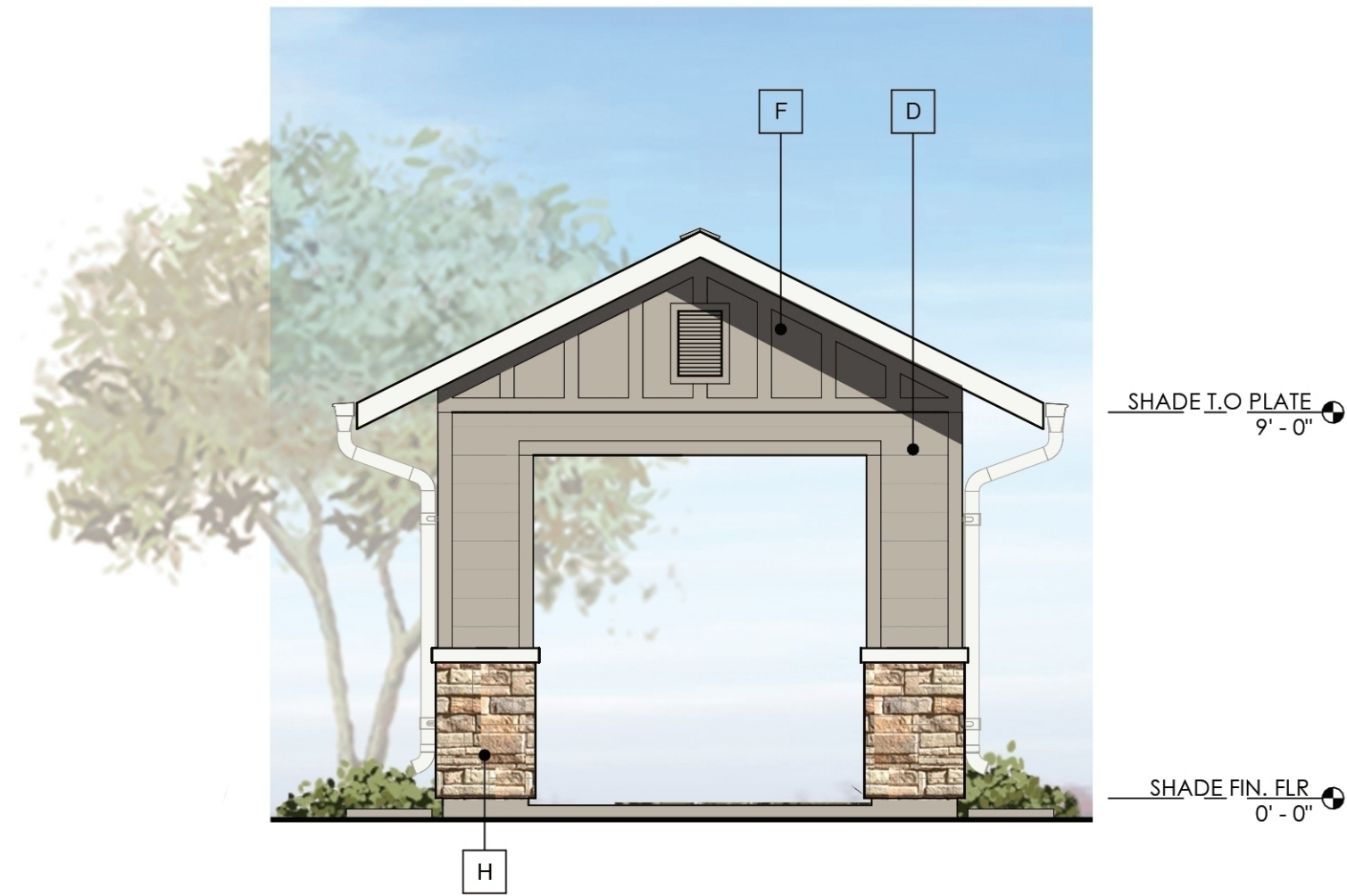
1 RAMADA - FLOOR PLAN
1/4" = 1'-0"
168 SQ. FT.



6 PERSPECTIVE VIEW



2 RAMADA - NORTH ELEVATION
1/4" = 1'-0"



4 RAMADA - SOUTH ELEVATION
1/4" = 1'-0"



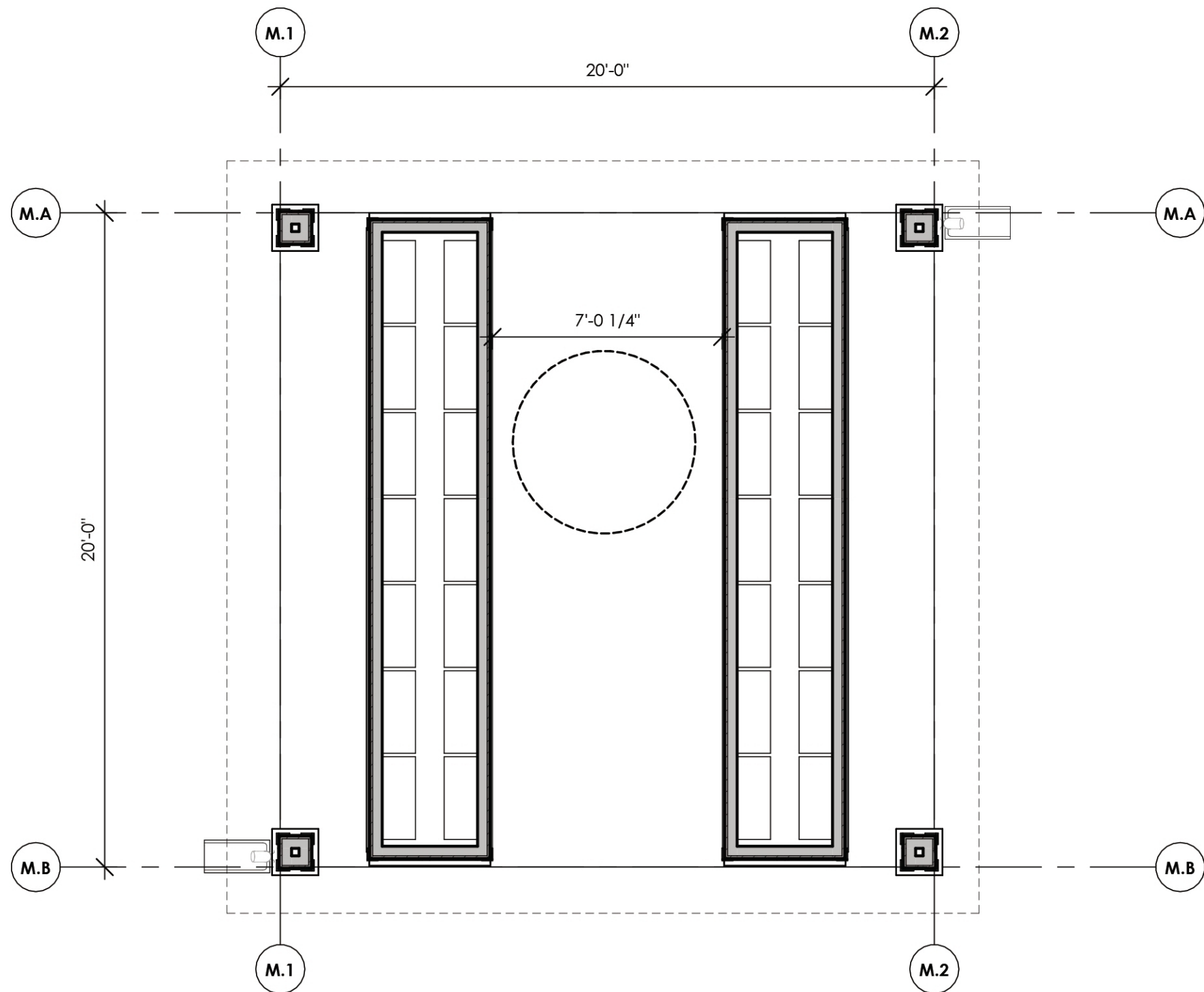
3 RAMADA - WEST ELEVATION
1/4" = 1'-0"



5 RAMADA - EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

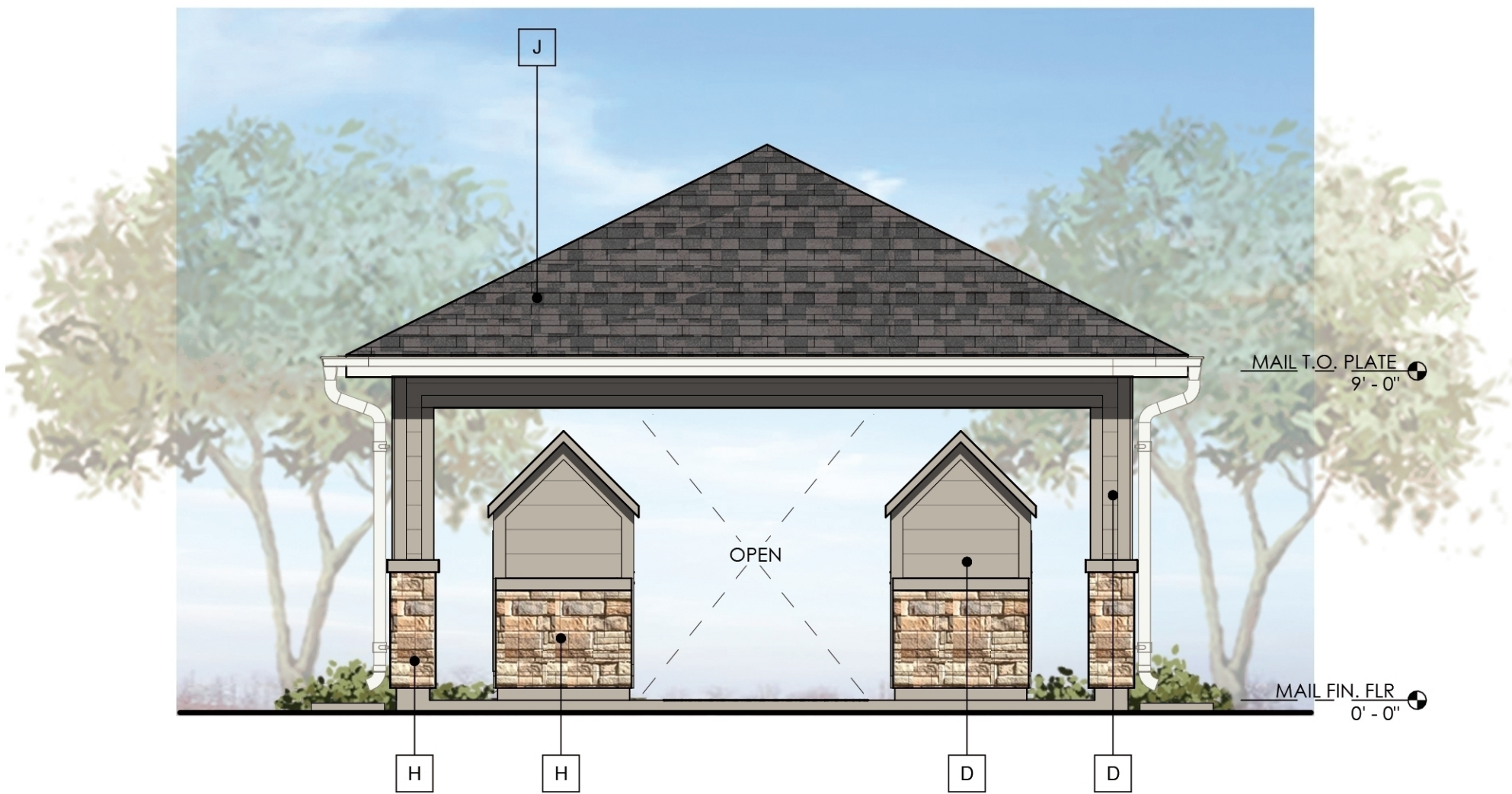
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			



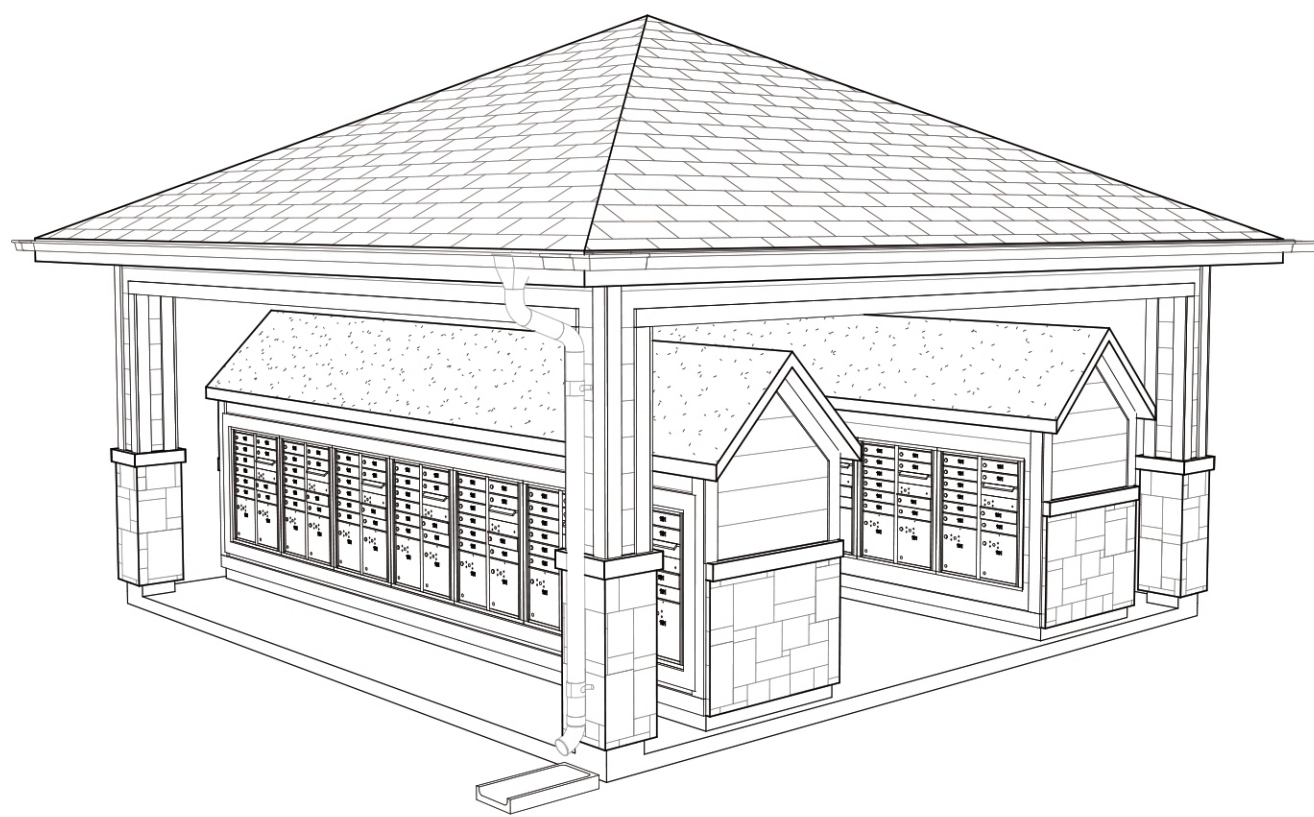
1 MAILBOX RAMADA - FLOOR PLAN
1/4" = 1'-0"
400 SQ. FT.



2 MAILBOX RAMADA - NORTH ELEVATION
1/4" = 1'-0"



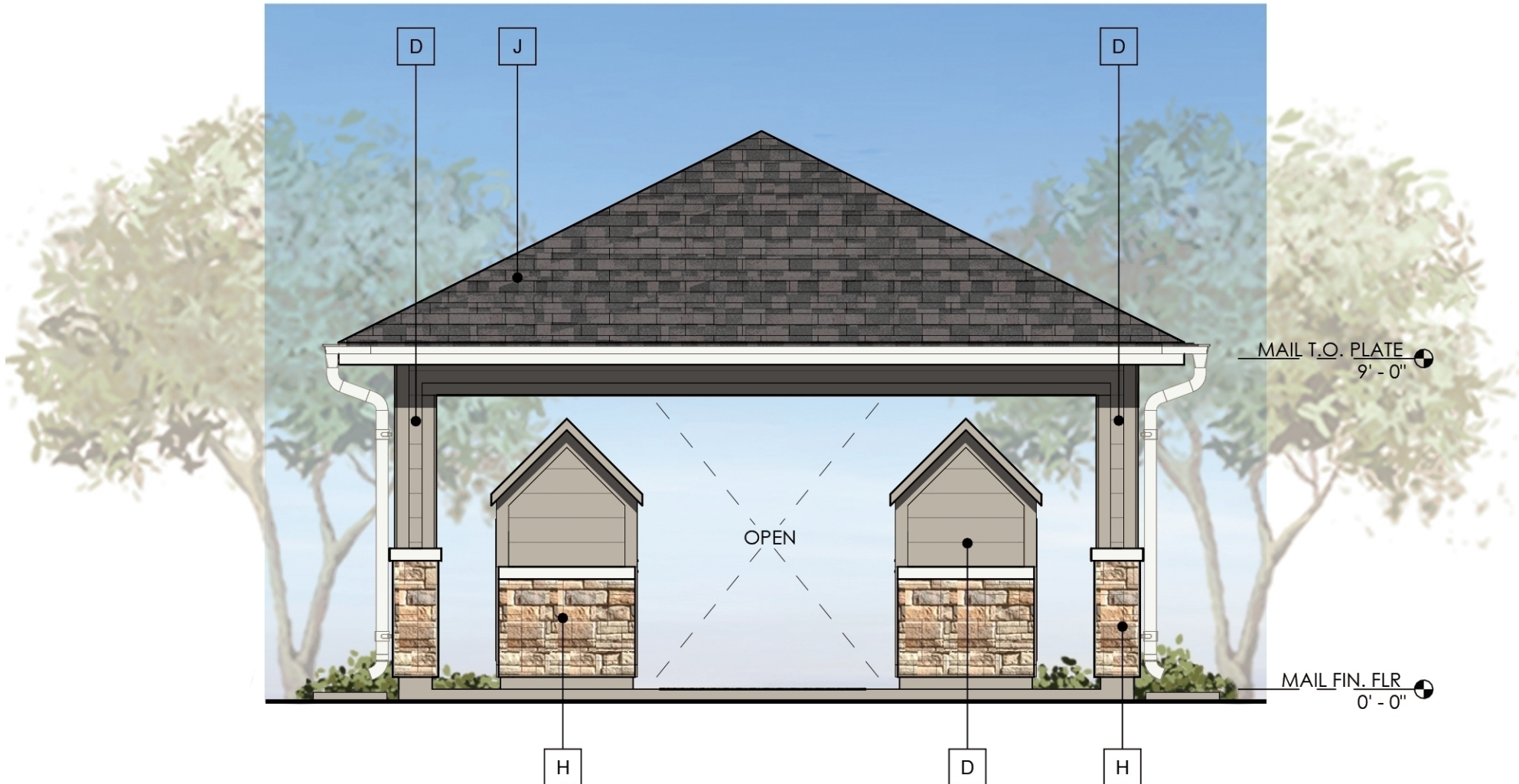
3 MAILBOX RAMADA - WEST ELEVATION
1/4" = 1'-0"



6 PERSPECTIVE VIEW



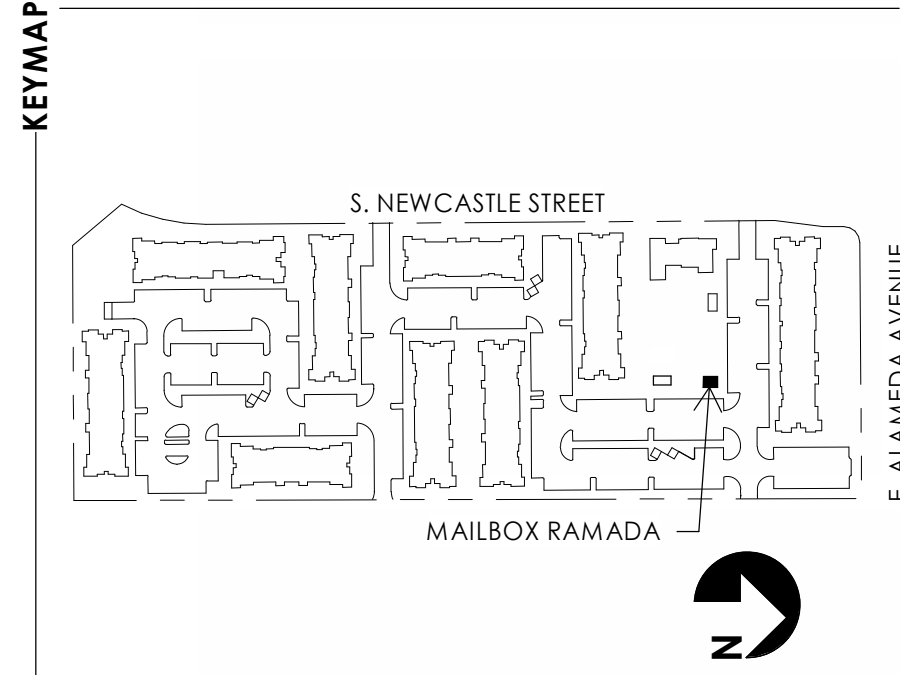
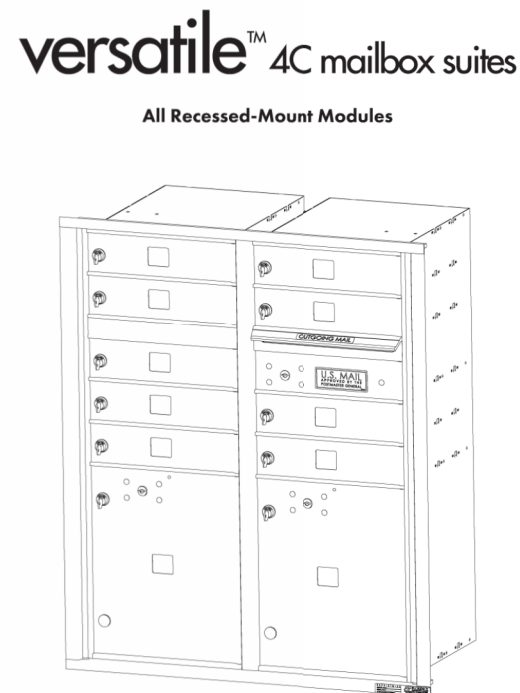
4 MAILBOX RAMADA - SOUTH ELEVATION
1/4" = 1'-0"

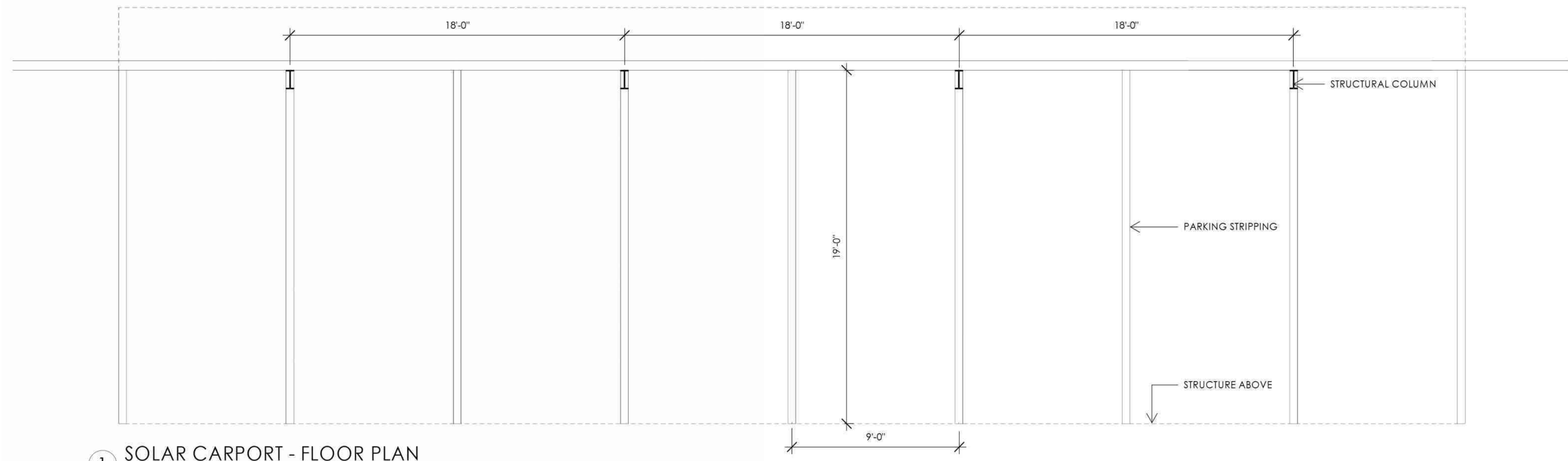


5 MAILBOX RAMADA - EAST ELEVATION
1/4" = 1'-0"

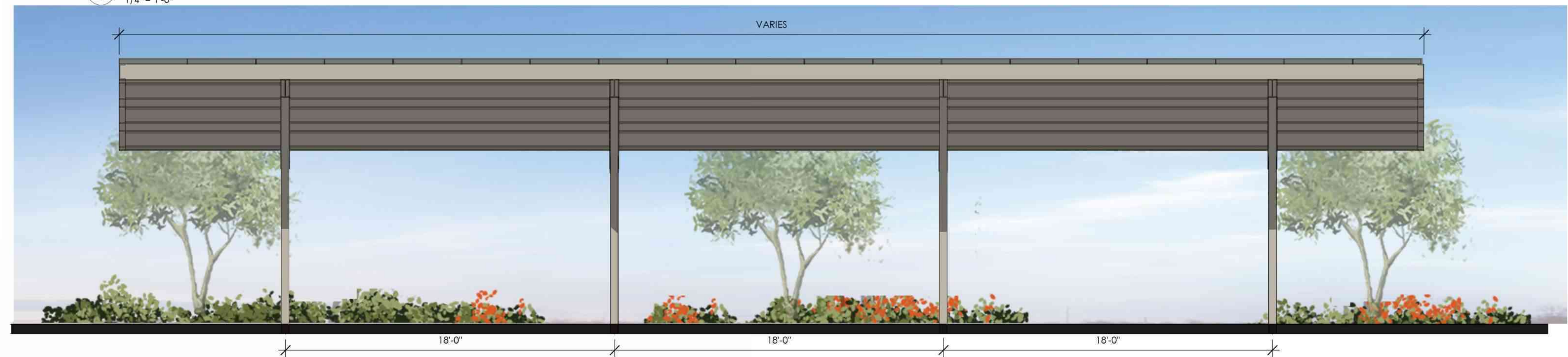
EXTERIOR MATERIAL LEGEND											
TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONWORKS NANTUCKET CUT STONE			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

MAIL RAMADA REFERENCE IMAGE

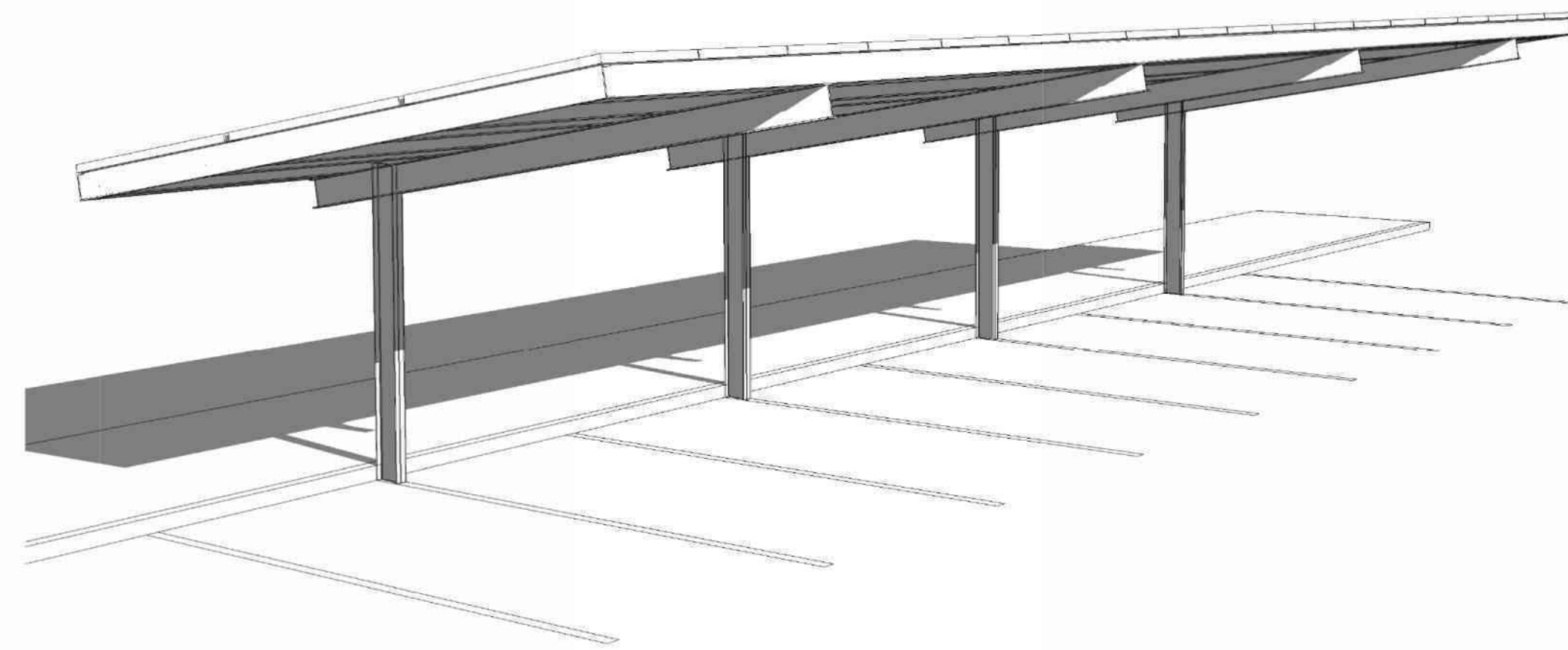




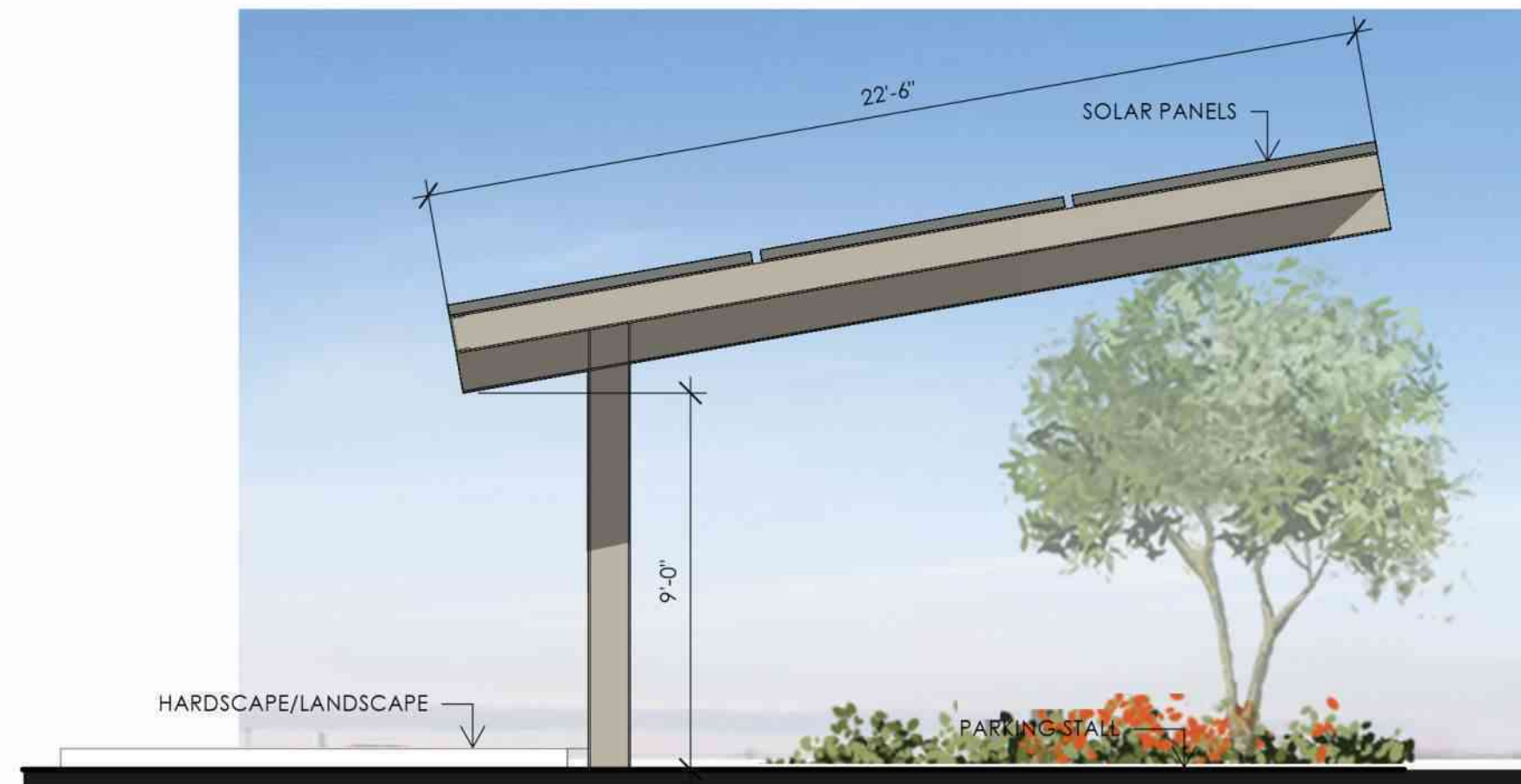
1 SOLAR CARPORT - FLOOR PLAN
1/4" = 1'-0"



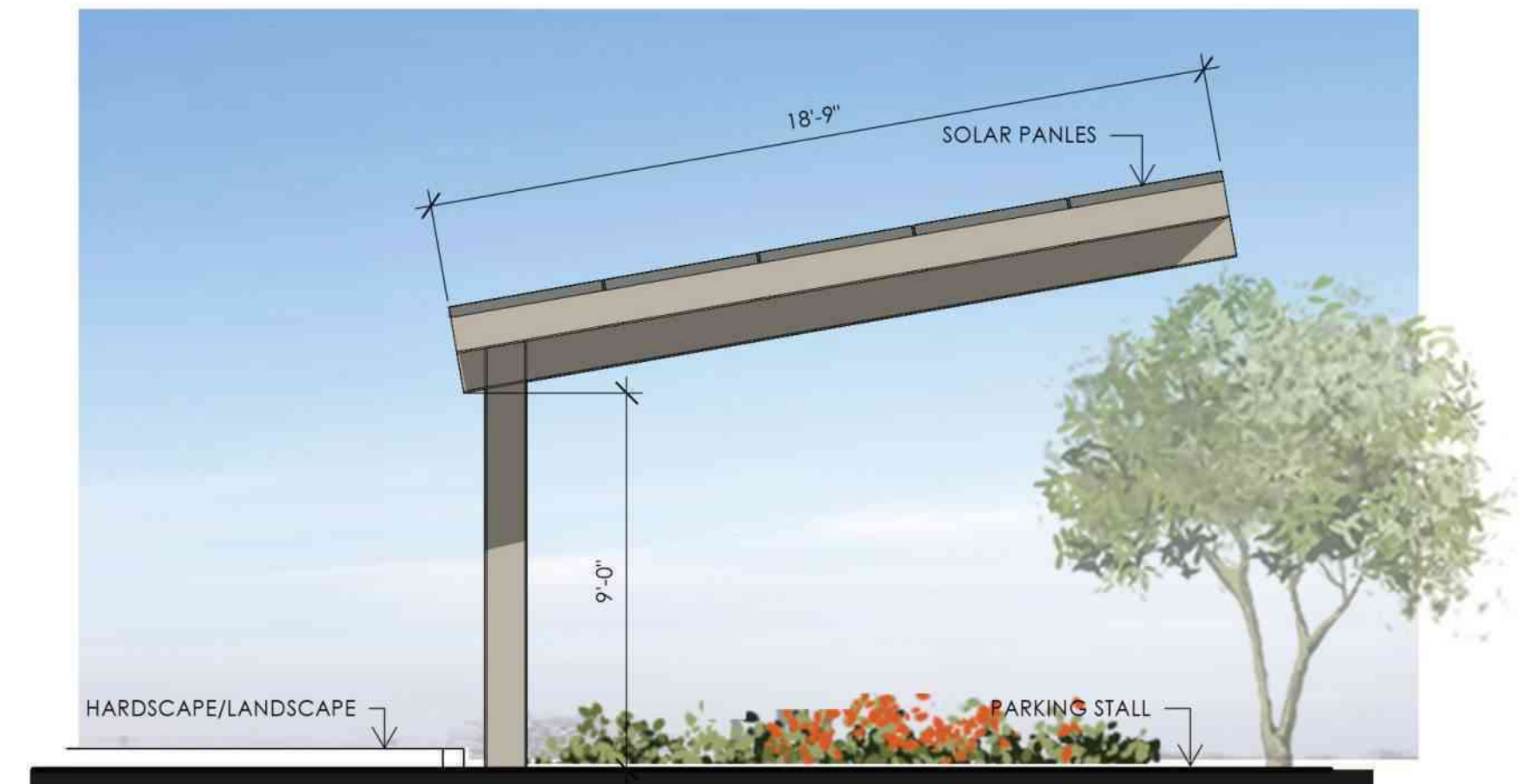
3 SOLAR CARPORT - FRONT ELEVATION
1/4" = 1'-0"



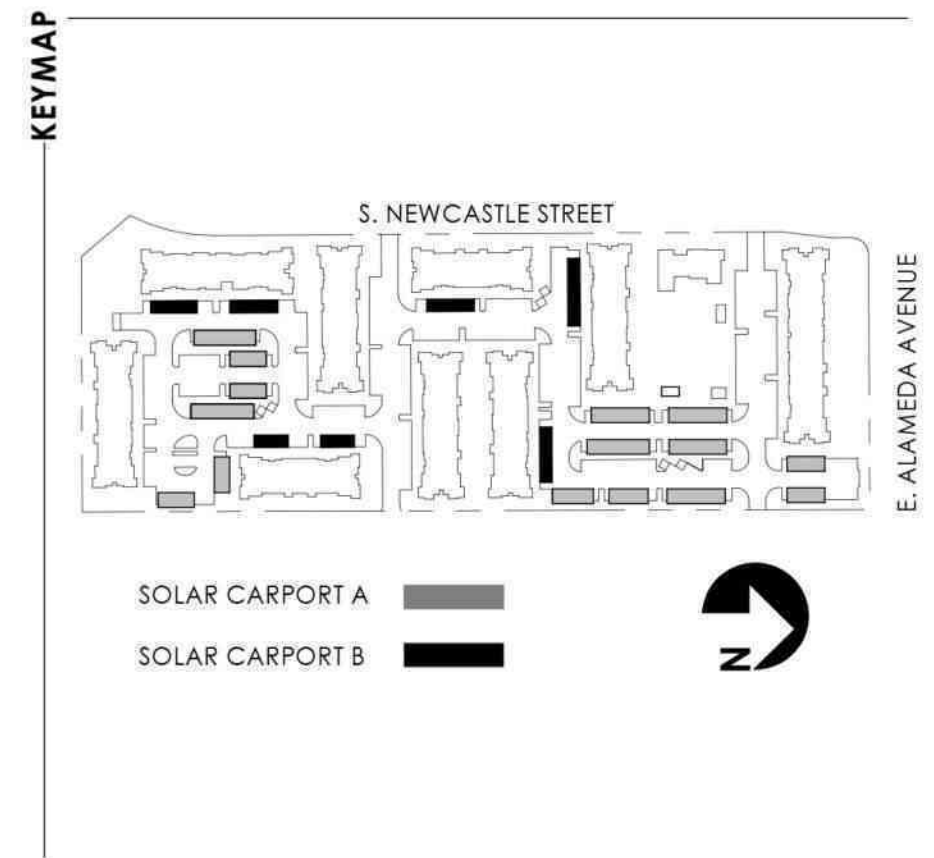
4 PERSPECTIVE VIEW



2 SOLAR CARPORT A - SIDE ELEVATION
1/4" = 1'-0"



5 SOLAR CARPORT B - SIDE ELEVATION
1/4" = 1'-0"

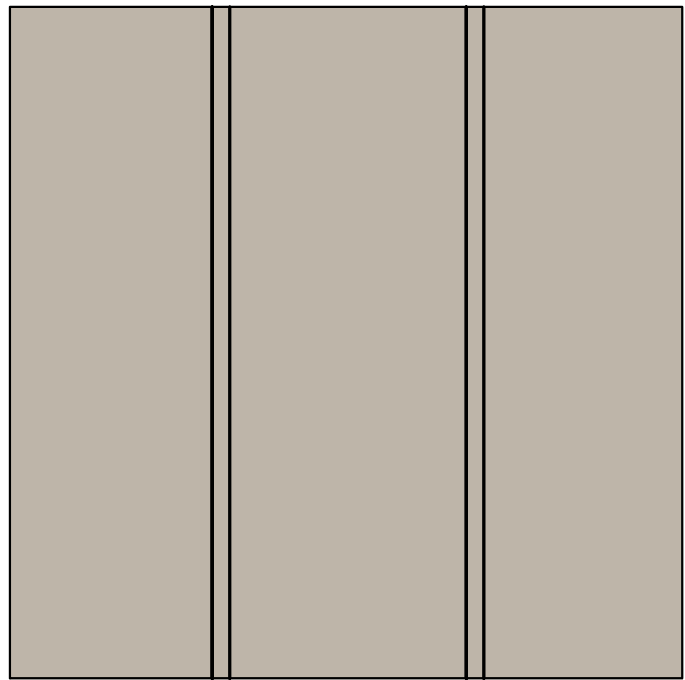


CHECKED BY: Checker
DRAWN BY: Author

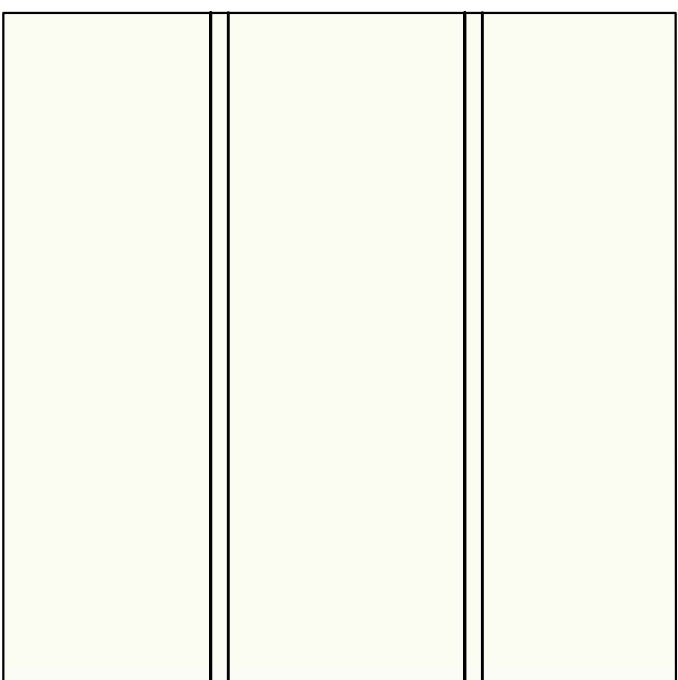
MASONRY TABLE	BUILDING REQUIREMENT	BUILDING 1 TYPE 1 MATERIALS	BUILDING 2 TYPE 2 MATERIALS	BUILDING 3 TYPE 3 MATERIALS	BUILDING 4 TYPE 4 MATERIALS	CLUBHOUSE
	MULTIFAMILY - 30% MINIMUM NET FACADE TO BE CLAD WITH MASONRY - PER SECTION 146-4 TABLE 4.8-6C AND 4.8-7D	OVERALL SIDING AREA: 9,747 SF OVERALL STONE AREA: 4,518 SF OVERALL NET FACADE AREA: 14,265 SF % NET STONE FACADE: 4,518 ÷ 14,265 = 31.3% % NET SIDING FACADE: 9,747 ÷ 14,265 = 68.7%	OVERALL SIDING AREA: 11,816 SF OVERALL STONE AREA: 5,214 SF OVERALL NET FACADE AREA: 17,030 SF % NET STONE FACADE: 5,214 ÷ 17,030 = 30.6% % NET SIDING FACADE: 11,816 ÷ 17,030 = 69.4%	OVERALL SIDING AREA: 12,056 SF OVERALL STONE AREA: 5,303 SF OVERALL NET FACADE AREA: 17,359 SF % NET STONE FACADE: 5,303 ÷ 17,359 = 30.5% % NET SIDING FACADE: 12,056 ÷ 17,359 = 69.5%	OVERALL SIDING AREA: 14,944 SF OVERALL STONE AREA: 6,506 SF OVERALL NET FACADE AREA: 21,450 SF % NET STONE FACADE: 6,506 ÷ 21,450 = 30.3% % NET SIDING FACADE: 14,944 ÷ 21,450 = 69.7%	OVERALL SIDING AREA: 4,564 SF OVERALL STONE AREA: 3,073 SF OVERALL NET FACADE AREA: 4,564 SF % NET STONE FACADE: 3,073 ÷ 4,564 = 32.7% % NET SIDING FACADE: 4,564 ÷ 4,564 = 67.3%



1 BUILDING ELEVATION
3/32" = 1' - 0"



A FIBER CEMENT
VERTICAL SIDING
COLOR: AMAZING GRAY
(SW 7044)
MFG: HARDIE PLANK



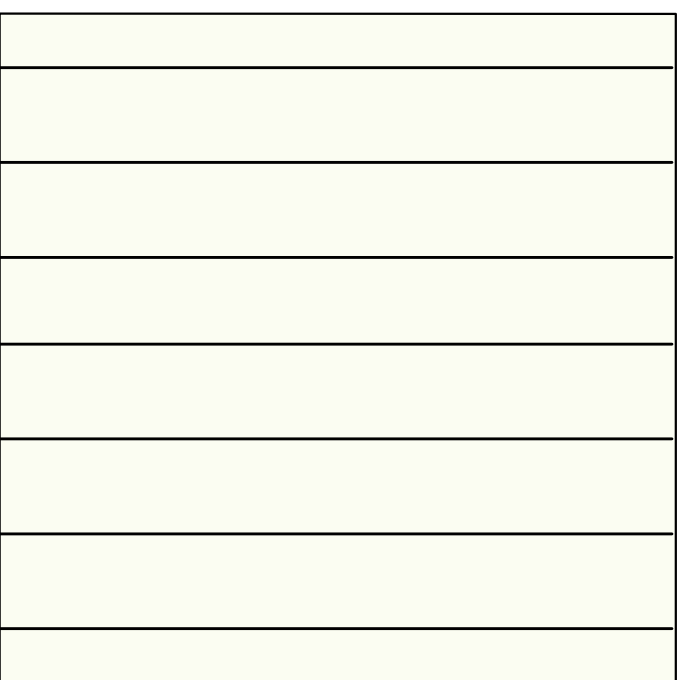
B FIBER CEMENT
VERTICAL SIDING
COLOR: HIGHLY REFLECTIVE WHITE
(SW 7757)
MFG: HARDIE PLANK



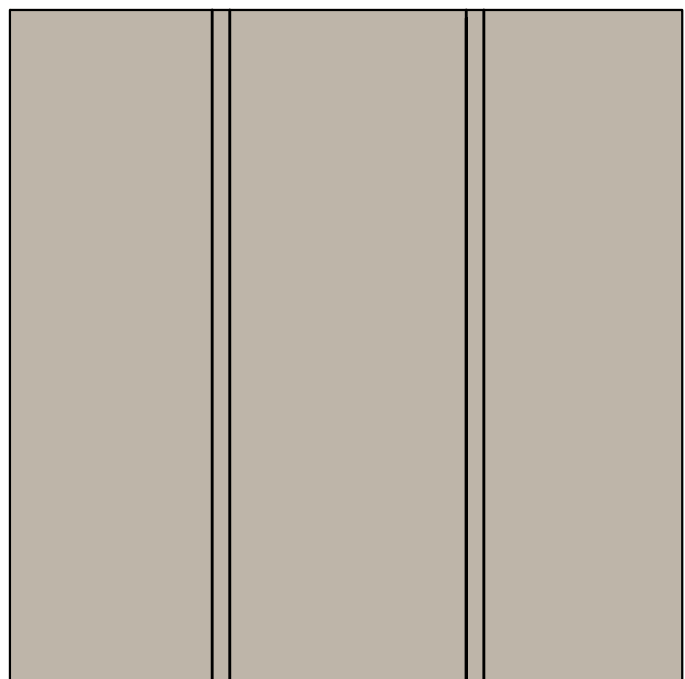
C FIBER CEMENT
HORIZONTAL SIDING
COLOR: ANONYMOUS (SW 7046)
MFG: HARDIE PLANK



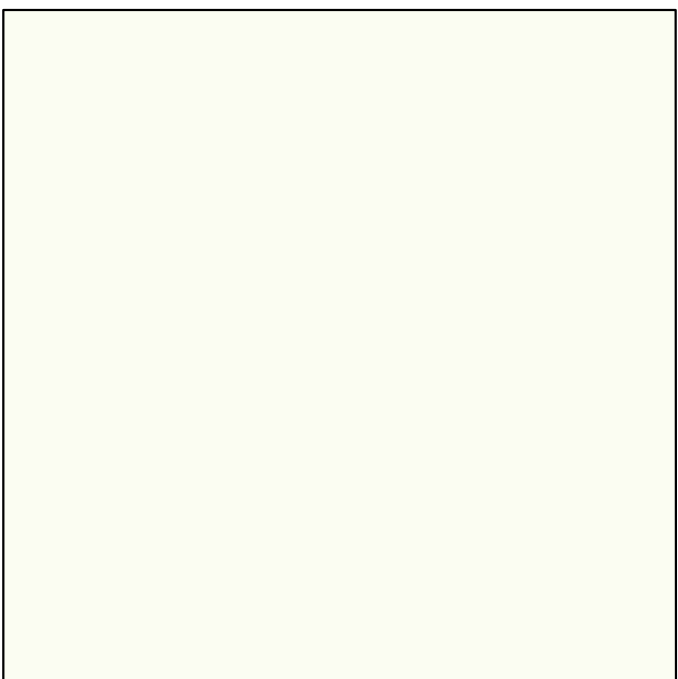
D FIBER CEMENT
HORIZONTAL SIDING
COLOR: AMAZING GRAY (SW 7044)
MFG: HARDIE PLANK



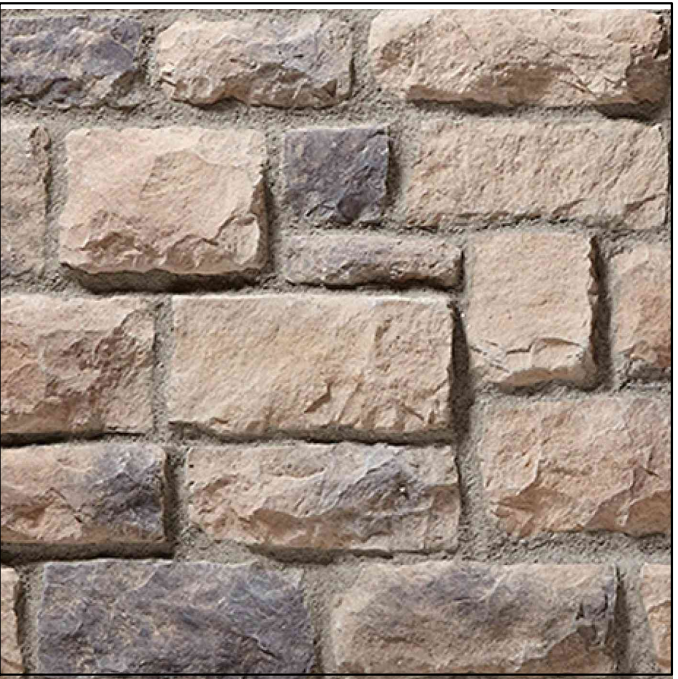
E FIBER CEMENT
HORIZONTAL SIDING
COLOR: HIGHLY REFLECTIVE WHITE
(SW 7757)
MFG: HARDIE PLANK



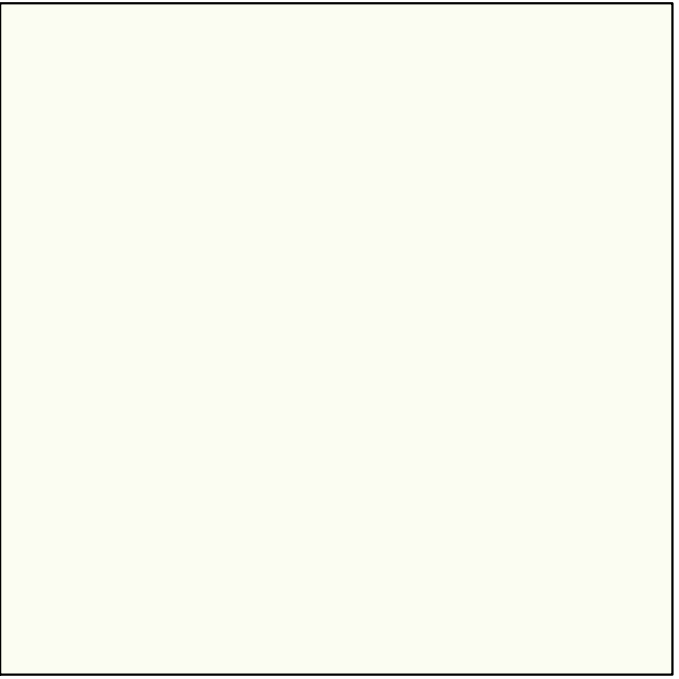
F FIBER CEMENT VERTICAL
BOARD & BATTEN SIDING &
TRIM
COLOR: AMAZING GRAY (SW 7044)
MFG: HARDIE PLANK



G FIBER CEMENT
VERTICAL BOARD &
BATTEN SIDING & TRIM
COLOR: HIGHLY REFLECTIVE WHITE
(SW 7757)
MFG: HARDIE PLANK



H LIMESTONE
COLOR: NANTUCKET CUT STONE
MGF: E STONWORKS



I VINYL WINDOW
FRAME
COLOR: WHITE
MGF: LINDSAY WINDOWS (OR EQUAL)



J ASPHALT ROOFING
SHINGLE
TYPE: SLATE
GF: GAF TIMBERLINE HDZ