

TAB 12

MP ARCHITECTURAL STANDARDS

- Form H 12.1
- SFD Craftsman Design Styles 12.2 - 12.7
- SFA Prairie Design Styles 12.8
- MF Design Styles 12.9 - 12.10

| ARCHITECTURAL DESIGN STANDARD | BRIEF DESCRIPTION OF THE FEATURE | LOCATION OF THE STANDARDS IN APPLICATION PACKAGE |
|-------------------------------------|---|---|
| Residential Design | | |
| Single Family Detached | | |
| Residential Materials Palette | Stone, brick, stucco, lap siding, board & baton siding, shake siding | 12.2-12.7 |
| Residential Color Palette | Earth tone colors | |
| Residential Architectural Styles | Traditional Prairie, Craftsman, Homestead, Victorian, Modern Prairie, Prairie Farmhouse | |
| Residential Architectural Features | Refer to descriptions on Style page | |
| Multi-Family Design | | |
| Multi-Family Materials Palette | Lap siding, stucco, stone, or brick | 12.8-12.10 |
| Multi-Family Color Palette | Earth tone colors with accent colors to emphasize architectural features | |
| Multi-Family Architectural Styles | Modern Prairie | |
| Multi-Family Architectural Features | Refer to descriptions on Style page | |

NOTE: SINGLE FAMILY DETACHED RESIDENTIAL LOTS WILL FOLLOW SETBACKS SET FORTH IN CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO)



General Characteristics

Building Massing:

Side to side or front to back gables are predominant with either gable or hipped roofs. Larger front porches on one or two story massing's

Roof Form:

Low pitched roofs, either gable or hip in form, with large eave overhangs.

Covered Entries and Porches:

Cover entries and porches tend to be larger and inviting creating a space to welcome company.

Columns and Supports:

Columns and supports are a minimum of 8"x 8", they often inncorporate a masonry base and a tapered top, or multiple posts, atop the masonry base. Many times, brackets are incorporated into the top of the columns when they are smaller in size.

Windows and Doors:

Windows are often grouped and incorporate window grids. Windows also tend to include a style appropriate trim.

Building Projections:

Building projections harmonize with the architectural style of the home through the use of materials, textures, and colors. Building projections, which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details:

The craftsman style home incorporates a high level of detail including exposed rafter tails, brackets, corbels, trim around the windows, and gable ends.

Building Materials:

Building materials include lap siding and stucco, with stone or brick bases.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.



General Characteristics

Building Massing:

Building massing is simple in form. Houses may be either one or two stories but a two story home incorporates three story massing elements.

Roof Form:

Roof form can be either be gable or shed. When shed roofs are used, they should be of a lower pitch than gables, which can range from low to steep.

Covered Entries and Porches:

Covered entries and porches help identify the front door. Porches incorporate columns and brackets, either with masonry or not.

Columns and Supports:

Columns and supports can be either wood or masonry. The use of brackets creates support and exposes the structure used in this style of architecture.

Windows and Doors:

Windows are generally larger or grouped together. Window grids are used minimally.

Building Projections:

Building projections are clean and minimal in form and may be supported by brackets or outlookers.

Buildings Details:

Details are simple and more modern in style . Brackets, exposed beams, exposed rafter tails, and other similar details support the mountain style.

Building Materials:

Building materials include horizontal or vertical siding with stone massing elements.



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General Characteristics

- Building Massing:**
Building massing is typically asymmetrical in style and can be either one-story, two-stories, or three-stories.
- Roof Form:**
Roofs incorporate gable, shed, and hipped roofs together. They should be in a manner appropriate to the style and character of the architecture.
- Covered Entries and Porches:**
Covered entries and porches should clearly identify the front door and create a space that connects the public to the private realm.
- Columns and Supports:**
Columns and supports could use brackets, stone, or a combination of the two. Stucco columns should be used when the house is primarily stucco in material.
- Windows and Doors:**
Windows and doors include window grids and may include arched windows to highlight specific areas of the elevation.
- Building Projections:**
Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections, which do not extend to the ground plane, will be supported by decorative corbels, brackets, or outlookers.
- Buildings Details:**
Building details, including the window trim, should be used to complement the architectural style of home. Wood brackets, corbels, and outlookers are encouraged.
- Building Materials:**
Building materials include lap siding, shake siding, stucco, stone, and brick.



- Note:**
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 2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.



General Characteristics

Building Massing:

Geometric shapes, which are primarily horizontal in orientation make up either one or two stories. Building massing is important in this style as ornamentation is minimal.

Roof Form:

Hipped with low pitches and flat roofs or larger overhangs.

Covered Entries and Porches:

Covered entries and porches provide protection to the entry and are generally one story in nature with large overhanging roofs.

Columns and Supports:

Columns and supports generally are paired or larger and wrapped in masonry.

Windows and Doors:

Large windows, clerestory windows, horizontal groupings of windows, and corner windows are all used in this style. Windows may or may not include grids.

Building Projections:

Building projections harmonize with the architectural style of the home through the use of materials, textures, and colors. Projections which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details:

Prairie style homes are generally have simple details. The use of horizontal banding, eaves with brackets, corbels, or outlookers are common ways of to add detail to this style.

Building Materials:

Building materials include lap siding, stucco, stone, or brick. Masonry should be used to create a base to the home as wells as for chimneys and other vertical elements.



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General Characteristics

Building Massing:

Building massing includes gable end forms on one-story or two-story homes. Central massing or cross gables are commonly found in this style.

Roof Form:

Gable roofs with a moderate to steep pitch are typical as are shed roofs and hip roofs at wrap around porches. Typically, lower pitched roofs are on the first floor while steeper roofs are on the second floor.

Covered Entries and Porches:

Larger porches are found in the farmhouse style, and many incorporate metal roofs and simple porch columns.

Columns and Supports:

Columns and supports can be simple with brackets or larger columns with stone bases.

Windows and Doors:

Windows are typically have a vertical orientation and incorporate grids. Many times, windows are grouped together.

Building Projections:

Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details:

Building details include brackets, gable end vents, window trim, and other similar architectural elements.

Building Materials:

Building materials include lap siding, stone, and brick. Painted white brick has recently become a favorite of the modern farmhouse.



Note:

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General Characteristics

Building Massing:

Massing should be vertical and play off one of the other proposed styles. Large porches should be incorporated whenever possible.

Roof Form:

Roof form should be predominantly gable with hipped roofs used to accent some areas.

Covered Entries and Porches:

Porches identify the front door and should be substantial and useful. Railings contribute the the style of home.

Columns and Supports:

Columns usually incorporate brackets or corbels.

Windows and Doors:

Windows, usually single hung or grouped together, are typically horizontal in shape and incorporate grids.

Building Projections:

Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections which do not extend to the ground plane are supported by decorative corbels, brackets, or outlookers.

Buildings Details:

Building details should include window trim and grids, shutters, corbels, brackets, gable end vents, and similar elements.

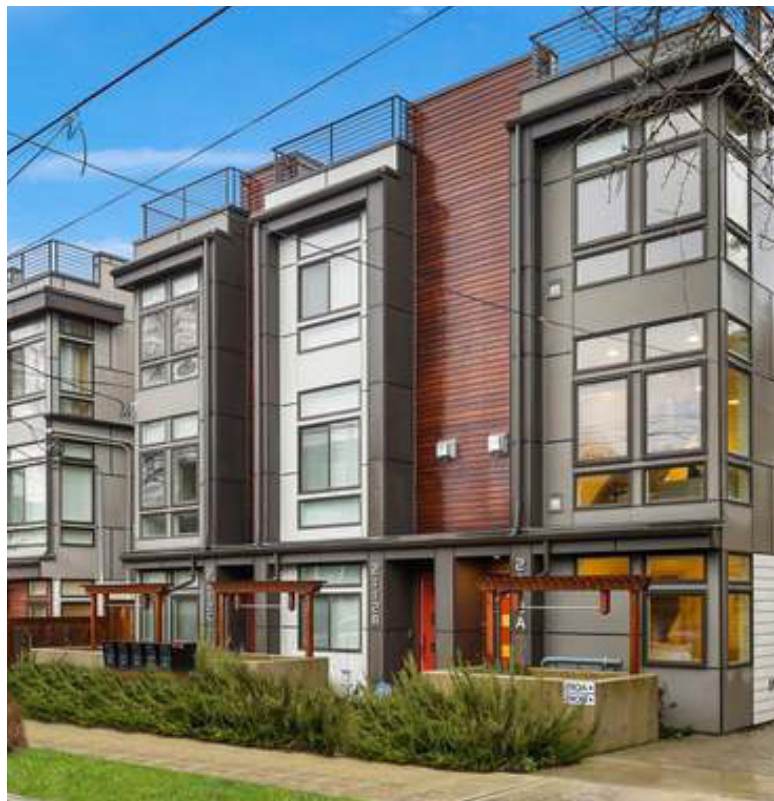
Building Materials:

Building materials include lap siding, stone, or brick.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.



General Characteristics

The Single-Family Attached architectural style should be selected to complement and support the surrounding neighborhood within Parklands.

Elevations of a Single-Family Attached building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.

Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through 2 or more of the following methods and:

Roof Form:

- Use of distinct variations in roof form

Covered Entries and Porches:

- Use of distinct variations in architectural style or features, such as a porch or similar feature between individual units

Building Materials:

- Use of distinct variations in materials between individual buildings or variation in masonry standards per UDO.

Building Details:

- Use of distinct color variation between individual buildings

Horizontal Articulation:

- A variation in the plane of the front facade will be provided.

If individual units are not differentiated within a building then the facades of the entire building shall be articulated through the incorporation of 2 or more of the following:

Building Projections:

- Balconies
- Bay or box windows
- Insets or other relief in the wall plane
- Porches
- Dormers
- Variations in materials
- Variations in roof forms

Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.



General Characteristics

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

The multifamily architectural style should be selected to complement and support the surrounding neighborhood within Parklands.

Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.

Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through items required in the UDO for Multi-Family:

Building Orientation and Spacing

- Use of distinct variations in building orientation and spacing.

Roof Form:

- Use of distinct variations in roof form and material

Entries and Porches:

- Four-sided building design
- Facade character elements
- Entry design

Building Materials:

- Use of distinct variations in materials between individual buildings Primary building materials

and masonry standards per the UDO

Building Details:

- Use of distinct color variation between individual buildings

Building Projections:

Variations in Massing and articulation:

- Horizontal articulation
- Vertical articulation
- Maximum building length

Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models, details, and elevations will be provided with Site Plan review.



Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through items required in the UDO for Multi-Family:

Building Orientation and Spacing

- Use of distinct variations in building orientation and spacing.

Roof Form:

- Use of distinct variations in roof form and material

Entries and Porches:

- Four-sided building design
- Facade character elements
- Entry design

Building Materials:

- Use of distinct variations in materials between individual buildings Primary building materials

and masonry standards per the UDO

Building Details:

- Use of distinct color variation between individual buildings

Building Projections:

Variations in Massing and articulation:

- Horizontal articulation
- Vertical articulation
- Maximum building length



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Additional models, details, and elevations will be provided with Site Plan review.