



MP ARCHITECTURAL STANDARDS

Form H: Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Single-Family Materials Palette	Natural stone, stone veneer, and/or corten steel. Secondary and accent materials include wood slats and precast/board form concrete.	Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40
Single-Family Color Palette	Significant variation in the ranges of color on a building face is required. The same color scheme shall not be used more than three times within one single-family project.	Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 40
Single-Family Architectural Styles	Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.	Detailed standards are included in the Overlook Design Standards and Guidelines. Architectural styles shall be utilized as described in Form F-2: Neighborhood Character Matrix; pg. 42
Single-Family Architectural Features	All residences shall have a primary entrance that includes a porch or covered entry that is visible from the street, green court, open space, or other public way.	Detailed standards are included in the Overlook Design Standards and Guidelines; pg. 44

ARCHITECTURAL DESIGN STANDARDS

HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Single-Family Design Standards

These guidelines apply to the whole of The Overlook at King's Point.

ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

Topic: The key issue to be addressed.

Intent: This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Overlook.

Design Standards: These are requirements of Overlook, in order to receive approval from the City of Aurora these standards must be met.

Design Guidelines: The guidelines are design strategies, features or techniques that Overlook is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of the Overlook Design Guidelines is a legal document adopted by the City of Aurora as part of the Overlook Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply.

OVERALL THEME AND MATERIALS

INTENT: Overlook will promote and overall theme to reflect the residential nature of the site. The theme will use materials that reflect this use, which will provide a distinct, dramatic and contrasting nature to the landscape that will accompany site features such as the primary and secondary entry monumentation, way-finding, walls, and site amenities.

The primary thematic materials will include, but are not limited to the following:

1. Natural stone/Stone veneer
2. Corten steel

Secondary and accent materials will include:

1. Wood slats
2. Precast/Board Form Concrete

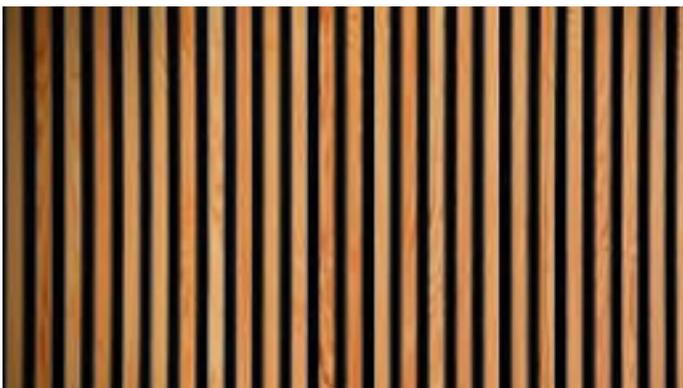
MATERIALS



Corten Steel Detail



Stone Veneer Detail



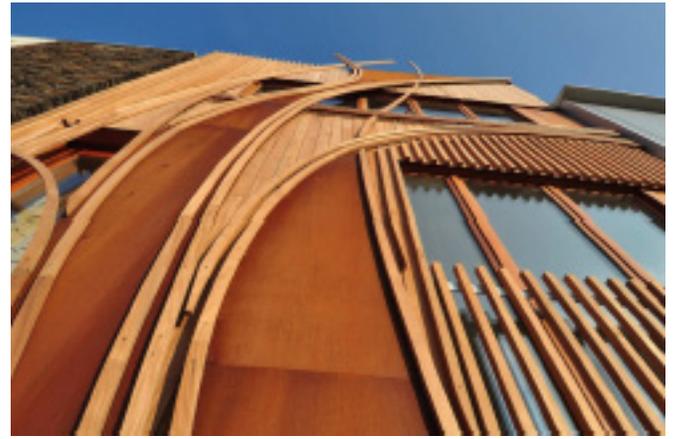
Wood Slat Detail



Board Form Concrete Detail



Corten steel with wood slat details



Corten steel with concrete accents



Stone with corten steel accents

ARCHITECTURAL DESIGN STANDARDS

UNIVERSAL DESIGN CONCEPTS

The architecture at Overlook will utilize the following principles to guide the design process:

- Simplicity
- Hierarchy
- Sustainability

Simplicity: The design of the architecture can be bold, creative and compelling without being overly intricate or complex. A single, well executed concept can create an architectural statement that will stand the test of time.

Hierarchy: Architecture can support the community goals and provide visual cues to the users about use and intent. The architecture will create a clear hierarchy of facades to establish clear public, private and service spaces.

Sustainability: Consideration of conservation of resources, energy and reducing heat island effect can be integrated into architectural design decisions.

SINGLE-FAMILY DESIGN STANDARDS

ARCHITECTURAL SCALE AND SCALING ELEMENTS

INTENT: The buildings in single-family areas will create the urban character of Overlook. Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish the identity of the urban core and differentiate individual buildings. Moreover, it can be used to punctuate special locations and provide human scale details. Coordination of the scaling elements between buildings and 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.

DESIGN STANDARDS

The standards of this section apply to all single-family buildings.

- Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.
- Each building taller than 35' in height shall be designed so that the massing and/or facade articulation presents a clear base, middle and top. The base shall be appropriately articulated to provide human scale.
- All building facades facing public streets, private roads or parks and open spaces shall incorporate two or more of the following scaling elements, no less than every 50' to avoid long, unbroken flat walls:
 - Horizontal structural elements such as floors expressed with banding, belt courses, material changes.

- Vertical structural elements such as columns, pilasters, peers, etc.
 - The use of sills, lintels, mullions, at all windows.
 - Change in material.
 - Change in color.
 - Change in material module or pattern.
- A building's architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality and architectural interest.
 - Required scaling elements for buildings should be integral with the building form and construction and not a thinly applied veneer.

BUILDING MATERIALS AND COLOR

INTENT: The architectural characteristics of the single-family buildings will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources when possible and will reflect the materials, colors and textures naturally found along the Front Range and within the Overlook development. As appropriate, smaller scale materials will be utilized to provide human scale in the architecture.

DESIGN STANDARDS

- Building materials shall be selected with the objectives of quality and durability appropriate to the context of their use.
- At least 40% of the total building facade, not including windows and doors, shall be surfaced by one or more of the following:
 - Integrally colored decorative concrete masonry units
 - Brick or brick panels
 - Decorative architectural tile
 - Stone
 - Fiber Cement Board
 - Architectural metal
- The remaining facade area shall be surfaced in:
 - All materials listed above
 - Corrugated metal panels
 - Architectural wood panels
 - Stucco
 - Integrally colored decorative concrete
 - Integrally colored concrete block



Variation of building materials

DESIGN GUIDELINES

- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5' by 10' without the clear expression of a joint.
- The use of synthetic material to imitate natural materials shall be avoided, unless to better the aesthetics of wood or weathered materials.

ROOF FORMS AND MASSING

INTENT: Single-family homes within Overlook will generally employ traditional roof forms using pitched roofs. However, modern architectural styles will also allow for flat roofs – these should be limited to encourage overall neighborhood consistency. Variety in roof type and orientation will help create visual interest along the street, encourage an interesting skyline and contribute to the overall character. Roof massing should be broken up with the use of smaller roof planes and architecturally appropriate features such as dormers. Massing should provide interest, while considering construction and maintenance costs.

Porches on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

Patio roofs on single-family homes should employ a roof line that is compatible with the architectural style of the building. Where possible, porch roofs should be integrated into the roof of the building.

DESIGN STANDARDS

- The following types of principle roofs are permitted for single-family units:
 - Gable
 - Hip
 - Shed (single direction path)
 - Flat with a parapet and/or cornice
- Roof pitches, overhangs and eave details shall be between 4:12 and 12:12 pitch and appropriate to the architectural character of the individual building. Secondary roof pitches may be as shallow as 3:12 pitch.
- Roof penetrations shall be grouped together and located to minimize their visual impact on the street.

DESIGN GUIDELINES

- Single-family units are encouraged to present one primary roof form and to utilize secondary roof forms such as porches, dormers, bays, cross gables and hips to emphasis the architectural character.
- Dormers are encouraged to be habitable space or “open to below” to provide light into habitable spaces.
- Dormers should have a symmetrical roof form that accents the architectural style of the building. Dormers may not be appropriate on all styles.
- Dormers shall be placed a minimum of 36” away from any exterior wall.
- Deeper eaves are encouraged for shading.



Diagram of Hipped roof

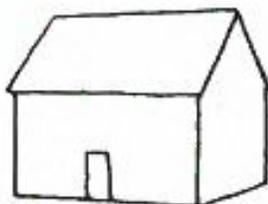


Diagram of Gabled roof

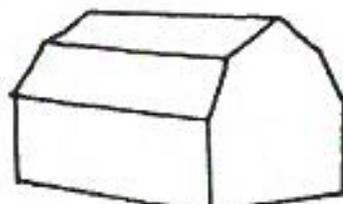


Diagram of Gambrel roof

BUILDING FENESTRATION

INTENT: The pattern of windows and doors, or fenestration, of a building creates a rhythm for architectural detailing that contributes to the character of the street and each individual building.

DESIGN STANDARDS

- The architecture, massing and height shall reflect the special nature of a primary corner by utilizing distinctive architectural form, detail and materials. Primary corners include:
 - Building corners visible from public open space
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first surface reflective coating shall be permitted.

DESIGN GUIDELINES

- The location and patterns of glazing should enhance building function and scale. Variations in fenestration patterns may be used to emphasize building features such as entries, shifts in building functions and uses.
- Areas of buildings that are functionally restricted from providing 'vision glass' may use opaque or spandrel glass.
- Clear, low-e and/or slighting tinted glazing should be used on to limit glare off of glazed surfaces.
- When possible, windows shall be placed in locations to take advantage of the long range views to the Rocky Mountains to the west and the surrounding open spaces.

EXTERIOR DOORS

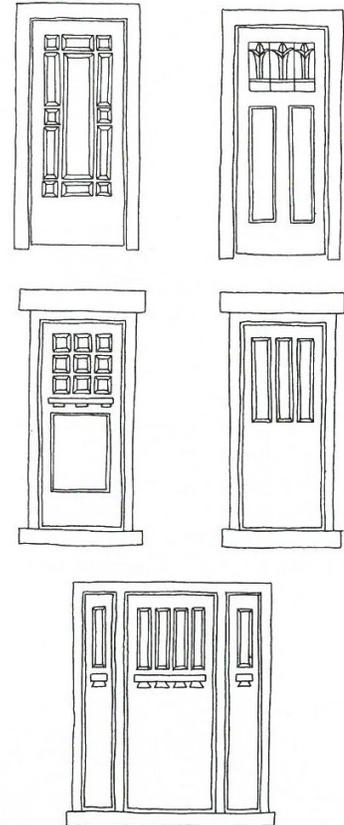
INTENT: Properly proportioned and detailed entry doors create a welcoming experience from the street and invite visitors to approach. Exterior doors help define the architectural character of each building.

DESIGN STANDARDS

- Sliding glass doors shall be used only on the first floor and only on the rear or side elevation.
- French doors shall be permitted on any elevation, but shall not be the primary entry door.
- Door materials shall consist of painted or stained wood, hardboard, fiberglass or metal.

DESIGN GUIDELINES

- Door selection should help define the architectural style.
- Glazing is encouraged at entry doors and includes windows, transoms and sidelights.
- Double front doors are permitted only when it speaks to the architectural style but use shall be limited.



Examples of Craftsman style doors. Entry door style helps define the architectural

WINDOWS

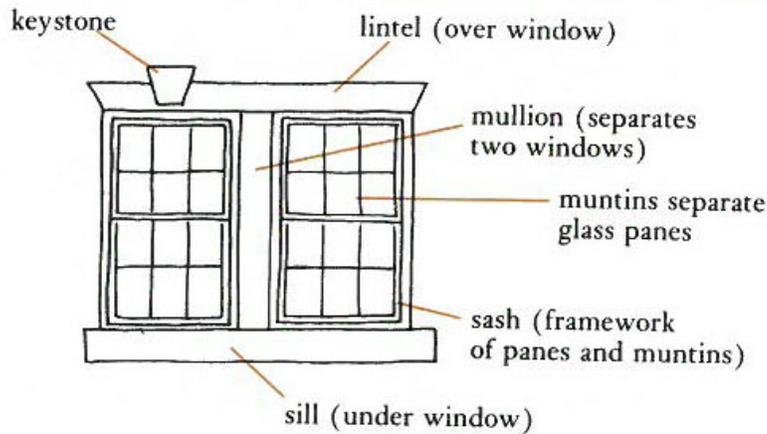
INTENT: Window type, composition and proportion are key character elements of the architectural style of a building.

DESIGN STANDARDS

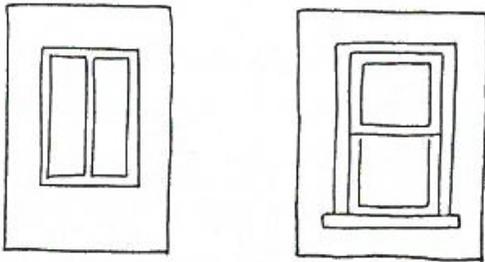
- The following window types are permitted:
 - Double-hung
 - Single-hung
 - Casement
 - Awning
- The following materials are permitted:
 - Wood
 - Metal-clad or vinyl-clad
 - Wood
 - Vinyl
 - Enameled metal or anodized aluminum
- Mirrored or highly reflected glazing shall not be used.
- Each elevation shall contain a minimum of two windows.

DESIGN GUIDELINES

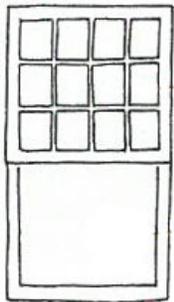
- For all architectural styles but modern, individual window proportions should not be less than 1x wide by 1.6x high (i.e., a window that is 30" wide should not be less than 48" tall). Proportions fitting the architectural style of the building are preferred.
- Square windows are permitted.
- Windows in modern buildings are not regulated but elevations should present a balanced composition with window proportions meeting aesthetic and functional needs.
- For all architectural styles but modern, divided light windows are encouraged. When used, they should have properly proportioned muntin bars and have either muntins applied to the outside of the window or sculpted simulated muntin bars between the panes of glass.
- Exterior shutters, if used, should be made of wood or composite material and should be sized in proportion to the window opening. Shutter width and style shall complement the architectural style of the building.
- Specialty windows such as arches, half rounds, quarter circles, diamonds, squares and rounds should be generally limited to one per elevation. Specialty windows should provide an accent to the overall style of the building.
- When windows are mulled together, they shall not exceed 50% of the building elevation width.



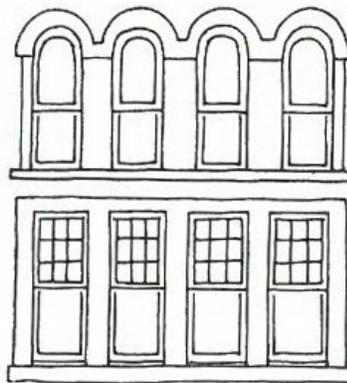
Use and mixing of window components create an architectural style and provide additional detail to the facade.



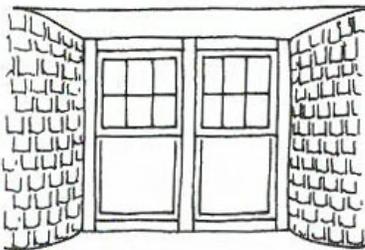
Example of aesthetic difference between contemporary window (left) and traditional window (right).



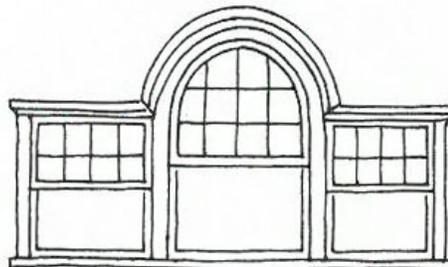
Double Hung window: nine over one configuration



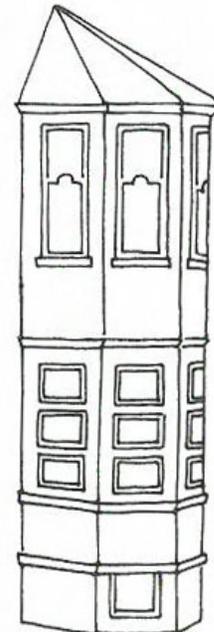
Example of window banks in different architectural styles



Windows can be recessed



Example of a Palladian window



Bay windows may be one or two story to add to the architectural character

Window types and combinations define the architectural character of a building.

PORCH AND ENTRY CHARACTER

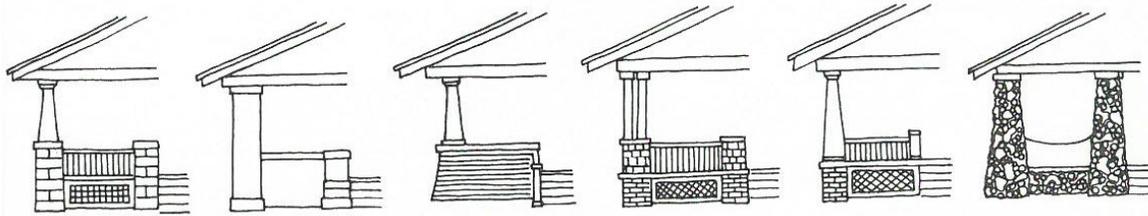
INTENT: Porches and entry features provide a transition space between the public and private realms. They also make a strong statement about the architectural style of the building. For the occupants, porches provide shelter from the elements, protect the front door, encourage neighbor interaction and allow for outdoor living opportunities. Porch and entry elements should be integrated into the overall design of the building.

DESIGN STANDARDS

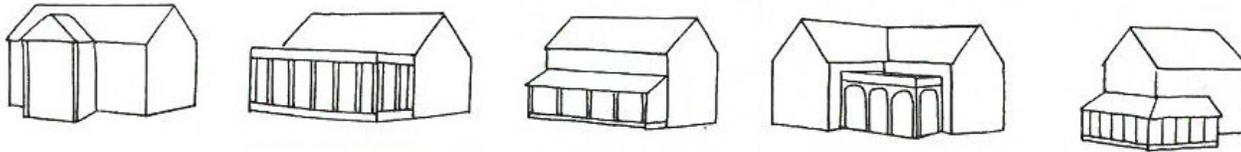
- All residential buildings shall have a primary entrance that includes a porch or covered entry feature that is visible from the public street, park or open space.
- All porches or covered entries shall be built to the minimum sizes specified per lot type in the neighborhood design section.
- Double height entrances are not permitted.
- Finished floor elevations shall be 18" to 24" above grade. Porches shall be level and continuous with the finish floor level of the home.
- Porch steps shall be constructed of wood, concrete or masonry to create a solid appearance. Open stair risers are not permitted.

DESIGN GUIDELINES

- A variety of porch sizes and details are encouraged. Porch design should complement the architectural style of the building.
- Each porch element should be articulated clearly including:
 - Deck platform
 - Railing
 - Column and column base
 - Header trim
 - Porch ceiling
 - Soffit
 - Fascia
 - Gutter
 - Roof
- The area underneath the porch (if any) should be enclosed with skirting material consisting of masonry, wood or lattice. Skirting material shall contribute to the overall architectural style.
- Porch columns may be exposed wood or metal posts or have wood, siding, fiber cement board, stone or brick finish column bases applied over structural elements.
- Plywood is permitted for porch ceilings, but not preferred. Visible butt joints must be covered with a batten.



Slight variations in porch details and materials create a wide range of aesthetic options.



Porch shape, scale and relationship to main building help define the entryway and architectural vocabulary.

ROOF MATERIALS

INTENT: Roof materials, color and pattern are key character elements of the architectural style of a building.

DESIGN STANDARDS

- Primary pitched roof materials shall include:
 - Asphalt/fiberglass
 - Slate
 - Concrete tile
 - Ceramic tile
 - Standing seam metal roofing
- Primary flat roof shall include:
 - Commercial grade roofing materials
- Roof penetrations, including vent stacks, shall match the color of the surrounding roof. Group penetrations together when possible. Place on rear of side of the primary roof as much as possible to minimize visibility from the street.
- Flues, HVAC equipment, swamp coolers, satellite dishes, etc. shall be placed on the rear or side of the primary roof to minimize visibility from the street.
- Skylights shall be flat panel only.
- Gutters and downspouts shall be constructed of painted galvanized metal, color coated aluminum or copper.

DESIGN GUIDELINES

- Solar panels are permitted but shall occupy no more than 50% of the roof area and panels should be coplanar with the roof. When possible, panels should be placed on the rear or side of the primary roof to minimize visibility from the street.
- Operable skylights are preferred to increase natural ventilation within the home.

WALL MATERIALS

INTENT: Wall materials will be the single largest color and texture on a building. Wall materials should support the architectural style of the building while considering cost, constructability, longevity and maintainability.

DESIGN STANDARDS

- Appropriate exterior wall materials shall include:
 - Stone
 - Brick
 - Painted or stained wood siding
 - Non-textured hardboard or cement-based siding
 - Stained cedar shingles
- Wood or cement-based siding patterns shall include:
 - Clapboard with a maximum of a 6" spacing
 - Drop siding
 - Board and batten
- Plywood simulating any material or used as a finish material is not permitted
- Vinyl or aluminum siding is not permitted
- Exposed foundation walls shall not exceed 18" above grade. When more than 8" of the foundation is visible, walls shall be covered with integral-colored stucco or cement wash and painted.
- Where brick is utilized it shall adhere to the following:
 - When brick covers 100% of the front façade, it shall have a minimum 6' deep return along the side elevations.
 - When brick is utilized as a wainscot, it shall be applied on all four elevations.
 - When brick is utilized and intended as more than a wainscot, but not 100% of the front façade, it shall be installed up to the height of the first story eave or second story floor (as applicable).
 - Vertical transitions between brick and other materials shall occur at inside corners only.

DESIGN GUIDELINES

- The number of wall materials used on an elevation should be limited to a maximum of two and be selected in accordance with the architectural style of the building
- Material changes should occur along a horizontal line, typically at floor or gable ends.
- Material changes at a vertical line are generally discouraged unless used on a modern architectural styled building.
- Place materials with lighter visual weight above those with a heavier visual weight.
- When brick is utilized, window sills, lintels and banding should be expressed with coursing work such as rowlock, soldier, sailor or similar decorative treatment.

EXTERIOR TRIM

INTENT: Exterior trim provides proportion to the building exterior and another color element to the aesthetic of the building. Trim provides accents to doors and windows, highlights material changes and can be used as decoration on some architectural styles. Exterior trim should be designed as an integral part of the building aesthetic.

DESIGN STANDARDS

- Exterior trim materials shall include:
 - Painted or stained wood
 - Cellular PVC
 - Smooth-face cement boards
 - Exterior medium density fiber board (MDF)
- Doors and windows shall be trimmed with a minimum of 2" brick mold or 1"x4" material.

DESIGN GUIDELINES

- Exterior trim should not be used to link windows between the first and second floor.
- Exterior trim used to provide detailing shall be integrated into the elevation and help to convey the architectural style of the building.

EXTERIOR LIGHTING

INTENT: Exterior lighting shall provide adequate light for safety and way finding without disrupting dark skies or causing undue glare or light pollution to neighboring properties.

DESIGN STANDARDS

- All single-family homes shall provide an entry light fixture. Photocell and timers are encouraged.
- Alley loaded garages shall include shielded lighting at the rear of the building. Photocell and timers are encouraged.
- Exterior lights shall be shielded to avoid creating undue glare. Suitable fixtures shall include down light cans mounted in porch ceilings, wall down light cans with the light source fully concealed and low-level path and or landscape lighting.
- Flood lighting of any area is not permitted.

DESIGN GUIDELINES

- The use of landscape lighting is encouraged.



Example of exterior down cast lighting for residential buildings



Example of modern path lighting

COLOR

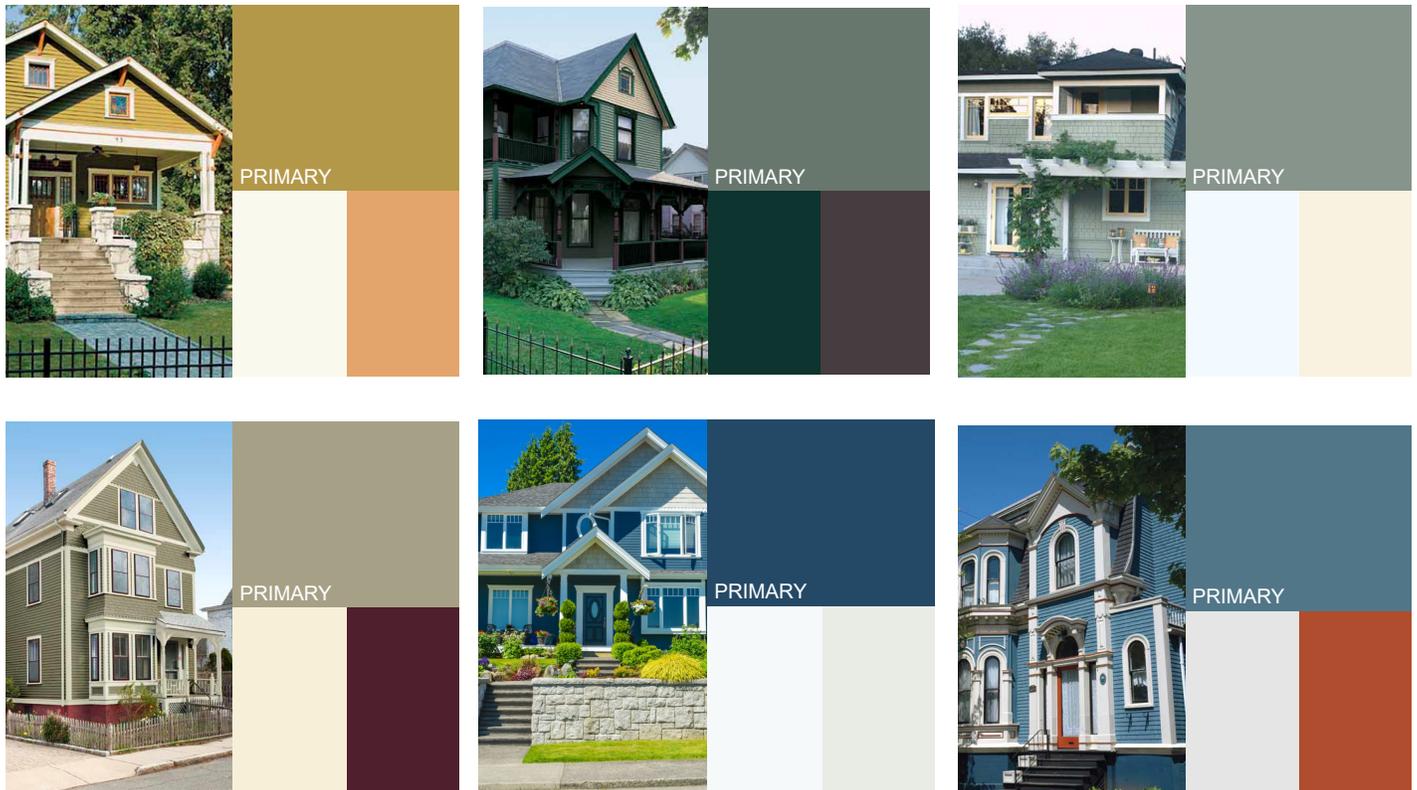
INTENT: Color selection and placement lends itself to the overall feel of architectural styles. The overall composition of the colors creates diversity throughout the neighborhood, while strengthening the architectural styles. Color preferences are often trendy and come in and out of style. Overlook strives to create a timeless neighborhood and so suggests a color palate that is a mix of current trends and historically accurate palettes for the individual architectural styles desired. This section is primarily Design Guidelines accompanied by suggested color schemes.

DESIGN STANDARDS

- Significant color scheme variation shall be utilized. The same color scheme shall not be used more than twice on any block.
- Buildings shall express three main colors: roof, primary exterior wall and exterior trim.
- Accent colors on exterior door, porch trim or shutters may be used to create individuality.

DESIGN GUIDELINES

- Vertical color changes should occur at an inside corner. Horizontal color changes should occur at massing articulations, a change in material or a significant trim band.
- Wall and roof colors should be coordinated and provide a cohesive overall look.
- Roof colors should be limited to warm grays and earth tones. Bright, primary colors are discouraged.
- A fourth color in a color scheme can be used as an accent to provide greater visual interest but should be limited to accent locations.



Single-family building color palette examples

RESIDENTIAL FENCES AND WALLS

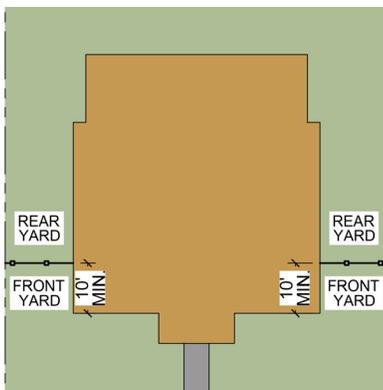
INTENT: Fences and walls play an important role in providing public and private space, both from the street and from adjacent uses. Generally low fences are appropriate in front yards, while higher fences are appropriate in side and rear yards.

DESIGN STANDARDS

- Fences and walls shall meet all of the regulations contained in the City of Aurora Unified Development Ordinance section 146-4.7.9, as well as these guidelines. When there is conflict between the two, the standards and guidelines in this document shall control.
- Front yard fences and walls shall not exceed 36" in height.
- Fences and walls along the front 50% of the lot are also not permitted to exceed 36" in height.
- Rear yard fences or walls shall be a maximum of 6' in height
- Front and rear yard fences may be open or closed design.
- Fences dividing the front and rear yards may not occur closer to the street than 10' behind the primary face of the building.
- Front and rear yard fences shall be made of the following materials:
 - Painted or stained/sealed wood pickets
 - Masonry walls faced with brick or stone
 - Steel/iron fence
- Gates shall be made of stained or painted wood or metal.
- Vinyl, chain link and split rail fencing is not permitted.
- Fences for all residential units siding arterial streets shall have a consistent design and shall be coordinated by the home builder.

DESIGN GUIDELINES

- Walls and fences should be constructed of compatible materials with the principal structure.
- Walls should be constructed of brick or stone.



Fence setback 10' from primary face of building



An example of residential fencing with variations in wood color that creates interest



Metal fencing suitable for pets

OTHER RESIDENTIAL CONSIDERATIONS

INTENT: This section is used to discuss items that are covered within these Design Guidelines but that may not fit into one of the specific categories already defined.

DESIGN STANDARDS

- Trash receptacles, if placed outside, shall be located at the rear of the lot behind a fence enclosure that screens them from view of the alley. The enclosure shall match the design of the other fences on the property and be a minimum of 12" taller than the trash receptacles.
- Vertical curbs are permitted where the entire block is alley loaded.
- Play structures, hot tubs, etc. shall be placed on the rear of the lot to minimize their visibility from the street.