



*Architectural and Landscape Design Guidelines*

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By

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## ***Table of Contents:***

|   |            |
|---|------------|
| <b>I. Community Design Philosophy</b>           | <b>3</b>   |
| <b>II. Architectural Design</b>                 | <b>3</b>   |
| <b>A. Community Design Character</b>            | <b>3</b>   |
| <b>B. Site Plans and Landscape Plans</b>        | <b>3</b>   |
| <b>C. Building Design</b>                       | <b>4-5</b> |
| <b>D. Design and Construction Professionals</b> | <b>5-6</b> |
| <b>III. Review Process</b>                      | <b>6</b>   |
| <b>A. The Process</b>                           | <b>6</b>   |
| <b>B. The Design Review Committee (DRC)</b>     | <b>6</b>   |
| <b>C. Step I: Design Concept</b>                | <b>6</b>   |
| <b>D. Step II: Design Development</b>           | <b>6</b>   |
| <b>E. Step III: Construction Drawings</b>       | <b>7</b>   |
| <b>F. General Construction Provisions</b>       | <b>7-8</b> |

## **I. Community Design Philosophy**

The concept for the Copper Hill neighborhood takes its cue from rural American communities of the early 20<sup>th</sup> century. Their streets were lined with trees and grass separating the sidewalks (if there were sidewalks) from the automobile traffic creating pedestrian friendly communities. Houses were set far from the side of the street on large comfortable lots. Copper Hill is meant to be just such a country neighborhood. Its simple organic layout of tree lined streets and connection to open spaces will provide its residents with a warm and friendly place to call home.

In those earlier communities the architectural charm was sustained by not building two or three house designs over and over, but through diversity of design that grew and changed over time. Those country neighborhoods had a verity architectural styles, which coupled with their pastoral settings are what make them so desirable even today. A mix of styles such as Craftsman, Prairie, Gothic Farmhouse, Dutch Colonial, Victorian Farmhouse, Tudor, and other traditional American styles can be found in those first ring suburbs. The very best of these communities contained diverse architectural styles that were all designed to be appropriate to their place and their time and thus created a strong connection between individual homes within the larger community. By allowing for a broad range of architectural styles, but requiring unique site specific custom homes designed for today's life styles, Copper Hill looks to embrace this verity of styles and offer its residents the opportunity have something different, something all their own.

The character of Copper Hill is what many people want their families to grow up with. It is truly a custom community filled with the warmth and charm of another era.

## **II. Architectural Design**

### **A. Community Design Character**

Copper Hill's Design Guidelines are intended to facilitate the harmonious development of its housing and landscape. These Design Guidelines are a supplement to and part of the Protective and Restrictive Covenants of the Copper Hill Subdivision. It is understood that all homes will be designed in accordance with these documents in order to achieve an overall compatibility and quality across the whole community.

These Guidelines address the specifics of Architectural and Landscape Design and Specifications as they relate to the Community Design Philosophy. The intent is to integrate the home's architectural styles, scale, details and landscape design to assure a mix of aesthetically pleasing designs that will create a unique and "romantic" community.

### **B. Site Plans and Landscape Plans**

Each new home's design will be reviewed in relationship to the characteristics of its lot and surroundings. Formal site plans and landscape plans are required. Considerations will be given to, but not limited to the following and must receive written approval.

1. Setback requirements must be show on site plans and are understood to be a *minimum* distance between structures and the property lines.
2. House and auxiliary structures should be located similarly to the placement identified in the Copper Hill Master Plan. Alternate locations can be considered but must be approved by the Design Review Committee.
3. Driveway Grades shall follow the natural topography and shall not exceed 8%.
4. Parking areas shall be provided with a minimum of 3 enclosed garage spaces, and two open on-site guest parking spaces. Open parking spaces shall be at least partially screened from view at the street.
5. Existing Grades and Proposed Final Grades shall be shown on site plans. No final grades shall exceed a 3:1 slope.

6. Site Drainage shall be clearly identified on the site plan to accommodate the drainage master plan. Drainage across neighboring lots shall not be altered from existing conditions.
7. Permanent and Semi-Permanent structures such as Privacy Fences, Dog Runs, Play Houses, Basketball Pads and Hoops, Pools, etc. shall be clearly identified on the Site Plan and are subject to approval by the Design Review Committee.
8. Landscape Design features including paved patio areas, site walls, berms, swales, water features, plant materials, lighting, etc. shall be clearly identified on the Site Plan and are subject to approval by the Design Review Committee.
9. Irrigation systems shall be installed for the efficient maintenance and healthy appearance of each lot. Drip irrigation systems shall be used wherever possible.
10. No more than 33% of the lot area can be planted in lawn unless specifically approved by the Design Review Committee. The remaining lot area shall be composed of the building footprint(s), hardscape (patios and driveways), planting beds, drought tolerant native grasses, or other drought tolerant landscape materials.

### **C. Building Design**

The massing of each house (structure) regardless of style must create a pleasing balance of proportions. The placement and scale of architectural elements, such as windows, entry doors, porches and the exterior finish materials and colors will be carefully reviewed by the Architectural Review Committee to insure the general attractiveness of every structure. The use of a variety of materials and colors is encouraged except in the extreme. Considerations will be given to the following and must receive written approval.

1. Building footprint location(s) in relationship to adjacent lots and view corridors must comply with the Copper Hill Master Plan, or be specifically approved in writing by the Design Review Board.
  - a. Protection of both potential and existing views from other lots within Copper Hill will be a deciding factor for approval by the Design Review Committee.
  - b. Within the parameters of the setbacks it is desirable to place each house so that it is neither too far forward or too far back from the adjacent houses. Some differential is desirable so that a static wall of houses along any street is avoided.
  - c. Porches, decks and engaged patios shall be compatible with the style of architecture, materials used as well as details and colors.
2. Building Size shall relate to the architectural style in scale and massing. The main floor habitable footprint shall be no less than a min. of 2500 sq. ft. and no more than a max. of 5000 sq. ft.
3. Building mass shall emphasize horizontal lines and/or use single story elements such as front porches, pergolas, trellises, etc. to break up exterior walls so they do not appear too massive (i.e. no "big box").
4. Roofs shall be varied (broken planes) when possible to lessen expansiveness and create interest. The thoughtful use of materials, which include asphalt composition, synthetic shakes, slate and synthetic slate, concrete tile, clay tile and metal as they relate to the architectural style is encouraged.
5. A one inch (1") domestic tap and appropriately sized fire sprinkler system are required for all homes in Copper Hill.
6. Garage doors shall be oriented to minimize their visibility from the street. Those doors visible from the street shall be at least partially screened from view at the street. In no case shall any front facing garage door be located further forward on the lot than the front entry door to the house. Door styles and colors shall be designed to match the house style and color palette.
7. Auxiliary Structures (except R.V. Garages) shall have a main floor footprint of no more than 1000 sq. ft. Full two-story auxiliary structures are permitted, but "one and a half story" structures are encouraged. In no case shall more than 1000 finished sq. ft. of upper floor space be allowed.

8. Recreational Vehicles (R.V.s) are allowed to be parked in the open on individual lots for very limited periods of time (less than 2-weeks per year). For longer periods, R.V.s must be stored in either attached or detached R.V. garages. The architectural form, style, and materials of the R.V. garage must be in keeping with the primary structure and must comply with all applicable sections of these Design Guidelines. R.V. Storage areas and structures must be located on individual lots as indicated on the Copper Hill Master Plan. Alternate locations can be considered but must be approved by the Design Review Committee.
9. Miscellaneous points of design are as follows:
  - a. Exposed foundations may not have more than 18 inches of exposed concrete or CMU block and shall be painted to blend with the body of the finished building.
  - b. Skylights and solar tubes are acceptable but shall be placed and patterned to enhance the architectural design. Their frame color shall blend with the roof color.
  - c. Glazing in mirrored, bronzed or other overly reflective and colored glass will not be allowed.
  - d. Exterior antennas, satellite dishes or any other specialty communication device must be reviewed and approved in writing by the Design Review Committee.
  - e. Roof penetrations shall be painted to blend with the roof color and where possible shall be merged and or placed on the rear of the roof. Chimneys shall fit the architectural style, materials and color of the structure.
  - f. Exterior mechanical equipment shall be visually shielded either by the overall design of the structure or the use of plant material.
  - g. House numbers shall be placed in a visible and lighted area of the front façade of the home. The overall size may not exceed 2 square feet.
  - h. Exterior house lighting shall not negatively impact adjacent houses or the ambiance of the community. Lighting shall be subdued (60 watts or less) and its source (i.e. the bare bulb) not visible. All exterior lighting shall be directed downward and have a limited spread of light so as not to intrude onto adjacent properties. Front entry exterior lighting shall be operated by a photovoltaic cell and backed up by a manual switch. All other exterior lighting shall be manually switch operated, but may have motion sensors with limited time on duration. The desire is to not have unnecessary exterior lighting on all night, but allow for its use and security.
10. Exterior Materials shall be stucco, stone, brick, wood or simulated wood siding, but are not be limited, should alternative materials yield an a esthetically pleasing appearance. Use of materials should be varied to avoid large expanses of any one material.
11. Exterior colors shall be generally in keeping with those historically used colors for that chosen architectural style, although any aesthetically pleasing palette will not be rejected. Extremely bright colors will be rejected. Auxiliary structures shall be architecturally compatible in style, exterior materials and colors with the main structure (dwelling).

#### **D. Design and Construction Professionals**

Unique and timeless designs are key to the long term success of this community. Therefore, only well trained and highly skilled design and construction professionals are permitted to design and build in Copper Hill. Design and Construction professionals must be previously approved by the Design Review Committee for having documented significant experience in high quality residential design or construction including references of past clients and past projects of similar scope and style.

- Architectural Design: All new homes, exterior remodels, and additions must be done under the supervision of a licensed Colorado Architect or Architectural Design Firm that has been previously approved by the Design Review Committee. Currently, the only approved Architectural firm is Terra Verde Architects, LLC (Boulder, CO).
- Landscape Design: All medium to large scale landscape projects (i.e. projects effecting more than 20% of the gross lot area) must be done under the supervision of a trained Landscape Architect or Landscape Design Firm that has been previously approved by the Design Review Committee. Currently, the only approved Landscape Design Firm is Terra Verde Architects, LLC (Boulder, CO).

- Construction: All new homes, exterior remodels, and additions must be done by a licensed Colorado General Contractor or Construction Company that has been previously approved by the Design Review Committee. Currently, the only approved General Contracting / Construction company is Merit Development Group (Westminster, CO).

### **III. Review Process**

#### **A. The Purpose**

These Architectural Design Guidelines are not meant to supersede the normal requirements issued by the Louisville Zoning, Planning and/or Building Departments, but to provide additional design criteria and a review process through which the overall quality and image of Copper Hill can be realized and maintained.

#### **B. The Design Review Committee**

The Committee shall be chaired and directed by the Subdivision's then current Architect/Planner or Director. The Architect/Planner or Director may appoint additional committee members to assist it should the volume of submittals demand. The Architect/Planner or Director shall maintain sole decision approval powers until the build out of the Subdivision is complete. The Director is:

Nick McCormac, 11540 Decatur St., Westminster, CO 80234  
Phone: (303) 929-1995

#### **C. Step I: Design Concept**

Submittals shall be made by the first Tuesday of each month accompanied by a check for \$250.00 to review the drawings. A cover letter and two sets of the drawings are required, consisting of a preliminary site plan, floor plans and front elevation. Hand sketches are acceptable for this submittal, but shall be drawn at 1/8" scale clearly depicting lot lines, topography, overall dimensions; locating setbacks, easements, building footprint(s), curb cut/driveway location, site and building elevations and overall building height. The review committee shall use its best efforts to respond in writing within 15 business days. Upon review, the committee will issue either:

- Approval to proceed to Step II.
- Approval to proceed with modifications to Step II.
- Request for revisions or additional information and resubmittal of Step I.

#### **D. Step II: Design Development**

Submittals shall be made by the second Tuesday of the month. A cover letter describing any modifications to the design submitted in Step I (either requested by the DRC or otherwise) and accompanied by two sets of scale drawings further developing and depicting the concept submitted in Step I. These drawings shall include a 1/8" scale site plan; 1/4" scale floor plans, roof plan, all elevations, building sections and a color/materials description sheet. The review committee shall use its best efforts to respond in writing within 15 business days. Upon review, the committee will issue either:

- Approval to proceed to Step III.
- Approval to proceed with modifications to Step III.
- Request for revision or additional information and resubmittal of Step II.

#### **E. Step III: Construction Drawings**

Submittals shall be made by the third Tuesday of the month. A cover letter describing any modifications to the design submitted in Step II (either requested by the DRC or otherwise) and accompanied by two sets of scale drawings fully developing and depicting the final design. These drawings shall include a 1/8" scale site plan, 1/4" scale floor plans, roof plan, electrical plans, all elevations, building sections and details, stamped structural engineers drawings and final colors/materials board. The review committee shall use its best efforts to respond in writing

within 15 business days. Upon review, final approval or a need for additional information shall be issued. One set of final approved drawings will be returned to the owner to be kept on the site.

## **F. General Construction Provisions**

Any conditions or issues not described or defined under the following shall come under the discretion of the DRC (Design Review Committee). The Committee reserves the right to vary at any time from these construction provisions either by amending or repealing these Guidelines.

- i. Zoning Ordinances, Building Codes as set forth by the City of Louisville in general and as they pertain to the Subdivisions final Plat are the minimum standard of compliance and each owner should familiarize themselves with them. These Guidelines are supplemental to and not meant to supercede their requirements.
- ii. Site Safety is of the utmost importance for anyone working or visiting the construction site. The owners and their agents shall exercise extreme care in not allowing conditions that are unsafe or that could lead to hazardous conditions such as but not limited to fire, gas services, electric services, open holes, open floors, open rails, structural stabilization, dangerous equipment, and workman safety. Each construction site owner and owner's agents shall comply with all Federal, State and Local Safety Regulations.
- iii. General Liability and Builder's Risk Insurance shall be carried by each owner and or their agents with regard to their construction site and building. No workman or subcontractor may enter the construction site without Workman's Comp Insurance.
- iv. Excavation Materials in excess of what may be necessary and approved for use on the owners lot shall be removed. Storage of excavation material on adjacent lot may only occur with the written permission of that lot's owner.
- v. Construction changes that affect the exterior design appearance, structure, finished grade or landscaping must be approved in writing by the DRC prior to their execution. Submittal of revised final drawing may be required depending on the complexity of the desired changes at the discretion of the DRC.
- vi. Temporary site trailers, construction fences and port-a-potties are allowed on site with review and written approval of the DRC.
- vii. Construction Parking must be accommodated on the owner's site unless written permission is received from adjacent lot owners or the Developer.
- viii. Storage of Construction Material and Equipment shall be stacked and secured neatly on the owner's site. No off site or adjacent storage within the Subdivision shall be allowed without written permission of the DRC.
- ix. Site Clean up and Trash Removal must be closely managed during the construction process to prevent a public eyesore. Daily site clean up is required. Trash containers shall be located on each building site. Lightweight materials and debris, which may be blown off site, must be weighted down or securely covered to prevent this potential. All clean up of the construction site and or adjacent properties and roadways is the responsibility of the owner. Any clean up not performed by the owner or its agents and undertaken by the Developer will be billed to the owner for prompt payment.
- x. Workmanship and inspection of the substantially completed construction is required prior to owner applying for a Certificate of Occupancy from the City. The DRC will upon written request and within ten-business day review the property with the owner. The DRC shall issue a letter that the approved designs have been met or that deficiencies must be corrected.
- xi. Landscaping compliance shall be reviewed by the DRC upon written notice of completion by the owner, and within not more than six months of construction completion.
- xii. Future Additions or design modifications shall be submitted to the DRC for review and must receive written approval prior to any changes to the original building may be made.
- xiii. Modification or Removal of any improvements to the owner's lot or the repair of damage to adjacent lots, structures, services and roadways as the result of enforcement of the Restrictive Covenants and/or Architectural and Landscape Design Guidelines, is the sole expense of the owner.