

Soleil Homes at Brush Creek

Tract D, Brush Creek Village Town of Eagle, Eagle County Colorado

Design Review Guidelines

February 28, 2017

TABLE OF CONTENTS

1. Design Review Board Establishment and Authority
2. Design Review Board Process and Submittal Requirements
3. Site Planning and Design Guidelines
4. Architectural and Building Design Guidelines
5. Landscape Planning and Design Guidelines

1. R/PUD Design Review Board Establishment and Authority:

The Soleil Homes Design Review Board (DRB) is established to assist, guide and facilitate individual Lot, Home and Landscape Design for Property Owners under the provisions of the Soleil Homes at Brush Creek R/PUD.

All such DRB Members shall be appointed and removed from time to time, as may be established and modified by the Executive Board.

All Soleil Homes DRB Administration, Procedures, Fees, Meetings, Submittal and Review Dates, Actions, Compliance Deposits and Enforcement shall be established under the provisions of the Soleil Homes at Brush Creek R/PUD, Declarations of Covenants, Conditions and Restrictions for Soleil Homes at Brush Creek, Rules and Regulations and the Policies and Procedures, as approved by the Town of Eagle, Colorado.

Where these R/PUD Design Review Guidelines may not address specific Design Review criteria, the Town of Eagle Land Use Regulations shall govern.

2. Design Review Board Process and Submittal Requirements:

The DRB Process and Submittal Requirements are listed below for any new Building, addition, renovation or significant landscape changes for any Lot within Soleil Homes at Brush Creek.

The design aesthetic for Property Improvements within Soleil Homes at Brush Creek shall be consistent with the Site Planning, Landscape Design and Architectural Design quality, materials and colors approved for this R/PUD.

Eagle County, CO
Regina O'Brien
Pgs: 17
REC: \$93.00
DOC: \$0.00

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Each DRB Submittal shall include a Lot Plan including Grading as it relates to adjacent Lots, Public Ways or Open Space and as approved by the Soleil Homes R/PUD. Subsequent Site Plans and Landscape Plans shall be based on the features, information, opportunities and limitations of the Lot Plan.

Owners are encouraged to meet with DRB prior to submitting a formal DRB Application. The DRB Process consists of these three steps:

- a. Preliminary DRB Review: Submit 4 Sets of the following, as may be applicable to the proposed Property Improvement:
 - i. Site/Landscape Plan at 1/8" or 1" = 10.0' scale with all topography, property, easements, setbacks and proposed improvements for buildings, drives, walks, patios, landscaping and other proposed improvements.
 - ii. Floor Plans at 1/4" scale including overall dimensions, door and window locations, mechanical equipment, utility meters and utility connections to services.
 - iii. Exterior Building Elevations at 1/4" scale illustrating all exterior building planes, proposed materials, penetrations, relationship of all building perimeters to the graded site and all roof ridge and dormer heights.

- b. Final DRB Review: Submit 4 Sets of the following, as may be applicable for the proposed Property Improvement:
 - i. Site Plan at 1/8" or 1" = 10.0' scale with all topography, property, easements, setbacks and all proposed improvements for buildings, drives, walks, patios and other improvements.
 - ii. Landscape Plan at 1/8" or 1" = 10.0' scale illustrating placement and types of all Landscape Materials such as Trees, Bushes, Planting Beds, ornamental treatments and Grasses that are consistent with Site and Building Plans and Exterior Elevations.
 - iii. Engineered Foundation and Structural Engineering Design that is consistent with Site Plan, Floor Plans, Exterior Elevations, Roof Plan and Cross-Sections.
 - iv. Floor Plans at 1/4" scale including overall dimensions, doors and windows and locations of all mechanical equipment, utility meters and utility connections to services.
 - v. Exterior Building Elevations at 1/4" scale illustrating all exterior building planes, proposed materials, relationship of all building

perimeters to the graded site and all roof ridge and dormer heights.

- vi. Roof Plan at 1/4 " scale illustrating materials for all valleys, dormers, roof penetrations, projections, features and gutters and downspouts to discharge and snow clips/fences, as may be appropriate.
- vii. Building Cross-Sections at minimum 1/4" scale to generally depict configuration of framing and structural elements consistent with Floor Plans and Exterior Building Elevations.
- viii. Exterior Details needed to adequately represent the visual expression of materials and design aesthetic.
- ix. A Color Board with exterior material samples and colors for all Roof and Wall materials, Trims, Windows, Doors, Vents, exterior finishes, textures and manufacturers, product descriptions, models and specifications. The Color Board may be submitted electronically or with a physical sample that meets these submittal requirements.
- x. Construction Schedule with Lay-Down Plan, Erosion Control and Parking Plan for duration of construction of Property Improvements.

c. Final Construction Inspection for Compliance with Final DRB Approval:

Upon completion of Construction, a Soleil Homes DRB Representative shall visit the property and review all such improvements to confirm compliance with Final DRB Approval Documents. Any non-conformity shall be adjudicated prior to issuance of Final DRB Compliance.

3. Site Planning and Design Guidelines:

All Site Improvements shall be as allowed by the Soleil Homes at Brush Creek R/PUD Guide and these DRB Guidelines with regard to the placement of Structures in relationship to Setbacks and Easements. Required Parking shall be provided as required within each individual Lot.

Trash Enclosures, Two-Car Garages, Drives, Walks, Fences, Grading, Drainage and Landscaping improvements shall be consistent with the Soleil Homes PUD Documents approved by the Town of Eagle and these Design Guidelines. Proposed Property Improvements found not to be consistent as noted above may be rejected by the DRB.

4. Architectural and Building Design Guidelines: Refer to attached Exhibits A-E for further illustrations and notations regarding materials, colors and visual

presentations of architectural forms, massing, roof pitches and architectural elements. Home design shall generally conform to these pro-types with minor revisions allowed.

- a. Roof Coverings are to be architectural profile, asphalt shingle or corrugated metal, in compatible, rich earth tone color ranges.
- b. Windows and Exterior Doors may be a full range of wood clad, energy efficient architectural grade vinyl or other code compliant high-altitude window and door products in compatible earth tone colors.
- c. Exterior Stone Veneer shall be used modestly and expressed as columns, and wainscot; stone wainscot shall terminate at inside corners.
- d. Exterior Siding, Trims, Fascia and Cladding Materials are to either be natural wood, fiber cement, Masonite or Smart Siding products to be in rich earth tone colors with wall corners matching the adjacent cladding. Window and Door trims are to match the accent siding color for an integrated and continuous design theme.
- e. Flashings, Penetrations, exterior accoutrements and miscellaneous materials shall be finished and painted to match adjacent material colors.

5. Landscape Planning and Design Guidelines:

In addition to the Developer provided Common Area Landscape and HOA Maintained Areas for Landscaping and Snow Removal, each Lot shall include grasses, shrubs, trees, flower and planting beds and drip irrigation for the private Lot areas. Individual Lot Landscaping shall generally conform to the landscape shown on the Landscape Plan attached as Exhibit B "Landscape and Lighting", subject to minor variations.

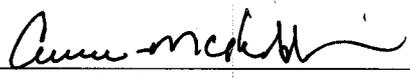
Perimeter mulch or stone planting beds around homes shall have positive slope away from homes.

Additionally, the use of Fences, Patios, Walks, Drives and site accoutrements shall comply with these documents in an organized and pleasing sense of community aesthetic as may be determined by the DRB. Details for fencing are provided in the Soleil Homes R/PUD Guide.

All property improvements not contemplated by these DRB Guidelines are subject to the requirements of the Town of Eagle Land Use Regulations and enforcement.

These Design Review Guidelines are accepted by the Town of Eagle for:

SOLEIL HOMES at BRUSH CREEK



Anne McKibbin, Mayor

2/28/17
Date



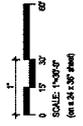
John Purchase, Wynton Homes, LLC Manager

3/6/17
Date



EXHIBIT - A
 DEVELOPMENT PLAN
SOLEIL HOMES at BRUSH CREEK

DATE: 2-21-2017



DEAN & DEAN ARCHITECTS
 1000 S. 1000 E. SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 WWW.DEANANDDEAN.COM

R/PUD GUIDE EXHIBIT C

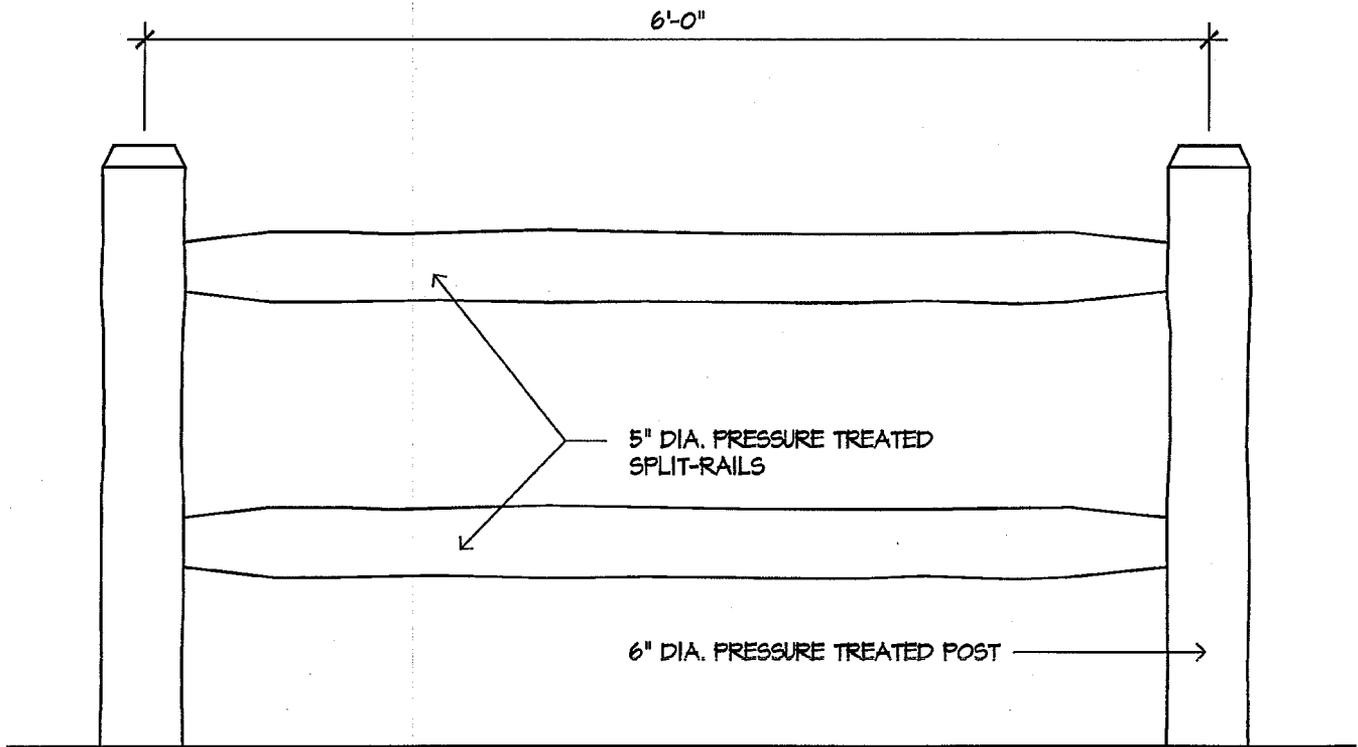


EXHIBIT C.I.

3' HIGH SPLIT-RAIL FENCE

SCALE: 1" = 1'-0"

(STAINS TO BE APPROVED BY SOLEIL HOMES DRB)

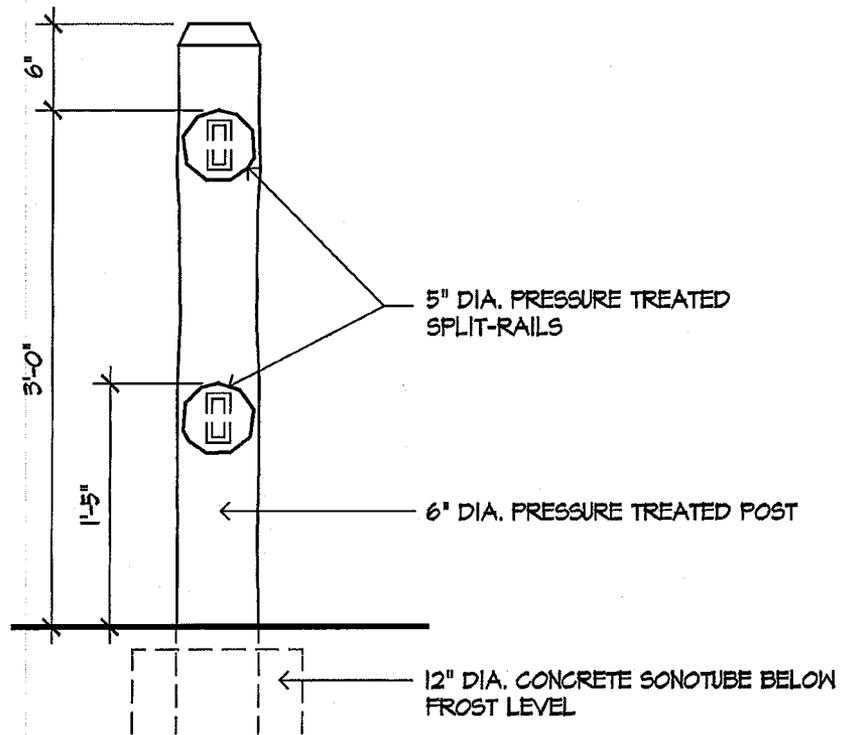


EXHIBIT C.2

3' HIGH SPLIT-RAIL FENCE

SCALE: 1" = 1'-0"

(STAINS TO BE APPROVED BY SOLEIL HOMES DRB)

R/PUD GUIDE EXHIBIT D

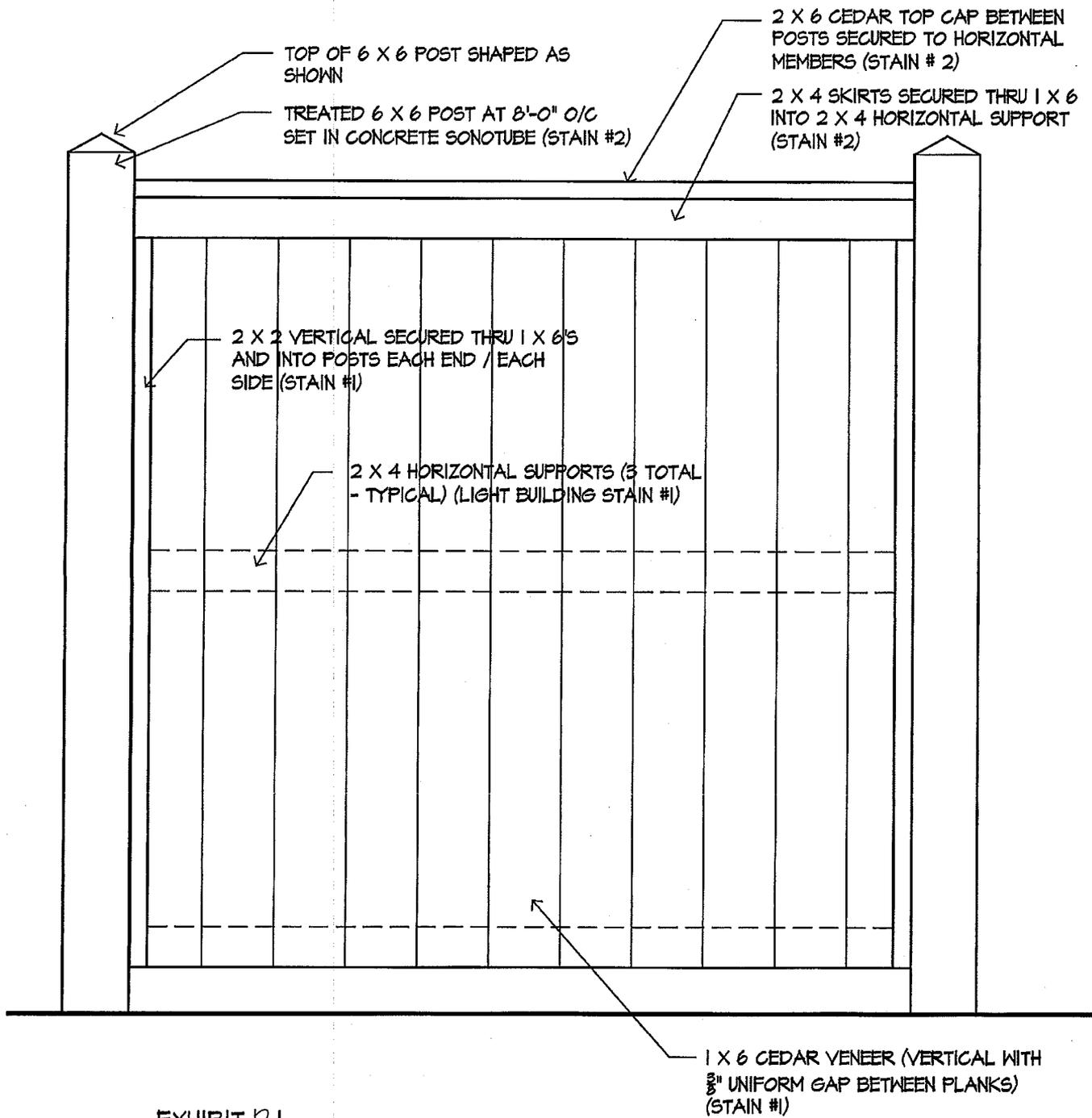


EXHIBIT D.1

6' HIGH HOA FENCE SECTION

SCALE: 1" = 1'-0" (ALL WOOD PRODUCTS S4S)
(STAINS TO BE APPROVED BY SOLEIL HOMES DRB)

(4' HIGH HOA FENCE @ HAYMEADOW PROPERTY LINE)

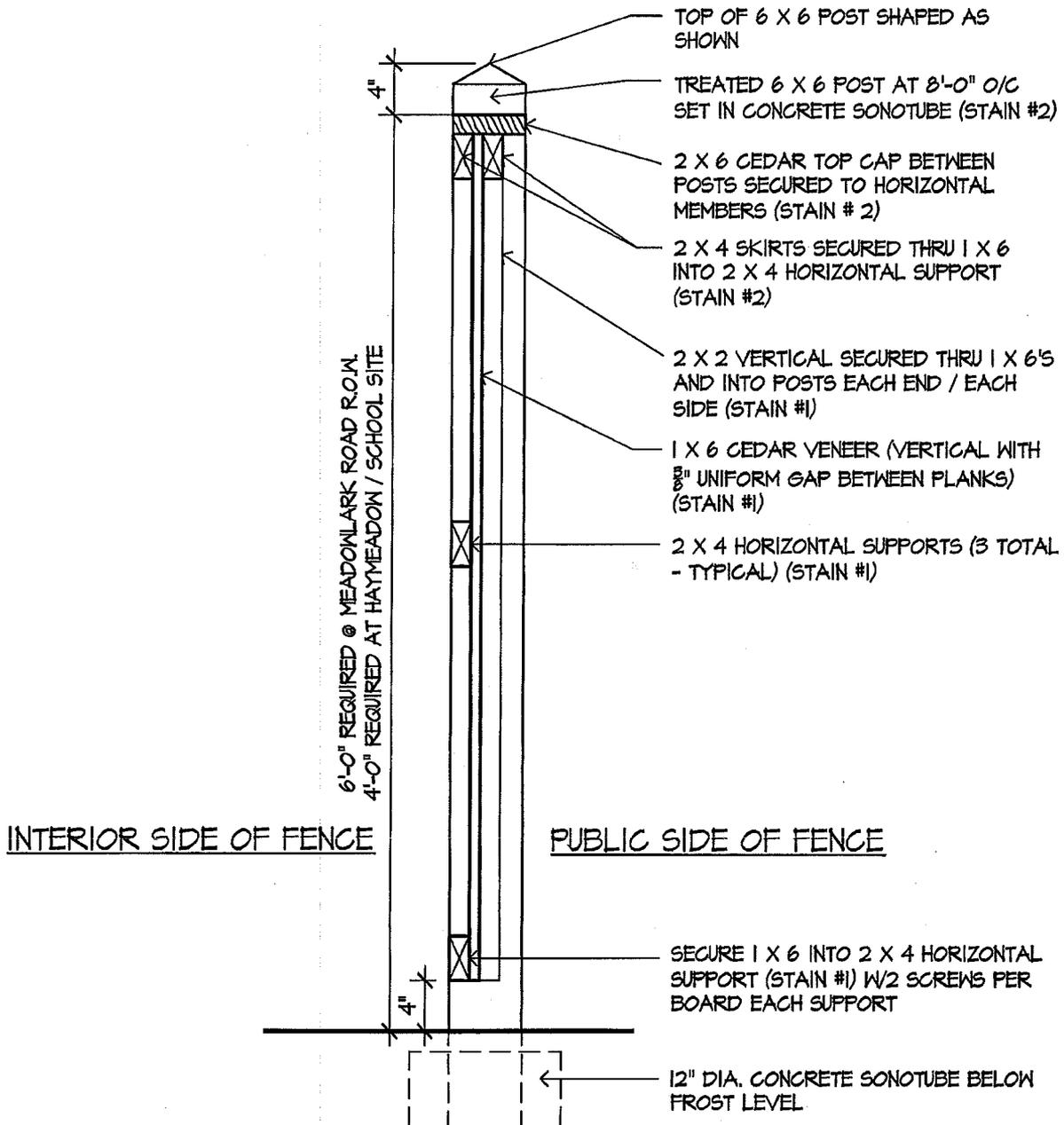


EXHIBIT D.2

6' HIGH HOA FENCE SECTION

SCALE: 1" = 1'-0" (ALL WOOD PRODUCTS S4S)

(STAINS TO BE APPROVED BY SOLEIL HOMES DRB)

(4' HIGH HOA FENCE @ HAYMEADOW PROPERTY LINE)

EXHIBIT E.1

Massing: Stepped massing with roofs articulated through minor gable forms tied together with shed roofs and dormers.

Attic vents are expressed at gable ends.

Modest use of stone expressed as piers and wainscot. Stone terminates at inside corners.

Garage doors with expressed panels and warm color are required.

Gutters and downspouts provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Roof pitches are a minimum of 8:12 to a maximum of 10:12 at gable roofs. Shed roofs and dormers are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones. Corner boards are painted to match siding.

Front entries are recessed and protected.

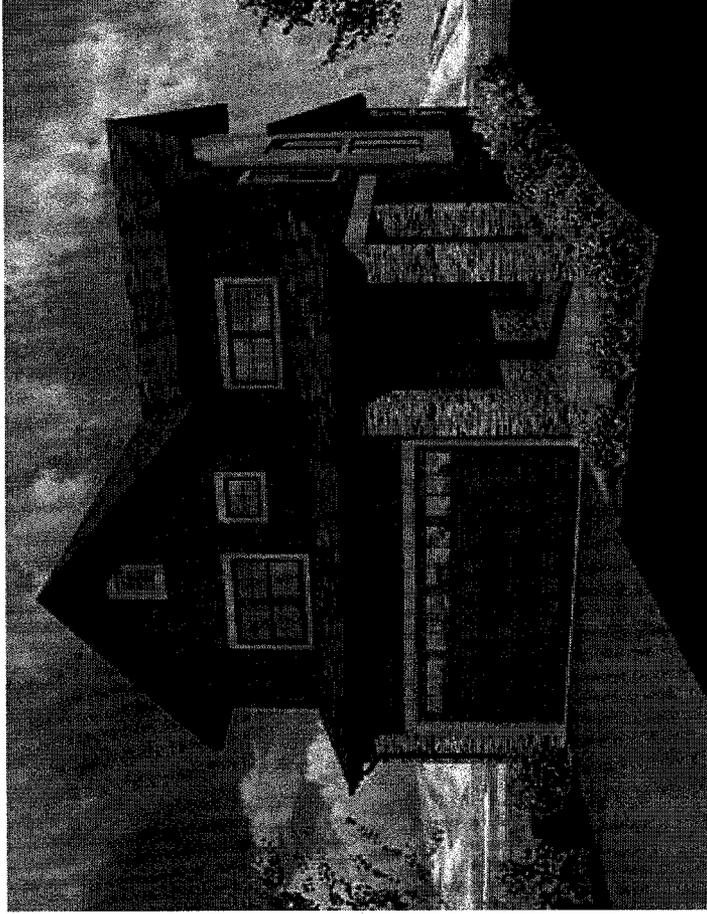
Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part roof fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Prototype 'A' - Front view

EXHIBIT E.2

Massing: Stepped massing with roofs articulated through minor gable forms tied together with shed roofs and dormers.

Attic vents are expressed at gable ends.

Integrated balconies disrupt vertical walls; balcony rails of wood pickets, wrought metal, or panels matching siding are appropriate.

Gutters and downspouts are provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Fenestration is primarily oriented towards front and rear yard views.

Patios are encouraged at rear yards to extend living space outdoors.

Roof pitches are a minimum of 8:12 to a maximum of 10:12 at gable roofs. Shed roofs and dormers are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones. Corner boards are painted to match siding.

Exterior wall sconce lighting are night-sky compliant.

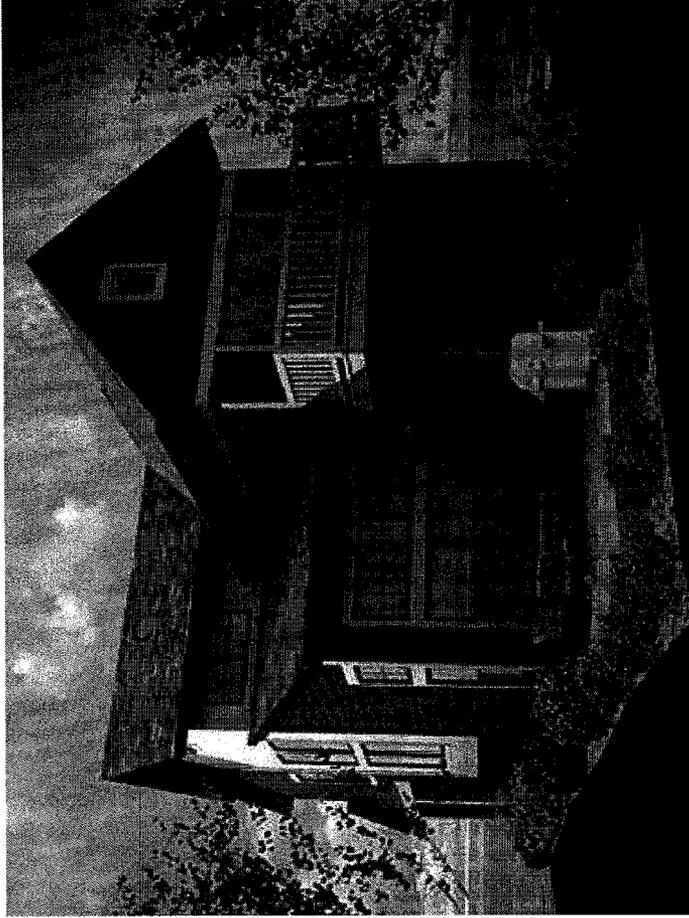
Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites; clerestory windows add interest and light to interior.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Prototype 'A' - Rear view

EXHIBIT E.3

Massing: Stepped massing with roofs articulated through minor gable forms tied together with shed roofs and dormers.

Attic vents are expressed at gable ends.

Modest use of stone expressed as piers and wainscot. Stone terminates at inside corners.

Garage doors with expressed panels and warm color are required.

Gutters and downspouts provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Roof pitches are a minimum of 8:12 to a maximum of 10:12 at gable roofs. Shed roofs and dormers are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones.

Corner boards are painted to match siding.

Front entries are recessed and protected.

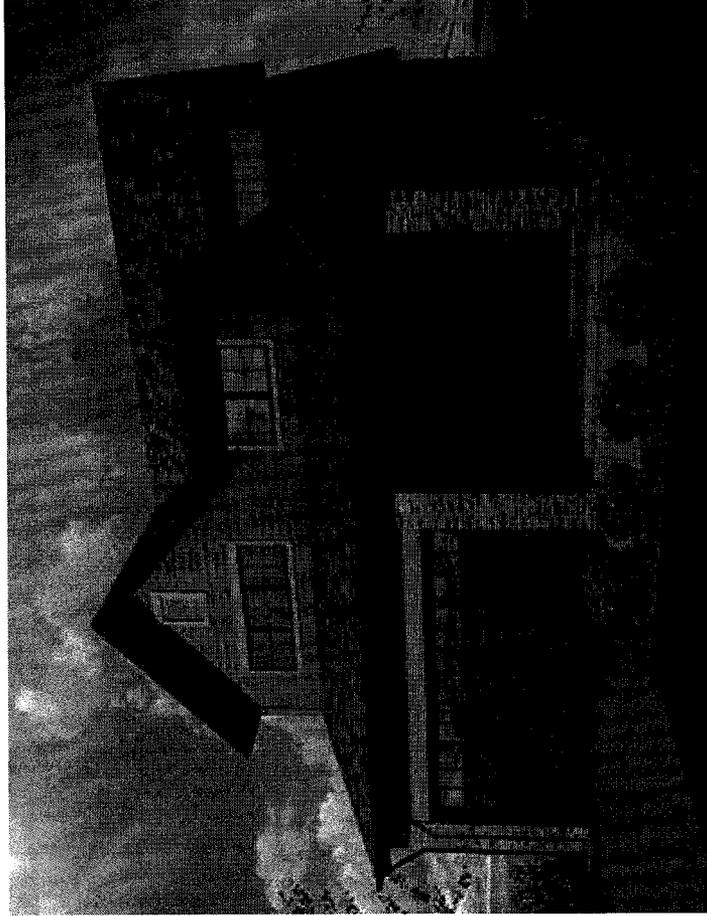
Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part roof fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Prototype 'B' - Front view

EXHIBIT E.4

Massing: Stepped massing with roofs articulated through minor gable forms tied together with shed roofs and dormers.

Attic vents are expressed at gable ends.

Integrated balconies disrupt vertical walls; balcony rails of wood pickets, wrought metal, or panels matching siding are appropriate.

Gutters and downspouts provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Fenestration is primarily oriented towards front and rear yard views.

Patios are encouraged at rear yards to extend living space outdoors.

Roof pitches are a minimum of 8:12 to a maximum of 10:12 at gable roofs. Shed roofs and dormers are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones. Corner boards are painted to match siding.

Exterior wall sconce lighting are night-sky compliant.

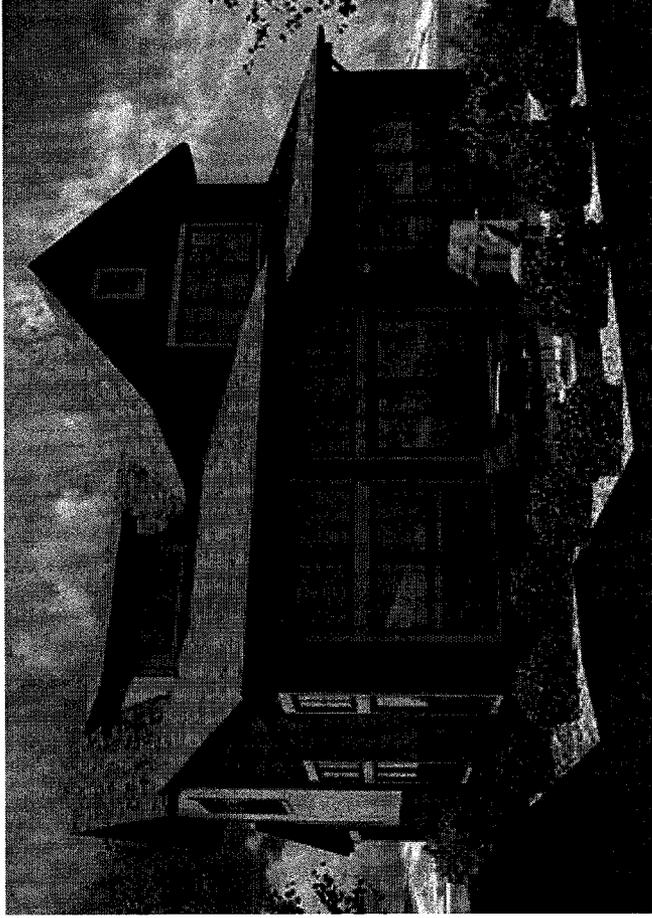
Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites; clerestory windows add interest and light to interior.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Prototype 'B' - Rear view

EXHIBIT E.5

Massing: Stepped massing with roofs articulated through minor hip forms tied together with shed roofs.

Attic vents are expressed at shed roof ends & sides.

Integrated balconies disrupt vertical walls; balcony rails of hog wire set in wood frame matching wood trim are appropriate.

Garage doors with expressed panels and warm color are required.

Gutters and downspouts provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Fenestration is primarily oriented towards front and rear yard views.

Patios are encouraged at rear yards to extend living space outdoors.

Primary shed roof pitches are a minimum of 4:12 to a maximum of 6:12. Lower hip roofs are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones. Corner boards are painted to match siding.

Exterior wall sconce & soffit can lighting are night-sky compliant.

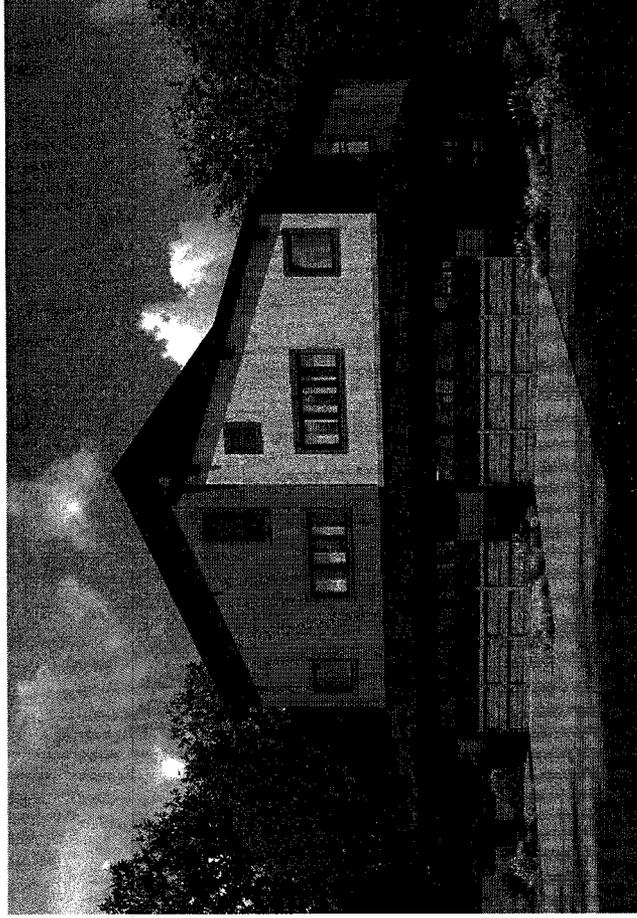
Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites; clerestory windows add interest and light to interior.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Model E-Duplex-Front View

Modest use of stone expressed as piers and wainscot. stone terminates at inside corners

EXHIBIT E.6

Massing: Stepped massing with roofs articulated through minor hip forms tied together with shed roofs.

Attic vents are expressed at shed roof ends & sides.

Integrated balconies disrupt vertical walls; balcony rails of hog wire set in wood frame matching wood trim are appropriate.

Gutters and downspouts provided to protect runoff at entries and garages.

Landscaping: Perimeter mulch or stone beds surround building with drip irrigation. Lawn irrigation is not adjacent to building and ground is positively sloped away from building.

Fenestration is primarily oriented towards front and rear yard views.

Patios are encouraged at rear yards to extend living space outdoors.

Primary shed roof pitches are a minimum of 4:12 to a maximum of 6:12. Lower hip roofs are a minimum of 4:12 to a maximum of 6:12.

Colors are rich earth tones. Corner boards are painted to match siding.

Exterior wall soffit & soffit can lighting are night-sky compliant.

Roofs are architectural profile asphalt shingle or corrugated metal.

Windows may include simulated or true divided lites; clerestory windows add interest and light to interior.

Siding is clapboard, shiplap, vertical T&G, shake, shingles, board on board or board and batten.

Major and minor siding application: accent siding is accent color to match window and door trim.

2-part fascias are expressed with sloping soffits; overhangs are a minimum of 18" and a maximum of 30."



Model E-Duplex-Rear View

Modest use of stone expressed as piers and wainscot. stone terminates at inside corners