DESIGN GUIDELINES

APERTURE

TABLE OF CONTENTS

USING THE DESIGN GUIDELINES

These design guidelines will establish the principles that define Aperture as a community. Intended as a working design tool, this booklet's photos, illustrations, diagrams, and detailed explanations should simplify home site planning and design from concept to construction.

These design guidelines are adopted by the Board of Directors of the Aperture Homeowners Association, Inc. pursuant to Section 3 of Article 7 of the Declaration of Protective Covenants for Aperture, recorded in the real property records of Gunnison County, Colorado at Reception No. 648055 (the "Covenants"). The Architectural Review Board (hereafter, the "Board" or "ARB") will use this document to guide its design review process for building plans. Approval will be based on whether the proposed plans comply with the design philosophy and requirements discussed in this booklet, as determined by the Board.

Divided into six sections, these guidelines will create a community design language based on environmental preservation and landscape integration. The outline below lists the material presented in each chapter.

CHAPTER 1 - INTRODUCTION

Provides an overview of the new development and introduces the community's design philosophy and vision

CHAPTER 2 - SITE PLANNING

Explains Aperture's general lot planning restrictions, such as building setbacks, dwelling size, and building orientation

CHAPTER 3 - ARCHITECTURE

Discusses architectural options, including color palettes, materials, and design styles

CHAPTER 4 - RESIDENTIAL SITE ELEMENTS

Explains options for exterior site elements, such as walls, lighting, signage, and structures

CHAPTER 5 - LANDSCAPING

Provides information on residential landscaping, screening, buffering, and exterior displays

CHAPTER 6 - COMMON AREAS

Discusses restrictions for common areas, such as right-of-ways, the HOA lot, roads, walkways, and parking areas

APPENDIX

A **Design Review and Construction**
   i. Design Review and Construction Process
   ii. Construction Regulations

B **Lot Open Space Diagrams**

C **Rainwater Collection**

D **Common Area Landscape Plans**

1

INTRODUCTION

OVERVIEW

Aperture's historic and environmental context both make it an ideal development site. Its close proximity to the Town of Crested Butte offers convenient access to Elk Avenue's unique restaurants and shopping, while Mount Crested Butte and the Slate River provide opportunities for outdoor recreation – from skiing and snowboarding in winter to horseback riding, kayaking, and fishing in summer.

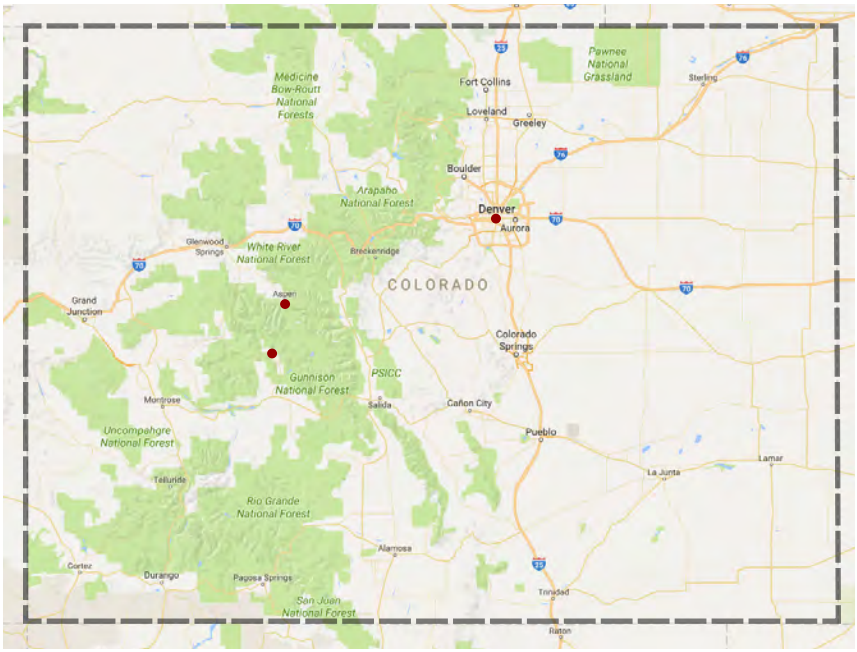
Crested Butte is a town well-preserved. Its roots as an early mining town are still evident along its streets and public spaces. A walk down Elk Avenue, the community's main street, evokes the character of a classic frontier town in the American west. Shops and restaurants are privately owned and operated – no chain retailers here.

Crested Butte's natural setting also establishes it as a prime site for enduring residential development. Located in the valley of Mount Crested Butte along the Slate River, the town is surrounded by a rich landscape of rugged mountains, rolling foothills, and dense wetlands. The Crested Butte community is dedicated to preserving the town's historic character and pristine natural landscape. Aperture must fit into this sensitive context – development must be carefully considered to complement the site's existing landscape conditions and unique cultural context.

These design guidelines are intended to create a framework for Aperture's overall look and feel – a framework that embraces the site's existing environmental and cultural conditions, but still allows homeowners the freedom to design residences that fit their needs and personal styles. Ultimately, these guidelines will establish Aperture as a unique connection point between the community of Crested Butte and its beautiful mountain setting.

Existing site with Mount Crested Butte in the background

LOCATION



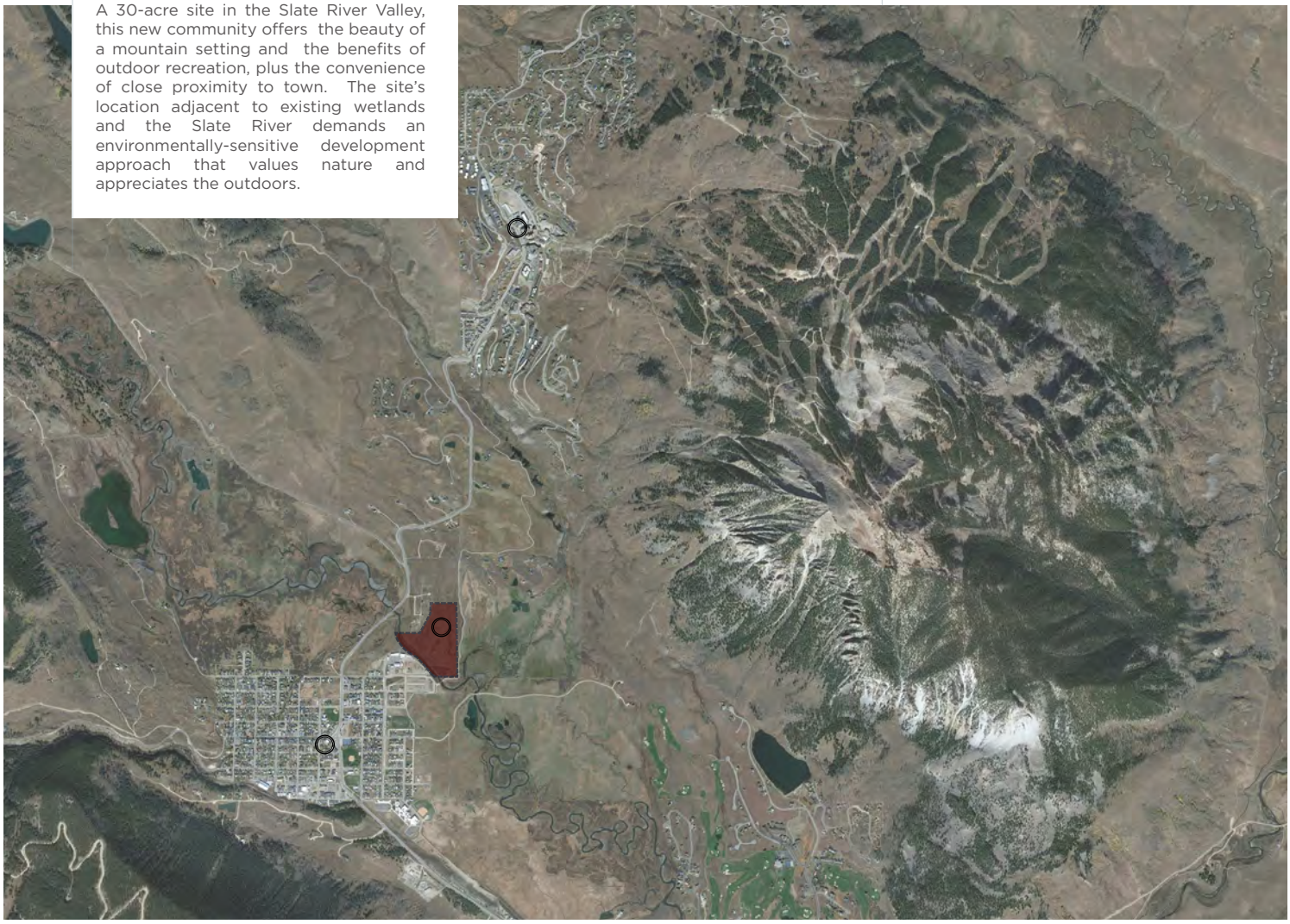
Crested Butte, Colorado

Located about 28 miles north of Gunnison, Colorado, Crested Butte is a half-hour drive from the Gunnison Regional Airport and about a four-hour drive from Denver.

Aperture

A 30-acre site in the Slate River Valley, this new community offers the beauty of a mountain setting and the benefits of outdoor recreation, plus the convenience of close proximity to town. The site's location adjacent to existing wetlands and the Slate River demands an environmentally-sensitive development approach that values nature and appreciates the outdoors.

Regional aerial photograph



VISION & DESIGN PHILOSOPHY

Aperture's design vision can be synopsized in three words: naturalization, preservation, and connection.

NATURALIZATION

Aperture's design approach will emphasize harmony with nature. All proposed development should blend with the site's landscape context, and sustainability should be at the forefront of every site design and planning process – from building orientation and materials selection to landscape design.

Planting should be indigenous to the area, and hardscape should consist of natural materials such as stone and wood. Color palettes should emphasize warm earth tones and textures. Grading should be minimal, with homes "nestled" into the site's subtle terrain changes. Building form will be thoughtfully conceived; rather than using major earthwork, split-levels will be used to accommodate grades and step with the terrain. Roofs will be gabled or pitched to emulate the surrounding landforms.

PRESERVATION

Aperture is part of an environmentally-sensitive riparian landscape. These protected areas provide a range of ecologic benefits, including water purification for stormwater runoff, flood protection, groundwater recharge, and habitat for fish and wildlife. Proposed development must preserve and protect the site's wetlands and river corridor, leaving them untouched. Impervious surfaces should be minimal, and shallow vegetated swales should be the primary method of runoff conveyance from roofs, roads, and driveways to wetlands. The site's existing landscape should be preserved as much as possible, with native species used to re-establish any disturbed areas.

View corridor preservation must also be considered in building siting. Homes should be situated to maximize mountain views for the overall neighborhood.

CONNECTION

Aperture's context-sensitive design approach of naturalization and preservation will connect the site with its environment and ecology. However, its site amenities, location, and architectural character will be the key elements that establish connections with the community and between Aperture neighbors.

Aperture's HOA lot will feature amenities designed to build a sense of community. A multi-use pavilion with fireplace, picnic areas with fire pits, kayak launch and multi-use lawn, will all create opportunities for neighbors to socialize, play, and enjoy the outdoors.

Aperture's location will help residents to connect with the surrounding community. Residents will enjoy close proximity to the towns of Crested Butte and Mount Crested Butte for year-round outdoor recreation, festivals, and other events. Residents are also within walking and biking distance of the town's shops, restaurants, parks, and school. A riverside trail will be built to connect Aperture to the Rec Path, creating opportunities for running, hiking, and biking along the Slate River.

Additionally, Aperture's architectural character is intended to connect the new development with its context. Architecture will include unique rustic details and building materials that respond to the site's mountain landscape and heritage as a frontier mining town, while still allowing the flexibility to establish a more contemporary mountain modern design.

Creativity in home architectural design is encouraged and will allow homeowners to express their own individual styles. Handcrafted details such as ironwork, carved wood, etched glass, stone, woodwork, trim, and joinery are all artistic elements that can incorporate an understanding of the site's landscape, wildlife, and history. Ultimately, Aperture should be a modern, western-style community with an overall character and uniqueness that identifies with its locale.

COMMUNITY CONTEXT

Elk Avenue

Crested Butte's small-town main street offers unique shops and restaurants geared toward both tourists and locals. Registered as a National Historic District, its mine-town heritage is still evident in the street's architectural facades, and its mountain backdrop gives this street a unique character that is exclusively Crested Butte.

Festivals and More

Crested Butte hosts a variety of events during the year, including music festivals, concerts, races, art walks, and holiday events.

Year-Round Landscape Interest and Outdoor Recreation

Wildflowers bloom in the spring and summer, and the town hosts a Wildflower Festival each July offering art classes, tours, and other special events. Recreation ranges from kayaking and mountain biking to skiing and snowboarding.

ENVIRONMENTAL CONTEXT

Riparian Ecosystem

As part of an environmentally-sensitive wetland environment, Aperture's design will emphasize natural preservation and stewardship with the land.

River Corridor and Hydrology

Development will consider the site's natural hydrology to preserve and protect fish and wildlife habitat.

PROPOSED SITE PLAN

SCALE: 1”=200’-0”

0 50’ 100’ 200’ 400’

2

SITE PLANNING

OVERVIEW

A home's orientation and relationship to the site are critical in defining the overall character and scale of a community. View corridors, home owners' privacy, and natural site features are all important considerations that have been studied, analyzed, and accounted for in development of the community site plan shown on page 15.

The site's key natural attributes – namely topography, wetlands, and mountain view corridors – were used to determine the building parameters outlined in this chapter. Although each lot is different, the guidelines presented on the following pages will establish a clear set of standards applicable to each lot.

Based on the community's design philosophy of naturalization, preservation, and connection, Aperture's planning approach will emphasize the principles below:

CREATE A BEAUTIFUL MOUNTAIN HOME SITE.

Aperture's mountain backdrop creates a majestic setting for a residence. Combined with the site's wetlands, stream, and rolling terrain, this site is truly a unique place to call home. Each home site will be designed to incorporate this environmental context and completely blend with its surroundings.

PRESERVE NATURAL FEATURES.

Building composition will incorporate the site's gentle landforms to keep earthwork at a minimum. Any site grading should be minimal; buildings will step with the site, and split levels will be used to accommodate steeper slope areas.

Much of the site's existing landscape will also remain untouched. All wetland vegetation – plus dedicated native buffer areas on each lot – will be required as preserved.

MAXIMIZE MOUNTAIN VIEWS.

Buildings will be sited to maximize mountain views, preserve important view corridors from the Crested Butte cemetery, and maintain privacy between homes.

MAXIMIZE SOLAR ACCESS.

Buildings or structures on any lot or tract shall be designed and sited so that they do not substantially diminish access to sunlight for solar energy use on adjoining lots or tracts.

NATURAL FEATURES

Home site planning starts with careful analysis of each lot's natural features: topography, elevation, drainage patterns, and land cover. These attributes should be used to determine the building footprint, orientation, and overall design for each site.* Based on interconnectivity between natural features, this design approach sets the foundation for a community rooted in environmental stewardship and fully connected to its site.

TOPOGRAPHY

A clear understanding of the site's terrain is important in the home siting process. Preservation of existing terrain is critical for maintaining the site's existing landscape character. Homes should appear to be extensions of the terrain and fully integrated with the land – they should look as if they were always there. An understanding of the site's grade change is necessary to create building compositions and footprints that truly maintain the site's unique sense of place.

Topography analysis is important not only for sustainable planning, but also for construction feasibility and cost. The steeper the topography, the more difficult and expensive it is to build. Disturbed steep slopes also increase the likelihood of erosion and sliding, making them more dangerous for construction. Generally, slopes greater than 25% (one foot of vertical change for every four feet of horizontal run) should be avoided.

ELEVATION

An understanding of elevation changes is important for establishing key site views and creating privacy between homes. Avoiding construction on high points ensures that view corridors to the mountains are maintained and buildings are integrated with the terrain. High points are also useful as visual "barriers" between homes to maintain privacy.

HYDROLOGY

Topography and elevation are closely related to a site's hydrology: water always runs downhill. Consequently, maintaining a site's existing terrain is important to preserve the site's natural drainage network – especially for an environmentally-sensitive site like Aperture, where stormwater naturally flows to high-quality wetlands and a river corridor.

LAND COVER & VEGETATION

Likewise, land cover influences hydrology. Development alters a site's existing land cover by increasing areas of impervious surface, such as roofs, driveways, and sidewalks. These new "hard" areas increase runoff rates and volume, which can have a negative impact on existing hydrologic features – in Aperture's case, wetlands and the Slate River. Maintaining as much existing vegetation as possible – as well as re-establishing areas disturbed by construction – will help to control runoff rates and minimize impacts.

** The design team studied these factors carefully to develop the schematic site plan shown in Chapter 1, which illustrates potential building orientation and positioning for each lot. As shown, these homes are 5,000 sq. ft. with 2,500 sq. ft. footprints and are for reference only. Building footprints are not restricted beyond the setbacks and lot coverage requirements referenced later in this chapter and in the schematic lot plans shown in Appendix B.*

RESIDENTIAL LOT ORGANIZATION

The development is divided into three lot types: Preserve A, B, and C. Lot type was determined based on differences in wetland setbacks. Lot sizes vary from approximately .3 acres to nearly 1 acre, with each lot type including a variety of sizes.

PRESERVE TYPE A

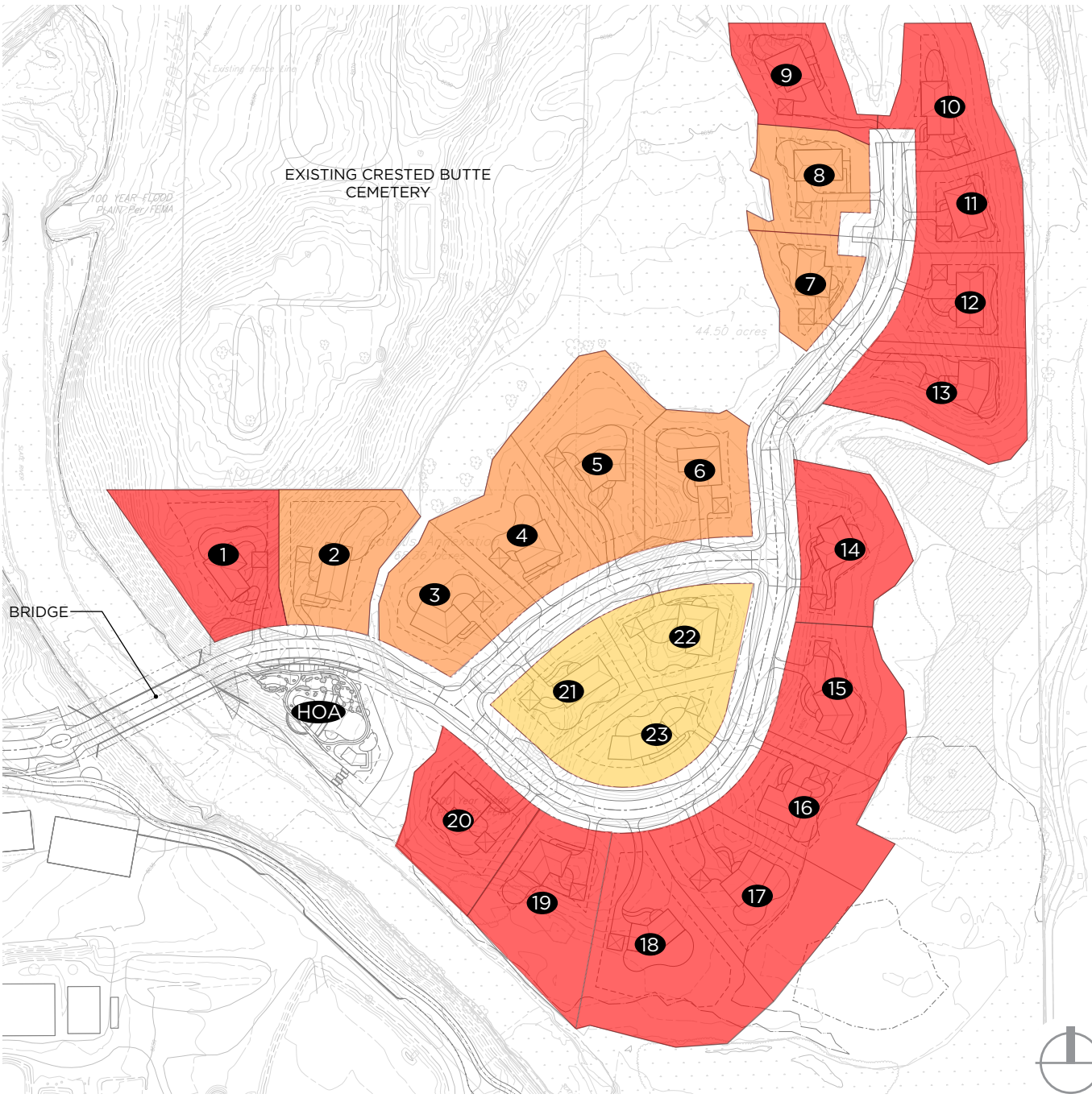
Lots adjacent to high-quality wetlands with a 50' setback

PRESERVE TYPE B

Lots adjacent to standard wetlands with a 25' setback

PRESERVE TYPE C

Interior lots not adjacent to wetlands with no wetland setback



SITE PLANNING REQUIREMENTS

Building placement is a key factor in establishing site character and scale for each individual lot and for the development as a whole. The development zone requirements on the following pages will influence building size and location for each lot.

Setback requirements are used to divide each lot into development zones. These setbacks are determined by adjacent land cover conditions; for example, lots bordered by high-quality wetlands require wider setbacks than interior lots without abutting wetlands. Refer to the individual lot diagrams in Appendix B for detailed setback information for each specific lot.

In addition to the setback requirements on the next page, each residential lot must have a minimum of 55% open space at post-construction. Open space includes setback areas, irrigated lawn, and any other existing or proposed landscape cover on-site.

Since each lot's total open space calculation includes the site's setback areas, some lots already exceed the open space requirement (see the diagrams in Appendix B for more information). Although impervious surface coverage for driveways is not restricted, residents should keep impervious areas at a minimum to help in the protection of Aperture's wetlands. Chapter 5 discusses minimum landscape requirements for each lot. Excessive impervious cover is discouraged.

SITE PLANNING REQUIREMENTS

SITE DEVELOPMENT ZONES AND SETBACKS

REAR SETBACK - NATIVE ZONE

The rear setback varies by lot type; width is determined by the adjacent land cover. Preserve Type A lots border high-quality wetlands and typically have a 50' rear setback; Preserve Type B lots border standard wetlands and have a 25' rear setback; and Preserve Type C lots are not adjacent to wetlands and have a 15' rear setback. In all cases, the rear setback is a dedicated Native Buffer Zone where all existing vegetation must be preserved. Tree, shrub, or groundcover planting is not permitted.

SIDE SETBACK - NATIVE ZONE

Similar to the rear setbacks, side setbacks vary based on adjacent land cover. Side setbacks abutting wetlands are 25'; side setbacks not adjacent to existing wetlands are 15'. All vegetation within setbacks shall be preserved as a Native Buffer Zone. Tree, shrub, or groundcover planting is not permitted.

FRONT SETBACK - ENTRANCE AND TEMPORARY STAGING ZONE

This lot zone is designated for driveway access and temporary construction staging. Front setbacks vary between 15' and 25', depending on lot depth. Clearing for driveways and temporary construction staging is permitted, but should be minimal. Driveway clearing is discussed in the "Driveways and Entrance Walkways" section on this page.

Clearing for temporary construction staging is also permitted within a portion of the front setback zone; however, concentrating staging areas only in the driveway or in the roadway adjacent to the front setback is preferred (if possible). Clearing should be minimal. The contractor must submit a staging plan to the Board for approval prior to commencing construction. Plans will be approved based on how well site mitigation and reclamation will be minimized after construction is complete. Scorched earth should be avoided, and any disturbed areas must be re-established with one of the native seed mixes described in Chapter 5. Existing vegetation should be preserved where possible. Tree planting is not permitted, and shrubs and groundcover may only be installed as part of a seed mix used to restore areas disturbed by construction.

CLEARING ZONE - BUILDING FOOTPRINT

The clearing zone is the area that may be cleared for construction of the dwelling and accessory structure. This zone is a maximum 15'-wide offset of the building footprint(s). Silt fencing shall be installed to prevent construction activities from impacting areas in adjacent zones. All disturbed areas not part of the landscape/ hardscape improvement zone must be re-established with vegetation per the landscape requirements in Chapter 5.

LANDSCAPE AND HARDSCAPE IMPROVEMENT ZONE

The landscape and hardscape improvement zone is an area within the building envelope generally in the rear of the dwelling designated for home amenities surrounded by natural vegetated buffer. These amenities may include irrigated lawn, patios, fire pits, outdoor kitchens, hot tubs, and decks. Play equipment (such as slides, swing sets, and play houses) must be approved by the ARB.

A maximum of 2,500 sf may be dedicated for irrigated lawn on each lot. Additionally, 500-1,500 sf of hardscape patio or deck space may be provided pending Board approval.

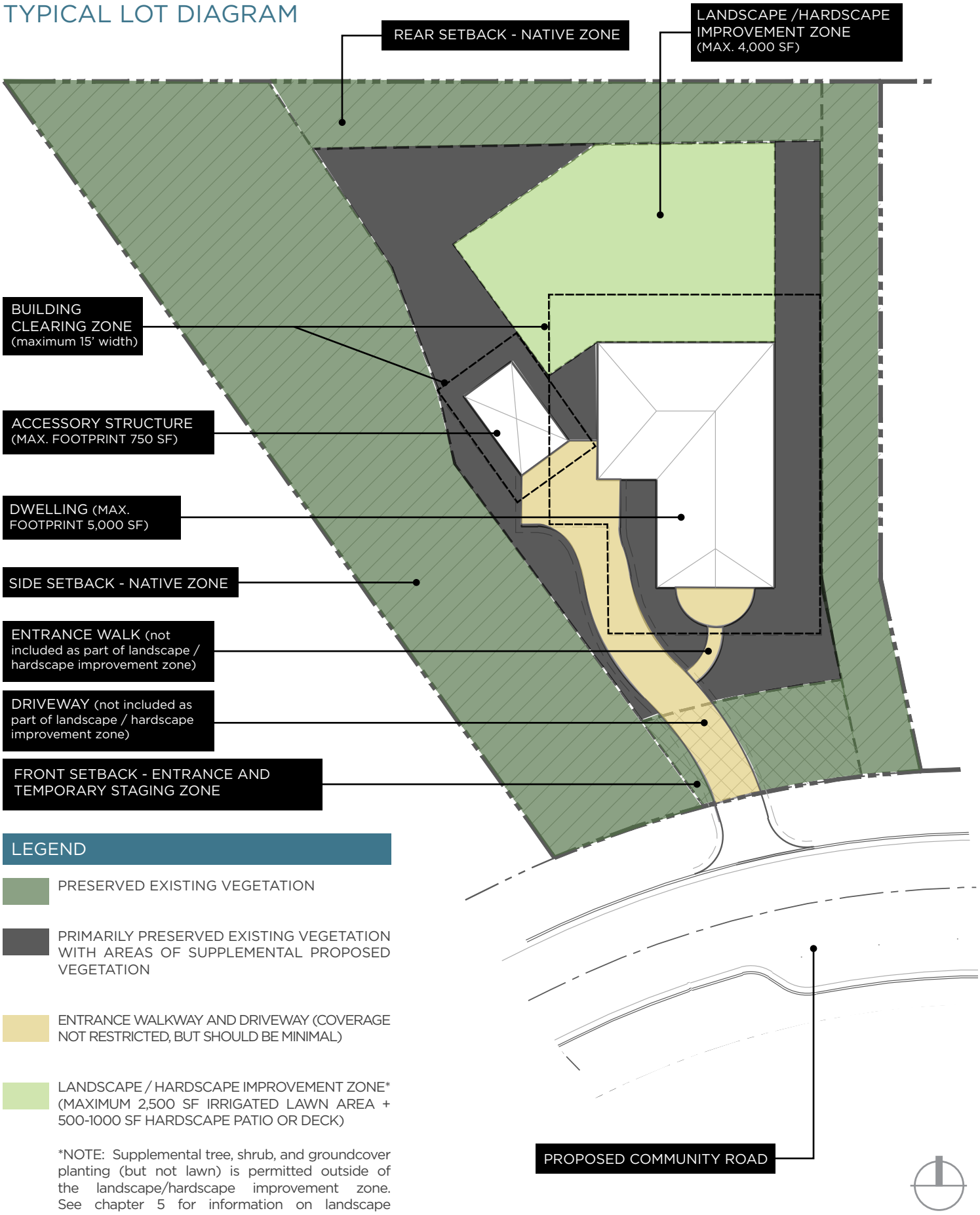
Shrub and groundcover planting do not count as part of the landscape / hardscape improvement allotment. See Chapter 5 for more information related to landscape requirements.

DRIVEWAYS AND ENTRANCE WALKWAYS

Driveways and entrance walkways are not included as part of the landscape / hardscape improvement zone, and homeowners are not restricted to a maximum amount of impervious cover since building envelopes vary greatly. However, homeowners should keep impervious surfaces at a minimum, and excessive hardscape is discouraged.

For entrance walkways, a maximum 8' of clearing width is permitted. This allows for a 5' walkway, plus 1.5' of clearing on each side. Driveways are 14' wide (unless otherwise directed by CBFPD) with 1.5' clearing allowed on each side.

TYPICAL LOT DIAGRAM



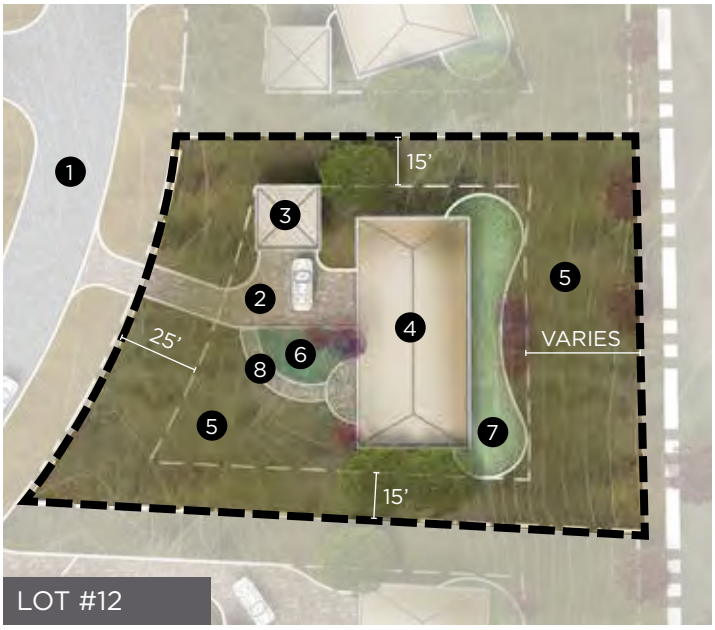
LEGEND

- PRESERVED EXISTING VEGETATION
- PRIMARILY PRESERVED EXISTING VEGETATION WITH AREAS OF SUPPLEMENTAL PROPOSED VEGETATION
- ENTRANCE WALKWAY AND DRIVEWAY (COVERAGE NOT RESTRICTED, BUT SHOULD BE MINIMAL)
- LANDSCAPE / HARDSCAPE IMPROVEMENT ZONE* (MAXIMUM 2,500 SF IRRIGATED LAWN AREA + 500-1000 SF HARDSCAPE PATIO OR DECK)

*NOTE: Supplemental tree, shrub, and groundcover planting (but not lawn) is permitted outside of the landscape/hardscape improvement zone. See chapter 5 for information on landscape requirements.

SAMPLE LOT LAYOUTS AND SECTIONS

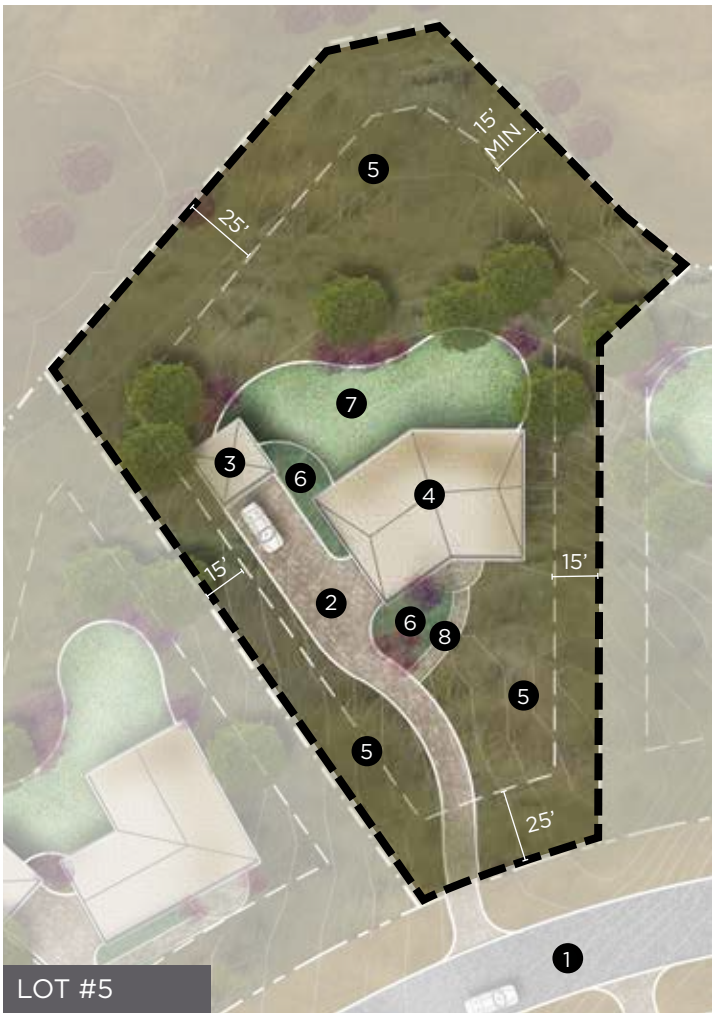
These pages show sample plan layouts and sections for each of the three lot types. Plans consider all of the design principles discussed in the Chapter 1 and setback conditions presented earlier in this chapter. As shown, homes are nestled into the topography, as much existing vegetation is preserved as possible, and homes are positioned to preserve views toward Mount Crested Butte. Dwellings are shown with footprints +/- 2,500 sf, and accessory structures at 375 sf for illustration purposes; however, homes will not be restricted to these parameters. A schematic illustrative plan is provided for each lot in Appendix B; these illustratives are also shown on the overall site plan on page 15.



PRESERVE TYPE A

LEGEND

1. road
2. entrance driveway and parking
3. garage
4. dwelling
5. preserved vegetation
6. proposed native planting
7. lawn
8. walkway

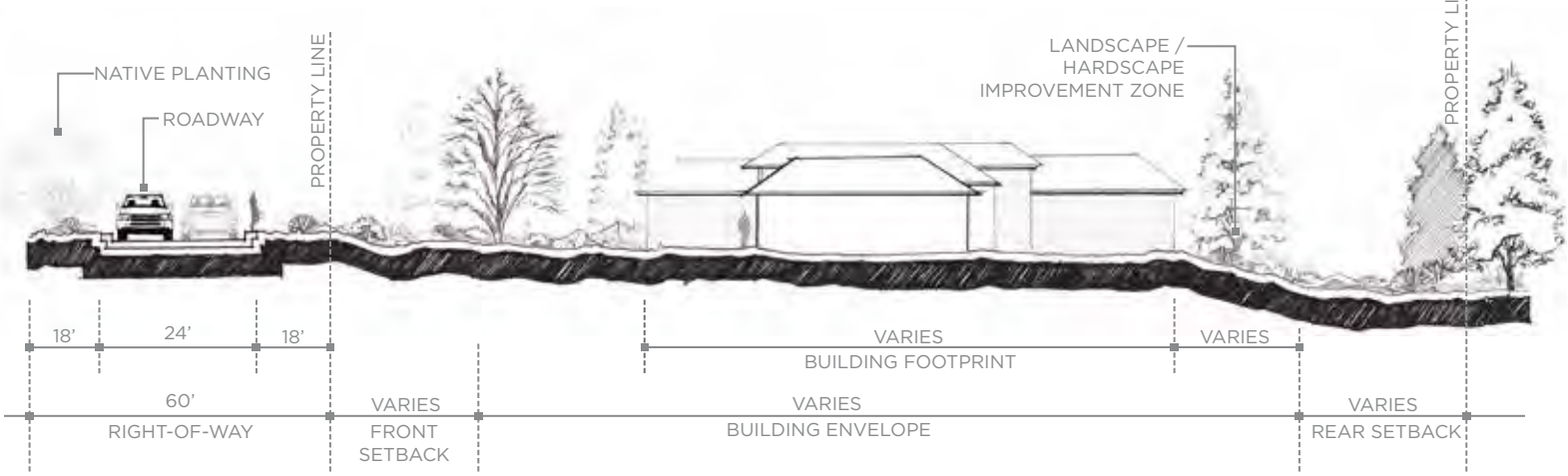


PRESERVE TYPE B

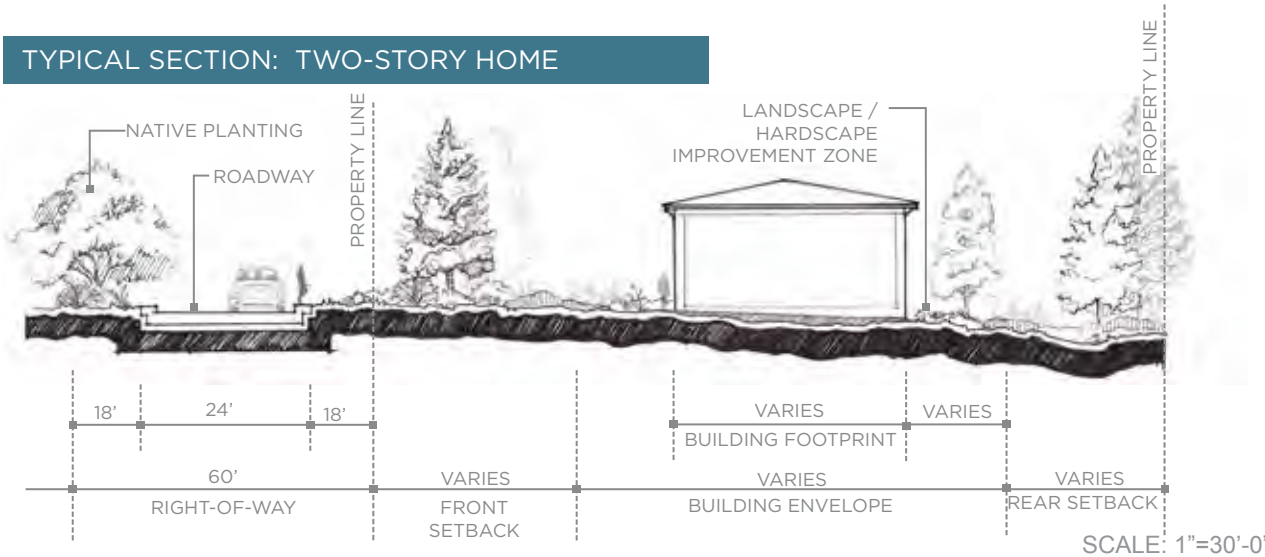
PRESERVE TYPE B

PRESERVE TYPE C

TYPICAL SECTION: ONE STORY HOME



TYPICAL SECTION: TWO-STORY HOME



SCALE: 1"=30'-0"

0 6' 15' 30' 60'

LOT OPEN SPACE DIAGRAMS

The design team developed an open space diagram for each lot to assist with planning; all plans are included in Appendix B of this booklet.

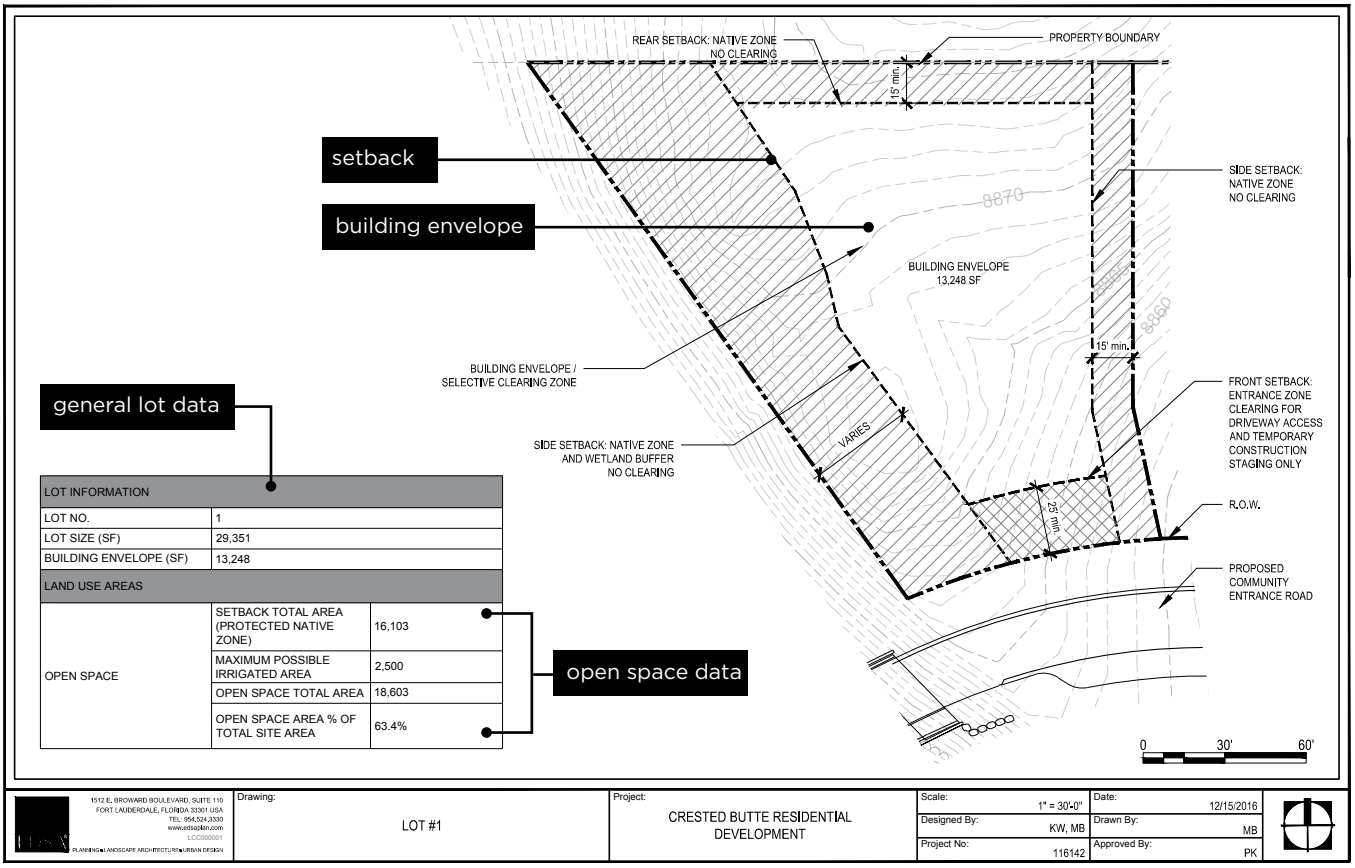
Each diagram includes a table that lists lot number, size, and building envelope area. Each lot's setback areas and maximum irrigated area of 2,500 sf are combined to provide a total area for open space; this number is also expressed as a percentage of total site area.

As discussed earlier in this chapter, each lot requires a minimum of 55% open space at post-development. The diagrams illustrate how some lots already exceed this requirement, so more of the building envelope may be dedicated for hardscape or building footprint.

A small inset on each diagram shows a schematic illustrative site plan for the lot. These are included only to provide homeowners with an idea of recommended building orientation, building location, and driveway layout and location. All building footprints are shown as 2,500 sf, plus a 750 sf accessory structure (with 375 sf footprint). However, homeowners have full discretion over building footprint size and design within the guidelines provided herein.

These diagrams and illustratives are intended to help homeowners better-understand the buildable area for each lot based on the open space requirement and ultimately select the lot that will best-accommodate their needs for building footprint and yard size.

SAMPLE OPEN SPACE DIAGRAM



LOT INFORMATION		
LOT NO.	1	
LOT SIZE (SF)	29,351	
BUILDING ENVELOPE (SF)	13,248	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	16,103
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	18,603
	OPEN SPACE AREA % OF TOTAL SITE AREA	63.4%

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LC26000501
PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN DESIGN

Drawing: LOT #1

Project: CRESTED BUTTE RESIDENTIAL DEVELOPMENT

Scale:	1" = 30'-0"	Date:	12/15/2016
Designed By:	KW, MB	Drawn By:	MB
Project No:	116142	Approved By:	PK

3

ARCHITECTURE

ARCHITECTURE OVERVIEW

All design must comply with the building codes and requirements adopted by Gunnison County, Colorado, as well as Aperture's protective covenants (see http://www.gunnisoncounty.org/139/Building-Office). The design team recommends referencing the International Building Code, NEC, and NFPA for minimum standards on construction.

Homeowners and architects should also obtain flood criteria for each site. All homeowners should review the acceptable finished floor elevation at each particular location with their insurance companies in order to comply with requirements necessary for coverage. Crested Butte does not have minimum criteria for flood safety. Homeowners and architects should also reference the square footage calculation section on page 31 prior to commencing design. Owners and architects are encouraged to schedule a predesign meeting with the ARB prior to designing their home. Please see the Design Review & Construction outline in Appendix A.

GENERAL RESTRICTIONS

GENERAL

During its plans and specifications review process, the Architectural Review Board will specifically review every structure and building proposed to be constructed within Aperture for compliance with these Design Guidelines. The Architectural Review Board's goal shall be to encourage variation within an overall theme of interesting architecture using natural materials, colors and textures, shapes suited to solar exposure and high snowfall, and multiple levels to adapt to topography, with site design that maximizes protection of the mountain environment, views, rural quality and privacy. "Stock" or "catalog" plans and specifications are discouraged and will receive critical scrutiny to assure compatibility with the site.

SCALE AND FORM

Generally, residential buildings should be based upon a central rectilinear massing with simple forms added to create scale and adapt to natural landforms. This underlying rectilinear form should appear to "grow" out of the site and maintain a connection to its mountain environment. Primary residences shall have a minimum size of 2,500 square feet, and a maximum size of 5,000 square feet. A detached structure may be built with a maximum size of 750 square feet. Guidelines on floor area calculations may be found at the end of this Section 3.

REPETITIVE DESIGN AND CONTINUOUS WALL RESTRICTIONS

1. Monotony of design shall be avoided. Variations of detail, form and location are appropriate and desired.

2. House designs that are essentially identical to either nearby houses (such as a series of houses built by one contractor from standard plans or pre-fabricated kits) will not be permitted. In the case of homes of a similar design, there must be significant external individual variations that make each unit unique. Long, continuous exterior wall surfaces are discouraged and the Board reserves the right to approve or deny this element based on review of submitted plans.

BUILDING HEIGHT

Height shall be measured as the vertical distance from grade plane to the average height of the highest roof surface, which may include the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than six feet from the building between the structure and a point six feet from the building.

1. **Architectural provisions above height limit.** The height limit is 30 feet. Steeples, chimneys, and spires may extend ten feet higher than the roof peak.

EXTERIOR WALL MATERIALS

1. **Theme.** A major component of the design theme is the use of natural materials that are an outgrowth of their setting. A limited range of exterior wall materials, the use of similar colors, and simple, additive building forms will establish an architectural image that will complement and blend into the natural landscape.

2. **Scale and Form.** Generally, residential buildings should be based upon a central rectilinear massing with simple forms added to create scale and to allow adaptation to natural landforms. This underlying rectilinear form should appear to "grow" out of the site. This impression can be reinforced by following the site's natural contours and maintaining a connection with its natural mountain environment.

3. **Materials.** Acceptable exterior wall materials include stone, stucco and wood. Metal may be approved at the discretion of the ARB. Either stone or stucco shall be used as an expression of mass; heavy timber or log framing may be used to express structural form; wood siding may be used for exterior sheathing; and board trim may be used for detail areas such as fascia, eave, corner and window trim. In all cases, the use of exterior wall materials shall accurately convey the structural integrity of the residence. The use and composition of these materials are described in the following sections.

4. **Log slabs and timber planking.** Log slabs and timber planking may be used (but must be set on a stone base) in cases where the wall needs protection from snow or backsplash from snow falling from the roof. Log slabs should express a massive, hand-hewn appearance. Typical minimum dimension of at least 12 inches is encouraged. Timber planking may be hand-hewn or rough-sawn and joints may have chinking or may be fitted into an interlocking profile without chinking. Typical minimum dimension of at least 10 inches is encouraged.

5. **Stone.** The use of stone is encouraged as a base material. Stone provides a physical link with the natural characteristics of the site and also serves to visually anchor a building to the ground. River rock and imitation stone and brick are prohibited. The use

of boulders and large rocks to visually "anchor" corners and ground levels of rock walls, fireplaces, and landscape improvement is encouraged. Stone should have the appearance of being self-supporting through the natural forces of mass and gravity.

6. **Stucco.** Stucco may be used as an exterior wall material. In such cases, the stucco shall be finished in an "earth tone" color that is compatible with the natural soils and rocks on the site. When stucco is used, it should convey a visual impression of mass by forming eased or rounded corners and deeply-set reveals for windows and doors. Stucco should be integrated throughout the building to establish a coherent composition of materials. When stucco is used, at least 25% of the exterior wall area excluding windows must be stone in cases where protection from snow or backsplash from snow falling from the roof may be necessary.

7. **Modular Masonry.** Modular masonry units, such as concrete block, are not consistent with the architectural theme for exterior materials and should not be exposed to view unless otherwise approved by the ARB.

8. **Lintels and Sills.** In "mass" walls of stone or stucco, the use of lintel and sills at door and window openings is encouraged. These lintel and sill members shall be detailed and proportioned to appear structurally sound. Lintels and sills may be made of hewn timbers, logs, cut stone, or natural stone.

9. **Exterior Wood.** Wood siding can be used effectively to reinforce the architectural style, particularly when used to sheath secondary portions of buildings such as gables, dormers and soffits. Woods should be selected based on their ability to age to a beautiful blend of natural colors, whether left untreated or treated with wood preservatives or semi- transparent stains. The use of paint on wood siding is generally not consistent with the architectural theme.

   For siding, boards of four to fourteen inch width should be used with profiles of channel rustic; shiplap; tongue and groove; or board and batt (board and batt up to 12" max).

   Treated cedar shakes or shingles may be used in lieu of wood siding on secondary wall areas, such as dormers and gables. Rectangular or half round shingles may be used. Heavy timber, logs, and glue-lam beams can be used to express the structural framing of the building, particularly as trusses, lintels, sills, beams, purlins and rafters. Fascia boards shall have a minimum dimension of 2 inches thick by 10 inches wide. The scale of these members should be consistent with their structural insertion.

10. **Prohibited Wall Materials.** In order to further define the design theme and establish continuity between buildings, exterior wall material is generally limited to the materials described above. At the discretion of the Architectural Review Board, materials other than those specifically listed may be approved. The following materials are inappropriate and are specifically prohibited:

    A. Plastic materials
    B. Imitation stone, brick, or wood
    C. Concrete (either masonry units, precast, or formed) unless otherwise approved by the ARB
    D. Cinder block
    E. Plywood or composition siding, T-111 and other hardboard products
    F. Asbestos shingles or asbestos appearing shingles
    G. Log and log siding

EXTERIOR COLORS

Muted natural or earth-tone colors are encouraged for all buildings and structures. Contrasting color schemes are also encouraged. Owners wishing to change the exterior appearance of their home, including but not limited to color, must receive approval from the Architectural Review Board prior to commencing work.

REFLECTIVE FINISHES

Reflecting or contrasting finishes are not acceptable; all exposed metals such as fascias, flashing, wall and roof vents, metal enclosures, and other items shall be pre-oxidized or painted an approved color. The use of petiniaed copper in flashing, deck rails, or other areas approved by the Architectural Review Board is permitted.

EXTERIOR TRIMS

1. **Theme.** The design theme for Aperture calls for a high level of quality in exterior materials and details. Details provide the opportunity to present the skill of the designer and craftsman while expressing the heritage, cultural folklore, and artistry of the architectural style. Many opportunities can be exploited to enrich building details. Among these are windows and doors, gates, balconies and railings, decks and patio surfaces, chimneys and dormers, corbels, artwork and lighting. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building. Shutters must be proportioned to cover their respective windows. The design of functional hardware is encouraged.

2. **Windows and Doors.** Windows and doors offer the

opportunity to provide individual character and refinement of scale by introducing openings and patterns on stucco and stone walls. In keeping with the design theme, consideration should be given to establishing a pattern or rhythm on primary facades, while being responsive to interior function and view opportunities.

3. **Windows.** Within wood or timber walls, windows should respond to the expressed framing and proportions of the wall. Windows in wood walls can be used as single openings or in combinations to create a series of windows, or as panes of glass to create a transparent wall.

   Bay windows may be used to enhance views and provide interest to exterior walls. Dormers should generally be used in lieu of skylights for both functional and style reasons.

4. **Window Casings.** Window casings made of wood shall have exterior finishes stained, painted, or clad in metal or vinyl. Colors and clad windows must be factory applied. Mirrored or reflective glass is prohibited.

5. **Exterior Main Entrance and Exterior Doors.** The main entrance and main entry door are an important design element of the home. Richly-detailed doors are also characteristic of the design theme. These elements must be distinctive in nature, pronounced, and attention-drawing for this portion of the home. Exterior doors, especially main entry doors, should be designed with great attention to detail in order to create an individual identity for the building. Doors should be made of wood, glass or metal. Hardware for exterior doors and windows, including hinges, latches, handles, and pulls, should all be designed with artistic expression and constructed of material such as wrought iron, bronze or copper. Garage doors for vehicles shall be constructed of wood or a wood-faced exterior surface, or non-reflective metal.

6. **Decks and Balconies.** Decks and balconies are characteristic of the design theme and can provide pleasant outdoor spaces when properly located on sunny exposures. Decks and balconies must relate to the scale and massing of the building's major architectural forms. Horizontal beams, corbels, bracing material, and other design elements are substantial structural components directly related to the scale and mass of the deck. Balconies can either be recessed into the wall mass or projected from exterior walls. Long, vertical support posts should generally be interrupted to prevent a strong verticality of an exterior deck. When a projected balcony is used, consideration must be given to protection from snow shedding from overhead roofs. Synthetic material for exterior deck floorboards may be used with prior approval of the Architectural Review Board.

7. **Deck and Balcony Railings.** Railings offer an opportunity to express individual character within the context of the design theme. Balconies enclosed with solid walls are prohibited. The use of framing material for balcony railings is not permitted. Wood or metal railings may be used. Structural elements, including the top rails, must be sized to appear appropriately massive.

8. **Chimneys.** Chimneys are a strong visual element of a home and an important aspect of the design theme. They should relate in form and materials to the design style of the primary structure. Typically, chimneys should be constructed of stone with cut stone caps or decorative metal spark arrestors as required by fire code. Decorative structures covering spark arrestors, chimney pipes, and/or caps must also relate in form and materials to the design style of the primary structure. These structures, including framing members, must be consistent with materials used on the primary structure. Fireplace flues as well as mechanical flues are encouraged to be consolidated and enclosed with chimneys. All exposed metal flues or pipes on the roof shall be enclosed or painted to match the approved roof color.

FOUNDATIONS

Concrete or block foundation walls may not be exposed above the finished grade.

ROOFS

1. **Roofs.** Roofs are a prominent visual element of a building and provide a strong unifying characteristic between buildings. Consistent roof forms are also an important element to the design style. A simple pattern of primary and secondary roof forms, dormers, and a limited palette of materials and colors are the primary design objectives for roofs.

2. **Form.** Roof forms should be relatively simple and limited to gable, hip, flat, and shed-type roofs. In order to assure interesting form and reduction of visual scale, roofs should be comprised of primary and secondary roof forms. Secondary roof forms must be subservient to primary roof forms.

3. **Parameters.** For shed roofs, no more than 40% of the total roof may be designed as a single-plane. For gable roofs, no more than 75% of the total roof may be designed as a single gable. Hip roofs shall not be the primary roof design element and should have minimal distance "runs". The composition, scale, and proportion of secondary roofs shall not be more than 49% of the total roof area.

4. **Snow Shedding.** The design of roofs should give strong consideration to snow accumulation and

shedding. Entryways, garages, and pedestrian areas should be protected from potential snow shedding. This can be achieved most effectively by the form and slope of the primary or secondary roof.

5. **Truss and Gable Design.** Truss and gable detail should add richness to the overall design of the building. The detail shall be supportive in nature, provide a structural function to the building, and supplement the entire design theme of the building.

6. **Dormers.** Roof dormers are an important architectural characteristic of the design theme, and as such they should be designed relative to the style, appearance, and overall proportional balance of the building's volumes and surfaces. Dormer design should be functional to allow window openings and head heights for upper level or loft living spaces. They can also be used to bring natural light into multi-story living spaces and to provide protection to entryways, decks, and garages. Dormers should generally be used in lieu of skylights for both function and style reasons. Dormer forms may be gable, hip, or shed. Dormers should be designed and located relative to the style and overall proportional balance of the roof and building. Shed dormers should not exceed more than 2/3 of the primary roof plane. In order to maintain a simple roof form and effectively break up the mass of the building, the front face of large shed dormers should be at least 1 foot back from the edge of the roof.

7. **Ancillary Roof Elements.** Roofs should be relatively simple; consequently, the design of ancillary roof elements such as flues, vents, mechanical equipment, snow fences and clips, heat tapes, and lightening rods is important to minimize roof clutter. Ancillary elements should be designed to be compatible with the primary roof and not create visual distractions. All flues and vents should be consolidated and enclosed in a structure compatible with the overall roof form. In the event that the consolidation and enclosure of all flues and vents is not feasible, the Architectural Review Board may approve unenclosed flues and vents provided they are small in size and painted to match the roof color.

8. **Cold Roof Design.** Cold roofs are strongly encouraged in order to prevent or reduce ice damming and icicle buildup on eaves. Cold roof design should include a continuous airflow space between eave vents and ridge vents. Attention should be given to the venting of dormers, secondary roof areas, and hip ridges to prevent heat build-up or lack of airflow. If cold roofs are not used, full ice and water guard coverage will be necessary.

9. **Loading.** All roofs shall be designed to comply with Gunnison County loading requirements.

10. **Roof Materials.** Roofing materials consisting of fireproofed wood shingles, natural slate, tile, clay, or non-reflective metal, or single-membrane are allowed. Roofs shall have a muted, earth-tone color theme within the range established for the exterior walls of buildings. Asbestos shingles and asbestos-appearing shingles are prohibited. At the discretion of the Architectural Review Board, Da Vinci synthetic shake, shingle, or slate roofs (or synthetic materials of similar quality) may be allowed. If an excessively similar pattern of roof designs occurs, the Architectural Review Board in its sole discretion will have the authority to determine on a case-by-case basis if a roof material is allowed.

ENERGY CONSERVATION

Buildings should be designed to conserve energy throughout the life of the structure. The following principles should be incorporated in the architectural design:

1. **Solar Heating.** Passive design should consider window size, orientation, and shading devices. Direct solar gain surfaces should be considered for south facing areas.

2. **Entryways.** Entryways should be protected from wind exposure, and the use of airlock vestibules is encouraged.

3. **Sealing.** Openings in exterior walls must be completely caulked and sealed.

4. **Barriers.** Air and filtration barriers should be used on all outside walls not clad in stone or stucco.

ACCESSORY STRUCTURES

Structures such as care takers' apartments, garages, sheds, porches, and greenhouses shall be of similar construction materials and quality as the principal building. Greenhouses must be constructed of permanent materials.

STORAGE AREAS

Site design shall provide storage areas for trash cans, utility transformers, snow, and firewood hidden and screened from the view of vehicular or pedestrian ways and adjacent properties by plantings, enclosures, fences, berms, or by location.

AWNINGS

All awnings shall be submitted to the Architectural Review Board for approval and meet the following criteria:

1. Frames shall be constructed of wood or non-reflective metal;
2. Cover materials shall be of wood
3. Color must be appropriate and compatible with the character of the residence and the neighborhood;
4. Professionally manufactured and installed.

FIRE PROTECTION

A monitored, automatic fire suppression system must be provided in all newly constructed buildings. All newly constructed buildings must meet the regulations of the Crested Butte Fire Protection District. All new plans must be submitted to the Crested Butte Fire Protection District for review and approval.

SPARK ARRESTORS

Spark arrestors are required for all chimneys pursuant to the Town of Crested Butte guidelines on Solid Fuel-Burning Devices in Article 8 of the Town Code. All chimneys will include spark arrestors on chimney terminations and all chimney caps or shrouds shall provide access for cleaning and servicing said chimneys.

Every lot must maintain defensible space to protect against wildfire hazards.

SQUARE FOOTAGE CALCULATIONS

Homes must be limited to 5,000 square feet primary building with an additional 750 square foot detached accessory building permitted. Gunnison County will use the 2015 International Building Code to determine the size of your home.

Town Staff will use the Town of Crested Butte's Floor Area calculation when reviewing your home's square footage for purposes of water and sewer permits to confirm that it is below 5,000 sf on the main building and 750 sf on the accessory as calculated under section 16-1-20..

We encourage all architects to familiarize themselves with the Gunnison County and Town of Crested Butte floor area calculations prior to starting design. The home must satisfy floor area limits (5,000 square foot limit on primary buildings and 750 square foot limit on accessory buildings) using both floor area calculations independently. We encourage any questions about these limits and calculations to be directed to the association's architect(s).

DEFINITION OF FLOOR AREA - GUNNISON COUNTY

Per the 2015 International Building Code

Floor Area, Gross. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

DEFINITION OF FLOOR AREA - TOWN OF CRESTED BUTTE

Per Section 16-1-20 of the Crested Butte Town Code

Floor area means the sum of the horizontal areas of all floors and areas in an enclosed structure with the potential to contain more horizontal floors, as set forth in Subparagraph d. below, in principal and accessory buildings on a building site, as measured from the exterior faces of the walls and enclosed porches as measured by the exterior limits thereof However, those spaces that are above the fourteenÂ-foot and twenty-three-foot heights which occur under a pitched roof of 10:12 or greater that are not suitable for potential living space are excluded for floor area ratio purposes. Such areas must be less than seven (7) feet wide in any dimension or measuring less than seventy (70) square feet. The floor area of basements, as defined by the building code adopted by the Town in Chapter 18 of this

Code, shall not be included as floor area. For structures other than enclosed structures, floor area shall be computed as follows and shall be included as additional floor area:

a. *Unroofed porches, decks, balconies and terraces:*
   1. If such improvement is more than eighteen (18) inches above grade and occupies less than ten percent (10%) of the area of the building, then zero (OJ floor area.

   2. If such improvement is more than eighteen (18) inches above grade and occupies ten percent (10%) or more of the area of the building, then one-half(½) the actual floor area.

   3. If such improvement is eighteen (18) inches or less above grade, then zero (0) floor area.

b. *Roofed or covered porches, decks, balconies and terraces:*

   1. If such improvement occupies less than ten percent (10%) of the area of the building, then one-half (½) the actual floor area.

   2. If such improvement occupies ten percent (10%) or more of the area of the building, then the actual floor area.

   3. For purposes hereof, such roofed or covered porches, decks, balconies and terraces shall not be enclosed structures, meaning that no more than thirty percent (30%) of the vertical surfaces may be hard surfaced, not allowing the passage of air through the porch, deck, balcony or terrace. When figuring this hard-surface area, up to two (2) walls that compose parts of adjacent enclosed structures shall not be counted.

c. *Any private garage, as that term is herein defined, shall have its floor area calculated and included as additional floor area in an amount equal to one-half(½) of the first two hundred (200) square feet if it is located within an accessory building or is attached to or part of the principal building; otherwise, its floor area shall be calculated and included as additional floor area in an amount equal to the actual floor area of such garage.*

d. *Any part of a building whose interior height is less than fourteen (14) feet is counted once for floor area purposes. Any part of a building whose interior height is fourteen (14) feet or higher is counted twice for floor area ratio purposes, except that any part of such building which has an interior height of twenty-three (23) feet or more is counted three (3) times. For floor area ratio purposes, interior heights shall be measured from the lowest floor level above grade to the underside of the roof assembly. In those cases where the lowest floor level is more than eighteen (18) inches above natural grade or the site is sloped in such a manner that the lowest floor intersects the natural grade, the Building Official will determine the floor plane from which measurements will be calculated.*

4

RESIDENTIAL SITE ELEMENTS

OVERVIEW

Aperture's design philosophy of preservation, naturalization, and connection carries through to each site's design elements. Grading and drainage, walls, structures, outdoor amenities, and hardscape will work together to create a cohesive community character that closely connects each home site with its context.

The following sections present options and restrictions for each lot's exterior site design. Each section emphasizes a common theme of naturalized site design that blends with the landscape. Earthy colors, textures, and materials; modern/rustic architecture for structures; and environmentally-sensitive grading and drainage design are key to achieving a community fully integrated with its environmental and community setting.

GRADING AND DRAINAGE

Stormwater management is both an aesthetic and functional site feature. Grading design should be minimal and conform to the existing terrain to preserve the site's landscape character.

Mass grading and heavy earthwork are not permitted. Cut and fill slopes should be no steeper than 2:1 (horizontal to vertical) to avoid erosion, sedimentation, and sliding. Slopes of 3:1 are preferred, especially for tree planting. To preserve the site's existing view corridors, construction will not be allowed on the site's existing high points and low points.

Any graded surfaces should allow for positive drainage. At least a 1% slope is necessary, and 2% is preferred. Rip -rap should be avoided as much as possible, and vegetated drainage areas are encouraged. Any disturbed areas must be reseeded with native seed mix. Terracing slopes with retaining walls is discouraged.

Drainage should occur above-ground as much as possible, and underground pipe should be minimal. Large culverts are discouraged and should only be used if necessary. No house, garage, structure, or fill material may be placed within a drainage easement or identified drainage way.

Split level buildings should be used to accommodate grade change in sloped areas to preserve existing terrain as much as possible; buildings should step with the terrain to fit existing landforms. Building construction should be avoided on slopes greater than 4:1 (horizontal to vertical).

All drainage from proposed development should remain on-site, conform to existing drainage patterns, and flow to the site's natural low points. No runoff should flow directly to the Slate River, and all existing drainage ways should be preserved. Any runoff flowing to wetlands should flow through heavy buffers of existing native vegetation to purify and slow runoff. Drainage should never flow from one property to another.

Bioswales will be the primary method of conveyance for more channelized stormwater flow from home site development to natural low points. Swales should be planted with a native seed mix and lined with bio-degradable erosion blankets.

Swales can be 4'-8' wide and should meander to achieve a natural look. Although a shallow depth is preferred, swales must be adequately sized to carry the required volume of runoff. Slopes of .5-2% are best to promote infiltration. Any swale areas with slopes greater than 2% should be lined with river rock to create a dry stream; rocks should be greater than 2" in size to slow runoff effectively. The stream may be broken intermittently with beds of native planting to achieve a natural, lush look. Sod may not be used in bioswales to avoid clogging drainage paths.

If drain inlets are necessary in paved areas (such as patios, driveways, etc.), drains should be selected that will blend with the adjacent paving surface material and pattern. Installing rip rap around drain inlets is discouraged; instead, vegetation should be used along drainage paths to slow runoff and encourage infiltration.

Where access driveways approach the main road, provision should be made to avoid clogging the roadway swale system, and a corrugated metal pipe may be necessary. Each homeowner should consult a professional engineer to determine the drainage infrastructure necessary to accommodate the lot's post-development runoff volume and rate.

Homeowners must submit a grading plan to the Board showing all areas that will be disturbed by construction and require re-establishment. This grading plan should also identify a storage location for backfill and topsoil piling. All of these areas – those to be disturbed and those used for storage – should be outlined and noted as the "transition zone" on the plan. A durable protective barrier should be installed to protect areas outside the transition zone.

RETAINING WALLS

Retaining walls shall be confined to the buildable area of the site and/or entrance area; they are not permitted on property lines and may not be used to define property boundaries. Retaining walls taller than 4 feet are discouraged. If a taller wall is necessary, it must be designed by a professional engineer. Two or more shorter walls are preferred with at least 3' of horizontal distance between instead of a single tall wall.

Materials should complement adjacent architecture and be selected for their durability and aesthetic quality. Options include natural stone (either irregular cut or rectilinear-cut), gabions, and cladding covered masonry. Geoblock may be considered based on the purpose and length of the wall. Exposed concrete, cinder block, and stucco are not permitted. Where possible, retaining walls should incorporate planting material (refer to Residential Landscaping, Chapter 5).

Wall sections longer than 20 feet may not be constructed without a break (i.e. plaster, column, or setback). These architectural breaks may extend up to 12 inches above the height of the wall.

FREE-STANDING WALLS AND FENCING

For residential lots, fences and free-standing walls shall be confined to the building envelope and may not constrict views for any neighboring property. The total fenced area may not exceed 500 square feet and may only be erected to create privacy, contain pets, maintain a garden, screen unsightly areas (such as mechanical equipment, garbage storage, etc.), or similar purposes. They are not permitted on property lines and may not be used to define property boundaries.

The Association may erect and maintain wildlife-friendly exterior fencing (i.e. adjacent to adjoining properties) not to exceed 42" in height in Association-maintained areas (such as the HOA community park).

All fences and walls shall be treated and finished equally on both sides and should be considered an extension of the adjacent architecture. Materials should be complementary to the home architectural design. Where possible, fences and walls should be combined with planting material (refer to Residential Landscaping, Chapter 5).

Homeowners are encouraged to think about fencing creatively and consider materials such as Cor-ten, gabions, aluminum, iron, and wood slats. Typical ornamental picket fences are discouraged. Chain link is not permitted.

Construction materials for walls may include natural irregular or cut stone, Geoblock (or similar material), cladding covered masonry, or treated timbers. Exposed concrete, cinder block, and stucco are not permitted.

Materials should be selected for their durability and aesthetic quality. Wood should be painted or finished with solid color stains that preserve the wood. Metal and aluminum fences should be painted in a dark color to blend with the surrounding landscape.

No fence or wall section longer than 20 feet can be constructed without a break (i.e. plaster, column, or setback). These architectural breaks may extend up to 12 inches above the height of the wall or fence.

See Article 8, Section 12 of the Protective Covenants for additional information on fencing requirements and Board approval.

PATIOS AND WALKWAYS

Any hardscape areas should be surrounded with native landscape (either preserved existing or proposed). Patios that incorporate walls (either freestanding or retaining) should include planting to soften the appearance of the wall.

All walkways (whether in the front entrance zone or landscape/hardscape improvements zone) should be 5' or less in width. A maximum of 1.5' of clearing is permitted on each side of the walkway to allow for construction. This area must be replanted with native shrubs, groundcover, or seed mix. See Chapter 2 for more information on walkway widths and clearing.

Refer to the Paving Materials section of this chapter for information on acceptable paving materials and colors.

ADDRESS MARKERS

Entrance features and address markers are permitted, as long as the scale and design style are appropriate for the home. Marker options include a freestanding column with metal address plate or boulder with the house number etched into the stone. Free-standing signs are not permitted. Recommended materials for entrance markers include irregular or cut stone, boulders, or stone-clad concrete masonry.

All entrance features must be placed outside of the right-of-way area and at least 3' off the driveway to allow snow removal. Only the house number and street name are permitted on the marker.

Any entrance elements must be approved by the Board. Artist's renderings or construction drawings may be required.

DRIVEWAYS AND PARKING

Access into the home sites will only be allowed at one point along the lot frontage. Driveway widths are 14' wide (unless otherwise directed by CBFPD) with 1.5' of clearing allowed on each side. A parking area may be provided adjacent to a garage or car port; these areas should be a maximum of 18' wide. Driveway aprons should be consistent with the main roadway surface.

The driveway locations on each site layout plan in the appendix are recommended. Driveways may slope up to 4% within 30' of the roadway, then slope up to 11%. Driveway routes should run parallel to existing contours as much as possible.

The plans to the right illustrate general driveway design principles. Straighter driveways are recommended to facilitate snow removal; however, drives with slight curves are also permitted to better-conform to topography and provide an additional feeling of exclusivity and privacy.

Parking areas and driveway access points will not be counted towards landscape and hardscape improvement area square footage, but are subject to review by the Board. Each home shall have at least two parking spaces within a fully-enclosed garage. Refer to Chapter 2 for more information on site planning and lot coverage requirements, as well as the Paving Materials section of this chapter for information regarding paving surface options.

DRIVEWAY TYPE 1

DRIVEWAY TYPE 2

SOLAR PANELS

Solar panels are encouraged, as long as they are integrated with the home's architecture and/or landscape. Mounted panels that attach to any building or structure at angles inconsistent with the surrounding building or structure are not permitted. Panels should be located on the south side of buildings to achieve maximum solar gain. Consultation with a design or installation professional is encouraged to determine the optimum location and installation method.

The design and location of solar panels must be approved by the Board. Since panels can be installed in a variety of ways, installation will be reviewed on a case-by-case basis. However, the proposed method of installation (ground, roof, or wall) must be reviewed during the preliminary design phase/review of the new home. This will promote integration with the home's architecture or landscape from the start of the design process.

The Board's review process will examine the criteria below:

- Solar panel style and location should not be visually obtrusive to streets, neighbors, open space areas, and commonly traveled ways.
- Solar panels, frames, mounting brackets, and hardware should blend with the adjacent structure or landscape.
- For solar panels located on building roofs, solar panels shall lie flat on the roof surface. Roof design should include the best pitch within the permitted range to achieve appropriate solar exposure. Roof-top panels raised and supported at an angle different from the roof are not permitted.
- Solar panels may not protrude higher than the ridge of the roof on which they are installed.

Manufacturer cut sheets showing proposed solar panels should be submitted with the application for review and approval.

GAZEBOS, PERGOLAS, AND PAVILIONS

Gazebos, pergolas, and pavilions must be constructed within the landscape/hardscape improvement zone. Design and materials should be consistent with the home's architectural design and with the site's mountain context. Acceptable materials include treated timbers with stone accents, Cor-Ten steel, or concrete masonry with stone cladding. Poured concrete, stucco, or exposed concrete masonry are not allowed.

Structures may not be taller than 15' and may not exceed 250 square feet in area. Design and location of gazebos, pergolas, and pavilions must be approved by the Board.

HOT TUBS

Hot tubs are permitted; swimming pools are not. Although there are no size restrictions for the hot tub area, it must be contained (along with supporting hardscape, landscape, and structures) within the landscape / hardscape improvement area described in Chapter 2. Location and appearance must be approved by the Board.

All hots tubs must be integrated into the design of the home and adequately screened from neighboring properties, the HOA lot, and the main circulation corridor. Infinity edges are permitted. Colors, finishes, and overall design style should complement the home.

Acceptable deck surfaces include smooth concrete, natural stone, simulated stone, wood, outdoor tile, or concrete pavers. The design of the deck shall be consistent with the design of the home.

Spa drains must connect to the main sanitary sewer line on-site. No spas may drain into open space, roadway right-of-ways, any neighboring property, or into the Slate River. Mechanical equipment must be screened from neighboring properties and the main circulation corridor. (Please refer to Infrastructure, Utilities and Equipment, page 45).

Hot tubs must be covered with a hard cover consisting of a durable foam inner core and plastic covering with an earth tone color.

OUTDOOR FIRE APPLIANCES AND FIRE PITS

Fire pits and appliances should be placed only on a natural hardscape surface, such as concrete, stone, brick pavers, gravel, or slate. Fire pits and appliances may not be installed on or near a wood deck.

Fire pit materials should complement the home. Unique fire pit areas that incorporate stone, boulders, Cor-Ten steel, or other rustic materials are encouraged, as long as the design is consistent with the home's architectural design.

The entire fire pit / fire appliance area must be contained within the landscape/hardscape improvement area. Fire pits and appliances should be sited at least 10' away from the home, other built structures, and any other combustible materials (such as vegetation). Evergreen planting should be avoided in areas near fire pits. Fire pit and fire appliance areas should be clear of any overhanging deciduous tree branches. Prevailing wind direction should also be considered when locating the fire pit or appliance to avoid circulating smoke onto neighbors' properties. Built-in seating or heavy chairs that are difficult to move are encouraged to maintain seating distance from flames.

Homeowners must stay informed of any burn bans or burn ordinances that may be in effect throughout the year. Areas around fire pits and appliances should be clear of combustible organic material, such as dry leaves.

Lighter fluid and gasoline should never be used to start a fire in a fire pit. Any propane tanks should be buried underground.

All permanently-installed exterior fire appliances and fire pits must be reviewed and approved by the Board; they must also comply with Article 8, Sections 18-8-10 through 18-8-100 of the Crested Butte Municipal Code. See Article 8, Section 6 of the Protective Covenants for more information on solid fuel burning devices.

LIGHTING

Exterior lighting should be low-level, unobtrusive, and ambient. Per Section 13-113 of the Gunnison County Land Use Regulations, homeowners should provide lighting only for functional purposes, such as illumination of doorways, garage doors, decks, terraced levels, walkways, or hot tubs. All lighting fixtures must be full cut-off or fully-shielded; shielded by a roof element; or effectively recessed (see examples, right). All fixtures must comply with Gunnison County lighting requirements at time of installation.

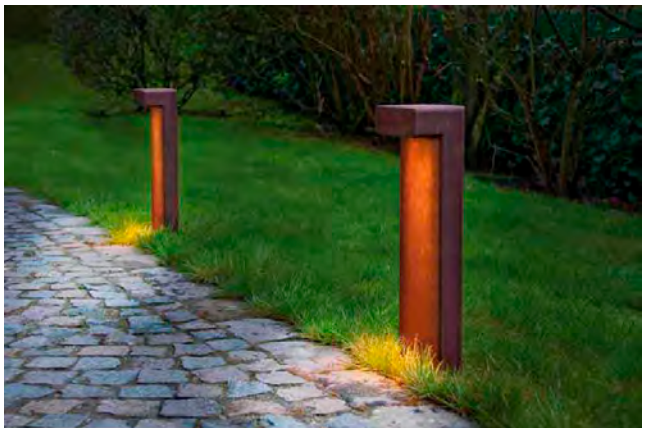
All lighting fixtures on a lot should be from the same lighting family in regard to materials, finish, and type of light source. Also, fixture design and style (pole lights, bollards, sconce lights, niche lights, pathway lights, etc.) should be consistent with the home architecture and site design.

Exterior lighting should be used to accent entrances, special features, and walkways. Any exterior lighting must be located close to the house and around hot tubs, decks, patios, walkways, parking, and other highly-used areas. Motion activated lights are encouraged along driveways and secondary entrances. Flood or spot lighting is not permitted.

Lamps must be white or color-corrected high intensity lamps. Colored lamps are not allowed. (Seasonal holiday lighting is an exception, but is only allowed to be illuminated between November 15th and January 15th, and must be removed by May 1st.)

Sodium, mercury vapor, or bare HID (High Intensity Discharge) yard lights are not allowed, and soft, ambient LED lamps are encouraged.

Manufacturers' cut sheets showing the proposed lighting fixtures must be attached to the design review application. All light fixtures are subject to review and approval by the Board. Refer to Section 13-114 of the LUR for more information on lighting requirements.



All lighting must adhere to Section 13-113 of the LUR and Gunnison County building code. Full cut-off fixtures similar to those shown above are code-compliant.

INFRASTRUCTURE, UTILITIES, AND EQUIPMENT

UTILITY EASEMENTS

Utility easements will be developed for each lot as shown on the plat and referenced in the covenants.

CISTERNS AND PUMPS

Colorado water rights legislation prohibits rainwater collection in cisterns (see the Rainwater Collection in Colorado fact sheets provided in Appendix C). Rain barrels are allowed; these are discussed in detail in the Green Infrastructure section of Chapter 5.

Irrigation pumps and other equipment should be screened from view and hidden behind acceptable visual barriers. As with all other equipment, noise-pollution should be minimized (below 35 to 40 decibels at 15 feet) and proper equipment should be selected to prevent noise impact within the community.

SEWAGE TREATMENT

Sewage treatment will be managed by the Town of Crested Butte. Home owners will be responsible for extending required utilities from the main under the road and right-of-way to their properties. Each home owner must provide the required E-One Sanitary Sewer pump station for his/her property. Only one pump will be allowed per property. The minimum elevation allowed for the E-One pump station shall be 5.5 feet. The final site utility plan will be reviewed and approved by the Town of Crested Butte and its engineer.

UTILITIES UNDERGROUND

All utilities shall be located underground.

SATELLITE DISHES

All satellite dishes shall be 24 inches or less in diameter. All satellite dishes must be placed in a manner that screens them from view within Aperture, and such placement and screening must be approved by the Architectural Review Board.

MAINTENANCE

Home owners must make every effort to properly maintain the exterior of their residences. Property management must not negatively impact the site's existing drainage ways, vegetation, wetlands, and river corridor. Also, property management should not interfere with main circulation corridors and right-of-ways (for example, snow and organic debris, such as dried leaves, may not be disposed of in natural drainage ways or right-of-ways).

Litter in right-of-ways or around private homes will not be tolerated. Unused interior household items (such as old furniture and appliances) may not be stored outside any private residences. Any exterior maintenance tools and equipment (such as lawn mowers, rakes, and leaf blowers) should be stored in an accessory structure or within the home.

Snow removal along the community road will be provided by the Homeowner's Association. However, homeowners are responsible for snow removal on private driveways and walks. Snow blowing (rather than plowing) is encouraged.

PAVING MATERIALS

Paving materials should complement each home's architecture, existing landscape, and rugged mountain backdrop. Natural materials with warm earth tones and textures should be used for driveways, walkways, patios, and decks. Use of indigenous materials that are locally-sourced and sustainably-produced is highly encouraged.

Materials should be high-quality and durable enough to withstand Crested Butte's cold winters. Darker surfaces are recommended, since they absorb heat and will better-facilitate snow and ice melt. Lighter surfaces are more reflective and prone to freezing – they also contrast with the colors of the existing terrain and landscape. Textures should also be considered; highly-textured pavements and pavers may trap water and freeze, creating a slippery driving or walking surface. Textured pavements are also more difficult to plow without causing damage and can become trip hazards due to cracking and heaving.

LOOSE PAVING

The simplest paving surface is a loose, granular material used to provide definition between paved and planted areas. These loose surfaces are porous and do not require any drainage infrastructure; however, their informality and inability to be shoveled or plowed makes them suitable only for secondary walking paths and patios. Acceptable loose surfaces include crushed stone, gravel, and decomposed granite.

Loose paving typically requires the use of an edging material; this material may be metal, a poured-in-place concrete band, or a paver band. The edging material should not be black plastic.

MONOLITHIC PAVING

Monolithic surfaces are installed in a continuous pour. Concrete and asphalt are typical examples.

Concrete surfaces are permitted on driveways, parking courts, patios, and pool decks where strength and durability are a major concern. Close attention should be paid to the location of expansion and control joints in concrete surfaces to reduce cracking.

Earth-toned coloring compounds, stains, textural stamps, and exposed aggregates may be added to concrete to enhance its visual interest. Different finishes may also be used to reduce slip and enhance aesthetics. However, any sealers, coloring agents, and stains must be environmentally safe and consistent with the color palettes shown at the end of this chapter.

Consider snow removal when selecting a concrete finish. Rougher finishes are better for slip resistance, but mixes with large aggregates are not recommended because they make snow plowing and de-icing more difficult in winter.

Asphalt should be heavy-duty and non-porous with a fine aggregate mix. Incorporating pavers or concrete bands with asphalt is recommended for improved aesthetics.

MODULAR PAVING

Modular surfaces are composed of individual paving pieces placed one at a time (such as bricks, concrete pavers, and stone pavers). Modular paving surfaces typically offer a richer surface with variations in color, texture and appearance, which can contribute greatly to a strong design aesthetic and visual character. These surfaces may be used for driveways, car courts, patios, walkways, and decks.

If concrete or brick pavers are used, colors should be warm neutrals or cool grays, as shown in the palette on the next page. Pattern, texture, and color should be rustic, natural, and complementary to the home. Red brick paving is not allowed.

Concrete pavers can be exceptional for driveway and walkway surfaces and may be concrete, irregular or cut stone, or permeable concrete. Use only vehicular-grade pavers for driveways, and select a color and texture with snow removal in mind. Water can gather in paver joints and freeze in cold weather, creating a slippery walking or driving surface. Darker paver colors with a more subtle texture will perform best in Aperture's climate.

Concrete pavers are susceptible to cracking in colder temperatures. Mortar installation is recommended rather than sand to prevent shifting and lifting.

DECKING

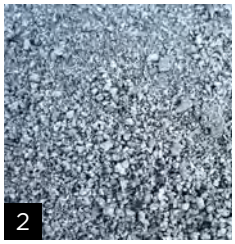
Both treated wood and composite decking are acceptable surfaces for decks and hot tub areas. Composite decking is useful in colder climates because it lessens the possibility of moisture damage from snow and ice. Also, composite decking is less prone to shoveling or plowing damage, since snow removal on a real wood deck may cause scraped or gouged boards. Regardless of the deck material, use a plastic shovel for snow removal to minimize damage to the surface.

If using real wood, carefully consider the wood type. Some woods are more susceptible to rot, decay, and infestation than others. Ipe wood is extremely dense and renewable, making it a good option. Water repellents and/or sealers should be applied to treated wood for winter protection.

Deck material selection should be based on the palette shown at the end of this chapter.

PAVING MATERIALS AND COLOR PALETTES

LOOSE PAVING

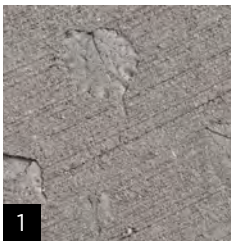


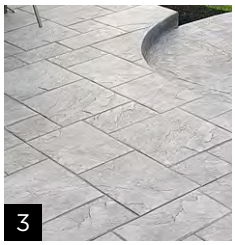
1. pea gravel
2. decomposed granite
3. crushed pebbles
4. crushed stone

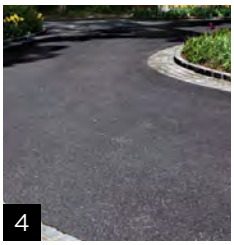
INTENT

Achieves a natural, casual look suitable for rear yard walkways and paths where plowing is not a concern

MONOLITHIC PAVING







1. concrete with leaf stamps
2. exposed aggregate concrete
3. colored and stamped concrete
4. standard asphalt

INTENT

Achieves a more formal look suitable for entrance walks and driveways and is easily plowed; combine with stamped concrete or paver bands as shown in the image to the far left to improve aesthetics

MODULAR PAVING

1 stone pavers with gravel or pebble joints

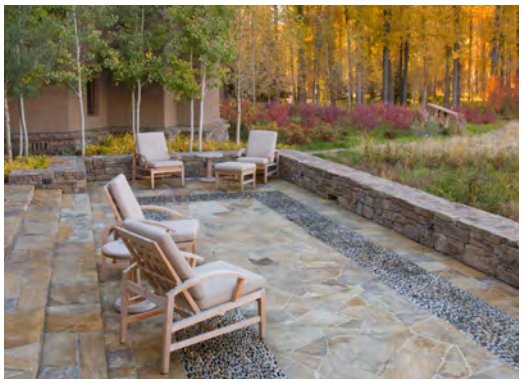
2 stone pavers with grass joints

3 irregular cut stone paving

4 rectangular cut stone paving (stone type and sizes vary)

5 permeable pavers

6 concrete pavers

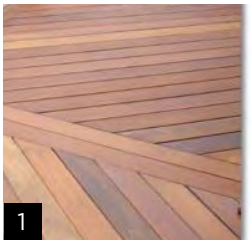


INTENT

Achieves a high-end, natural look with colors and textures that blend well with the site's natural context

Irregular cut stone (either mortared or with grass or gravel joints) creates a more informal look; rectilinear-cut stone is more formal

DECKING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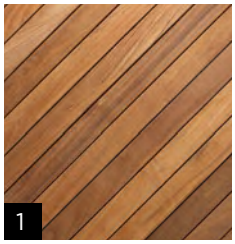
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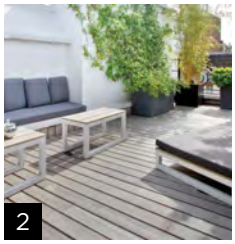
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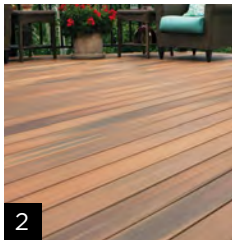

2

1 natural wood decking

2 composite decking

INTENT

Achieves a naturalized, casual, and warm look suitable for hot tub decks or observational decks

5

RESIDENTIAL LANDSCAPING

OVERVIEW

Thoughtfully-conceived landscape design is key to creating a beautiful community with place and purpose. Aperture should blend with its context so fully that homes and proposed landscape appear to have always been there. The proposed development should be an extension of the landscape and conform to it; the result should be a community firmly rooted to its site.

Fundamental to Aperture's design philosophy is a strategy of restraint. Less is more. Each site's landscape design will begin with preservation – keep as much of the existing landscape as possible, then fill any voids left by building footprint and hardscape clearing with native seed mix, shrubs, and trees.

Landscaping at Aperture will be supplementary, used only to enhance – not replace – the vegetation already there. Adding trees to the existing landscape is encouraged.

This chapter establishes landscape restrictions, minimum requirements, and a recommended plant palette for the development. Green infrastructure elements – including rain gardens, rain barrels, bioswales, and permeable paving – are also introduced and encouraged. Not only will these strategies help to preserve and protect the community's sensitive wetland landscape, but they will also establish Aperture as a Colorado development at the forefront of sustainable design.

A Sensitive Landscape

Aperture's existing landscape should be preserved as much as possible. Proposed vegetation should be supplementary and should blend with the existing landscape.

GENERAL RESTRICTIONS

The sections below outline Aperture's general landscape restrictions and requirements.

LANDSCAPE CLEARING

Clearing should be minimal and is only permitted in specific areas of each lot (see Chapter 2). In all areas other than the designated building footprint clearing zone, tree and shrub clearing should be selective. It should only be used to accommodate building footprints and hardscape improvements; enhance the existing landscape; improve views; and allow for better sun exposure for homes. As much existing vegetation should be preserved as possible.

Written approval from the Board is necessary for any of the following landscape activities to occur on a lot:

- Tree or brush trimming or felling
- Clearing of natural vegetation
- Formal lawn planting
- Landscape installation

Within 15 days, any trees or shrubs cleared from a lot shall be disposed of by the homeowner. All lots should be free of accumulations of cut brush, logs, or other materials that may create a fire hazard or insect infestation, or render a lot unsightly. Any cleared areas must be re-established using the native plant materials listed at the end of this chapter. The sections below outline Aperture's general landscape restrictions and requirements.

LANDSCAPE CONSERVATION

Aperture is part of an environmentally-sensitive – and protected – riparian ecosystem. Any native shrubs, grasses, trees, topsoil, and rock outcroppings that will be disturbed during construction must be salvaged. Materials that cannot be removed should be marked by flagging and protected by durable barriers.

LANDSCAPE SCREENING

Views of utility meters, air conditioning equipment, dog runs, hot tubs, recreational equipment, and other similar improvements should be screened from major roads and adjacent properties using native planting.

Selected plants should have equal screening effectiveness in both winter and summer. Planting height must be at least the height of the equipment at the time of installation. Plant material must be set back a maximum of 2 feet to provide access to the equipment.

LANDSCAPE MAINTENANCE

Landscape maintenance must not negatively impact the site's natural environment and wetlands. Organic weed control and fertilizers are preferred. Each homeowner is responsible for the upkeep of his/her landscape. Unkempt property landscapes will not be tolerated.

IRRIGATION AND XERISCAPING

Irrigation should be minimal and should use graywater stored in a cistern rather than potable water, if possible. Rain barrels may also be used to store rainwater for irrigation (see the Green Infrastructure section of this chapter); however, excessive storage in cisterns is not allowed due to state-wide water rights legislation. Drip irrigation and irrigation systems with water conservation measures should be installed rather than sprayers.

Since much of the existing vegetation will be preserved on each site, irrigation should only be necessary in a few high-impact areas – mainly around the home and its outdoor amenities.

Use of xeriscape planting techniques reduces irrigation water usage (or eliminates the need for irrigation all together) and should be used as often as possible. This design approach involves grouping plants with similar water requirements. Since planting design will include native vegetation, irrigation may not be required upon plant establishment. A landscape or irrigation design professional should be consulted to determine the necessary watering approach for each homeowner's landscape.

LAWNS

Lawn should be limited to social gathering areas in the rear of the lot. For Board approval, the site plan must demonstrate that the lawn area will function as a recreational or gathering space. Lawn areas should physically connect to outdoor living areas to enhance accessibility and avoid the creation of small isolated areas.

Lawn areas are limited to a total area of 2,500 square feet in area and are included in the allowance for landscape/hardscape improvements described in Chapter 2.

EXTERIOR DISPLAYS

Considerably-sized items displayed outside a home must be approved by the Board. These items should reflect Aperture's design style, mountain setting, and/or town heritage. The Board may require construction drawings, artist's renderings, or other information for approval.

LANDSCAPE REQUIREMENTS

All proposed landscaping, as well as the landscape performance guarantee, should be shown on the planting plan submitted to the Board for approval. Lot landscaping is required at Aperture and must be installed within one year after the Certificate of Occupancy is received by the Gunnison County Building Department. Any landscape plan revisions must be approved by the Board.

All areas disturbed by construction must be replanted with a seed mix or with a composition of native shrubs and groundcover listed in the plant palette at the end of this chapter. A water management plan should be submitted to the Board that identifies specific information for watering all proposed vegetation and seed. Any utility trenches must also adhere to the seeding and watering plans.

TREE PLANTING

Home owners should plant trees to maximize solar gain for their home, provide windbreaks, frame views, and create privacy between adjacent homes. Proposed trees should be located carefully so that all mountain view corridors are preserved and views of the residence are not overly obstructed from the roadway, as determined by the Board. Deciduous trees can provide summer shade and allow provide winter wind protection on northern exposures.

Trees should primarily be selected from the plant palette shown at the end of this chapter. Homeowners should have a clear understanding of the water requirements and typical growing conditions for the proposed trees. Plants should be located appropriately to best adapt to the site, and consultation with a design professional is encouraged. Thoughtful planting design will promote the health and longevity of the landscape and keep supplemental irrigation at a minimum.

Tree type and sizes should vary. Evergreen and deciduous trees must be nursery-grown and comply with Colorado Nursery Growers Association minimum standards.

If the homeowner plans to include quaking aspen in the plan, these trees should be grouped in stands as they appear in the wild, rather than single specimens spaced separately. Rows of trees should be avoided, and planting design should look as naturalized as possible to emulate the surrounding environment. All trees should be installed in a plant bed, and all plant beds should be contiguous and organically shaped.

Trees not shown in the palette may be considered for use; however, these trees may not compose more than 30% of the total proposed tree planting quantity and must be approved by the Board. For example, if 9 deciduous trees are planted, a maximum of 3 trees may be of a species not included in the palette.

TREE PLANTING QUANTITY REQUIREMENTS

Tree planting quantity requirements for each lot are determined by a sliding scale based on building envelope area; this sliding scale is presented below. Refer to Appendix B for a spreadsheet listing each lot's total area and building envelope area. 65% of each lot's total proposed tree planting should be deciduous and 35% evergreen.

As discussed in Chapter 2, tree planting is only permitted within the building envelope. Tree planting density should be appropriate for the lot size and building footprint proposed. Because building footprint sizes will vary among lots, additional or reduced tree planting may be permitted for a lot pending Board approval.

BUILDING ENVELOPE SIZE (SF)	REQUIRED TOTAL PROPOSED TREE QUANTITY
5500 - 7500	3-5 trees
7501 - 11,000	6-8 trees
> 11,000	9 trees

SHRUBS AND GROUNDCOVER PLANTING

Shrubs and groundcover should be selected from the plant palette shown later in this chapter. Shrubs and groundcover not shown in the palette may be considered for use; however, these plants may not compose more than 30% of the total proposed shrub quantity and must be approved by the Board. For example, if 20 shrubs are proposed, 6 may be of a species different from those listed in the palette.

Homeowners should have a clear understanding of the water requirements and typical growing conditions for all proposed plants so that they can be located appropriately to best adapt to the site. Consultation with a design professional is encouraged.

Foundation planting is permitted as long as it is not viewable from the street. Hedges and linear planting should be avoided, and all plant beds should be organically-shaped. Planting design should mimic the existing landscape as much as possible.

SHRUB AND GROUNDCOVER QUANTITY REQUIREMENTS

An area equal to 25% of total proposed tree cover may be planted with shrubs and groundcover; all other shrubs on each lot should be existing vegetation. Proposed shrub type and sizes should vary. All shrubs and groundcover should comply with Colorado Nursery Growers Association minimum standards.

Existing Vegetation

Aperture's existing vegetation ranges from wetland willows to low-lying scrub, sages, and grasses. Each lot's existing vegetation should be preserved as much as possible to maintain the overall site character. Proposed landscape should blend with the existing plant material so well that at maturity, it appears to have always been there.

Grasses, willow, and sage mix to create a rugged landscape with very few trees.

Sage dominates the landscape in the site's higher and dryer areas.

There are few trees on-site. Aspen stands appear as the terrain rises in elevation closer to Mount Crested Butte. .

Willows establish themselves in the site's wetter pockets.

Willows line the site's Slate River banks and can tolerate flooding.

GREEN INFRASTRUCTURE

Green infrastructure refers to stormwater management that preserves, restores, and mimics the natural water cycle. Since rain is infrequent (but relatively pure) in Colorado, green infrastructure is encouraged to conserve valuable rainwater for irrigation, enhance groundwater recharge, and help to protect Aperture's sensitive wetlands. Green infrastructure elements are often used together to form a "treatment train" chain of events that slows, reduces, and purifies runoff before it enters a drainage area.

Although green design elements are highly encouraged, they should be consistent with the community's design aesthetic and must be approved by the Board. Green infrastructure options are listed below.

RAIN BARRELS

Rain barrels allow collection of rainwater for use in plant irrigation. Basically, a container is placed upright against a house and connected to the home's downspout. When it rains, water flows into the barrel for storage; the water is then used for non-potable irrigation. A sealable lid should be provided to reduce evaporation and bar mosquitoes.

Water rights are a primary concern in Colorado. Before installing any rain storage system, the homeowner should fully understand Colorado's Prior Appropriation Doctrine, which governs who uses water, how much can be used, the types of uses allowed, and when it can be used.

Rain barrels must comply with all related legislation – namely HB16-1005, SB09-080, and HB09-1129. A summary fact sheet is included in the appendix of this booklet. Developed by Colorado State University, this article summarizes the requirements of each bill and provides information about water quality and insect concerns related to rainwater storage.

By law, homeowners may provide up to two rain barrels for non-potable plant irrigation, and each barrel may not contain more than 110 gallons of water. If rain barrels are used, they should be located in the rear of the dwelling. Color and material should complement the house; only earthy, neutral tones are permitted. If possible, screen barrels from view using vegetation, fencing, or walls.

RAIN GARDENS

Rain gardens are shallow, depressed planted areas typically located on the site's natural low points to collect runoff from impervious surfaces (such as roofs, driveways, and walkways) and promote infiltration. Rain gardens slow runoff rates, reduce runoff volume, and filter pollutants from stormwater before it enters a site's natural drainage areas. These benefits help to protect environmentally-sensitive hydrologic features, like Aperture's wetlands and Slate River corridor. Rain gardens also reduce the volume of water that enters the storm sewer system, which boosts groundwater recharge.

Rain gardens work like a sponge – they slow runoff and help to absorb it into the ground over time. Sandier soil mixes should be used to improve runoff percolation and infiltration. River rock, aggregate, or mulch may be used around plants to aid in water absorption. Plants should be native and well-adapted to wet soils – they should be tolerant of total saturation.

Any rain gardens at Aperture should use native planting. Seed Mix Type 2 in the plant palette (proposed mostly for right of way drainage areas) includes plants well-adapted to wetter soils. This seed mix may be supplemented with additional native groundcovers and shrubs not listed in the palette; however, these plants must be approved by the Board. To be most effective, rain gardens should be planted at a lot's natural low points.

BIOSWALES

Bioswales are vegetated drainage swales used to convey stormwater from impervious surfaces to low points. Like rain gardens, bioswales slow and absorb runoff; consequently, less stormwater enters Aperture's wetlands, and at a slower rate. Bioswales also filter pollutants from stormwater and aid in groundwater recharge.

Bioswales should be composed of native plants. Seed Mix Type 2 in the plant palette (proposed mostly for right of way drainage areas) includes plants well-adapted to wetter soils. This seed mix may be supplemented with additional native groundcovers and shrubs not listed in the palette; however, these plants must be approved by the Board. Bioswales should be constructed to follow the site's natural topography.

PERMEABLE PAVEMENT

Permeable pavement consists of a hardscape surface and base that allows water to permeate through. Permeable pavement slows runoff rate and volume by improving infiltration. Permeable pavements also trap suspended solids and filter pollutants from stormwater in their subbases, helping to protect natural drainage areas.

Any permeable pavement should be consistent with the guidelines for pavement materials presented in Chapter 4 (see the pavement materials palette at the end of the chapter for information on acceptable colors and textures).

Rain Barrels

Rain barrels are useful in collecting rainwater for plant irrigation. They should not be visually obtrusive and should comply with all Colorado water rights legislation.

Bioswales

Bioswales are drainage swales lined with native grasses and/or other vegetation. They improve stormwater infiltration and slow runoff rates.

Permeable Pavement

Permeable pavement promotes stormwater infiltration and slows runoff rates.

PLANT PALETTE

Plants should be selected from those shown on the following pages. These plants are selected for their ability to withstand the stresses of the local climate and the continuity they provide between proposed development areas and the natural background.

Additional plants not included in the palette shown here may be considered, as long as they are native to Colorado and approved by the Board. However, only 30% of a lot's total proposed planting quantity from each plant type may be composed of plants not listed in the palette. For example, if 9 deciduous trees are proposed on a site, 3 trees may be of a species not included in the palette on the following pages. Likewise, if 20 shrubs are proposed, 6 may be different from those shown in the palette.

DECIDUOUS TREES

Alnus Tenuifolia
Thinleaf Alder

Amelanchier X Grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry

Betula Occidentalis
Water Birch

Malus X 'Prairiefire'
Prairiefire Crabapple

Populus Angustifolia
Narrowleaf Cottonwood

Populus Tremuloides 'Prairie Gold'
Prairie Gold Quaking Aspen

EVERGREEN TREES

Picea Pungens
Colorado Spruce

Pinus Flexilis Vanderwold's Pyramid
Limber Pine

Pseutotseuga Menziesii
Douglas Fir

SHRUBS

Betula Glandulosa
Resin Birch

Rubus Deliciosus
Rocky Mountain Thimbleberry

Salix Monticola
Yellow Mountain Willow

Sambucus Canadensis 'Black Beauty'
Black Beauty Elderberry

GROUNDCOVER

Achillea Millefolium 'Red Velvet'
Red Yarrow

Elymus Rrachycaulus
Slender Wheatgrass

Mertensia Ciliata
Mountain Bluebells

Poa Alpina
Alpine Bluegrass

SEED MIX TYPE 1

SHRUBS

Artemesia Tridentata Vaseyana
Mountain Big Sagebrush

Chrysothamnus Viscidiflorus
Yellow Rabbitbrush

FORBS AND PERENNIALS

Achillea 'Coronation Gold'
Yellow Yarrow

Elymus Trachycaulus
Slender Wheatgrass

Eriogonum Sublapinum
Subalpine Buckwheat

Festuca Saximontana
Rocky Mountain Fescue

Koeleria Macrantha
Junegrass

Poa Alpina
Alpine Bluegrass

SEED MIX TYPE 2

SHRUBS

Pentaphylloides Floribunda
Shrubby Cinquefoil

Salix Wolfii
Wolf's Willow

FORBS AND PERENNIALS

Calamagrostis Stricta
Slimstem Reedgrass

Carex Praegracilis
Field Sedge

Carex Utriculata
Beaked Sedge

Claytonia Lanceolata
Lanceleaf Spring Beauty

Deshampsia Caespitosa
Tufted Hairgrass

Juncus Balticus
Baltic Rush

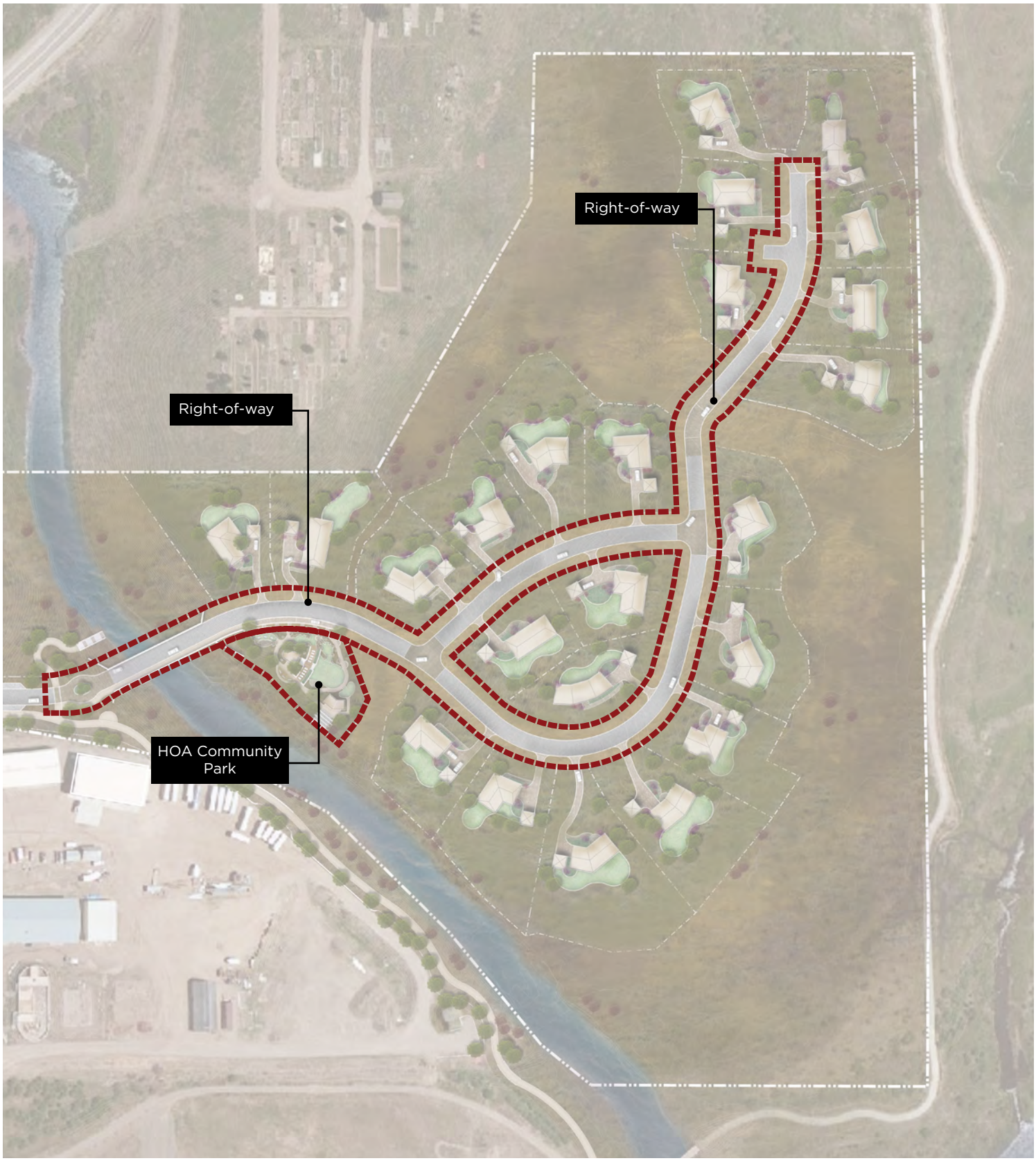
6

COMMUNITY COMMON AREAS

OVERVIEW

Aperture's common areas – namely the HOA park and right-of-ways – are paramount to establishing the development's design theme and philosophy. As the heart of the development, the HOA park will offer a variety of amenities, recreation options, and multi-use spaces intended to build a strong sense of community. Designed to reinforce the development's emphasis on naturalization, preservation, and connection, this park will set the standard for the design aesthetic of each home site. Sustainably-planned right-of-ways will be the common threads that tie the development together as a cohesive community.

COMMON AREA LOCATIONS



HOA LOT

Located near Aperture's entrance, the HOA lot's design and site program will set the tone for the development as a whole. Natural hardscape materials, native landscape, and an organic, environmentally-sensitive layout will establish this park area as the showcase of Aperture's design theme and philosophy.

As Aperture's center of community activity, the HOA park will provide a variety of amenities intended to engage and connect neighbors. The park's centerpiece is a multi-use pavilion with fireplace and seating to accommodate private parties and small community events (such as s'mores-making in summer). The park includes a variety of other outdoor passive spaces – such as a deck terrace with Adirondack chairs, a multi-use lawn, observation deck, and several picnic areas – for neighbors to interact and enjoy the outdoors. A nature-themed toddler play area with in-grade slide, climbing rocks, and other features will encourage interactive children's play.

The HOA park will also offer opportunities for more active outdoor recreation. A kayak storage building and launch area will allow residents to easily access the Slate River for kayaking and fishing. An accessible multi-use trail will circle the park and connect to the proposed trail on the opposite side of the Slate River.

PAVILION INTERIOR

LEGEND

1. Multi-use lawn
2. Stone fire pit patio with Adirondack chairs
3. Multi-use pavilion with fireplace
4. Observation / dining deck with tables and chairs
5. Natural stone stairs
6. Kayak launch
7. River access stairs
8. Bike racks with boulders for seating
9. Parking with concrete pavers
10. Preserved landscape
11. Flagstone pavers in lawn
12. Existing wetlands
13. Bench
14. Future Phase 2 proposed amenities
    (Elements are dashed in white. Potential program elements include a kayak storage building, trail, and children's play area. These are subject to change or omission.)
15. Trash receptacle

COMMON AREA MODIFICATIONS

CHANGES TO HOA LOT

The sections below discuss guidelines related to any community-proposed changes to Aperture's HOA lot or right-of-way areas.

Any additions or modifications to the site installed after construction of the proposed site plan should comply with the guidelines established for residential lots in Chapters 4 and 5. Paving and wall materials, lighting, architectural styles for structures, and landscape should all be consistent with these recommended styles and palettes. Any modified grading and drainage must also comply with the standards established in Chapter 4. All HOA lot modifications or additions must be approved by the Board and comply with all local and nationally-recognized building and accessibility codes.

CHANGES TO RIGHT-OF-WAYS

All right-of-way modifications must comply with the standards established in the Gunnison County Land Use Resolution (LUR) and follow the general design standards discussed below. The Board shall review and approve all resident-proposed changes for Aperture's right-of-ways.

RIGHT-OF-WAY DIMENSIONS AND MATERIALS

Aperture's right-of-ways are 60' wide. This 60' is subdivided into a 24'-wide roadway surface with 18' remaining on each side for vegetated drainage swales and/or sidewalks.

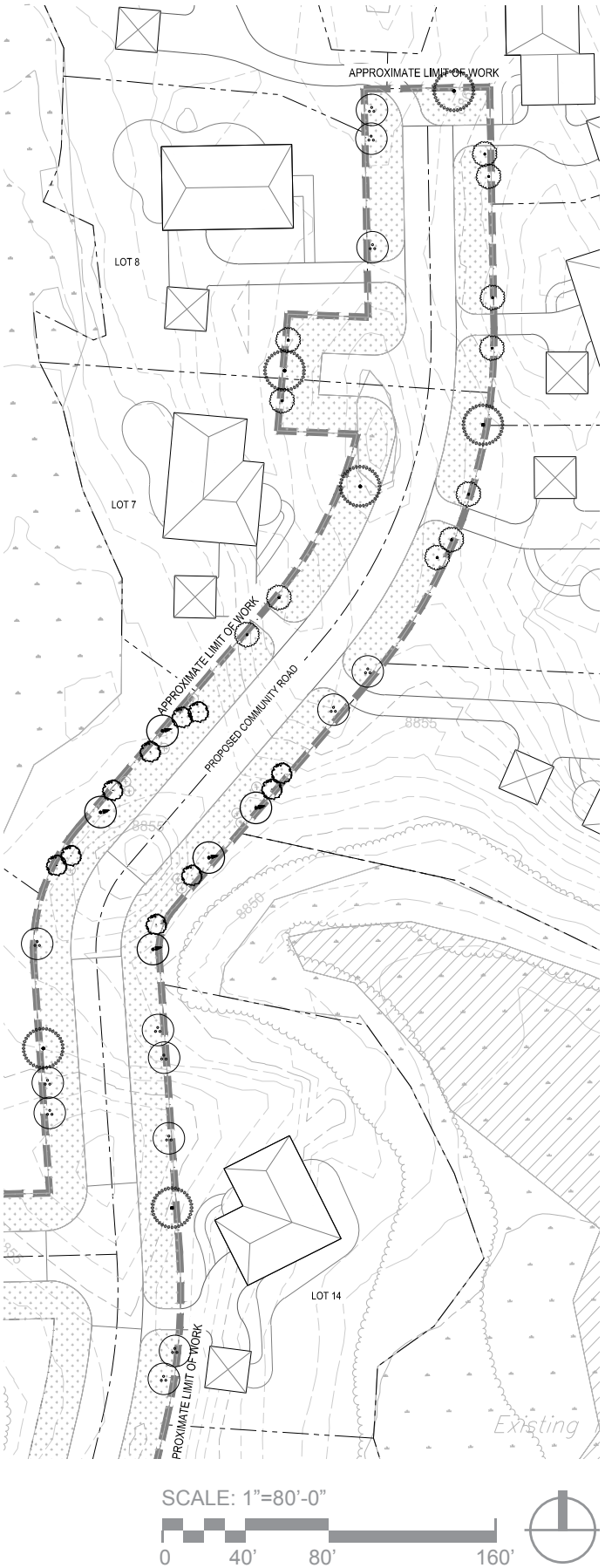
All roadways should be 24' wide, but may include an 18" paver or concrete band on each side to create a clear 21'-wide asphalt driving area.

RIGHT-OF-WAY PLANTING

Grouped tree planting is encouraged at irregular intervals within the right of way drainage area. See the planting diagram to the right and overall planting plan in the appendix of this booklet for recommended tree planting.

Seed Mix Type 2 (see Chapter 4 for the Aperture plant palette) should be installed in all right-of-way drainage areas. These plants are well-adapted to wetter soils and should be adhered to, but wildflowers may be added for aesthetics. The Board shall approve any additions to right-of-way seed mixes and/or tree planting.

Any trees proposed inside the right-of way should be located as far from the road surface as possible to accommodate snow storage.



The foregoing design guidelines were adopted by the unanimous consent of the Board of Directors of the Association, and are effective as of this 1st day of December, 2017.

Aperture Homeowners Association, Inc.

By:_____
President

ATTEST:

_____
Secretary

APPENDIX A

DESIGN REVIEW & CONSTRUCTION

PROCESS OVERVIEW

The design process is summarized as follows:

- Pre-design meeting
- Sketch plan
- Final plan
- Construction
- Certification of Compliance

CHOOSE AN ARCHITECT AND/ OR ENGINEER

A licensed architect or engineer must design and stamp the plans for all residences to be constructed within the Aperture subdivision. Due to the many nuances of designing and building in a cold-climate mountain environment, owners are strongly encouraged to consult with an architect and/or engineer licensed in Colorado. The addition of specialized design skills and an understanding of site and environmental considerations can be of significant importance in realizing the special character and quality for any residence. Be sure that the architect or engineer carefully reviews, and follows, these design guidelines as well as the following additional documents and considerations:

- The design guidelines;
- Aperture Covenants;
- Rules and regulations of the Association;
- Gunnison County Land Use Resolution and all other building, structural, and energy codes applicable within Gunnison County, Colorado;
- Aperture Architectural Review Board recommendations; and
- All driveways must be reviewed and approved by the Crested Butte Fire Protection District (CBFPD), and a letter of approval from the CBFPD must be obtained and provided to the Association prior to construction.

FEES

The Aperture design review fees are intended to offset the costs incurred by the Association due to the Improvements. The Association shall retain no more than two licensed architects to assist in the review and monitoring of the project and the Owner is responsible for this cost. In addition, any construction activity results in wear and tear to the streets within the subdivision and may result in other expenses, which the Owner is also responsible for. The fee for constructing an Improvement within Aperture is to be paid in four separate deposits and, if necessary, a final invoice. The deposits and final invoice are paid as follows:

- The first deposit is paid prior to the pre-design meeting. The amount of the first deposit is equal to five hundred dollars ($500).

- The second deposit is paid with the submission of the sketch plan. The amount of the second deposit is equal to one thousand dollars ($1,000).

- The third deposit is submitted with the submission of the final plan. The amount of the third deposit is equal to one thousand dollars ($1,000).

- If necessary, a fourth deposit will be submitted when the Owner's builder applies for the Owner's building permit with Gunnison County. The amount of the fourth deposit is equal to the reasonable estimate by the architect for the cost of monitoring the Owner's project to ensure its compliance with the approved final plan, the cost of issuing a final determination by the architect for the review of the Architectural Review Board of compliance or non-compliance, and the estimates for the expense the Association will incur because of the Owner's construction activity within Aperture.

- If the deposits are not sufficient to cover the Association's costs, a final invoice will issue and be the final portion of the fee following completion of construction. This invoice shall be due within 30 days of the Association mailing or otherwise providing the same and, if not paid within 30 days, shall be delinquent and shall become an unpaid assessment on the Owner's lot.

- If at any time the Owner does not believe that the estimates or invoices by the Association's architect are reasonable or accurate, the Owner may request that the Association have the same reviewed by a different architect of the Association's choosing. The Association will have such matters reviewed by a different architect of its choosing, and the Owner will be responsible for all costs of such additional architect in performing its review, including the advance payment of such additional architect's reasonable estimate of its fees and costs in performing such review. During such review, all of the Owner's construction activities may NOT proceed and all reviews by the Architectural Review Board will be stayed, notwithstanding any other time deadline that would otherwise be applicable.

ASSOCIATION ARCHITECT

The Architectural Review Board may delegate to the Association's architect any inspection, review or approval obligation required to be performed under these design guidelines by the Architectural Review Board, except that the Architectural Review Board must provide the approval for the Sketch Plan, the approval for the Final Plan, and the final Certificate of Compliance for the completed construction. In no way is the Association's architect liable to the Owner or any of the Owner's agents or contractors for any defects in plans, designs, or construction. Association's architect is not retained, hired, or advising any Owner or Owners' agents or contractors.

PRE-DESIGN MEETING

The Owner and the Owner's architect shall meet with the Architectural Review Board or its representatives to discuss, among other things, the Owner's particular site, architectural theme and special design considerations, expectations of the Architectural Review Board, and the building program. A person desiring to construct Improvements on a lot who is not the Owner thereof shall obtain the consent of the Owner of such lot before meeting with the Architectural Review Board. This meeting will be set up by the Architectural Review Board within 30 days of the request being made.

SKETCH PLAN REVIEW

The Owner is to prepare and submit to the Architectural Review Board two hard copies and one electronic copy of the sketch plan at least ten days before the next scheduled meeting of the Architectural Review Board and said plan shall include:

- Conceptual site plan,
- Floor plans,
- Exterior elevations,
- Roof plan,
- Exterior material palette, including character of the proposed structure, and
- Landscape plans including existing vegetation, existing and proposed drainage and erosion control measures, and all proposed planting with a corresponding plant list

The scale for said plan shall be a minimum of 1" = 20'-0" for site and landscape plans. The scale for floor and elevation plans may be 1/8" = 1'-0" or 1/4" = 1'-0". The sketch plan must also show that the building height is in accordance with the Covenants as well as the Gunnison County Land Use Resolution. If there is no currently scheduled meeting of the Architectural Review Board, the sketch plan may be submitted at any time.

TIMELY REVIEW

The Architectural Review Board shall review the sketch plan and notify the Owner in writing of its findings within seven days of the meeting or, if there is no meeting, within 30 days of receipt of the submission of the sketch plan. The Owner shall have the option of resubmitting the sketch plan if the Sketch Plan is not approved. Upon approval of said plan, the Owner shall submit the approved sketch plan to the Gunnison County Building Department.

FINAL PLAN REVIEW

The Owner shall submit a final plan at least ten days before the next scheduled meeting of the Architectural Review Board; provided, however, if no meeting is currently scheduled, the proposed final plan may be submitted at any time. Two hard copies and one electronic copy of said final plan shall include the following:

SITE PLAN

The scale shall be a minimum of 1" = 20' and include the following:

- Proposed building "footprint"
- Roof drip line
- Property boundaries and easements
- Utility locations including location of all underground utility connection lines, including water, sewer, phone, power, natural gas and cable television, and drainage improvements
- Existing vegetation
- Existing ditches
- Existing and proposed one foot contours and areas of cut and fill
- Existing and proposed drainage patterns and water ways
- Proposed roads & driveways
- Sidewalks, decks and any other proposed improvements
- Indicate the building site, restricted scenic area and common area, if any
- Indicate scale and north direction
- Hot tubs
- Signage.

FOOTING, FOUNDATION, AND FRAMING PLANS

(Presented at 1/8" = 1'-0"or 1/4" = 1'-0"). All structural engineering must be designed and stamped by a licensed structural engineer or architect, and must comply with soils analysis and recommendations.

BUILDING HEIGHT

Submit sketch showing that building height is in accordance with the Covenants as well as the Gunnison County Land Use Resolution.

FLOOR PLANS

(Presented at 1/8″ = 1′-0″ or 1/4″ = 1′-0″). Include all room dimensions, finished floor elevations, window locations and sizes, location of mechanical and electrical systems. Provide a square footage analysis of each floor level per Gunnison County formulas.

EXTERIOR ELEVATIONS

(Presented at 1/8” = 1’-0” or 1/4” = 1’-0”). Indicate the following (photo boards are recommended):

- Exterior appearance of all views labeled in accordance with the site plan,
- Building height dimensions per the Covenants and the Gunnison County Land Use Resolution,
- Height of chimney as compared with the ridge of the roof,
- Existing and proposed finished grade for all elevations,
- Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimney, windows, doors, etc.),
- The elevation drawings should indicate shadow patterns and material textures.

BUILDING SECTIONS

(Presented at 1/8″ = 1′-0″ or 1/4″ = 1′-0″). Indicate the following:

- Building walls and proposed wall assemblies,
- Floor elevations and proposed floor assemblies,
- Interior relationships including existing and finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building.

PERSPECTIVE SKETCHES

Provide a ground level perspective sketch(s) or 3D computer generated model of the building from all locations the building may be viewed by Aperture Owners as well as all public areas both inside and outside of the subdivision. This sketch should indicate exterior shadow patterns, materials, textures, and trim details.

MODEL

(1 electronic copy or physical model). Provide a model of the site to include all proposed buildings (can be mass model showing roofs, doors, and windows), final contours at one (1) foot intervals, the building envelope, plant masses, all decks and/or terraces, site walls, sidewalks and driveway.

DETAILS

Provide design details to sufficiently represent the visual expression of the building, exposed connections, structural members, assembly descriptions and material interfaces;

DIAGRAMS

Indicate areas of snow shed and snow storage and water removal/proposed drainage patterns;

LANDSCAPE

(Presented at a minimum of 1″ = 20′). Indicate final landscape Improvements to include:

- Proposed grading plan with spot elevations at one foot contours for drainage control and rim and invert elevation for all drains and culverts;
- Planting plan with proposed plant materials by common and botanical names and size;
- Existing plant materials to remain and to be removed;
- For seeded areas, rates and method of application for one thousand square foot increments, mulched type, rate and stabilization technique and fertilizer type and time of application are required for review; and
- Locate rock outcroppings, decor patios, service yards, driveways, and any other proposed free standing structures, etc.

ESTIMATE

Final estimate of general construction costs

SPECIFICATIONS

Provide written specifications and color boards where necessary for the following items:

- Exterior wall materials and colors which shall be earth tones and have non-reflective materials;
- Windows and exterior doors with colors which shall be earth tones and have non-reflective materials;
- Exterior trim materials and colors which shall be earth tones and have non-reflective materials;
- Foundation materials;
- Chimney materials;
- Fireplace manufacturer and size per the Covenants;
- Exterior lighting fixtures per the Covenants and the Gunnison County Land Use Resolution;
- Exterior antennae;
- Solar panels;
- Awnings, porches, verandas, loggias, and covered terraces;
- All attached and detached garages; and
- Insulation and heat loss specifications with supporting calculations. Insulation values must meet or exceed the Gunnison County Land Use Resolution requirements.

FOOTING, FOUNDATION, AND FRAMING PLANS

The Aperture Architectural Review Board encourages the lot Owners to work with a Colorado licensed civil engineer or qualified landscape architect. Indicate the means and time schedule for which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following which are appropriate for this site in question:

- Tree and vegetation protection;
- Placement and type of perimeter filters;
- Water control methods (snow and rain);
- Vehicular access points and parking;
- Spoil storage and stabilization measures;
- Siltation control devices;
- Landscape methods;
- Seed and fertilizer types, application rates and methods;
- Mulch type, rate of application and stabilization methods; and
- Type and location of any permanent or temporary irrigation to be used.

SITE STAKING

An actual site staking of the building corners, driveways and other Improvements. In determining the proper location for each Improvement, the Architectural Review Board shall consider the location of existing and future Improvements on adjacent sites and such other economical or aesthetic considerations as it may deem necessary. The following shall be completed:

- Lot boundary corners must be marked with five foot metal "T" posts driven into the ground 1 to ½ feet and building envelope corners must be marked with 3 foot 2-inch by 2-inch wood lath material. The outline of the Improvements may be required to be marked by connected string between corner stakes. Side and front parcel lines may also be required to be marked in a similar manner. The main floor elevation of the structure shall be clearly marked on all stakes;
- All property corners shall be clearly marked;
- Driveway locations will be staked at each side of the drive at ten foot intervals from the respective road to the sites;
- In addition to the proposed residence, all other Improvements shall be staked; and
- Preservation fencing shall be in place or string provided to define any proposed fencing.

SCHEDULE

Contruction schedule including starting and completion dates of residence and landscape.

CONSTRUCTION AREA

The Owner or contractor shall provide the Architectural Review Board with a detailed plan showing how the lot will be protected and the area in which all construction activity will be confined, including size and location of chemical toilet, dumpsters, storage of debris, fire extinguisher, utility trenching and construction sign. This plan should identify the methods for protection, such as snow fencing, flagging, rope, barricades or other means to be set up prior to construction. Storage areas shall be designated and shall be fenced if appropriate in order to reduce the visual impact during construction.

DECISION

The Architectural Review Board must, within ten days of the meeting, or if there is no meeting scheduled at the time of submission within 30 days of submission, notify the Owner of the Architectural Review Board's decision. Notification will also be posted in a conspicuous place at Aperture. The decision will become final if no appeal is filed by the Owner within thirty days of the Architectural Review Board's decision.

ARCHITECTURAL REVIEW BOARD APPEAL PROCESS

The Owner may submit an appeal in writing to the Architectural Review Board within thirty days of the Architectural Review Board's decision. The appeal shall be reviewed at the next scheduled meeting of the Architectural Review Board and it shall notify the Owner within seven days of said meeting of its decision.

FINAL PLAN APPROVAL

Upon final plan approval the Owner must submit the approved final plan to the Gunnison County Building Department to obtain a building permit. The Gunnison County Building Department has specific requirements which must be met and a copy of said requirements may be obtained from said building department.

PERFORMANCE GUARANTEE

At the time the Owner makes the fourth deposit of fees, the Owner shall also be required to deposit funds with the Aperture Homeowners Association to guarantee completion of the approved project in accordance with Aperture Design Guidelines, Aperture Protective Covenants, and approved plans and specifications. This performance guarantee shall be equal to $2.00 per square foot of living area. The Association shall hold said deposit in an escrow account until the issuance of a Certificate of Compliance by the

Architectural Review Board, at which time 70% of the performance guarantee will be refunded to Owner. The Aperture Homeowners Association will hold the remaining 30% of the performance guarantee in the escrow account for one year after completion of the landscaping plan to insure adequate growth and maturity of all plant materials.

If the Owner fails to meet any requirement of these Design Guidelines, the Aperture Protective Covenants, or the approved plans and specifications, the Aperture Homeowners Association is hereby authorized to use the escrow funds to properly complete or correct any nonconforming aspect of the project. In the event the performance guarantee is not sufficient in amount to effect compliance, the Aperture Homeowners Association is hereby authorized to complete or correct any nonconforming aspect of the project, and record a lien against Owner's lot equal to the amount of the expenses the Aperture Homeowners Association incurs in completing or correcting any nonconforming aspect of the project. Before the Aperture Homeowners Association commences to complete or correct any nonconforming aspect of the project, the Owner will be given notice and provided an opportunity to be heard by the Design Review Board. Following a hearing, the Design Review Board may elect to allow the Owner to complete or correct any nonconforming aspect of the project, or, alternatively, authorize the Association to do so.

VARIANCE

The Architectural Review Board, in its discretion, may grant a variance from any provision in these design guidelines upon a showing by the Owner that application of the provision to the Owner would result in undue hardship on the Owner or would be impracticable and in either situation the Owner must demonstrate the Owner's unique circumstances in support of such a request. The grant or denial of a variance request shall be within the sole subjective discretion of the Architectural Review Board and its decision shall be final.

INSPECTION AND CERTIFICATE OF COMPLIANCE

The Owner and/or contractor shall request inspections and obtain approvals for all phases of construction required by Gunnison County and such inspection shall be performed by Gunnison County, and the Owner and/or contractor shall notify the Architectural Review Board of such inspections and afford the Architectural Control Board, or the Association's architect at the election of the Architectural Review Board, the opportunity to attend such inspections.

Upon completion of the construction, the Owner, the Association's architect, and the Architectural Review Board shall inspect the site to ensure compliance with the Aperture Design Guidelines, the Aperture Protective Covenants and the approved plans and specifications, examining all Improvements, the lot survey points, driveway location, building corners, cut and fill areas, landscaping, and protected vegetation. Disturbed areas of the site must be revegetated in accordance with the approved landscaping requirements, and an entire construction cleanup must be completed. If any aspect of the project does not conform to the Aperture Design Guidelines, the Aperture Protective Covenants, or the approved plans and specifications, the Architectural Review Board shall instruct the Owner to complete the work necessary to remedy such nonconformance. Following the inspection, and once the Aperture Homeowners Association's architect has confirmed in writing to the Architectural Review Board that the construction is in conformity with the Aperture Design Guidelines, the Aperture Protective Covenants and the approved plans and specifications, the Architectural Review Board shall issue its Certificate of Compliance to the Owner.

Upon the Architectural Review Board issuing its Certificate of Compliance, the Owner can request a Certificate of Occupancy from Gunnison County; provided, however, prior to obtaining such Certificate of Compliance from the Architectural Review Board, the Owner is not entitled to request or receive a Certificate of Occupancy from Gunnison County.

DESIGN GUIDELINES

Exhibit B

(excerpt)

LOT OPEN SPACE DIAGRAMS

The following pages present an open space diagram for each Aperture lot, including setback widths, setback areas, and total open space. Each diagram assumes a maximum lawn or irrigated area of 2,500 square feet (which can be reduced at the discretion of the homeowner).

A small inset on each diagram shows a schematic illustrative site plan for the lot. These are included only to provide homeowners with an idea of recommended building orientation, building location, and driveway layout and location. All dwelling footprints are shown as 2,500 square feet; however, homeowners have full discretion over building footprint size and design.

As discussed in Chapter 2, each lot requires a minimum of 55% open space at post-development. The following diagrams show that some lots already exceed this requirement, so more of the building envelope may be dedicated for hardscape or building footprint.

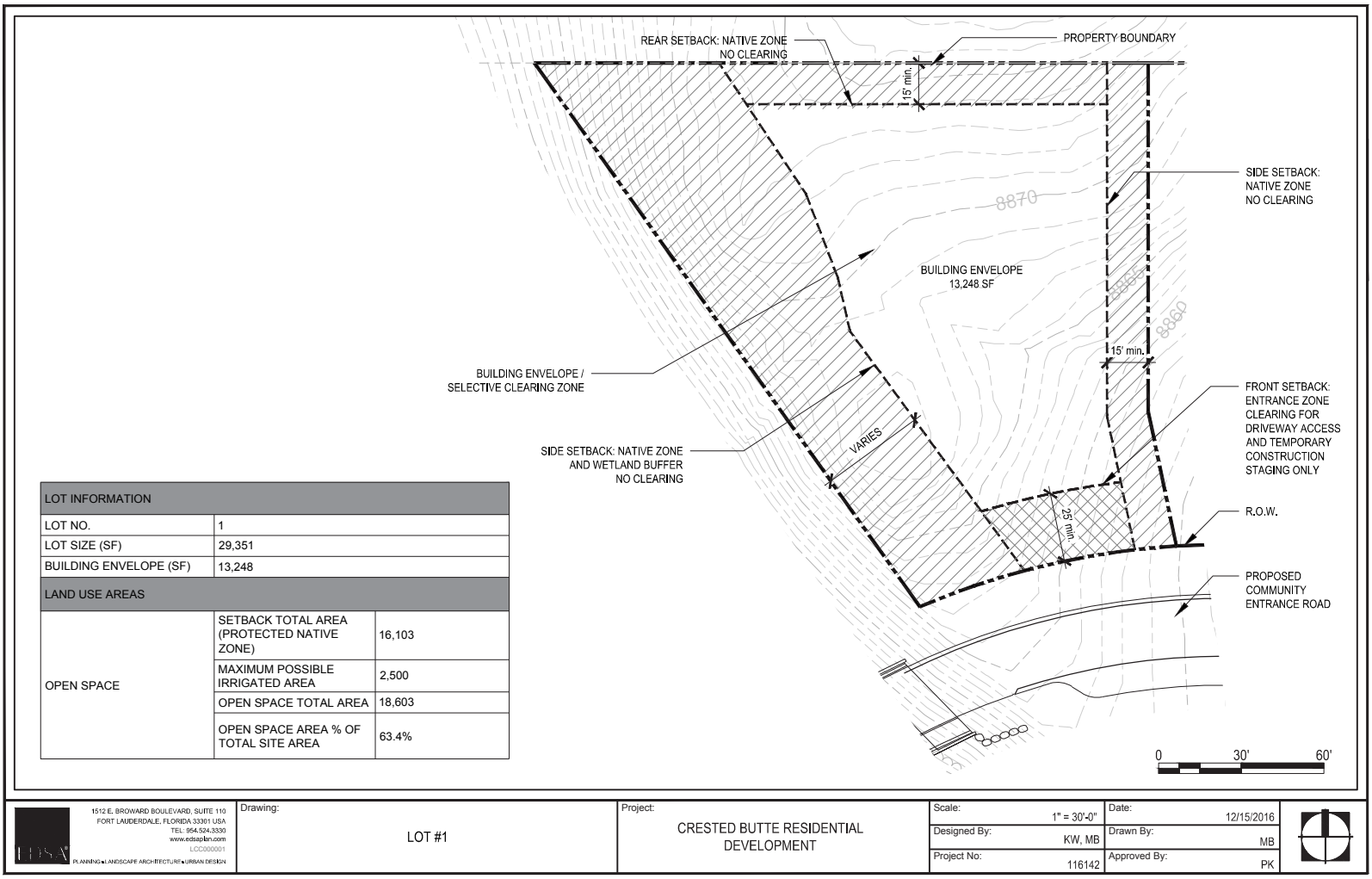
These diagrams are intended to help homeowners better-understand the buildable area for each lot based on the 55% open space requirement and ultimately select the lot that will best-accommodate their needs for building footprint and yard size.

The chart below lists total lot area and building envelope area for each lot.

LOT #	LOT AREA (SF)	BUILDING ENVELOPE (SF)
1	29,351	13,248
2	25,462	14,190
3	21,660	10,715
4	22,383	11,459
5	31,635	18,860
6	21,966	10,916
7	13,748	5,945
8	17,668	7,296
9	18,767	8,426
10	21,372	6,296
11	15,980	5,760
12	19,365	8,800
13	27,740	8,311
14	24,363	7,125
15	25,829	9,451
16	24,456	8,299
17	32,876	13,910
18	41,960	21,625
19	29,180	7,502
20	23,951	9,683
21	18,340	10,244
22	19,384	10,988
23	19,967	9,319

LOT #1

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	1	
LOT SIZE (SF)	29,351	
BUILDING ENVELOPE (SF)	13,248	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	16,103
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	18,603
	OPEN SPACE AREA % OF TOTAL SITE AREA	63.4%

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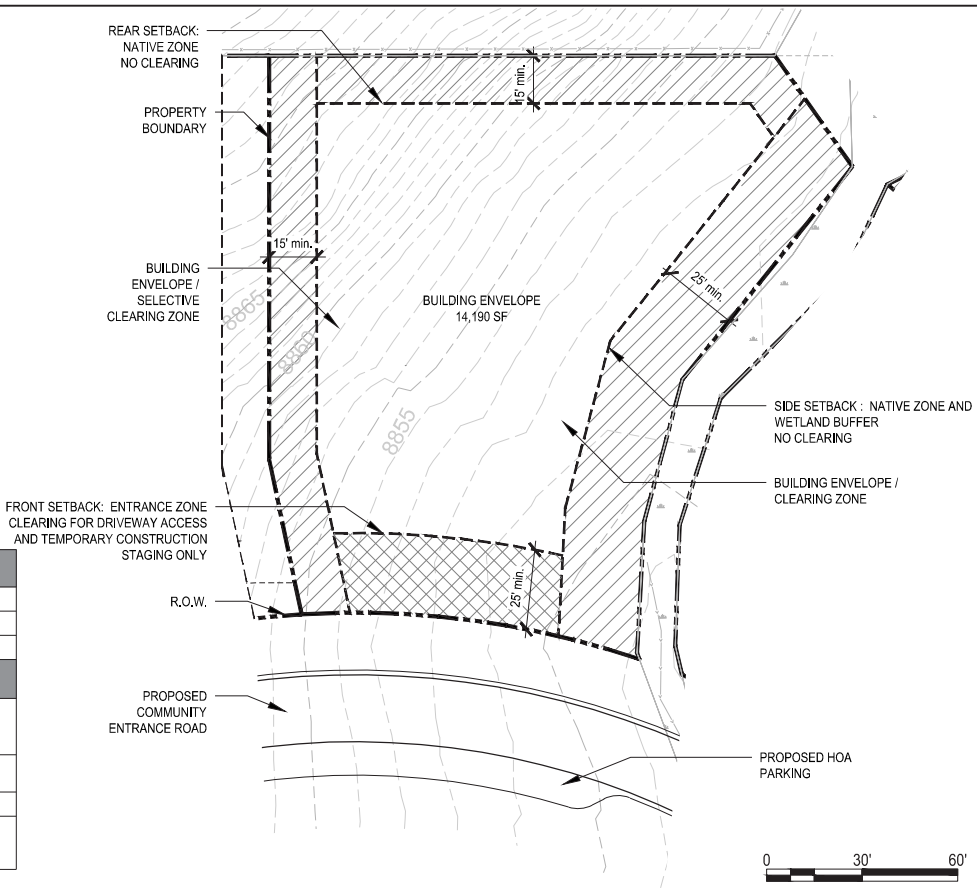
Drawing:	Project:	Scale:	Date:
LOT #1	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #2

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	2	
LOT SIZE (SF)	25,462	
BUILDING ENVELOPE (SF)	14,190	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	11,272
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,772
	OPEN SPACE AREA % OF TOTAL SITE AREA	54.1%

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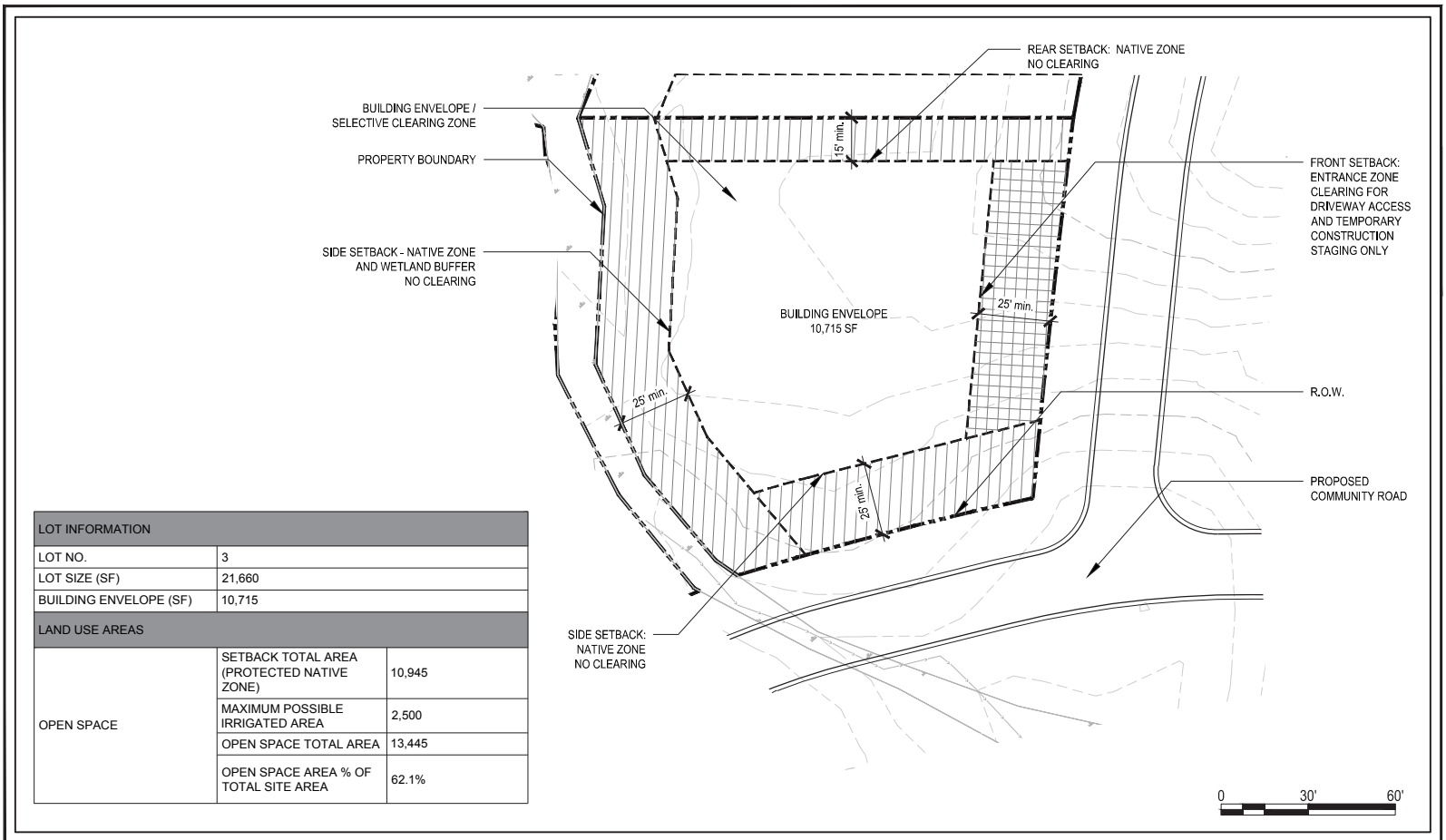
Drawing:	Project:	Scale:	Date:
LOT #2	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #3

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	3	
LOT SIZE (SF)	21,660	
BUILDING ENVELOPE (SF)	10,715	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,945
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,445
	OPEN SPACE AREA % OF TOTAL SITE AREA	62.1%

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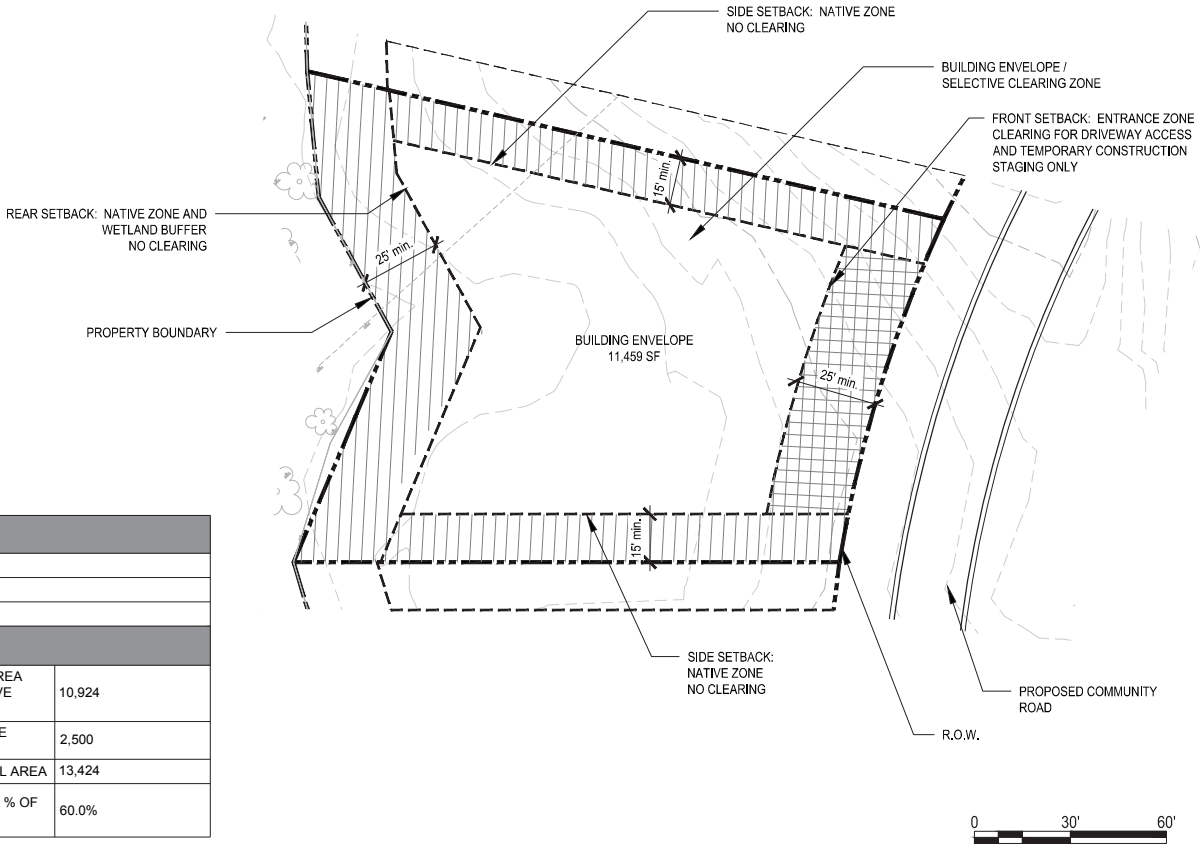
Drawing:	Project:	Scale:	Date:
LOT #3	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #4

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	4	
LOT SIZE (SF)	22,383	
BUILDING ENVELOPE (SF)	11,459	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,924
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,424
	OPEN SPACE AREA % OF TOTAL SITE AREA	60.0%

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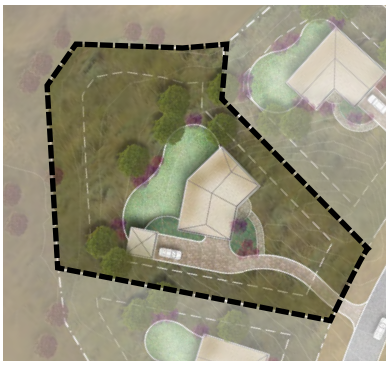
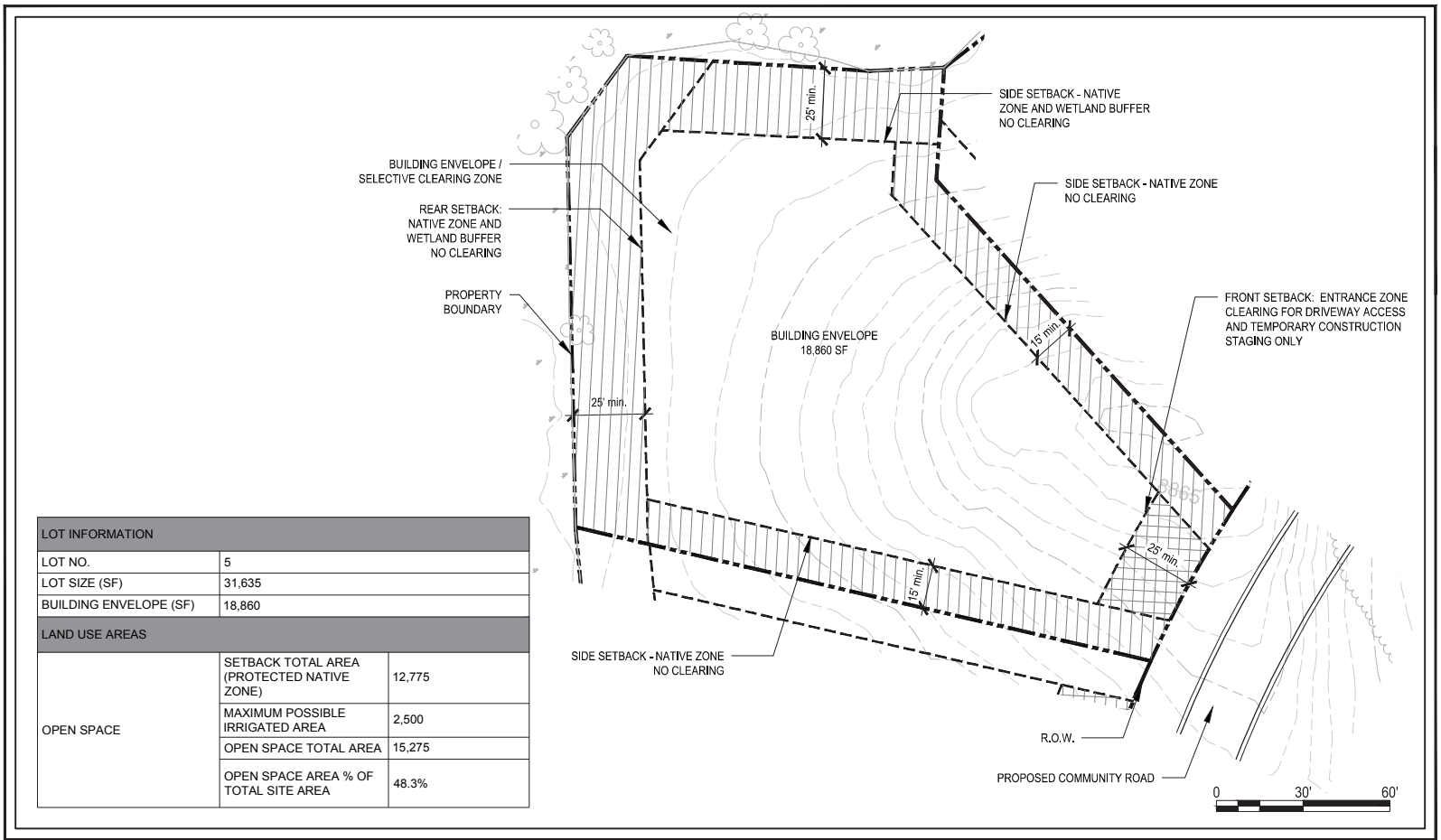
Drawing:	Project:	Scale:	Date:
LOT #4	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #5



SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	5	
LOT SIZE (SF)	31,635	
BUILDING ENVELOPE (SF)	18,860	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	12,775
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	15,275
	OPEN SPACE AREA % OF TOTAL SITE AREA	48.3%

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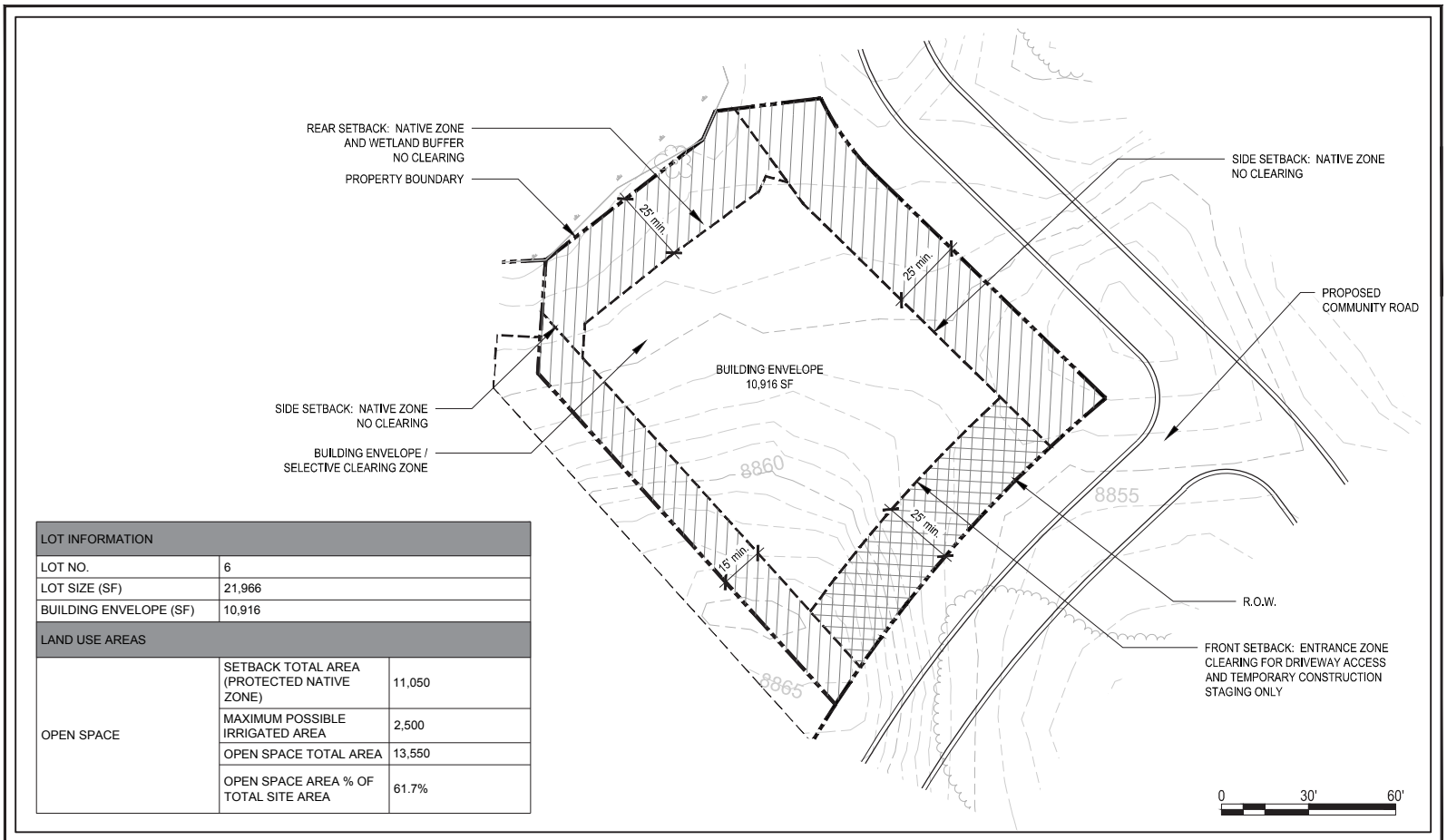
Drawing:	Project:	Scale:	Date:
LOT #5	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #6

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	6	
LOT SIZE (SF)	21,966	
BUILDING ENVELOPE (SF)	10,916	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	11,050
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,550
	OPEN SPACE AREA % OF TOTAL SITE AREA	61.7%

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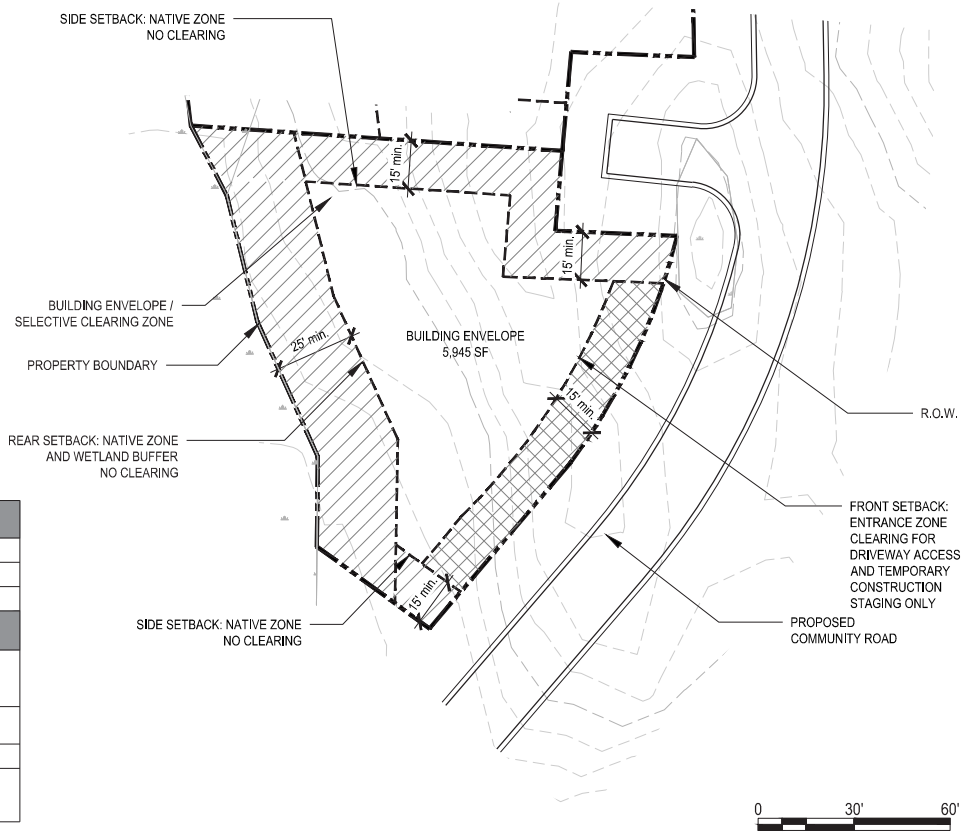
Drawing:	Project:	Scale:	Date:
LOT #6	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #7

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	7	
LOT SIZE (SF)	13,748	
BUILDING ENVELOPE (SF)	5,945	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	7,803
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	10,303
	OPEN SPACE AREA % OF TOTAL SITE AREA	74.9%

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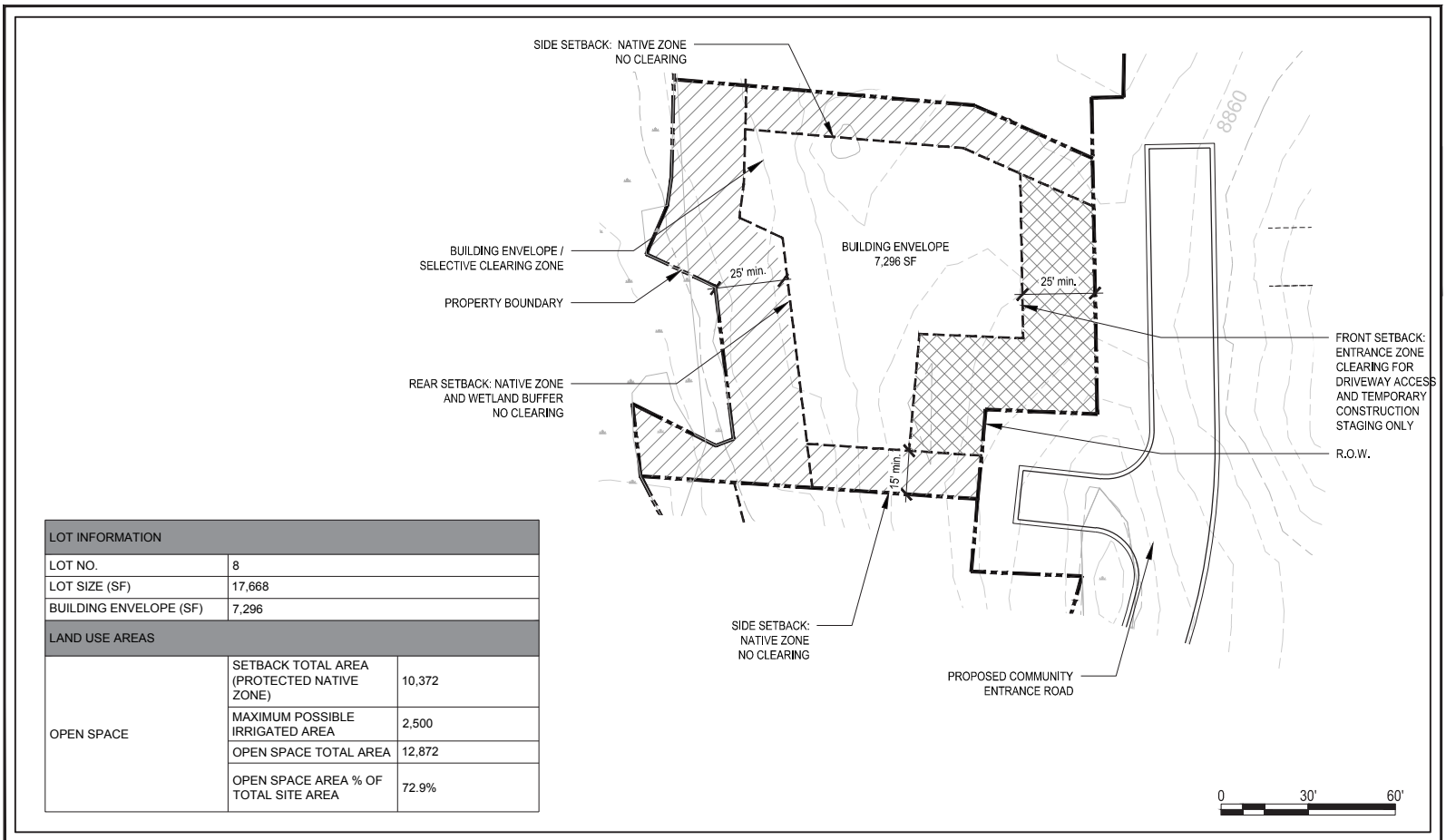
Drawing:	Project:	Scale:	Date:
LOT #7	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #8

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	8	
LOT SIZE (SF)	17,668	
BUILDING ENVELOPE (SF)	7,296	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,372
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	12,872
	OPEN SPACE AREA % OF TOTAL SITE AREA	72.9%

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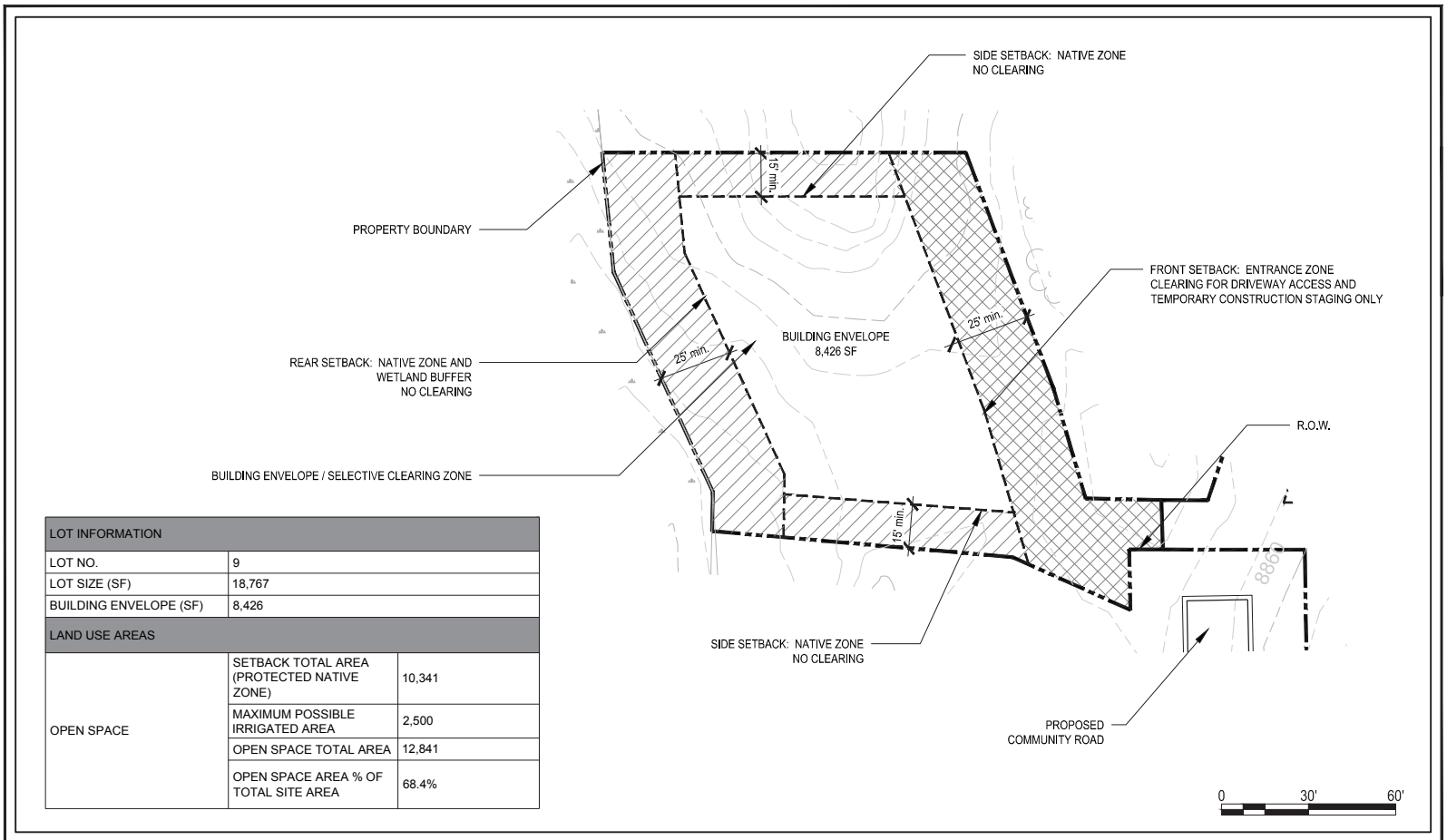
Drawing:	Project:	Scale:	Date:
LOT #8	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #9

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	9	
LOT SIZE (SF)	18,767	
BUILDING ENVELOPE (SF)	8,426	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,341
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	12,841
	OPEN SPACE AREA % OF TOTAL SITE AREA	68.4%

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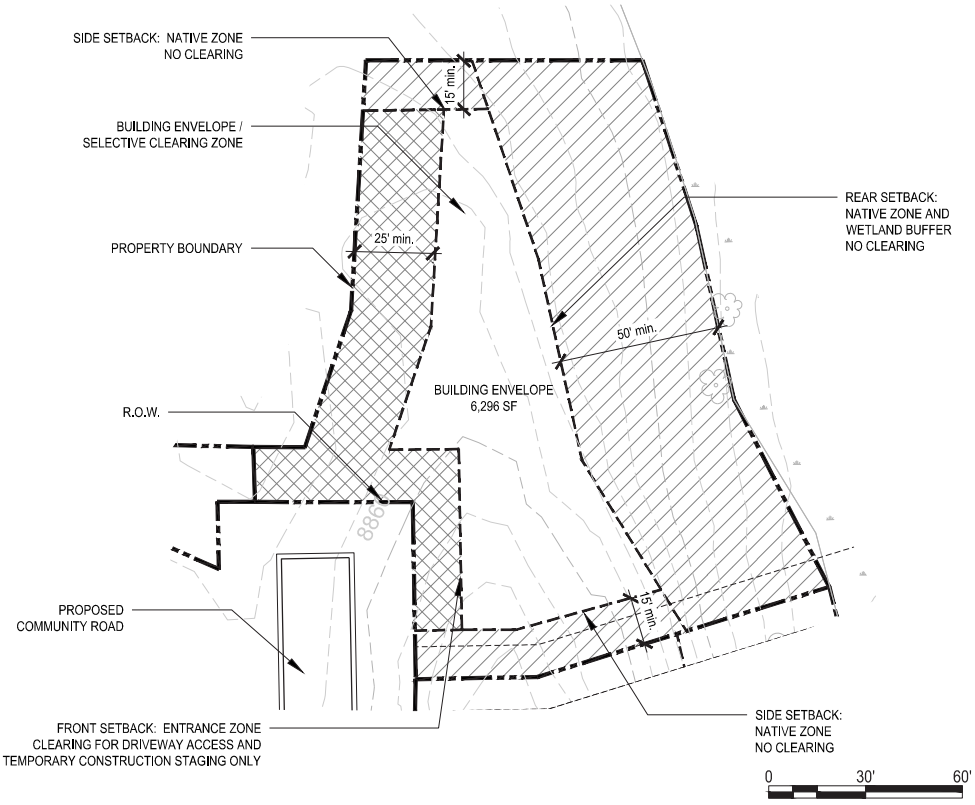
Drawing:	Project:	Scale:	Date:
LOT #9	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #10

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	10	
LOT SIZE (SF)	21,372	
BUILDING ENVELOPE (SF)	6,296	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	15,076
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	17,576
	OPEN SPACE AREA % OF TOTAL SITE AREA	82.2%

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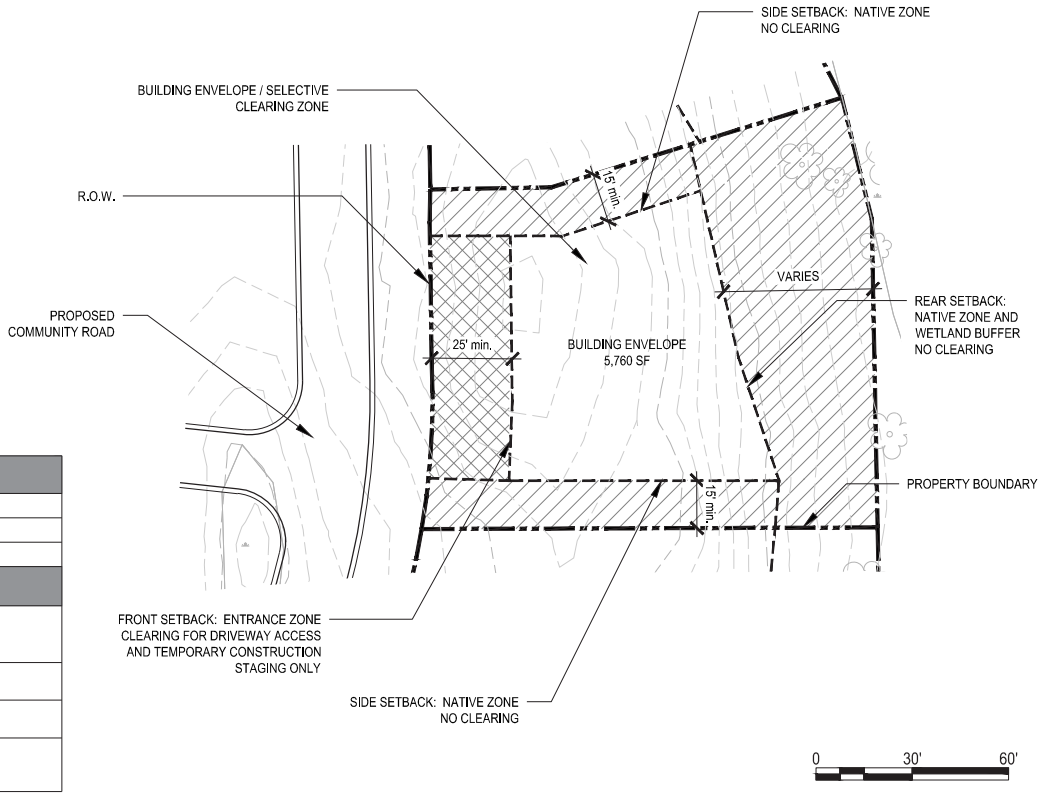
Drawing:	Project:	Scale:	Date:
LOT #10	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #11

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	11	
LOT SIZE (SF)	15,980	
BUILDING ENVELOPE (SF)	5,760	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,220
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	12,720
	POTENTIAL OPEN SPACE AREA % OF TOTAL SITE AREA	79.6%

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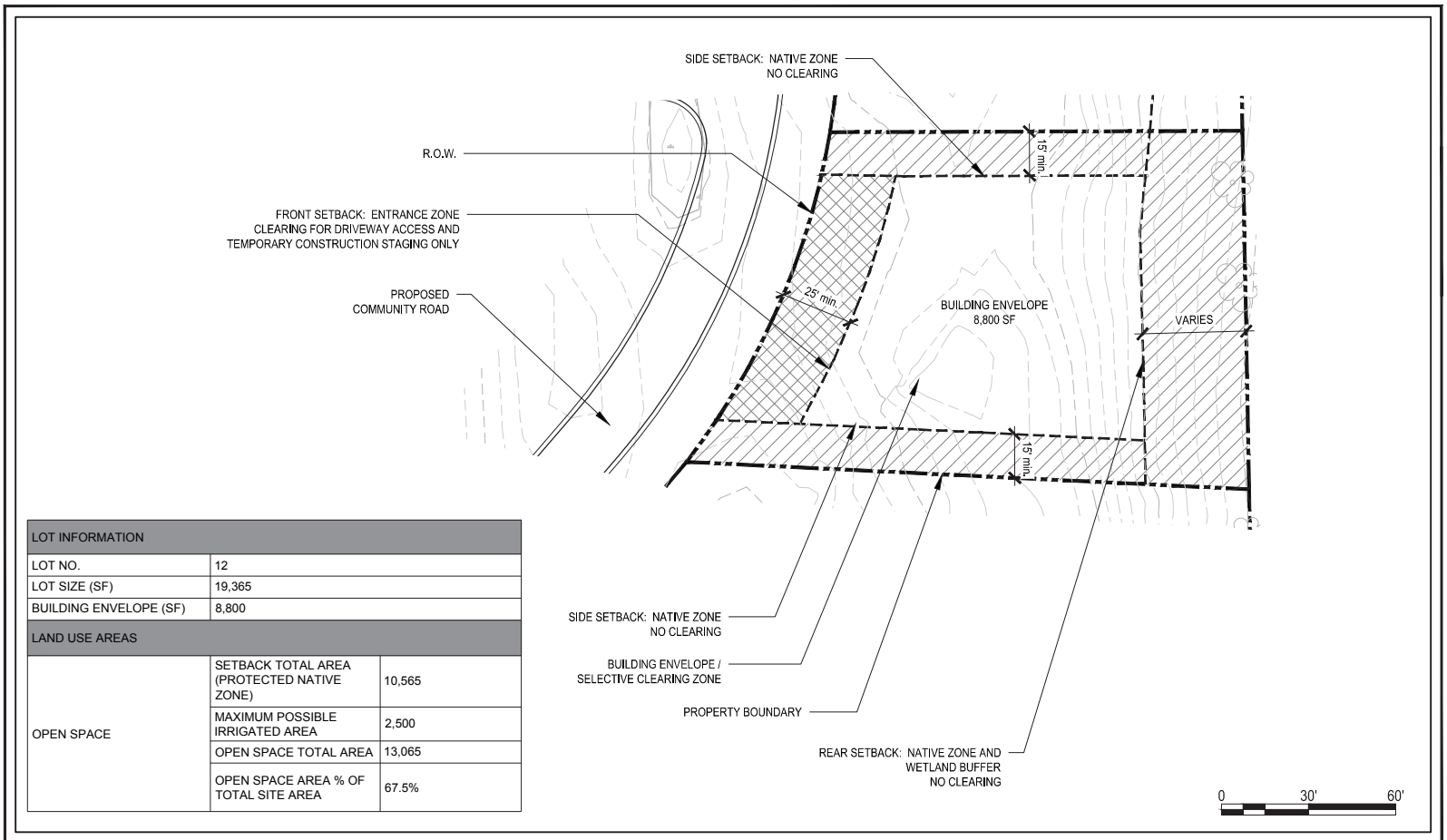
Drawing:	Project:	Scale:	Date:
LOT #11	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #12

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	12	
LOT SIZE (SF)	19,365	
BUILDING ENVELOPE (SF)	8,800	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,565
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,065
	OPEN SPACE AREA % OF TOTAL SITE AREA	67.5%

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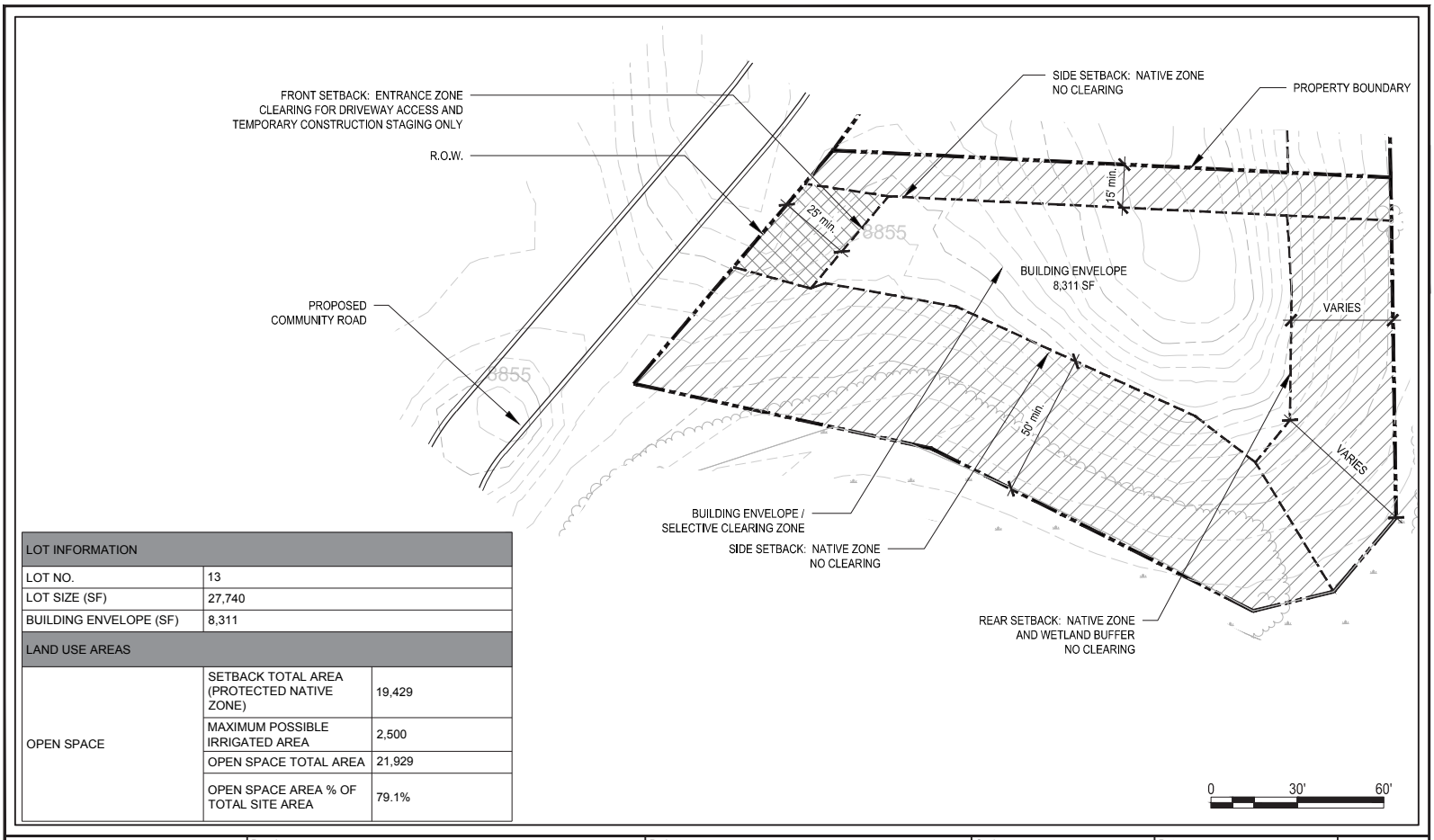
Drawing:	Project:	Scale:	Date:
LOT #12	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #13

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	13	
LOT SIZE (SF)	27,740	
BUILDING ENVELOPE (SF)	8,311	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	19,429
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	21,929
	OPEN SPACE AREA % OF TOTAL SITE AREA	79.1%

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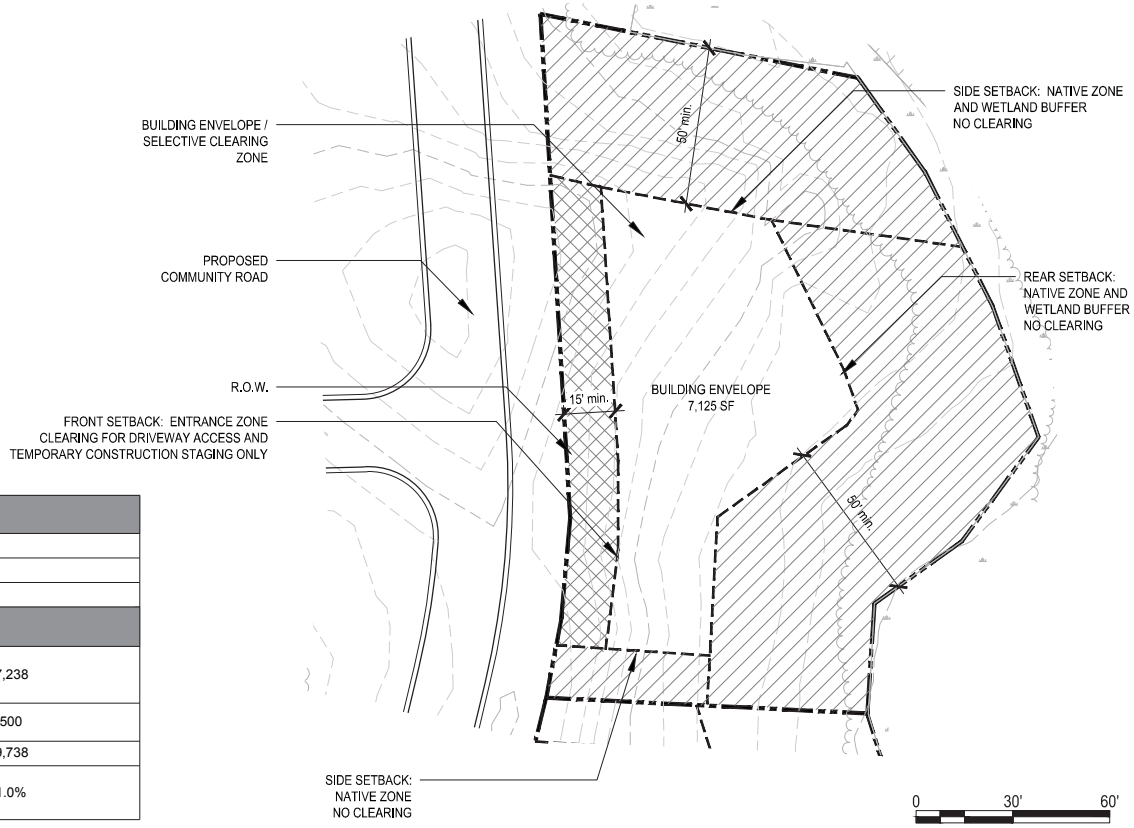
Drawing:	Project:	Scale:	Date:
LOT #13	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #14

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	14	
LOT SIZE (SF)	24,363	
BUILDING ENVELOPE (SF)	7,125	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	17,238
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	19,738
	OPEN SPACE AREA % OF TOTAL SITE AREA	81.0%

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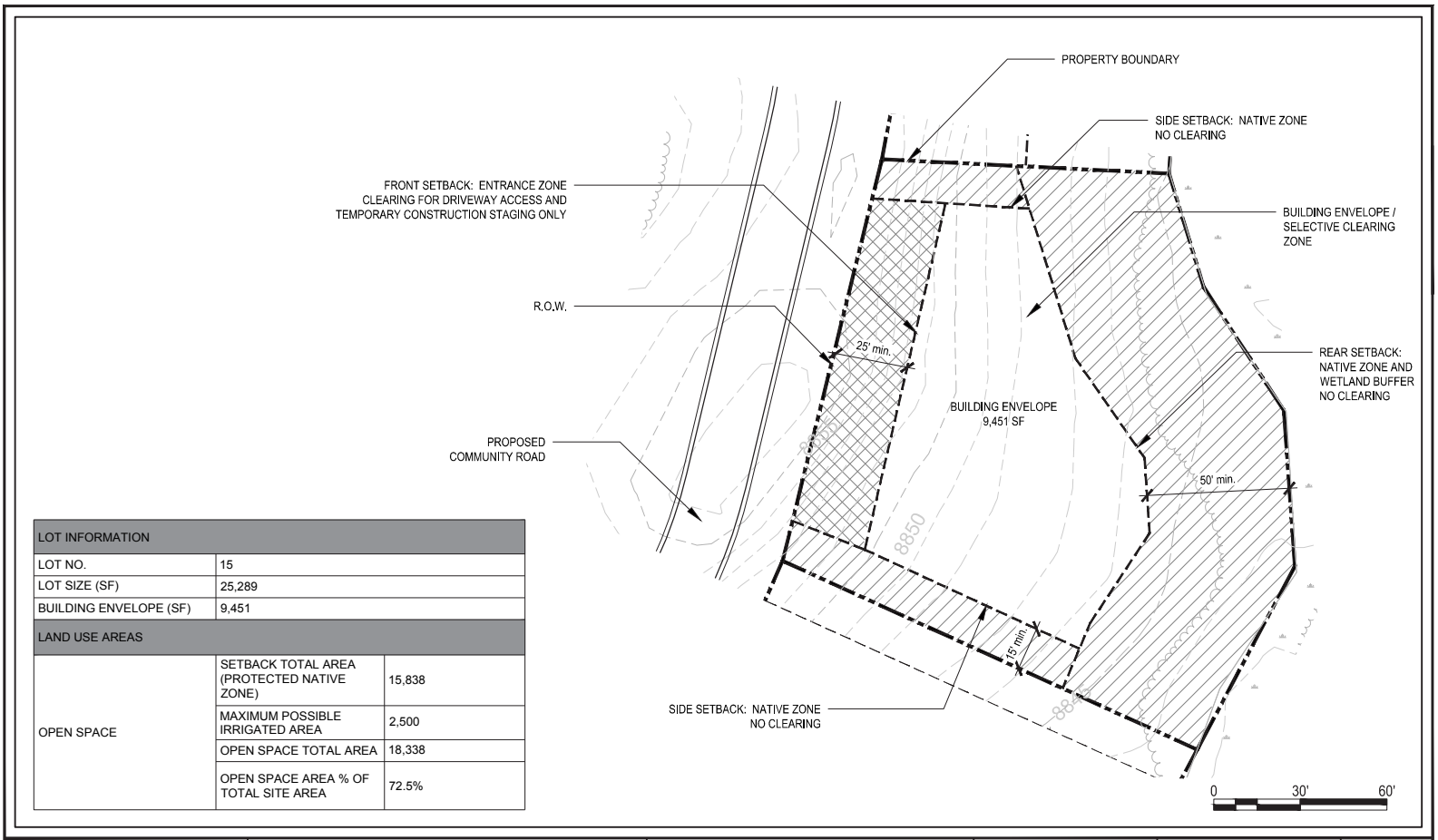
Drawing: LOT #14

Project: CRESTED BUTTE RESIDENTIAL DEVELOPMENT

Scale:	1" = 30'-0"
Designed By:	KW, MB
Project No:	116142
Date:	12/15/2016
Drawn By:	MB
Approved By:	PK

LOT #15

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	15	
LOT SIZE (SF)	25,289	
BUILDING ENVELOPE (SF)	9,451	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	15,838
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	18,338
	OPEN SPACE AREA % OF TOTAL SITE AREA	72.5%

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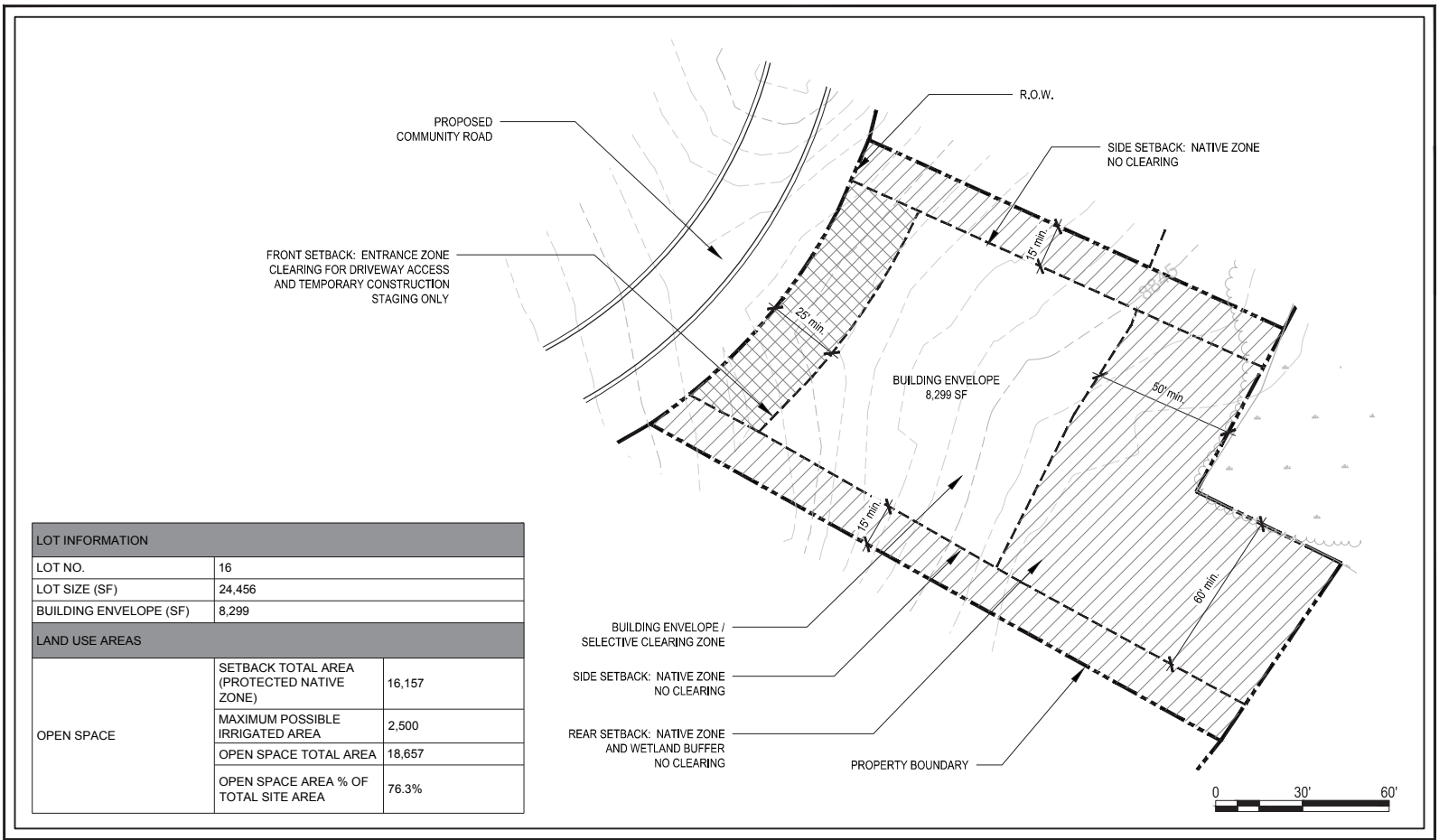
Drawing:	Project:	Scale:	Date:
LOT #15	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #16

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	16	
LOT SIZE (SF)	24,456	
BUILDING ENVELOPE (SF)	8,299	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	16,157
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	18,657
	OPEN SPACE AREA % OF TOTAL SITE AREA	76.3%

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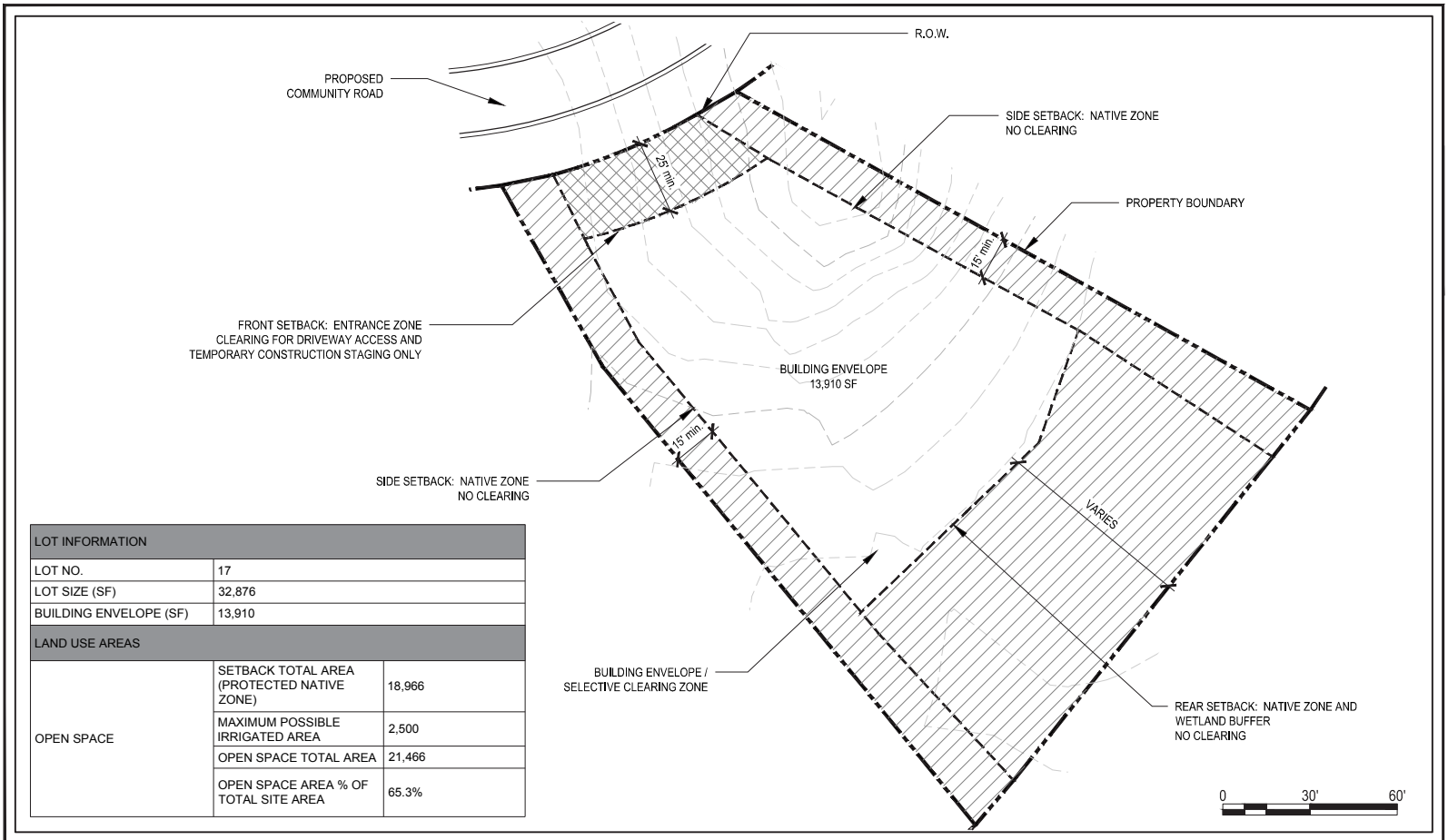
Drawing: LOT #16

Project: CRESTED BUTTE RESIDENTIAL DEVELOPMENT

Scale:	1" = 30'-0"	Date:	12/15/2016
Designed By:	KW, MB	Drawn By:	MB
Project No:	116142	Approved By:	PK

LOT #17

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	17	
LOT SIZE (SF)	32,876	
BUILDING ENVELOPE (SF)	13,910	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	18,966
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	21,466
	OPEN SPACE AREA % OF TOTAL SITE AREA	65.3%

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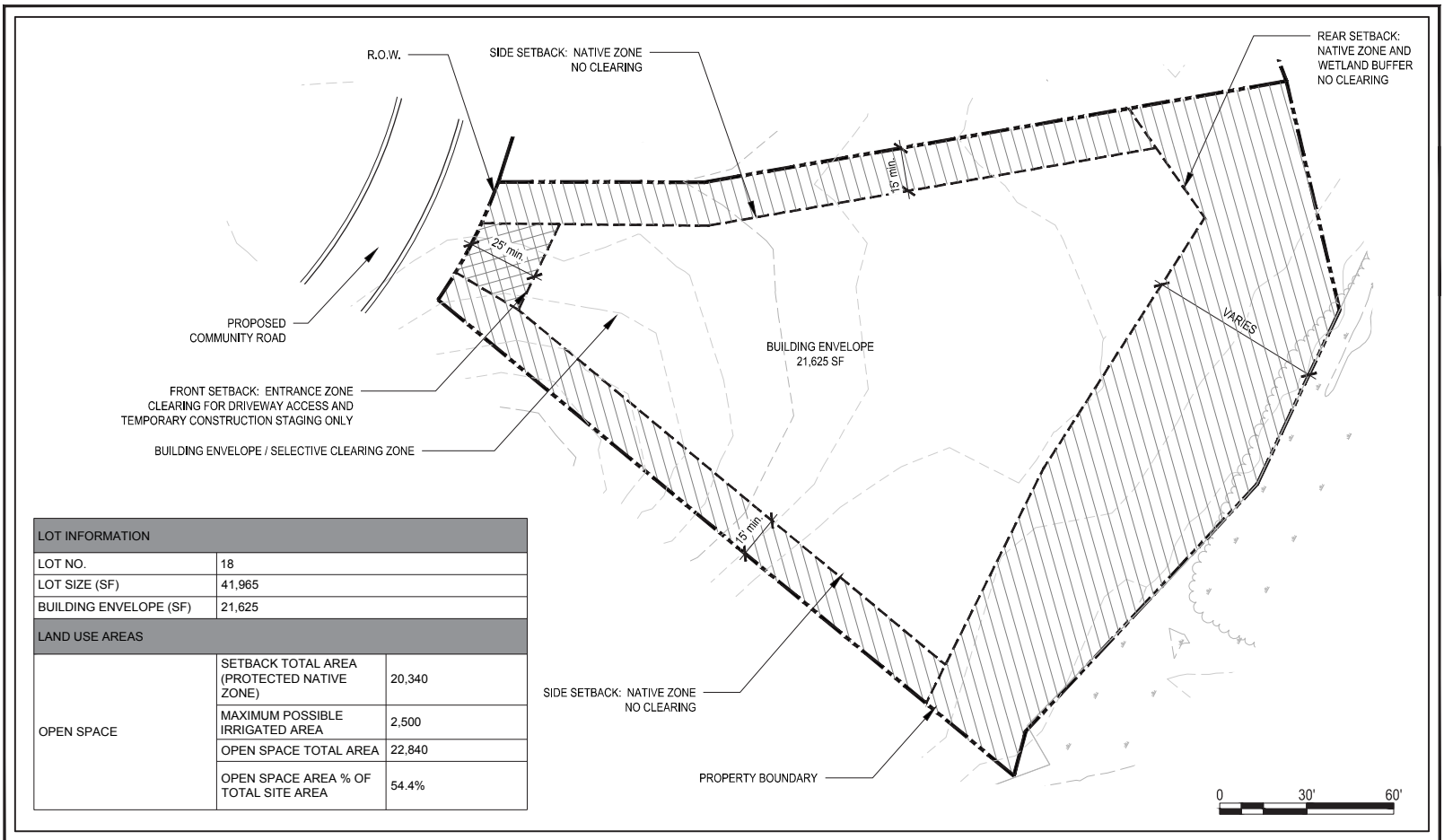
Drawing:	Project:	Scale:	Date:
LOT #17	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #18

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	18	
LOT SIZE (SF)	41,965	
BUILDING ENVELOPE (SF)	21,625	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	20,340
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	22,840
	OPEN SPACE AREA % OF TOTAL SITE AREA	54.4%

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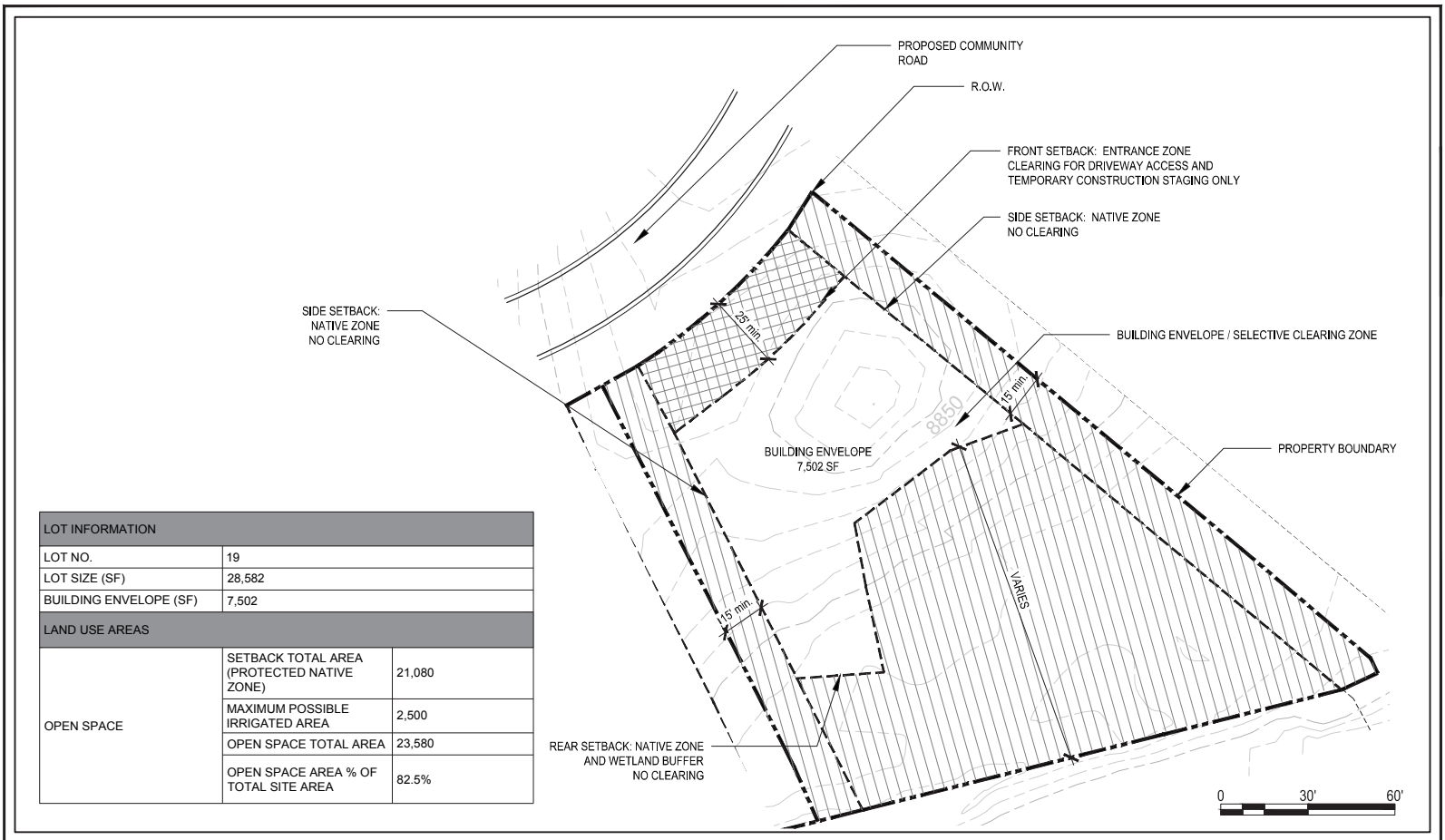
Drawing:	Project:	Scale:	Date:
LOT #18	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #19

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	19	
LOT SIZE (SF)	28,582	
BUILDING ENVELOPE (SF)	7,502	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	21,080
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	23,580
	OPEN SPACE AREA % OF TOTAL SITE AREA	82.5%

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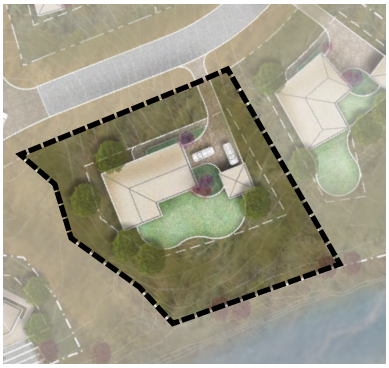
Drawing: LOT #19

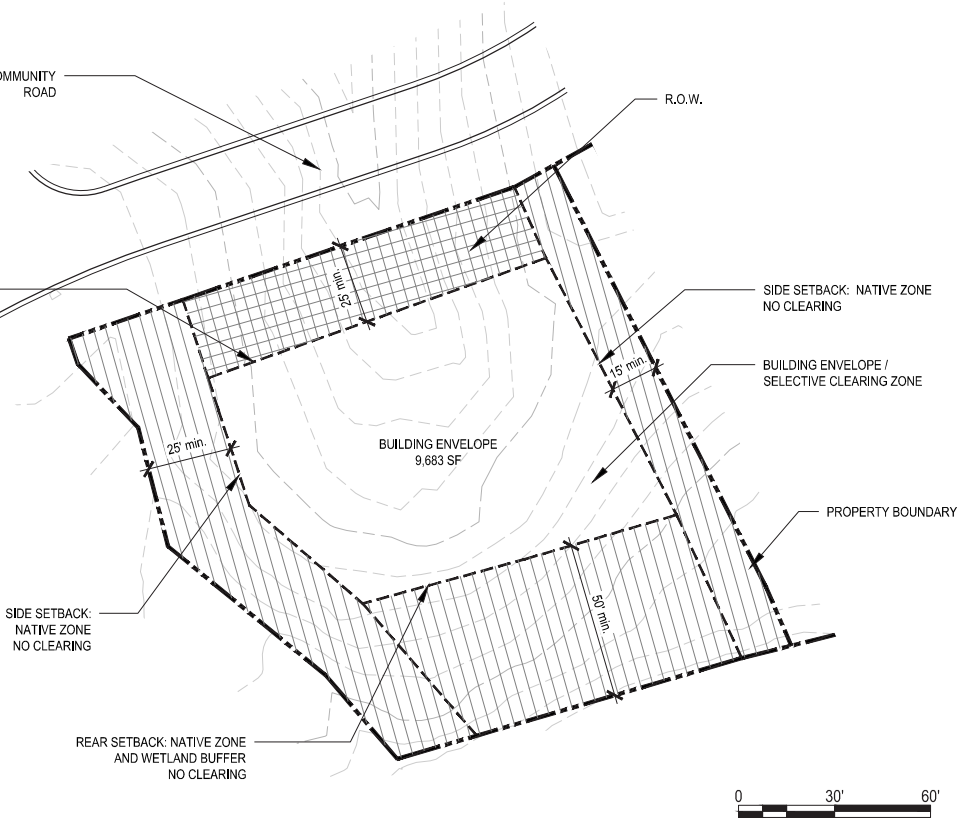
Project: CRESTED BUTTE RESIDENTIAL DEVELOPMENT

Scale:	1" = 30'-0"	Date:	12/15/2016
Designed By:	KW, MB	Drawn By:	MB
Project No:	116142	Approved By:	PK

LOT #20



SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	20	
LOT SIZE (SF)	23,940	
BUILDING ENVELOPE (SF)	9,683	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	14,257
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	16,757
	OPEN SPACE AREA % OF TOTAL SITE AREA	70.0%

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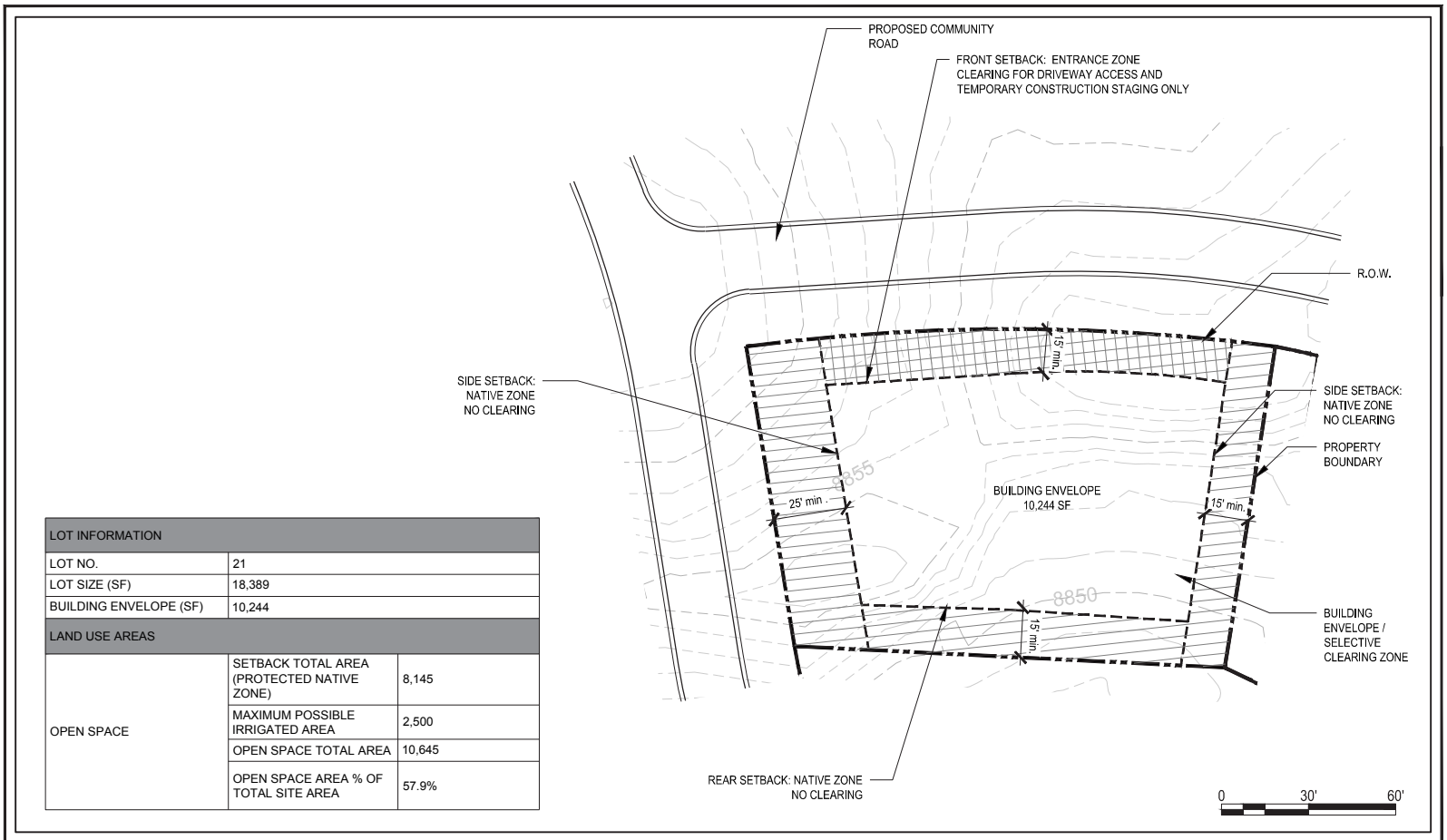
Drawing:	Project:	Scale:	Date:
LOT #20	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #21

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	21	
LOT SIZE (SF)	18,389	
BUILDING ENVELOPE (SF)	10,244	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	8,145
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	10,645
	OPEN SPACE AREA % OF TOTAL SITE AREA	57.9%

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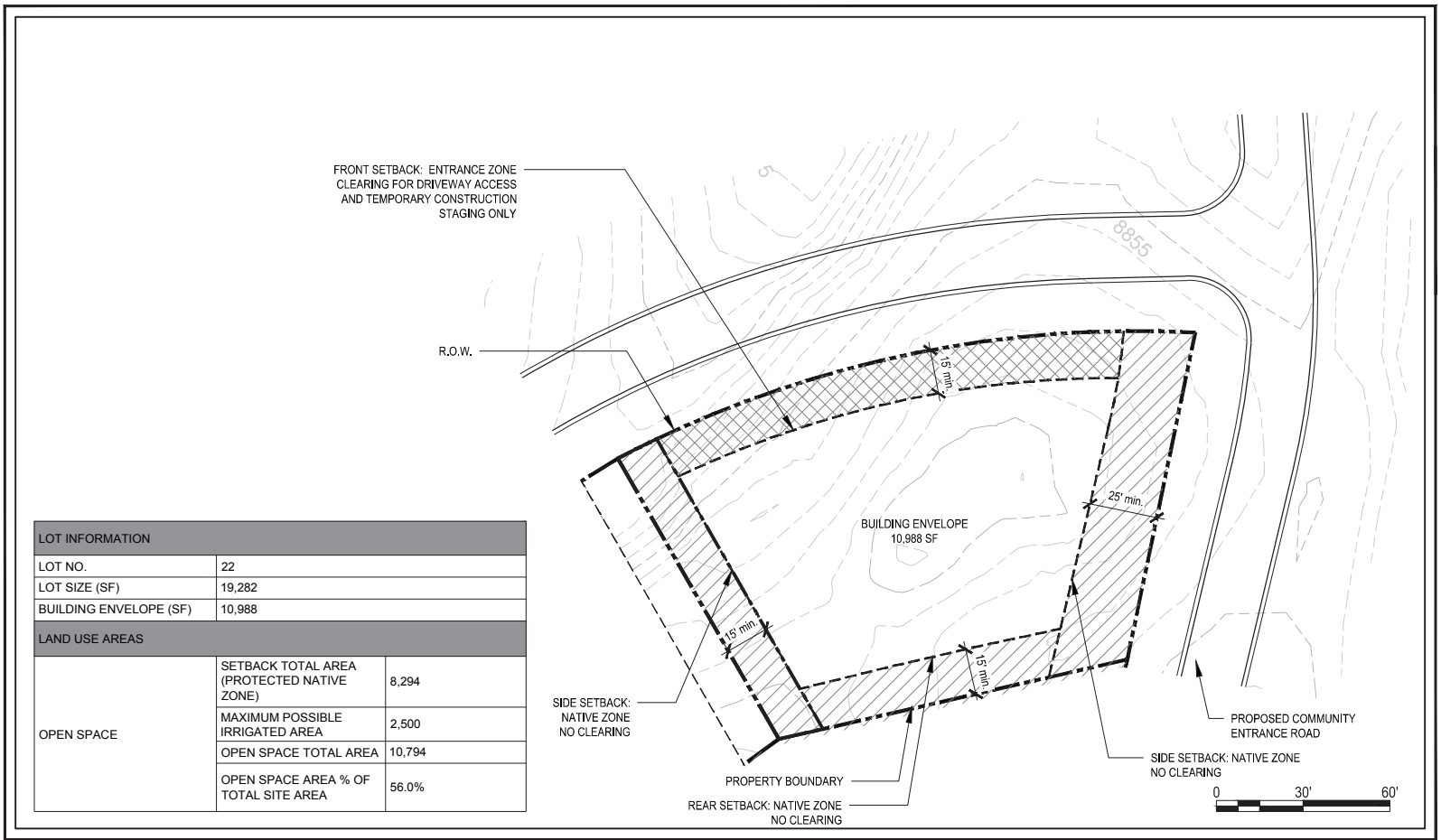
Drawing:	Project:	Scale:	Date:
LOT #21	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

LOT #22

SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	22	
LOT SIZE (SF)	19,282	
BUILDING ENVELOPE (SF)	10,988	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	8,294
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	10,794
	OPEN SPACE AREA % OF TOTAL SITE AREA	56.0%

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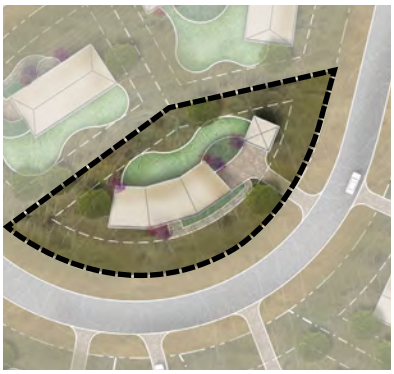
Drawing: LOT #22

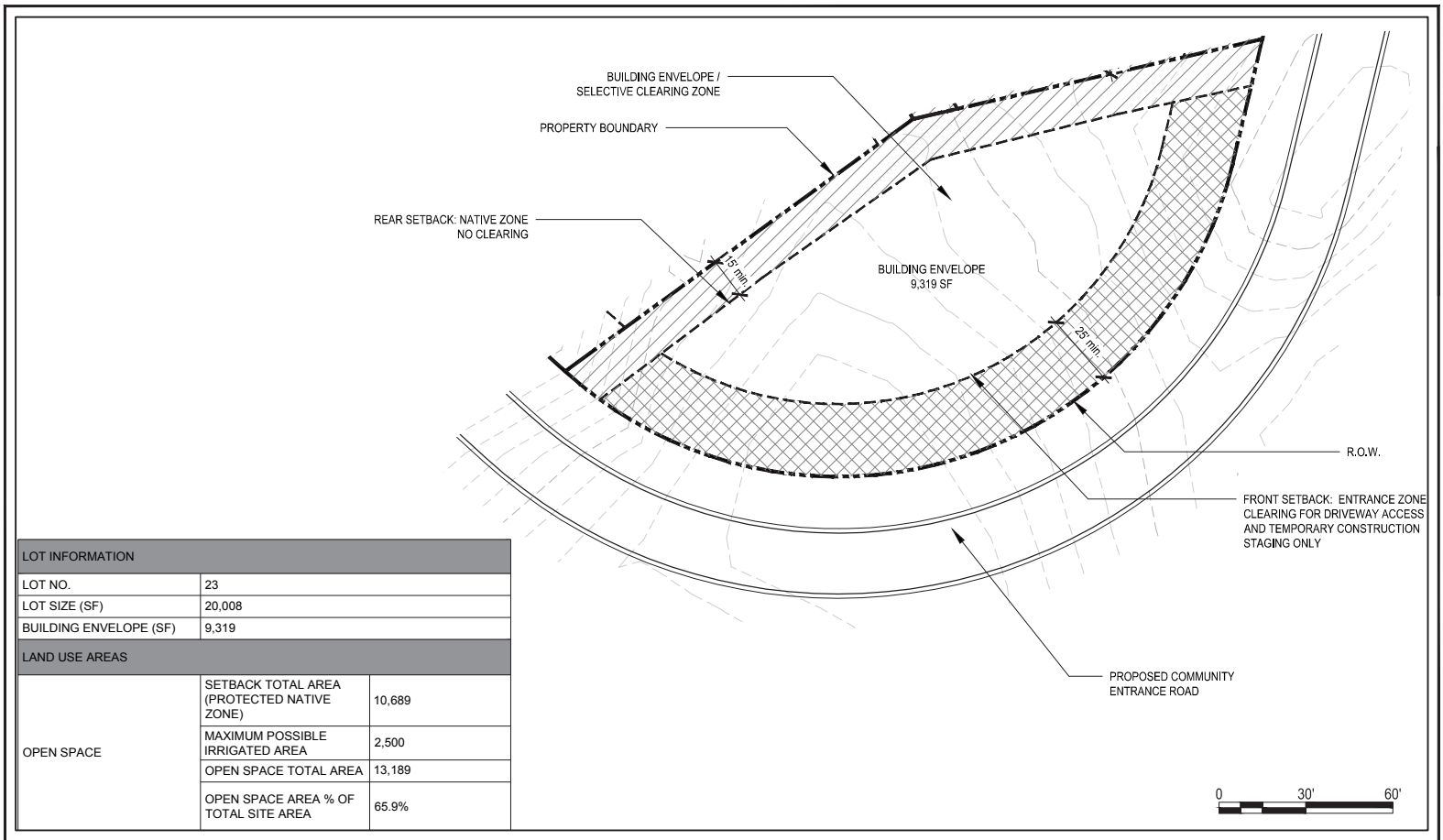
Project: CRESTED BUTTE RESIDENTIAL DEVELOPMENT

Scale:	1" = 30'-0"
Date:	12/15/2016
Designed By:	KW, MB
Drawn By:	MB
Project No:	116142
Approved By:	PK

LOT #23



SCHEMATIC ILLUSTRATIVE PLAN



LOT INFORMATION		
LOT NO.	23	
LOT SIZE (SF)	20,008	
BUILDING ENVELOPE (SF)	9,319	
LAND USE AREAS		
OPEN SPACE	SETBACK TOTAL AREA (PROTECTED NATIVE ZONE)	10,689
	MAXIMUM POSSIBLE IRRIGATED AREA	2,500
	OPEN SPACE TOTAL AREA	13,189
	OPEN SPACE AREA % OF TOTAL SITE AREA	65.9%

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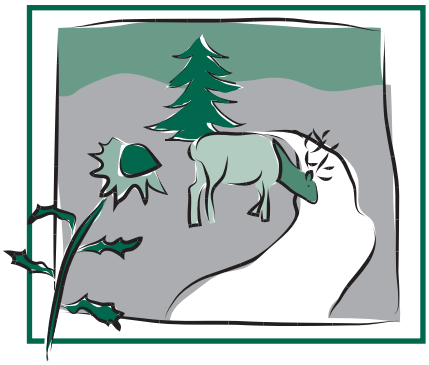
Drawing:	Project:	Scale:	Date:
LOT #23	CRESTED BUTTE RESIDENTIAL DEVELOPMENT	1" = 30'-0"	12/15/2016
		Designed By: KW, MB	Drawn By: MB
		Project No: 116142	Approved By: PK

APPENDIX C

Colorado State University
Extension

Rainwater Collection in Colorado



Fact Sheet No. 6.707 Natural Resources Series | **Water**

by P.E. Cabot, C.C. Olson, R.M. Waskom and K.G. Rein*

The purpose of this factsheet is to provide information about the regulatory and health aspects of rainwater collection in Colorado. The information provided in this factsheet is based primarily on language in Colorado House Bill 16-1005 and is intended to inform citizens on how to properly use rain barrels in accordance with Colorado law.

What is Rainwater Collection?

Rainwater collection, also called rainwater "harvesting," is the process of capturing, storing and directing rainwater runoff and putting it to use. Water from roof gutter downspouts is usually directed onto landscaped areas and is incidentally consumed by plants, but this form of use is not regarded as rainwater harvesting.

Actual rainwater harvesting involves the collection of rainfall runoff from rooftops, concrete patios, driveways and other impervious surfaces. Rainwater collection systems vary from the simple and inexpensive to the complex and costly. Typically, rooftop rainwater collection systems are simple, consisting of gutters, downspouts, and storage containers. Inexpensive rainwater storage systems commonly make use of an above ground container such as a barrel or plastic tank with a lid to reduce evaporation and bar access for mosquitos to breed. Any container capable of collecting the rain shedding from a roof or patio can be used as a rainwater harvesting system, but to be in conformance with Colorado water law, the container additionally must be equipped with a sealable lid. More sophisticated systems have "first flush" diverters that are recommended to exclude capture of the initial rain that might carry impurities from the roof.

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Water Rights Issues Concerning Rainwater Collection

Colorado residents should understand that water rights in Colorado are unique compared to other parts of the country. The use of water in this state and other western states is governed by what is known as the prior appropriation doctrine. This doctrine of water allocation controls who uses water, how much water may be used, the types of uses allowed, and when those waters can be used. A simplified way to explain this system is often referred to as the priority system or "first in time, first in right." It may seem strange that rainwater harvesting in Colorado is so carefully watched, but understanding why this is so can provide valuable insight into the way water is shared in Colorado. In our arid environment, every drop counts and water rights holders depend upon the runoff from snowmelt and rainfall to supply the beneficial uses to which they apply their water rights. Captured precipitation that is consumed "out of priority" may deprive downstream and/or senior water right holders of their right to use water from the natural stream, which comprises water that originates as snow and rain. Even though the detention of rooftop precipitation might only be temporary and minimal, it may still alter the nature of historic flow patterns.

How to Use Rain Barrels Legally in Colorado

In order to safeguard senior holders of Colorado water rights, diverting and storing water is allowed only during times when all water rights in the basin are satisfied. It is impractical, however, for homeowners to know at all times whether water rights are satisfied. To collect rainwater without regard for other water rights, there are two laws which establish allowances for the limited collection of rainwater from rooftops of residential dwellings. These laws are further

Quick Facts

- Most homeowners in Colorado are now allowed to use rain barrels to collect rainwater.
- A maximum of two rain barrels with a combined storage of 110 gallons or less are allowed at each household.
- Collected rainwater may be used to irrigate outdoor lawns, plants or gardens.
- Untreated rainwater collected from roofs is not safe to drink.

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described below. Prior to the passage of House Bill 16-1005, in particular, rainwater collection was not permitted except under specific circumstances.

There are several restrictions that are important to follow in order to use rain barrels legally in Colorado. These restrictions differ depending on your residential situation.

Rain barrel use under HB16-1005

Under House Bill 16-1005, rain barrels can only be installed at single-family households and multi-family households with four (4) or fewer units. A maximum of two (2) rain barrels can be used at each household and the combined storage of the 2 rain barrels cannot exceed 110 gallons. Rain barrels can only be used to capture rainwater from rooftop downspouts and the captured rainwater must be used on the same property from which the rainwater was captured, for only outdoor purposes, including to water outdoor lawns, plants and/or gardens. Rain barrel water cannot be used for drinking or other indoor water uses.

It is important for rain barrel users to understand that the capture and use of rainwater using rain barrels does not constitute a water right. HB16-1005 includes language that could result in the State Engineer curtailing the use of individual rain barrels if a water right holder can prove that those rain barrels have impacted their ability to receive the water that they are entitled to by virtue of their water right.

Rain barrel use under SB09-080

Under special circumstances explained in Senate Bill 09-080, rural residents that qualify for "exempt" wells may collect rainwater with a Rooftop Precipitation Collection System Permit from the Colorado Division of Water Resources. Though these collection system permits do not limit the size of the rain barrel, the water must be collected from the roof of the primary residence and the rainwater may only be used for the uses allowed under the resident's exempt well permit. For example, if the well permit allows for household uses only, then the rainwater could only be applied to non-potable uses in the residence; if the well permit allows for household uses and outdoor uses including lawn and garden irrigation and/or animal watering, then the rainwater could also be used for those uses.

Colorado residents that qualify for exempt well permits may be able to collect 110 gallons of water under HB16-1005 and collect rainwater for additional uses under SB09-080, so long as they can meet the restrictions described for the two laws.

Rooftop Precipitation Collection System Permit applications can be obtained from the Colorado Division of Water Resources. The application provides notice of intent to collect precipitation and a description of how it will be captured. Instructions on acquiring a rooftop precipitation collection permit can be found at the website for the Colorado Division of Water Resources, under the category "Well Permitting" and sub-category "Rainwater Collection (requiring Exempt Well)." To qualify for a Rooftop Precipitation Collection System Permit, you must satisfy these conditions:

- The property on which you collect the rainwater is residential property.
- You have a permit to use an exempt well, or you are legally entitled to an exempt well for the water supply.
- You collect rainwater only from the rooftop of your domestic residence.
- You use the water only for those uses that are allowed by, and identified on your well permit.

Rainwater collection under HB09-1129

Another special circumstance outlined in Colorado HB09-1129 allows developers to participate in pilot projects that harvest rainwater and put it to beneficial, though non-essential, use in the subdivision. These projects may only operate according to an engineered plan, submitted to the state engineer for approval and eventually, to the water court. Individual landowners are not eligible for these pilot projects.

Concerns about Mosquitos

In order to prevent rain barrels from becoming mosquito breeding grounds, it is important to follow several best practices. First, although any container can be used to collect rainwater, House Bill 16-1005 requires the container to be equipped with a sealable lid. Fortunately, many rain barrels that can be purchased online or from a local home supply store have lids. Second, the rain barrel should be completely emptied every month (or less). If you plan to be away from the home for more than a week, you should disconnect your rain barrel from the downspout.

Concerns about Water Quality

Rain in urban and industrialized areas may contain various impurities absorbed from the atmosphere, including arsenic and mercury. In Colorado, rain is infrequent, but rainwater quality is generally good. However, the infrequency of rainfall results in accumulation of bird droppings, dust and other impurities on rooftops between rain events. The presence of these impurities in collected rainwater is affected by roofing materials, pitch, and area and may occur in high concentrations when it does rain. Heavy metals such as cadmium, copper, lead, zinc, and chromium have been detected in rainwater collected from rooftops. The phenomenon of acid rain can also cause chemical compounds to be leached from roofing materials.

The best strategy is to filter and screen out contaminants before they enter the storage container. Dirty containers may also become a health hazard or a breeding ground for insects and other pests. Various methods can be used to purify rainwater. First-flush diverters ensure a certain degree of water quality in harvested rainwater. The first several gallons of runoff from a gutter, roof, or other surface are likely to contain various impurities such as bird droppings and dust. A first-flush device prevents this initial flow from draining into the storage tank. Many first-flush devices have a simple design. Such devices include tipping buckets that dump when water reaches a certain level. In addition, there are containers with a ball that floats with the rising water to close off an opening after an inflow of 5 gallons. Water is then diverted to a pipe leading to the storage container. This use of simple technology is an attractive feature of rainwater harvesting. Roof washing is not needed for water used solely for irrigation purposes.

Due to concerns surrounding microbial contamination of harvested rainwater, it is not recommended as a source of drinking water for humans. However, properly designed, constructed, and maintained systems that include disinfection steps have been successfully used for private domestic water supplies.

Homeowner's Association Rain Barrel Restrictions

A homeowner's association (HOA) cannot ban the use of rain barrels by its members, however it can impose "reasonable" aesthetic requirements about the location and/or appearance of rain barrels. For example, an HOA may require that rain barrels be placed in backyards and/or be a certain color that blends into the outdoor landscape.

Frequently Asked Questions (FAQs)

Q. Do I Need a Permit to Use Rain Barrels?

The passage of HB16-1005 allows the use of two rain barrels without the need for obtaining a special permit, as long as the collected precipitation is used for outdoor purposes, including irrigation of lawns and gardens. However, if you want to use rain barrels as described and allowed by SB09-080, you will need to obtain a rainwater collection permit from the Colorado Division of Water Resources.

Q. Can I send downspout water onto my garden?

Yes. This situation is acceptable as long as rainwater is directed from the rooftop to the garden.

Q. How much irrigation could I expect to accomplish with rain barrels?

Each time you collect the maximum 110 gallons of water allowed in rain barrels, you can adequately irrigate approximately 180 square feet (a bit smaller than a 15 foot by 15 foot area) of vegetable garden or lawn area with the captured water. This estimate is based on CSU Extension recommendations to water lawns and vegetables gardens with about 1 inch of water during each irrigation cycle. However, a typical rain barrel user can only expect the rain barrels to completely fill about 10-15 times during the growing season, while vegetable gardens and lawns need to be irrigated at least twice as times per year depending on watering practices. Thus, supplemental irrigation will still be necessary to maintain a healthy lawn and vegetable garden.

Q. Can I use rainwater to water my horse/sheep/chickens?

HB16-1005 permits rainwater collection specifically for landscape uses only. Therefore, rainwater collected in rain barrels as allowed by HB16-1005 cannot be used for animal watering. However, rainwater collected in rain barrels as allowed by a Rooftop Precipitation Collection System Permit issued under SB09-080 can be used for animal watering, but only if the exempt well permit allows animal watering. Refer to the Rain barrel use under SB09-080 section above for more detail.

Q. Can I water an attached greenhouse? Can I water houseplants? What's the line between many houseplants and a greenhouse? Is a sunroom with plants legal?

HB16-1005 permits rainwater collection specifically for outdoor uses. The basic SB09-080 permit stipulating "ordinary household use in one single-family dwelling (no outside use)" would support a reasonable understanding of "ordinary household use in one single-family dwelling (no outside use)" that includes watering of typical household plants in a sunroom or otherwise, especially if the water is taken from indoors. The SB09-080 permit would NOT allow for watering plants in a greenhouse where such a building is specifically dedicated to growing plants. There is no definitional line between "many houseplants" and a greenhouse, unless obviously the greenhouse is an attached room or detached building used specifically dedicated to growing plants.

Q. Can I wash my car with collected rainwater?

HB1005 states that captured rainwater must be used on the same property from which the rainwater was captured, for outdoor purposes only. This could include uses such as washing your car on your property. Permits authorized under SB09-080 stipulate "ordinary household use" in one single-family dwelling (no outside use) and would NOT allow for car washing. Such use is limited to drinking and sanitary uses inside the home.

Q. Can I fill my outdoor hot tub with rainwater?

No. The permit authorized under SB09-080 stipulating "ordinary household use" would NOT allow the use of captured rainwater to fill an outdoor hot tub. This includes single-family or multiple dwelling unit situations.

An appropriation is made when an individual physically takes water from a stream or well (when legally available) and puts that water to beneficial use. The first person to appropriate water and apply that water to use has the first right to that water within a particular stream system. This person, after receiving a court decree verifying their priority status, then becomes the senior water right holder and that water right must be satisfied before any other water rights are filled. In Colorado, the state engineer and director of the Colorado Division of Water Resources, has the statutory obligation to protect all vested water rights. The process of allocating water to various water users is traditionally referred to as water rights administration, and is the responsibility of the Division of Water Resources.

Q. Can I flush my toilet with rainwater?

HB16-1005 permits rainwater collection specifically for nonpotable outdoor uses only. Therefore, rainwater collected in rain barrels as allowed HB16-1005 cannot be used for flushing toilets. However, flushing toilets would be considered "ordinary household use" and rainwater collected in rain barrels as allowed by a Rooftop Precipitation Collection System Permit issued under SB09-080 would be allowed.

Q. Can I put a dog – water dish outside? Can I wash my windows outside? Can I empty used water outside? Can I water a pot of flowers by my front door?

There are endless scenarios that are both humorous and pedantic. The basics of rainwater collection in Colorado are that it may be collected and used for lawns, gardens and landscapes. If you have a permit for rainwater collection under SB09-080, you may use the rainwater as a substitute for water that would ordinarily be pumped from your private exempt well and subject to the limitations of your well permit.

References and additional resources

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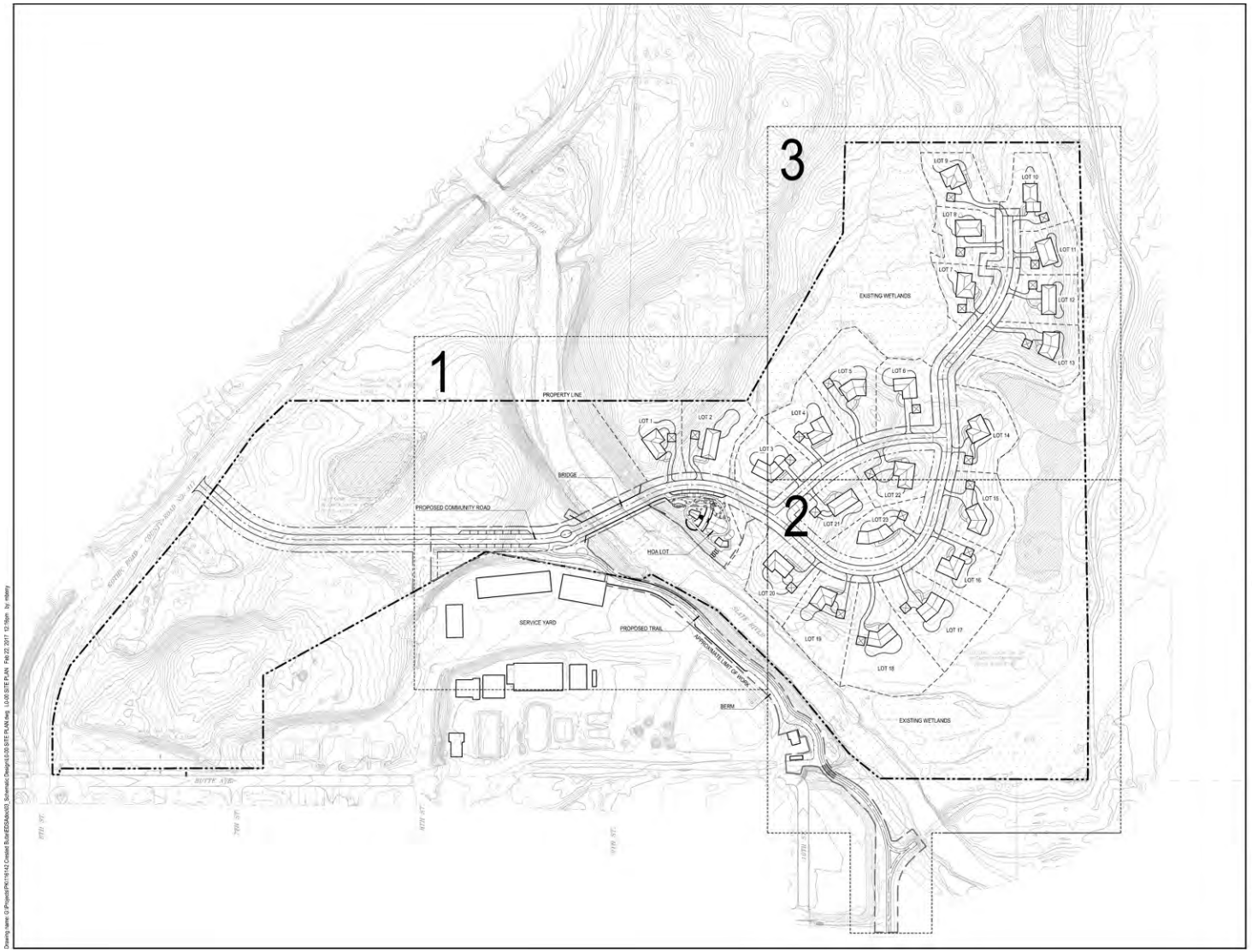
APPENDIX D

COMMON AREA LANDSCAPE PLANS

The following pages present schematic-level tree and shrub plans for Aperture's common areas – mainly the community right-of-ways and HOA lot. Homeowners may refer to the plant lists provided when selecting plants for their own private landscaping. These plans are also intended to provide homeowners with an idea of the landscape design intent for the community as a whole.

Plant palettes and landscaping requirements are provided in Chapter 5.



Client:

CYPRESS

Project Name:

CRESTED BUTTE RESIDENTIAL

EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
PLANNING+LANDSCAPE ARCHITECTURE+URBAN DESIGN

Consultants:

Site Map:

Rev:	Date:	Description:	By:

Date:	2/22/2017
Designed By:	MB
Drawn By:	MB
Approved By:	PK
Project No:	116142

NORTH

Scale: 0 100 200

Seal:

Project Phase:

SCHEMATIC DESIGN

Sheet Title:

SITE PLAN

Sheet Number:

L0-00

Drawing Name: G:\Projects\PK\116142 Crested Butte\EDSA\Arch\03_Schematic Design\L0-00 SITE PLAN.dwg L0-00 SITE PLAN Feb 22, 2017 12:18pm by mblevy

PLANTING DESIGN NARRATIVE:

The planting design for Crested Butte Residential focuses on preservation and revegetation. Plant selection is environmentally sensitive, with palettes composed entirely of Colorado native species. Proposed planting is intended to blend with the site's existing landscape, and existing vegetation will be preserved as much as possible. Seed mixes include shrubs, grasses, and perennials and are used heavily to create a naturalized landscape transition.

At the HOA lot, planting around the proposed pavilion structure and terrace is more formal, then transitions to a native seed mix to blend with the existing landscape. Evergreens are planted heavily along the trail and berm area to screen the adjacent service yard and bus barn.

DESIGN COMPLIANCE NOTES:

Homeowners will be responsible for landscaping on residential lots. These planting plans address landscaping only for the entrance area, HOA lot, right-of-ways, and trail.

As required by LUR Section 13-111 C, all areas that will be disturbed by construction will be re-planted with a native seed mix, shrubs, and/or trees as discussed in note 8 in the Planting Notes on this sheet. Existing shrubs and groundcover will be preserved as much as possible within the limit of work according to the requirements described in Planting Notes 11 and 12 on this sheet.

The number of trees proposed meets the requirements established in Section 13-111, E-1 for areas to be landscaped. Much of the site area is shown as preserved vegetation and not planned to be formally landscaped. All proposed plants are native, as required in Section 13-111 E3.

No plants greater than 30" in height are located within 15' of intersections, and trees are not planted in any right-of-ways to accommodate snow storage as required in Section 13-111 E4 and 5. Right-of-way swales are planted with a seed mix adapted to wetter soils.

The planting notes on this sheet address all other requirements established in Section 13-111 related to the installation and construction process. All proposed trees meet the size requirements outlined in section C-1.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE COLORADO NURSERY ACT 1973 C.R.S., TITLE 35, ARTICLE 26, AS AMENDED.
2. DECIDUOUS TREES SHALL BE BALLED AND BURLAPPED WITH FULL HEADS, STRAIGHT TRUNKS, AND SINGLE LEADERS UNLESS OTHERWISE NOTED.
3. EVERGREEN TREES SHALL BE BALLED AND BURLAPPED OR SPADE DUG WITH SINGLE LEADERS, AND FULL BRANCHING PATTERNS TO THE GROUND.
4. ALL SHRUBS SHALL BE CONTAINERIZED STOCK.
5. ALL PERENNIALS SHALL BE CONTAINERIZED STOCK.
6. NO MATERIAL OR TEMPORARY SOIL STOCKPILING SHALL BE PLACED WITHIN FOUR FEET OF EXISTING SHRUBS OR DRIP LINES OF TREES.
7. TOPSOIL MOVED DURING CONSTRUCTION SHALL BE STOCKPILED AND REDISTRIBUTED ON ALL RE-GRADED SURFACES IN ORDER TO PROVIDE AN EVEN COVER TO ALL DISTURBED AREAS. THESE SURFACES SHAL BE STABILIZED BY SEEDING OR PLANTING.
8. ALL DISTURBED AREAS WILL BE RESTORED, PER LUR SECTION 13-115: RECLAMATION AND NOXIOUS WEED CONTROL.
9. ALL LANDSCAPING SHALL BE INSTALLED NO LATER THAN ONE GROWING SEASON AFTER SUBSTANTIAL COMPLETION OF DEVELOPMENT.
10. ALL DECIDUOUS TREES TO HAVE A MINIMUM CALIPER OF 2".
11. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. EXISTING SCRUB, GROUNDCOVER, AND WETLAND VEGETATION TO REMAIN WILL BE PROTECTED WITH SNOW OR SILT FENCE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE SCHEDULE OF HIS/HER WORKS TWO WEEKS PRIOR TO COMMENCING LANDSCAPE TRADE CONSTRUCTION.
14. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS WITH RECOMMENDATIONS FOR THE INSTALLATION AREA.
16. PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.
17. ALL GROUND COVER SHALL HAVE A MINIMUM 50% COVERAGE AT INSTALLATION AND 100% COVERAGE IN 6 MONTHS.
18. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
19. INSTALLATION: ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING AND TREE RELOCATION PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
20. THERE SHALL BE NO CHAINS OR CABLES USED ON TREES. HANDLE WITH TWO INCH (2") MINIMUM WIDTH NYLON STRAPS OR EQUAL.
21. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. THE RELATIVE PERMEABILITY OF THE SOIL SHALL BE 20IN /HR. MIN. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH COARSE SAND, AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOTBALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
22. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF TREES AND ALL SHRUB BEDS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER, IT'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO NOTIFY OWNER, IT'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO REQUESTED REVIEW OF STAKED MATERIALS.
23. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY DUE TO EXISTING SITE CONDITIONS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER, IT'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
24. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER, IT'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THE CONTRACT. PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY OWNER, IT'S REPRESENTATIVE OR LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE. CONTRACTOR PROVIDE SOURCE LIST OF PLANT MATERIAL.
25. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
26. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
27. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES. TREES REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
28. WIRE CAGES, PLASTIC STRAPS, ETC., MUST BE CUT AND REMOVED FROM TOP ONE - HALF (1/2) OF ROOT BALL. BURLAP MATERIAL MUST BE CUT AND REMOVED FROM TOP ONE - THIRD (1/3) OF ROOT BALL.
29. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL ARE NOT ALLOWED.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
31. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS AS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO THE ACCURACY. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO SATISFY HIMSELF AS TO THE EXISTING CONDITIONS (INCLUDING LOCATIONS OF EXISTING UTILITIES) PRIOR TO STARTING CONSTRUCTION AND/OR PLACEMENT OF A SPECIFIC TREE. CONTRACTOR SHALL ADVISE CITY/CRA AND DESIGN TEAM OF ANY CONFLICTS ENCOUNTERED IN ORDER TO RESOLVE JOINTLY. IN ORDER TO MAINTAIN THE MINIMUM CITY CLEARANCE REQUIREMENTS (AS IDENTIFIED ON LANDSCAPE PLANS) CERTAIN TREES MAY NOT BE ABLE TO BE PLANTED (BY THE CONTRACTOR) AND MAY BE RELOCATED IN A LOCATION AGREED TO IN THE FIELD THAT WOULD MEET THESE MINIMUM CLEARANCE REQUIREMENTS, OR AS DEEMED ACCEPTABLE BY THEIR UTILITIES DEPARTMENT. SUITABLE LOCATIONS MAY INCLUDE THE INCORPORATION OF ROOT BARRIERS.
32. CONTRACTOR TO REQUEST FINAL ACCEPTANCE OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER, IT'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
33. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
34. ALL STUMPS, OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP CONSTRUCTION MATERIALS, OR OTHER DEBRIS SHOULD BE REMOVED FROM THE SITE WITHIN SIX MONTHS OF SUBSTANTIAL COMPLETION OF CONSTRUCTION PURSUANT TOT EH GUNNISON COUNTY LANDFILL OR BY OTHER MEANS PURSUANT TO ANY APPLICABLE REGULATION.
35. ANY DEAD OR DYING TREES SHOULD BE REMOVED FROM THE SITE, UNLESS THEY ARE BEING RETAINED FOR WILDLIFE HABITAT UPON RECOMMENDATION OF THE COLORADO STATE FOREST SERVICE.
36. ALL TREES SHALL BE STAKED UPON PLANTING.

LANDSCAPE MAINTENANCE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION, WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
2. ALL PLANT MATERIAL THAT MAY NEED TO BE REPLACED SHALL BE IN FULL AND STRICT ACCORDANCE TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT, 1973 C.R.S., TITLE 35, ARTICLE 26, AS AMENDED. ALL REPLACEMENT MATERIAL SHALL MATCH THE SIZE AND QUALITY OF THE MATERIAL BEING REPLACED. ANY DEAD OR DYING PLANTS SHOULD BE REPLACED NO LATER THAN THE FOLLOWING PLANTING SEASON.
3. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO (2) WEEKS OF WRITTEN NOTICE AND GUARANTEE FOR TWELVE (12) MONTHS FROM DATE OF INSTALLATION.
4. A TEMPORARY WATER SERVICE CONNECTION WILL BE ESTABLISHED TO IRRIGATE NEWLY PLANTED TREES UNTIL FULLY ESTABLISHED.

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	MIN CONT	REMARKS
	Alnus tenuifolia	Thinleaf Alder	10 Gal	Clump
	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gal	[illegible]
	Betula occidentalis	Water Birch	10 Gal	Clump
	Picea pungens	Colorado Spruce	6' Min. HT	Dense pyramidal form
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	6' Min. HT	Dense pyramidal form
	Populus angustifolia	Narrowleaf Cottonwood	2" Cal	Strong central leader
	Populus tremuloides 'Prairie Gold'	Prairie Gold Aspen	2" Cal	Strong central leader
	Pseudotsuga menziesii	Douglas Fir	6' Min. HT	Dense pyramidal form

SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Betula glandulosa	Resin Birch	5 gal
	Rubus deliciosus	Rocky Mountain Thimbleberry	5 gal
	Sambucus canadensis 'Black Beauty'	Black Beauty Elderberry	5 gal
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Achillea x 'Coronation Gold'	Hybrid Yarrow	1 gal
	Elymus trachycaulus	Slender Wheatgrass	1 gal
	Mertensia ciliata	Mountain Bluebells	1 gal
	Poa alpina	Alpine Bluegrass	seed

SEED MIXES	BOTANICAL NAME	COMMON NAME
	SEE SEED MIX TYPE 1 - SEE TABLE BELOW FOR SEED MIX SPECIES	
	SEE SEED MIX TYPE 2 - SEE TABLE BELOW FOR SEED MIX SPECIES	
	EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE. ANY DISTURBED AREAS TO BE SEEDED WITH SEED MIX TYPE 1	

SEED MIXES

BOTANICAL NAME	COMMON NAME	COMPOSITION
SEED MIX TYPE 1		
SHRUBS		
Artemisia tridentata vaseyana	Mountain Big Sagebrush	2 shrubs/500 sf
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	3 shrubs/500 sf
FORBS AND PERENNIALS		
Achillea millefolium	Yarrow	10%
Elymus trachycaulus	Slender Wheatgrass	20%
Eriogonum subalpinum	Subalpine Buckwheat	10%
Festuca saximontana	Rocky Mt Fescue	20%
Koeleria macrantha	Junegrass	20%
Poa alpina	Alpine Bluegrass	20%
SEED MIX TYPE 2		
SHRUBS		
Pentaphylloides floribunda	Shrubby Cinquefoil	3 shrubs/500 sf
Salix monticola	Yellow Mountain Willow	2 shrubs/500 sf
FORBS AND GRASSES		
Calamagrostis stricta	Northern Reedgrass	15%
Carex [illegible]	Field Sedge	10%
Carex utriculata	Beaked Sedge	20%
[illegible]	[illegible]	15%
Deschampsia caespitosa	Tufted Hair Grass	20%
Juncus balticus	Baltic Rush	20%

Client:

CYPRESS

Project Name:

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Site Map:

Rev: Date: Description: By:

Date: 2/22/2017
Designed By: MB
Drawn By: MB
Approved By: PK
Project No: 116142
Scale:

Seal:

Project Phase:

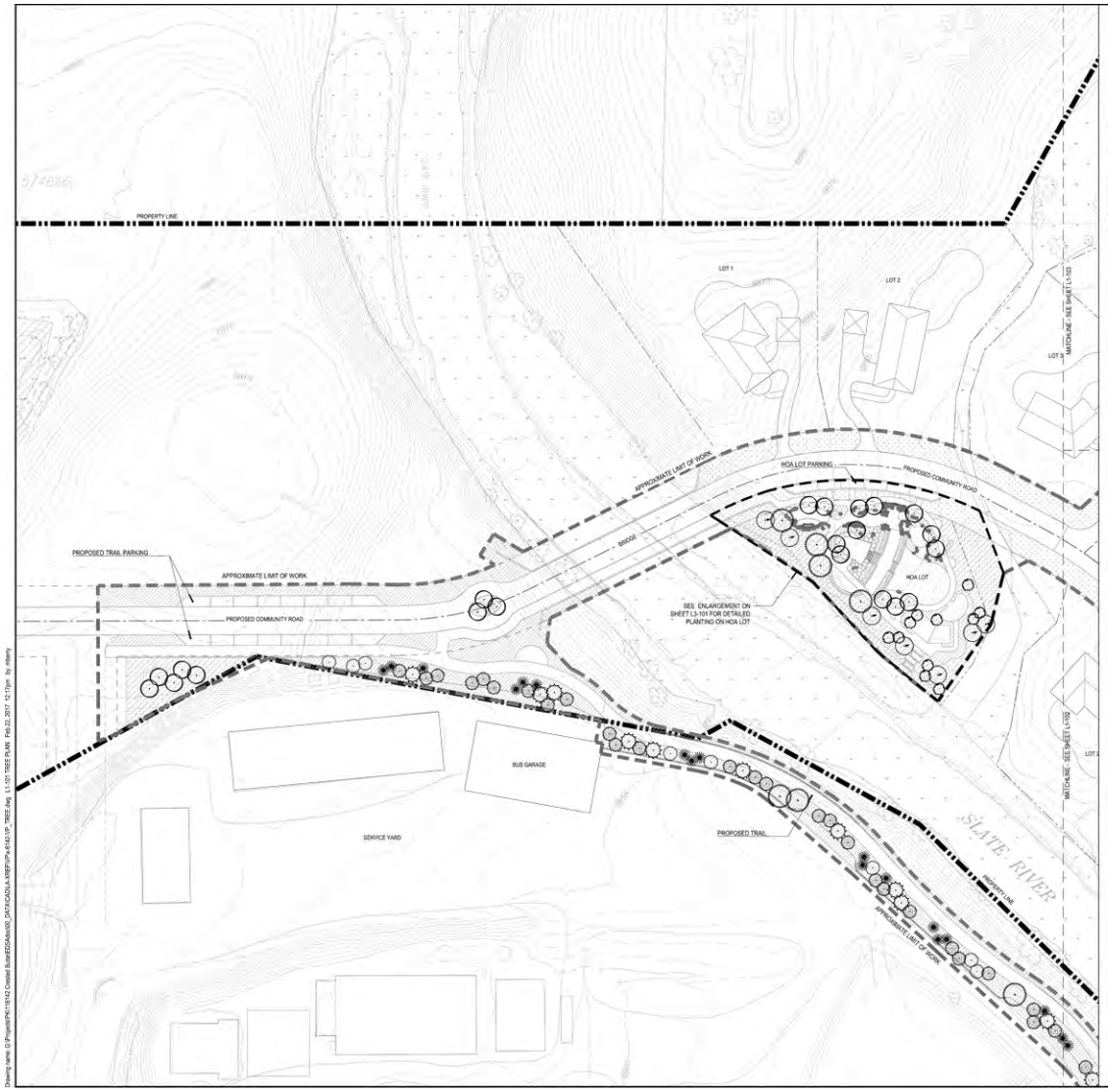
SCHEMATIC DESIGN

Sheet Title:

PLANTING NOTES

Sheet Number:

L0-01



TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	MIN CONT	REMARKS
	Alnus tenuifolia	Thinleaf Alder	10 Gal.	Clump
	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gal.	3 trunks
	Betula occidentalis	Water Birch	10 Gal.	Clump
	Picea pungens	Colorado Spruce	8' MIN. HT.	Even pyramidal form
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	8' MIN. HT.	Even pyramidal form
	Populus angustifolia	Narrowleaf Cottonwood	2" Cal.	Strong central leader
	Populus tremuloides 'Prairie Gold'	Prairie Gold Aspen	2" Cal.	Strong central leader
	Pseudotsuga menziesii	Douglas Fir	8' MIN. HT.	Even pyramidal form

Client:

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Approved By:	PK
Project No:	116142

NORTH

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Seal:

Project Phase:

SCHEMATIC DESIGN

Sheet Title:

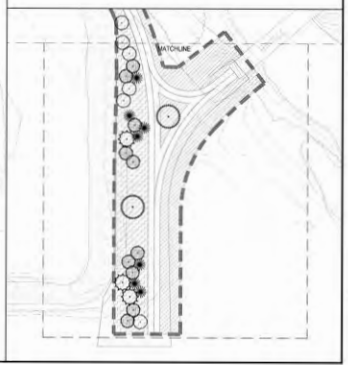
TREE PLAN

Sheet Number:

L1-101

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	MIN CONT	REMARKS
	Alnus tenuifolia	Thinleaf Alder	10 Gal.	Clump
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15 gal.	3 trunks
	Betula occidentalis	Water Birch	10 Gal.	Clump
	Picea pungens	Colorado Spruce	8' MIN. HT.	Even pyramidal form
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	8' MIN. HT.	Even pyramidal form
	Populus angustifolia	Narrowleaf Cottonwood	2" Cal.	Strong central leader
	Populus tremuloides 'Prairie Gold'	Prairie Gold Aspen	2" Cal.	Strong central leader
	Pseudotsuga menziesii	Douglas Fir	8' MIN. HT.	Even pyramidal form



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Approved By:	PK
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Seal:

Project Phase:

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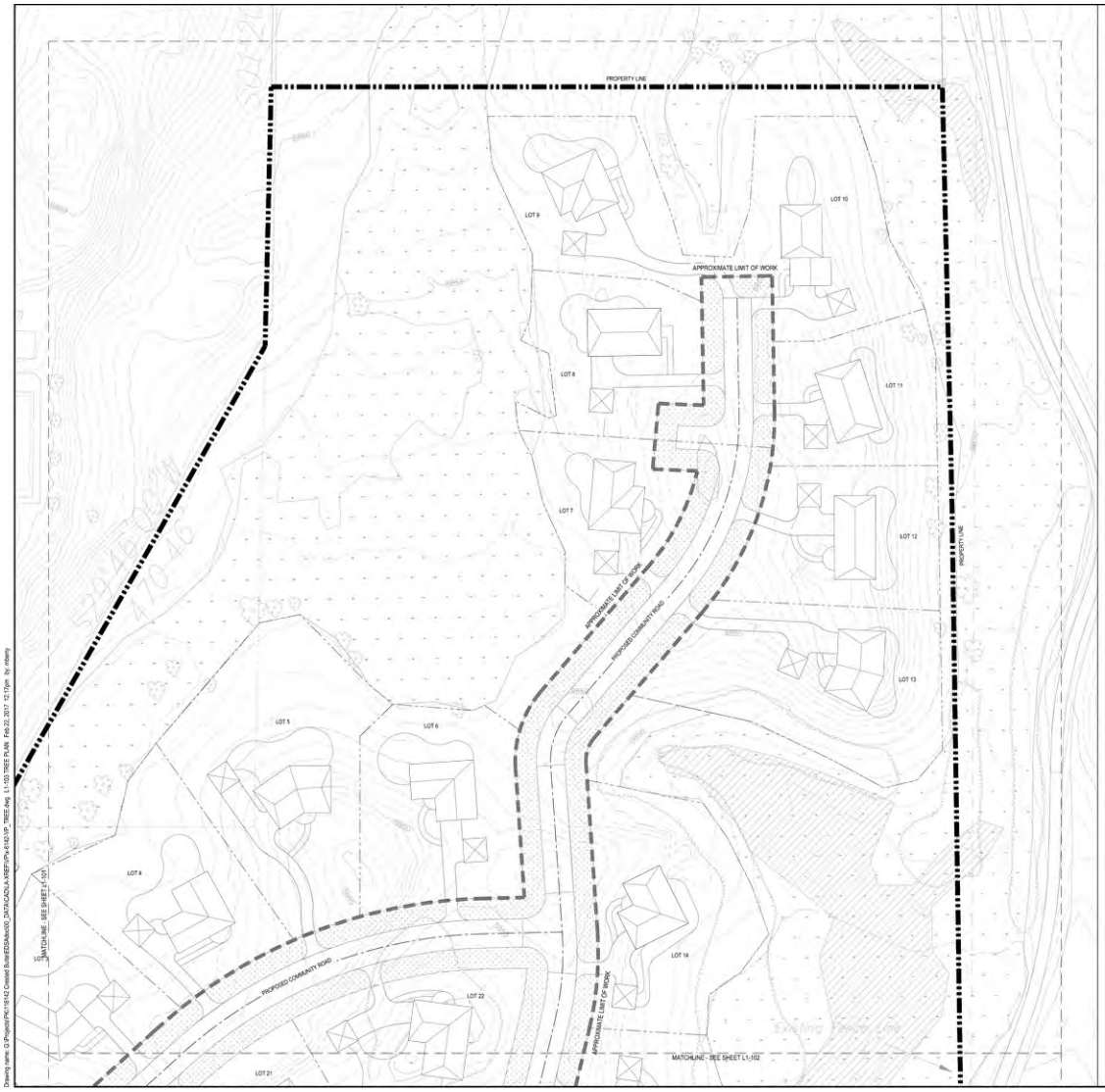
Sheet Title:

TREE PLAN

Sheet Number:

L1-102



TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	MIN CONT	REMARKS
	Alnus tenuifolia	Thinleaf Alder	10 Gal.	Clump
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15 gal.	3 trunks
	Betula occidentalis	Water Birch	10 Gal.	Clump
	Picea pungens	Colorado Spruce	8' MIN. HT.	Even pyramidal form
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	8' MIN. HT.	Even pyramidal form
	Populus angustifolia	Narrowleaf Cottonwood	2" Cal.	Strong central leader
	Populus tremuloides 'Prairie Gold'	Prairie Gold Aspen	2" Cal.	Strong central leader
	Pseudotsuga menziesii	Douglas Fir	8' MIN. HT.	Even pyramidal form

Client:

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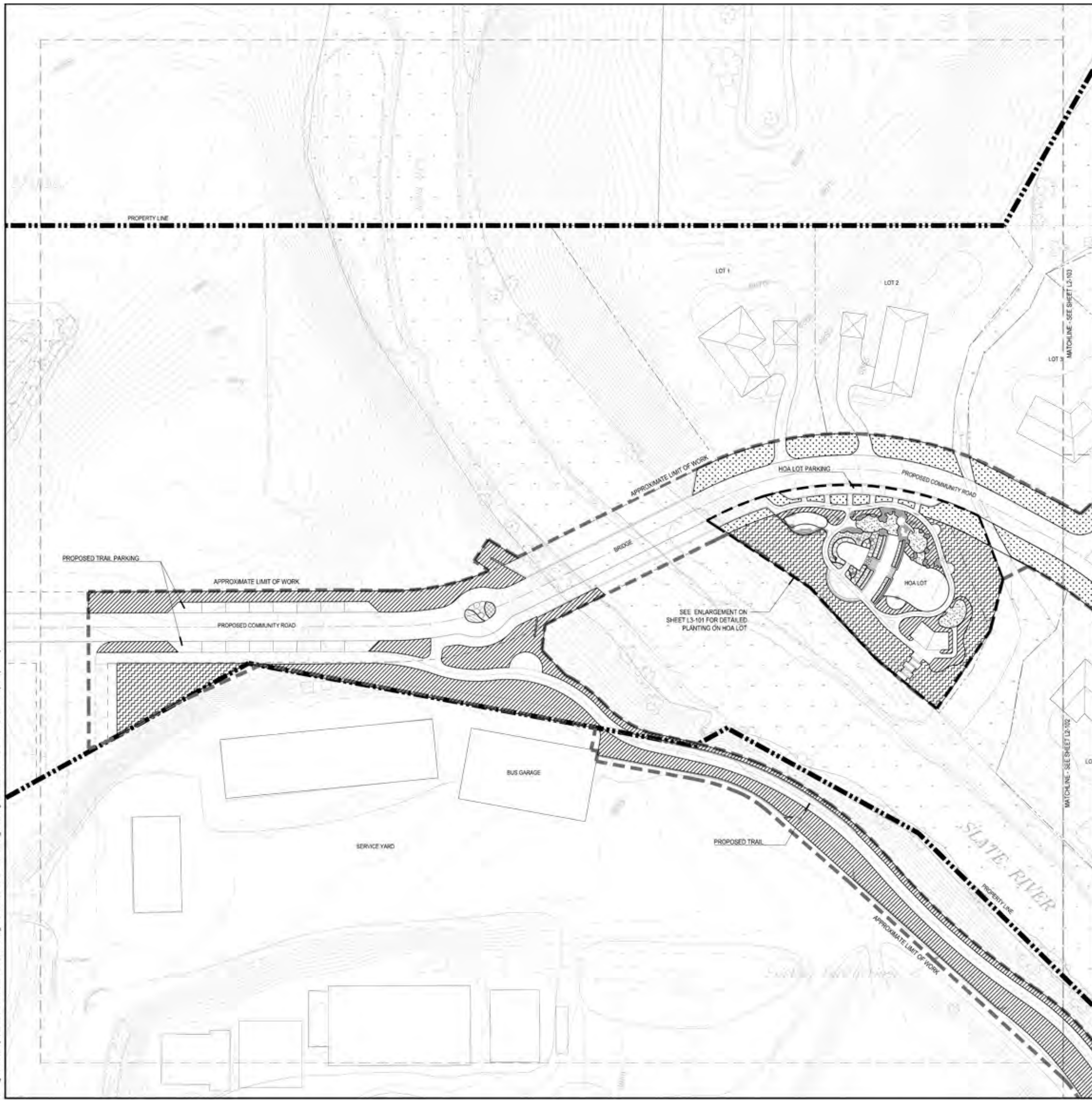
Sheet Title:

TREE PLAN

Sheet Number:

L1-103



SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Betula glandulosa	Resin Birch	5 gal
	Rubus deliciosus	Rocky Mountain Thimbleberry	3 gal
	Sambucus canadensis 'Black Beauty'	Black Beauty Elderberry	3 gal
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Achillea x 'Coronation Gold'	Hybrid Yarrow	1 gal
	Elymus trachycaulus	Slender Wheatgrass	1 gal
	Mertensia ciliata	Mountain Bluebells	1 gal
	Poa alpina	Alpine Bluegrass	seed

SEED MIXES	BOTANICAL NAME	COMMON NAME
	SEE SEED MIX TYPE 1 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	SEE SEED MIX TYPE 2 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE. ANY DISTURBED AREAS TO BE SEEDED WITH SEED MIX TYPE 1	

SEED MIXES

SEED MIX TYPE 1		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Artemesia tridentata vaseyana	Mountain Big Sagebrush	2 shrubs/500 sf
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	3 shrubs/500 sf
FORBS AND PERENNIALS		
Achillea millefolium	Yarrow	10%
Elymus trachycaulus	Slender Wheatgrass	20%
Eriogonum subalpinum	Subalpine Buckwheat	10%
Festuca saximontana	Rocky Mt Fescue	20%
Koeleria macrantha	Junegrass	20%
Poa alpina	Alpine Bluegrass	20%
SEED MIX TYPE 2		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Pentaphylloides floribunda	Shrubby Cinquefoil	3 shrubs/500 sf
Salix monticola	Yellow Mountain Willow	2 shrubs/500 sf
FORBS AND PERENNIALS		
Calamagrostis stricta	Slimstem Reedgrass	15%
Carex praegracilis	Field Sedge	15%
Carex utriculata	Beaked Sedge	20%
Claytonia lanceolata	Lanceleaf Springbeauty	10%
Deshampsia caespitosa	Tufted Hair Grass	20%
Juncus balticus	Baltic Rush	20%

Client:

CYPRESS

Project Name:

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Scale:	0 40 80

NORTH

Seal:

Project Phase:
SCHEMATIC DESIGN

Sheet Title:
SHRUB PLAN

Sheet Number:
L2-101

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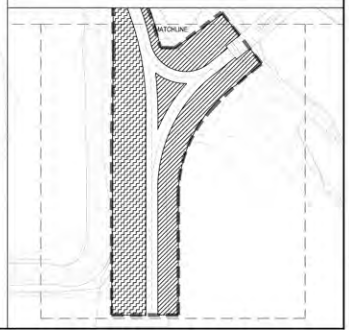
SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Betula glandulosa	Resin Birch	5 gal
	Rubus deliciosus	Rocky Mountain Thimbleberry	3 gal
	Sambucus canadensis 'Black Beauty'	Black Beauty Elderberry	3 gal
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	Achillea x. 'Coronation Gold'	Hybrid Yarrow	1 gal
	Elymus trachycaulus	Slender Wheatgrass	1 gal
	Mertensia ciliata	Mountain Bluebells	1 gal
	Poa alpina	Alpine Bluegrass	seed

SEED MIX	BOTANICAL NAME	COMMON NAME
	SEE SEED MIX TYPE 1 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	SEE SEED MIX TYPE 2 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE. ANY DISTURBED AREAS TO BE SEEDED WITH SEED MIX TYPE 1.	

SEED MIXES

SEED MIX TYPE 1		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Artemisisa tridentata vaseyana	Mountain Big Sagebrush	2 shrubs/500 sf
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	3 shrubs/500 sf
FORBS AND PERENNIALS		
Achillea millefolium	Yarrow	10%
Elymus trachycaulus	Slender Wheatgrass	20%
Eriogonum subalpinum	Subalpine Buckwheat	10%
Festuca saximontana	Rocky Mt Fescue	20%
Koeleria macrantha	Junegrass	20%
Poa alpina	Alpine Bluegrass	20%
SEED Mix TYPE 2		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Pentaphylloides floribunda	Shrubby Cinquefoil	3 shrubs/500 sf
Salix monticola	Yellow Mountain Willow	2 shrubs/500 sf
FORBS AND PERENNIALS		
Calamagrostis stricta	Slimstem Reedgrass	15%
Carex praegracilis	Field Sedge	15%
Carex utriculata	Beaked Sedge	20%
Claytonia lanceolata	Lanceleaf Springbeauty	10%
Deschampsia cespitosa	Tufted Hair Grass	20%
Juncus balticus	Baltic Rush	20%



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Scale:	0 40 80

NORTH

Seal:

Project Phase:

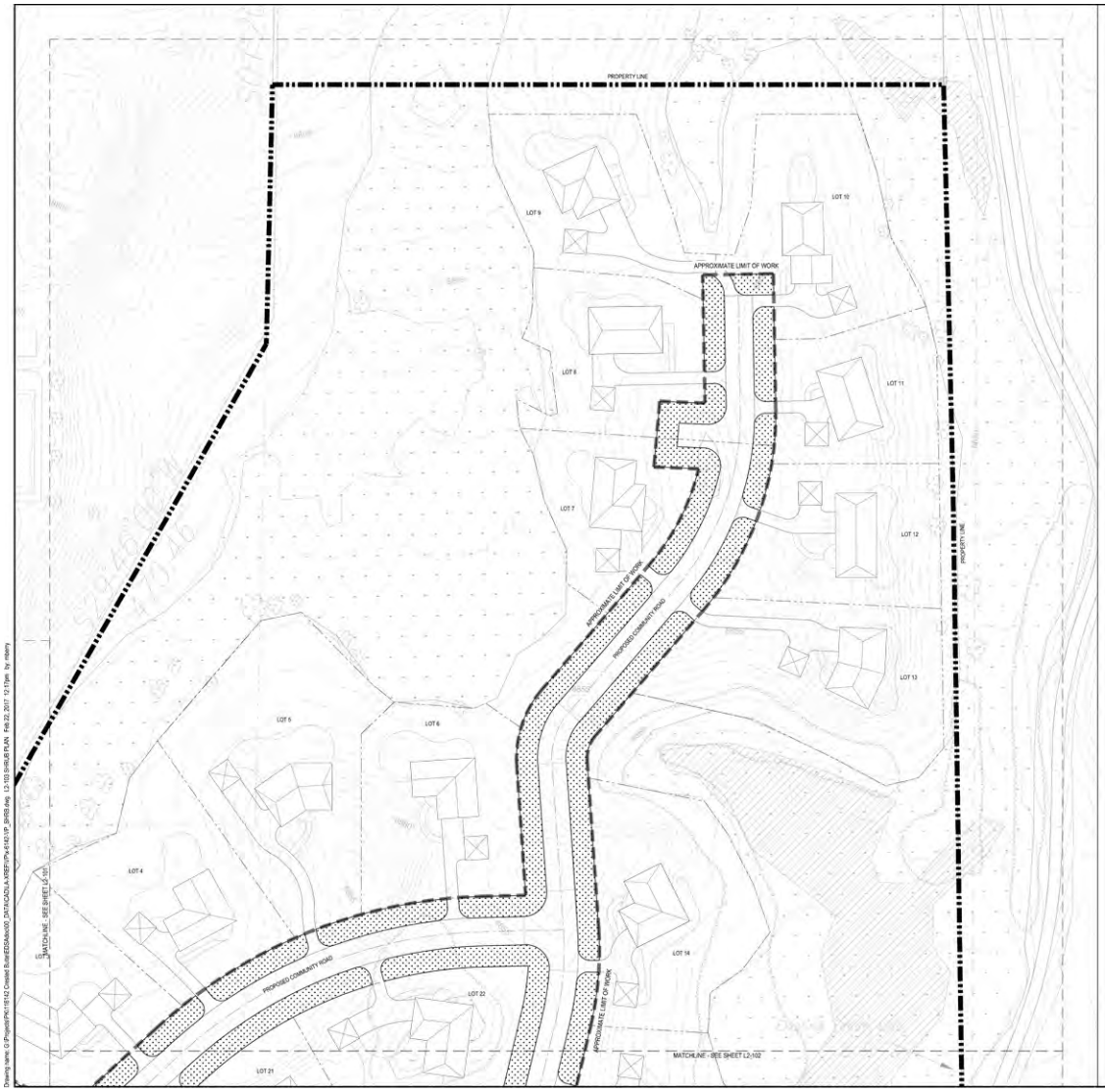
SCHEMATIC DESIGN

Sheet Title:

SHRUB PLAN

Sheet Number:

L2-102



SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Betula glandulosa	Resin Birch	5 gal
	Rubus deliciosus	Rocky Mountain Thimbleberry	3 gal
	Sambucus canadensis 'Black Beauty'	Black Beauty Elderberry	3 gal
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	Achillea x. 'Coronation Gold'	Hybrid Yarrow	1 gal
	Elymus trachycaulus	Slender Wheatgrass	1 gal
	Mertensia ciliata	Mountain Bluebells	1 gal
	Poa alpina	Alpine Bluegrass	seed

SEED MIXES	BOTANICAL NAME	COMMON NAME
	SEE SEED MIX TYPE 1 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	SEE SEED MIX TYPE 2 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE. ANY DISTURBED AREAS TO BE SEEDED WITH SEED MIX TYPE 1.	

SEED MIXES

SEED MIX TYPE 1		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Artemesia tridentata vaseyana	Mountain Big Sagebrush	2 shrubs/500 sf
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	3 shrubs/500 sf
FORBS AND PERENNIALS		
Achillea millefolium	Yarrow	10%
Elymus trachycaulus	Slender Wheatgrass	20%
Eriogonum subalpinum	Subalpine Buckwheat	10%
Festuca saximontana	Rocky Mt Fescue	20%
Koeleria macrantha	Junegrass	20%
Poa alpina	Alpine Bluegrass	20%
SEED MIX TYPE 2		
SHRUBS		
BOTANICAL NAME	COMMON NAME	COMPOSITION
Pentaphylloides floribunda	Shrubby Cinquefoil	3 shrubs/500 sf
Salix monticola	Yellow Mountain Willow	2 shrubs/500 sf
FORBS AND PERENNIALS		
Calamagrostis stricta	Slimstem Reedgrass	15%
Carex praegracilis	Field Sedge	15%
Carex utriculata	Beaked Sedge	20%
Claytonia lanceolata	Lanceleaf Springbeauty	10%
Deschampsia cespitosa	Tufted Hair Grass	20%
Juncus balticus	Baltic Rush	20%

Client:

CYPRESS

Project Name:

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Approved By:	PK
Project No:	116142

NORTH

Scale: 0 40 80

Seal:

Project Phase:

SCHEMATIC DESIGN

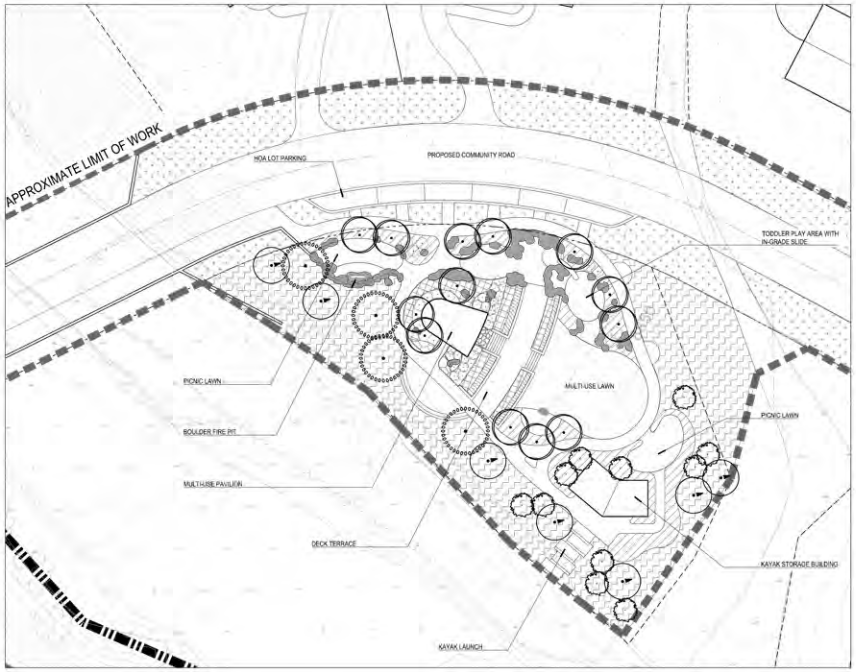
Sheet Title:

SHRUB PLAN

Sheet Number:

L2-103

Drawing name: G:\Projects\PK\116142 Crested Butte\EDSA\Arbor\00_DATA\CAD\LA XREF\PK-116142-SP_SHRB.dwg, L2-103 SHRUB PLAN, Feb 22, 2017 12:17pm, by: mberry



1 HOA LOT PLANTING
PLAN ENLARGEMENT

SCALE -1"=20'

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	MIN CONT	REMARKS
	Alnus serrulata	Thinleaf Alder	10 Gal.	Clump
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15 gal.	3 trunks
	Betula occidentalis	Water Birch	10 Gal.	Clump
	Picea pungens	Colorado Spruce	8' MIN. HT.	Even pyramidal form
	Picea flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	8' MIN. HT.	Even pyramidal form
	Populus angustifolia	Narrowleaf Cottonwood	2" Cal.	Strong central leader
	Populus tremuloides 'Prairie Gold'	Prairie Gold Aspen	2" Cal.	Strong central leader
	Pseudotsuga mirabilis	Douglas Fir	8' MIN. HT.	Even pyramidal form

SHRUB SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	Betula glandulosa	Resin Birch	5 gal
	Rubus deliciosus	Rocky Mountain Thimbleberry	3 gal
	Sambucus canadensis 'Black Beauty'	Black Beauty Elderberry	3 gal
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	Achillea x 'Coronation Gold'	Hybrid Yarrow	1 gal
	Elymus trachycaulus	Slender Wheatgrass	1 gal
	Mertensia ciliata	Mountain Bluebells	1 gal
	Poa alpina	Alpine Bluegrass	seed

SEED MIXES	BOTANICAL NAME	COMMON NAME
	SEE SEED MIX TYPE 1 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	SEE SEED MIX TYPE 2 – SEE TABLE BELOW FOR SEED MIX SPECIES	
	EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE. ANY DISTURBED AREAS TO BE SEEDED WITH SEED MIX TYPE 1.	

SEED MIXES

SEED MIX TYPE 1:

SHRUBS

BOTANICAL NAME	COMMON NAME	COMPOSITION
Artemesia tridentata vaseyana	Mountain Big Sagebrush	2 shrubs/500 sf
Chrysothamnus viscidiflorus	Yellow Rabbitbrush	3 shrubs/500 sf

FORBS AND PERENNIALS

Achillea millefolium	Yarrow	10%
Elymus trachycaulus	Slender Wheatgrass	20%
Eriogonum subalpinum	Subalpine Buckwheat	15%
Festuca saximontana	Rocky Mt Fescue	20%
Koeleria macrantha	Junegrass	20%
Poa alpina	Alpine Bluegrass	20%

SEED MIX TYPE 2:

SHRUBS

BOTANICAL NAME	COMMON NAME	COMPOSITION
Pentaphylloides floribunda	Shrubby Cinquefoil	3 shrubs/500 sf
Salix monticola	Yellow Mountain Willow	2 shrubs/500 sf

FORBS AND PERENNIALS

Calamagrostis stricta	Slimstem Reedgrass	15%
Carex praegracilis	Field Sedge	15%
Carex simulata	Analogue Sedge	20%
Deschampsia cespitosa	Tufted Hair Grass	20%
Juncus balticus	Baltic Rush	30%

Client:

CYPRESS

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NORTH

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Seal:

Project Phase:

SCHEMATIC DESIGN

Sheet Title:

PLANTING ENLARGEMENT

Sheet Number:

L3-101

DECIDUOUS TREES

Alnus tenuifolia
Thinleaf Alder

Amelanchier x grandiflora 'Autumn Brilliance'
'Autumn Brilliance' Serviceberry

Betula occidentalis
Water Birch

Populus angustifolia
Narrowleaf Cottonwood

Populus tremuloides 'Prairie Gold'
Prairie Gold Quaking Aspen

GROUND COVERS

Achillea x 'Coronation Gold'
Hybrid Yarrow

Elymus trachycaulus
Slender Wheatgrass

Mertensia ciliata
Mountain Bluebells

Poa alpina
Alpine Bluegrass

EVERGREEN TREES

Picea pungens
Colorado Spruce

Pinus flexilis 'Vanderwold's Pyramid'
Vanderwolf's Pyramid Limber Pine

Pseudotsuga menziesii
Douglas Fir

SHRUBS

Betula glandulosa
Resin Birch

Rubus deliciosus
Rocky Mountain Thimbleberry

Sambucus canadensis 'Black Beauty'
Black Beauty Elderberry

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SCHEMATIC DESIGN

Sheet Title:
PLANT PALETTE

Sheet Number:
L4-101

SEED MIX TYPE 1

SHRUBS

Artemesia tridentata vaseyana
Mountain Big Sagebrush

Chrysothamnus viscidiflorus
Yellow Rabbitbrush

FORBS AND PERENNIALS

Achillea millefolium
Yarrow

Elymus trachycaulus
Slender Wheatgrass

Eriogonum sublapinum
Subalpine Buckwheat

Festuca saximontana
Rocky Mt Fescue

Koeleria macrantha
Junegrass

Poa alpina
Alpine Bluegrass

SEED MIX TYPE 2

SHRUBS

Pentaphylloides floribunda
Shrubby Cinquefoil

Salix monticola
Mountain Willow

FORBS AND PERENNIALS

Calamagrostis stricta
Slimstem Reedgrass

Carex praegracilis
Field Sedge

Carex utriculata
Beaked Sedge

Claytonia lanceolata
Lanceleaf Springbeauty

Deshampsia caespitosa
Tufted Hair Grass

Juncus balticus
Baltic Rush

Drawing name: G:\Projects\Plc\16142 Crested Butte\EDSA\civil3_Schematic Design\L4-102 PLANT PALETTE Feb 22, 2017 12:16pm by: mberry

Client:

CYPRESS

Project Name:

CRESTED BUTTE RESIDENTIAL

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Consultants:

Site Map:

Rev:	Date:	Description:	By:

Date:	2/22/2017
Designed By:	MB
Drawn By:	MB
Approved By:	PK
Project No:	116142

Scale:

Seal:

Project Phase:

SCHEMATIC DESIGN

Sheet Title:

PLANT PALETTE

Sheet Number:

L4-102