

Project: Feldman Developments
Subject: Fox Meadow Architectural Character

180-6.22.3. Standards

A / Facade Standards

- 1) Intent / For the Architectural Design of the exterior of the Townhomes to remain compatible with Frisco's small Mountain Town character / providing human scale to enhance the walking experience in the neighborhood
 - Primary Elements / Single family and paired Townhomes featuring a front yard, setting the structure farther back from the property line / Side yards between each Building / Front decks and front door entrances
 - 2) Building Elements / Articulation
 - a. 2'-6" deep overhangs
 - b. A front porch / a second floor deck / a top floor roofed deck
 - c. All decks and front porches covered
 - d. Front walls offset creating the front elevation variety of depths to the wall plane
 - e. Changes in wall textures and materials / all consistent with Frisco's small mountain character
 - f. Roof variation of gables / shed roofs combining standing seam metal and shingle roofing
 - g. Different window shapes / sizes
- In addition, each front yard will be fenced incorporating the same materials / textures / colors as the Townhome incorporating additional architectural articulation.
- 3) Duplicate Building Design Prohibited
- The alternative exterior building design goals for the Townhomes is to provide a similar vocabulary of varied design elements while retaining a consistent overall theme / all embodying five changed characteristics to achieve the desired objective to differentiate side by side buildings
- a. Maintain the same roof forms and roof pitch yet vary their locations creating different character
 - b. Adjust locations of shingle / metal roofing to differentiate the roof appearance
 - c. Alter materials and colors to result in diverse elements as seen from the streetscape
 - d. Adapt window type / size / placement expressing multiformity
- and,
- e. Provide variable front yard fencing types / materials to express the changeable streetscape appearance.

The expression reflecting the multiplicity of Design Character is desirable for each Townhome owner as well as the Community.

4) Duplex Design

The paired Townhomes are designed not to be substantially similar incorporating a variety of the altering elements set forth above

B / Bulk Plane Standards

See Plans

C / Roof Standards

1) Intent / The architectural character complements to the Town's "contributing buildings" and incorporates visibly pitched roofs and breaks in ridgelines

2) Roof Pitch / Gable Roofs 6/12 pitch

3) Roof Design / The roof design protects decks, front porch, parking, trash storage areas

4) Roof materials / Meet design standards / Placed in differing locations

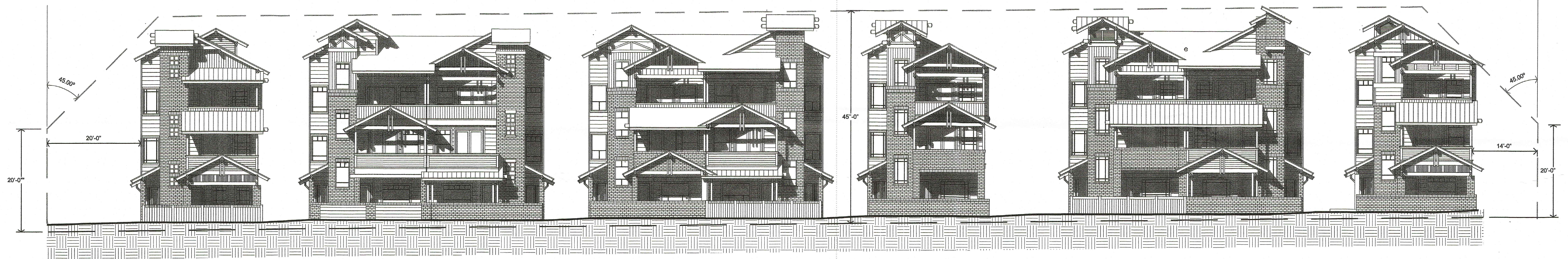
5) Accessory Structures / The roofed Trash Enclosure shall match the Townhome Design / materials / colors

D / Building Colors / All materials / colors are comparable with the existing Watergate complex

E / Garages / All Garages front onto the center Driveway. No Garages face the street. No guest parking is visible from the streets. The land use planning principal is the single most important aspect of the Fox Meadow Master Plan / visually screening all vehicles from the streetscape.

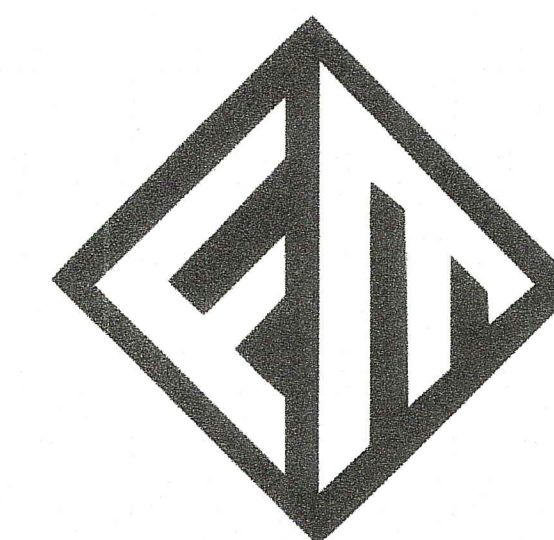
F / Building Height / 45'-0" Maximum Height of Tallest Ridge above original grade

- a. The maximum Ridge Height is 43'-6" from the Garage finish floor / the maximum site fill is 1'-6"



GRANITE STREET ELEVATION and BULK PLANE ENVELOPE

1" = 10'



FOX MEADOW
FRISCO COLORADO
A LARRY FELDMAN DEVELOPMENT

June 11, 2019