

Arrowhead at Vail
Design Guidelines and Regulations
Single Family and Duplex Lots
April 25, 2016

PROPOSED TEXT

4.6 Exterior Materials and Finishes

A. General

In general, the natural colors of elements found in the native landscape and environment surrounding the property should be predominant. Use of accent colors should be minimized. Materials, colors, and finishes should be selected to complement and blend with buildings in the neighborhood surrounding the site. No reflective materials should be used on any building and mirrored glass is prohibited. Any metal of a reflective nature must be treated to accelerate the natural weathering process (patina) in order for the DRC to consider.

B. New Construction/Major Exterior Remodel

For new construction and major exterior remodeling, the latter of which involves significant changes in the composition of exterior materials, the primary wall materials shall be stucco and natural stone masonry. Stone veneer should be designed to extend around outside corners and terminate at an inside corner or other architectural feature. Additional exterior materials i.e. wood, metals, custom textured concrete may be considered. There should be a general progression of materials from the ground to the roof. Materials perceived to be the heaviest shall begin at the ground level with lighter materials above. Transitions from one material to another should be well integrated and appropriately expressed.

C. Minor Exterior Remodel

This category of remodeling will involve minimal changes to exterior materials such as changes in existing stone material and the like. The DRC will consider each project on a case-by-case basis.

4.8 Roofs

In general, relatively low-profile, residential scale building masses and roof forms integrated into the site with a variety of massing and roof lines are desired. Broken roof planes and ridgelines are encouraged. Gabled and hip roofs shall have a minimum roof pitch of 6:12 and a maximum roof pitch of 8:12. Roof pitches less than 6:12 and flat roofs may be approved by the DRC when incorporated with gabled or hip roofs and are not viewed as the predominant roof form at the human level from the street and/or neighboring properties.

Dormers and clerestory windows may be used as a means to provide natural light and ventilation to interior spaces and upper floors. Dormers shall have no minimum pitch requirement and a maximum pitch limit of 12:12.

Alternate forms and materials may be considered for accent roofs in limited locations, quantities and sizes. Mansard and gambrel roof forms are not permitted.

Within Filing 20, large gabled ends should not face the street.

Wood shake roofing material is discouraged. If proposed, wood shakes must be pressure impregnated, fire retardant treated material. Owners are encouraged to consider fire resistive materials such as natural stone, natural slate, flat profile unglazed tile or natural copper. Composite shakes may be approved when the proposed product is deemed by the DRC to successfully emulate a true cedar shake or slate material in size, thickness, texture and color. In addition to copper, other metals that weather to a natural patina may be considered. Metal roofs must be treated prior to installation to accelerate the natural weathering process and to reduce glare produced from untreated metal. Membrane and built-up roofs visible from off-site shall be finished with materials i.e. pavers, flat tiles, aggregate, irrigated plantings.

The color, texture and finish of the roofing material shall be complementary to the other exterior materials and finishes.

Glazed tiles, barrel tiles, galvanized and/or painted metal roofing, rusted metal as primary roofing material, and asphalt shingles are prohibited.

Roof replacement, repair or as an addition to an existing structure with wood shake roofing may be undertaken using fire retardant treated wood shakes provided it is demonstrated the proposed material matches, in size, pattern, and texture, the existing roof shakes.

All roof installations including roof addition, roof replacement, or roof repair to existing buildings and new construction are required to meet current, adopted, Eagle County building code regulations and requirements to be considered a "Class A" rated roof assembly.

Additional specific roof requirements are as follows:

- A. Gutters, downspouts and flashing shall be durable metals, which will weather to colors that blend with other building materials. Flashing with a baked enamel finish may also be permitted. Galvanized metals are not permitted.
- B. Plywood, Masonite and similar soffit materials are prohibited.
- C. Wood fascia should be "stepped" to avoid cupping and rapid deterioration from freeze/thaw cycles. Metal fascia should be designed to prevent buckling and oil-canning.
- D. Roof vents and exterior mechanical equipment shall be collected, centralized and screened from view. Where practical, incorporation within chimneys or masses is desirable. Bare metal vents shall be painted to match the building exterior or painted

black if within a chimney enclosure.

E. Skylights are discouraged to enhance the concept of dark night skies.

4.13 Decks and Railings *(Update Table of Contents)*

The design of porches, balconies and decks shall be integrated with the building structure to create a cohesive architectural design. Elevated porches, balconies and decks may be supported by walls, columns, brackets, or may be cantilevered. When porches, balconies and decks are stacked or covered and columns are used for support, visible columns shall be sized appropriately to structurally support and complement the architectural vocabulary of the building.

The design of railing systems shall be integrated and appropriately blended with the architecture of the building structure. Railing systems shall be constructed of quality, durable materials such as wrought iron, bronze, powder-coated steel, stainless steel, non-reflective glass, wood, stone, and stucco. Additional materials may be considered.

Additional and replacement railing systems installed on existing buildings with railings shall match the existing railing system. The DRC may consider alternate railing designs when all railings on an existing building will be replaced.