
In order to preserve the natural beauty of Beaver Creek and its setting, to maintain Beaver Creek as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property, exterior design, landscaping and use of all new development and additions, changes or alterations to existing use, landscaping and exterior design and development shall be subject to design review.

In accordance with the Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado, this document sets forth the rules and regulations that shall state the general design theme of all projects in Beaver Creek, specific design requirements, and the general construction procedures that will or will not be allowed in Beaver Creek.

This document was adopted by the Beaver Creek Design Review Board on December 3, 1981 and may be amended from time to time by the Beaver Creek Design Review Board. Buyer should check with the Beaver Creek Design Review Board for amendments.

Jack Zehren, A.I.A.
Chairman,
Beaver Creek Design Review Board

Design Regulations

Commercial Facilities, Storefronts, and Signage

Commercial Facilities, Storefronts, and Signage

The items within this document are extracted from the Beaver Creek Design Regulations – The Village and other Commercial, Service, Recreational, and Multi-Family Residential Areas. For further information regarding design requirements, refer to such document.

INDEX	
Beaver Creek Design Theme	1
Perception Level I – The Village Within the Landscape	2
Perception Level II – Building and Public Spaces	3
Perception Level III – Building and Landscape Detail	5
Governing Regulations	7
Commercial Space Design Regulations	
Commercial Space Design Concept	8
Shop Fronts	9
Identification Signs	10
Windows and Interiors	12
Lighting	12
Color	14
Driveways	15
Parking	15
Fireplaces	16
Patios and Decks	17
Historic Preservation	18
Solid Waste Removal	19
Telecommunication System Regulations	20
Fire and Life Safety Rules and Regulations	21
Design Review Process Signs, Graphics, and Storefronts Approval	22
Design Regulations Checklist	23

Design Theme

The overriding design philosophy of Beaver Creek is to establish a remote village with its own identity, an imaginable place, complementing rather than competing with the natural landscape.

The architectural theme for Beaver Creek has been directed at establishing a compatibility between buildings and the natural environment, fulfilling the expectations of visitors as a retreat to the mountains, respecting the historic precedent of mountain buildings in both Colorado and Europe, and utilizing energy conservation and solar energy applications.

As seen from a distance, the Village should be understated and uncomplicated, made up of simple forms and consistent roof lines. In contrast to this, the central pedestrian area of the Village should have an exciting vitality and broad individual expression.

In order to more clearly interpret the design theme for Beaver Creek architecture, three levels of perception, e.g. ways in which the community will be observed, have been identified, each with its own set of considerations.



Design Theme

Perception Level I – The Village within the Landscape



At a distance the Village is seen either from the mountain looking down, or from the entry road upon arrival. Due to vegetation masses, as well as site lines created by the terrain of the area, the roofs will become the dominant element at this level of perception. At this scale, the Village should be composed of simple understated forms with an overall consistency of materials and color. Roofs shall be simple hip and gable forms. Variety should be a response to changes in topography and exterior spaces.

Materials and colors shall be relatively subdued with nonreflective surfaces. The golf course from below and the ski slopes from above will tend to set the Village in the natural and open landscape. Aspen and spruce forests on the east and west will tend to fuse the edges of the Village into the landscape.

The buildings from the south should open to the sun and from the north be closed to cold exposures. This contrast is similar to the extreme variation of the natural landscape between north and south facing mountain slope environments.

Residential areas should blend structures and landscape, respecting natural landforms and existing vegetation. The primary focus should be the Village with an intensity of structures contrasting with the low density and undeveloped areas surrounding it.

Design Theme

Perception Level II - Building and Public Spaces



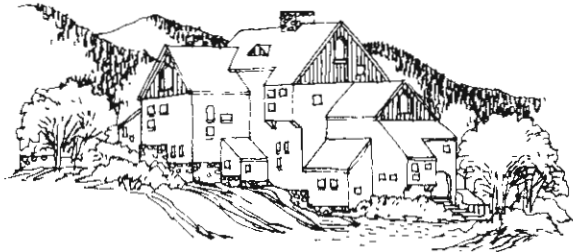
The second level of perception of the Beaver Creek Village will occur within the streets and public spaces of the project. At this level of perception the exterior walls become the dominant element, establishing the overall scale, and defining the public spaces and pedestrian circulation routes within the Village. It is important that the sequence of public streets, walls and plazas be continuous within the Village, enhanced by minor angular changes with an avoidance of rigid 90° patterns. The subtle changes within wall and street alignments will create interesting streets and walls with constantly changing frontages and points of focus.

The visual expression of the walls shall be predominantly mass at the pedestrian scale, punctuated by window and door openings. On upper levels, openings shall be not more than 20% of the exposed wall area on the north, west, and east, with unlimited opening to the south responding to sun exposure and mountain views. Window and door openings should be placed in a casual or random pattern avoiding rigid symmetry, repetition, and formal patterns.

In order to achieve continuity within the landscape and within the Village itself, it is important to have building-to-building and building-to-public open space connections. These can take the form of overhead bridges, retaining walls, terraces, and private courtyards leading to public plazas and malls.

Design Theme

Perception Level II - Building and Public Spaces (continued)



Buildings should express the structure in a rational manner with elements such as massive bearing-walls and timber framing. Design should avoid visually contradicting structural relationships.

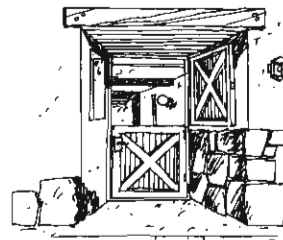
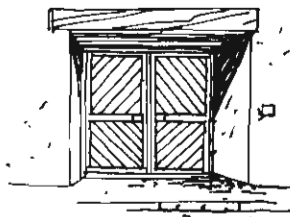
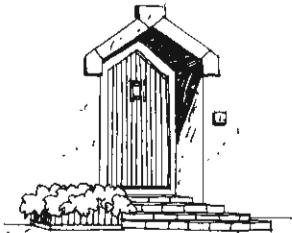
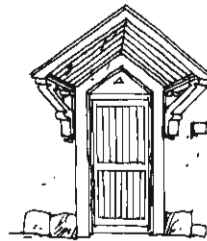
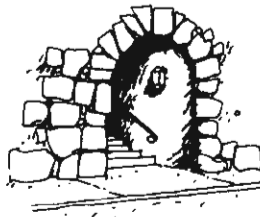
The use of materials becomes increasingly important at this level of perception, and materials should respond to the following uses.

- **Framing**
Heavy timber, wood trusses, and connection details are encouraged as exposed framing elements. These become especially important in establishing interesting interior volumes.
- **Nonstructural Surface Materials**
Upper level wall surfaces which appear to be non-load bearing can be sheathed in wood siding, which should be left naturally weathered or bleached to complement other natural materials such as native rock. Stucco shall not be used as in-fill material, but rather as an expression of mass. Roofs should be made up of unit pieces of clay tile.
- **Mass**
Generally the lower levels of the buildings near the pedestrian areas should be expressive of mass and substantial structural strength. Materials such as rock or plaster shall have irregular surfaces without modular patterns, precision lines, or perfectly flat surfaces. The massive portions of buildings shall have an expression of depth, substance and strength, not mere surface coverings. Windows and door reveals should have substantial depths, allowing room for interior nooks

Design Theme

Perception Level II - Building and Public Spaces (continued)

Perception Level III - Building and Landscape Details

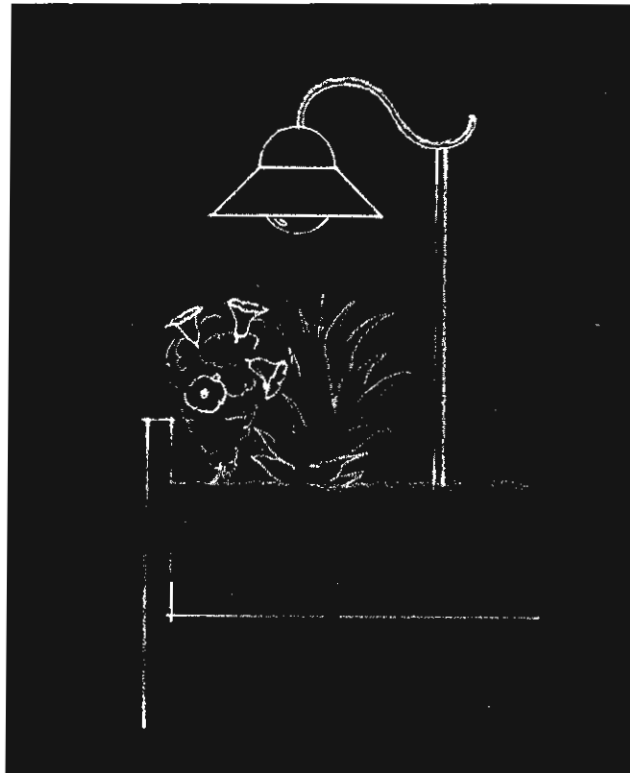
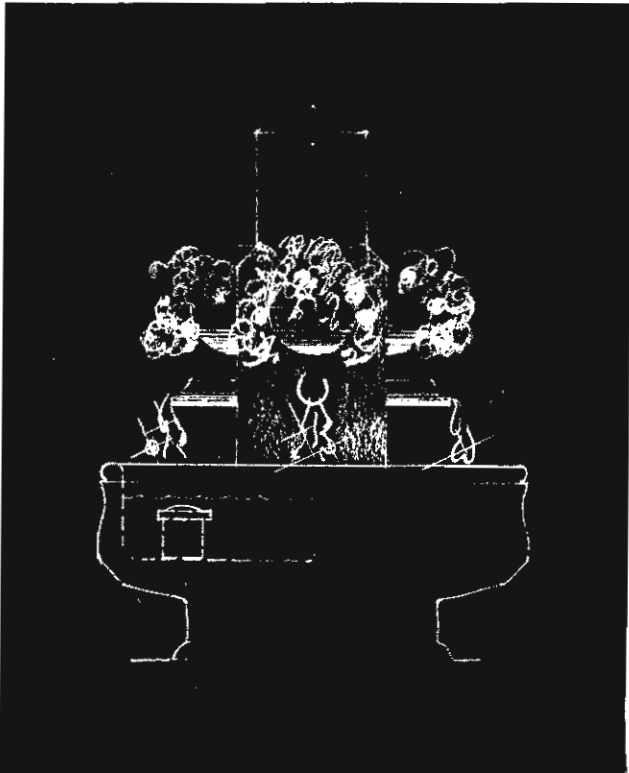
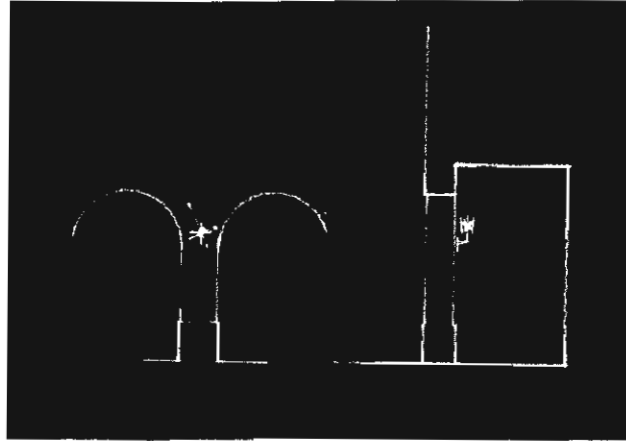
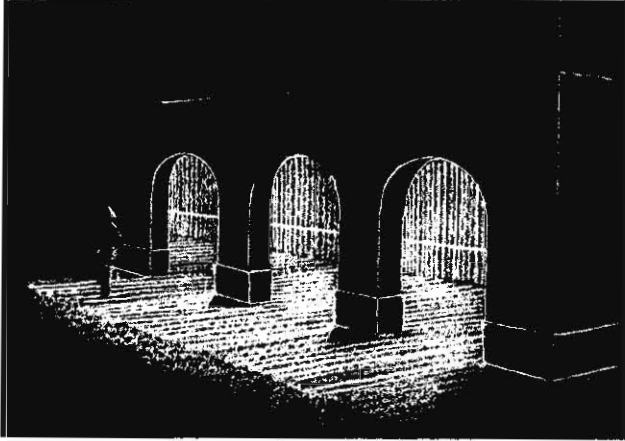


and recesses within the walls. Masonry wall colors should be generally warm off-white tones, complementing naturally weathered wood and rock colors.

- **Details**
Elements such as window and door openings, balconies, trim, graphics, signs, street furniture, water, paving patterns, surface textures and color provide the third level of perception within the Village and offer the opportunity for maximum interest and individual expression. It is intended that maximum individual expression be allowed in these details to achieve a richness and vitality within the Village. Details and trim should avoid refined, highly technical finishes and, where possible, should represent handcrafted quality, especially where they have high exposure to pedestrians.
- **Color**
The use of color is very important to the visual richness of the Village. While major wall surfaces should be a neutral backdrop of off-white tones, smaller scale elements such as doors, window trim, signs, soffits, and recessed wall areas should introduce a strong palette of color to the Village.
- **Artwork**
The cultural vitality of the area should be expressed through artwork within the Village buildings, streets, and promenades. Sculpture, fountains, ironwork, and wood carving should become integral to the design of buildings and public spaces.

Design Theme

Perception Level III - Building and Landscape Details (continued)



- Lighting
Lighting establishes the mood and awareness of the Village scene during the active evening hours and is therefore critical to the aesthetic and commercial success of the Village. Overall ambient lighting of public streets and spaces should be understated with minimum glare from fixtures. This subdued background light provides the context for the highlighting of architectural features, artwork, and planting. Shop fronts should include window signage lighting which also provide indirect lighting of adjacent pedestrian areas. Light sources should generally be concealed unless used as decorative features. All major projects should engage a professional lighting consultant and their design should be coordinated with adjacent properties.

Governing Regulations

All development shall conform with:

- This manual;
- Amended and Restated General Declaration for Beaver Creek;
- Supplemental Declaration of Land Use Restrictions;
- 1979 Uniform Building Code;
- 1979 Uniform Mechanical Code;
- 1979 Uniform Plumbing Code;
- 1981 Life Safety Code;
- 1979 Uniform Fire Code;
- 1979 The State of Colorado Energy Conservation Standards;
- 1981 National Electrical Code;
- Manual for Telecommunication System Regulations;
- Fire and Life Safety Rules and Regulations.

If any of the above documents are updated or changed in any way, the most current document will be applicable.

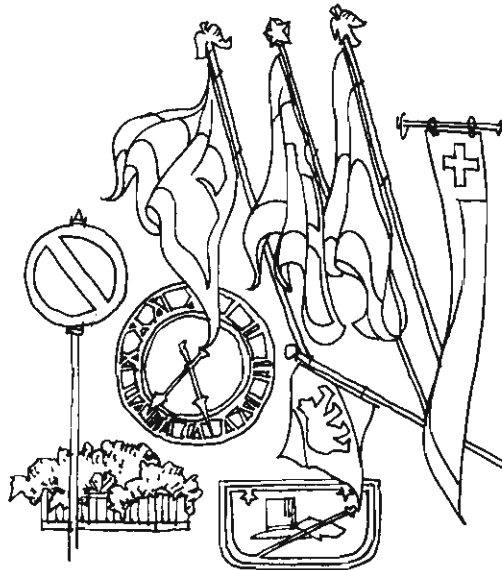
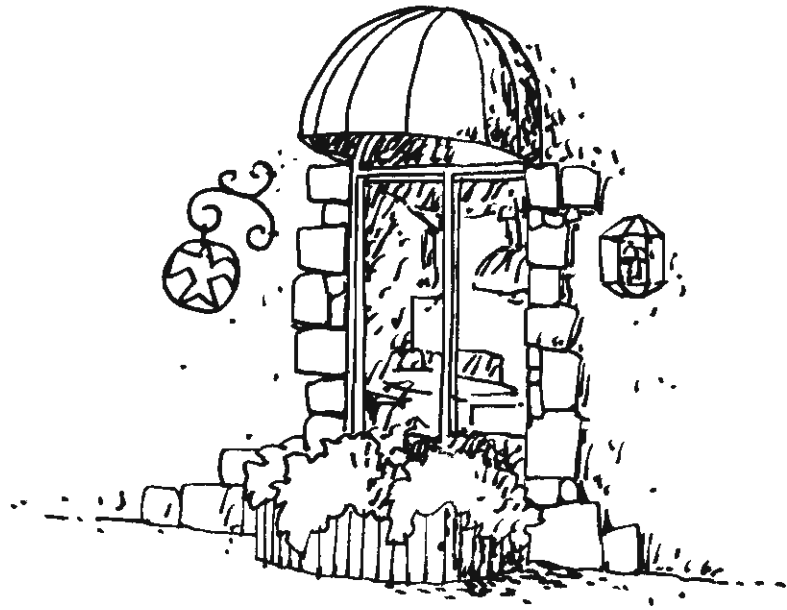
All development shall be designed for the following:

- 100 PSF Snow Load;
- 35 PSF Wind Load;
- Approximately 9,500-10,000 Heating Degree Days.

All surveys within Beaver Creek are based on the State Plain Coordinate System. Please check with the Beaver Creek Development Company for vertical and horizontal control.

Commercial Space Design Regulations

Commercial Space Design Concept



The goal is to make the Village appealing and to achieve a consistent image which will endure. The Beaver Creek architects and designers have been charged with developing a unifying theme which expresses this timelessness.

Ultimately, the tenants are the life of the Village and it is their activities for which the malls and courtyards provide the setting. The vitality envisioned cannot be captured with stereotyped design. For that reason, rigid standardization will not be imposed on the individual tenant, but rather the Design Review Board will require that all projects strive for design excellence.

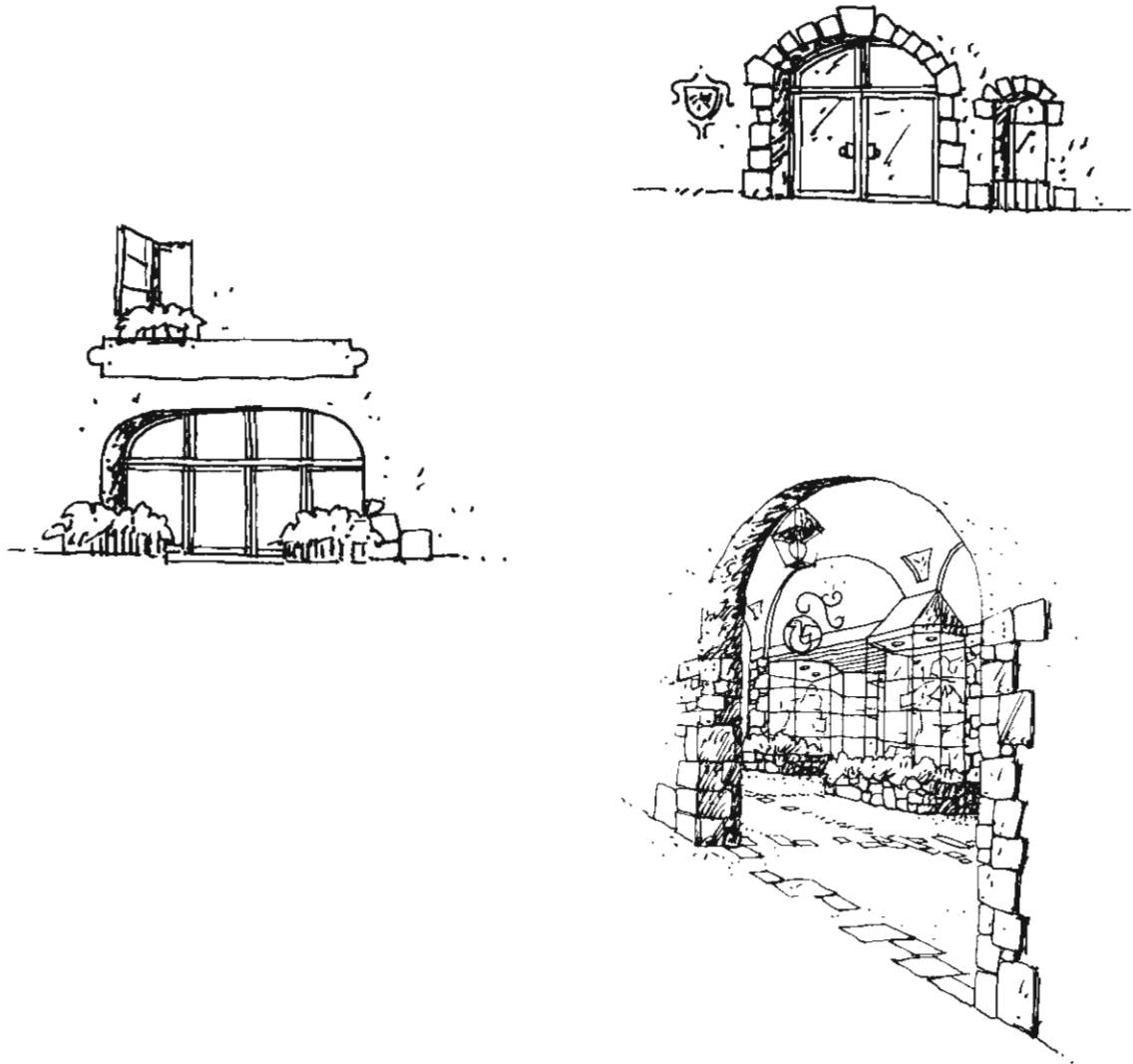
In this context there is ample room for creativity on the part of individual tenants. Variations in building orientation, exposures, and changes in the grade levels provide diverse opportunities for imaginative designs. To insure that tenant improvements are consistent with architectural theme and design standards of Beaver Creek, all plans for storefronts, signs and interiors must be approved by the Design Review Board.

The typical shopping center tends toward uniformity, rather than revealing the personalities of the tenants. The intention at Beaver Creek is to reverse this trend.

Beaver Creek's architectural style is understated and depends on simple building forms. The design concept is to achieve overall uniqueness and vitality with imaginative storefronts, interesting window displays and graphics at the pedestrian level.

Commercial Space Design Regulations

Shop Fronts

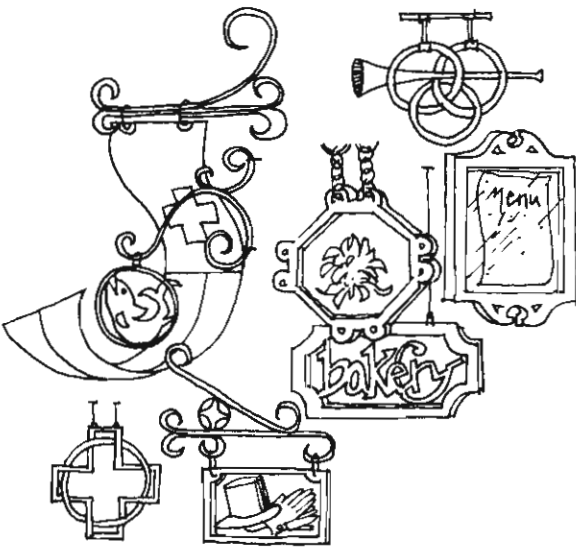


The following regulations apply to all commercial locations and shop fronts within the Village:

- The materials of the exterior facing related to the shop front must be consistent or compatible with the exterior materials of the associated building. All facings must include a good transition where they meet that of the building or an adjoining tenant.
- Window openings should be in proportion with the scale of the building with a strong harmony between storefront openings and overall building architecture. Detail elements of the storefront, such as door and window hardware, trim work, display cases, mail boxes, etc., will have no restriction as long as they meet the Design Review Board's requirements of durability and quality of design. However, "natural" materials such as hardwood, handworked metal, and etched glass are preferred.
- All doors must be recessed (or sliding) so that they do not project beyond the face of the storefront when in an open position.
- Exterior furnishings and art work including exterior displays, sculptures, planters, etc. are encouraged and permitted with approval.
- The varying character of the Village dictates certain differences in storefront treatment. Bay windows, canvas awnings, planter areas and other imaginative designs are encouraged.
- Graphics on the storefront itself are permitted.

Commercial Space Design Regulations

Identification Signs



Identification is vital to the success of any retail or commercial venture. Beaver Creek sign control has been created to eliminate rigid uniformity as well as the uncontrolled jumble of poorly designed and brightly glaring signs.

The goal at Beaver Creek, which falls somewhere in between these two extremes, is to have interesting, colorful and tastefully designed signage that will inform, stimulate and identify each tenant. The graphics symbol which relies on images and reduces the use of words is encouraged. In many instances, the entire facade can be the sign. Conversely, small scale identification, placed at eye level, can be very effective.

The Design Review Board's evaluation of the design will be based on design excellence, timelessness and compatibility with the design image of the Village.

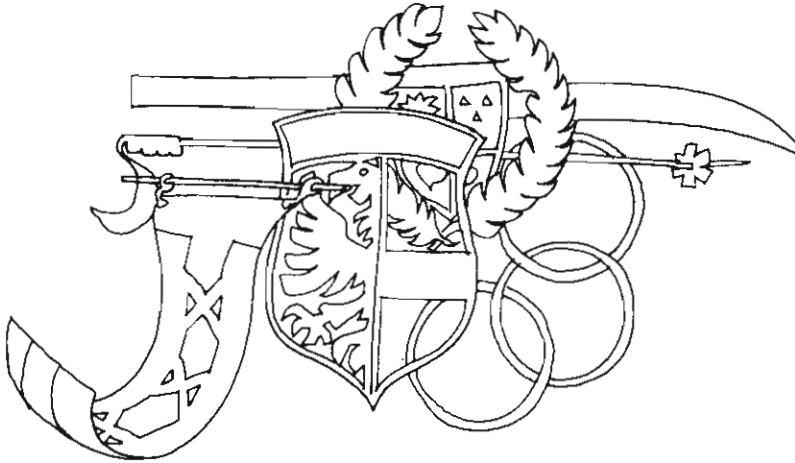
The following regulations apply to all commercial identification signs in Beaver Creek:

- Graphics for signs must be included with the drawings of the storefront when submitted for approval.
- Graphics on the storefront itself will be permitted with approval.

- Projecting signs are permitted but they must maintain a seven feet, six inches clear height above the walkway. All projecting signs should make allowance for snow removal equipment which may need access to areas under or near the sign.
- The use of handcrafted metal sign brackets are encouraged. In all cases, sign brackets and mountings must be approved by the Design Review Board.
- All signs, whether lighted or unlighted, should utilize a contrasting background for legibility.
- No temporary signs may be attached outside or inside the building within ten feet of the storefront.
- Temporary tenant identification during construction of the store will be permitted with design approval.
- Special event and sale signs must be designed as a part of the overall window display.
- Permanent lettering and graphics on windows and doors must be submitted for approval.
- Sizes:
 - Boxes for display of menus, real estate listings, etc. shall be no greater than six square feet and no part is to extend above six feet, six inches from average grade.
 - Murals and supergraphics sizes and design will be reviewed for each application individually.

Commercial Space Design Regulations

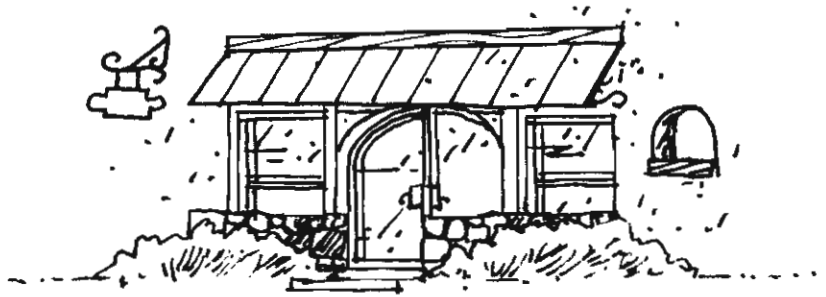
Identification Signs (continued)



- Projecting and hanging signs in an arcade shall be allowed one square foot of sign face for each two feet of lineal front of the business, with a maximum of ten square feet of sign face seen from either of two directions.
- Projecting and hanging signs for an individual business within a multitenant building shall be limited to two square feet for each two feet of lineal front of the business to a maximum of twelve square feet as seen from either of two directions. A maximum of six square feet will be allowed for a business having minimum frontage.
- Projecting and hanging signs for single business occupant within a building shall not exceed one square foot for each two lineal feet of frontage of the building to a maximum area of twelve square feet as seen from either of two directions.
- Wall signs in an arcade shall be limited to a maximum area of eight square feet.
- Wall signs for an individual business within a multitenant building shall not exceed one square foot for each two lineal feet of frontage for the business having its own exterior public entrance with a maximum of eight square feet allowed for a business with minimum frontage. Combined maximum area for more than one sign shall not exceed twenty-five square feet.

Commercial Space Design Regulations

Windows and Interiors



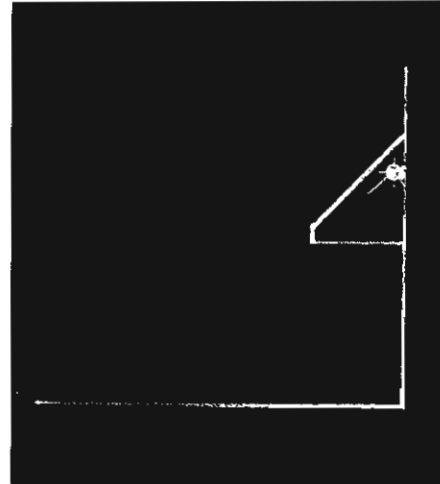
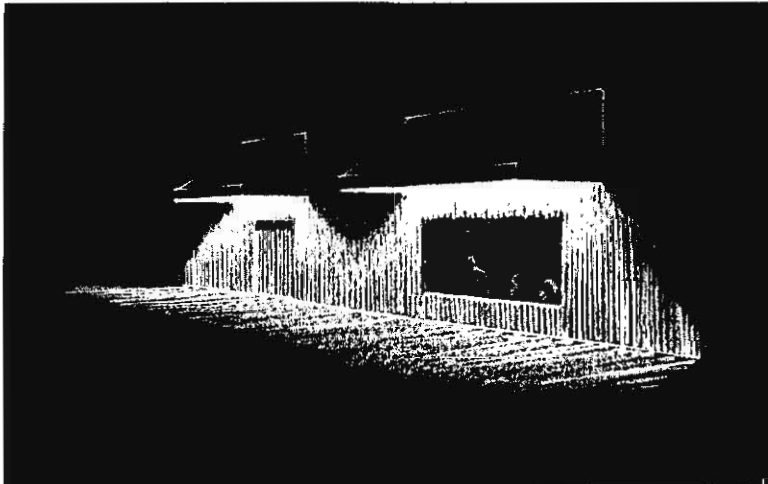
It is only fitting that imaginative store exteriors should be accompanied by imaginative window displays and interiors.

Shop windows should portray the spirit and purpose of the place to which they relate. The same latitude exists in designing window displays as storefront designs. This enables the tenant to plan windows to do the best job for the type of merchandise or service provided.

Frequent changes of window displays are encouraged – presenting a new face to foot traffic on a regular basis. Window displays will not be subject to Design Review Board approval.

Inside, custom designed fixtures are recommended over stock items as a way of projecting the store's uniqueness and, practically, giving merchandise or services the best possible display.

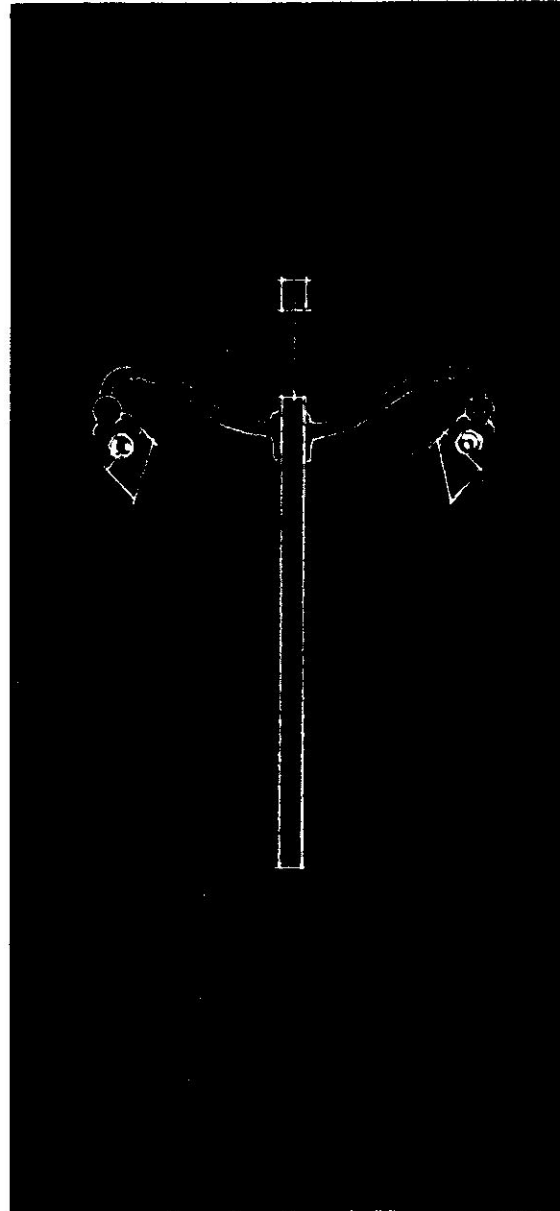
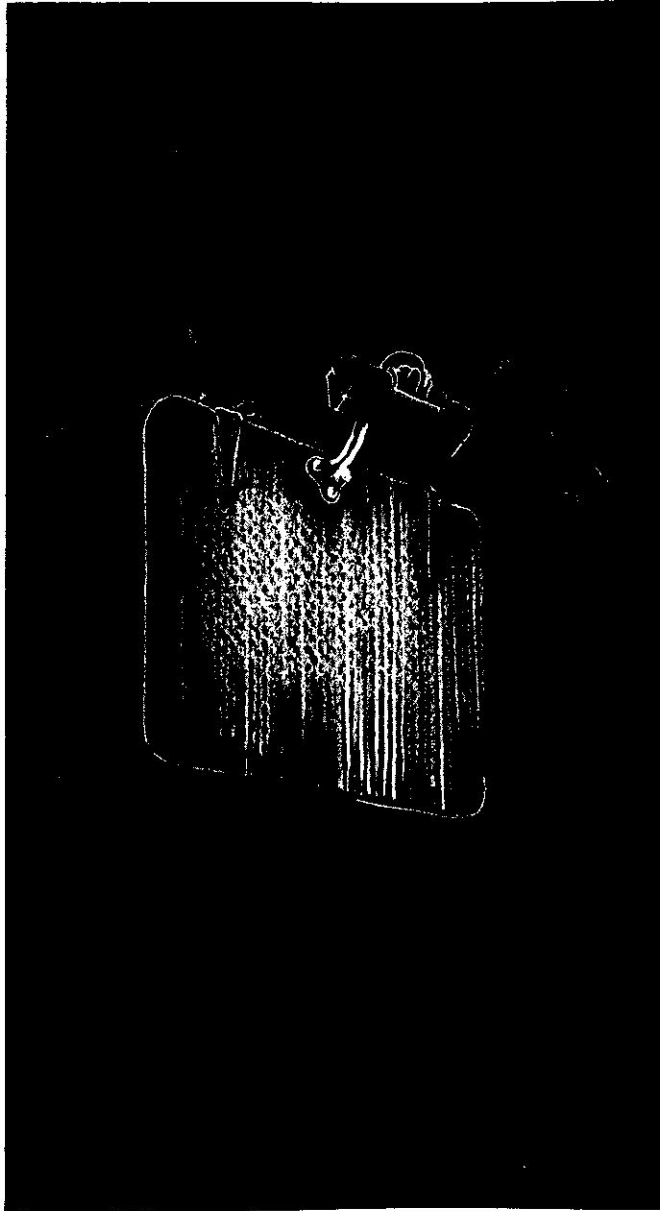
Lighting



Evening hours will be important to Beaver Creek visitors, and consequently to the commercial establishment. Since Beaver Creek is depending on shop windows to provide an indirect glow of light into pedestrian malls and plazas, it is required that all display windows be designed to provide indirect lighting of adjacent pedestrian areas at night until 1:00 a.m. It is also recommended that selected portions of the storefront visible from the pedestrian area be lighted.

Commercial Space Design Regulations

Lighting (continued)



On commercial signs, backlit letters are permitted. All wires, conduits, lighting channels and transformers must be concealed. All light sources must be concealed with minimum glare to pedestrian or auto areas. No traveling or flashing light systems are permitted. Plastic faced light box signs are not permitted.

Color of light for shop fronts and signs should be limited to white and light yellow. Due to the warmth of color and relative softness, incandescent light sources are recommended for displays and pedestrian areas. Where color corrected sodium vapor or metal halide sources are used, extreme care must be taken to avoid glare, harshness, and color distortion.

Commercial Space Design Regulations

Color

The colors of the Village should relate to the levels of perception discussed in the Design Theme. From a distance, colors should blend with the natural landscape; the predominate roof color should be the blue-gray tile. Within the streets and public spaces, the enclosing walls should be predominately warm off-white colors tinted from beige and tan to subtle mauves and earth tones. The details such as window trim, soffits, and graphics should be accented with rich color against this subdued background.

The winter climate of Beaver Creek suggests the use of warm colors – ochre, rust, yellow, orange sienna – for details to enliven the Village streets and provide a psychological and visual warmth to the area. See the Beaver Creek Color Guide for specific color descriptions.

Commercial Space Design Regulations

Driveways

Driveways leading to building entries or public arrival points within the site boundaries and connecting to the paved portion of any street (including the construction of any culverts, landscaping, maintenance and snowplowing that may be necessary) are the responsibility of the owner. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway, and shall not exceed 10% elsewhere. Driveway surfaces shall be asphalt, cobbles or sandstone pavers. In addition, the owner shall comply with all regulations of the Beaver Creek Metropolitan District pertaining to the construction of any part of the driveway built within the District's road easement.



Parking

Parking requirements are as follows:

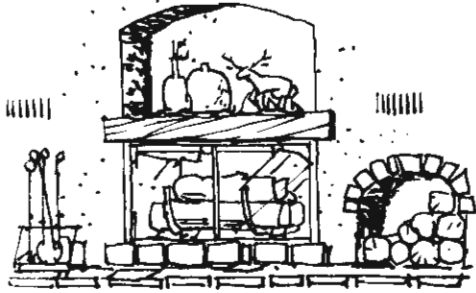
- Hotels and lodges – .5 spaces per unit
- Condominiums – 1 space per unit
- Commercial space – 1 space per thousand square feet
- Restaurants – 1 space per 10 seats
- Other areas – as per Design Review Board allocation.

Indoor parking space sizes are 9 x 18 feet for regular spaces and 8 x 17 feet for compact spaces. 20% of all structured spaces may be compact spaces. All exterior parking spaces will be 10 x 20 feet.

Within the Village all parking, except temporary drop-off spaces as allocated by the Design Review Board, must be within structures.

Commercial Space Design Regulations

Fireplaces



Each fireplace shall have a flue temperature sensor device and an indicator light, both of which are connected to the Beaver Creek Communications Center. The flue temperature sensor will inform the Communications Center whether the fireplace is in operation, and the indicator light will allow the Communications Center to provide an alert when burning is not allowed.

All fireplaces shall be a type determined by the Beaver Creek Resort Company to be most efficient, with regard to operating and emission standards. Fireplaces shall have glass doors, outside combustion air supply, and heat conveying features.

The Beaver Creek Metropolitan District requires that all fireplace operation in Beaver Creek be monitored and signaled in the event that minimal air quality standards in the community are exceeded.

In order to notify the applicable residences of this condition, a warning light will be installed by the developer in a visually unobstructed area adjacent to each fireplace.

Compliance to such notification will be determined, after a reasonable period of time, based on the temperature of the fireplace flue. The temperature-actuated signal will be provided by the developer via the installation of an appropriate sensor element and receiver switch. Temperature switch actuation threshold shall be nominally 150° F.

For maintenance purposes, all designs to this criteria shall provide reasonable access and otherwise allow for the normal replacement of all active components.

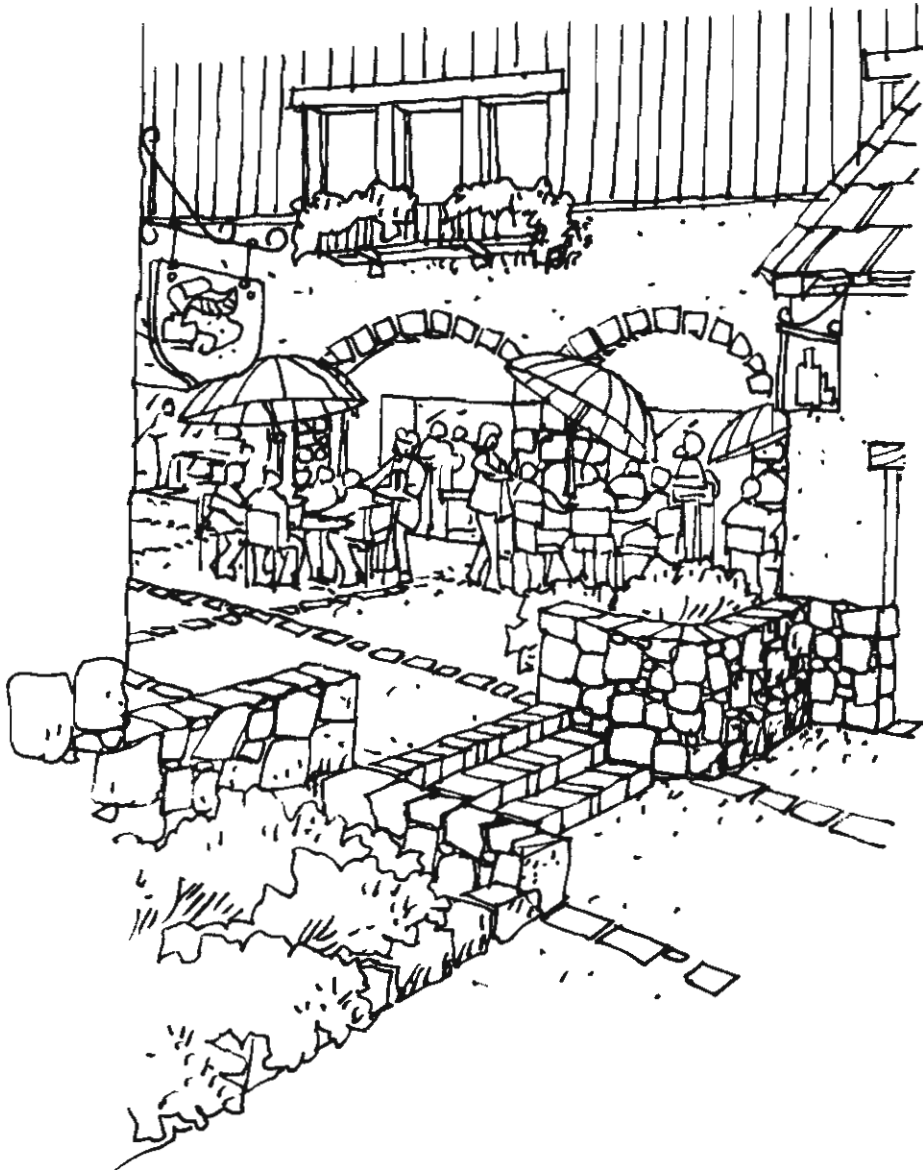
The specific requirements for fireplace monitoring systems are explained in the Communication System Regulations.

Due to high emission levels, wood-burning stoves are prohibited without written approval of the Beaver Creek Design Review Board.

The Design Review Board shall allocate the number of fireplaces. All fireplace allocations shall be obtained in writing from the Design Review Board. Unless further stipulated through written authorization from the Beaver Creek Design Review Board and Eagle County, fireplaces in Beaver Creek shall be limited to one per dwelling unit and one per restaurant.

Commercial Space Design Regulations

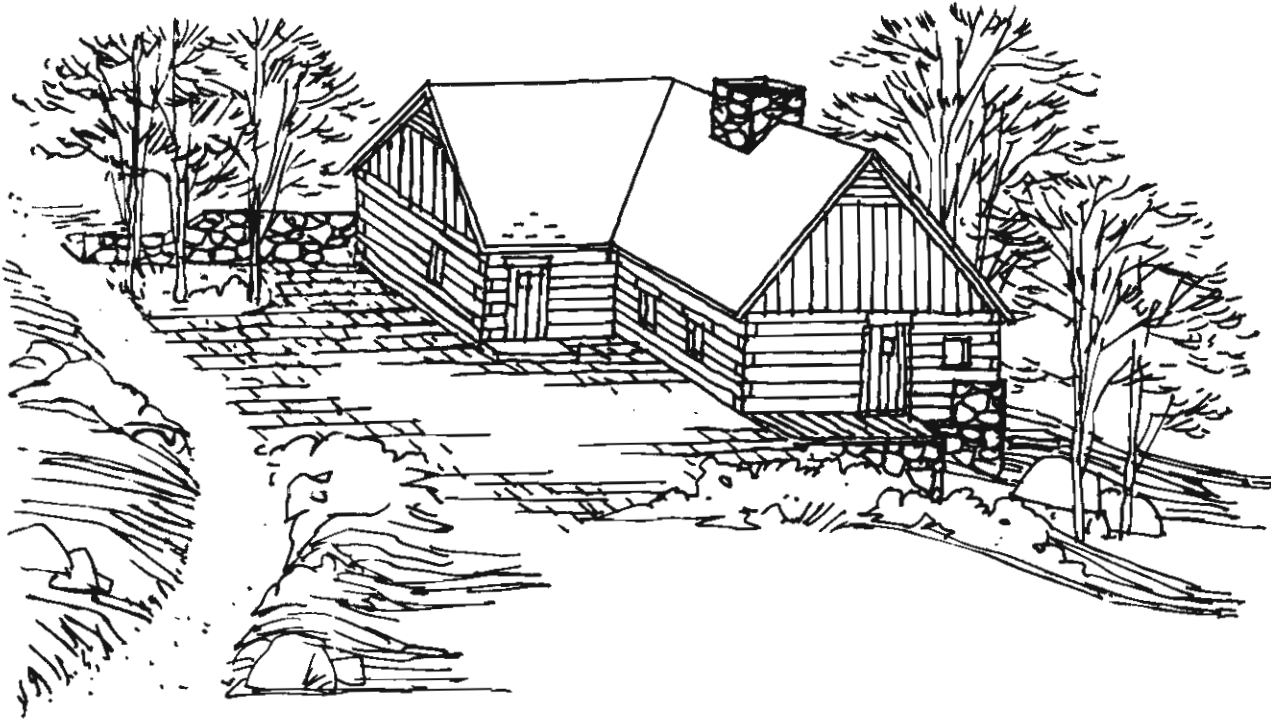
Patios and Decks



Paving material for patios and decks adjacent to the Village pedestrian street shall be similar to, and compatible with, the pedestrian street paving material in both color and size. The paving material shall be red sandstone unless an alternative material is approved by the Design Review Board.

Commercial Space Design Regulations

Historic Preservation



The Beaver Creek Valley has had a history typical to many high mountain valleys in Colorado. The valley has seen the passing of Ute Indians, fur trappers, adventurers, loggers, miners, and ranchers. Each has left a heritage with the valley which can and should be reflected in the architecture and artwork of the present destination resort. While the intent is not to recreate past eras, it is appropriate to respect and recall the times, structures, and people that have influenced the area.

Many of the early homestead structures of the valley will be restored as part of the recreation and trail system of Beaver Creek. In addition, there are many historic photographs and artifacts which are available through the Design Review Board for possible incorporation into new buildings and interiors. Many of the personalities, events, equipment, and folklore have been used for trail names on the Beaver Creek mountain and are equally appropriate for names within the Village.

The Beaver Creek design theme has incorporated the simple forms, pitched roofs, and native materials of early valley structures. New development should further respond to historic influences through interpretative details and artwork.

Reference: June B. Simonton, *Beaver Creek: The First One Hundred Years* (1980).

Commercial Space Design Regulations

Solid Waste Removal

To insure that solid waste is collected, compacted and hauled away in a manner that insures safety, reduces hauling costs, eliminates litter and spillage, and prevents odor and cross-contamination, waste collection spaces must be designed carefully, and equipment must be selected which meets approved design standards.

Specifically, solid waste collection systems in all Beaver Creek buildings and facilities must meet the following guidelines:

- Trash compactors which meet standards approved by the National Solid Wastes Management Association must be utilized and located in central waste collection areas. Compactors should be selected which maximize compaction rates and thereby reduce hauling requirements.
- Trash compactors must be integrated with closed, steel containers that meet Beaver Creek Resort Company hauling specifications.
- Solid waste collection and reduction areas must be designed so that waste is *not* exposed to the atmosphere. If a vertical chute waste transport system is interfaced with a compactor, there must be sufficient head height, along with length and width to allow the bag or loose waste to drop into the compactor receiving chamber without bridging. The connection between the chute system and the compactor must be tight so that no waste can escape.
- The space allotted for installing a compactor should allow for proper servicing of the equipment. If the waste collection equipment is installed indoors or in a protected area, proper cleaning facilities (e.g., hose and outlets, floor drains) should be provided. Fire protection devices must also be provided.
- Trash collection areas shall not conflict with pedestrian circulation areas.

Telecommunication System Regulations

The Telecommunication System Regulations are published in the "Manual for Telecommunication System Regulation". The Design Review Board has adopted these Regulations. Such Regulations are available on request from the Beaver Creek Resort Company. All buildings must comply with such Regulations.

Fire and Life Safety Rules and Regulations

The Fire and Life Safety Rules and Regulations are published by the Beaver Creek Metropolitan District. The Design Review Board has adopted these Rules and Regulations. Such Fire and Life Safety Rules and Regulations are available on request from the Beaver Creek Metropolitan District. All buildings must comply with such Rules and Regulations.

Design Review Process Signs, Graphics, and Storefronts Approval

Obtain an application permit from the Design Review Board, complete it, and return it to the Design Review Board staff.

The application for a sign, graphics, or storefront approval must contain the following information:

- Name, address, telephone number of the applicant and date of application;
- Numerical location of building structure upon its lot; block and filing designation; and street address upon which the sign is to be located;
- The title under which the application is being made;
- Position of the sign on the building in plain view (drawn to scale) and elevation views (drawn to scale);
- Two sets of scale drawings of the plans and specifications, including:
 - the style of lettering, lighting, type of material of which it is fabricated;
 - the method of attachment to the building or to the ground.
- A color sketch of the sign and building, as well as any contiguous streets or buildings, showing how the signs would appear in relation to one another;
- Name of person or persons constructing and erecting the sign;
- A copy of structural calculations showing that the sign support is designed for dead load and wind pressures, if required by the Design Review Board;
- Lineal feet of frontage.

Before construction or installation, written verification stating that the design is approved must be obtained from the Design Review Board.

Design Regulations Checklist

	YES	NO
Is the retail space storefront congruent with Beaver Creek Theme?	_____	_____
Have all appropriate codes and regulations been adhered to?	_____	_____
Do signs comply with the Design Regulations?	_____	_____
Are window openings in proportion with the scale of the building?	_____	_____
Are storefront doors recessed so that they do not project beyond the face of the storefront when in an open position?	_____	_____
Are exterior furnishings and art work used?	_____	_____
Are bay windows, canvas awnings or other imaginative devices used in the storefront design?	_____	_____
Do signs, whether lighted or unlighted, utilize the contrasting background?	_____	_____
Are tenant identification signs interesting, colorful and tastefully designed?	_____	_____
Do the lighting, graphics, color, and artwork comply with the Design Regulations?	_____	_____
Do projecting signs provide at least 7'6" clear height above the walkway?	_____	_____
Is lighting provided in the window display area?	_____	_____
Are driveway surfaces the required material?	_____	_____
Are adequate parking spaces provided?	_____	_____
Are the number of fireplaces within the allocation permitted by the Design Review Board?	_____	_____

Design Regulations Checklist

Telecommunication System
 Fire and Life Safety

	YES	NO
Does each fireplace have a flue temperature sensor device and an indicator light?	_____	_____
Do fireplaces have glass doors and outside combustion air supply?	_____	_____
Is the paving material for patios, and decks adjacent to the pedestrian street, similar to, and compatible with, the pedestrian street material in both color and size?	_____	_____
Have all appropriate codes and regulations been adhered to?	_____	_____
Have all appropriate codes and regulations been adhered to?	_____	_____