



BEAVER CREEK DESIGN REGULATIONS

SINGLE FAMILY & DUPLEX RESIDENCES



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1 PREFACE

1.1 Authority

The Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado, specifically requires the publication of architecture and landscape design regulations for Beaver Creek. Articles VII and VIII of the Declaration grant authority to the Beaver Creek Design Review Board to interpret and enforce these regulations.

This document has been adopted by the Beaver Creek Design Review Board on March 15, 2017, and reviewed and approved by the Beaver Creek Resort Company Board of Directors on March 23, 2017.

1.2 Other Legal Requirements

Applications subject to these Design Regulations, and other landscape and building modifications, are subject to and must comply with other applicable local, state, and federal legal requirements. BCDRB approval does not guarantee compliance with the other applicable legal requirements, nor is it the responsibility of BCRC, the BCDRB, or the Beaver Creek Resort Company Board of Directors to ensure compliance with the other applicable legal requirements. It is the responsibility of the Applicant to be familiar with any other applicable legal requirements and ensure compliance of the Applicant's project with the other applicable legal requirements. Other applicable legal requirements which may apply include, but are not limited to, the following:

- The Guide to the Beaver Creek Planned Unit Development
- General Declaration for Beaver Creek
- Beaver Creek Construction Activities and Compliance Deposit Regulation
- Beaver Creek Metropolitan District regulations
- Eagle County Land Use Regulations
- Eagle County adopted building codes and associated amendments, resolutions
- Eagle County Wildfire Regulations
- Upper Eagle Valley Water & Sanitation District regulations

1.3 Scope

These regulations govern new design and modification of single family and duplex residences, and their associated structures, located outside the Beaver Creek Village core. These regulations also govern associated landscaping, as more particularly set forth in Paragraph 6.1. The appendices hereto provide requirements for the design review process. Application forms are located on the DRB website.

Detailed regulations concerning construction activities and practices are located in the Construction Activities and Compliance Deposit Regulations (CACDR) document, available on the Beaver Creek Resort Company website. As provided for in the CACDR, certain types of activities do not require design review and approval by the DRB, but do require review and approval under CACDR. All construction activity must conform with CACDR to ensure compliance.

1.4 Legal Nonconforming & Nonconforming Properties

Legal nonconforming properties are not required to become compliant, unless the property is voluntarily remodeled, redeveloped or replaced, in which case the property will be subject to these revised regulations as described below.

Properties nonconforming as of January 1, 2017 shall be treated the same as legal nonconforming properties, subject to these revised regulations as described below.

Properties which became nonconforming after January 1, 2017 shall be brought into compliance upon request of the DRB or the BCRC Board.

Compliance with these revised regulations shall be required when voluntary, proposed remodeling or redevelopment of an existing building exceeds addition to, deletion of, and/or alteration or relocation of one-third or more of the building's form, exterior façade or roof planes. For purposes of this calculation, a form, façade or roof plane shall be considered altered or relocated if there is a proposed...

- substantial addition or deletion of building forms, including porches or covered exterior areas

- addition to, deletion of and/or relocation of a façade or roof plane
- change in window sizes or locations on a given façade
- change in exterior wall or roof materials or details on a given façade.

Compliance with the landscaping and irrigation portions of these revised regulations shall be required when a building is proposed to be remodeled or redeveloped as defined in the preceding paragraph, or when one third or more of the site area is proposed to be remodeled or redeveloped.

Routine maintenance and reroofing are exempt from the foregoing requirements. Refer to Paragraph 4.10 for specific reroofing requirements.

1.5 Intent

These regulations are intended to preserve the architectural and landscape design continuity and quality of Beaver Creek, while also encourage evolving, progressive architecture, as defined herein and as understood and interpreted by the DRB. This is accomplished by evaluating new projects, with new architectural materials and forms, against the established architectural baseline of Beaver Creek, as well as against the quality, clarity and success of proposed solutions.



CHAPTER 2
DESIGN THEME & VISION



2 DESIGN THEME & VISION

2.1 Introduction

Architecture in Beaver Creek shall respect and ensure visual harmony within the community, an appropriate and consistent image within the alpine setting, a richness of visual character, and an appropriate response to the reality of evolving, progressive design. This shall be accomplished through an understanding of the following priorities and principles.

- 1 Through forms, materials and general imagery, create alpine architecture appropriate to the setting, as found in rural Colorado and European mountain communities.
- 2 Architecture shall not be reproductions or literal translations of historic or foreign vernaculars, nor an identifiable style from a different time or place, but shall prioritize sophisticated, enduring, quality solutions.
- 3 Priority shall be given to strength of concept through clarity, simplicity and appropriate organization of forms. Monumental forms shall be avoided.
- 4 Exterior materials and details shall visually link the architecture to the setting. Natural and suitable man-made materials, textures and colors, together with appropriate artistry, detail richness and texture, shall refer to the cultural and natural history of the Colorado and European mountains.
- 5 Architecture shall appropriately integrate buildings with their natural setting. The siting and massing of buildings should create a comfortable fit between architecture and landscape, and shall prioritize the value of the native landscape.
- 6 Architecture shall respect the identity of Beaver Creek's individual neighborhoods and the broader resort setting, while also look to the future.
- 7 Beaver Creek was founded on the premise of environmental sensitivity and designing a community in harmony with nature. New materials, practices and technologies developed since the inception of Beaver Creek create greater

opportunities for sustainability, including highly efficient mechanical, electrical and building envelope systems, use of locally or regionally-sourced, rapidly renewable, long-life materials requiring reduced maintenance, and reduced energy and water consumption. Thus, creative sustainability proposals and best energy and water conservation practices are encouraged.

For graphic portrayals of the foregoing and following design principles, refer to Appendix 7.1.

2.2 Existing Context & Evolving Design

While Beaver Creek's original vision was founded in the rural, alpine communities and resorts of Colorado and Europe, there is no mandate that Beaver Creek's architecture solely reflect traditional responses to these references. Just as these communities have evolved and embraced progressive design, the resort dynamic suggests that architecture within Beaver Creek may do the same, by use of modern expressions, forms and materials.

Progressive architecture shall be responsive to the alpine setting, climate and inherent rustic nature of the area, yielding solutions that integrate interiors with exteriors, and also convey a sense of strength, of bracing against the elements to offer warmth and refuge.

2.3 Originality

In order to promote neighborhood richness and texture, and because each site and program is inherently unique, original architecture shall be created for each property. Repetitive or pre-conceived site design and architecture is not permitted.



CHAPTER 3
SITE & LANDSCAPE DESIGN



3 SITE & LANDSCAPE DESIGN

3.1 Siting

Improvements shall respond to existing topography, terrain features, drainage patterns, rock outcroppings, vegetation, views and solar exposure.

3.2 Building Envelope

Any new single family, primary/secondary or duplex structure built upon any lot, and every habitable space therein, shall be constructed within the building envelope. Building envelopes are defined in the PUD, and any amendment thereto requires Eagle County approval. The purpose of the building envelope is to define the place upon each lot where the inhabited structure shall be located, and to promote structures and overall site solutions that blend with the setting.

Minor building encroachments outside the building envelope may be permitted for non-habitable improvements such as roof overhangs, balconies, service areas, porches, patios, carports, garages, at-grade swimming pools, spas and hot tubs, firepits, fireplaces, trampolines, play structures, etc. While not necessarily minor in nature, carports and garages are considered non-habitable and thus may be permitted outside the building envelope, so long as habitable space is not located within, above or below the garage area outside the building envelope. The following criteria shall be considered when non-habitable improvements are proposed outside of the building envelope:

- a the encroachment does not substantially and adversely affect the significant views of adjacent property owners;
- b the encroachment does not substantially reduce screening and buffering between the proposed improvements and the building envelopes and/or existing homes on adjacent lots;
- c the encroachment is justified in order to be more sensitive to natural features of the lot;
- d the encroachment allows for a more sensitive or creative design solution by minimizing site grading or vegetation loss, and is more sensitive to the site than would occur if improvements are built entirely within the envelope;
- e the encroachment is not intended to circumvent the building envelope by appreciably increasing habitable space, resulting in greater development beyond the building envelope, nor intended to increase massing.

Any of the foregoing criteria may be waived if the applicant satisfactorily demonstrates that the criteria is not applicable or can be acceptably mitigated.

Refer to Appendix 7.7, Building Envelope Amendments, for guidance regarding the formal building envelope amendment process.

3.3 Site Development

Improvements beyond the building envelope shall be accomplished with sensitivity to existing vegetation, natural site features, effects upon adjacent properties and separation or buffering between adjacent properties. As lot size and attributes allow, natural areas of appropriate scale and dimension shall remain at lot perimeters to promote buffering and transition to the native setting. It is acknowledged that this may be impractical on smaller lots, or due to presence of existing landscaping.

3.4 Grading

In accordance with Article VIII of the Declaration, the DRB shall consider environmental issues including erosion and natural stream runoff and stream flow.

Improvements shall sensitively integrate with existing and proposed topography. Structures shall articulate in response to grades. Revised grades shall merge naturally with existing topography and be well-resolved within property boundaries. Abrupt transitions shall be avoided.

Proposed topography shall recognize soil characteristics to minimize erosion and promote revegetation opportunities. Revised topography shall not exceed a 2:1 slope, unless prompted by emergence of stable rock ledge, or by use of retaining walls.

3.5 Drainage, Culverts, Swales & Berms

Proposed topography of properties above the street shall primarily divert site drainage to street drainage channels. Proposed topography of properties below the street shall divert site drainage into natural drainage channels and naturally across undisturbed areas. Site drainage shall not increase drainage across neighboring property lines, nor alter water flow on adjacent properties. Surface runoff from impervious surfaces and daylighted foundation drains shall not be diverted to street surfaces, but shall be directed to storm sewers, to natural or improved drainage channels, or dispersed into shallow sloping vegetated areas. Daylighted foundation drain outlets shall be concealed, or improved with appropriate landscape stone, or stone compatible with other site uses.

In order to reduce water flow and erosion, proposed drainage channels shall mimic natural stream characteristics when practical. Natural stream channel characteristics include meanders versus straight channels, a variety of rock and boulder sizes and vegetation along the channel bank.

Swales lined with grasses or cobble may be employed to direct surface drainage. Berms shall appear natural, be well-integrated with existing and proposed topography, and be limited to 4:1 maximum slopes.

Culvert sizes and materials shall be suitable for the use. Culvert inlets and outlets shall be concealed, or improved with finished stone compatible with other site uses.

3.6 Retaining Walls

Retaining walls located in the landscape, along driveways and in other locations not attached to structures shall not exceed 6 feet tall. Retaining walls taller than 6 feet may be considered when attached to a structure, utilized to preserve existing natural site features or to lessen overall site impact.

Tiered retaining walls shall be a minimum of four feet apart. Planting beds at bases of walls and planting pockets within walls are encouraged.

Retaining walls shall be constructed and/or finished with natural, permanent materials, such as boulders, natural stacked stone, natural stone veneer or stucco. Alternate materials, such as timbers or board-form concrete, may be approved subject to integration with the balance of the architecture. Exposed structural concrete, concrete masonry units and cultured stone walls are not permitted. Where retaining walls are integral with the structure, wall surface materials shall match.

3.7 Patios, Terraces & Walkways

Grade level patios and terraces shall be cohesive with the structure and site design. Finishes shall be durable, natural materials such as natural stone, appropriate aggregate, or pavers of stone or concrete. Colored, stained, stamped or exposed aggregate concrete may be approved subject to integration with the balance of the architecture.

3.8 Driveways

Primary driveway width should generally not exceed 14 feet, except at street intersection and maneuvering or parking areas. Necessarily shorter driveways may require greater widths.

Driveway grades shall not exceed 5% for the first 20 feet from edge of existing paved roads, and generally not exceed 10% elsewhere. Grades in excess of 10%, to a maximum of 12%, may be approved if snow-melted and if the proposed location is sensitive to existing topography. Driveway and motor court grades within 20 feet of the garage entrance shall not exceed 5%.

Driveway, maneuvering and parking surfaces shall be asphalt, concrete, stone, stone cobbles or concrete unit pavers. Grass paving blocks or landscape pavers may be approved subject to quality of product and integration with the balance of the architecture.

Driveway entry gates are not permitted.

If driveways are unheated, adequate space shall be provided for snow storage on site, and for snow plow maneuvering within the driveway.

3.9 Parking

Each residence shall be provided with a minimum of two on-site parking spaces per dwelling unit, except for building improvements containing more than 3,000 square feet of habitable floor area, in which case one on-site parking space per bedroom is required, with a minimum of two spaces. Such parking requirements may be satisfied by stacking, meaning a car may park behind another car.

Parking spaces shall be a minimum of 9' wide by 19' deep. Driveway and parking areas shall be designed to allow adequate maneuvering space.

3.10 Fences & Dog Enclosures

Fences shall be constructed of stone, wood or metal, in materials and finishes consistent with and/or compatible with the building architecture. Fences shall not be opaque, but configured in a see-through manner. Chain-link fabric or similar utility-style fencing is not permitted. Secondary or minor fences used for screening may be solid or opaque, when compatible with the building architecture.

No fences, walls or other barriers are permitted for enclosing, delineating or demarcating property lines.

Dog runs and enclosures may be permitted, depending upon location, size and integration with the building. Proposed materials shall satisfy exterior material and fencing requirements. Chain-link fabric or similar utility-style fencing is not permitted, unless concealed from public and adjacent neighbor view.

3.11 Utilities

All proposed utilities and connections shall be buried.

Gas meters, air conditioning condensers and similar equipment shall be screened from public and adjacent neighbor view via placement, screening structure and/or landscaping.

Electric meters and associated disconnects and hardware shall generally be attached to the house or garage, and enclosed from public and adjacent neighbor view. Such enclosures shall be integral with the building architecture in form and exterior finishes. Appropriately concealed and enclosed remote meters may be approved.

Other utility connections, switches, meters and readouts, such as telephone, television, internet, fiber optic, water, etc., shall be appropriately screened from public and adjacent neighbor view.

Ground-mounted solar panel arrays are discouraged; roof-mounted are preferred. If proposed, ground-mounted solar panels shall be located in the building envelope and concealed from view off-site.

Noise from utility equipment shall be restricted and/or mitigated in compliance with [Beaver Creek Resort Company noise regulations](#):

3.12 Swimming Pools, Spas & Hot Tubs

Site-built swimming pools, spas and hot tubs shall be well-integrated into the overall design of the property and architecture, with limited visual impact to the community and adjoining properties. Materials shall be consistent with and/or compatible with other exterior materials.

Above-ground, free-standing hot tubs are generally permitted if located in a private exterior space, contained in an enclosure constructed of approved exterior materials, or otherwise appropriately screened from adjacent neighbor view. Hot tubs located on elevated balconies may be deemed appropriately screened by the balcony guardrail system. Cable, glass and similar balcony guardrail systems will not be deemed sufficient screening. Views from elevated neighboring properties shall be considered relative to screening. Pre-manufactured hot tubs shall be finished in natural-appearing materials, in under-stated, natural colors that harmonize with the building exterior. While composite materials may be approved, faux stone will not.

Above-ground, free-standing swimming pools are not permitted.

Enclosure fencing shall comply with fencing requirements herein.

Associated mechanical equipment shall be installed in structure(s) or subgrade vaults within the building envelope, and be visually screened and sound-mitigated from adjacent properties and nearby roadways. Refer to [Beaver Creek Resort Company noise regulations](#):

3.13 Water Features

Water features such as streams, ponds and waterfalls shall be designed to appear integral with the site design and building architecture. Water features shall not directly interfere with existing drainage channels or streams, and shall be constructed of materials consistent with the site and buildings.

3.14 Play Structures, Playgrounds & Sport Courts

Basketball goals, trampolines, swing sets, play structures and similar exterior or yard recreational features are permitted when sensitively located relative to adjacent properties, and subject to exterior material and color requirements herein. Play structures shall not generally exceed 10' in height, with greater flexibility given if not visible from adjacent properties.

3.15 Address Signs

Dwelling units shall have lighted street number sign placards located in a manner visible from the driveway intersection with street. The light source shall be controlled by a photo cell switch, and concealed, with minimal visible glare. Uplighting and back-lighting of a transparent or translucent material is not permitted. The light source shall be comparable to LED, with a color temperature between 2700K and 3000K and maximum light output of 500 lumens.

The numeric sign placard shall be a minimum of 1 square foot and a maximum of 4 square feet. Address numbers on the placard shall be portrayed as numeric digits, not written script, and shall not exceed 12" in height. The placard may be located within a larger address sign element, compatible with the building architecture and subject to exterior materials requirements.

3.16 Site & Exterior Art

Placement, exhibiting and lighting of site and exterior art and decoration shall satisfy these requirements, unless located in a private exterior space not visible from off-site.

The theme of art and decoration shall generally be indigenous to mountain environments. Wind or water-driven, rotating art is not permitted.

Art and associated base, platform or suspension materials shall be compatible with the building architecture, indigenous and non-reflective. A sculpture shall not be greater than 1-1/2 times life size.

3.17 Flagpoles & Banners

Flags, flagpoles and banners shall comply with Beaver Creek Resort Company regulation(s). [Refer to the Beaver Creek Resort Company website.](#)

3.18 Site & Exterior Lighting

Site and exterior lighting fixtures, attached to the structure, in the landscaping or in water features, shall be fully shielded and directed downward. Uplighting is not permitted. Lamps and light sources shall be fully concealed. Glass shielding is not permitted to satisfy concealed source requirements, unless fully opaque.

General landscape lighting, and uplighting or moonlighting of trees is not permitted, and light fixtures are not permitted to be installed within or attached to trees. Landscape lighting shall be used only where needed for safe egress, along pathways, stairs and changes in grade, and where vehicular traffic is present.

Light sources shall generally be comparable to LED, with a color temperature between 2700K and 3000K and maximum output of 500 lumens.

Holiday lighting is governed by [Beaver Creek Resort Company regulations:](#)

3.19 Site Fireplaces & Firepits

Exterior fireplaces and firepits shall be compatible with the building architecture, and comply with site design and exterior materials requirements herein, as well as with the Eagle County wood-burning regulations in effect at the time of application.

3.20 Landscape Design Theme

According to Article VIII of the Declaration, landscaping and exterior design and development shall blend harmoniously with the natural surroundings and the history of Beaver Creek, and shall be subject to review and approval by the DRB. Landscaping is also required to conform with the Eagle County Land Use Regulations.

Consistent with the overall design theme and vision defined in Section 2 of these regulations, landscape proposals shall prioritize environmental sensitivity and the natural setting. Landscape design shall further prioritize quality, appropriate plantings, low water consumption, durability, longevity, and wildlife tolerance and deterrence. Landscaping shall complement and blend with the natural surroundings. The number of non-native species introduced into the environment shall be limited.

Landscaping shall progress in a transitional manner, from more refined, manicured and ornamental adjacent to structures and hardscape, to less refined, more natural and native further from structures and outward toward property boundaries. Refer to graphic in Appendix 7.9.

Ornamental plants or non-native plants are permitted only at locations directly adjacent to building masses, outdoor living spaces, associated with certain design elements, such as driveways and walkways, or in private exterior spaces.

Landscape design shall be cognizant of wildfire mitigation measures.

3.21 Plant Material

Beaver Creek resides at an elevation of approximately 8,000 feet, placing it in the mountain zone. The planting hardiness zone corresponds to Zone 4, and in some cases due to microclimates, Zone 3. Plantings shall be specified accordingly.

A diverse Colorado planting list can be found [here](#).

While this list defines an array of plants for Colorado, plantings shall be specified that are appropriate and will thrive in the local environment.

Trees shall be planted in varying sizes to create a natural appearance. New plantings are restricted to the following minimum sizes:

- a 5 gallon shrubs, both deciduous and evergreen
- b 2" caliper for deciduous trees
- c 10' height for evergreen trees

3.22 Existing Vegetation Removal

Live, mature trees or existing vegetation may be removed due to over-shading or landscape maturity that no longer meets the design intent of the site or the overall community. The removal of mature trees shall not directly or negatively impact adjacent properties.

In accordance with the Declaration, Article VII, Paragraph 7.16, no tree of three inches or greater diameter or eight feet or greater height may be removed from any Property without the prior written approval of the DRB.

3.23 Grasses

The majority of grasses shall be native, low water consumptive and maintained in a natural state, therefore not mowed or trimmed. Manicured, irrigated turf yards may be permitted when integrated into the overall design theme of the site and areas adjacent to buildings, patios, driveways, fences, walls or other defined site elements, as well as along streets directly in front of the home.

3.24 Interface with Street/Road Edge

Dense plantings at or near driveway intersection with street, or plantings that pose a safety hazard are prohibited.

3.25 Wildlife

Due to bear activity, fruit bearing shrubs and trees shall be limited, and fruit-bearing crabapple trees are prohibited.

3.26 Revegetation

Revegetation shall be used to permanently stabilize all disturbed areas of the site, including drainage features, upon completion of construction. Disturbed native landscapes are to be re-seeded with a native seed mix to blend with the surrounding landscape. Revegetated areas shall be temporarily irrigated until vegetation is established

and site stabilization achieved. Slopes of 2:1 or greater are required to have erosion control netting installed.

While not required, mulch is encouraged to improve the overall health and establishment of new plantings.

[Approved Native Seed Mix Specification or pre-approved similar:](#)

3.27 Irrigation

Automatic irrigation is required and shall be installed to help establish new plant materials and maintain healthy plant growth. Irrigation systems shall prioritize efficiency with minimal water waste. Rain and moisture sensors are required. Water reduction usage is encouraged through minimizing manicured lawns and the use of drought resistant plant species.

Proposed native landscape areas shall have temporary, above-ground irrigation systems in place until new vegetation is fully established.

3.28 Wildfire Mitigation

Refer to [Eagle County Wildfire Mitigation and Regulations:](#)



CHAPTER 4
ARCHITECTURE



4 ARCHITECTURE

4.1 Concept Resolution

Priority shall be given to clarity and strength of concept, well-proportioned forms, and well-resolved massing, scale and movement, suitable to both site and program. Unclear concepts, and poorly scaled, proportioned or resolved forms and elements are not permitted.

4.2 Articulation

Forms are encouraged to articulate in response to site attributes, to capture exterior space, and to result in well-resolved paths, movement and layers within the architecture.

4.3 Negative Form

Negative form and space is encouraged, to further promote movement, layers, contrast and shadow. Covered exterior living spaces are encouraged to promote this principle.

4.4 Detail

Priority shall be given to architectural detail, to reinforce the clarity and strength of the architecture, and to demonstrate creativity and quality execution.

4.5 Exterior Wall & Building Forms

Exterior mass walls shall convey strength through scale and thickness, and through the use of appropriate finishes. These walls should generally be anchored to grade by the significant use of stone or architectural concrete. Openings, penetrations and fenestration in primary mass walls should convey the strength of the mass, with deep set reveals. When employed, visible headers should convey an appropriate sense of structure and wall thickness, and be of materials consistent or compatible with the surrounding façade. Massing required for elevator shafts shall be integral with building forms, and not appear as a consistently-sized vertical mass projecting from an exterior wall.

In contrast to exterior mass walls, significant glass walls or curtain walls may be used, when lightly arranged upon or within strong foundational or structural forms. The overriding structure shall be expressed in expansive glass compositions.

Exterior wall forms and finish materials should generally employ the principle that apparent weight and strength has a hierarchy - lighter materials rest upon heavier materials.

Each side of a duplex residence shall appear as a unique solution, yet resolved integrally with its counterpart, to result in a cohesive whole. Duplex units shall share a minimum of 20% common walls, not including possible shared garden walls or site walls. Mirror image or book-matched solutions are not permitted.

4.6 Foundations

Conventional concrete foundation walls shall not be exposed for more than 8" in vertical direction.

4.7 Structural Elements, Expression & Rhythm

In addition to structural wall forms, priority shall be given to visible structural expression revealed in such elements as columns, beams, headers, trusses, collar ties, purlins, braces, brackets and fasteners, or extended cantilever elements. Materials to express structure may be stone, wood, wood timbers, logs or log accents, exposed steel, steel rods, cables, etc. Structure shall imply an appropriate scale and rhythm.

4.8 Exterior Wall Materials & Finishes

Exterior walls, including building walls, exterior railings, guardrails, parapets, site walls and garden walls, shall be finished in high-quality materials, compatible with the setting, in enduring, understated colors, finishes, textures and patterns. Material selection shall prioritize durability, long-life and reduced maintenance, and be manufactured from rapidly renewable local or regional sources, when practical. The color palette shall generally be inspired by the surrounding landscape. Long-life materials requiring reduced maintenance are encouraged. Materials may include natural stone, stucco, wood,

metal, glass and architectural concrete. Other suitable or evolving materials may be approved subject to review of appearance, quality, color and appropriateness, as well as integration with the balance of the architecture. High contrast materials and colors, and highly reflective materials and finishes are generally not permitted, other than glass. Stone and stucco shall be used as mass materials, and will not be approved as infill or panel materials.

Openings in walls should generally be detailed with the same materials as the surrounding wall finish, except for headers, which may differ.

a Stone

Natural stone veneer may be applied to walls in various manners, including natural or random shapes, snapped or sawn. Layup should generally convey a sense of mass and structure via linear and/or stacked arrangement. Stone should not generally be placed above other exterior finish materials, with the exception of concrete. Stone should generally be located on entire wall planes rather than partial planes, and shall not be terminated at or near outside corners. Continuous wainscoting should generally be avoided. Stone shall be laid to a depth below finish grade. Stone laid with undulating, eroded edges, and stone appearing as applique is not permitted. Various stone species are permissible subject to review within the context of the full exterior palette. The range of a chosen stone's color and texture should be moderately consistent, without dramatic contrast. Volcanic rock and unit masonry are not permitted.

b Stucco

Cementitious or synthetic stucco should generally have a soft, undulating appearance similar to adobe, with an avoidance of sharp edges. Stucco shall only be employed to express mass; not as infill material.

c Wood

Natural wood may be of any species, texture and finish compatible with the setting and appropriate for the architecture. Wood should generally be installed in horizontal, vertical or shingle patterns. Diagonal wood siding is generally not permitted. Half-round or partial log siding and accents are not permitted, except upon lots approved for log construction. Certain prefabricated wood panels may be approved pending review of quality, appearance, color, finish and visible fastening systems. Wood finishes should generally be transparent or semi-

transparent, however, certain opaque finishes may be approved subject to review within the overall palette.

d Metal

Various metal wall claddings, panels and siding, as well as metal and cable elements, systems and details, may be approved, pending review of quality, appearance, profile, pattern, color, patina and visible fastening system, as well as relationship to balance of the exterior palette. Priority will be given to enduring, high quality products with subdued colors and patina, and without reflective surfaces.

e Glass

Apart from window glass, other applications may include glass wall panels and guardrails. Translucent applications and/or etching may be permitted if proposed in simple, subdued patterns. Etched glass patterns to portray trees, shrubs, wildlife or similar natural expressions should be limited. Lighted glass façade elements are not permitted.

f Concrete

Architectural concrete may be used in limited areas, pending review of color, texture and relationship to the balance of the architecture and exterior palette. Concrete should generally express a foundational character, or may be considered as wall panel material. Color shall be permanent, in the mix. Raw or exposed conventional concrete foundation walls are not permitted as an exterior finish.

g Other Materials

Alternate or emerging exterior finish materials may be approved subject to integration with the balance of the architecture, and pending review of quality, appearance, color, patina and similar attributes that relate to the broad goals of these design regulations.

h Materials Not Permitted

Exterior finish materials generally not permitted include, but are not limited to, plywood, textured plywood, vinyl, Masonite, embossed products, cement board siding or panels, fiberglass, or materials produced in an attempt to imitate a natural material or other product.

i Wall Penetrations

Vents and exhaust outlets terminating on the outside of exterior walls shall be concealed, shrouded or painted in appropriate materials and colors, compatible with surrounding exterior finishes. Existing exterior terminations connected to existing appliances, fireplaces, equipment or fixtures to be replaced need not be upgraded to satisfy this requirement.

4.9 Roof Forms

Priority shall be given to the scale, proportion, movement and clarity of roof design. Various pitched, gable, hipped and flat roof forms may be approved, subject to compatibility with the mountain setting, climate and strength of the architectural concept. Poorly resolved, disproportionate, chaotic and monumental roof forms will not be approved. Curved roof forms are generally discouraged.

Dormers may be introduced in appropriate size, scale, form and pitch.

Roof forms should be arranged to recognize and address the inherent risks of snow and ice shedding from roofs over pedestrian, vehicular and outdoor living areas.

4.10 Roof Materials & Finishes

Roofs shall be finished in high-quality, fire-resistive materials, compatible with the setting, in enduring, understated colors, finishes, textures and patterns. Colors and finishes shall generally be inspired by the surrounding landscape and prioritize low reflectivity. Long-life materials requiring reduced maintenance are encouraged. Materials may include unit pieces such as slate shingles, split stone shingles, flat-profile unglazed concrete or clay tiles, composite or synthetic shingles emulating slate or wood, standing seam and flat seam metal, and metal shingles. Proposed composite or synthetic shingles will be closely evaluated for aesthetic quality. Other suitable or evolving materials may be approved subject to appearance, quality, color and appropriateness, as well as integration with the balance of the architecture. Asphalt, fiberglass and wood are not acceptable roofing materials. Apart from standing seam panels, profiled roof materials are generally not permitted.

Ballasted, planted or grass roofs may be approved subject to review against the balance of the architecture. Ballast shall be compatible in scale and color with other exterior finishes. Living roofs shall be planted in local, native grasses and/or groundcovers.

Metal roofs may be natural materials such as steel, copper, zinc, or coated steel or aluminum. Metal thickness or gauge shall be sufficient to preclude warping and distortion, and to also reasonably withstand the effects of the winter climate without damage. Metals shall be pre-patinaed to accelerate weathering, soften appearance and minimize reflectivity. Standing seam materials should not be located beneath higher, cascading roofs, to preclude damaged seams.

Notwithstanding the foregoing, any new roof construction, roof replacement or roof repair on or as an addition to an existing structure that has wood roofing as of December 20, 2006, may be undertaken using new wood roofing provided that, (i) the roof area to be constructed, replaced or repaired constitutes no more than twenty-five percent (25%) of the total existing roof area, (ii) the wood shingles are installed in combination with an underlayment product that results in a Class A rating for the roof assembly, as defined by Eagle County, (underlayment is not required beneath single or sporadic wood shingle or wood shake replacement), and (iii) the proposed new wood materials sufficiently match existing wood materials in size, pattern and texture. Roof area shall be determined by measuring all roof areas horizontally from the ridge of any form to the eave, as depicted on the roof plan. While wood roofs are permitted in this limited instance, the product is highly discouraged due to its combustible nature. New wood roofing shall not be used to repair and/or replace existing roofing if affected roof area is greater than 25% of total roof area, nor shall the intent of this provision be circumvented by the serial replacement of 25% or less of existing roofs.

4.11 Roof Accessories

Roof accessories and appurtenances, such as exhaust vents, flues, snow clips and snow fences shall be of compatible, high quality materials. To the extent practical, flues, exhaust vents and plumbing vents should be gathered beneath the roof plane and penetrate the roof in a minimal number of locations. Flues, exhaust vents and plumbing vents not otherwise contained in roofs, walls, chimneys or chimney enclosures shall be shrouded or sheathed in copper, zinc or other appropriate material compatible with the adjacent roof material and palette. Where the foregoing is impractical, such elements may be painted in a color compatible with adjacent roof surfaces, or flat black. Visible fireplace flue elements within chimney enclosures shall be painted flat black.

Various snow clips, snow fences, deflection elements and gutters may be approved, pending review of material, appearance and quality. Materials shall be compatible or cohesive with roof and fascia materials.

Roof vents associated with vented cold-roofs shall not be located in eave soffits.

4.12 Chimney Enclosures

Fireplace flues, boiler flues and other roof flue penetrations larger than plumbing vent pipe shall be shielded from view in enclosures compatible with the building architecture, in materials, finishes and colors compatible or cohesive with adjacent, surrounding roof materials.

4.13 Skylights, Cupolas & Roof Windows

Skylights, cupolas and roof windows shall be integral with the building architecture, generally used with restraint when visible from off-site, and located in a manner that does not create adverse impacts on neighboring properties. In particular, consideration shall be given for potential light bleed. Materials shall be compatible with adjacent, surrounding roof materials.

4.14 Roof-Mounted Solar Panels

Roof-mounted solar panels shall be installed to match the pitch of the roof to which they are attached, installed directly to and in parallel with the roof form. Panels shall not project above the ridge, and to the extent practical, should generally fill the roof plane to which they are attached, resulting in the appearance of a full-coverage material over the roof plane. Panels shall not be staggered along roof valleys, nor stopped short of gable or shed roof edges. To the extent practical, solar panels should be selected and installed in a manner that minimizes reflectivity and glare.

4.15 Gutters & Downspouts

Gutters and downspouts shall be of high quality materials, compatible with adjacent roof and wall materials and overall exterior finishes palette. Half-round, square and custom profiles may be approved. Gutters and downspouts shall be thoughtfully considered and arranged in the building architecture, avoiding haphazard downspout locations.

Downspouts should generally not discharge onto surface grade, but connect to a subdrain system. If discharged onto surface grade, resulting surface water shall be properly managed and shall be precluded from entering adjacent properties.

4.16 Windows

Window frames, sashes, mullions, muntins and related structural components shall be of high-quality materials, compatible with the setting, in enduring, understated colors and finishes. Colors shall generally be inspired by the surrounding landscape. Exterior finish materials may include stained or painted wood, aluminum, steel, copper, bronze or zinc, and a range of durable claddings. Other suitable or evolving materials may be approved subject to appearance, quality, color and appropriateness, as well as integration with the balance of the architecture. Depending upon natural appearance, certain reflective metal finishes may be required to be pre-patinaed.

Punched openings are encouraged where appropriate in mass walls to imply strength and to light secondary spaces. Large window expanses are permitted at primary and circulation spaces, subject to integration with the architectural concept. Larger glass walls or expanses may necessitate broad overhangs above, and/or landscape buffering or other elements to address potential light intrusion onto adjacent properties.

Mirrored glass and exterior glazing treatments are prohibited, however, certain energy performance glass may be approved. Window treatments shall be installed on the interior of windows only. The outboard, publicly-visible face of interior window coverings shall be a darker, neutral color that merges with the building palette when deployed.

Exterior window detailing shall be cohesive with surrounding exterior finishes. Unprotected wood sills are not permitted; stain or sealer shall not suffice as protection. Sills shall be stone, metal-clad or other durable alternate.

Window shutters are permitted if consistent with exterior material requirements, operable and not used merely as ornament.

Window shutters are permitted if consistent with exterior material requirements, operable and not used merely as ornament.

4.17 Entry Doors & Garage Doors

Entry doors shall be proportionate to the façade, of quality materials, comply with exterior window finish requirements and/or exterior materials requirements, and be compatible with the architecture.

Garage door frames, and non-glass surfaces, shall comply with exterior window finish requirements and/or be clad with materials approved for exterior walls. Fiberglass, vinyl and Masonite are unacceptable cladding materials. Garage door windows shall generally be located in the upper portions of the door, arranged to preclude visibility of garage contents from off site. Full glass garage doors are permitted if doors are not visible from off-site and the glass is translucent.

4.18 Exterior Service & Storage Areas

Enclosed areas shall be provided for refuse and recycling containers, patio furniture storage, and maintenance and recreational equipment, screened from view off-site. Refuse and recycle containers shall be inaccessible to wildlife. Enclosures shall be compatible with exterior materials and integral with the architecture.

4.19 Building Height Limitations

Except for lots in the following list, building height shall be restricted to 35 feet from finished grade to a point midway between eave and ridge as defined below, unless otherwise specified. Building height for Tract J, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, shall be restricted to 25 feet from finished grade to a point midway between eave and ridge.

In determining building height, a vertical distance shall be taken at a series of points at equal intervals around the perimeter of the building. The intervals may be of any equal distance less than 30 feet each. Within each interval, the height of any roof with a horizontal projection of 10 feet or greater shall be measured from finished grade to the respective mid-points between the eave and ridge. These heights shall then be averaged to determine the height for that specific interval of the building. Interval heights shall then be averaged to determine the building height on all intervals around the building. Refer to Appendix 7.10 for a sample building height calculation graphic.

Finished grade for the purpose of these height calculations shall be the final elevation of the surface material (soil, paving, decking, patio or similar) adjacent to the building at the specific interval point as shown on the site plan.

Height shall be further restricted to 50 feet from existing grade and 45 feet from proposed finished grade, as measured vertically at any given point around or within a structure to the top of the roof directly above said given point.

Height restrictions shall not apply to reconstruction of an existing, previously-approved building, or portion thereof, destroyed by fire or casualty, on the condition that such building is rebuilt to existing, approved plans on file with DRB.

The additional height represented by roof-mounted solar panels shall not be included in roof height restrictions or calculations. Similarly, additional, continuous roof insulation, installed above the initial structural roof deck, shall not be included in height restrictions or calculations.

4.20 Log Home Lots

The following lots are approved for log home design:

Tract I, Block 2, Lot 1
Tract I, Block 2, Lot 24
Tract H, Block 2, Lots 10, 13, 14, 15
Tract H, Block 3, Lot 9
Tract H, Block 4, Lots 2, 6, 7, 8, 9, 10, 11, 12, 13
Tract H, Block 5, Lots 6, 7

Log homes may be proposed on lots not listed above if the owner of such a lot secures written consent for construction of a log home from all property owners within one hundred fifty feet (150') of any property line of the subject lot. If such approvals are obtained, then the DRB may consider the application for approval, if, in its sole discretion, the lot is suitable for construction of a log home. Suitability will be determined by site context, such as shallow grade and presence of mature trees.

4.21 Log Home Design

Logs shall be whole, solid log or timber elements laid horizontally as a structural bearing wall. Various log profiles may be considered. Milled or turned logs are not permitted.

Exterior walls shall include at least 25% stone. The stone should express a sense of mass and provide a visual base and/or buttressing for the log structure.

4.22 Equestrian Uses

The following lots are approved for horse boarding.

Tract H, Block 3, Lots 9, 10
Tract H, Block 4, Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13
Tract J, Block 2, Lots 23, 24, 25, 27, 28, 29, 30, 31, 33
Tract J, Block 1, Lots 13, 14

Structures to accommodate equestrian uses are subject to these guidelines.



CHAPTER 5
MISCELLANEOUS



5 MISCELLANEOUS

5.1 Security & Cameras

Cameras, security lights, Knox boxes, etc., shall be integrated discreetly into the building architecture and generally screened from view when practical.

Visible security barriers at doors and windows are generally not permitted. If proposed, such barriers shall comply with exterior materials requirements.

5.2 Snowmelt Boilers

For new structures, any snowmelt boiler or similar apparatus shall be constructed or installed within the structure. If a new structure is proposed for construction without a snowmelt boiler or similar apparatus, then plans shall indicate an area within the structure, suitable for future construction or installation of a snowmelt boiler or similar apparatus.

For existing structures, snowmelt boilers and/or similar apparatus may be approved outside the structure when located within a concealment structure entirely within the building envelope, or in a subterranean vault if outside the building envelope, and upon demonstrating that construction or installation of the unit within the existing structure is not feasible, that the proposed location of the unit will have no adverse impact upon the views from neighboring properties, and that the unit will comply with the [Beaver Creek Resort Company Noise Regulation](#).

5.3 Fireplaces

Fireplaces shall comply with Eagle County wood-burning regulations in effect at the time of application.

5.4 Satellite Dishes & Visible Antennas

One satellite dish of not more than 28-1/2” diameter is permitted per dwelling unit. Satellite dishes shall be neutral color, substantially screened from the view of neighboring properties and adjacent roadways, and shall not display visible logos.

Exterior antennae are generally prohibited, but may be approved on a selective basis after demonstration of particular need and review of proposed aesthetic.

5.5 Demolition of Existing Home

When full demolition of an existing home is proposed, a site plan and landscape plan shall be provided, to delineate grading and landscape restoration of the property, in the event a replacement home does not immediately succeed demolition. Site and landscape restoration proposals shall comply with pertinent sections of these guidelines.



CHAPTER 6
ADMINISTRATION & PROCESS



6 ADMINISTRATION & PROCESS

6.1 Applicability

Approval Required – Beaver Creek DRB review and approval is required for the following:

- a Site preparation for, and new construction of, any building or structure constituting a single-family or duplex residence, or accessory structure;
- b Additions to, enlargement of, or exterior remodeling of any existing building or structure;
- c Change in use of any site, property, building or structure;
- d Exterior modification of any existing building or structure, including but not limited to deck or patio modifications or additions, new or relocated hot tubs, exterior lighting, sign or flagpole installation, site art, repaint or restain involving color change, material or color changes;
- e Landscaping and landscape remodel, including new and/or modified sitework, landscaping, fencing, paving, planting, tree removal, fire pit additions;
- f Tear down or demolition of any existing structure;
- g Modifications or changes to previously approved plans;
- h Building envelope amendments;

Approval Not Required – Beaver Creek DRB review and approval is not required for the following.

- a Routine or ongoing maintenance, such as restaining or repainting in previously approved colors and materials, window cleaning, power washing decks, gutter cleaning, etc.;
- b Routine or ongoing landscape maintenance;
- c Snow removal operations;
- d Interior remodels that do not increase building area or number of bedrooms, and have no effect upon the building exterior;
- e Interior building, plumbing, HVAC, or related equipment maintenance;
- f Replanting previously-approved landscape beds with plantings similar to previous, and replacing dead, diseased or stunted shrubs or trees with plantings similar to previous.

Refer also to Paragraph 6.11, regarding certain construction activities that may not require approval, but which are nonetheless subject to the Construction Activities and Compliance Deposit Regulations, CACDR.

In the event of ambiguity or uncertainty regarding requirements for design review and approval, contact the DRB.

6.2 Review & Approval Process

Projects requiring review and approval are subject to the following process. At the discretion of the DRB, the process may be abbreviated, depending on project complexity, scope or size, and general compliance with the Design Regulations.

1 Pre-Application Meeting

While not required, applicants are encouraged to attend this meeting to discuss with the DRA the design intent of the proposed application, and to review the design process, construction regulations, compliance deposit and other issues or concerns. This meeting may include a walking tour of the site to review specific site issues. No formal action is taken.

No advance submittal requirement.

Refer to Appendix 7.3 for Pre-Application Meeting requirements.

2 Conceptual Review

While not required, Conceptual Review is highly recommended, and allows the Beaver Creek DRB to review and comment upon the application, in order for the applicant to make appropriate changes before Sketch Plan is submitted. No formal actions is taken.

Submit application materials minimum of two weeks prior to scheduled Beaver Creek DRB meeting.

Refer to Appendix 7.3 for Conceptual Review requirements.

3 Sketch Plan Review & Approval

Sketch Plan Review is required for new construction, and may be required for additions and remodels, depending upon project complexity, scope or size. This review addresses the

preliminary, proposed site design, building architecture and landscape improvements. Formal action, including possible tabling, is taken.

Submit application materials minimum of three weeks prior to scheduled Beaver Creek DRB meeting.

Refer to Appendix 7.3 for Sketch Plan submittal requirements.

4 Final Plan Review & Approval

Final Plan Review is required for all projects. Upon Sketch Plan approval, the project may be submitted for Final Plan review and approval. Final Plan review addresses design advancements, to the extent that site, building and landscape elements, dimensions, materials, finishes, etc. are defined and not subject to further development or change. Formal action, including possible tabling, is taken.

Submit application materials minimum of three weeks prior to scheduled Beaver Creek DRB meeting.

Refer to Appendix 7.3 for Final Plan submittal requirements.

5 Technical Review

Prior to construction, the applicant must submit final working drawings for technical review before submitting the same to Eagle County for building permit. The purpose of technical review is to ensure that all conditions of Final Plan approval have been satisfied, and that all aspects of the final working drawings are consistent with such approval. Submittal documents that deviate from the Final Plan approval, or do not satisfy and incorporate all conditions of Final Plan approval, may be rejected. In such cases, the DRB will provide a written statement describing why the submittal was not accepted.

The DRB may waive this requirement depending on scope and complexity of the proposed project.

Submit application materials when complete.

Refer to Appendix 7.3 for Technical Review submittal requirements.

6.3 Application Fees

Refer to the DRB website for application fees. Additional fees may be imposed for any project having more than one Sketch Plan review and/or more than one Final Plan review pursuant to the DRB fee schedule.

Refer to Appendix 7.6 for Application Fees.

Construction compliance deposits are also required. Refer to the Construction Activities and Compliance Deposit Regulations, CACDR, on the BCRC website.

6.4 Submittal & Communication Format

Submittals, reports, responses and other communications between the applicant and the DRB shall be transmitted in a manner defined by the DRB. Electronic submittals will be required at a future date; specific requirements are pending.

6.5 Submittal & Meeting Schedule

Application and meeting dates are defined on the [DRB website](#),

Late or incomplete applications, and/or late or unpaid fees or deposits, will result in applications not being added to the DRB agenda. Upon receipt of submittals, and verification of completeness, the DRB will advise the applicant of the date, location, and time of the meeting at which the submittal will be reviewed.

6.6 Staff Report

For Sketch Plan and Final Plan applications, and depending upon scope or degree of complexity, the DRB may issue a Staff Report to the applicant prior to the meeting, summarizing the results of the initial DRB's review.

6.7 Staking

For Sketch Plan and Final Plan applications for new homes or additions, a surveyor shall stake the site property corners and boundaries, the building envelope corners and the proposed building perimeter. The applicant shall notify the DRB when the site is staked and ready for review, and also provide a staking plan. Staking may be waived by the DRB depending upon project complexity, scope or size.

6.8 Meeting Attendance

The applicant, owner and/or owner's representative is/are encouraged to attend the meeting to present the application and to address questions that may surface.

6.9 Appeals

The appeal process is defined in Section 8.9 of [the Amended and Restated General Declaration for Beaver Creek](#).

6.10 Approval Validity

Sketch Plan approvals shall be valid for one year after the date of the DRB meeting in which approval was granted.

Final Plan approvals shall be valid for one year after the date of the DRB meeting in which approval was granted.

Approvals may generally be extended for a subsequent year upon formal request, if request is received prior to expiration of original approval. A maximum of two extensions is permitted.

6.11 Construction Activities

Certain projects not requiring design review and approval may still be subject to construction regulations. Refer to the [Construction Activities and Compliance Deposits Regulations](#), CACDR, on the BCRC website for definition of such projects.

6.12 Expertise/Professional Licenses

Submittal content shall be prepared by either a Colorado-licensed Architect, Surveyor, Civil Engineer, Structural Engineer and/or Landscape Architect, as appropriate, operating in their respective areas of expertise. The DRB may suspend this requirement depending upon project complexity, scope or size.

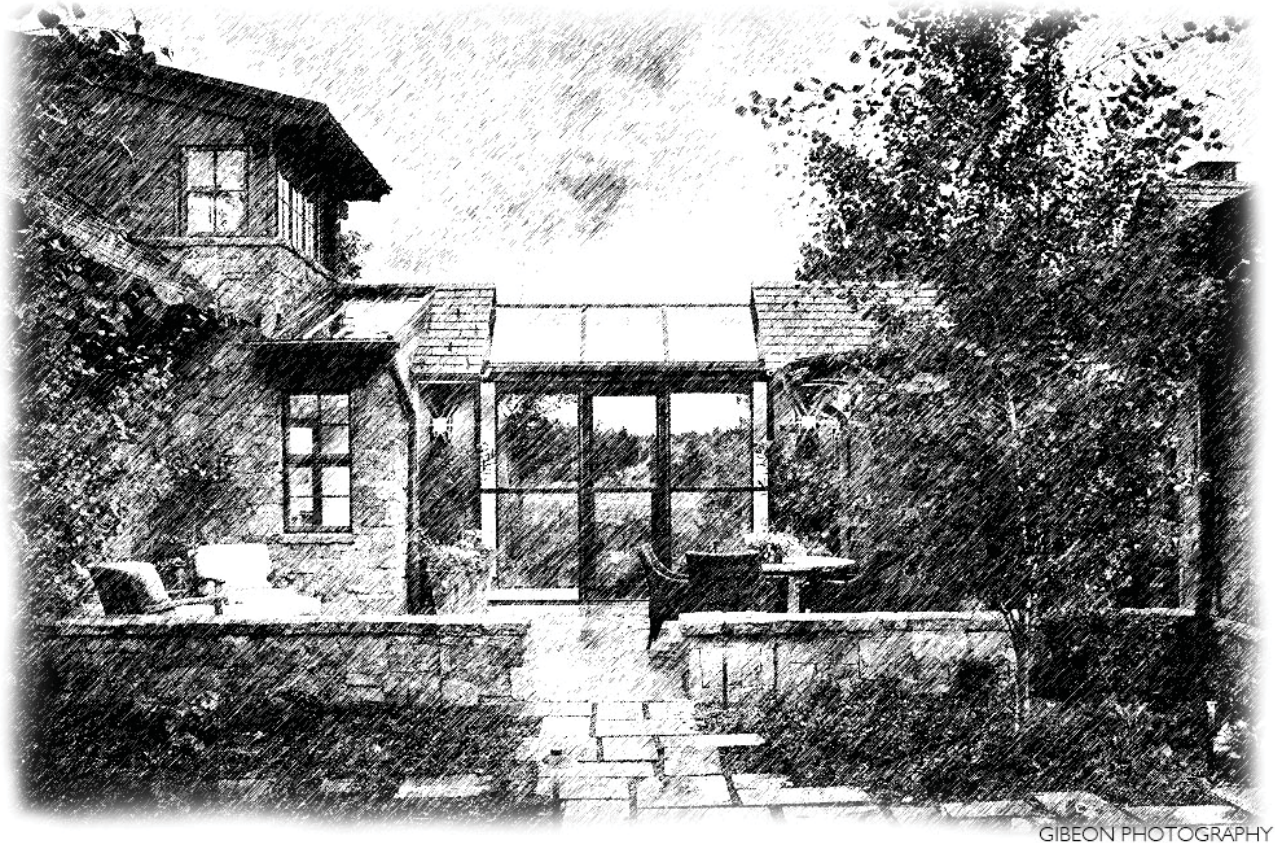


**CHAPTER 7
APPENDICES**

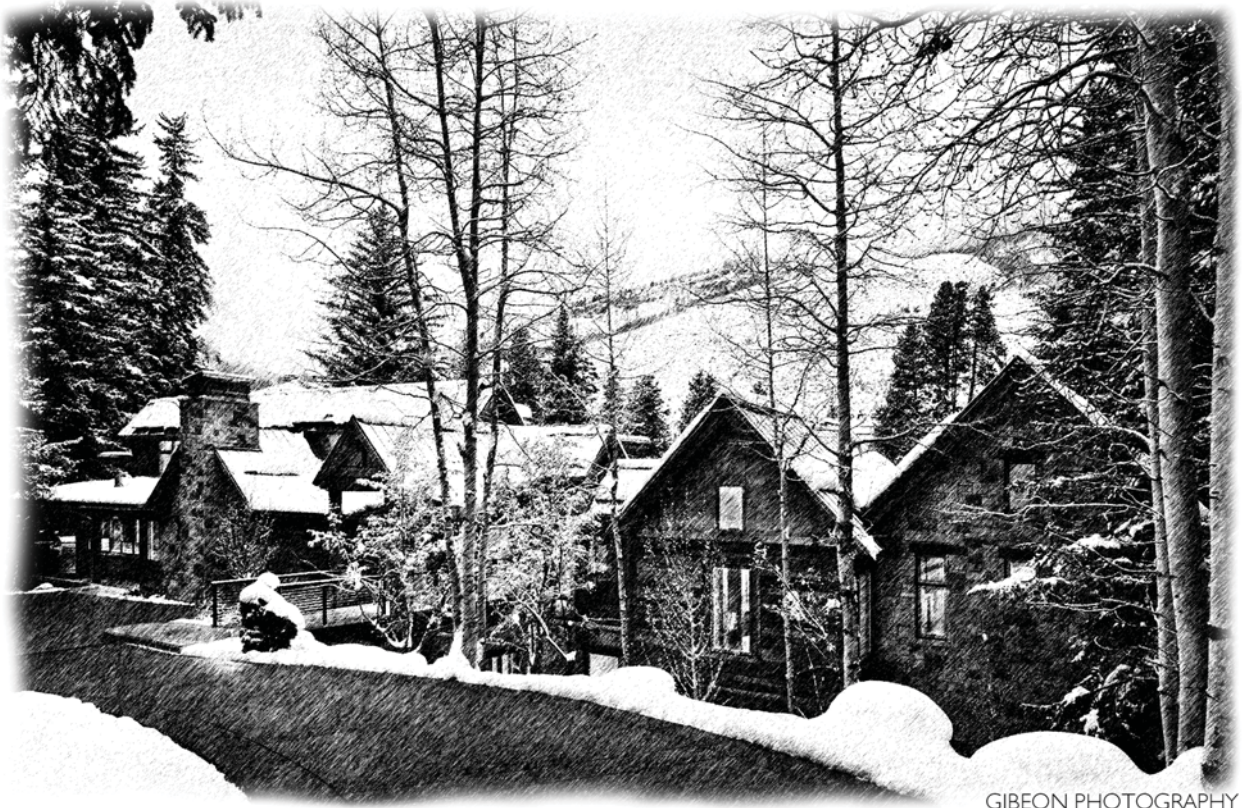


APPENDIX 7.1 ARCHITECTURAL REFERENCE GRAPHICS

The following graphics are excerpted from public domain sources, and/or offered with permissions and rights granted.



Architecture in Beaver Creek shall respect and ensure visual harmony within the community, an appropriate and consistent image within the alpine setting, a richness of visual character, and an appropriate response to the reality of evolving, progressive design. (2.1)

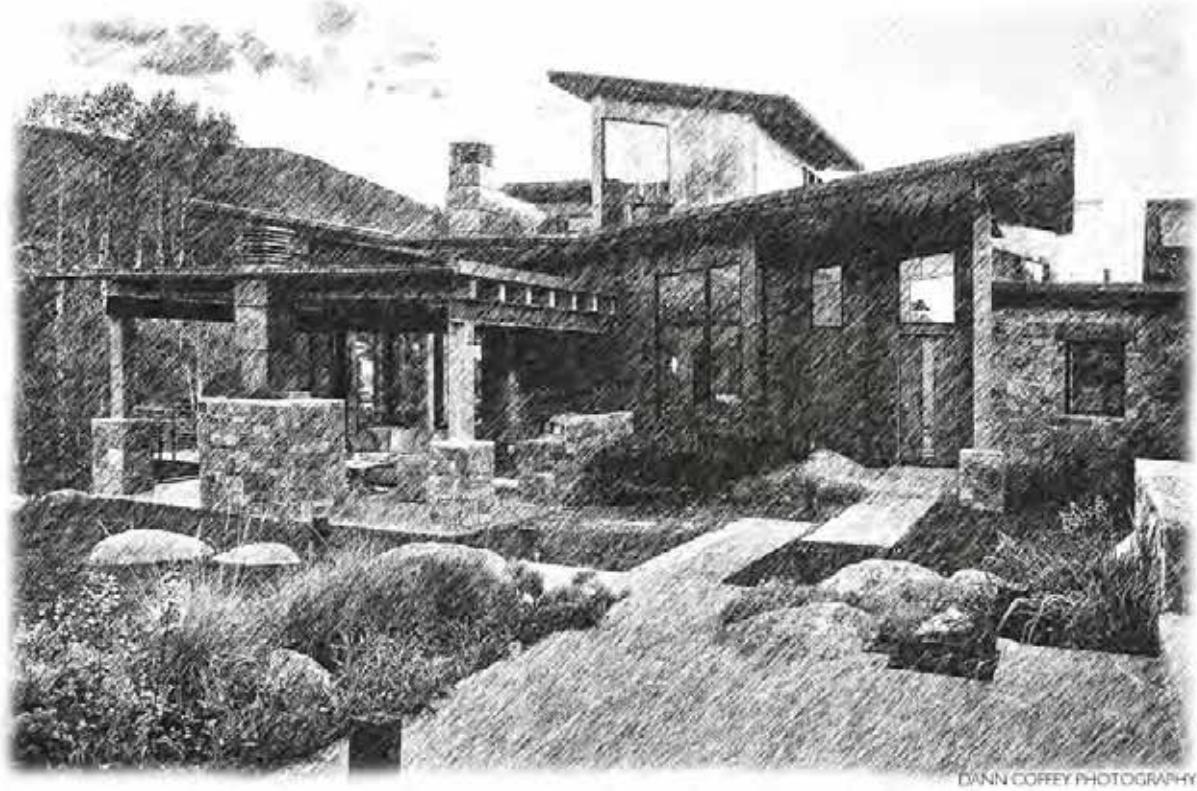


GIBEON PHOTOGRAPHY

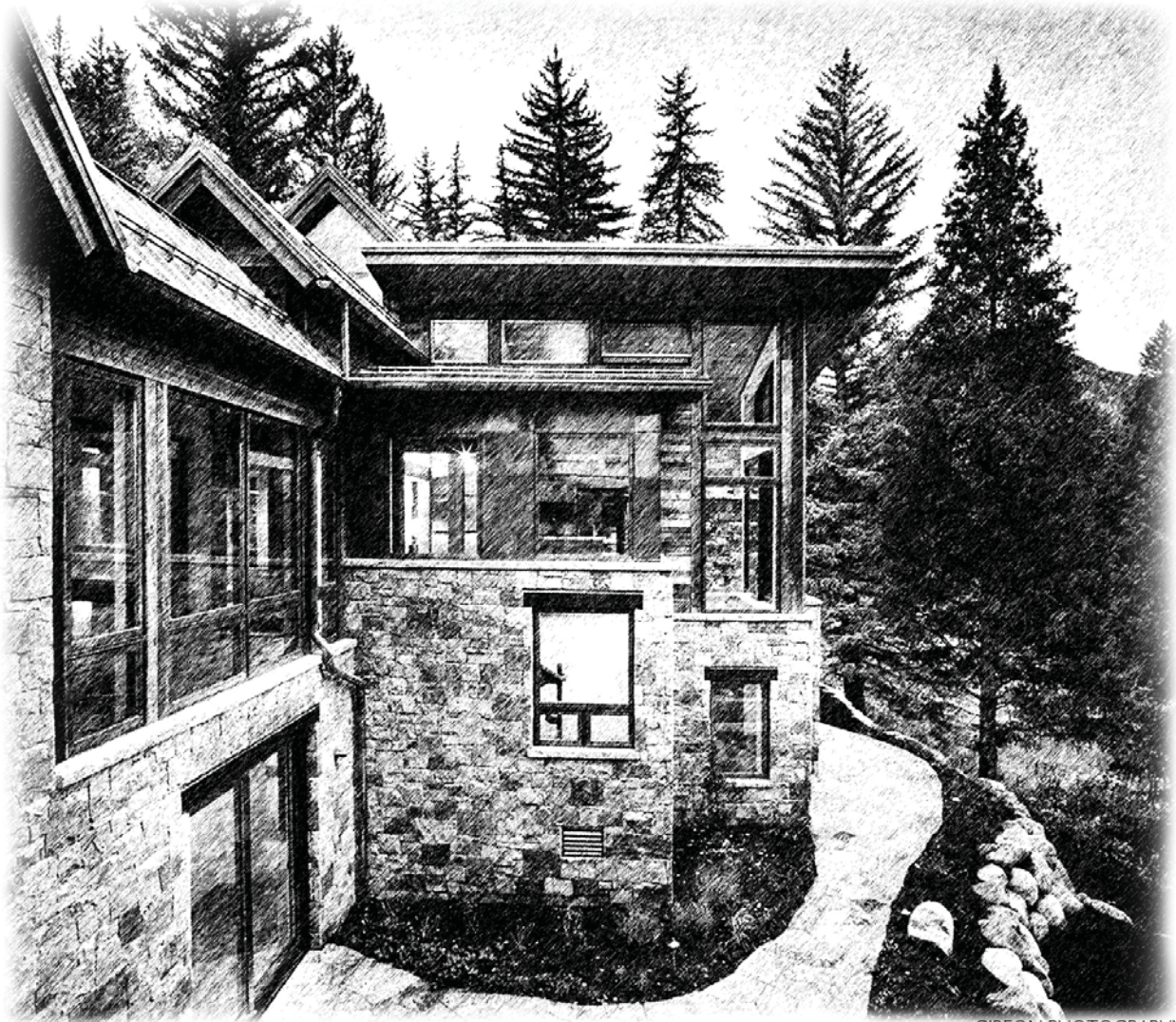
Priority shall be given to clarity and strength of concept, well-proportioned forms, and well-resolved massing, scale and movement, suitable to both site and program. (4.1)



Forms are encouraged to articulate in response to site attributes, to capture exterior space, and to result in well-resolved paths, movement and layers within the architecture. (4.2)

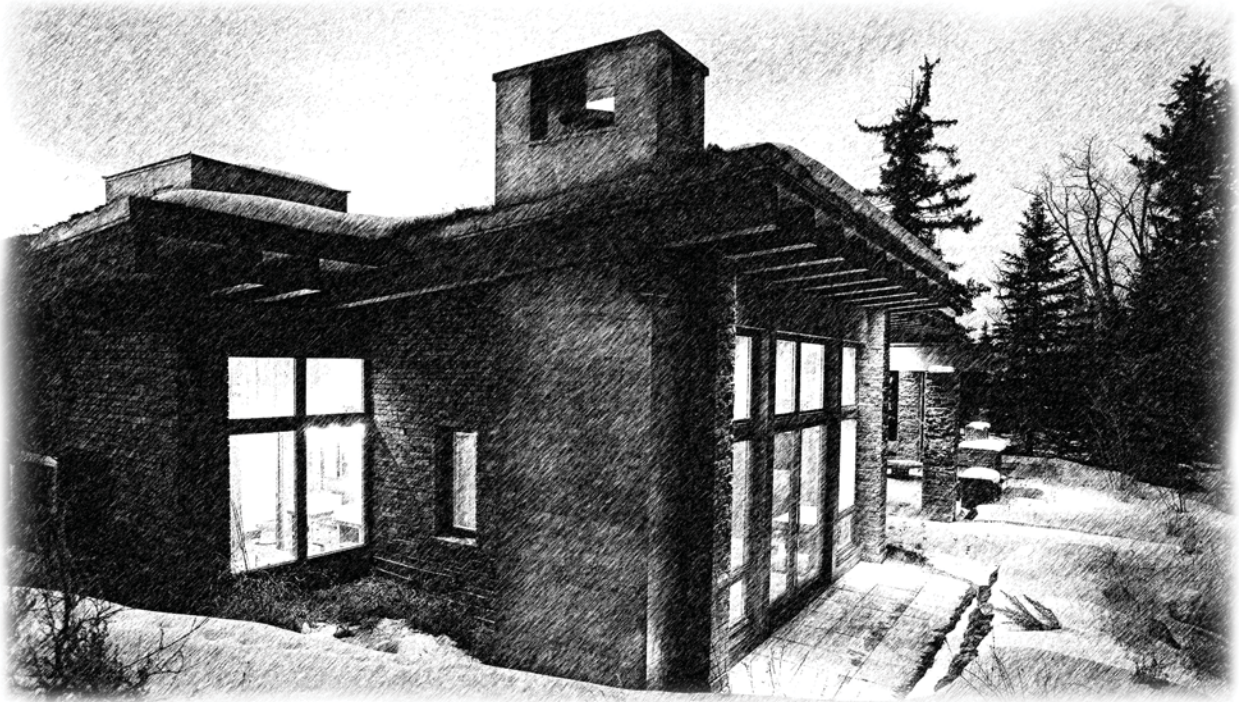


Negative form and space is encouraged, to further promote movement, layers, contrast and shadow. Covered exterior living spaces are encouraged to promote this principle. (4.3)



GIBEON PHOTOGRAPHY

Exterior mass walls shall convey strength through scale and thickness, and through the use of appropriate finishes. These walls shall generally be anchored to grade by the significant use of stone or architectural concrete. (4.5)



DANN COFFEY PHOTOGRAPHY

In addition to structural wall forms, priority shall be given to visible structural expression revealed in such elements as columns, beams, headers, trusses, collar ties, purlins, braces, brackets and fasteners, or extended cantilever elements. Materials to express structure may be stone, wood, wood timbers, logs or log accents, exposed steel, steel rods, cables, etc. Structure shall imply an appropriate scale and rhythm. (4.7)

Various metal wall claddings, panels and siding, as well as metal and cable elements, systems and details, may be approved, pending review of quality, appearance, profile, pattern, color, patina and visible fastening system, as well as relationship to balance of the exterior palette. Priority will be given to enduring, high quality products with subdued colors and patina, and without reflective surfaces. (4.8.d)



MIDDLETON GRAPHICS

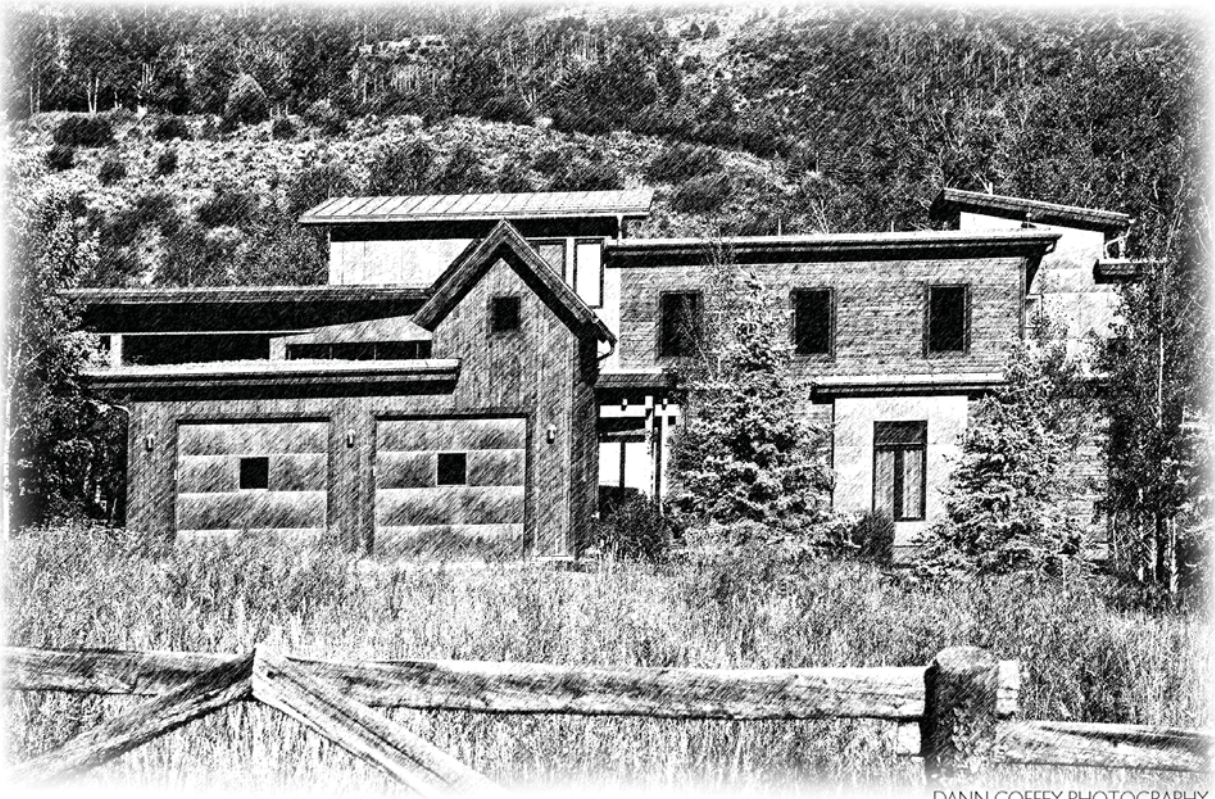
A part from window glass, other applications may include glass wall panels and guardrails. (4.8.e)

Large window expanses are permitted at primary and circulation spaces, subject to integration with the architectural concept. (4.16)



DANN COFFEY PHOTOGRAPHY

Priority shall be given to the scale, proportion, movement and clarity of roof design. (4.9)



DANN COFFEY PHOTOGRAPHY

Various pitched, gable, hipped and flat roof forms may be approved, subject to compatibility with the mountain setting, climate and strength of the architectural concept. (4.9)

Ballasted, planted or grass roofs may be approved subject to review against the balance of the architecture. (4.10)



Larger glass walls or expanses may necessitate broad overhangs above, and/or landscape buffering or other elements to address potential light intrusion onto adjacent properties. (4.16)

APPENDIX 7.2 BEAVER CREEK DESIGN REVIEW APPLICATION FORM

NEW CONSTRUCTION

- Conceptual
- Sketch
- Final
- Modification to Approved Plans
- Minor Improvement (including Satellite Dish, Address Marker, Site Art, Outdoor Recreation Equipment, Dead Tree Removal, Repaint, Re-Roof)

REMODEL

- <500 sq. ft
- >500 sq. ft
- Landscape Remodel
- Building Envelope Amendment
- Tear-Down / Demolition
- Hot Tub

Name of Project: _____

General Description of the Project: _____

LOCATION:

Tract: _____ Lot: _____ Block: _____ Filing: _____

Street Address: _____

CONTACT INFORMATION:

Owner Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Owner Signature: _____ Date: _____

I acknowledge that I am aware and will comply with the requirements as set forth in the Beaver Creek Rules and Regulations, Construction Activities and Compliance Deposit Regulation, Beaver Creek Design Guidelines, General Declaration for Beaver Creek, and Beaver Creek PUD Guide. I authorize the representative below to act on my behalf and recognize that failure to abide by the rules and regulations by either my representative or myself may result in fines.

Applicant/Representative Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Architect Name: _____ License#: _____

Mailing Address: _____

Phone: _____ Email: _____

Landscape Architect Name: _____

Mailing Address: _____

Phone: _____ Email: _____

APPENDIX 7.3 PROJECT DATA

The following project data must be provided for both Sketch Plan and Final Plan review. This information may be provided on this form, or incorporated on the project title/cover sheet.

Project Name: _____

Project Address: _____

Number of Dwelling Units: _____

- Single Family Primary/Secondary Duplex

Gross Floor Area

Primary Unit _____ sq. ft. Secondary Unit _____ sq. ft.

Undeveloped _____ sq. ft. Garages _____ sq. ft.

Total _____ sq. ft.

If applicable, Secondary Unit is _____% of the Gross Floor Area

Number of Bedrooms, All Units _____ Number of Enclosed Parking Spaces _____

Number of Unenclosed Parking Spaces _____ Number of Total Parking Spaces _____

Number of Kitchens _____ Number of Bathrooms _____

Number of Interior Gas Fireplaces _____ Number of Interior Wood Burning Fireplaces _____

Number of Exterior Gas Fireplaces _____ Number of Exterior Wood Burning Fireplaces _____

Maximum Slope of Driveway _____%

Driveway Slope in First 20' Driveway is _____%

Building Height Calculation. _____ feet average

APPENDIX 7.4 NEW CONSTRUCTION & REMODEL SUBMITTAL REQUIREMENTS

Certain submittal requirements may be waived by the DRA depending upon scope.

PRE-APPLICATION MEETING

The following materials are recommended to be provided to the DRB at time of meeting:

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building envelope
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Preliminary Site Plan, 1" = 20' minimum scale

- Property boundaries
- Building envelope
- Existing (if any) and proposed buildings, structures or other improvements

Preliminary Landscape Plan, scale same as Site Plan

- Existing landscaping to remain
- Existing landscaping to be removed

Preliminary Floor Plans, Roof Plan, and Elevations 1/8" =1' minimum scale

Site Photos

CONCEPTUAL REVIEW

The following materials shall be submitted to the DRB a minimum of 2 weeks prior to the meeting.

Completed application form

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building envelope
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Preliminary Site Plan, 1" = 20' minimum scale

- Property boundaries
- Building envelope
- Existing (if any) and proposed buildings, structures or other improvements

Preliminary Landscape Plan, scale same as Site Plan

- Existing landscaping to remain
- Existing landscaping to be removed

Preliminary Floor Plans, Roof Plan, and Elevations 1/8" =1' minimum scale

Site Photos

SKETCH PLAN REVIEW

The following materials shall be provided to the DRA a minimum of three weeks prior to the meeting.

Completed application form

Application Fee

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building envelope
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Site Plan, 1" = 20' minimum scale

- Property boundaries
- Location of Building envelope
- Existing (if any) and proposed buildings, structures or other improvements
- Driveway parking areas with grades
- Snow storage areas
- Existing and proposed grades and drainage

Landscape Plan, scale same as Site Plan

- Location of Building Envelope
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Other proposed improvements – Refer to Section 2
- Temporary and permanent measures for slope stabilization and erosion control.

Floor Plans, 1/8" = 1' minimum scale

- Location of Building Envelope
- General layout of rooms, spaces, garages, exterior living areas
- Approximate size and total area of enclosed space for each floor level

Roof Plan, scale same as floor plans

- Location of Building Envelope
- Roof pitches
- Overhang dimensions
- Chimney and flue locations
- Finish roof materials
- Elevations of major ridges and eaves

Exterior Elevations, scale same as floor plans

- Façade definition and detail sufficient to describe architectural character
- Fenestration
- Existing and proposed grades
- Annotation of exterior materials and colors

Building height calculations – on a site plan

- Location of Building Envelope
- Roof configuration
- Annotate all ridge lines in roof plan with associative respective elevations to the top of finished roof system, and relative to existing topography
- Existing and proposed grade (existing grade shall be represented completely beneath the Roof Plan and building footprint background). Contour lines shall be shown at a minimum two foot (2') interval.

Preliminary digital model, if available

FINAL PLAN REVIEW

The following materials shall be provided to the DRB a minimum of three weeks prior to the meeting.

Completed application form

Application Fee

Topographic Survey, 1"=20' minimum scale

- Dated within last three years
- Site contours at two foot (2') intervals
- Property boundaries and area of property
- Building envelope
- Easements
- Existing buildings, structures, if any
- Significant natural features such as a rock outcroppings, drainage paths and mature stands of trees

Site Plan, 1" = 20' minimum scale

- Property boundaries
- Location of Building envelope
- Existing (if any) and proposed buildings, structures or other improvements
- Driveway parking areas with grades
- Snow storage areas
- Existing and proposed grades and drainage
- Soil and erosion control measures

Landscape Plan, scale same as Site Plan

- Location of Building Envelope
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Other proposed improvements – Refer to Section 2
- Temporary and permanent measures for slope stabilization and erosion control.
- Irrigation Plan
- Other proposed improvements such as patios, decks, walkways, retaining walls, landscape walls, fences, artwork, firepits, outdoor cooking facilities, hot tubs, pools, water features, play courts, etc.
- Temporary and permanent measures for slope stabilization and erosion control.
- Specifications for seeded areas including seed mix, mulch and fertilizer type. The area of land covered by spray irrigation shall be calculated and listed, by square foot

Lighting Plan, scale same as Site Plan

- Location of exterior and building light fixtures
- Cut sheets or specifications demonstrating compliance with lighting requirements.

Floor Plans, 1/8" =1' minimum scale

- Roof pitches
- Location of Building Envelope
- Dimensioned rooms with names
- Location of doors and windows
- Roof overhangs
- Location of mechanical and electrical rooms, systems
- Total area by floor level

Roof Plan, scale same as floor plans

- Location of Building Envelope
- Roof pitches
- Overhang dimensions
- Chimney and flue locations, and other structures, projections or penetrations located above roof
- Finish roof materials
- Elevations of major ridges and eaves
- Gutter and downspout locations

Exterior Elevations, scale same as floor plans

- Façade definition and detail sufficient to describe architectural character
- Fenestration
- Existing and proposed grades
- Annotation of exterior materials and colors
- Architectural details
- Existing and proposed grades
- Floor and ridge elevations
- Annotation of exterior materials, textures, colors
- Exterior light fixtures
- Chimney heights and cap enclosure details
- Mechanical penetrations through walls, roofs
- Shadow patterns

Building height calculations – on a site plan

- Location of Building Envelope
- Roof configuration
- Annotate all ridge lines in roof plan with associative respective elevations to the top of finished roof system, and relative to existing topography
- Existing and proposed grade (existing grade shall be represented completely beneath the Roof Plan and building footprint background). Contour lines shall be shown at a minimum two foot (2') interval.

Model

- Digital or physical, to be presented at meeting

Architectural Details, appropriate scale

- Graphic descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, including rakes and eaves, windows and doors, material transitions, vertical and horizontal layers, exposed structural connections, etc.

Exterior Finishes

- Physical samples or quality photographs, indicating type, color, and texture of all exterior materials, to be presented at meeting.

Specifications, written specifications and/or cut sheets for the following:

- Fireplace and flue caps
- Exterior light fixtures

Erosion Control Stabilization & Revegetation Plan, same scale as Site Plan.

- Means and schedule for prevention of soil erosion, during and after construction
- Revegetation of cut and fill slopes
- Methods of controlling surface water
- Siltation control devices
- Vehicular access points
- Location of soil storage areas and stabilization measures

TECHNICAL PLAN REVIEW

The following shall be provided upon completion.

- Final construction drawings, including all requirements for final plan review
- Structural drawings stamped by the structural engineer

APPENDIX 7.5 MINOR IMPROVEMENT SUBMITTAL REQUIREMENTS

Certain submittal requirements may be waived by the DRB, depending upon project complexity, scope or size.

SATELLITE DISH SUBMITTAL REQUIREMENTS REFER TO PARAGRAPH 5.4

Completed application form

Application fee

- If duplex, letter or email of written approval from adjacent or attached neighbor
- Drawing or photo defining proposed location for satellite dish
- Details for screening satellite dish from off-site view

HOT TUB SUBMITTAL REQUIREMENTS REFER TO PARAGRAPH 3.12

Completed application form

Application fee

If duplex, letter or email of written approval from adjacent or attached neighbor.

Cut sheet of proposed hot tub – manufacturer’s specification/brochure with colors, finishes

Site/Landscape Plan at 1” = 20’ scale, indicating the following (if hot tub is proposed on an existing balcony, this requirement is waived and a photo or drawing shall be provided defining proposed location):

- Proposed location for the hot tub
- Property boundaries
- Building envelope and/or homesite
- All easements of record
- Existing conditions
- Proposed landscape improvements, including any trees or shrubs to be removed or added
- Common name, location and size of all proposed landscape materials
- Revised grading, if any

**DEMOLITION OF EXISTING HOME
REFER TO PARAGRAPH 5.5**

Completed application form

Application fee

Landscape Plan at 1" = 20' minimum scale, indicating the following:

- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Irrigation Plan
- Specifications for seeded areas including seed mix, mulch and fertilizer type.
- Erosion Control Stabilization & Revegetation methods
- Vehicular access points
- Location of soil storage areas and stabilization measures

LANDSCAPE REMODEL
REFER TO SECTION 3 - SITE & LANDSCAPE DESIGN

Completed application form

Application fees

If duplex, letter or email of written approval from the adjacent or attached neighbor

Landscape Plan at 1" = 20' minimum scale, indicating the following:

- Location of Building Envelope
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Irrigation Plan
- Other proposed improvements such as patios, decks, walkways, retaining walls, landscape walls, fences, artwork, firepits, outdoor cooking facilities, hot tubs, pools, water features, play courts, etc.
- Specifications for seeded areas including seed mix, mulch and fertilizer type.

Erosion Control, Stabilization & Revegetation Plan at 1" = 20' minimum scale

- Means and schedule for prevention of soil erosion, during and after construction
- Revegetation of cut and fill slopes
- Methods of controlling surface water
- Siltation control devices
- Vehicular access points
- Location of soil storage areas and stabilization measures

APPENDIX 7.6 APPLICATION FEES

New Construction	
Conceptual	\$0
Sketch	\$3,000
Final	\$3,000
Remodel of Existing Residence (with addition of sq. ft.)	
Addition of less than 500 sf	\$500
Addition of greater than 500 sf	\$2,000
Remodel of Landscaping (fee is 2% of Project Cost. Minimum \$200)	\$200-\$3,000
Modification to Approved Plans	\$250
Hot Tub Addition	\$250
Minor Improvement (including Satellite Dish Addition, Address Marker, Site Art, Outdoor Recreation Equipment, Dead Tree Removal, Repaint, Re-Roof)	\$50
Building Envelope Amendment	\$500
Tear Down	\$500
Technical Plan Review	\$0
Checks shall be payable to Beaver Creek Resort Company	

APPENDIX 7.7 BUILDING ENVELOPE AMENDMENTS

Building envelope amendments must first be approved by the DRB. Following DRB approval of a building envelope amendment, the applicant must then apply to Eagle County for the building envelope amendment as defined in the Beaver Creek PUD Guide.

Prior to submitting an application to the DRB, the applicant shall notify all adjacent property owners of the proposed amendment. Notification to adjacent property owners shall include the following:

- 1 A proposed plat map indicating the boundaries of the original and proposed new building envelope. The document shall be stamped and signed by a licensed surveyor;
- 2 An explanation of the basis for proposed change;
- 3 A graphic and written explanation that demonstrates how the proposed change does not negatively impact adjacent properties.

The DRB shall consider the information received and shall forward a recommendation to approve or deny the proposal to Eagle County. The DRB may recommend approval provided the applicant demonstrates that at least one or more of following criteria has been met:

- 1 The building envelope amendment does not substantially impact in an adverse manner the view corridor of any adjacent property owner;
- 2 The building envelope amendment is required by geologic or other hazard considerations.
- 3 The size of the proposed building envelope is approximately the same size as the existing building envelope.
- 4 In the case of the consolidation of 2 or more lots, the proposed building envelope shall be commensurate with the size of the lot to be created.

Objections by neighbors may be considered by the DRB in their review of a building envelope amendment, however, there is no requirement for adjacent property owner letters of consent to be provided to the DRB. The Beaver Creek PUD Guide may require letters of consent from adjacent property owners for the administrative approval of a building envelope amendment. If letters of consent of all adjacent property owners cannot be obtained, the applicant may request that Eagle County schedule a public hearing as outlined by the Eagle County PUD Guide and processed under the purview of Eagle County.

Prior to final DRB approval of any improvements on the lot, the building envelope amendment shall be memorialized by the recording of amended final plat. A copy of the signed and recorded plat shall be provided to the DRB

APPENDIX 7.8

DEFINITIONS

Applicant

An Owner or Owner's representative who is authorized to represent and/or act upon an application or submittals.

Architect

An Architect licensed in the State of Colorado.

Balcony

A projecting platform on the exterior of a building.

BC

Beaver Creek.

BCDRB

Beaver Creek Design Review Board.

BCRC

Beaver Creek Resort Company.

Berm

A mound or wall of earth or soil constructed in a landscape useful for screening or planting.

Building

An enclosed and permanent structure for residential use.

Building Envelope - from the PUD Guide

“The building envelope specifies the boundaries within which improvements may be constructed on a particular property, as designated on a recorded subdivision plat for property within the Residential Low Density Land Use Designation.”

Building Height

The height of buildings and/or structures, as determined by the formula and calculation defined herein.

Building setback

Boundary limits determined by building envelopes, or as may be defined by Eagle County requirements.

Design Review Board (DRB)

The board, appointed by the Beaver Creek Resort Company, responsible for the enforcement of these Design Guidelines as established by Section VIII of the General Declaration for Beaver Creek.

Design Review Administration (DRA)

Staff retained by the Design Review Board and Beaver Creek Resort Company responsible for administering and enforcement of these Design Guidelines and the design review process.

Duplex, Duplex Unit or Duplex Structure – from the PUD Guide

“A duplex is considered to be one multi-family project consisting of two residences within an architecturally integrated structure. If the property is resubdivided each of the units can be owned separately as fee-simple estates and ownership can then be conveyed or transferred independently. For purposes of Dwelling Unit definitions, each residence counts as a Dwelling Unit, thereby counting as two dwelling units per structure.”

Dwelling Unit – from the PUD Guide

“One or more rooms occupied by one family or group of people living independently from any other family or group of people and having not more than one indoor cooking facility...”

Easement

A designated part of a property authorized for use others for a specified purpose, often for utilities, drainage, access, etc.

Fenestration

Glazed opening or openings in a wall, or the arrangement of windows and doors on a building façade.

Fill

The accumulation and placement of soil or rock material.

Floor Area – from the PUD Guide

“Floor area means the sum of the gross horizontal areas of all floors of a building measured from the outside of all exterior walls, including penthouses, lofts, stairways, fireplaces, halls, useable and habitable attic space, and not including basements or areas designed for parking or loading within the building.”

Floor Area, Gross

The total floor area of a building including enclosed parking, basements and storage areas are measured from outside of wall.

Garage

A building, or portion thereof, used or designed to be used for the parking and storage of vehicles and larger household maintenance, utility or recreational items.

Generally

Means that the subject requirement will commonly be upheld, but that in case-specific instances, with acceptable justification, may not be, and/or alternate interpretations may be approved, at the discretion of the DRB.

Grade, Existing

Original, topographic ground elevation, prior to modification.

Grade, Finished

The final topographic elevation of the surface material (soil, paving, decking, patio, etc.) on a property and adjacent to a building.

Habitable Space or Area

Enclosed, interior, conditioned floor area and volume used for daily living purposes, not including secondary interior, potentially conditioned spaces such as garages or semi-exterior service areas.

Interior Renovation

Design and construction that involves rebuilding, reconstruction or alteration of an existing interior improvement, not involving any exterior change, and which does not involve change of use, addition of bedroom space(s), or construction or creation of new or additional square footage of useable space within or around an existing improvement.

Landscape/Landscaping

Existing, native plants and terrain, as well as changes to existing terrain, the addition of plants, and construction of site elements intended to enhance the appearance of a property and to integrate a property with the natural setting.

Landscape Remodel

Any changes to existing landscaping or site.

Landscape Maintenance

The practice of keeping a landscape healthy, clean, safe and attractive. Refer also to the Construction Activities and Compliance Deposit Regulation.

Legal Nonconforming Property

A property that was in compliance with the design regulations in effect as of the date the improvements or alterations were completed, but is no longer in compliance as a result of changes in the regulations after the improvements or alterations were completed.

Log Home

A home, or portion thereof, that utilizes horizontal log construction as a structural system, generally with laced, notched and/or fitted corners, in lieu of wood frame or masonry construction.

Maintenance, Exterior and/or Interior

Refer to the Construction Activities and Compliance Deposit Regulation.

Major Addition

The construction of new floor area, whether habitable or non-habitable space, that is added to an existing structure.

Minor Improvements

Minor improvements are projects or activities of lesser complexity, scope or size, including altering or replacing windows, introducing new light fixtures at existing locations, changing existing stain and/or paint colors, changing roof or gutter materials, changing address markers, addition of exterior vents, installation of site art, outdoor recreation equipment, air conditioning condensers or other mechanical equipment.

New Construction
The construction of a new structure on a vacant lot, or construction of a new structure on a lot that was previously occupied by a structure which is to be demolished in its entirety.

Porch

A roof-covered entrance or patio, either incorporated into a building form or applied as an exterior on a building exterior.

Patio

An outdoor living or recreational space, generally at grade, without enclosure walls and roof, the floor of which is constructed of a hard surface. Also called a terrace.

Primary/Secondary Structure or Unit - from the PUD Guide

“A primary/secondary structure consists of two Dwelling Units within a single fee simple estate: one primary unit and one secondary unit. The secondary unit can be no more than 25% of the total Gross Residential Floor Area of the Primary/Secondary Structure, must be integral with the

architecture of the primary unit, and cannot be subdivided or separately conveyed or transferred in ownership.”

Private exterior space

An area not visible from any right-of-way, ski easement, pedestrian easement, equestrian easement, golf course easement or neighboring property.

PUD or PUD Guide

Planned Unit Development and related documents, available on the Beaver Creek Resort Company website.

Remodel

Design and construction that involves rebuilding, reconstruction or alteration of an existing improvement and includes exterior changes, and/or involves the construction or creation of new or additional square footage of useable space within or around an existing improvement.

Single Family Unit

A detached home for the occupancy of one housekeeping unit.

Structure

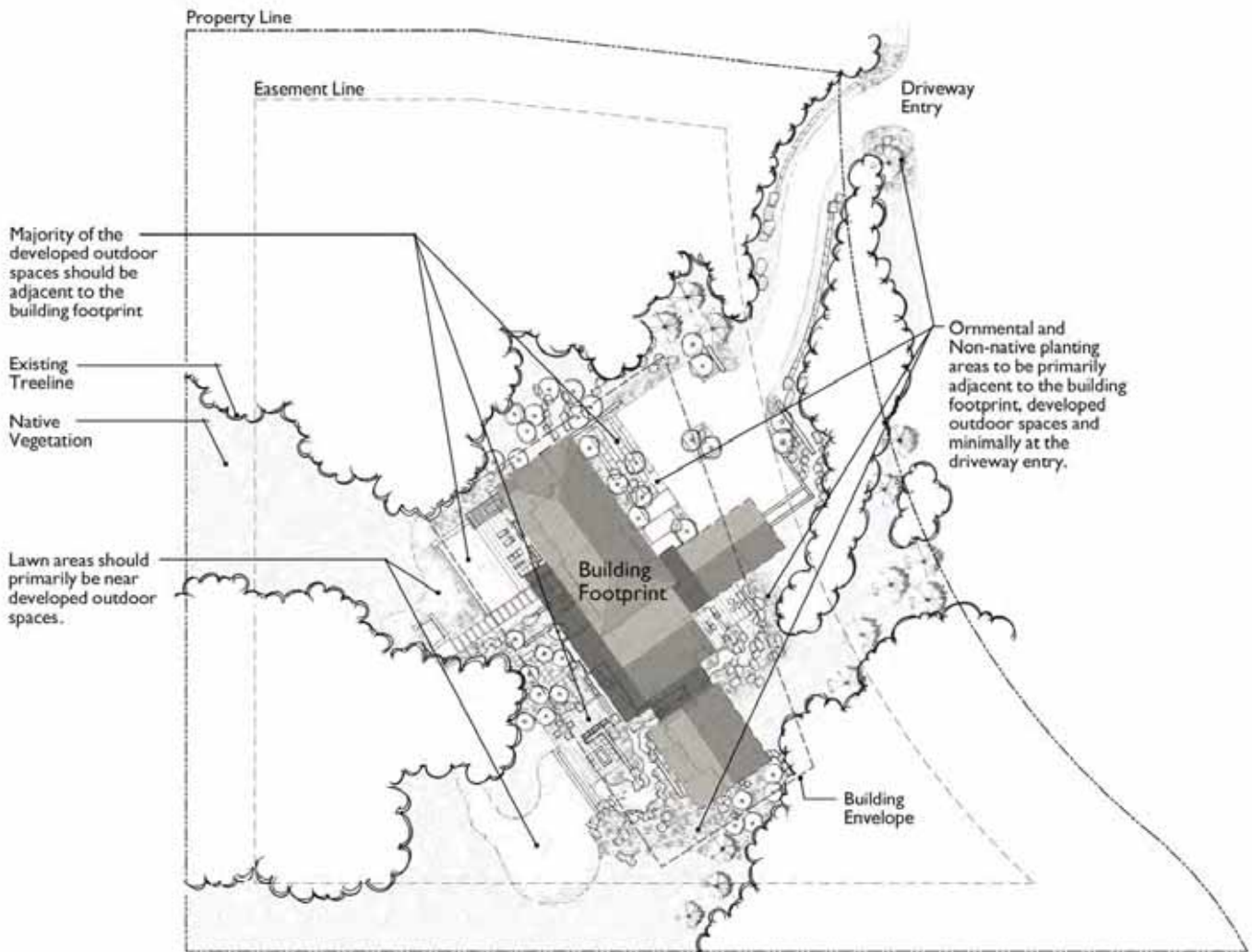
A building or improvement enclosing habitable or non-habitable space or offering shelter, or any element requiring structural foundations.

Swale

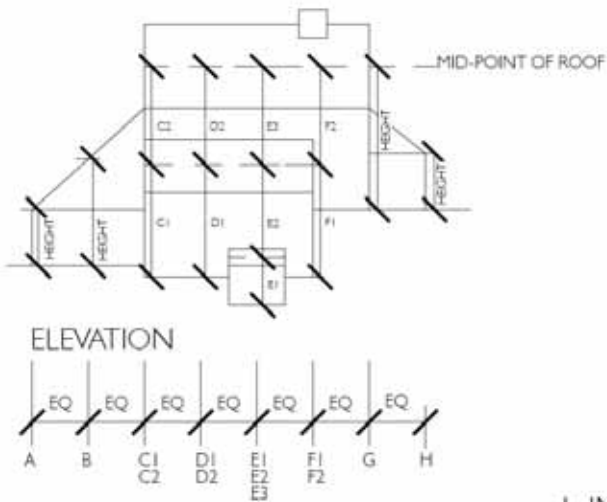
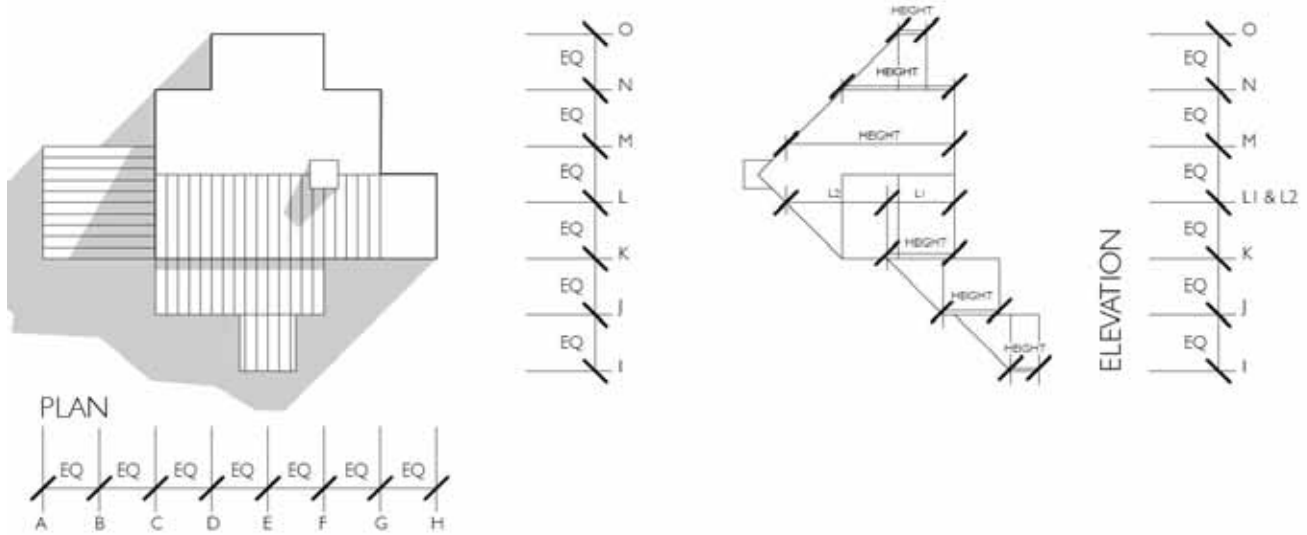
A linear depression in land or a low area that gathers and channels or diverts water.

APPENDIX 7.9 SITE DIAGRAM

Refer to Paragraph 3.20 Landscape Design Theme



APPENDIX 7.10 BUILDING HEIGHT DIAGRAM



1. INTERVAL POINTS WITH MULTIPLE HEIGHTS - $\frac{C1 + C2}{2}$
(i.e. points C,D,E in example)

$$\text{or } \frac{E1 + E2 + E3}{3}$$

2. BUILDING HEIGHT = $\frac{\text{SUMMATION OF ALL HEIGHTS FROM ALL ELEVATIONS}}{\text{NUMBER OF INTERVALS TAKEN}}$