

BEAVER CREEK

Design Guidelines

SINGLE FAMILY AND DUPLEX RESIDENCES

Adopted September 18, 1997

Amendments Adopted March 21, 2001

Amendments Ratified May 17, 2001

Governing Regulations

The Amended and Restated Declaration for Beaver Creek, Eagle County, Colorado, specifically requires the publication of rules and regulations that set forth design regulations and general construction procedures that will or will not be allowed in Beaver Creek.

This document was initially adopted by the Beaver Creek Design Review Board on September 18, 1997. This document was amended and readopted by the Beaver Creek Design Review Board on March 21, 2001 and that amendment and re-adoption was ratified by the Board of Directors of the Beaver Creek Resort Company on May 17, 2001. This document may be amended from time to time by the Beaver Creek Design Review Board.

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Design Regulations - Single Family and Duplex Residences

A. Design Theme

The architectural design theme for Beaver Creek is established to ensure visual harmony within the community, an appropriate and consistent image within its alpine setting, and a richness of visual character.

Buildings within Beaver Creek shall be designed to respect and fulfill the following Design Theme:

- To reflect, in an interpretative manner, the forms, materials, and general image of alpine architecture found in rural Colorado and in European mountain communities. Buildings shall be designed with creative solutions to the age-old issues of mountain conditions. These solutions are often represented in traditional alpine buildings throughout the mountains of Europe and Colorado. The design theme of a building shall also convey an image that is founded in the heritage of alpine architecture. Buildings shall not be designed as reproductions or literal translations of historic or foreign vernacular styles, but shall reflect the sound design principles of historical or regional precedent. Buildings shall not stand out as an identifiable "style" from a different time or place.
- To provide compatibility between buildings and their natural setting. The siting and massing of buildings shall create a comfortable fit between architecture and landscape thereby blending human-made improvements into the natural setting. Monumental forms and attention grabbing architecture shall be avoided and shall give way to understated, elegantly rustic buildings that respect and become part of the natural mountain setting.
- To establish an overall image or "feel" to the architecture that meets the expectation of a Colorado mountain retreat. As a contrast to urban development, Beaver Creek is intended to be a mountain retreat, a place to enjoy a balance between nature and human-built environment. Buildings shall use forms that convey a sense of protection from the harsh mountain weather, indigenous materials that visually link the architecture to the surrounding mountains, colors that blend buildings into the natural earth and vegetation, artistry in detail that portrays the cultural and natural history of the Colorado mountains.
- To respond to the opportunities and demands of the mountain climate. The design theme of a building shall include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections, and energy conservation techniques.
- To respect the community context. Both the overall community of Beaver Creek and individual neighborhoods have an existing identity. Design of buildings shall reinforce the existing images that are central to a consistent identity for the area, rather than emphasizing the anomaly of architectural style.

B. General Review Criteria and Requirements

1. Review Criteria:

In order to ensure that the design theme is implemented and that designs are appropriate for their site and harmonious with the adjacent properties, the following criteria have been adopted and shall be applied to all items for which Design Review Board approval is required:

- a. The suitability of the improvement, including the type and quality of materials, and the site upon which it is located;
- b. The compatibility of the design to minimize site impacts, and site coverage to adjacent properties;
- c. The compatibility of the proposed improvement with site topography, drainage, and landscaping;
- d. The visual appearance of any proposed improvement as viewed from adjacent and neighboring properties and public ways; and
- e. That no improvement is so similar or dissimilar to others in the vicinity that values, monetary, or aesthetic will be impaired.

2. Notification Requirement:

Prior to presenting any application for any determination, decision or approval of the Design Review Board [concerning a residential use, and excepting any determination, decision or approval to be made by the Design Review Board staff for Design Review Board ratification,] the Owner of the property for which a determination, decision or approval is requested shall provide notice of the application to the owner(s) of each property within one-hundred fifty (150) feet of any boundary of the subject property; provided, however, that when a subject property is located within 150 feet of a condominium or townhouse complex, notice may be sent to the president of the owners association or management agency for such complex instead of each individual owner. Said notice shall be sent, by the Owner, by registered [or certified mail], to the last known address of such owner(s) as it appears in the files of the Beaver Creek Resort Company. Said notice shall be on a form provided to the Owner by the Design Review Board staff, and shall include a description of the subject property and the determination, decision or approval being requested for the property. Prior to the review of the application by the Design Review Board, proof of mailing of the required notice shall be provided to the Design Review Board staff. Proof of the receipt of such notice shall not be required. If proof of mailing of notice is not provided to the Design Review Board staff at least fourteen (14) days before an application is scheduled for review at a meeting of the Design Review Board, then staff may, at its discretion, remove the application from the agenda for such meeting.

It is the intent of this regulation that actual notice to neighboring properties shall not be required to allow the Design Review Board to act. The mailed notice provided for by this regulation is to be sent only as a courtesy and as a supplement to the published notice of each Design Review Board meeting. Any failure of the timely mailing of notification shall not nullify or impede any action taken by the Design Review Board.

The Design Review Board staff shall determine which property owner(s) shall be mailed a notice pursuant to this regulation and shall, upon request, provide the Owner with the last known address of each such owner(s) as it appears within the files of the Beaver Creek Resort Company.

C. Applicability

Design Review Board approval is required for any and all site preparation; landscaping; building construction; sign erection; exterior change; modification; alteration or enlargement of any existing structure; paving; fencing; planting or other improvements to the site or other property or building or structure thereon; or change in the use of any site or other property or building or structure.

D. Definitions

In addition to the following defined items, certain words and phrases contained within these Design Guidelines shall have the meaning as provided in Section 3 of the Construction Activities and Compliance Regulation.

1. Single Family - Primary/Secondary Units

Most of the single-family lots in Beaver Creek allow for a primary and secondary unit to be built as single fee simple ownership. The secondary unit shall be no more than 25% of the gross floor area of living space for the primary unit, must be integral with the architecture of the primary unit, and shall not be subsequently subdivided or transferred in ownership. For purposes of dwelling unit definition, both the primary and the secondary units will count as one dwelling unit each, thereby counting as two dwelling units per lot.

2. Duplex Units

A duplex within Beaver Creek is considered to be one multi-family project consisting of two residences within an architecturally integrated structure. Each of the units may be owned separately as fee simple properties, and ownership can be transferred independently. For purposes of dwelling unit definition, each of these duplex units counts as a dwelling unit, thereby counting as two dwelling units per duplex lot.

3. Applicant

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

4. Architect

An Architect licensed in the State of Colorado is required for the design of all buildings.

E. Building Exteriors

1. Exterior Walls

Major exterior walls shall convey a sense of mass through the use of natural stone and natural wood and / or plaster. Structures shall be anchored to the earth by the significant use of stone. Window openings in mass walls shall be relatively small in scale and be used in an informal pattern on the wall, with deep set reveals and varied proportions. Plaster shall have a soft undulating appearance similar to adobe, with an avoidance of sharp edges. Both plaster and stone shall always express mass and not be used as infill panels. The Design Review Board may approve the use of eroded stone if the eroded edge relates to grade transitions oriented vertically.

In contrast to the mass walls, vertical wood siding may be used as sheathing, especially at gable ends and upper levels. Horizontal siding may be approved at the Design Review Board's discretion. Cedar shingle siding may be used as an accent.

Glass can also be used to contrast with the mass walls on southern exposure. Generally, the heavier stone and plaster surfaces shall be below, visually supporting the lighter wood-sheathed elements above.

Wall materials and window design shall respond to the orientation of the building, with the north wall generally closed off (small window openings) and the south wall open to sun exposure.

Only the following materials and finishes shall be used for exterior walls:

- Natural wood (western cedar, redwood, spruce or pine) sound tight knot or better, without heavy pigment stain or paint; any stain used shall be semi-transparent.
- Plaster or stucco in warm off-white colors.
- Stone approved by the Design Review Board. Volcanic rock or stone and unit masonry is not permitted as exposed exterior material. Stone walls shall be laid in a random pattern.

It is within the discretion of the Design Review Board to approve wood frame construction, which employs log materials as accent elements. These accent elements may include but are not limited to structural columns, trusses, brackets, railings and applied trim. Horizontal siding may be applied, provided that no chinking is proposed between the horizontal members. Half-round log siding shall not be permitted as an accent material. The Design Review Board shall determine whether the applicant has created the visual simulation of log construction or circumvented the intent of log as an accent element and may deny an application or proposal accordingly. Log Homes, see pages 26-27, Log Home Regulations.

2. Roofs

All major roofs shall have pitches not less than 6:12 and not greater than 12:12. Major roof forms shall be restricted to gable and hip roofs.

Secondary roof forms attached to the major building form may be shed roofs with pitches not less than 4:12.

Dormers shall be relatively small in proportion to the overall scale of the roof. They should be gable, hip, dutch hip, or shed roofs.

Pedestrian and vehicular areas shall be protected from roof snow shedding where roof pitches exceed 6:12. This may be accomplished through secondary roofs, snow clips, snow fences, and gutters on roofs.

Roof materials shall be unit pieces such as slate, flat profile unglazed tile, cedar shingles, or continuous vertical boards over built-up roofing, but not composite shingles. Tile colors shall be blue-gray, green-gray, or brown-gray and shall have a weathered appearance. Copper shingle roofs are permitted with a prepatina treatment. Glazed tiles and metal roofing shall not be used. Cold roof designs are recommended for roofs over heated interior spaces to avoid ice damage.

3. Windows

Window casings shall be wood. Approved finishes are natural, stained, painted or clad. Exterior window trim shall relate to other building materials, either wood or masonry. The use of headers and sills, designed integrally with the wall, is encouraged.

Windows shall be used in combinations to avoid large uninterrupted glass areas. Windows shall have a double or triple glazing. No uninterrupted glass area shall exceed 20 square feet. A window for a primary view may exceed the 20 square feet requirement in an amount determined at the discretion of the Design Review Board. Any other window for a primary view that exceeds 20 square feet of uninterrupted glass shall only be permitted in the sole discretion of the Design Review Board. Mirrored glass is not permitted. All exterior window treatments in Beaver Creek are prohibited. All window treatments shall be installed in the interior of a single-family, multi-family, or commercial projects. However, shutters shall be allowed, so long as they are operable and not used merely as an ornament.

4. Garage Doors

Garage doors shall be clad with wood. Alternative materials including, but not limited to, fiberglass, masonite, and metal are prohibited in Beaver Creek.

5. Energy Conservation

(i) **At a minimum, the following energy conservation measures shall be followed:**

- Roof insulated to R-30;
- Walls insulated to R-19;
- Perimeter of slab on grade insulated to R-11 to a depth of 4 feet;
- Openings in exterior walls and roof caulked all around;
- Windows double or triple glazed;
- Windows and doors weather stripped.

(ii) **Passive Solar Design Guidelines**

Although Beaver Creek has adopted a design theme that respects architectural concepts from historic buildings and communities, traditional systems for heating those buildings are not encouraged. Rather, Beaver Creek strongly encourages all new projects to utilize energy conservation concepts.

The following design practices will both maximize the solar advantage that may be obtained, as well as improve the livability of the project.

- Elongate the building along the east-west axis, exposing more surface area to the south for the collection of solar radiation.
- Locate living rooms, dining rooms, bedrooms, and other inhabited spaces along the south side of the structure for maximum sunlight during winter months. Locate garages, storage rooms, closets, hallways, bathrooms, utility rooms, etc. along the north side to act as thermal buffer for the rest of the structure.
- Avoid designing patios, decks, and entryways on the north side of the structure due to shading from the building and northwest winter winds.
- Place roof overhangs and deciduous trees (such as aspens) to the south of the structure to shade summer sun, and place berms and coniferous trees (such as spruce) to the north to protect the structure from northwest winter winds.
- Provide wind protected, air-lock entry vestibules possibly combined with other functional spaces, such as mudrooms, entry closets or utility rooms.
- Locate the majority of windows along the south, southeast and southwest walls of the building. Provide only a minimum number of windows as needed for ventilation or particular views along the north walls. Shade south facing windows from the summer sun with overhangs.
- Construct interior walls and floors out of thermal storage materials such as masonry and concrete. These materials will store excess heat during the day and radiate heat back into the room.

6. Foundations

Foundation walls shall not be exposed for more than 8" in vertical direction, unless they are faced with wood, plaster or rock as delineated in the section on Exterior Walls. At the discretion of the Design Review Board, visually exposed concrete or block masonry foundations may be stained or textured.

Foundations shall be designed by an architect or professional engineer to be consistent with the soils report for the specific site.

7. Building Height Limitations

Building height limitation within the residential area shall be restricted to 35' from finished grade to a point midway between eave and ridge as defined below:

Building height limitations 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' from finished grade to a point midway between eave and ridge as defined below:

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 which interval heights shall then be averaged to determine the building height on all intervals around the building.

Finished grade for purposes of these height calculations shall be the final elevation of the surface material (soil, paving, decking, or plaza) adjacent to the building shown on the site plan.

In order to deter high rise towers surrounded by low roof structures, or other mechanisms, which circumvent the intent of this requirement, applicants will further be required to comply with the following:

Primary, duplex, and primary/secondary homes 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.

The applicant shall submit a site plan indicating the roof ridge elevations and the existing and proposed finish grade to comply with these calculations.

The height restrictions shall not apply to reconstruction of an existing primary, duplex, or primary-secondary residence destroyed by fire or casualty, on the condition that such residence is rebuilt to existing plans on file with the Beaver Creek Design Review Board.

8. Exterior Service and Storage Areas

Areas shall be provided for trash containers, storage of patio furniture, and maintenance and recreational equipment. These areas shall be screened from the view of the public and adjacent property owners. Trash containers shall be inaccessible to wildlife. Walls enclosing these areas shall be compatible with the materials and integral with the forms of the structures.

F. Site Design

1. Building Siting

Any single family, primary/secondary structure or duplex structure built upon any lot, and every habitable space therein, shall be constructed within the building envelope. 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 the plans for the structure shall show an area within the structure, suitable for future construction or installation of a snowmelt boiler or similar apparatus. For existing structures, the Design Review Board may, at its discretion, approve the construction or installation of a snowmelt boiler or similar apparatus outside of the structure, within a subterranean vault and entirely within the building envelope upon a showing by the applicant that construction or installation of the unit within the 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.

With prior written approval of the Design Review Board, minor encroachments outside the building envelope may be permitted for roof overhangs, balconies, service areas, porches, patios, and garages. The purpose of the building envelope is to help insure that structures blend with the surrounding landscape and assist adjacent owners with the impact of proposed development. Each of the following criteria shall be met when non-habitable space is proposed for construction outside of the building envelope:

- (a) the encroachment does not substantially affect in an adverse manner the view corridor of any property owner within 300 feet of the lot;
- (b) the encroachment does not appreciably increase the visible impacts of the proposed home from other areas of the Beaver Creek Resort;
- (c) the encroachment does not substantially reduce the distance between the proposed home and the building envelopes and/or existing homes on adjacent lots;
- (d) the encroachment is justified in order to be more sensitive to natural features of the lot;
- (e) the encroachment will result in less disturbance to the site than would occur if a structure is built entirely within the envelope; and

- (f) it has been demonstrated that, in proposing the encroachment, it is not the intent to circumvent the original purpose of the building envelope by appreciably increasing habitable space.

The Design Review Board may waive any one or more of the foregoing criteria (a-f) if the applicant demonstrates to the satisfaction of the Design Review Board that the criteria is not applicable.

Building siting shall be responsive to existing features of terrain, drainage patterns, rock outcroppings, vegetation, views, and sun exposure.

Landscaping and grading for any site shall interface with all adjacent properties. The developer shall indicate the means of accomplishing this interface in the landscaping plan.

The construction of non-habitable space outside of a building envelope, including garage space and all other non-habitable spaces except decks, roof overhangs, balconies, porches and patios, is prohibited in all situations that constitute additions or remodels to existing improvements, or the scrape-off of existing improvements and the subsequent construction of new improvements on previously developed lots. The Design Review Board shall have no discretion to approve the encroachment of such non-habitable areas outside of the building envelope. The discretion of the Design Review Board to allow such encroachment for decks, roof overhangs, balconies, porches and patios shall be exercised in accordance with the existing criteria for the examination of proposals for the construction of non-habitable space outside of the platted building envelopes.

The Design Review Board shall not exercise its discretion to allow the construction of non-habitable space outside of the building envelope if it appears to the Design Review Board that the purpose of the proposal is to allow for an appreciable increase of enclosed space or to appreciably increase the habitable space within the proposed improvement. This limitation shall apply to all proposals for the construction of non-habitable space outside of the building envelope, whether for new construction or for construction that constitutes an addition or remodel to an existing improvement, or the scrape-off of an existing improvement and the subsequent construction of a new improvement on a previously developed lot.

2. Building Envelope Amendment

The applicant shall notify all adjacent property owners of the proposed change to the platted building envelope and shall obtain their specific written consent. Correspondence to adjacent property owners shall include the following:

- (a) An amended plat map indicating the boundaries of the original and proposed new building envelope. The document shall be stamped and signed by a licensed surveyor.
- (b) An explanation of the basis for proposed change.
- (c) A demonstration that the proposed change does not negatively impact adjacent properties.

- (d) A "Letter of Consent" for the adjacent property owners to sign and return to the applicant. Each property owner must sign the "Letter of Consent." A sample is attached in Appendix A.

An owner shall submit written evidence (Letters of Consent) of the adjacent owners consent to the Design Review Board.

The Beaver Creek Design Review Board shall consider the information received and shall make a recommendation to approve or deny the proposal to the Eagle County Zoning Administrator, conditional upon subsequent submittal of letters from adjacent property owners.

If approval of all adjacent property owners cannot be obtained, the applicant may request the Eagle County Zoning Administrator to set up a public hearing as required by Eagle County for a decision on the envelope change. Adjacent property owners will be made aware of the public hearing process by Eagle County and will have an opportunity to attend.

Eagle County will not issue a building permit unless the replat of the envelope is completed, including the approval of the Eagle County Zoning Administrator, the Eagle County Commissioners and the recording of the Amended Plat.

3. Grading

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills shall be feathered into the existing terrain within the property boundary. Retaining walls shall utilize natural materials such as boulders, stone, or stucco but shall not utilize railroad ties or similar materials.

Slope of cut and fill banks shall be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities. Grading shall not exceed a 2:1 slope.

Buildings shall step up or down with the natural grade and harmonize with the existing environment. Split pads, stepped footings and rolled or sloping pads should be utilized where appropriate.

4. Retaining Walls

Retaining walls allow the greatest vertical change in elevation in the shortest horizontal distance. They are the most expensive method of achieving a grade change, but are often necessary because of the steep slopes in Beaver Creek.

Retaining walls shall not exceed a height of 6 feet. Approved surfaces are boulders, stone veneer or stucco but not railroad ties or similar materials. Where retaining walls are integral with a building, the walls surface material shall match.

Boulder retaining walls constructed of native stone can be used to achieve vertical change and reduce slopes. Boulder wall heights shall not exceed 4 feet

without first being designed by an engineer. Planting pockets shall be incorporated to help soften the appearance of boulder walls.

Timber or railroad tie retaining walls are not permitted. Exposed concrete block retaining walls are not permitted.

5. Terraces

Terraces provide a series of relatively level grades to complement a change in grade. The width of terraces shall be a minimum of 6'. Terraces encourage deposition of eroded particles at the head of the lower terrace, preventing the transport of particles off site. Terrace benches shall be revegetated with plant material from the suggested plant list to help control drainage and erosion problems and soften their visual impact.

6. Swales

Swales are utilized to direct drainage from one part of the site to another. Grass swales generally will not erode if velocities do not exceed 4 fps. Over 6 fps, gravel, cobble or riprap is recommended.

7. Berms

A berm is a formed earth mound, which is used to create visual interest or to direct surface runoff. Berms shall be naturalistic in form with a maximum 3:1 slope.

8. Re-vegetation

Re-vegetation shall be utilized for visual enhancement and for erosion control. The following preconditions for re-vegetation shall be observed:

- Slopes shall be no greater than 2:1
- Slopes shall be graded for surface runoff

Well-established vegetation can shield the soil from rain impact and wind erosion. In addition, vegetation with complex root systems can permit greater water infiltration and help reinforce the soil. On south facing slopes, drought resistant plants should be selected.

9. Drainage

Drainage patterns within the site may be modified consistent with the Beaver Creek Master Drainage Plan. There shall be no increase in drainage across neighboring property lines unless written approval is obtained from the adjacent property owner and the Design Review Board. The incorporation of water features such as streams, ponds and waterfalls are encouraged. Any changes to existing drainage must receive the necessary approval of applicable government agencies. In all areas, runoff from impervious surfaces shall be directed to storm sewers, to natural or improved drainage channels, or dispersed into shallow sloping vegetated areas.

10. Utilities

All trunk utility lines and pipes at Beaver Creek are underground. Connections from trunk lines to individual structures shall also be underground.

Sewage disposal systems shall be installed pursuant to the regulations of the Upper Eagle Valley Sanitation District. No individual septic tanks, leach field, or wells are permitted. No exterior antenna shall be erected without specific written approval of the Design Review Board.

All utility meters shall be screened from view and painted to blend with the adjacent surfaces. However, electric meters shall be incorporated into the architecture of the building and shall be enclosed. The Design Review Board may approve remote meters.

11. Driveways

Driveways within site boundaries and connecting to the paved portion of any street (including the construction of any culvert, 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 edge of the road, and shall not exceed 10% elsewhere without written approval of the Design Review Board which approval shall not be granted unless all portions of a driveway with grades in excess of 10% are snow-melted. For the first 20 feet from the garage entrance, the driveway shall not exceed 5% grade to accommodate easy access and maneuvering.

Driveway and parking surfaces shall be asphalt, concrete, unit pavers, or cobbles. 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 or right-of-way, including, but not limited to, the prohibition of gated driveways.

If a driveway is not heated, an owner shall demonstrate, to the satisfaction of the Design Review Board, that adequate space is provided for a snow plow to maneuver within the driveway. In addition, adequate snow storage space shall be provided on the site.

12. Parking

At such time as any building improvements are completed on any lot, the building improvements shall provide a minimum of two enclosed parking spaces per dwelling unit constructed on such lot.

With respect to building improvements containing more than 3,000 square feet of gross residential floor area, one off-street parking space per bedroom is required.

All interior and exterior parking spaces shall be a minimum of 10'x 20' and all driveway and parking areas shall be designed to allow adequate space to maneuver assuming the contemporaneous use of each of the required parking spaces.

13. Fences

Fences shall be rock walls or horizontal “see through” wood, such as split rail or buck fences, or decorative iron with rock posts, except for screening service areas where fences shall be solid and compatible with the structure. All wood fences shall be left natural, stained, or oiled, but not painted.

No fences, walls or other barriers shall be permitted for the purpose of enclosing, delineating or demarcating property lines. Fences shall be allowed for enclosing patios containing pools and/or spas.

14. Address Signs

All signs must have written approval of the Design Review Board. All residential units must have street number signs, lighted, and located at the driveway entry. The light source must be concealed with minimum glare to pedestrians, automobiles or neighboring properties and must downlight the address sign. Signs shall be a minimum of 1 square foot and a maximum of 4 square feet.

15. Erosion Control and Vegetation

An initial Erosion Control and Temporary Site Stabilization Plan is required for each project with a sketch plan submittal (see section of the Design Review Process). A detailed permanent Erosion Control and Revegetation Plan is required prior to final design approval. These plans shall explain in detail the following:

- Measures to control both ground water and surface water runoff;
- Temporary measures to retain all eroded soil material on site during construction;
- Measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

The Owner shall, for sketch plan approval, list and describe those techniques he plans to use during excavation and construction, and indicate on the site plan locations, construction details, and time of installation. The Owner shall, for final design approval, list and describe on the Landscape and Planting Plan the techniques proposed to permanently revegetate and stabilize all disturbed areas and drainage features.

Slopes of 2:1 or less are required to be hydromulched or have erosion controlled netting installed. Mulches provide a temporary cover from wind and erosion until plant material is established. Organic mulches also improve the soil structure and encourage germination of seedlings.

The major concerns addressed by both plans shall be the reduction of erosive potential and control of transported sediments.

Plants shall be watered with a permanent irrigation system until established. Dust control measures shall be maintained until re-vegetation or site stabilization. Existing trees, plants and lawns, which are not to be disturbed, must be protected.

16. Cut and Fill Slopes

Cut and fill slopes shall be no steeper than 2:1. All cut and fill slopes shall be revegetated. Temporarily exposed slopes with a slope greater than 2:1 shall be stabilized with erosion control netting.

Surface drainage for stability and erosion protection shall be provided for all cut or fill slopes. Swales or ditches may be required at the top or toe of slopes.

17. Finished Grades

All finished grades along the periphery of a development shall match the existing grades. Proposed grades and landforms should blend with existing terrain, avoiding abrupt transitions.

Reasonable means shall be used to control drainage, erosion, and sediment movement on construction sites so that down stream flows and sedimentation will be changed as little as possible from natural or preconstruction conditions.

G. Fireplace Regulations

1. Fireplaces

Each wood-burning fireplace shall have a flue temperature sensor device and indicator light as required by the Beaver Creek Resort Company Regulation Regarding The Control Of Fireplace Burning In Beaver Creek.

All fireplaces shall be a new technology device approved by Eagle County. Fireplaces shall have glass doors, outside combustion air supply, and heat conveying features.

The Beaver Creek Metropolitan District requires that all wood-burning fireplaces in operation be monitored and signaled in the event that minimum air quality standards in the community are exceeded.

In order to notify the applicable residences of this condition, the property owner or developer in a visually unobstructed area adjacent to each fireplace shall install a warning light. For maintenance purposes, all designs to these criteria shall provide reasonable access and otherwise allow for the normal replacement of all active components.

- (i) Wood-burning fireplaces within Beaver Creek are limited to (i) one per dwelling unit and (ii) one per restaurant, of a new technology device approved by Eagle County. At the election of a property owner or developer, the allowable wood-burning fireplace in a restaurant may be located in a lobby instead of a restaurant.

In addition to new technology device requirements in Eagle County, each wood burning fireplace will be equipped with a heat sensing monitor and a "no burning" light.

- (ii) An unlimited number of gas fireplaces may replace each wood burning fireplace permitted provided that they are constructed specifically as gas fireplaces, contain flues and vents suitable only and specifically for gas fireplaces, do not allow conversion to wood burning fireplaces and comply with all federal, state and local laws and regulatory requirements for gas fireplaces. Except as provided in paragraph (iii), no gas fireplace may be constructed in the same dwelling unit, lodge or restaurant containing a wood burning fireplace.
- (iii) Notwithstanding the foregoing, a primary/secondary structure which is comprised of two dwelling units may contain one wood burning fireplace, located in either the primary or secondary unit, and an unlimited number of gas fireplaces which may be located in either or both dwelling units.

(2) Chimney, Flues and Roof Vents

Chimneys and flues shall be designed to avoid fumigation of ground areas or adjacent buildings during down slope wind conditions. Chimneys should be located high on the upwind side of the building to ensure adequate disbursement.

Vents and flues shall not be exposed galvanized pipe. All vents and flue pipes shall be painted to blend into the adjacent surfaces.

These roof projections shall be concealed from view in forms compatible with the structure. Chimney cap enclosures are required on all chimneys.

Chimney caps and other mechanical flues and caps shall be painted flat black to disguise their presence. Plumbing vents shall be painted to match the adjacent roof material.

H. Landscaping Regulations

1. Landscaping and Plant Materials

Landscaping scale and overall landscape design shall be developed so that one senses the new vegetation is integral with the natural mountain landscape and the inherent form, line, color and texture of the local plant communities.

New plantings shall be indigenous to the Rocky Mountain alpine and sub-alpine zones and shall be located to extend existing canopy edges or planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Manicured or groomed yards shall be adjacent to buildings, fences, walls, or other defined edge modification so that the visibility of these yards is limited. Opaque plantings at traffic intersections are prohibited.

Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species shall be used to provide 80% surface cover within one growing season.

The following lists of plant materials are indigenous to the Beaver Creek area and should be used according to microclimate conditions.

Recommended Trees, Shrubs, Ground Cover and Vines

Master Plant List

Beaver Creek Resort enjoys the beautiful setting of the Rocky Mountains. It is surrounded by thousands of acres of the White River National Forest containing majestic stands of aspen, spruce and fir trees. Thousands of visitors come to Beaver Creek every year, not only to ski, but also to enjoy the beauty and scenery of the resort.

The landscape of Beaver Creek shall compliment and blend with the natural surroundings and not try to compete by introducing a wide variety of plants not typically found in the Rocky Mountains. Of prime importance in considering appropriate plants for Beaver Creek is altitude. Beaver Creek village lies at an elevation of approximately 8,000 feet placing it in the mountain zone. This life zone corresponds to the Canadian zone typically found at a latitude of 50 to 60 degrees. This emphasizes the importance of using native plants in the landscape of Beaver Creek. An * indicates natives or cultivators in the plants listed below.

The master list includes a wide range of plants, but it should not be considered a comprehensive listing of plants that will grow in Beaver Creek. Rather, it should serve as a guide from which specific plant palettes can be compiled, which will address almost any design situation in the resort.

Evergreen Trees

Common Name

Bristlecone Pine
Colorado Spruce
Douglas Fir
Engelmann Spruce
Limber Pine
Lodgepole Pine
Mugho Pine
Ponderosa Pine
Sub-alpine Fir
White Fir

Botanical Name

*Pinus aristata**
*Picea pungens**
*Pseudotsuga menziesii**
*Picea engelmannii**
*Pinus flexilis**
*Pinus contorta**
Pinus mugo mugo
*Pinus ponderosa**
*Abies lasiocarpa**
*Abies concolor**

Deciduous Trees

Alder, Thinleaf
Amur Chokecherry
Amur Maple
Aspen
Bigtooth Maple
Landleaf Cottonwood
Mayday Tree
Mountain Ash
Narrowleaf Cottonwood
Rocky Mtn. Birch
Serviceberry

*Anus tenuifolia**
Prunus maackii
Acer ginnala
*Populus tremuloides**
*Acer grandidentatum**
*Populus acuminata**
Prunus paddlus
Sorbus aucuparia
*Populus angustifolia**
*Betula fontinalis**
Amelanchier canadensis

Evergreen Shrubs

Birdsnest Spruce
Spreading Junipers

Bar Harbor, Arcadia, Scandia, Wilton, Prince of Wales,
Yukon Belle, Blue Chip, Buffalo, Common Mountain, Effusa

Dwarf Mugo Pine

Picea abies 'Nidiformis'

Pinus mugo mugo

Deciduous Shrubs

Birch, Bog
Buffaloberry, Silver
Chokeberry, Black
Chokeberry, Native
Cliff Rose
Coralberry, Chenaulti
Cotoneaster, Peking
Cotoneaster, Rockspray
Currant, alpine
Currant, Yell. Fl.
Dogwood, Colorado
Dogwood, Redtwig

*Betula glandulosa**
*Shepherdia argentia**
Aronia melanocarpa
*Prunus virginiana melancarpa**
Cowania mexicana stansburiana
Symphoricarpos x chenaulti
Cotoneaster acutifolia
Cotoneaster horizontalis
*Ribes alpina**
*Ribes aureum**
*Cornus sericea coloradense**
Cornus sercea 'Bailey'

Elder, red-berried
Fernbush
Jamesia
Mahogany, Curlleaf
Mountain Mahogany
Ninebark, Dwarf
Ninebark, Naitive
Oak, Gambel
Plum, American
Potentilla
Roses, Shrub
 Austrian Copper
 Hansa
 Native Pink Rose*
 Perian Yellow
Sandcherry, Western
Serviceberry
Snowberry, Mountain
Spirea, Anthony Waterer
Sumac, Fragrant
Sumac, Rocky Mt.
Sumac, Three-Leaf
Thimbleberry
Willow, Dwarf Arctic
Willow, Bluestem

Perennials/Ground Cover

Alpine Catchfly
Aster, Fall Blooms
Aster, Porter's
Astilbe/Flase Spirea
Baby's Breath, Creeping
Balloon Flower
Basket-of-Gold
Bee-balm

Black-eye Susan
Blanket Flower
Blue Bell, Colorado
Blue-eyed Grass
Border Jewel
Columbine
Coneflower, Prairie
Coneflower, Purple
Coral Bells
Coreopsis
Daisy, Ox-Eye
Daisy, Shasta
Daylily
Dianthus
Fern lady

*Sambucus pubens**
*Chamaebatiaria millefolium**
*Jamesia americana**
*Cercocarpus ledifolius**
*Cercocarpus montanus**
*Physocarpus opulifoliud nana**
*Physocarpus monogynus**
*Quercus gambelii**
*Prunus americana**
Potentilla fruitcosa var.*
Rosa rugosa sp.*

*Prunus besseyi**
*Amelanchier alnifolia**
*Symphoricarpos albus**
Spirea bumalda
Rhus aromatica
*Rhus glabra cis-montana**
*Rhus trilobata**
*Rubus deliciosus**
*Salix purpurea**
*Salix irrorata**

*Heliosperma albanicum**
Aster sp.
*Aster porteri**
Astible hybrids
Gypsophilia repens
Platycodon grandiflora
Aurinia saxatile
Monarda didyma
'Cambridge Scarlet'
*Rudbeckia fulgida**
*Gaillardia aristate**
*Eustoma graniflorum**
*Sisyrinchim montanum**
Polygonum affine
Aquilegia sp.*
*Ratibida columnaris**
Echnarea purpurea
*Heuchera anguniea**
Coreopsis sp.*
*Chrysanthemum leucanthemum**
Chrysanthemum maximum
Hemrocallis sp.
Dianthus sp.
*Famina**

Fireweed
Flax, Wild Blue
Fleabane, Showy
Fleeceflower
Compactum

Perennials/Ground Cover

Forget-me-not
Gayfeather
Geranium, wild
Harebell
Hosta
Iceplant, Hardy
Indian Paintbrush
Iris, Rocky Mtn.
Iris, Siberian
Kinnikinnick
Loosestrife, Purple
Lupine
Mahonia, Grape Holly
Penstemon
Phlox, Creeping

Perennials/Ground Cover

Poppy, Alpine
Poppy, Icelandic
Potentilla
Pussytoes
Rockcress
Rockcress, Purple
Sage, silvermound
Sedum
Snow-in-Summer
Soapwort, Rock
Sulfur Flower
Sunrose
Sweet Woodruff
Veronica
Vinca Minor
Wintercreeper, Purple
Yarrow

Annuals

Full Sun

Ageratum
Alyssum
Asters
Bachelor Buttons
Dusty Miller
Gazania
Geranium

Epilobium angustifolium*
Linum perenne*
Erigeron speciosus
PolyVonum Cuspidata

MVostis alpestris
Liatris punctata*
Geranium endressi*
Campanula rotundifolia
Hosta sp.
Delosperma nabigenum
Castillejia chromosa*
Iris missouriensis*
Iris siberica
Arctostaphylos uva-ursi*
Lythrum salicaria*
Lupinus p. 'Russel Hybrids'
Mahonia repens*
Penstemon sp.*
Phlox subulata

Papaver alpinum
Papaver nudicaule
Potentilla sp.*
Antennaria rosea
Arabis alpina
Aubrieta sp.
Artemesia schmidtiana
Sedum sp.
Cerastium totmentosum
Saponaria ocymoides
Eriogonum umbellatum*
Helianthemum
Galium odoratum
Veronica sp.
Vinca minor
Euonymus fortunei
Achillea sp.*

Half Day Sun

Dusty Miller
Geranium
Lobelia
Marigold
Snapdragon
Verbena
Vinca

Marguerite Daisy
Marigold
Moss Ross

Viola
Zinnia

Annuals

Full Sun

Petunia
Salvia
Snapdragon
Verbena
Vinca
Viola
Zinnia

Very Filtered Sun

Begonia
Coleus
Dahlia
Fuchsia
Impatiens
Pansy
Viola
Lobelia

Deep Shade

Begonia
Fuchsia
Impatiens

Native Grasses

Native grasses are recommended for use as a ground cover or as an alternative to sodded areas. They are integral to the mountain environment and provide a green ground cover during the summer months. Native grasses also require less maintenance and water compared to sod. Native grasses should not be mowed or trimmed.

Type

Botanical Name

Orchard grass	Dactylis glomerata
Annual rye grass	Lolium multiflorum
Perennial rye grass	Lolium perenne
Smooth brome	Bromus inermis
Hard fescue	Festuca ovina duriscula
Slender wheat grass	Agropyron trachycalumm
Canada blue grass	Poa compressa
Creeping red fescue	Festuc rubra
Intermediate wheat grass	Agropyron intermedium
Fairway wheat grass	Agropyron cristatum
Crested wheat grass	Agropyron dlesertorum
Timothy	Phleum pratense

Specific seed mixes recommended for vegetation of the Beaver Creek ski slopes are:

Low Altitude Mix (below 10,000 feet)

13% Potomic orchard
20% Perennial rye
20% Winter wheat
27% Manchar smooth brome
13% Common timothy
7% White dutch flower

High Altitude Mix (above 10,000 feet)

- 27% Manchar smooth brome
- 13% Common timothy
- 7% White Dutch Clover
- 13% Red creeping fescue
- 27% Winter wheat

Wildflowers

Wildflowers provide a vibrant display of color during the summer and are native to the mountain environment. They should be used extensively throughout Beaver Creek as a transitional plant, ground cover or accent plant. Wildflowers are available in seed mixes, container plants or in sod. Some wildflowers available in mixes include:

Species	Common Name
Achillea millefolium	Yarrow
Aguilegia coerulea	Rocky Mountain Columbine
Cheiranthus alliouii	Wallflower
Chrysanthemum	Ox-Eye Daisy
Leucanthemum	
Gilia capitata	Globe Gilia
Linum gradiflorum	Scarlet Flax
Oenothera lamarckian	Evening Primrose
Oenothera pallida	White Evening Primrose
Penstemon strictus	Rocky Mountain Penstemon
Ratibida columnarius	Upright Prairie Coneflower
Rudbeckia hirta	Black-Eyed Susan

The following plants and landscape materials are not recommended for use in Beaver Creek Resort because of their lack of hardiness and their incompatibility with the existing natural vegetation.

- Plant species in hardiness zones 5 or higher. Plants in hardiness zones 4 should be considered borderline at best for long term survival.
- Trees or shrubs with colored foliage such as purple leaf plum, crimson barberry and golden privet are only recommended for use as focal points within courtyards or plazas. Large massing of trees or shrubs with colored foliage is discouraged due to incompatibility with the native vegetation.
- Canopy and shade trees whose mature height is expected to exceed 45 feet. Shade trees such as maple, oak and ash are not hardy and their mature size and shape are in conflict with the inherent form, line and texture of the native vegetation.
- The use of colored stone mulch is prohibited.
- The use of railroad ties or wooden timbers for retaining walls is prohibited.

2. Irrigation

Automatic irrigation is required and necessary and shall be installed to establish plant materials and maintain healthy plant growth. Irrigation systems shall be designed to water landscapes efficiently.

3. Vegetation Management

The Beaver Creek area is fortunate in that its natural resources are bountiful and productive. The slope and drainage ways are rich with fertile soil and prolific plant reproduction. Every attempt shall be made to preserve these existing conditions, while allowing development to occur in accordance with the Landscape Regulations. Any disturbance brought about by development shall be restored to its previous or improved condition. Disturbed native grass areas shall be reseeded, trail/road cuts within tree stands shall be reforested and reseeded if necessary, to control erosion.

Upon any change in the health of plant material due to disease or insect, an owner shall immediately consult a professional. State foresters, Eagle County disease and pest control are good sources. These conditions shall be treated promptly to prevent disease or insects from further spreading disease and infection.

The visual aesthetics (as well as the species) of recommended plant materials is most important in creating the desired naturalistic appearance. Pruning should improve the health of any given plant by removing dead branches, limbs or flower heads. Absolutely no shearing is allowed, or pruning which forces unnatural shapes, i.e., cylinder juniper or snowball cotoneasters. Selective pruning shall be permitted for safety reasons or to open desired views. Plant materials shall be chosen that will be appropriate for their location upon maturity.

Likewise, native grass areas shall not be mowed, maintaining their natural appearances and growth habits.

4. Weed Control

There are several species of noxious weeds that are considered problem infestations by the Eagle County Cooperative Extension Office. Every effort to control the spread of these defined species shall be made, including, but not limited to, the use of hay bales that are certified to be free of noxious weeds. For recommended eradication methods contact the extension office.

Noxious weeds include:

- Leafy Spruce
- Canada Thistle
- Houndstongue
- Russian Knapweed
- Whitetop
- Yellow Toadflax
- Musk Thistle
- Common Burdock

5. Exterior Decoration and Sculpture

Design Review Board approval is required for the placement of all exterior decoration or sculpture except for decoration or sculpture located in a private space. A private space is defined as an area not visible from any right-of-way, ski easement, pedestrian easement, equestrian easement, golf course easement or neighboring property.

The theme of sculpture and decoration shall be indigenous to mountain environments.

The material(s) from which a sculpture is constructed shall be limited to indigenous materials or a non-reflective metal. Applicants for sculpture placement shall be an owner of the property on which the sculpture is to be placed or shall be sponsored by such owner. A sculpture shall not be greater than 1-1/2 times life size.

Each sculpture placement shall be approved, if at all, by the Beaver Creek Resort Company, Beaver Creek Security Department and the Design Review Board. No more than one set of antlers shall be permitted by the DRB as decoration.

6. Exterior Lighting

The key to exterior lighting is understatement. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Indirect lighting should be used wherever possible. Exterior lighting shall not be installed where its direct source is visible from neighboring properties, or where it produces excessive glare to pedestrian or vehicular traffic.

Skylights, cupolas, and similar roof features having the potential to bleed light shall be used sparingly and shall be approved by the Design Review Board only upon a showing by the owner that such features will not create an adverse impact on the views of neighboring properties, or on the views from the Resort generally.

Frosted or seeded glass is required on all exterior fixtures. Spotighting and moonlighting is prohibited. Up lighting of trees is prohibited on all residential lots. Overall lighting must be kept to a minimum with low voltage. No single exterior light fixture shall have more than 2 bulbs or more than 30 total watts of bulbs in the aggregate.

The use of white exterior lights is permitted for Christmas decoration on trees, but not structures. Colored lights and blinking lights are prohibited throughout the residential areas of the Resort. Additional regulations regarding exterior lighting and decoration standards may be found in Beaver Creek Resort Company Rules and Regulations.

I. Log Home Regulations

1. Lots Approved for Log Home Design

The following is a list of lots approved for log home design by the Beaver Creek Design Review Board because they are compatible for log home construction.

Beaver Creek Drive

Tract I, Block 2, Lot 1

South Fairway Drive

Tract I, Block 2, Lot 24

Borders Road

Tract H, Block 2, Lot 10

Tract H, Block 2, Lot 13

Tract H, Block 2, Lot 14

Tract H, Block 2, Lot 15

Tract H, Block 3, Lot 9

Tract H, Block 4, Lot 13

Tract H, Block 4, Lot 12

Tract H, Block 4, Lot 11

Tract H, Block 4, Lot 10

Tract H, Block 4, Lot 9

Tract H, Block 4, Lot 8

Tract H, Block 4, Lot 7

Tract H, Block 4, Lot 6

Tract H, Block 4, Lot 2

Tract H, Block 5, Lot 6

Tract H, Block 5, Lot 7

2. Log Home Design

Log home construction includes a portion of a residence that utilizes log construction as a structural system in lieu of wood frame or masonry construction. Log construction involves whole, solid log or timber elements laid horizontally as a structural bearing wall.

Steep lots are not deemed appropriate for log structures.

A lot that is deemed suitable for log structures should be heavily treed, primarily on a flat site.

The Board shall not consider a request for log home construction on a lot not previously designated as suitable for log home construction, unless the owner of such a lot secures written consent to the construction of a log home from all owners of property within one hundred fifty feet (150') of any property line of the subject lot. If the requisite approvals are obtained, then the Board, in its sole discretion, shall determine if the lot is suitable for the construction of a log home.

The use of logs in construction is not an architectural style, but rather a method of building. The very nature of logs in architecture evokes a sense of proportion, warmth, and a direct link with nature. When properly executed, log architecture exudes an appealing charm. The architect's skill in addressing these design factors will provide the key to achieving aesthetically pleasing log homes.

Milled or turned logs are not considered appropriate for Beaver Creek log homes and are prohibited. Only handcrafted logs are considered appropriate and shall be allowed. The most common species used for log homes in Colorado are the softwoods such as Lodgepole Pine, Ponderosa Pine, Douglas Fir, Engelman Spruce, and Western Cedar.

All log profiles are considered appropriate for Beaver Creek and offer the designer a means to express a stronger individuality in the log building, whether a simple, direct round profile is selected or the skill of the craftsman is expressed in a hewn profile.

Exterior walls shall include at least 25% stone. The stone must express a sense of mass and must provide a visual base or buttressing for the log structure. In addition to the stone, exterior walls may include stucco, stacked logs, vertical logs, or wood siding.

Multiple windows, with varied sizes of lites, framed in concert with log walls through crafted joinery can enrich the overall design, avoid problems of scale and proportion, and offer excellent views from the interior.

Log homes in Beaver Creek shall use secondary design features such as balconies, dormers, and bays as an integral part of the design in harmony with the overall building form.

Overall, the architectural detailing shall be consistent and complementary to the overall log structure.

J. Boarding of Horses on Single Family Lots

1. Lots Approved for Boarding of Horses

Pursuant to the Amended and Restated General Declaration for Beaver Creek, Section 7.9 of the Declaration, no more than two horses may be stabled between May 1 and November 1 of each year for the following properties:

Tract H, Block 3, Lot 9
Tract H, Block 3, Lot 10
Tract H, Block 4, Lot 1
Tract H, Block 4, Lot 2
Tract H, Block 4, Lot 3
Tract H, Block 4, Lot 4
Tract H, Block 4, Lot 5
Tract H, Block 4, Lot 6
Tract H, Block 4, Lot 10
Tract H, Block 4, Lot 11
Tract H, Block 4, Lot 12
Tract H, Block 4, Lot 13
Tract J, Block 2, Lot 23
Tract J, Block 2, Lot 24
Tract J, Block 2, Lot 25

Tract J, Block 2, Lot 27
Tract J, Block 2, Lot 28
Tract J, Block 2, Lot 29
Tract J, Block 2, Lot 30
Tract J, Block 2, Lot 31
Tract J, Block 2, Lot 33
Tract J, Block 1, Lot 13
Tract J, Block 1, Lot 14

2. Horse Boarding Regulations

In addition to the regulations established by the Beaver Creek Resort Company in its Regulation Concerning Boarding of Horses, the owner of any lot upon which a horse is boarded shall be subject to the following regulations:

- a.** Each horse shall be stabled in a structure and/or corral which has been approved by the Beaver Creek Design Review Board.
- b.** The stables shall be maintained in a clean condition that does not unduly interfere with the use and enjoyment of any adjoining land.
- c.** Each horse shall remain within a fenced area, except at such time as it may be under the direct control of the owner or someone authorized by the owner to take the horse off the owner's lot;
- d.** Whenever the horse is taken from the owner's lot, and as long as the horse is within the Beaver Creek Subdivision, it shall remain on an area designated on the Beaver Creek Subdivision plats as an "Equestrian Easement" or such unimproved "Open Space Recreation" land as may be reasonably necessary to obtain access to Forest Service or Bureau of Land Management property, or on the Beaver Creek road system.
- e.** The horses shall be kept in a clean, well-fed and healthy manner and in accordance with all applicable government regulations.

K. Miscellaneous Regulations

1. Construction Signs

One construction sign is permitted for each project. The sign shall not exceed 25 square feet overall, and shall be located within the project boundary visible from an adjacent roadway or entry to the project.

The sign must conform to the layout shown below with only the name, address and telephone numbers of the developer, architect, lender and sales agent along with the project name, logo, location and Eagle County Building Permit Number. All parties listed must be shown in uniform type style, size and color.

The Design Review Board prior to installation must approve all construction signs. Signs with the intended use of selling are prohibited.

Project Logo and /or Name	
Tract --, Block --, Lot –	
Permit Number	
Developer	Name/Address/Phone
Architect	Name/Address/Phone
Contractor	Name/Address/Phone
Lender	Name/Address/Phone
Sales Agent	Name/Address/Phone

2. Satellite Dish Regulation

No satellite dish shall be installed unless approved by the Design Review Board after written application and payment of the applicable review fee.

One satellite dish, of not more than 28-1/2 inches in diameter for residential sites, including, but not limited to, single-family and duplex units, and not more than 9-1/2 feet in diameter for commercial sites, is permitted per building, including, but not limited to, town-home projects, condominium projects, and lodging or multi-purpose buildings. Applications for satellite dishes for townhome projects, condominium projects and multi-purpose buildings shall be made in the name of or through the owner’s association for the building or project.

Satellite dishes shall be substantially screened from the view of neighboring properties and from adjacent road right-of-ways through the use of landscape materials that maintain their foliage throughout the year.

Screening may also be accomplished by using a portion of an existing building or improvement; provided, however, that fencing constructed for the purpose of screening a satellite dish shall not be used.

Satellite dishes may be wire mesh or solid, and shall be solid in color, without logos. The owner shall submit (i) two proposed locations for the satellite dish and (ii) samples of all available colors of the satellite dish, as provided by the manufacturer. The DRB shall determine, at its sole discretion, the location and color of the satellite dish in order to blend the dish against the background to which it is mounted. The Satellite Dish Application form is attached hereto at page 64.

3. Fire and Life Safety Rules and Regulations

The Fire and Life Safety Rules and Regulations are published by the Beaver Creek Metropolitan District and require that all buildings within the resort comply. The Design Review Board has adopted these rules and regulations, which are available upon request from the Beaver Creek Metropolitan District.

The Eagle River Fire Protection District and The Beaver Creek Resort Company Security Department have adopted rules and regulations regarding fire and burglar alarm systems. The Design Review Board has adopted these rules and regulations, which are available from the Eagle River Fire Protection District and The Beaver Creek Resort Company Security Department.

BEAVER CREEK DESIGN REVIEW
ENTIRE PROCESS – CONCEPT TO OCCUPANCY

DESIGN PROCESS:

1. Pre-Application meeting with Beaver Creek Design Review Board staff to review concept of project.
2. Sketch Plan Submittal and Review by Beaver Creek Design Review Board - possible approval, satisfy conditions of approval, if applicable.
3. Final Plan Submittal and Review by Beaver Creek Design Review Board - possible approval.
4. Satisfy Conditions of Approval, if applicable.
5. Prior to the issuance of a Building Permit from Eagle County, the following steps **MUST** be completed.

PRECONSTRUCTION PROCESS

1. Pre-Construction Meeting with Beaver Creek Metropolitan District and Beaver Creek Security to receive their approval.
2. Conduct a site visit with inspector for the Design Review Board.
3. Submit Compliance Deposit to Beaver Creek Design Review Administration.
4. Beaver Creek Design Review Staff sends letter to Eagle County to Release Building Permit.
5. Beaver Creek Design Review Staff will prepare an Authorization for Building Permit.

DURING CONSTRUCTION:

1. At Foundation Stage, the Contractor shall provide an ILC to Beaver Creek Design Review Staff for a Foundation Inspection.
2. At Framing Stage, the Contractor provides an ILC to Beaver Creek Design Review Staff, indicating the Ridge elevation of the roof and spot elevations throughout the site and request a Framing Inspection.
3. Mock-up, if required, by Design Review Board – full-size (6' x6').

PRIOR TO OCCUPANCY OF STRUCTURE:

1. Request a Temporary/Permanent Certificate of Compliance Inspection of Site and improvements from Beaver Creek Design Review Staff, Beaver Creek Metropolitan District and Beaver Creek Security.
2. If a Permanent Certificate of Compliance can be issued, all items on the Temporary Certificate of Compliance must be completed as per approved Design Review plans. Letter sent to Eagle County **PRIOR** to occupancy;
3. If Temporary Certificate of Compliance, letter produced, listing items to be completed, with a date of completion. Letter sent to Eagle County **PRIOR** to occupancy certificate being issued by Eagle County.
4. Reschedule Site Inspection for remaining items to be completed. If completed, a Permanent Certificate of Compliance letter is sent to Eagle County.
5. Request a refund of Compliance Deposit.
6. Obtain all signatures on the Release of Compliance Deposit Sign Off and Submit to Beaver Creek Design Review Administration.
7. Compliance Deposit Returned.

**SOURCES OF INFORMATION
REGARDING CONSTRUCTION
IN BEAVER CREEK**

1. **Beaver Creek Resort Company**
(General Information)
P.O. Box 1655, Avon, Colorado 81620
(a) Design Review: (970) 479-3140
(b) Business License: (970) 845-5840
(c) Security Department: (970) 845-5840
(d) Administration (970) 845-5858
2. **Beaver Creek Design Review Board**
(DRB Guidelines / Construction Regulations)
PO Box 1655, Avon, CO 81620
(970) 479-3140
3. **Eagle County Community Development**
(Construction Permits)
PO Box 179, Eagle, Colorado 81631-0170
(970) 328-8730
4. **Beaver Creek Metropolitan District**
(Road Cuts, Safety Systems)
PO Box 976, Avon, Colorado 81620
(970) 949-5476
5. **AT&T Cable**
(Cable Lines)
(800)
6. **Holy Cross Electric Association**
(Electrical Service)
PO Box 972, Avon, Colorado 81620
(970) 949-5892
7. **Public Service Company of Colorado**
(Natural Gas Service for Filing 1)
PO Box 430, Minturn, Colorado 81645
(970) 262-4056
8. **KN Energy**
(Natural Gas Service for Filing 2 & 3)
PO Box 3000
Scottsbluff, Nebraska 69363
800-563-0012
9. **Upper Eagle Regional
Water Authority** (Water Taps)
846 Forest Road
Vail, Colorado 81657
(970) 476-7480
10. **Eagle River Fire Protection District**
(Fire & Life Safety)
PO Box 7980, Avon, CO 81620
(970) 748-9665
11. **Upper Eagle Valley
Consolidated Sanitation
District** (Sewer Taps)
846 Forest Road, Vail, CO 81657
(970) 476-7480

Sketch Plan Review
Minimum Submittal Requirements

The contents of the drawings listed below should adequately convey existing site conditions and constraints, the building's orientation on the site, the relationship of the building to the site, vehicular, pedestrian and skier access strategy, where appropriate, and the proposed use of exterior materials and colors. Conceptual Landscape plans should include the location of existing vegetation, limits of site disturbance, proposed areas of new landscaping, preliminary drainage plan and erosion control measures, and should be drafted at a minimum scale of 1" = 20'.

Submit 1 copy of a survey (minimum scale: 1" = 20') of the property, prepared by a licensed surveyor, showing property boundaries, the area of the property, all easements of record, the building envelope, topography at 2' intervals and significant natural features including rock outcroppings, watercourses and all trees with trunks greater than 3" in diameter.

Submit 1 set full size and 7 sets 11"x 17" reduction of a site plan (minimum scale 1" = 20'), indicating existing and proposed topography, property boundaries, the footprint(s) of building(s) relative to the building envelope, all easements of record and the proposed limits of construction. Indicate proposed driveway grades.

Submit 1 set of full size and 7 sets 11"x 17" reduction of plans (minimum scale 1/8" = 1'-0"), including floorplans for each level of the building, indicating proposed use of each room, exterior elevations and roof plan, each with sufficient detail to communicate the goals and intent of the project. Overall building dimensions should be indicated. The elevations of each floor and the highest roof ridge should be indicated.

Submit 1 copy each of building height calculations, drawn over the building elevations and roof ridge elevations on a site plan.

Submit a complete application for sketch plan review.

Submit fee based on gross developed area in accordance with the current fee schedule. Gross area includes garages, mechanical space and storage areas.

Final Design Review
Minimal Submittal Requirements

The contents of the drawings listed below should provide all information necessary to communicate the goals and design intent of the proposed project, demonstrate compliance with the rules and regulations of the DRB and should be substantially consistent with the approved sketch plans, while responding to any/all conditions or revisions imposed by the DRB at sketch plan review.

Submit 1 set of full size and 7 sets 11" x 17" reduction of final plans that reflect the design of the proposed building, landscape or other features requiring the approval of the DRB. Architects licensed in the State of Colorado must prepare drawings. The Final Plans shall be accompanied by a letter certifying that the Architect who prepared the plans is duly licensed in the State of Colorado. The final plans must include the following information:

Site Plan (Presented at 1" = 20', 1" = 16', 1" = 10', or 1" = 8'.)

Indicate proposed building "footprint", roof drip line, property boundaries and all easements of record, utility locations, existing vegetation, existing and proposed 2' contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Indicate scale and north direction. Indicate snow storage areas. Indicate spot elevations, as may be necessary, to demonstrate that roadways/driveways comply with design regulations. Indicate building site coverage as a percent of land area.

Footing and Foundation Plan (Presented at 1/8" or 1/4" = 1'0".)

Submit plans and sections, as may be necessary, to demonstrate the location and size of foundation walls and footings. Foundation plans should clearly indicate un-excavated and crawl space areas.

Floor Plans (Presented at 1/8" or 1/4" = 1'0".)

Label all rooms and include all room dimensions. Indicate door and window locations. Indicate sizes and location of mechanical and electrical rooms and equipment. Indicate the intended location of all exterior lighting fixtures. Indicate the location and type of all proposed fireplaces. Indicate the location and type of kitchen appliances. Delineate the area allocated to the secondary unit, if any.

Elevations (Presented at 1/8" or 1/4" = 1'0")

Illustrate the exterior appearance of all views labeled in accordance with the Site Plan; indicate the height of chimney(s) as compared with the ridge of the roof; indicate natural and finished grade for each elevation. Describe all exterior materials, colors and finishes of walls, roofs, trim, chimneys, windows, doors, etc. The elevation drawings should indicate shadow patterns and material textures. The location and size of required mechanical system penetrations through the building exterior must be included. Indicate the elevation of each floor and the highest ridge of the roof. Indicate the location of all exterior light fixtures. Indicate the character and materials for proposed chimney cap enclosures.

Building Sections (Presented at 1/8" or 1/4" = 1'0".)

Indicate building walls, floors, interior relationships, finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

Perspective Sketches (Scale optional)

Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure(s) to the building. This sketch should indicate exterior shadow patterns, materials, textures and trim details.

Model (Presented at 1/16", 1/8" or 1/4" = 1'0".)

Indicate three-dimensional building massing, form, openings and relationship to the surrounding site topography.

Details

Provide design details to sufficiently represent the visual expression of the building, exposed connections and material interfaces. Submittal to include soffit/fascia details, window head and sill details, railing details and other information necessary to describe the specifics of the project's exterior.

Building Height Calculations

Submit 1 copy each of building height calculations, drawn over the building elevations and a site plan indicating the roof ridge elevations.

Roof Plan (Same scale as site or floor plans)

Indicate areas of snow shedding and water removal, as well as the specific techniques proposed to manage snow-shed areas that may conflict with the vehicular zones. Also, indicate the location of all mechanical devices that are proposed to penetrate the roof.

Landscape Plans (Presented at 1" = 10' or 1" = 8').

The proposed landscape plans are to include:

- Proposed grading plan with spot elevation contours indicating existing, as well as proposed contours at 2' intervals; drainage patterns; rim and invert elevations for all drains and culverts; the landscape plan should respect and indicate snow storage areas.
- A planting plan and material legend with proposed plant materials keyed to location on the plan. The size of each coniferous and deciduous tree must be indicated on the plan.
- Refer to all plant materials by common and botanical names on the legend;

- For seeded areas, indicate rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review;
- Locate rock outcroppings, decks or patios, service yards, driveways and other freestanding structures.
- Locate, in detail, all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy. Provide details of proposed address sign.

Specifications

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

- Exterior wall materials and colors
- Windows and exterior doors with colors
- Exterior trim materials and colors
- Fireplace equipment cutsheets
- Exterior lighting fixture cutsheets

Erosion Control and Re-vegetation Plan

Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question.

- The limits of construction and the technique proposed for defining that limit prior to and during construction
- Location and proposed method of tree and vegetation protection
- Placement and type of perimeter filters
- Water control methods
- Vehicular access points and surface treatment
- Spoil storage and stabilization measures
- Siltation control devices
- Proposed re-vegetation methods
- Proposed seed and fertilizer types, application rates and methods

- Mulch type, rate of application and stabilization methods
- Type and location of any temporary irrigation methods to be used.

Submit a completed application package for final plan review.

Submit fee based on gross developed area in accordance with the current fee schedule. Gross area includes garages, mechanical space and storage areas.

Authorization for a Building Permit
Minimum Submittal Requirements

The contents of the final working drawings submittal should be identical to the documents submitted to the Eagle County Building Department for plan check and building permit review; and should indicate strict compliance with the rules and regulations of the Beaver Creek Resort Company; and should be substantially consistent with the approved final design plans, while responding to any/all conditions or revisions imposed by the DRB at final design review. In addition, all such final working drawings must be stamped and signed by a licensed Architect upon submittal to the Beaver Creek Design Review Administration.

APPLICATION FOR DESIGN REVIEW

Date of Design Review Meeting:

Type of Review: Sketch _____ Final _____ Misc. _____
 Modifications _____ Landscape _____

A. Name of Project:
Project Description: _____

B. Legal Description: Tract _____ Block _____ Lot _____
Street Address: _____

C. Name of Applicant: _____

D. Firm: _____

E. Address: _____

Telephone Number: _____ **Fax Number:** _____

Name of Owner:

Address:

Telephone Number: _____ **Fax Number:** _____

F. Architect: _____

Address: _____

Telephone Number: _____ **Fax Number:** _____

I have read and will comply with the Rules and Regulations concerning construction activities and compliance deposit regulations of Beaver Creek Resort Company of Colorado.

Signature and printed name of Signatory

Date

Incomplete submittals will not be accepted. Fees must be paid at the time of application submittal.

SUBMITTAL REQUIREMENT/PROCEDURES

NOTE:

A Pre-Planning meeting with the DRB Director is required for all projects within the Village (Tracts A, G, E, and R) for the owner, architect or builder to obtain information which will establish the overall regulations for the particular site. A conceptual meeting for all single family, primary/secondary residences, is strongly suggested.

GROSS FLOOR AREA DEFINITION:

The total floor area of the Living Unit or building (whichever is applicable), including enclosed parking, basements and storage areas are measured from outside wall to outside wall.

As much of the required information as possible should appear on the site plan, so that the relationship of the various components is clear. The landscape plan should be separate.

Snow load requirements - Beaver Creek DRB regulations shall be in accordance with Eagle County requirements. Contact Eagle County Community Development, PO Box 179, Eagle, Colorado 81631, (970) 328-7311

1. SKETCH PLAN REVIEW PROCESS

- A.** For Plan Requirements see Design Regulations "Design Regulation Checklist" and "Design Review and Development Process, Detail Requirements "Sketch Plan Review".
- B.** Submit one (1) complete set of plans, including the landscape, grading and drainage plans and seven (7) reduced sets (11" x 17").
- C.** Submit complete Application Sections I, III, IV and V.
- D.** Submit check for review fee at the time of submittal.

2. FINAL PLAN REVIEW PROCESS

- A.** See Design Regulations "Design Regulations Checklist" and "Design Review and Development Process Requirements "Final Plan Review".
- B.** Submit one (1) complete sets of plans, including the landscape, grading and drainage plans and seven (7) additional reduced sets (11" x 17").
- C.** Submit completed, Application I, III, IV and V.
- D.** Submit check for review fee at the time of submittal.

SECTION I

MODIFICATIONS TO SKETCH /FINAL APPROVAL

A. Describe item(s) to be modified:

- B.** Plan Requirements:
1. Submit photos or previously approved plans.
 2. Submit modified elevations, floor plan and/or site plan as appropriate.
- C.** Submit completed application, if appropriate.

1. RETAIL STOREFRONT AND SIGNAGE REVIEW PROCESS

- A.** Total square feet of interior space _____
- B.** Total linear feet of storefront _____
- C.** Total square feet of hanging and wall signs
(exterior) _____
- D.** See Design Regulations Commercial Facilities, Storefronts and Signage,
pages 22, 23, and 24.
- E.** Submit completed application, Sections I, III, IV and V.
- F.** Submit check for review fee at the time of submittal.

2. MISCELLANEOUS PROJECT REVIEW PROCESS

- A.** Submit one (1) complete sets of plans and seven (7) reduced sets
(11" X 17").
- B.** Submit completed Application, Sections I, II, III, and IV.
- C.** Submit Check for review fee at the time of submittal.

SECTION II

**PROJECT DATA
RESIDENTIAL LOW DENSITY**

CHECK ONE:

- _____ Single Family (one dwelling unit)
- _____ Primary/Secondary (two dwelling units)
- _____ Duplex (two dwelling units)

A. Number of Dwelling Units: _____ *

B. Gross Floor Area:

- Primary Unit _____ Sq. Ft.
- Secondary Unit _____ Sq. Ft.
- Undeveloped _____ Sq. Ft.
- Garages _____ Sq. Ft.

- TOTAL _____ Sq. Ft.

Secondary Unit is _____% of the Gross Floor Area.

C. Number of Bedrooms, All Units

D. Number of Covered Parking Spaces
Number of Uncovered Parking Spaces
Total Parking _____

E. Number of Kitchens
Number of Bathrooms
Number of Fireplaces (a) Gas:
(b) Wood burning:

F. Maximum Slope of Driveway _____% (First 20' of driveway is _____% slope.)

G. Building Height Calculation. _____ feet average. Submit plan detailing calculations with Sketch Plan submittal.

NOTE:* The dwelling unit must include caretakers/managers unit (s).

NOTE: The review process for NEW BUILDINGS will normally involve two separate meetings of the Design Review Board. Please complete one application for (i) Sketch Plan Review for the initial review process and (ii) Final Plan Review for the final review process.

SECTION III

**PROJECT DATA
RESIDENTIAL MEDIUM DENSITY
(Town-homes)**

A. Total Dwelling Units* _____

B. Gross Floor Area (all units) _____

C. Total Number of Parking Spaces _____

D. Unit Type 1

Gross Floor Area (per unit) _____

Number of Bedrooms _____

Number of Bathrooms _____

Parking Spaces Covered _____

Parking Spaces Uncovered _____

Number of Fireplaces _____

(a) Gas _____

(b) Wood _____

Number of Kitchens _____

E. Unit Type 2

Gross Floor Area (per unit) _____

Number of Bedrooms _____

Number of Bathrooms _____

Parking Spaces Covered _____

Parking Spaces Uncovered _____

Number of Fireplaces _____

(a) Gas _____

(b) Wood _____

Number of Kitchens _____

F. Unit Type 3

Gross Floor Area (per unit) _____

Number of Bedrooms _____

Number of Bathrooms _____

Parking Spaces Covered _____

Parking Spaces Uncovered _____

Number of Fireplaces _____

(a) Gas _____

(b) Wood _____

Number of Kitchens _____

G. Unit Type 4

Gross Floor Area (per unit) _____

Number of Bedrooms _____

Number of Bathrooms _____

Parking Spaces Covered _____

Parking Spaces Uncovered _____

Number of Fireplaces _____

(a) Gas _____
(b) Wood _____
Number of Kitchens _____

H. Building Height

Calculation/per building. _____ feet average. Submit plan detailing calculations with Sketch Plan submittal.

NOTE: *The dwelling unit total must include caretakers/managers unit(s).

SECTION IV

PROJECT DATA

RESORT COMMERCIAL

A. Total Number of Dwelling Units _____
Total Number of Condominiums _____
Total Number of Lodge/Hotel rooms _____
Total Number of Pillows _____

B. Area Calculations:
Commercial Square Footage _____
Residential Square Footage _____
Lodge/Hotel Room Square Footage _____
Circulation Square Footage _____
Common/Miscellaneous Square Footage _____
Parking Square Footage _____
Other _____
Gross Floor Area _____

C. Parking Spaces Covered _____
Parking Spaces Uncovered _____
Total Parking Spaces _____

D. Number of Fireplaces in Residences _____
 (a) Gas _____
 (b) Wood _____

Number of Fireplaces in Restaurants/Lobby _____
 (a) Gas _____
 (b) Wood _____

Total Number of Fireplaces _____
 (a) Gas _____
 (b) Wood _____

NOTE: *The dwelling unit total must include caretakers/managers unit(s).

NOTE: The review process for NEW BUILDINGS will normally involve two separate meetings of the Design Review Board. Please complete application for (i) Sketch Plan Review for the initial review process and (ii) Final Plan Review for the final review process.

SECTION V

LIST OF MATERIALS

NAME OF PROJECT: _____

LOCATION: TRACT _____ BLOCK _____ LOT _____

The applicant to the Design Review Board prior to attending the meeting must submit the following information. Color chips, siding samples, etc. should be presented at the DRB meeting, but also provide a smaller sample board for Staff office.

BUILDING MATERIALS:	TYPE OF MATERIAL	SPECIFICATION, PRODUCT COLOR, MATERIAL, ETC.
Roof (pitch)	_____	_____
Other Wall Materials	_____	_____
Utility Meters (locate on plans)	_____	_____
Fascia	_____	_____
Soffits	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Flues, Caps	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures (locate on plans)	_____	_____
Greenhouses	_____	_____
Exterior Lighting Fixtures	_____	_____

(attach cut sheets)

Snow Fence /Gutters



SECTION VI

LANDSCAPING:

NAME OF PROJECT: _____
NAME OF ARCHITECT: _____
PHONE: _____

A minimum size, deciduous tree is 2" caliper.
Minimum size, coniferous trees are 8' in height.
Minimum size of shrubs is 5 gallons.

PLANT MATERIALS:	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE*
PROPOSED TREES	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
EXISTING TREES TO BE REMOVED	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
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	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
PROPOSED SHRUBS	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

SECTION VI ctd.

PLANT MATERIALS:	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE*
EXISTING SHRUBS TO BE REMOVED	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

	<u>TYPE</u>	<u>QUANTITY (Sq. ft)</u>
GROUND COVER	_____	_____
	_____	_____
	_____	_____

	<u>TYPE</u>	<u>QUANTITY (Lineal Ft.)</u>
EDGING	_____	_____

	<u>TYPE</u>	<u>QUANTITY (Sq. Ft.)</u>
SOD	_____	_____

SEED	_____	_____
	_____	_____

TYPE OF IRRIGATION	_____	_____
---------------------------	-------	-------

TYPE OR METHOD OF EROSION CONTROL	_____	_____
--	-------	-------

OTHER LANDSCAPE FEATURES (retaining walls, fences, swimming pools, etc) Please specify.

SECTION VII

A. PAVING MATERIALS (driveways, walkways, plazas). Please specify

B. LANDSCAPE CONSTRUCTION SCHEDULE (Description)

C. EXTERIOR SIGNAGE (Description) - ADDRESS SIGN WITH LIGHTING

D. SITE LIGHTING (Description) Submit cut sheets

E. MISCELLANEOUS

**BEAVER CREEK DESIGN REVIEW BOARD
SKETCH PLAN SUBMITTAL**

**PLAN CHECK SUMMARY -
Site/Building/Landscaping**

Checked by: _____

Date Checked: _____

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Tract _____ Block _____ Lot _____

Street Address: _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

STATUS OF APPLICATION: Complete _____ Incomplete _____ By _____

Yes	No	N/A	
_____	_____	_____	1 copy of a stamped survey received
_____	_____	_____	1 set full size, 7 sets 11x17 reduction of drawings received
_____	_____	_____	Drawings dated, all pages identified
_____	_____	_____	Project location on drawings
_____	_____	_____	Complete application submitted
_____	_____	_____	Fee submitted: \$ _____
_____	_____	_____	Height calculations submitted
_____	_____	_____	Plans prepared by Colorado Architect
_____	_____	_____	Project in condominiumized building
_____	_____	_____	If yes, has condominium association approval been received

SITE RELATED ISSUES

Yes	No	N/A	
_____	_____	_____	Scale indicated on site plan
_____	_____	_____	Property lines shown
_____	_____	_____	Easements of Record shown
_____	_____	_____	Building envelope shown
_____	_____	_____	All habitable improvements within envelope
_____	_____	_____	Existing and proposed topography shown
_____	_____	_____	Significant existing trees indicated

**BEAVER CREEK DESIGN REVIEW BOARD
SKETCH PLAN SUBMITTAL**

**PLAN CHECK SUMMARY -
Site/Building/Landscaping**

Checked by: _____

Date Checked: _____

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Tract _____ Block _____ Lot _____

Street Address: _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

BUILDING DESIGN RELATED ISSUES

Yes	No	N/A	
___	___	___	Height calculations submitted
___	___	___	Height calculations within limits
___	___	___	Gross area calculations accurate
___	___	___	Fireplace(s) in compliance
___	___	___	If secondary unit proposed:
___	___	___	Less than 25% of primary residence
___	___	___	Separate entrance for secondary unit
___	___	___	Full kitchen in secondary unit
___	___	___	Dedicated parking for secondary unit
___	___	___	Minimum roof pitch 6:12
___	___	___	Maximum roof pitch 12:12
___	___	___	Maximum window size £ 20 SF
___	___	___	Wood siding vertically applied
___	___	___	Rock or stucco base expressing mass proposed
___	___	___	Trash storage/removal strategy proposed
___	___	___	Major roof forms limited to gable/hip roofs
___	___	___	Windows in an asymmetrical random pattern

LANDSCAPING

Yes	No	N/A	
___	___	___	Baseline of elevations consistent with topography

- ___ ___ ___ Copper flashing proposed
- ___ ___ ___ Copper gutters/downspouts proposed
- ___ ___ ___ Significant existing trees preserved
- ___ ___ ___ Limits of disturbed area indicated
- ___ ___ ___ Building siting responsive to natural topography
- ___ ___ ___ Site disturbance reasonably minimized
- ___ ___ ___ Transition from formal to natural landscape acceptable
- ___ ___ ___ Re-grading blends into natural terrain
- ___ ___ ___ Retaining walls - timbers, stone, boulders, (maximum 4')
- ___ ___ ___ Re-grading limited to 2:1 slope

COMMENTS

**BEAVER CREEK DESIGN REVIEW BOARD
FINAL PLAN REVIEW**

**PLAN CHECK SUMMARY -
Site/Building/Landscaping**

Checked by: _____

Date Checked: _____

Reviewed by: _____

Date Reviewed: _____

Project Name: _____

Project Location: Tract _____ Block _____ Lot _____

Street Address: _____

Applicant Name/Telephone No: _____

Owner Name/Telephone No: _____

STATUS OF APPLICATION: Complete _____ Incomplete _____ By _____

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
___	___	___	1 set full size, 7 sets 11x 17 reduction of drawings received
___	___	___	Drawings dated, all pages identified
___	___	___	Project location on drawings
___	___	___	Complete application submitted
___	___	___	Fee submitted: \$ _____
___	___	___	Height calculations submitted
___	___	___	Height limitation
___	___	___	Plans prepared by Colorado architect
___	___	___	Project in condominiumized building
___	___	___	If yes, has condominium association approval be received
___	___	___	Scale indicated on site plan
___	___	___	Property lines shown
___	___	___	Easements of Record shown
___	___	___	Building envelope
___	___	___	All habitable improvements within envelope
___	___	___	Existing and proposed topography shown
___	___	___	Significant existing trees indicated
___	___	___	Limits of construction indicated

SITE RELATED ISSUES

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
<u> </u>	<u> </u>	<u> </u>	Elevations of each floor indicated
<u> </u>	<u> </u>	<u> </u>	Driveway grades indicated
<u> </u>	<u> </u>	<u> </u>	Driveway grades within regulations
<u> </u>	<u> </u>	<u> </u>	Heated driveway proposed if 10%
<u> </u>	<u> </u>	<u> </u>	Improvements proposed within road right-of-way
<u> </u>	<u> </u>	<u> </u>	Improvements proposed within Easements of Record
<u> </u>	<u> </u>	<u> </u>	Adequate maneuvering space provided on site
<u> </u>	<u> </u>	<u> </u>	Adequate parking on site
<u> </u>	<u> </u>	<u> </u>	Roof overhangs indicated
<u> </u>	<u> </u>	<u> </u>	Roof overhangs within envelope
<u> </u>	<u> </u>	<u> </u>	Utility routes/connection points indicated
<u> </u>	<u> </u>	<u> </u>	Drainage plan resolved on property
<u> </u>	<u> </u>	<u> </u>	Culvert at driveway indicated
<u> </u>	<u> </u>	<u> </u>	Maximum re-grade 2:1 achieved
<u> </u>	<u> </u>	<u> </u>	Maximum retaining wall 6' achieved
<u> </u>	<u> </u>	<u> </u>	Snow storage indicated on landscape plan
<u> </u>	<u> </u>	<u> </u>	Site coverage 30% of land area

BUILDING DESIGN RELATED ISSUES

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
<u> </u>	<u> </u>	<u> </u>	Height calculations submitted
<u> </u>	<u> </u>	<u> </u>	Height calculations within limits
<u> </u>	<u> </u>	<u> </u>	Gross area calculations accurate
<u> </u>	<u> </u>	<u> </u>	Fireplace(s) in compliance
<u> </u>	<u> </u>	<u> </u>	If secondary unit proposed:
<u> </u>	<u> </u>	<u> </u>	Less than 25% of primary residence
<u> </u>	<u> </u>	<u> </u>	Separate entrance for secondary unit
<u> </u>	<u> </u>	<u> </u>	Full kitchen in secondary unit
<u> </u>	<u> </u>	<u> </u>	Dedicated parking for secondary unit
<u> </u>	<u> </u>	<u> </u>	Parking spaces minimum 10 x 20
<u> </u>	<u> </u>	<u> </u>	Mechanical vents/flues shown
<u> </u>	<u> </u>	<u> </u>	Roof plan submitted;
<u> </u>	<u> </u>	<u> </u>	Minimum roof pitch 6:12
<u> </u>	<u> </u>	<u> </u>	Maximum roof pitch 12:12
<u> </u>	<u> </u>	<u> </u>	Snow shed protection at entries
<u> </u>	<u> </u>	<u> </u>	Meter locations shown
<u> </u>	<u> </u>	<u> </u>	Meter locations screened
<u> </u>	<u> </u>	<u> </u>	Maximum window size £ 20 SF
<u> </u>	<u> </u>	<u> </u>	Cold roof system proposed
<u> </u>	<u> </u>	<u> </u>	Image of all flues indicated
<u> </u>	<u> </u>	<u> </u>	Chimney cap enclosures detailed
<u> </u>	<u> </u>	<u> </u>	

___ ___ ___

Yes No N/A

- ___ ___ ___ Exterior light fixture cut-sheets submitted
- ___ ___ ___ Exterior materials summary complete
- ___ ___ ___ Exterior color specifications complete
- ___ ___ ___ Are roof materials tile, cedar, slate
- ___ ___ ___ Do fireplace(s) have glass doors
- ___ ___ ___ Do fireplace(s) have outside combustion air
- ___ ___ ___ Wood siding vertically applied
- ___ ___ ___ Wood siding cedar, redwood, spruce or pine
- ___ ___ ___ Semi-transparent stain proposed
- ___ ___ ___ Rock or stucco base expressing mass proposed
- ___ ___ ___ Foundation design submitted
- ___ ___ ___ Trash storage/removal strategy proposed
- ___ ___ ___ Passive solar techniques utilized
- ___ ___ ___ Energy conservation techniques employed
- ___ ___ ___ Knox box location indicated
- ___ ___ ___ Construction sign location/layout submitted
- ___ ___ ___ Major roof forms limited to gable/hip roofs
- ___ ___ ___ Pedestrian/vehicular areas protected from snow shed
- ___ ___ ___ Windows in an asymmetrical random pattern
- ___ ___ ___ Exposed foundations less than 8' vertically
- ___ ___ ___ Baseline of elevations consistent with topography
- ___ ___ ___ Copper flashing proposed
- ___ ___ ___ Copper gutters/downspouts proposed

LANDSCAPING

Yes No N/A

- ___ ___ ___ Significant existing trees preserved
- ___ ___ ___ Limits of disturbed area indicated
- ___ ___ ___ Erosion control location/method indicated
- ___ ___ ___ Plans prepared by a landscape architect
- ___ ___ ___ Proposal includes variety of species
- ___ ___ ___ Proposal includes variety of sizes
- ___ ___ ___ Minimum coniferous size is 8'
- ___ ___ ___ Minimum deciduous size is 2"
- ___ ___ ___ Minimum shrub container is 5 gallons
- ___ ___ ___ Metal edging indicated at plant beds
- ___ ___ ___ Location of lighted address sign indicated
- ___ ___ ___ Details of lighted address sign indicated
- ___ ___ ___ Automatic irrigation system indicated
- ___ ___ ___ Location of irrigation system control indicated
- ___ ___ ___ No irrigation system control indicated
- ___ ___ ___ Building siting responsive to natural topography
- ___ ___ ___ Exterior lighting locations indicated

___ ___ ___
___ ___ ___
___ ___ ___

- ____ Site disturbance reasonably minimized
- ____ Transition from formal to natural landscape acceptable
- ____ Re-grading blends into natural terrain
- ____ Retaining walls - timbers, stucco, stone, boulders
- ____ Re-grading limited to 2:1 slope
- ____ Address sign between 1 SF and 4 SF
- ____ Exterior lighting understated

COMMENTS

**BEAVER CREEK DESIGN REVIEW BOARD
RESORT OPERATIONS/METROPOLITAN DISTRICT REVIEW**

**PLAN CHECK SUMMARY -
Site/Building/Landscaping**

Checked by: _____

Date Checked: _____

Reviewed by: _____

Sketch Plan _____ Final Plan _____ Date Reviewed:

Project Name: _____

UTILITY ISSUES

<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Comments</u>
___	___	___	Sanitary sewer service available
___	___	___	Sanitary sewer lateral indicated on site plan
___	___	___	Water service available
___	___	___	Water lateral indicated on site plan
___	___	___	Storm sewer system available
___	___	___	Storm drainage managed within property boundary

DRIVEWAY/ROADWAY ISSUES

___	___	___	Culvert at driveway indicated/adequate
___	___	___	One driveway curb cut requested
___	___	___	Driveway grades within road ROW adequate
___	___	___	Improvements proposed within road ROW
___	___	___	Improvements acceptable within road ROW
___	___	___	Landscape improvements
___	___	___	Visibility from driveway intersection adequate
___	___	___	Landscape improvements acceptable
___	___	___	Irrigation system within road ROW
___	___	___	Irrigation system acceptable within road ROW

SITE RELATED ISSUES

<u>Yes</u>	<u>No</u>	<u>N/A</u>	
___	___	___	Snow storage indicated on site plan
___	___	___	Snow storage adequate as indicated
___	___	___	Construction lay-down
___	___	___	Construction spoil storage
___	___	___	Proposed excavation regarding acceptable

BEAVER CREEK DESIGN REVIEW BOARD
APPLICATION FOR BUILDING ENVELOPE AMENDMENT

Application Fee: \$ 500.00 made payable to Beaver Creek Design Review Board

Date of Design Review Board Meeting: _____

Building Envelope Amendment Review:

A. Name of Project: _____

Building Envelope Amendment Description: _____

B. Legal Description: Tract _____ Block _____ Lot _____
Street Address: _____

C. Name of Applicant: _____
Firm: _____
Address: _____

Telephone Number: _____ **Fax Number:** _____

D. Name of Owner: _____
Address: _____

Telephone Number: _____ **Fax Number:** _____

E. Architect: _____
Address: _____

Telephone Number: _____ **Fax Number:** _____

I have read and will comply with the Rules and Regulations concerning construction activities and compliance deposit regulation of Beaver Creek Resort Company of Colorado.

Signature and printed name of Signatory **Date**

Incomplete submittals will not be accepted. Fees must be paid at the time of application submittal.

**LETTER OF CONSENT
FOR PROPOSED BUILDING ENVELOPE AMENDMENT**

Date: _____

Tract _____, Block _____, Lot _____

Address: _____

Owner: _____

Dear _____:

_____, the owners of Tract ____, Block ____, Lot ____, Beaver Creek Subdivision, Eagle County, Colorado, desire to amend the building envelope amendment.

It is a requirement of the Planned Unit Development Plat for Beaver Creek that all habitable space of a building on a lot be located within the building envelope for such lot. Therefore, in order to build our proposed residence, the building envelope must be amended.

In order to amend the building envelope, it is necessary to record an amended plat, which is enclosed herewith and entitled "Amended Plat, Tract ____, Block ____, Lot ____, Beaver Creek Subdivision, Eagle County, Colorado.

In order not to have a public hearing before the Eagle County Commissioners, it is necessary we obtain written approval from all owners of property within 75 feet of the Amended Building Envelope Amendment. Therefore, we request your consent in approving the amended building envelope for Tract ____, Block ____, Lot ____ from the existing building envelope to the Amended Building Envelope.

If you wish to consent to such amendment, please execute the return to _____
_____.

Sincerely,

**Owner of Proposed Building
Envelope. Amendment**

_____, Owners of Tract ____, Block ____, Lot ____ adjacent to Tract ____, Block ____, Lot ____, Beaver Creek Subdivision, hereby consent to the Amended Building Envelope as described on the Amended Plat and subject to the restrictions set forth on said plat prepared by _____, dated _____, 200_ and attached hereto.

Date: _____

Owners: _____

BEAVER CREEK DESIGN REVIEW BOARD
APPLICATION FOR SATELLITE DISH

Application Fee: \$ 50.00 made payable to Beaver Creek Design Review Board

Date of Design Review Board Meeting: _____

SATELLITE DISH APPLICATION

A. Name of Project: _____

Location/Description: _____

B. Legal Description: Tract _____ Block _____ Lot _____
Street Address: _____

C. Name of Applicant: _____

Firm: _____

Address: _____

Telephone Number: _____ **Fax Number:** _____

D. Name of Owner: _____

Address: _____

Telephone Number: _____ **Fax Number:** _____

E. Architect: _____

Address: _____

Telephone Number: _____ **Fax Number:** _____

I have read and will comply with the Rules and Regulations concerning construction activities and compliance deposit regulation of Beaver Creek Resort Company of Colorado.

Signature and printed name of Signatory **Date**

Incomplete submittals will not be accepted. Fees must be paid at the time of application submittal.

**BEAVER CREEK DESIGN REVIEW BOARD FEE SCHEDULE
DATED: MAY, 2001**

RESIDENTIAL AND COMMERCIAL BUILDINGS

I. MAJOR APPLICATIONS:

	<u>Square feet of Gross Floor Area</u>	<u>Sketch Plan Fee</u>	<u>Final Plan Fee</u>	<u>Total Fee</u>	
	0	5,000 SF	\$2,000	\$2,000	\$4,000
	5,000	7,500 SF	\$2,500	\$2,500	\$5,000
	7,501	10,000 SF	\$3,000	\$3,000	\$6,000
	10,001	15,000 SF	\$3,500	\$3,500	\$7,000
	15,001	25,000 SF	\$4,000	\$4,000	\$8,000
	25,001	50,000 SF	\$4,500	\$4,500	\$9,000
	50,001	100,000 SF	\$5,000	\$5,000	\$10,000
	100,001	150,000 SF	\$6,000	\$6,000	\$12,000
	150,001	200,000 SF	\$7,500	\$7,500	\$15,000
	200,000	250,000 SF	\$9,000	\$9,000	\$18,000
	250,001	300,000 SF	\$10,000	\$10,000	\$20,000
	300,001	400,000 SF	\$12,500	\$12,500	\$25,000
	400,001	And Above	\$15,000	\$15,000	\$30,000

MISCELLANEOUS:

Revised Sketch or Final Design Approval	\$150.00
Appeal of Decision of the Board	\$500.00
Building Envelope Change	\$500.00
Log Lot Designation	\$400.00
Modification to Previously Approved Plans	\$250.00
Remodel Projects under \$200,000 (with exterior design impacts) (the greater of 2% of project cost or \$ 200.00)	\$200.00 - \$4,000
Remodel Projects more than \$200,000 (with exterior design impacts) (Calculate according to square feet of new gross floor area)	
Remodel Projects (without exterior design impacts)	\$250.00

II. MINOR APPLICATIONS:

SIGNS, SCULPTURES AND SATELLITE DISH:	\$50.00
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**BEAVER CREEK DESIGN REVIEW BOARD
FEE SCHEDULE 2001
PAGE 2**

STORE FRONTS:

Tenant Space Size:

0	-	750 SF	\$ 650
750		1,500 SF	\$ 850
1,501		3,000 SF	\$1,250
3,001		and above	\$1,500

- **Fees must be paid at time of submittal.**
- **Fees are calculated on gross developed square footage, including covered parking, storage and mechanical areas.**
- **The Design Review Board staff will determine fees for projects outside the scope of the current fee schedule.**
- **Please Note: In addition to these fees, a refundable compliance deposit is required prior to the commencement of construction.**

**BEAVER CREEK DESIGN REVIEW BOARD MEETING DATES
AND SUBMITTAL DEADLINES 2000 - 2001**

Please contact the Beaver Creek Design Review Offices, 970-479-3140, to set up a requisite pre-application conference for all projects.

<u>MEETING DATE</u>	<u>SUBMITTAL DATE</u>
January 17, 2001	December 26, 2000
February 21, 2001	January 23, 2001
March 21, 2001	February 27, 2001
April 18, 2001	March 27, 2001
May 16, 2001	April 24, 2001
June 20, 2001	May 22, 2001
July 18, 2001	June 26, 2001
August 15, 2001	July 24, 2001
September 19, 2001	August 28, 2001
October 17, 2001	September 25, 2001
November 21, 2001	October 23, 2001
December 19, 2001	November 27, 2001

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
LATE APPLICATIONS WILL NOT BE ACCEPTED.**