



# *Pautler Farm Estates*

## ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

CREATED 9/24/21

CREATED BY:



Pautler Farms Estates  
Architectural and Landscape Design Guidelines

## **Architectural Design Guidelines**

### **Statement of Intent**

- It is the intent of these guidelines to promote both high quality construction and a cohesive neighborhood design. The development is founded on the principle of sustainable living. The Guidelines, although specific, are broad enough that homeowners, architects, builders, and landscape designers still have freedom and flexibility in design. The majority of the Guidelines are guiding principles to enhance the neighborhood's vision of openness, rural background, and sustainable origins. In order to create an interesting neighborhood, no residence may be built on lots directly next to each other that are identical to each other. A priority of the Guidelines is to provide a neighborhood that provides visual diversity and does not desire a cookie-cutter neighborhood.

### **Applicability**

- These Architectural Guidelines (Guidelines) serve as a design concept for and apply to all of the development in Pautler Farms Estates. (LOT 1, BLOCK 8, STROH FARM, FILING NO. 6, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO) All architectural and landscape designs must be reviewed and approved through the Design Review Committee (DRC). In addition, the Town of Johnstown (JRC) will require review of all residential structures and outbuildings.
- The DRC reserves the right, at its sole discretion, to deny approval based on design and/or style, even though minimum square footages and other requirements may have been met.

### **Architectural Style**

- All residential designs must fall into one of three specific architectural styles: Praire/Craftsman, Modern Farmhouse, or Colorado Contemporary. Architectural styles must be Colorado in vernacular (language and detailing) rather than foreign to the region (Southwest, Victorian, Tudor, Mediterranean, Art Deco, and Earthship).

### **Massing and Articulation**

- Building mass should interest and depth to the façade of the structure (primary dwelling or outbuilding).
- Exterior elements should be scaled in relationship to each other.
- The upper story should have less bulk than the story below.
- Covered entries and porches should be used to transition between the first and second floors.
- Long expanses of blank walls (20'-0" max) and windowless elevations are not permitted. The façade must be articulated with floor plan bump-outs, material changes, and windows.
- Architecture elements and finishes on the front elevation should be carried through to the side and rear elevations of the residence to create a cohesive design.
- Provide horizontal and vertical off-sets and articulation to create curb appeal and interest.
- Exposed foundation walls greater than 12 inches from grade should be covered with siding materials that match the wall above. Concrete can be left exposed on walk-out basements if the concrete is treated with a form liner for texture or stain for color.

### **Height**

- The primary residence has a maximum height based on the Town of Johnstown city code.
- The outbuildings have a maximum height of 20 feet. The side walls have a maximum of 12 feet.

### **Orientation**

- The residences shall be constructed so that the front of the residence faces generally toward the front lot line and is set back in a manner consistent with the applicable codes of the Town. Each residence must reside entirely within the footprint as detailed on the individual plat for the lot. Exceptions for the orientation may be granted by the DRC if the exterior appearance of sides or rear of the structure facing the front lot line is equal to or better appearing than the front of the house.

### **Building Materials**

- All Building materials visible on the exterior of any primary structure or outbuilding shall be made of materials approved by the DRC building codes and generally used for the purpose of exterior covers for the northern Colorado area. The purpose of exteriors is not only esthetics but to provide an adequate weather resistance as well. Both are necessary to be in compliance with these Guidelines.
- The use of cinder blocks are not permitted.
- The use of hard coat stucco is permitted.
- Other allowed exterior materials include synthetic stone, natural stone, brick, wood siding, synthetic/composite siding, and prefinished metal siding.
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### **Exterior Color**

- The skillful use of color and variation is important to the development. The paint colors must be properly coordinated with the stone, masonry, front door, decking, and garage door colors.
- The main color of any building over 120 square feet must be approved by the DRC and be of earth tone colors defined as follows:
  - An earth tone is a color that is commonly observed in nature such as sea, sky, vegetation and land. Any tint or shade commonly found in nature can be considered an earth tone including browns, greens, reds, yellows, oranges, grays (grey), whites and shades of black. Earth tones are all dull colors that are mixed with gray.
- Pastel, strong, and neon colors are not permitted.
- Trim and accent colors must match or compliment the primary body color. It must enhance the architectural style of the residence or outbuilding.

### **Roofs**

- Roof forms and pitches of a residence shall strongly reflect its architectural style. In general, the dominant roof form should be complimented by secondary roof forms and elements.
- Roof overhangs, eaves, fascia, and soffit details must be detailed appropriately for the architectural style of the residence or outbuilding.
- All roofs shall have a thirty (30) year architectural style shingle or factory finish (Kynar 500 finish or equal) standing seam metal roofing. It is highly encouraged that the standing seam metal roofing is used as an accent roof material. Any alternate shingle type shall be submitted to the DRC for approval. Three tab conventional asphalt shingles are not permitted.
- Maximum roof pitch of 9:12 is allowed.
- Roof overhangs must be a minimum of 18 inches and in proportion to the pitch and style of the home.
- Flashing and vents must be painted to match the roof color.
- Chimney flu covers are highly recommended.

### **Garages and Driveways**

- There is a minimum car garage count as noted in the development Declaration Documents.
- Garage location and orientation should be integrated with the overall design of the home.
- Garages should not dominate the streetscape or home.
- Side loaded and angled garages are encouraged.
- Avoid excessive siding or mass above the garage. Special attention should be paid to the massing of the garage and how it relates to the overall residence.

- High quality garage doors are encouraged.
- The style and color of the garage door must compliment the overall architectural style and color of the residence.
- Driveways must be concrete, brick, or asphalt. They cannot be gravel.

### **Covered Entries and Porches**

- A covered entryway for the front door is required.
- Porch designs shall reflect the architectural style of the building.
- Raised porch floors, fourteen inches or more above the adjacent grade is encouraged.

### **Front Doors**

- Front doors shall be visible from the street. The door style, scale and details shall complement and enhance the architectural style of the residence.

### **Windows**

- The window type, composition, proportion, and trim for the residence shall strongly reflect the overall architectural style.

### **Exterior Embellishments**

- If stone or masonry product is used on an elevation, it must wrap the corner for at least 5 feet.
- If stone or masonry product is used for a wainscot, it must be a minimum of 3 feet tall.
- Projections, brackets, trim and material changes are encouraged to enhance the architectural style of the residence or outbuilding.

### **Decks and Railings**

- Open and uncovered decks are permitted in the rear and side yards.
- Decks on the front on the house are considered porches. Refer to the porch section of the Guidelines.
- Decks over 36 inches in height shall not encroach into setbacks
- Decks shall be made of material suitable for exterior exposure to sun, rain, snow, and the elements of the Colorado climate.
- Decks shall be prefinished, stained or treated to be weather resistant depending on the material.
- Railings shall be made of durable materials made to be exposed to the elements of weather. They must be painted or prefinished to avoid rusting.

### **Outbuildings/Accessory Structures**

- Any outbuildings must be of the architectural style and material as the primary residence unless it's a greenhouse. Greenhouses will have different guidelines as described in the following section.
- Prefabricated metal structures are permitted as long as the exterior materials match the primary house.

### **Detached Greenhouses**

- A greenhouse is considered to be a structure used for the purpose of growing plants inside using natural sunlight for energy.
- Any greenhouse over 120 square feet or 8 feet tall must be approved by the DRC.
- Greenhouse must be made of durable materials that will withstand the Colorado climate.
- The design and style of the greenhouse is recommended to compliment the style of the primary residence. However based on the nature and structure of a greenhouse, it does not have to compliment the style of the primary residence.

### **Pergola, Trellis or Shade Structure**

- Pergolas, trellises and shade structures are allowed and are subject to review by the DRC. The DRC will review for style, size, detailing, and location. They must meet Town of Johnstown setback requirements.
- The above structures must be made of natural wood. They must be treated with a clear coat, stain or paint.
- The above structures cannot be made of metal, composite or plastic materials.

### **Lighting**

- All exterior lighting is reviewed and approved by the DRC before installation. It is also pursuant to Article VI of the Declaration and shall be complimentary the style of the architecture of the residence.
- Lighting must comply with the Town of Johnstown standards.

### **Mailboxes**

- All mailboxes are reviewed and approved by the DRC before installation. The style and detailing shall compliment the style of the residence.
- All mailboxes must meet the requirements of the Postal Service Standards.

### **Variance Application**

- A variance deviating from the Guidelines can be applied for and reviewed by the DRC. The variance request must show innovation in the use of materials, construction method or show an undue hardship.

### **Drainage and Grading**

- All homes and outbuilding must provide positive drainage away from the structure or foundation. Each property owner must be responsible for providing adequate water drainage from the lot into existing storm drains or street gutters, so that water does not drain onto adjacent lots.
- Specifics of drainage must follow the Town of Johnstown's building code.

### **Finish Floor Elevation**

- "Finish Floor Elevations shall be established with an approved Plot Plan, provided by individual property owners, in accordance with the Detailed Grading Plan within the Final Utility Plans for Pautler Farms Estates and the Town of Johnstown."

### **End of Architectural Guidelines**

## **Landscaping Guidelines**

### **Introduction**

- The document intends to establish Guidelines that ensure a consistent landscape design and quality, while still encouraging individual expression by residents. These Guidelines are meant to provide homeowners with a set of parameters to prepare their designs and specifications allowing Pautler Farms Estates to be known for climatewise standards in landscape design. Pautler Farms Estates will celebrate xeriscape design practices with plantings emphasizing the native environment of Northern Colorado.

#### Seven Principles of Xeriscape Design:

- Plan and design for water conservation
- Improve the soil
- Limit turf area
- Irrigate efficiently
- Select appropriate plants and hydro-zone
- Mulch to reduce evaporation
- Maintain your xeriscape

### **Required Plant Quantities and Ground Treatments**

- Lot landscape shall follow xeric principles to the greatest extent possible. Each lot is to have a minimum of 25% living coverage\* of the total landscape area within three years of installation. Group plants in clusters to create concentrated zones for irrigation. Utilize rock cobble and boulders as decorative accents and ground coverage where live plantings are not used. Landscaping along property lines should be coordinated so that transitions are cohesive. Lot landscape is to be installed within one month of construction completion, weather permitting. The design should use point-source drip irrigation to the greatest extent possible.
- \*Definition: Living Coverage – Living coverage means that a certain percentage of the area must be planted and fully covered by live plant material such as ground cover, perennials, shrubs, grasses, etc. These areas are not to include mulches or artificial landscape such as artificial turf
- General Notes
  - The trees shall be located so as not to interfere with sight distances at driveways
  - Trees required in the adjacent right-of-way may not be used to meet lot standards
  - Trees shall maintain a minimum 5 feet offset from dry utilities, 10 feet offset from wet utilities and 15 feet from fiber optic lines. If required trees cannot be located with violating these offsets, the DRC may waive the requirement.
- Minimum Requirements for Lots
  - (2) Two deciduous trees
  - (4) four shrubs
  - Irrigated turf area is not to exceed 20% of the property area
  - Any other areas that will not be landscaped beds must be covered by the Low Grow See mix as specified below. Exceptions may apply for livestock needs.
  - For corner lots, the same quantities are required for each street listed above.

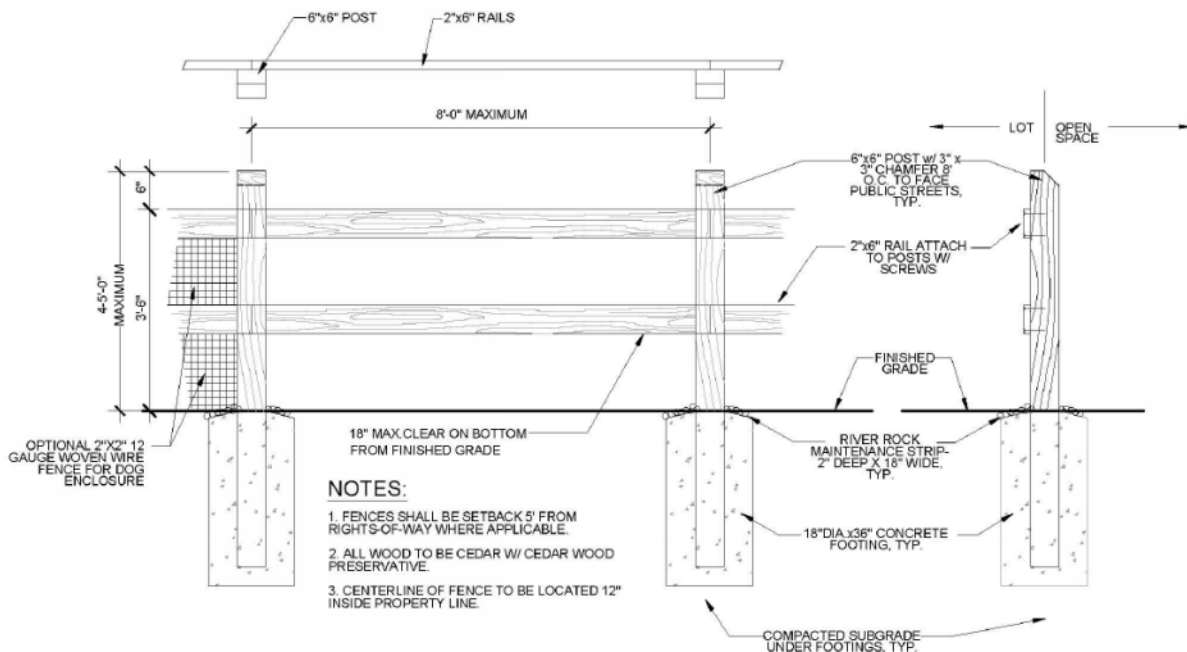
### **Water Use Requirements**

- The overall development has a limit to water consumption and each lot must comply with that requirement. When developing the lot landscape and irrigation plan, the total spray irrigated area (permanent irrigation, not temporary for seed establishment) cannot exceed 5,900 SF.
- WATER USE BREAKDOWN
  - The total spray irrigated area will be 5,900 SF for each lot. The landowner can have a combination of spray and drip irrigation on the lot. The ratios below are how different landscape layouts can meet the requirements.

- 1 SF Spray Irrigated Area= 1 SF Spray Irrigated Area
  - 1 SF Spray Irrigated Area= 1.66 SF Drip Irrigated
  - 1 SF Spray Irrigated Area= 2.5 SF Xeric Drip Irrigated
  - For example: A landowner could have 3,000 SF of spray irrigated sod, 3,000 SF of drip irrigated plant beds, and 2,700 SF of xeric drip irrigated plant beds and their total use would be the equivalent of 5,887 SF of spray irrigated area.
- SEPARATE IRRIGATION METER:
    - In order to be able to track irrigation use at each property, we are asking each landowner to provide a separate irrigation meter for the water use outside of the house. Please refer to the Standard Residential Meter detail in the Johnstown Part III Water System Design Standards when specifying the separate irrigation meter.
  - SUBMITTAL TO DRC:
    - A completed landscape and irrigation plan shall be submitted to the HOA for review prior to installation. The plan shall include an irrigation water use breakdown chart with the submittal.

**Fencing**

- Except with respect to the privacy fence described in the Declaration, Open Rail Fence (Exhibit A) is to be the general standard for perimeter fencing in this development.
- Except with respect to properties adjacent to the pond and pond access, fences are not to extend forward of the front building elevation, unless approved by the DRC.
- The properties adjacent to the pond and pond access shall extend their fences to the front of their property along the pond access.
- Properties along the northern and western edge of the property shall end their fences at the drainage easement just short of the drain pan to avoid conflicts with the drainage channel.
- Side and Rear lot fences shall step down to follow grade changes.
- All fencing on a Lot shall be architecturally compatible with the residence on said Lot and shall be appropriately located based on the function to be served by such fencing.



**A** OPEN RAIL FENCE - ELEVATION AND SECTION  
SCALE: NOT TO SCALE

### **Swimming Pools and Tennis Court Fencing**

- Swimming pools: Any fencing construction around a swimming pool are subject to DRC approval.
- Tennis court fencing: Fencing constructed around tennis courts are subject to DRC approval. The fencing shall not interfere, to the extent feasible, with the views of neighboring lots. Tennis court fencing shall be architecturally compatible with the residence.

### **Prohibited Fencing Materials**

- No fences made of barbed wire, chain link, wire mesh, slump block, or concrete block (CMU) are permitted.

### **Minimum Plant Size at Installation**

- Deciduous Trees: 1.5 Caliper Inches B&B
- Evergreen Trees: 6' Height B&B
- Shrubs: #1 (1 Gallon) Container Minimum 18" Height or Spread
- Ornamental Grasses: #1 (1 Gallon) Container
- Perennials: #1 (1 Gallon) Container

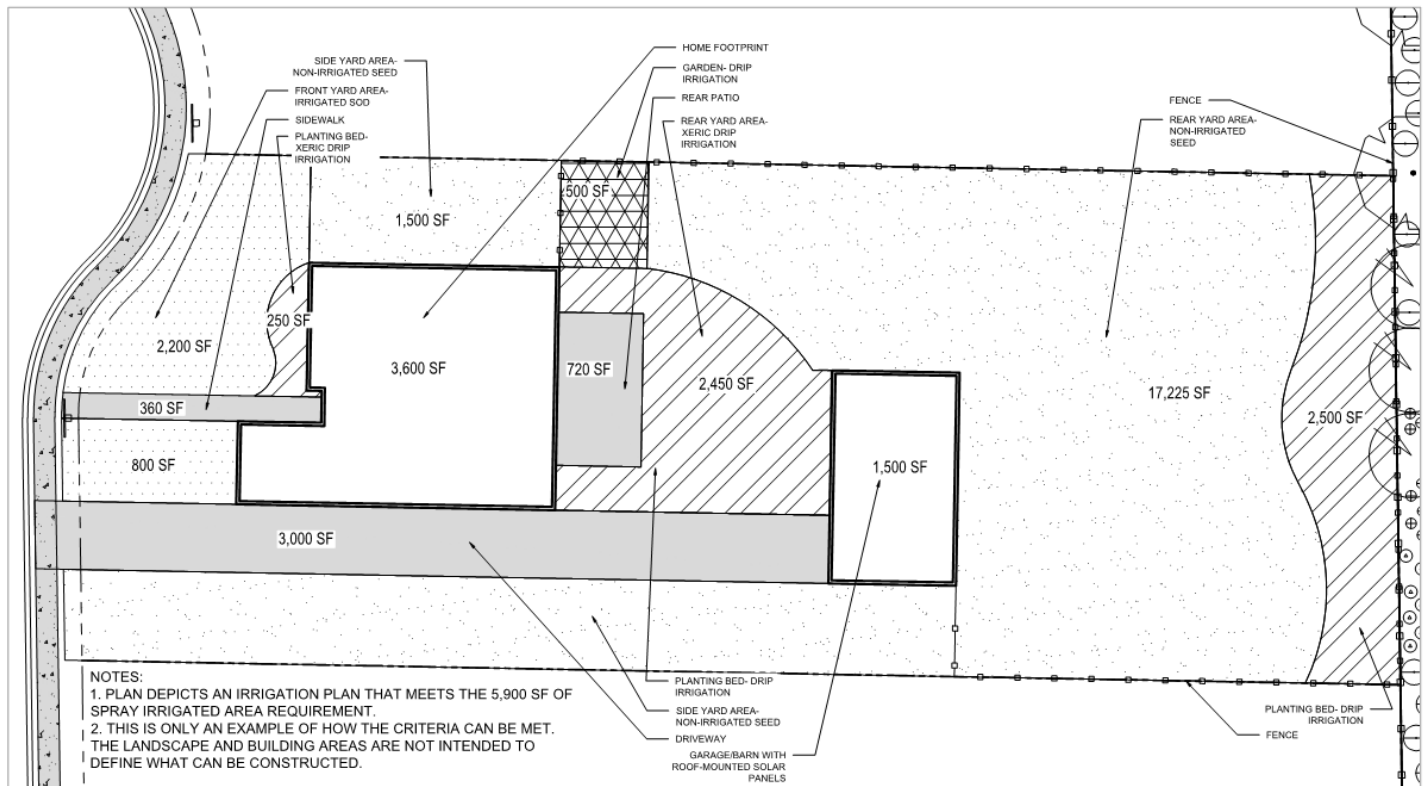
### **Recommended Plant List**

- Deciduous Trees
  - Autumn Blaze Maple
  - Western Catalpa
  - Common Hackberry
  - Thornless Honeylocust
  - Kentucky Coffeetree
  - Amur Corktree
  - White Oak
  - Swamp White Oak
  - Bur Oak
  - English Oak
  - Elm (Disease Resistant Cultivar)
- Evergreen Trees
  - Colorado Blue Spruce
  - Bristlecone Pine
  - Pinyon Pine
  - Austrian Pine
  - Ponderosa Pine
- Ornamental Trees
  - Hot Wings Maple
  - Allegheny Serviceberry
  - Thornless Hawthorn
  - Goldenrain Tree
  - Crabapple
  - Gambel Oak
- Upright Junipers
  - Spartan Juniper
  - Skyrocket Juniper
- Deciduous Shrubs
  - Regent Serviceberry
  - Leadplant
  - Blue Mist Spirea
  - Fernbush
  - Rabbitbrush
- Apache Plume
- Woadwaxen
- Russian Sage
- Littleleaf Mockorange
- Ninebark
- Potentilla
- Western Sand Cherry
- Sumac
- Lilac
- Evergreen Shrubs
  - Manzanita
  - Spanish Gold Broom
  - Oregon Grape Holly
  - Globe Blue Spruce
  - Mugo Pine
  - Yucca
- Ornamental Grasses
  - Blue Grama
  - Blue Avena
  - Mexican Feather Grass
  - Switch Grass
  - Little Bluestem
  - Karl Foerster
- Perennials
  - Yarrow
  - Hyssop
  - Coneflower
  - Torch Lily
  - Walker's Low Catmint
  - Prairie Coneflower
  - May Night Salvia
  - Autumn Joy Sedum
- Ground Cover
  - Ice Plant



- Woolly Thyme
- Turkish Veronica
- Seed Mix
  - Low Grow Grass Mix: 8"-12" Higher per growing season
    - For new seeding, broadcast at 20-25 Lbs./acre or drilled at 15-20 Lbs./acre.
    - For over-seeding, broadcast at 10-15 Lbs./acre or drilled at 5-10 Lbs./acre.
    - 30% Ephraim Crested Wheatgrass
    - 25% Sheep Fescue
    - 20% Perennial Rye
    - 15% Chewings Fescue
  - Note: Low Grow Wildflower seed may be added to this mix

Example Site Plan showing Fencing Diagram



1 SAMPLE LOT DIAGRAM  
 SCALE: NOT TO SCALE

**End of Landscape Design Guidelines**