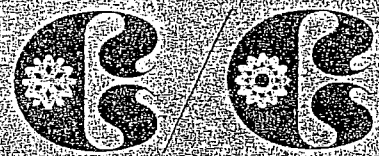


COPPER MOUNTAIN

PLANNING AND ARCHITECTURAL CONTROL: CMPAC



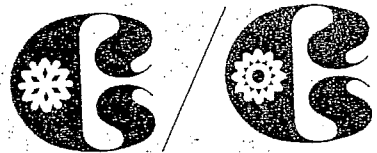
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P L A N N I N G A N D A R C H I T E C T U R A L C O N T R O L : C M P A C
D e s i g n C r i t e r i a a n d S t a n d a r d s

August 1, 1972
Edition II

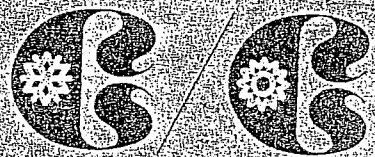
Revisions:

Addendums:

- ... Developed in conjunction with:
 - .. The Ramos Group
Architects and Planners
Kansas City, Missouri
 - .. Beardsley, Davis Associates, Inc.
Planning and Landscape Architecture
Denver, Colorado



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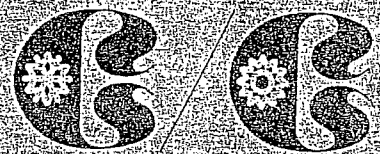


C O P P E R M O U N T A I N
P L A N N I N G A N D A R C H I T E C T U R A L C O N T R O L : C M P A C
C R I T E R I A A N D S T A N D A R D S

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I. PREAMBLE



I. PREAMBLE

This manual has been compiled to serve all parties participating in the development of Copper Mountain Village. Its purpose is to regulate and control such development in order to achieve unified and imaginative designs of the highest quality for all facilities. In addition, by establishing design criteria, standards and requirements, it will assist in achieving the continuity, unity and identity vital to a quality planned community.

Copper Mountain will be developed as a year-round village. It will consist of individual buildings executed by different developers and architects. Each shall be compatible and complimentary to the other and each should contribute to a common unity of architecture.

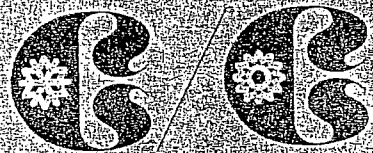
Development guides, prepared by Copper Mountain, are available for each site prescribing program and general site planning instructions.

To expedite and assist developers in formulating their proposals and subsequent construction, a design review procedure has been established which consists of the following five phases: (1) a pre-

liminary meeting, (2) preliminary submittal, (3) a review of the construction documents, (4) review during construction, and (5) a final review at the completion of construction. The intent of this procedure is to protect all parties by assuring the implementation of these criteria and standards for Copper Mountain Village.

The Copper Mountain Planning and Architectural Control Committee, hereinafter referred to as CMPAC Committee will represent the owner and shall be the authority for all matters concerning the review of designs and of any required interpretation of these criteria and standards.

II. DEVELOPMENT GUIDES

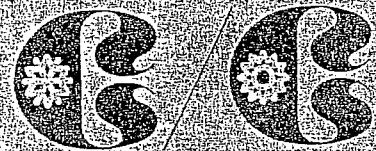


II. DEVELOPMENT GUIDES

Development guides are available for all properties and shall be provided to prospective developers. These guides contain instructions as to building program i.e. usage and quantity, massing and general site requirements.

As a guide, they are the basis for many CMPAC Committee decisions. Developers must be in substantial compliance with the guides in all submissions.

III. DESIGN REVIEW PROCEDURE



(START)

III. DESIGN REVIEW PROCEDURE

Approval as referred to in this manual is defined as being written approval from the CMPAC Committee to the developer for each tract. Said approval is required for design submissions for each phase of the development of a specific tract. A developer may not proceed into any succeeding phase of his project until he has secured the above mentioned approval.

The optimum time for construction in the Copper Mountain area is a 90-day period between June and August. Buildings must be enclosed by October.

The design review procedure shall consist of the following phases:

1. Preliminary Meeting: It is suggested that prior to the preliminary meeting the developer and his architect visit the proposed building site. A preliminary meeting shall then be held between the developer and his architect, a representative of Copper Mountain and the CMPAC Committee. The purpose of this meeting will be to review criteria, standards, master plan documents, development guides, and to explain or resolve any questions concerning the Copper Mountain Development.

2. Preliminary Submittal and Review: The following exhibits are to be submitted to the CMPAC Committee at least one day prior to the review meeting:
 - A. Tentative time schedule: This schedule should indicate the following tentative dates:
 - 1) Date of completion of construction documents.
 - 2) Date construction will be started.
 - 3) Date of final building completion.
 - 4) Date for completion of landscaping work.
 - B. Diagrammatic site plan including parking provisions.
 - C. Diagrammatic building plan or plans indicating uses.
 - D. All building exterior elevations and diagrammatic building sections.
 - E. Perspective of principal structure or structures sufficient to impart design characteristics and materials.
 - F. Outline construction specifications.
 - G. Actual samples of proposed materials.
 - H. Conceptual landscaping plan.
3. Final Submittal: The following exhibits are to be submitted to the CMPAC Committee at least one day prior to the review meeting:
 - A. Time Schedule
 - B. Site Plan

- Page 2
- C. 1/8" scale model of tract and building(s)
 - D. Building plan or plans
 - E. Building sections
 - F. Wall sections
 - G. Exterior elevations
 - H. Roof plan
 - I. Structural drawings
 - J. Mechanical and electrical drawings
 - K. Specifications
 - L. Colors and samples of all exterior materials
 - M. Landscaping plans, including grading and drainage.
 - N. Graphics and exterior furnishings

The construction documents (working drawings and specifications) shall strictly follow the design approved in the preliminary submittal. These documents shall be prepared by a qualified architect, and matters of content other than those listed above will be left to his judgment.

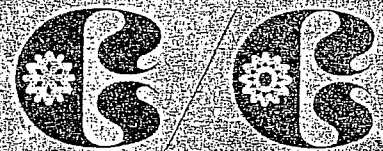
4. Review During Construction: Periodic review of construction will be made by the CMPAC Committee to insure adherence to the approved construction documents and to assist, where necessary, in coordinating construction with construction in adjoining areas.

5. Final Review upon Completion of Construction:

Following a final inspection by the CMPAC Committee and after the developer's architect has determined that the project is "substantially complete", the developer's architect shall furnish to the CMPAC Committee, a "Certificate of Compliance". This certificate shall indicate that the development is in accordance with the approved design and these design criteria and standards.

6. As Built Site Plan: Upon final completion, the developer shall provide to the owner a reproducible 1" = 20' scale as built site plan. This drawing shall be certified by a registered surveyor and shall document the location, elevation and description of all improvements, including locations of all buildings, utilities, flow lines, finish grades, pedestrian, auto and landscaping areas.

IV. DESIGN CRITERIA



IV. DESIGN CRITERIA

1. Purpose and Scope:

The purpose of this section is to regulate and control development of all facilities in order to achieve unified and imaginative designs of all facilities. It is intended to insure the maintenance of the "village theme" and visual identity as discussed in the Preamble. This section sets forth basic requirements for site development and building materials, and designates standards which shall apply to the buildings, supplementary structures, lighting, graphics and signage.

2. Architectural Character:

It is intended that the entire project have a strong and unified identity of contemporary architecture. Thus, the effort to recall architectural forms, colors and materials will be encouraged for all designs. All designs shall be contemporary and are to have the scale and character appropriate for a recreational resort. Permissible styles will reflect an adaptation to the mountainous area, and shall demonstrate an interplay between architecture and environment. Strong interior/exterior relationships are encouraged along with the necessary expressions of

shelter which will be important during the winter months.

As a total recreational resort, Copper Mountain Village will offer year-round facilities, therefore, all designs must be as effective during the summer as well as the winter months. Stylized or period architecture such as the "Swiss Chalet", "French Provincial", "Tudor" and other styles which have an orientation toward the past will not be permitted.

3. Core Area:

Stronger emphasis will be placed on the unity and compatibility of all facilities in the core area or central village area. This area will contain the highest density and will necessitate very careful coordination between individual building projects. It is mandatory that all core architectural and landscaping features constitute a theme-setting focal point for Copper Mountain Village. All designs shall be of the highest quality and must have strong and distinctive characteristics. However, all limitations requiring interpretation shall be left to the discretion of the CMPAC Committee. It is intended that these provisions shall insure imaginative and creative development of the core area, and designers

will be encouraged and otherwise assisted by the committee.

4. Building Codes:

All buildings shall be designed and constructed observing appropriate building codes and ordinances, including those existing or as may be adopted by Summit County, Colorado. Summit County currently utilizes all volumes of the "Uniform Building Code" as a basis for their building code.

Summit County requires building permits and utilizes inspectors during construction. The developers should anticipate a permit processing period of two to three weeks. The County also requires that all contractors be licensed in the County.

5. Exterior Materials:

Exterior materials and colors will be carefully controlled. It is suggested that developers and architects discuss these matters with the CMPAC Committee at their preliminary meetings.

The use of natural materials with their integrity intact is encouraged. Precast materials will be permitted, provided they are of compatible colors and textures.

Exposed aluminum finishes will not be permitted. The use of anodized or other corrosion resistant finishes within a range of warm earth tones is recommended. The use of copper or weathering steel ("Cor-Ten") is encouraged. In general, white or very light colors will be discouraged. The use of tinted glass is encouraged.

6. Roofs:

As a standard, roof slope shall be 5:12. The use of "cold roofs" is recommended where shingles or built-up roofs are proposed. Pitched roofs, architecturally simple in form, are encouraged. Unsightly devices or mechanical equipment should not penetrate the roof plane unless made integral to the roof design and in a manner acceptable to the CMPAC Committee.

Due to sun exposure and prevailing wind, an east-west orientation of roof ridges should be maintained wherever possible. Should ridges be oriented north and south, consideration must be given to the problem of snow and ice accumulation on east slopes.

Marble chips and other white materials will not be permitted for built-up roofs. The use of copper or "Cor-Ten" steel for roofing is highly recommended.

7. Site Development:

Lot coverage and building disposition shall conform to the master site plan and development guide documents made available by the CMPAC Committee. These documents detail each tract's restraints, surrounding conditions and any special instructions for the individual tract. Setbacks, easements and vehicular access drives shall be in conformance with these documents and any variance must have approval of the CMPAC Committee.

8. Snow Removal and Storage:

An essential consideration in the design of roads, walks and parking areas will be provisions for snow removal and storage. Planting strips should be considered for storage of snow and to separate sidewalks from roads for both convenience and safety. Street fixtures and lights shall be set back from the edge of curbs a minimum of six feet.

9. Curbs:

Curbs, where appropriate, shall be "Hollywood Curbs" and shall conform to the dimensions and standard section available from Copper Mountain.

10. Exterior Steps:

Wide treads are preferred for outside steps. All

treads should be pitched 1/8" per foot for drainage. Preferred dimensions shall be 5-1/2" risers (R) with 16" treads (T). However, these dimensions may vary according to the following rule:

$$2R + 1T = 27", \text{ where "R" varies between } 3" \text{ and } 6\text{-}1/2".$$

The use of a single riser will not be permitted. It is recommended that a minimum of three risers per set of steps be used in all cases where ramps are not practicable.

11. Ramps:

Ramps are permitted providing they are no shorter than 5'-0".

12. Parking Areas:

In the design of surface parking lots, provision for snow removal and storage is of prime consideration. All slopes and requirements for drainage shall comply with accepted standards and good practice, i.e., 2% to 4%. Slopes for drainage swales and ditches shall range between a minimum of 3% and a maximum of 10%. All paving materials shall be subject to review and approval by the CMPAC Committee.

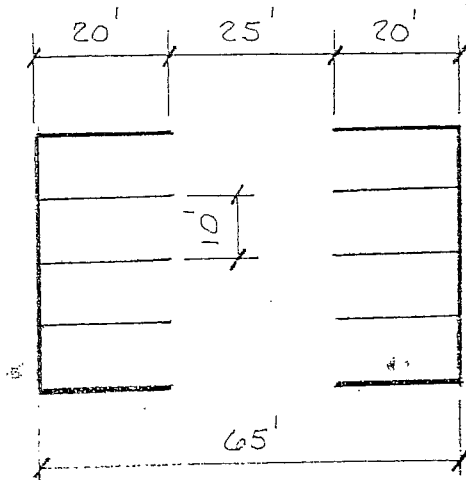
On site parking and access shall generally conform with the site development guide.

All parking lots should be lighted.

Parking is to be built, developed and maintained in accordance with the following ratios:

- Condominiums - 1.5 spaces per unit
- Hotels - 1 space per unit
- Commercial - 1 space per 400 square feet
- Employee Housing Units - .5 space per unit

Typical Surface Stall Dimensions



$$\begin{array}{r} 24 = 36 \\ 3 = 1.5 \\ \hline 37.5 \end{array}$$

13. Trash and Service Areas:

All trash storage and service areas shall be concealed architecturally. Trash disposal facilities and mechanical equipment shall be directly related to a loading area and shall be adequately screened in all cases. Unsightly views will not be permitted.

14. Site Utilities:

Natural gas is available on site and surface fuel tanks will not be permitted. All electrical and telephone service shall be underground. All

MASTER
METER
FOR
WATER ??

electrical meters, gas meters, and service entrances shall be screened from view. Provision for water meters should be made in an accessible interior space or for a remote reader from an exterior meter to an accessible interior area.

15. Landscaping:

The utilization of landscaping and planting in imaginative ways is considered to be an important aspect in the overall development of Copper Mountain Village. A reasonable allowance for planting and landscaping shall be set aside in the construction budget for each facility by the developer.

Care shall be taken to insure that plants selected will conform to requirements for variety and hardiness tolerances in the Copper Mountain area. Use of native plant material is encouraged. The use of earthen berms and undulations is encouraged.

The following uses for landscaping and planting are suggested as basic guidelines for the designer:

- A. Utilize to define and control circulation and to provide human scale in outdoor pedestrian areas.
- B. Use to reduce maintenance, control erosion, and stabilize soils.
- C. Use to screen unsightly views, buffer adjacent land uses, and to serve in making a transition between different use areas.

16. Supplementary Structures:

In general, all supplementary structures shall be carefully integrated with primary structures. Where appropriate, the landscaping and planting for each facility shall also be coordinated. With the exception of the imaginative use of copper and "Cor-Ten" steel, metal buildings, fences and screening will not be permitted. All supplementary construction shall be of highest quality, and should not in any way create the impression that it is temporary or unrelated to the overall village theme. Trash storage areas shall be completely enclosed unless visual control can be effectively achieved by other means. Underground storage of cars for each structure will be encouraged in all cases where practicable. Successful designs for supplementary structures shall recall architectural forms, materials, and colors of the developer's primary structure or structures in each development.

17. Lighting and Illumination:

Each developer is responsible for the design and installation of adequate exterior lighting systems on his site.

Exterior light fixtures and poles shall have non-reflective minimum maintenance finish. Designs

will be contemporary and unobtrusive. Due consideration must be given to snow removal and snow storage when locating light poles and fixtures. Care shall be taken to insure that the selection and location of luminaries shall not constitute a hazard or nuisance (by appearance or brightness) to surrounding properties. All wiring for exterior lighting must be underground.

The creative use of flood lighting and accent lighting is encouraged to provide the recreational atmosphere desired for the Copper Mountain development. Fixtures located on exterior soffits should be used to illuminate covered areas and building features wherever possible. Floodlights should be so located that snow coverage will not obstruct the light source.

18. Graphics and Signage:

The unification of all graphics and signs, including the size, shape, color and location, to implement the unity of the "village theme" is an essential aspect of this development. To maintain visual order, all "general" graphic material should utilize either Helvetica Medium or a style compatible therewith.

Each occupancy shall be permitted one identification sign which may be located on only one frontage of

said occupancy. No other identification signage or other forms of identification or advertisement will be permitted on any of the exterior walls, doors, or other such exterior surfaces of the occupancy premises, nor shall any party be entitled to place any such signage, identification or advertisement on the roof or in any interior or exterior common area.

All signs located on any occupancy frontage shall be designed, proportioned and positioned as an integral element of the total design of the building or structure on which it is attached.

Signs shall be composed of individual, free standing letters or free standing script lettering.

No "belt" or "box-type" signs or "pillow signs" will be permitted.

All signs shall be flat wall signs and shall not extend more than 10" beyond the face of the background surface on which they are mounted.

Necessary sign supports shall be completely concealed and shall be structurally adequate to carry all possible loads imposed on them.

Signs or lighting of premises utilizing animation, moving parts, flashing, oscillating, smoke emitting, sound emitting designs, moving lights or variable light intensities WILL NOT BE PERMITTED. All identification signs must be illuminated and shall derive light from a concealed source. No exposed lamps, globes, tubes, etc., will be permitted. Minimum return depth for illuminated signs shall be 5 inches. Illuminated signs may be "pegged out" from sign background for backlighting effects.

Sign copy shall be limited to the occupancy identification (i.e., corporate or business name). Advertising copy will not be permitted. Generally speaking, logos will be permitted, but will be considered only if designed as an integral part of standard signing of the occupancy.

Signs or placards or other advertising media attached to the windows or doors of the premises will not be permitted.

In general, signs shall not extend beyond a point which is 2'6" from any side of the frontage of the premises and no sign shall occupy more than 5% of the background to which it is attached and in no case may the size of any sign exceed 50 square feet in gross area covered by it.

The maximum height of all sign letters shall be 12" for block letters and 12" for script letters, except that initial capital letters may be 16" in block letters and 16" for script letters. No sign manufacturer's name, union label or other lettering shall be visible on any sign letters.

Complete detailed sign design drawings indicating the size, design, colors, materials, specific location, content, type of construction, method of mounting and source for illumination shall be submitted, in triplicate, to the CMPAC Committee for approval, along with one set of actual samples of all sign materials.

When approved, two copies of sign design drawings will be returned to developer for use in sign fabrication and erection. Approval of the CMPAC Committee must be in writing and received by the developer before fabrication or installation of any signs.

Signs or their components which are installed without first receiving said approval, or which are not in accordance with said approval, shall be ordered promptly removed from the leased premises at the expense of the party not complying with these standards.

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19. Common Areas and Facilities:

All circulation areas, pedestrian areas, courts, planters, trash disposal units and other street furniture directly related to the overall development (as opposed to individual facilities and intimate sites) are subject to the following guidelines:

Circulation Areas -- In general, sidewalks and other pedestrian circulation areas, contained gravel paths, are subject to review and approval of the CMPAC Committee. Designers should be particularly concerned with pedestrian circulation, and care should be taken to insure that all transitions and intersections are gracefully made. Designs shall sustain movement with careful observation of "lines of desire", ascent and descent, and topographical features.

Planters and Street Furniture -- Shall be integral to the total landscape development plan. Designs shall carefully locate these items and all colors and textures shall be as approved by the CMPAC Committee.

Common Areas -- Some common areas may cover portions of two or more adjoining lots. Designs for these areas will be coordinated by

Copper Mountain. As a rule, improvements will be installed in one operation. The cost of improvements will be borne proportionately by the affected property owners.

20. TV Prewire:

All buildings shall be prewired for cable TV in order to facilitate hookup. No exterior radio or TV antennas will be permitted.

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