



Architectural Guidelines

December 8, 2021

Table of Contents

Contact Information	1
General Information	1
Introduction	1
Responsibilities.....	1
Components	1
Residential.....	2
Residential Mixed-Use.....	2
Commercial/Mixed Employment	2
Multiple Family.....	2
Architectural & Landscape Review Committee	2
Committee Membership	2
Preliminary and Final Review	2
Preliminary Review.....	3
Final Review	3
Appeals.....	4
Earth Advantage®	4
Enforcement.....	4
Performance Bonds.....	4
Non-Conforming Improvements	4
Non-Waiver	5
Severability.....	5
Submittal Requirements.....	6
Preliminary Review.....	6
Final Review	6
Design Review Fee and Refundable Deposit	6
Final Inspection and Refund.....	7
General Development Guidelines.....	8
Adjacent Property	8
Animals.....	8
Awnings	8
Burning, BBQs and Fire Pits	8
Chimneys, Shrouds and Fireplace Vents	8
Concrete Washouts	8
Drainage	8

Driveways	8
Excavation and Grading.....	9
Exterior Colors and Stains	9
Exterior Design Treatment	9
Fines	9
Fire Safety.....	9
Flagpoles	10
Garbage and Trash Removal During Construction	10
Gutters and Downspouts	10
Heating and Cooling Systems	10
Mailboxes	10
Maintenance	10
Metals and Plastics.....	10
Sanitary Facility	10
Satellite Dishes and Antennas	10
Service Yards and Trash Enclosures.....	10
Setbacks	11
Skylights and Solar Devices	11
Smoking.....	11
Tarps.....	11
Tree Preservation Guidelines	11
Tree Removal and Trimming	11
Temporary Structures	12
Utilities Services and Meters.....	12
Venting	12
Violations.....	12
Water Features.....	12
Residential Architectural Guidelines <i>Prototypes R-1, R-2, R-3</i>	13
Ancillary (Detached) Outbuildings.....	13
Accessory Dwelling Units “ADU”	13
Duplication	13
Exterior Lighting	13
Exterior Walls and Trim	13
Fencing	14
Floor Area Ratio (FAR)	14

Garages and Parking.....	14
Hot Tubs	15
Landscaping.....	15
No Build Zone (NBZ)	16
Non-Development Easement (NDE).....	16
Porches, Decks, Skirting and Projections.....	16
Roofing	17
Shutters	17
Signs	17
Windows and Doors	18
Residential Architectural Styles	19
The Craftsman Style	19
The American Foursquare Style	24
The Prairie Style	28
The Mid-Century Modern Style.....	33
The High Plains Territorial Style	37
The Woodland Style	40
The American Farmhouse Style.....	43
The Tudor Revival Style	47
The Colonial Revival Style.....	51
Residential Mixed Housing Architectural Guidelines <i>Prototypes T-1, M-1, C-1</i>	56
Live/Work Townhomes	57
Townhomes.....	61
Mews.....	65
Cottages	70
Exhibits	73
Exhibit A – Final Review Application Form – Single Family Residential/R-1, R-2, R-3	74
Exhibit A-1 – Final Review Application Form/Mixed Housing T-1, M-1, C-1.....	81
Exhibit B – Prototype Tables	90
Exhibit C – Floor Area Ratio (FAR) for Residential Prototypes R-1, R-2, R-3.....	92
Exhibit D – Alley Setback for Residential Prototypes R-1, R-2, R-3.....	93
Exhibit E – Home Height for Residential Prototypes R-1, R-2, R-3	94
Exhibit F – Approved Fire-Resistant Plants and Trees for Zones 1 & 2.....	95
Exhibit G – Street Tree Guidelines.....	99
Exhibit H – Wildfire Mitigation, Landscape and Construction Requirements	105

For Residential Prototypes R-1, R-2, R-3	105
Exhibit H-1 – Wildfire Mitigation, Landscape and Construction Requirements For Mixed Housing Prototypes T-1, C-1, M-1	109
Exhibit I – Non-Development Easement (NDE-1)	111
Exhibit J – Non-Development Easement (NDE-2).....	113
Exhibit K – Phase 2A-2B NWZ Map Exhibit.....	115

Contact Information

Discovery West
409 NW Franklin Avenue, Bend, OR 97703
541-749-2931
<https://discoverywestbend.com>
arc@discoverywestbend.com

General Information

Introduction

Discovery West is a 245-acre master planned community located on the west side of Bend, Oregon that offers a variety of residential options, ranging from single family detached Homes to apartments, townhomes, and cottages along with some commercial Buildings. At the heart of the Discovery West community is Discovery Park, an approximate 40-acre park connecting trails from NorthWest Crossing to The Tree Farm/Shevlin Park. A public plaza is the community hub in the center of the neighborhood. The City of Bend approved the Discovery West Master Plan in June of 2019 through PZ 18-1015, the Discovery West Major Community Master Plan.

Responsibilities

It is the responsibility of each Discovery West Owner to read, understand and adhere to all Discovery West Governing Documents, which include, but are not limited to, the following:

- Declaration of Covenants, Conditions, Restrictions and Easements for Discovery West, “CC&Rs”
- Architectural Guidelines
- Final Review Application Form (Exhibit A or Exhibit A-1)
- Rules & Regulations
- Fine Schedule

The Discovery West Owners Association Board of Directors shall be responsible for ensuring compliance with all Discovery West Governing Documents. Except for the CC&Rs, the Board of Directors may amend or add additional Governing Documents as it deems appropriate. Updated Governing Documents will take effect upon their delivery to all Owners. Current Governing Documents can be found at <https://discoverywestbend.com/>

Components

Discovery West will have Residential, Residential Mixed Use, Commercial/Mixed Employment, and Multiple Family components each with specific design requirements as outlined in Exhibit B – Prototype Table. A summary of each type of component is discussed herein.

Residential

Most Lots will be designated as standard residential, with varying Lot sizes. Detached single-family Homes will largely prevail. Setbacks will vary depending on the size of the Lot. See Exhibit B – Prototype Table, for setback requirements.

Residential Mixed-Use

A Residential Mixed-Use area will be centered around a community plaza in the core of Discovery West. Residential Mixed-Use Lots will contain a diversity of housing, including multi-family, townhomes, live/work townhomes, and cluster housing. Cluster housing may include both cottages and mews. Lot sizes will vary accordingly.

Commercial/Mixed Employment

A Commercial/Mixed Employment area will be located along Skyliners Road and will include Lots of varying sizes. Office uses with a limited retail presence are permitted and anticipated to further complete the community development pattern within Discovery West. A reduced height limitation will be imposed on Lots that abut Skyliners Road.

Multiple Family

A Multiple Family area will be located near Skyliners Road and William E. Miller Elementary School that provides for approximately 100 to 150 units.

Architectural & Landscape Review Committee

An Architectural & Landscape Review Committee (ARC) has been established to implement and administer these Architectural Guidelines. The ARC shall exercise the functions as provided in the Discovery West Governing Documents for the modifications, promulgation, and enforcement of its rules governing the use and maintenance of Lots and the Improvements thereon. The ARC reviews submittals and makes rulings that may be more restrictive than the City of Bend. In addition to establishing an overall aesthetic for Discovery West, the intent of these Architectural Guidelines is to ensure that all Homes and Buildings maintain a level of design quality that is compatible with the development.

Committee Membership

The ARC shall consist of no fewer than three members and no more than five members, as may be appointed from time to time by the Declarant. Until such time as Declarant relinquishes control over the Architectural Review process, Declarant shall appoint and remove members of the ARC at Declarant's discretion. The term of office for each member of the ARC shall be for one year. The Declarant may appoint one or more members to the ARC who are not Owners, but who have special expertise regarding matters that come before the ARC. The Declarant may elect to make one of the members positions a rotating term of one year or less.

Preliminary and Final Review

Before starting Improvements on any Lot, the Owner shall submit to the ARC a complete set of plans and specifications for the proposed Improvements including any other information deemed necessary by the ARC for an appropriate review. Incomplete submittals will not be reviewed.

The ARC has the authority to require an Owner submitting inadequate plans or specifications to retain, at the Owner's expense, the services of a professional engineer, architect, designer, inspector or other person to assist in the preparation of an adequate re-submittal to the ARC. Once a complete and accurate application is submitted, the ARC will endeavor to complete the review within a two-week period and respond with an approval or required corrections.

All Homes and Buildings must be built by a contractor licensed and insured with the Oregon Construction Contractors' Board.

Preliminary Review

All Owners are encouraged to submit for Preliminary Review. Preliminary Review is required for Owners not utilizing a Guild Builder, Owners submitting an "Other" architectural style, or Owners submitting an Accessory Dwelling Unit (ADU). The Preliminary Review process allows the ARC the opportunity to identify general conformance with the Architectural Guidelines, identify designs that may duplicate other Buildings or Homes in close proximity, and provide Owners with comments regarding the Building's adherence to the selected architectural style before drawings are prepared for Final Review. There is no fee for Preliminary Review.

For Lots with a Non-Development Easement, a Preliminary Review is required. Once a successful preliminary review has been completed, the Owner is to stake the Lot with the homes foundation corners, property lines, Non-Development Easement (NDE) line and the No Build Zone (NBZ) line (if applicable). Trees and brush clearing in the NDE proposed for removal is to be flagged. An onsite review will be performed with the builder, designer, Owner, wildfire mitigation consultant, and an ARC member to review and approve the wildfire mitigation measures and tree removal/tree protection. These decisions are to be reflected in the landscape plan to be submitted with the Final Application to the ARC.

Final Review

Final review application information, plans, specifications, and any ARC consultant comments are evaluated by the ARC for adherence to the Architectural Guidelines. A review letter will then be delivered to the Owner, listing ARC comments, requirements, and conditions of approval. The Owner may be required to meet with an ARC representative to discuss the comments, requirements, and conditions of approval or to provide supplemental information before the ARC will issue a final approval. Prior to the start of construction, the Owner must respond to the ARC review letter in writing addressing how the Owner will resolve all comments, requirements, conditions of approval, and must return a signed conformance agreement.

Although Owners are not required to submit a landscape plan with the final review application, Owners are encouraged to do so. Landscape plans must be submitted, approved, and landscaping installed prior to occupancy.

Owners do not attend Final Review ARC meetings.

Upon final approval, construction must begin within one year. Otherwise, the application and approval expire, and the refundable deposit will be returned. A new application, design review fee, and refundable deposit will be required. Construction may not begin until written ARC approval is provided, and a signed Conformance Agreement has been returned to the ARC.

Appeals

Any Owner that disagrees with the rulings of the ARC may appeal such ruling to the Discovery West Owners Association Board of Directors. Appeals shall be made in writing within 15 days of the Owner's receipt of the ARC's Final Review letter and shall contain specific objections or mitigating circumstances justifying the appeal. The appeal shall be treated as a request for reconsideration and the Board will meet to review the evidence and argument provided by the Owner. The Board of Directors' final decision shall be issued within 15 days after receipt of appeal. The determination of the Board shall be final.

Earth Advantage®

Earth Advantage® certification is required for all Homes, Residential Mixed-Use, and Multiple Family Buildings. Contacting Earth Advantage® staff during the preliminary design process is recommended as the design elements for Earth Advantage® certification are an integral part of the plans. Please contact Earth Advantage to confirm the current fee structure.

Contact Information:

Earth Advantage® Inc. www.earthadvantage.org
Matt Douglas
541- 550-8185
mdouglas@earthadvantage.org

Enforcement

As provided by the CC&Rs, the ARC is authorized to make onsite inspections of any Lot at any time. Any breach of the CC&Rs shall subject the breaching party to all legal remedies, including fines, damages or the destruction, removal or the enjoining of any offending Improvement or condition. In the event an Owner fails to comply, the ARC may proceed with enforcement as provided in the Discovery West Governing Documents.

Performance Bonds

At the sole discretion of the ARC, an Owner may be required to submit a performance bond in the form of a cash deposit. The performance bond shall be in addition to the refundable deposit required by the Architectural Guidelines. The performance bond may be required at any time during construction if the ARC, in its sole discretion, determines that the Owner is not abiding by the Discovery West Governing Documents. The failure of the Owner to provide a performance bond when requested will result in a stop work order. Continued failure to comply will result in the forfeiture of the performance bond.

Non-Conforming Improvements

If an Owner has any Improvement not in compliance with the Architectural Guidelines, the ARC will grant the Owner a reasonable time to modify or remove the non-conforming Improvement. Failure to comply may result in the loss of the refundable deposit. Additionally, the ARC or any Owner may maintain an action at law or in equity for the removal or correction of the non-conforming Improvement and, if successful, shall recover from the Owner in violation all costs, expenses and fees incurred in the prosecution thereof.

Non-Waiver

ARC consent to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Architectural Guidelines, shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Architectural Guidelines.

Severability

If any section, subsection, paragraph, sentence, clause, or phrase of these Architectural Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Architectural Guidelines.

Submittal Requirements

Preliminary Review

The Preliminary Review of a design tests the Home, Building and Lot concepts. The Preliminary Review submittal shall be provided as a pdf no later than the Thursday prior to the next ARC meeting and shall include:

- ☐ A site plan (1" to 20' scale minimum) including:
 - Setbacks
 - outline of home
 - outline of proposed eaves/porches
 - All lot dimensions
 - Existing and revised grades
 - Trees to remain and to be removed (including location, size and species, distance from trunk to trunk for trees to remain), FAR calculation.
- ☐ Floor plans (1/8" to 1' scale minimum)
- ☐ Schematic front, rear and side elevations.

An Owner may propose an architectural style not specifically listed in the Architectural Styles section of the Architectural Guidelines as an "Other" Style. Any Other architectural style submittal will be considered by the ARC provided the Owner also submits a clear and concise narrative including diagrammatic or photographic documentation of the proposed Other architectural style, as well as the proposed Essential Elements for the style.

The Owner must provide sufficient documentation for the ARC to complete its evaluation of the proposed Other architectural style. The ARC shall determine if the proposed Other architectural style is desirable and favorably integrates into the Discovery West neighborhood.

Final Review

A complete submittal of the information outlined in the Final Review checklist is required and incomplete submittals will not be reviewed. All design submittal documentation shall be submitted electronically. Paint sample chips must be delivered to the ARC office. See Exhibit A - Final Review Application Form for all submittal requirements.

A Final Review letter will be returned to the Owner within 15 days of the ARC's final review. The ARC reserves the right to increase this time frame without notice. Construction may not begin until written ARC approval is provided, and a signed Conformance Agreement has been returned to the ARC.

Design Review Fee and Refundable Deposit

See the Final Review Application Forms for the specific type of Home or Building for design review fee and refundable deposit requirements. The design review fee and refundable deposit amounts may be changed at any time.

Final Inspection and Refund

The Owner is responsible for notifying the ARC upon completion of construction. The ARC will complete a final inspection to verify compliance with the approved plans. Once the Improvements have been completed according to the Final Review letter and approved plans, the deposit will be refunded.

General Development Guidelines

All Prototypes

Adjacent Property

Adjacent property may not be used without that Owner's written approval. In the event of damage, the offending property Owner will be held responsible for restoration. Violations may result in a fine and forfeiture of the refundable deposit.

Animals

Contractors' pets are not allowed on site during construction. Violations may result in a fine.

Awnings

If approved by the ARC, awnings shall fit the window bays, complement the architectural character of the Home or Building, and are only allowed at ground floor elevations. The bottom edge of the valance must be straight and not decorative. Stripes or patterns are not permitted.

Burning, BBQs and Fire Pits

Burning of construction or yard debris is prohibited. Wood burning firepits and wood burning indoor or outdoor fireplaces are not allowed. Gas barbeques, wood pellet grills and smokers, kamado-style ceramic charcoal barbeque, and gas fire pits are permitted provided they are screened and on a non-combustible surface.

Chimneys, Shrouds and Fireplace Vents

All exterior chimneys must be founded and clad with a siding material that differentiates the chimney from the body of the house. Unpainted shrouds and fireplace vents are not permitted. The chimney shroud shall be large enough to completely cover the metal fireplace vent and shall be painted with heat resistant paint matching the surrounding materials. Wall mounted fireplace vents visible from street frontages are not permitted.

Concrete Washouts

Concrete washouts must be completed on Owner's Lot.

Drainage

All stormwater shall be contained on the Owner's Lot. Owners should consult with professionals to develop an appropriate stormwater management plan. Improvements on a Lot shall not increase or concentrate runoff onto adjacent Lots. Runoff onto City of Bend's right of way is not permitted.

Driveways

Driveway aprons at streets and alleys shall be limited to one per Lot, unless otherwise approved by the ARC. The City of Bend requires a right of way permit prior to constructing the curb cut for any driveway. Concrete sidewalks and aprons at driveways within the right of way must be constructed to meet City of Bend standards. Driveways may be concrete, asphalt or masonry paver.

For front loaded Homes or Buildings, the driveway width must be kept to a minimum while still allowing reasonable access to parking areas and the garages. Exceptions will only be considered for R3 (Large Lot) Prototype Lots. Driveway widths are required to be at least 12 feet with a vertical clearance of 15 feet for emergency vehicle access. Driveways at alley loaded Lots may not be wider than the garage. Owners are responsible for repair of all construction damaged driveways, aprons, curbs, sidewalks, or curb ramps abutting their Lots prior to receiving the refundable deposit.

Excavation and Grading

Each Lot should be developed with minimal modification of the existing topography. After construction of the foundation, all remaining unused excavation soils must be removed from the Lot. Excess stockpiles of excavation soils, dirt or other related materials are not allowed on any Lot. All areas disturbed during construction must be re-naturalized or planted in accordance with the approved landscape plan. Re-naturalization includes planting native grasses and approved fire-resistant native plants, as detailed in Exhibit F - Approved Fire-Resistant Plants and Trees for Zones 1 & 2.

Exterior Colors and Stains

All exterior colors require ARC approval for both original painting and repainting. Colors appropriate to the character and architectural style of the Home or Building are required. Bright body colors (other than white) will generally not be acceptable. Care shall be taken to avoid duplicating colors of nearby structures. All exterior primed and unfinished materials must be stained or painted.

Exterior Design Treatment

Careful application of both the prototype and massing examples in the architectural style section of these guidelines is essential. Owners are encouraged to consider designs of Homes and Buildings on adjoining Lots to aid in window placement and other conditions on side elevations. Careful design of site grading, main floor elevation, roof pitches and roof massing can reduce the perception of excessive height. Stepping the Home or Building profile to match the slope of the site or as the Home or Building approaches a property line reduces massing, particularly as seen from lower viewpoints. Reducing story heights at the ends of the Home or Building adjacent to neighboring Lots can substantially soften end conditions. Prudent use of materials can be effective tools to reduce apparent mass of a Home or Building. The massing and visual impact of the garage is to be minimized and the space between the top of the garage door and the roof shall be kept to a minimum.

The ARC encourages and may require fenestration, projecting bays, and other architectural features to be coordinated on all sides of the Home or Building. Owners shall incorporate architectural features to avoid long, uninterrupted walls no longer than 40 feet.

Exterior siding material shall be continuous and consistent on all elevations. Siding material changes shall occur along horizontal lines, inside corners, projecting bays or other architectural features. Siding material applications which involve a mix of directions, including horizontal, diagonal, and vertical, are not allowed, unless appropriate for a particular architectural style. Exterior siding material must be carried down to within eight inches of finish grade. Only eight inches of exposed foundation is permitted on any exterior elevation.

Masonry must be applied with fabricated outside corners, must terminate at inside corners, and must extend to grade. The ARC may approve masonry terminations along the length of a wall if consistent with the architectural style proposed.

Fines

Owners may be fined according to the Fine Schedule for violations of the Governing Documents.

Fire Safety

A minimum of one serviceable dry chemical fire extinguisher (minimum 5 lb. Class ABC) shall be located on each construction site and in a visible location. Extreme caution shall be taken to prevent any sparks or flames from being cast out of the immediate work area. Builders are responsible for ensuring cutting, welding, and brazing operations are conducted in areas free of combustible material and vegetation. An operable water system must be available during the entire construction period.

Flagpoles

Flagpoles require ARC approval before installation.

Garbage and Trash Removal During Construction

Owners are responsible for their own recycling and trash removal during and after construction. Lots must be kept orderly and clean from trash and construction debris. Weekly removal of construction waste is required. Lots that are not kept clean will be subject to fines. Burning of garbage, construction or landscape debris is prohibited and will result in a fine.

Gutters and Downspouts

All gutters and downspouts must be shown on the Final Review submittal. Gutters are recommended and may be required on some Homes and Buildings. All gutters and downspouts shall be designed as a continuous design feature. Exposed gutters and downspouts shall be colored or painted to match the color of the adjacent building material.

Heating and Cooling Systems

All exterior elements of heating and cooling systems must be fully enclosed and screened from rights of way and neighboring Lots. Temporary window mounted air conditioning units, or similar types, are permitted May through September but are prohibited on front elevations.

Mailboxes

Mailboxes for residents are provided throughout Discovery West. For new Homes and Buildings, residents may pick up mailbox keys at the United States Post office.

Maintenance

Owners are required to keep Lots and all Improvements in good repair and attractive condition.

Metals and Plastics

All exterior metals and plastics must be painted or finished to blend in with the adjacent material. All utility meters and meter housings must be painted to match the body color of the Home or Building.

Sanitary Facility

Builders are responsible for providing a sanitary facility in good condition for construction crews. This facility must be maintained and cleaned on a weekly basis.

Satellite Dishes and Antennas

Satellite dishes, transmitters, television antennas, radio antennas, or other receiving devices require ARC approval. Exposed conduit and cabling must be painted to blend with the roof or siding to which they are attached. The location of the receiving device must be inconspicuous, installed in a location not readily visible from the street, and may require landscape screening.

Service Yards and Trash Enclosures

Each Home and Building shall have a screened service yard enclosing recycling bins, compost bins, trash containers, clothes drying apparatus, landscape debris, outdoor maintenance equipment, AC condensers and other items stored outside. Service yards must be screened from view of other Buildings or rights of way. Service yards for Homes must be immediately adjacent to the Home and screened by a fence at least 48" tall. Service yard screening shall match the adjacent architecture, materials, and paint colors of the Home. A fence on the property line, at least 20' in length, with returns to the Home may also be considered as a residential service yard.

Setbacks

Setbacks are specified in Exhibit B – Prototype Table and Exhibit D – Rear Alley Setback. The City of Bend Development Code and Building Code may have requirements that differ from, those published in Exhibit B – Prototype Table. The most restrictive setback requirement shall prevail. The City of Bend Solar setback standard must be met. See City of Bend Development Code, currently found in section 3.5.400.

Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare. Clear, bronze, or gray glazing is preferred. Domed skylights are prohibited except tubular skylights.

Solar panels must be installed parallel to the roof. Other components of a solar system must be contained within the Home or Building. All exposed metal components shall blend in with the adjacent material colors. ARC approval is required.

Smoking

Builders must provide a designated smoking area with safe cigarette disposal if smoking is allowed on site. Extinguished smoking materials must be properly disposed of on site.

Tarps

The use of plastic or bright colored tarps is prohibited.

Tree Preservation Guidelines

To maximize the likelihood of saving existing trees during construction, follow these basic tree preservation techniques:

- a. Identify the Critical Root Zone “CRZ” area, known as the drip line.
- b. Design around the CRZ whenever possible.
- c. Install barrier fencing around the CRZ pursuant to City of Bend standard details. No activity such as storage, traffic, cleaning of tools, paint washouts, etc., shall take place within the fenced area.
- d. Where footing or trench activity must occur, excavate by hand and cleanly cut any roots encountered, then backfill and water as soon as possible.
- e. If traffic across the CRZ cannot be avoided, install 10"–12" of woodchips to protect the CRZ from compaction.
- f. Grade changes within the CRZ should be avoided.

Tree Removal and Trimming

Any existing trees proposed for removal must be clearly shown on the site and landscape plans. The removal of any conifer tree larger than six inches in diameter (19 inches in circumference) not shown to be removed on an ARC approved plan or trimming any above 15 feet without ARC approval is prohibited and subject to a fine up to \$5,000 per tree. Trees less than six inches in diameter may be removed without approval. All tree limbs must be five feet from any portion of the Improvements in any direction. Mature trees shall be limbed up four feet above final grade or 3 times the height of any brush near the drip line. Dead limbs up to 15 feet above grade shall be removed. Tree trunk spacing and other requirements are outlined in Exhibit H - Wildfire Mitigation, Landscape and Construction Requirements.

Unauthorized tree removal during construction will result in immediate forfeiture of the refundable deposit and suspension of all construction activity on the Lot until a remediation plan is approved by the ARC and a new refundable deposit is received.

Conifer tree topping is prohibited and is subject to a fine up to \$5,000 per topped tree and the Owner will be required to completely remove and replace the topped tree(s) as required by the ARC.

Temporary Structures

Temporary structures require ARC approval prior to placement on any Lot. Structures of a temporary nature such as a trailer, tent, shack, garage, barn, or other outbuilding, shall not be used as a residence on any Lot at any time. During Home construction, construction trailers must be stored on the Lot if left overnight.

Utilities Services and Meters

All utility services to Homes or Buildings must be underground. Exposed plumbing, electrical, and all other utilities and services are prohibited. Foundations are to be constructed with all utility conduit in the wall to allow the electrical meter bases to be recessed. All utility meters shall be located on a wall perpendicular to the right-of-way, if possible. All meter housings, disconnects, and junction boxes must be painted to match the adjacent material.

Venting

Attic, roof, foundation and utility vents must be constructed of 1/8" metal screening. All roof, soffit, and wall vents shall be painted to match the adjacent material.

Wall mounted direct vent terminations located in a conspicuous location as seen from street frontages are not permitted; chimney elements may be required.

Violations

Violations of these Architectural Guidelines or other Governing Documents are subject to fines according to the Fine Schedule.

Water Features

All water features must have ARC approval prior to installation. Water features shall be integrated as part of the landscape plan. Water features shall be scaled as a minor landscape element. Water features shall be sized, located, and oriented to benefit those within the Home or Building or on decks and patios.

Residential Architectural Guidelines

Prototypes R-1, R-2, R-3

Ancillary (Detached) Outbuildings

Ancillary outbuildings such as sheds, greenhouses, play structures, non-habitable structures, garages, etc. are defined as temporary or permanent structures located on the Lot. If approved by the ARC, ancillary outbuildings shall be designed to complement the Home using the same materials and architectural details. Ancillary outbuildings are limited to 144 sf total within the buildable envelope, providing the Floor Area Ratio "FAR" (See Exhibit C - Floor Area Ratio) calculation allows. City of Bend building permits may be required; Owners are advised to check with the city on permit requirements.

Ancillary outbuildings must be behind a fence that is at least 5 feet tall. Ancillary buildings shall not be taller than 12' and must be placed a minimum of 5 feet from all fences and any other Home or outbuilding over 10 feet in height. Additional landscaping may be required. Molded storage units, and similar units may not exceed the height of the adjacent fence.

Accessory Dwelling Units "ADU"

Accessory Dwelling Units "ADU" are allowed in the R-1, R-2, and R-3 Prototypes. Preliminary Review for an ADU is required. Plans shall include the ADU location on the site as well as its exterior elevations and required parking. The FAR for all structures on a Lot may be increased to 55% to accommodate an ADU. The ADU's height is limited to 25 feet and shall be the same architectural style as the Home. The ADU, including circulation space and storage areas, shall be no larger than 600 square feet on a Lot that is 6,000 square feet or less in size and 800 square feet on a Lot that is greater than 6,000 square feet. The ADU shall have at least one off-street hard surface, as defined by the City of Bend, parking space with a minimum size of 9' wide x 20' long. A separate trash and recycling enclosure is required if the trash and recycling for the ADU is not incorporated into the enclosure for the Home.

Duplication

Duplication of a design is discouraged. The front facade of a Home design is allowed once per phase. In cases where similarity in design or appearance is deemed a concern by the ARC, modifications may be required to eliminate similarities.

Exterior Lighting

Exterior lighting must be subdued, indirect, 900 lumens or less, and dark sky compliant. All exterior light fixtures must be activated by a switch or timer and shall be consistent with the architectural style of the Home.

In cases where the grade differential is such that portions of the Home are elevated above adjacent Lots or right of way, exterior light fixtures may require additional shielding. The ARC may require modification or removal of lights deemed non-compliant.

Exterior Walls and Trim

Homes should display the traditional three-part architectural division of base, body, and head. Heavier materials are to be used at the base, such as concrete and stone, to anchor the Home. The body shall incorporate appropriate siding for the architectural style proposed. The head shall be the architectural style specific roof form, massing, and finish. Siding and trim materials approved for use include wood, cementitious siding, board-formed concrete, brick, natural and cultured stone, split-face and ground-face concrete masonry units, and stucco.

Prohibited siding and trim materials include exposed plain concrete (other than 8" maximum exposure at the foundation), plain concrete masonry units, grooved panel siding except at eaves, exposed seams on sheet products, vinyl building materials, SPF trim larger than 8", SPF at fascia or bargeboards, roof sheathing less than

7/16" thick, and factory mulled vinyl windows (except where deemed appropriate for the architectural style). Exposed non-decorative connecting hardware or exposed pressure treated wood are not allowed.

Brackets, for most architectural styles, must visibly support all bay windows or other wall protrusions that do not extend completely to the foundation. Building material changes generally occur at horizontal lines, inside corners, projecting bays and other architectural features or where consistent with the architectural style proposed. Siding material applications which involve a mix of directions, including horizontal, diagonal, and vertical, are not allowed. Any main floor exterior wall with a length over 40' will require articulation of at least two feet away from or towards the parallel property line. Please see architectural styles - Essential Elements for additional requirements.

Single wall construction is prohibited.

Fencing

Fences may be six feet in height or less. The height of a fence shall be measured from the natural grade at the base of the proposed fence. Berms are not allowed to increase fence heights. On interior Lots, side yard fencing and rear yard fencing may be six feet high but must step down to five feet within eight feet of an alley. Side yard fencing shall be located on the property line. Any fence extending beyond the adjacent corner of the home, exclusive of the porch, must not exceed three feet in height. The front of the house is determined by the street address of the Home. A five-foot fence is allowed on the other front yard of a corner Lot.

All five-foot fences that are adjacent to a sidewalk or alley shall be located at least three feet from the property line and located outside any adjacent public utility easement "PUE". Landscaping is required in the three-foot set back area and shall be installed to reach a minimum of three feet in height within three years.

Wood wrapped steel posts are required for wood fences and where adjacent to a Home shall be at least three inches away from siding. Wood fences must be constructed of #2 grade or better no-hole cedar. All wood fences must be earth tone stained unless paint is appropriate to the architectural style of the Home. Non-combustible material within five feet of a Home is encouraged. The ground beneath all fencing shall be maintained with non-combustible material for an area of six inches on either side of the fence.

No tree shall be used to attach or support any fence or privacy screen. All fencing shall meet City of Bend clear vision requirements. Exposed fence brackets are prohibited. Chain link, metal mesh, vinyl and PVC fencing are prohibited. Fence company signs are prohibited.

Privacy screens of 18' in length and 18" tall may be approved atop fencing between lots with ARC review and approval.

Invisible pet fencing is permitted without ARC approval.

Floor Area Ratio (FAR)

The FAR is a calculation to limit the volume and massing of residential prototypes as detailed in Exhibit C – Floor Area Ratio. All Homes must comply with the FAR restriction. The ARC is available to assist with the FAR calculation. The FAR as defined in Exhibit C – Floor Area Ratio is more restrictive than the City of Bend Development Code FAR. Exceptions to FAR restrictions will be considered on a case-by-case basis, with consideration given to prototype styles that typically feature steep roof pitches as an essential element.

Garages and Parking

Garage doors between eight feet and ten feet in height are permitted. A recreation vehicle garage door may be taller with ARC approval. Garages on front loaded Lots must be set back a minimum of 16 feet from the front living space of the Home and the garage door must complement the architectural style of the home. Glazing must be

obscured when any glass panels are provided in the bottom 6' of a door. Garages may be perpendicular to the street with at least a 10' front yard setback and may require architectural enhancements to de-emphasize the street frontage of the garage. Exceptions to the 16-foot garage setback may be granted provided the impact of the garage location is minimized with architectural and landscape mitigations. Homes with more than two garage bays will require a minimum four-foot offset from the primary two bay garage at a front load home facing the street and a two-foot offset at a front facing home where the garage is perpendicular to the street and at an alley load. ***A 10-foot garage setback may be allowed when provided for in the affirmations received at closing. Provide a copy of the original affirmations when applying for ARC review.***

Each Home must provide garage space for two cars and have a hard surface driveway. Garages may not be converted into living space without ARC review and approval. Owner may propose a pervious driveway material for review and approval at the ARC's discretion. An ADU shall have at least one off-street hard surface, as defined by the City of Bend, parking space with a minimum size of 9' wide x 20' long. All parking spaces, including within garages, shall be at least nine feet wide by 20 feet deep. Parking on landscaped areas is prohibited.

Hot Tubs

Hot tubs shall be located within a fenced yard or adequately screened as determined by the Discovery West Architectural Review Committee.

Landscaping

The landscape design shall blend with the architectural style of the Home and the overall natural environment of Discovery West. Plant materials should be carefully selected to provide seasonal interest with varying mature sizes and placement based on the appropriate landscape zone designation and fire resistance (See Exhibit H - Wildfire Mitigation, Landscape and Construction Requirements and Exhibit F - Approved Fire-Resistant Plants and Trees for Zone 1 (0'to30' from Home) & Zone 2 (30'to100' from Home). Plants not on the approved plant list may be included on the landscape plan providing adequate supporting documentation is provided for review. The use of plant materials that are resistant to deer, elk, and other wildlife is encouraged. It is not intended for landscaping to follow the perimeter of the Home. Rather, the landscape should blend and look appropriate for the surrounding native landscape and topography. A Home or Building's pony walls below the first-floor plate exceeding three feet in height shall be landscaped to reduce the scale of the pony wall. Care should be taken to place landscaping to minimize the appearance of large areas of siding that is not interrupted by windows, doors, or architectural features. Boulders must complement the landscaping and shall be at least 2' in diameter with a third of the rock buried. Scarred, excavated rock visible from streets and neighboring homesites is prohibited. Landscaping shall be provided and maintained to present a neat and pleasing appearance from all off-property vantage points, to minimize fire danger in the area and to mitigate weeds and wind-blown dust. Adjacent Lot Owners should work together to create a continuous flow from one property to the next, avoiding a straight-line delineation at the property line. The ARC may require additional plantings and trees where screening is required between adjacent Homes. See Exhibit F - Approved Fire-Resistant Plants and Trees for Zones 1 & 2 for selections to include in your landscape design.

There are three landscape zones that must be addressed in each landscape plan that can reduce the impact of wildfires in a community. The landscape zone concept is part of the Firewise/USA Community recommendations, which these Architectural Guidelines have incorporated. Limiting the amount of flammable vegetation and materials surrounding a structure and increasing the moisture content of the remaining vegetation are the primary goals of these standards. This method of landscaping must be demonstrated by the Owner in the landscape design submittal. See Exhibit H - Wildfire Mitigation, Landscape and Construction Requirements.

Landscape plans must comply with Deschutes County and City of Bend noxious weed control programs. In all landscape zones, invasive weeds are prohibited and must be removed. The native landscape shall be preserved according to the approved landscape plan. If an Owner disturbs the native landscape outside of the approved

area, a fine may be issued to the Owner and restoration and revegetation required. Disturbed areas in zones 1 or 2 shall be revegetated with plants and trees on the Approved Fire-Resistant Plants and Trees for Zones 1 & 2 list in Exhibit F. Disturbed areas in zone 3 must be revegetated with fescues and ponderosa pines to blend with the existing natural conditions.

Underground automatic irrigation systems are to be designed to irrigate lawn and shrub areas with separate zones. Low water consumption design is encouraged. Street trees shall be on a separate bubbler zone. Irrigation is required in Zones 1 and 2 unless the landscape is a xeriscape plan. However, xeriscape may require temporary irrigation to establish plantings. Irrigation controllers must have a 365-day calendar capable of odd or even day watering, must allow for independent programming for mixed irrigation applications, and must have a water budget feature for seasonal adjustments. Temporary above ground irrigation systems for revegetated areas are allowed in zones 2 and 3 for up to two years after the landscape improvements have been completed. Temporary irrigation must be removed after two years.

Landscaping shall be completed according to the approved plans prior to a request for final ARC inspection. The ARC may approve an extension for landscape completion due to inclement weather.

No Build Zone (NBZ)

The NBZ is the area between the NBZ line and the Non-Development Easement (NDE) line. Structures containing occupiable space are not allowed to encroach into the NBZ. Refer to Exhibit I for the determination of the NBZ and NDE boundaries.

Non-Development Easement (NDE)

The NDE is the area between the NDE line and the rear lot line. No improvements may encroach into the NDE. The area cleared within the NDE is to be stabilized with native grasses as approved in Exhibit F and boulders installed by small scale equipment that minimally disrupts the soil and doesn't disturb vegetation to remain. Refer to Exhibit I, Exhibit J, and Exhibit K for the determination of the NDE boundaries.

Porches, Decks, Skirting and Projections

The front porch areas of Lots are an integral part of the residential landscape in Discovery West. Front porches must be covered and sized to function with 6'x6' as the minimum dimensions. Therefore, all porches must be at least 6' deep as measured from the Home's exterior wall to the outside of the railing or street face of porch. Front porches must be founded with a concrete stem wall. Front porch or deck areas are strongly encouraged and require at least one tread and two risers above existing grade. On sloping sites or where the front porch is elevated more than 2 steps, the area between the bottom of the deck and the concrete stem wall must be finished with the same material as the Home and be applied in the same direction, unless otherwise approved by the ARC. Built-up wing walls and columns may require landscape screening. Trellises shall be made of heavy timber, painted steel, or painted iron. Railings, balustrades, and all related components shall be wood, painted steel or painted iron. Porch decking and step materials shall be picture framed at all exposed exterior edges with mitered corners. Deck picture framing must overhang rim boards by 1".

Elevated decks shall have supports consistent with the architectural style of the Home. All projections and undersides of cantilevered Homes and supporting structural elements shall be constructed of noncombustible materials, fire-retardant-treated wood, or other ignition-resistant materials. Use pavers, concrete, wood alternative composite decking, or fire-retardant-treated wood for patios, outdoor living spaces, or decks.

Decks which are more than 24 inches above grade must have screening walls and may be required to be recessed. Exposed understructures of Homes and Buildings are prohibited.

Overhanging projections like balconies, carports, patio covers, and floors shall be constructed of heavy timber construction, non-combustible material, fire retardant-treated wood, or other ignition-resistant materials, or be a one-hour fire rated assembly.

Roofing

Slate tiles, concrete tiles, concrete composite shakes, high-definition asphalt composition roofing shingle, and standing seam or snap lock metal roofing (minimum of 24 gauge and minimally reflective) are acceptable providing they are Class A rated meeting ASTM E-108 requirements. Low slope membrane roofs may be allowed based on the specific architectural style but must be a dark color. Perimeter metal flashing must be used on all roofs. Corrugated metal roofing and wood shakes and shingles are prohibited. Large, expansive areas of unbroken roof planes and long continuous ridge lines will not be approved, unless appropriate to the architectural style.

Shutters

Whether functional or decorative, all shutters must be of a size adequate to cover the windows they flank and have materials and details appropriate for the architectural style of the Home.

Signs

All signs must appear to be professionally produced. Signs must be placed parallel to the street coinciding with the address of the property. Signs may not be illuminated. Signs shall not be displayed in the windows of Homes or nailed to trees. Private property signs require ARC approval. Political signs may be placed on private property, 30 days prior to any election, and are prohibited in rights of way. Political signs must be removed the day following the election. Political signs of a non-election nature are prohibited. Any signs which, in the sole judgment of the ARC, are deemed to be non-conforming will be removed and held by the ARC for 7 days, after which time they will be disposed.

Only one builder/general contractor sign is permitted during construction. The sign must be single-sided and may include the builder's logo, company name, phone number and can be the company's design and choice of colors. Subcontractor, lender, and supplier signs are prohibited. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Builder signs shall be limited in size to 18" x 24" installed with a single or double post, no taller than 42" above existing grade, and must be placed on the Lot parallel to the road. Information boxes are not permitted. Signs must be removed as soon as the Home is occupied or at the direction of the ARC after construction is completed.

Only one for sale sign is permitted on each Lot, and shall be single sided, limited in size to 18" x 24", on its own post(s), shall have white background with Ponderosa Orange (Pantone 159) lettering, no taller than 42" above existing grade, and must be placed on the Lot parallel to the road. Allowable text and graphics are limited to "For Sale", the listing real estate agency's contact information, the logo of the agency, and the listing agent's name. If an Owner is selling the Home, the name of the Owner or "By Owner" may be substituted for the listing agency's information. Two 6" x 24 riders (white background with black lettering) maximum are allowed. For sale signs must be removed upon the sale of the Home or at the direction of the ARC.

Open house signs are permitted on the subject Lot during the day of the open house but must be removed at the conclusion of the open house.

Plastic, cardboard store-bought, or handmade for sale signs are prohibited. Signs advertising businesses or services are prohibited.

ARC approval is required for special event or temporary signs prior to their use. Any exception requested to these sign standards must be submitted to the ARC for review and approval prior to their use.

Windows and Doors

Wood, vinyl, fiberglass or prefinished metal frames and sashes are acceptable. All exterior glazing shall be tempered, multi paned, glass block, or have a minimum 20-minute fire resistant rating. Window grids shall be $1^{1/16}$ " wide minimum. Mirrored glass is prohibited. Factory mulled vinyl windows are prohibited unless specifically approved for an Architectural Style.

Entry and garage doors shall be wood, metal or fiberglass. On corner Lots, the thickness of top, bottom and side rails on sliding doors shall appear to match a French style door.

Residential Architectural Styles

Included in this section are the preferred residential architectural styles. The architectural styles outlined in this section are not intended to be a complete list of permitted styles. Builders may submit for review an Other style and variations that respond appropriately to a particular building opportunity. The nine architectural styles described in this section create the character and fabric of the Discovery West community and provides a context for review of Other styles.

Key characteristics that define an architectural style are contained in the Essential Elements section for each architectural style. These are the required elements to be included in the design of a Home. If all the Essential Elements are not addressed satisfactorily, the submittal may not be approved. Roof forms, massing, details, porches, materials, lighting, and fenestration composition complete the design of a Home and respond to the Essential Elements noted.

The Craftsman Style

History and Character

The Craftsman Style home takes its cues from the traditions embodied in a distinctive architectural style used by builders in the early part of the 20th century. The classic Craftsman Style house is simple, informal, and efficient. Exteriors make use of natural materials. The Craftsman Style emphasizes several essential elements. True to the nature of the design, exteriors were painted to blend in with the natural surroundings.

ESSENTIAL ELEMENTS

- ☐ Large, functional front porches set at least two risers above entry sidewalk grade. This may be relieved at the ARC's sole discretion if the lot slopes down from the right of way sidewalk to the porch or if the home is designed to be barrier free and accessible.
- ☐ Exposed rafter tails (minimum 2"x6")
- ☐ Low-pitched roofs with medium overhangs (typically 24" - 36")
- ☐ Exterior walls clad with horizontal lap siding, board and batten, brick, shingle, or stucco
- ☐ Unique coordinated details, such as, beam-end details, knee braces, window trim and sills, door trims, watertable, etc.
- ☐ Typical massing of one to one-and-a-half stories
- ☐ Garages shall be secondary in scale to the Home
- ☐ Typically, windows are single hung in appearance, in groups of two or three
- ☐ Front gables typically have a decorative attic vent or window
- ☐ Craftsman Style Homes should always be painted at least two tones



Roofs and Massing

There are five basic Craftsman Style Homes: (1) the simple side-gable with a front porch, (2) simple hip with attached porch (3) the simple front gable with a front porch, (4) a more complex double-front-gable plan with the house and the porch roofs both creating front-facing gables, and (5) the cross-gable plan in which the house is side-gabled, and the porch or wing forms the cross gable. Variations on these designs can occur.

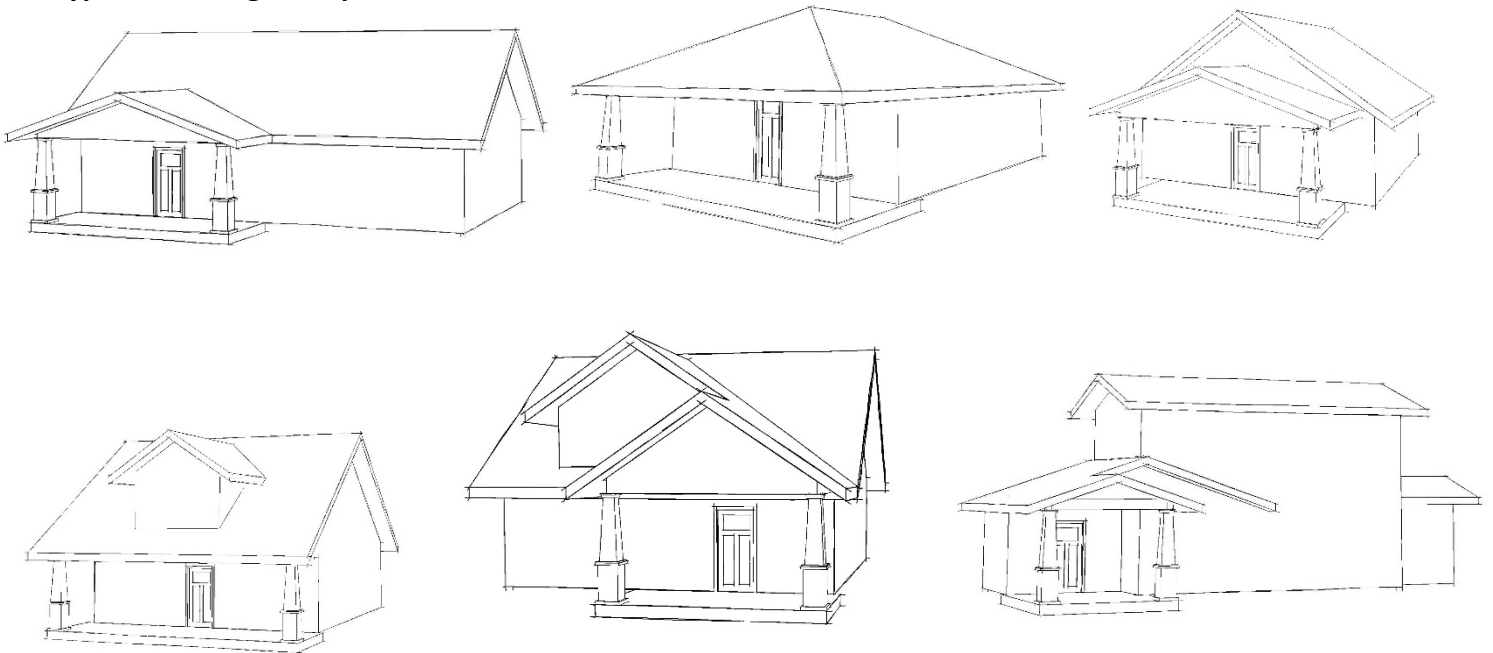
Craftsman Style Homes are typically one to one-and-a-half stories tall and can have hipped or gabled roofs, upper level with a plate height of no more than 5' above finish floor.

Shed, gable and hipped roof dormers elaborate the Style. They can be functional to allow additional headroom on the second floor or can be merely decorative and add light to an attic space.

Among the most distinctive features of the Style are junctions where the roof joins the walls. This eave area always has exposed rafter tails. The tails may be cut in many different shapes and patterns unique to a specific residence. The roof typically has wide overhanging eaves on all sides of the house which support in turn by large triangular knee braces.



Typical Massing Examples

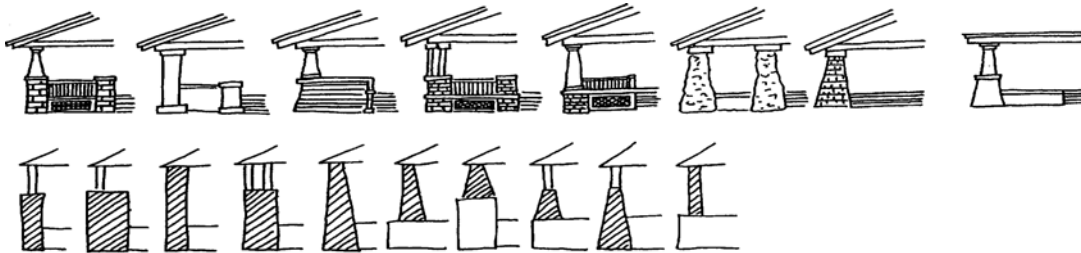


Porches

Large, functional porches are an integral part of the transition from exterior to interior space and are essential on Craftsman Style Homes. Porches themselves vary in composition but have certain similarities. Ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 2'x2' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are not exposed. Battens are not required at exposed rafter tails. Columns are usually square and can be full height. More commonly, however, columns are half-size and placed on large bases of stone, stucco clad block or brick. A typical front porch column design is fully tapered, in which the neck is smaller than the base, or to have merely a tapered base and a square column. The desired effect is to have porch columns that appear to hold the weight of the house and may often even look largely over-scaled. Open trelliswork, or pergolas, are often found as an additional or extension of a porch. The location of the porch should be at the front of the house. A porch can stand-alone or be incorporated into the main body of the house.



Typical Porch Supports and Porch Railings



Materials

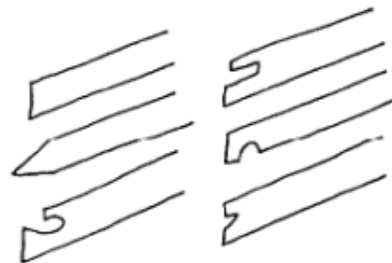
Perhaps the most distinctive feature of a Craftsman Style Home is the use of natural materials that are native to a region. Here in Central Oregon, you can find exterior cladding of brick, stucco, lap siding, shingle, and lava rock. Chimneys, porch posts and foundations are usually left exposed. Roofing material shall be asphalt, tile, and metal as decorative accents. Decorative wood patterns are often found above the porch area in the pediment. Exterior lighting should be what most catalogues refer to as “Mission style”. These rectangular lights are made of dark, anodized metal and often have minimally translucent glass panes. They can be attached directly to the wall, ceiling or can hang down on a short chain.



Typical Lighting



Typical Rafter Details

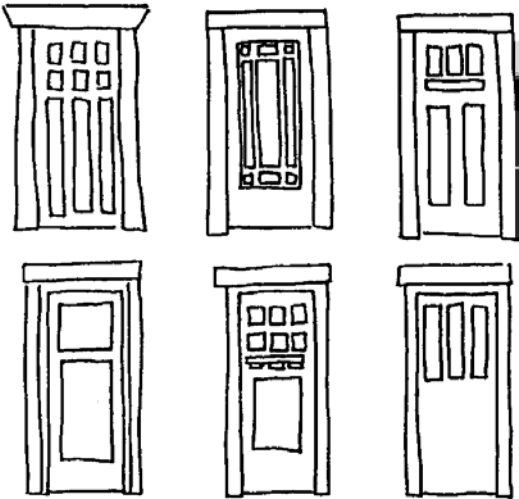
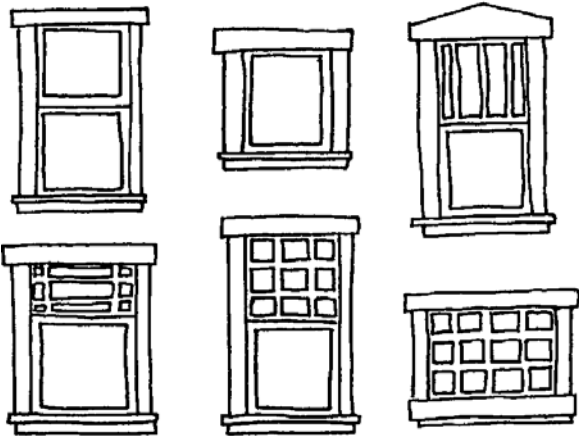


Windows and Doors

Craftsman Style doors and windows are simple in design. They are typically surrounded by large 5/4x4 or 5/4x6 trim which set them apart from the plane of the wall. Doors are often natural in color and are typically punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may find sidelights on a single door, but rarely encounter them on double doors. Windows are usually single hung and casements with various patterns of glazing. Common windows are one-over-ones, six-over-ones, four-over-ones, and three-over-ones. Special windows may include small square windows on either side of the chimney or boxed bay windows that may or may not extend to the ground. Windows are often found in groups of two or three.



Typical Window and Door Styles



The American Foursquare Style

History and Character

Known by a variety of names, including Edwardian, American Basic, and the Basic Box, the American Foursquare made its appearance just after the turn of the 20th Century and reached a boom period around World War I. The American Foursquare design shares the Craftsman's virtues of practicality, simplicity, and value. Many people considered it the most practical of all housing types, heralding the American Foursquare as "the typical Midwestern farmhouse." Besides being more stylish to a new market of homebuyers, the American Foursquare design was cheaper to build than its Victorian counterpart.



The American Foursquare design had no towers, turrets, sweeping verandas or turned ornament. The box shape took advantage of every buildable inch, taking full advantage of small city lots and tight Building budgets. The American Foursquare has a basic box form and can be wrapped in variety of Styles—from Colonial, Craftsman, or Mission to Prairie. Even a few Tudor Style details can show up in dormers and window configurations. Cube like in shape (many designs were more narrow than deep), the American Foursquare is always a full two stories and carries a hipped roof and usually a front roof dormer. Most include a large entry porch, which spreads across all or part of the main facade.

ESSENTIAL ELEMENTS

- ☐ Defined entrance porch typically the width of the front facade
- ☐ Low-pitched hipped roof with small to medium size over-hanging eaves (typically 12"- 36")
- ☐ Exterior walls clad with horizontal siding, brick, shingle, or stucco accentuated with architectural elements
- ☐ Simple massing of two to two-and-a-half stories
- ☐ Dormers on one or more sides
- ☐ One-over-one double or single hung windows
- ☐ Bay window projections at second story

Roofs and Massing

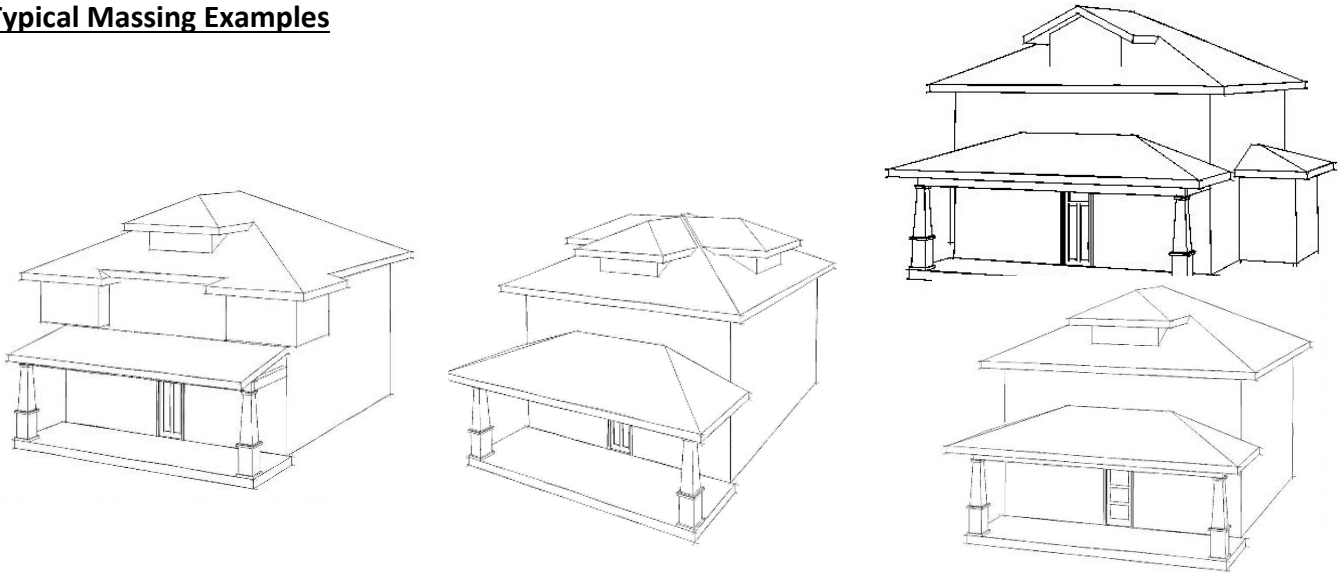
There are three basic American Foursquare massing types: (1) the simple cube American Foursquare where all four sides of the Home are equal in length, (2) the rectangular American Foursquare where the main facade is slightly larger than the side facades, and (3) the tower American Foursquare where the height of the two floors is greater than the width of the main facade. Variations on these designs can occur. Most American Foursquare Homes are not truly square in plan. Nonetheless all designs are always capped with a hipped roof. The basic plan is commonly broken by a



rear wing, a side porch, a small one-story one-room attachment, or a one-story projecting bay window. These attachments to the American Foursquare can have a hip, gable, or shed roof.

A common feature of many Foursquare Style Homes is the use of a dormer on the main facade. While many dormers are merely decorative (to allow light into a third story attic), they also serve to scale down the often, large pyramidal roof of the Foursquare. Dormers can be found on the main facade, on all four facades, or any number in between. Prairie Style Foursquare, with their very low-pitched hip roofs, typically do not have dormers. Dormers can have hip roofs, gable roofs and even shed roofs.

Typical Massing Examples



Porches and Entries

Most American Foursquare designs included a large and spacious front porch, although variations of the front porch form are almost as diverse as the stylistic details on the house. A full-width front porch with a hip or shed roof is typical. Porch roof pitches are always less than the steep hip roof of the main house and some examples of flat-roofed porches or pedimented gables can also be found. Other porch designs may include those that shelter only half of the main facade, or even just small gabled stoops on Colonial models. A few unusual American Foursquare have wrap-around porches, a hold-over design feature from the Victorian period. Porch columns and railing are typically reflective of the stylistic details of the house. Colonial models have unfluted Doric columns called “Tuscan” columns, while Arts & Crafts inspired columns can be found on Craftsman models. Solid railing and square baluster railing are the most common design. Ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 2’x2’ pattern. This same treatment can be used at eaves and barge rafters where rafter tails are not exposed. Battens are not required at exposed rafter tails.



Materials

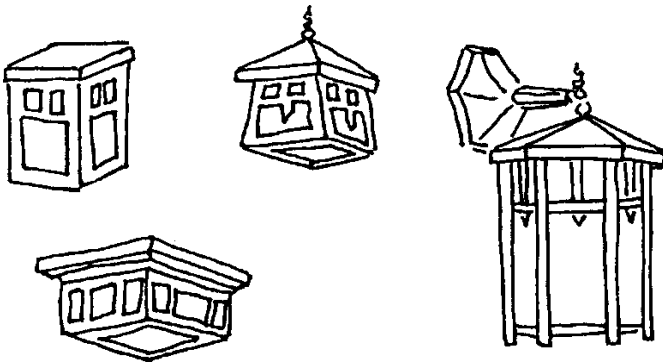
American Foursquare Homes can have a variety of exterior cladding materials. Examples include exteriors of brick, stucco, lap siding, shingle, concrete block, or any combination thereof. Most have a wide water table composed of a 2x12 board with a continuous drip-cap which separates the foundation from the upper cladding materials. Many models have an additional 2x10 belt course which is tucked directly under the sills of the second floors, might also signify a change in materials from lap siding to shingle or may just serve to break up the tall two-story walls. Roofing materials can be asphalt or tile. On Colonial examples, decorative wood patterns, such as swags and egg-and-dart designs, are often found above the porch area in the pediment.



Lighting

Exterior lighting should be appropriate to the Style of the Foursquare. Colonial models should have Colonial type lights and Craftsman, Prairie, and Mission Style American Foursquare should have Arts & Crafts inspired lights. Exterior lights can be attached directly to the wall, ceiling or can hang down on a short chain.

Typical Lighting



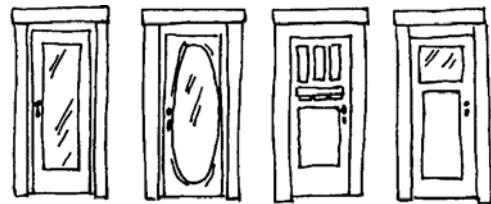
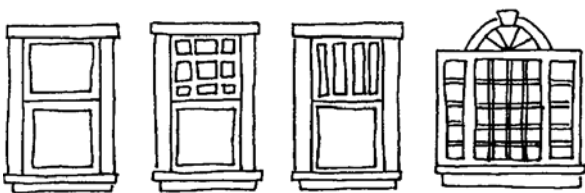
Windows and Doors

The styles of doors and windows on American Foursquare Homes are usually dictated by the overall Style of the house. Typical windows are single or double hung with various patterns of glazing. One-over-ones, six-over-ones, four-over-ones, and three-over-ones are common. Window arrangement is symmetrical on the main facade. However, on the side facades windows can be an assortment of sizes and can be scattered randomly. The windows themselves can be found individually or in groups of two or three. Dormer windows are usually short and broad, and are frequently ornamental, merely serving to allow light into an attic space. Special windows may include small square windows on either side of the chimney if the outside of the Home is Craftsman inspired or a Palladian style window if a Colonial look is desired. Boxed one and two-story bay windows and even traditional angled bay windows are often found. Windows are always surrounded by large trims, which set them apart from the plane of the wall.



The front doors of most American Foursquare Homes are in keeping with the relative plainness of the rest of the exterior. The most popular styles of doors are a half-light design with a beveled panel of plate glass in the upper portion and two or three panels of wood below. Another popular door style is an elongated oval glass, beveled and set within a delicate beaded molding. Long rectangular panels of clear glass are also common. As a rule, the style of the front door is generally in keeping with the overall Style of the house. If the outside design of the American Foursquare is a Craftsman model, you will of course find a Craftsman inspired door.

Typical Window and Door Styles



Typical Porch supports/railings and Dormers

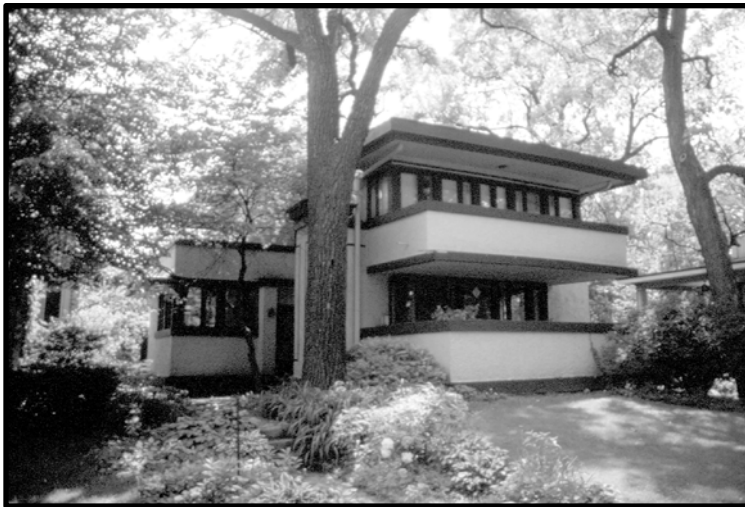


The Prairie Style

History and Character

The Prairie Style takes its cues from the traditions embodied in a distinctive architectural style developed by a creative group of Chicago architects, collectively known as the Prairie School. Under the leadership of Frank Lloyd Wright, the acknowledged master of the Prairie Style, this elite group of architects developed a new Style that was distinctly different from the Victorian Homes then being built across the country.

Although the Prairie Style was created to meld with the mid-western landscape, its attributes are remarkably consistent with the features of the Craftsman Style here on the west coast. Both emphasize natural materials, horizontal proportions, and a kinship with the earth. All Prairie Style Homes reflect Wright's obsession with "breaking up the box".



Historically, single level Prairie Style Homes were uncommon, sometimes falling into the Usonian Style. Single level Prairie Style Homes will generally require additional architectural enhancements such as large fireplace/chimney elements, 4' roof overhangs, use of masonry, stucco, or other materials to enhance the horizontality essential to the Style. A step up in roof massing is encouraged.

ESSENTIAL ELEMENTS

- ☐ Complex massing usually two stories with one story wings
- ☐ Low-pitched hipped roofs with large over-hanging boxed in eaves, (typically 36"+)
- ☐ Emphasis on horizontal planes
- ☐ Massive square porch columns
- ☐ Casement style windows grouped in bands
- ☐ Contrasting wood trim and caps on porches, piers, balconies, and chimneys
- ☐ Large fireplace, chimney element

Roofs and Massing

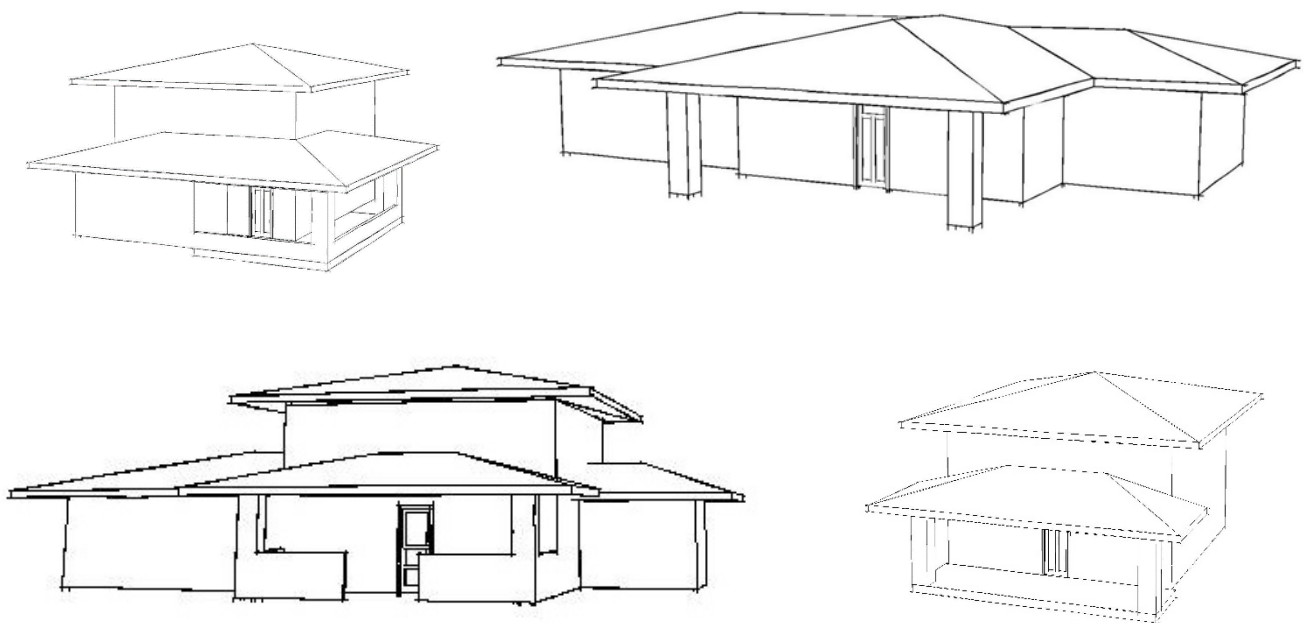
There are four basic Prairie Style houses: (1) the hipped roof, symmetrical with a front porch, (2) the hipped roof, symmetrical with no front entry porch, (3) the hipped roof asymmetrical, and (4) the gabled roof plan with one- story projections. Variations on these designs as well as combinations of the basic forms can occur.

The Prairie Style house is a juxtaposition of horizontally oriented boxes, which allow the Building to adapt to differing site conditions. If the Lot is flat, the boxes are at equal elevations; if the Lot is steep, then the boxes step with grade. Similarly, the roof plan is broken and steps up or down the hill.



A low-pitched asphalt shingle roof typically caps each box. The eaves have exaggerated overhangs to the point of a real or suggested cantilever. The shadows cast by the overhangs modulate the exterior walls. All Prairie Style Homes have eaves, which are completely boxed-in, hiding evidence of the structural system. An emphasis on horizontal motifs is achieved by such devices as contrasting caps on porch and balcony railings, contrasting wood trim between stories, and selective recessing of only the horizontal masonry joints. Other common details include window boxes or flattened pedestal urns for flowers, broad flat chimneys, and geometric patterns of small pane window glazing. Often at the exterior and eave joint you will find a small contrasting frieze board.

Typical Massing Examples

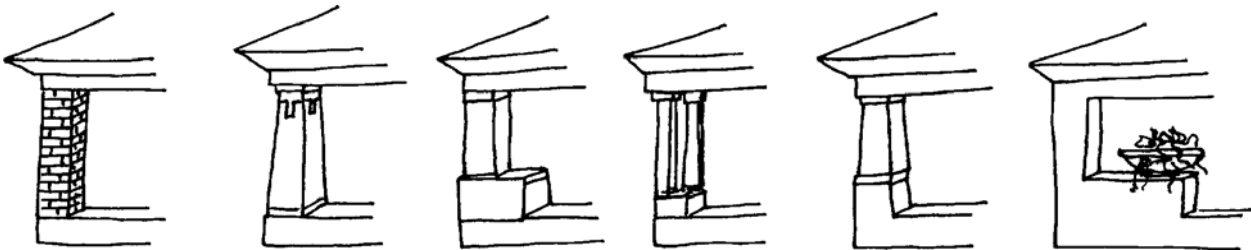


Porches and Entries

Unlike their Craftsman counterparts where porches play a key role in welcoming the visitor to the Home, porches on many Prairie Style Homes are often reserved for the homeowner. Many of these porches only have access from the inside of the house and are enclosed by solid half walls. Most Prairie Style Homes do not have porches, relying on the large expanses of casement style windows to bring the outside in. Those Homes that do have porches boast large oversize square columns. Columns can be built of stone, stucco clad block or brick. Groups of square columns and large tapered columns can also be found. Porch ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 2'x2' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are enclosed. Battening is not required at exposed rafter tails. The large over- hanging eaves found on the main body of the Home are always repeated on the roof of the porch where the ceilings are boxed in creating a flat plane. Front porch entry steps are often flanked by cheek walls. Resting on the corners of solid porch walls are the large urn-shaped flowerpots and horizontal contrasting trim caps of brick, poured concrete or wood. Many Prairie Style Homes also have a porte-cochere (covered driveway) which shelters the arriving automobile.



Typical Porch Supports



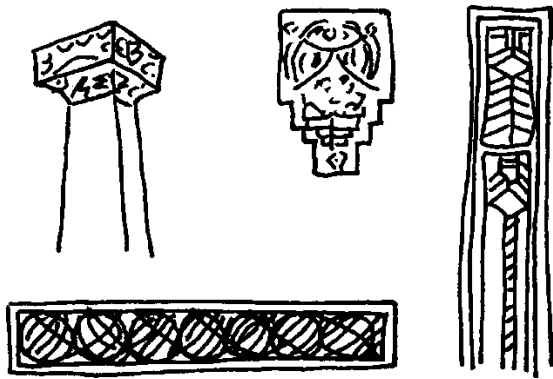
Materials

Most Prairie Style Homes have lap, stucco, or brick exterior walls. However, you can find examples of coursed shingles and horizontal board and batten. Often the second floors of Prairie Style Homes are articulated with a different material defining a base, middle and cap appearance. A raking of the mortar joints between bricks and/or the use of concrete caps achieves the desired horizontal look. Chimneys, porch posts and foundations are usually left exposed. Roofing materials can be asphalt, wood shingle, or even tile. Due to the use of boxed-in eaves, gutters can be found on many Prairie Style

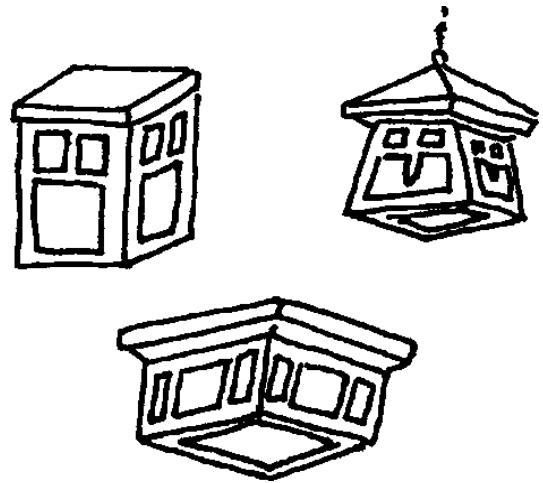


Homes. Decorative patterns of terra cotta and concrete are often found in a frieze board or on the capitals of porch columns. All exterior lighting should be what most catalogues refer to as “Mission” style. These rectangular lights are made of dark, anodized metal with minimally translucent glass panes. They can be attached directly to the wall or ceiling or can hang down on a short chain from the ceiling of the porch.

Typical Decorative Details



Typical Lighting

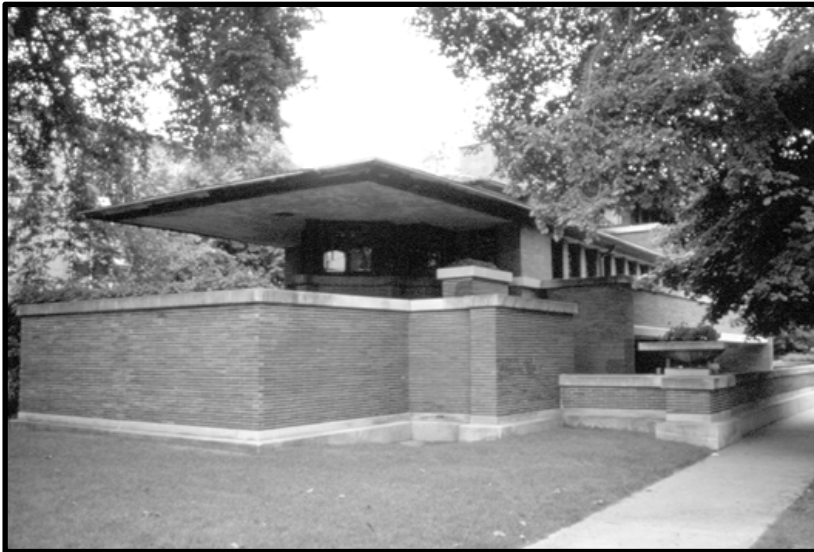


Windows and Doors

Prairie Style door and window glazing can be very simple or complex in design. They are surrounded by large 5/4x4 to 5/4x6 trim that set them apart from the plane of the wall. Horizontality is also a key design element to the relation and placement of windows. Casement style windows are often grouped in bands with shared projecting sills and appear to wrap around the Building in some cases.

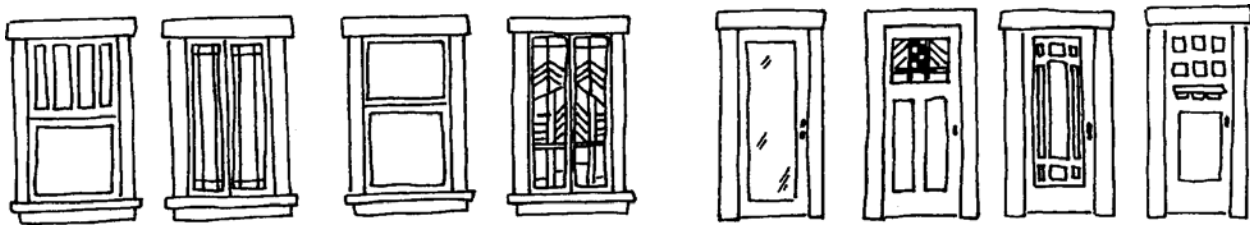
Often geometric muntins of leaded and stained glass can be found. Windows are usually casements but can also be single and/or double hung windows with various patterns of glazing. Common double hung windows include nine-over-ones, six-over-ones, four-over-ones, and three-over-ones. Casement windows with leaded and stained glass always have geometric patterns.





Entry door are often hidden from the main street view, tucked away deep within a porch, or hidden behind a half wall. Doors are commonly stained natural in color and always are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may also find sidelights on a single door but will rarely encounter them on double doors.

Typical Window and Door Styles



The Mid-Century Modern Style

History and Character

There are a wide variety of historic Mid-Century Modern Homes. Because this Style is broad, Discovery West has limited this Style so that Mid-Century Modern Homes complement the other Styles of Discovery West.

The Mid-Century Modern Style was created to convey the architectural forms that are generally consistent with the mid-20th century development in modern design, architecture and urban development from roughly 1933 to the late 1960's. The Style emphasized creating structures with ample windows and open floorplans with the intention of open interior spaces and bringing the outdoors in. In its purest form, this Style blurred the line between the inside and outside of the Home. This was accomplished by juxtaposing solid wall segments, often masonry, with large floor-to-ceiling glazed wall segments. Additionally, floor surfaces were frequently unchanged in the transition from indoors to outdoors. Similarly, material use on ceilings is generally unchanged as the ceiling becomes the exterior soffit, having been separated by a glass wall panel. Many Mid-Century Modern Homes utilized an uncommon post and beam structure. This eliminated traditional Home design where windows are 'punched openings' in bulky support walls in favor of walls with large expanses of floor-to-ceiling glass.



ESSENTIAL ELEMENTS

- ❑ Planes of glass that are integral to the geometric composition of the Building. Glass generally extends from floor to ceiling or from countertop height to ceiling with shapes following roof slopes
- ❑ Large, prominent central or blade-shaped fire- place/chimney element
- ❑ Material interfaces are abrupt with minimal trim
- ❑ Building and roof forms are simple with clean lines and medium size overhangs, (typically 24" - 36") 36" preferred.
- ❑ Landscaping integrated with overall design and the use of porches or courtyards to blur the line between the interior and the exterior.



- ❑ Window character: thin sash and frame and dark colors.
- ❑ Exterior siding is to be of at least three different types.

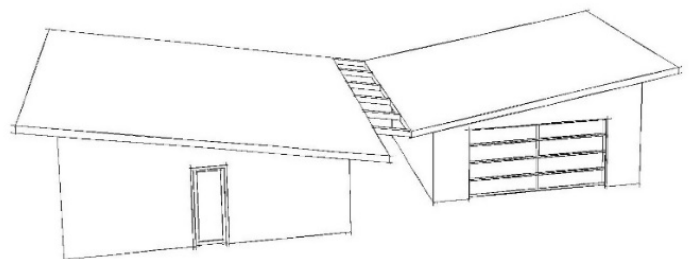
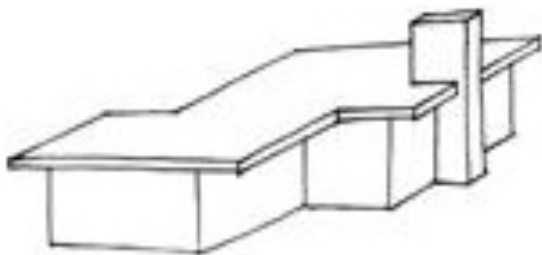
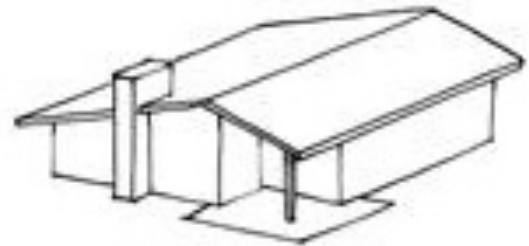
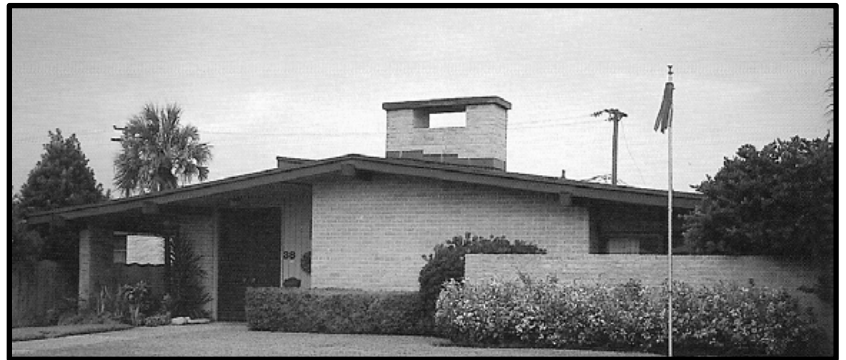
Roofs and Massing

Generally, one story, spread out and decidedly horizontal. In accord with Mid-Century Modern precedents, garages and carports need to be integral with the overall design composition.

- Flat or sometimes a slight single pitch
- Symmetrical and asymmetrical low-sloped gable
- Multiple shed roof forms are not common



Typical Massing Examples



Porches and Entries

Minimalist front porches and courtyards are a very important component to Mid-Century Modern Homes. Front entry doors may face the street or be perpendicular to the street. Courtyards may be covered with a pergola structure or not covered. The entry sequence is also important to Mid-Century Modern Homes; planters, screen walls or other architectural features are common elements that are integrated into the overall design and may be required. Entry and porch ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 2'x2' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are generally enclosed.



Materials

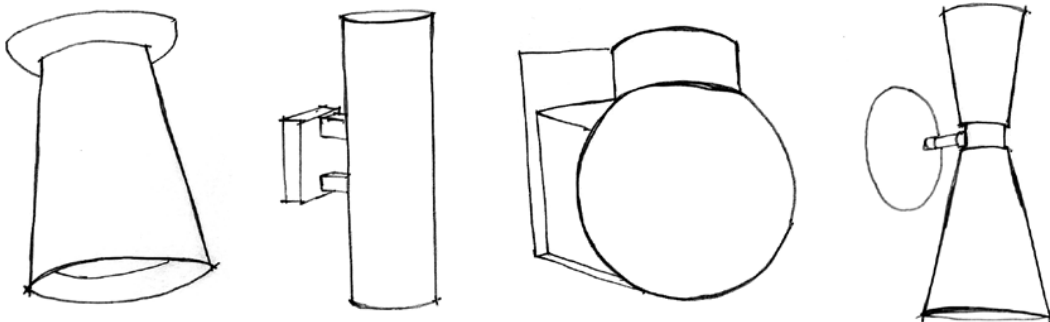
Lapped siding, shiplap siding, panels defined in an approved pattern of battens or reveals, vertical tongue and groove. Stucco, masonry brick, natural stone, and faux stone with manufactured corners that appear to be real stone are approved. Split-face and ground face concrete masonry units (CMU) may be approved by the ARC on a case-by-case basis.



Details

Details are critical to Mid-Century Modern Home designs. Clean lines, minimal trim and abrupt material transitions are typical. The ARC requires construction drawings that provide appropriate details of all eave-to-wall, rake-to-wall, window, door, and all other exposed material transitions prior to approval.

Typical Lighting

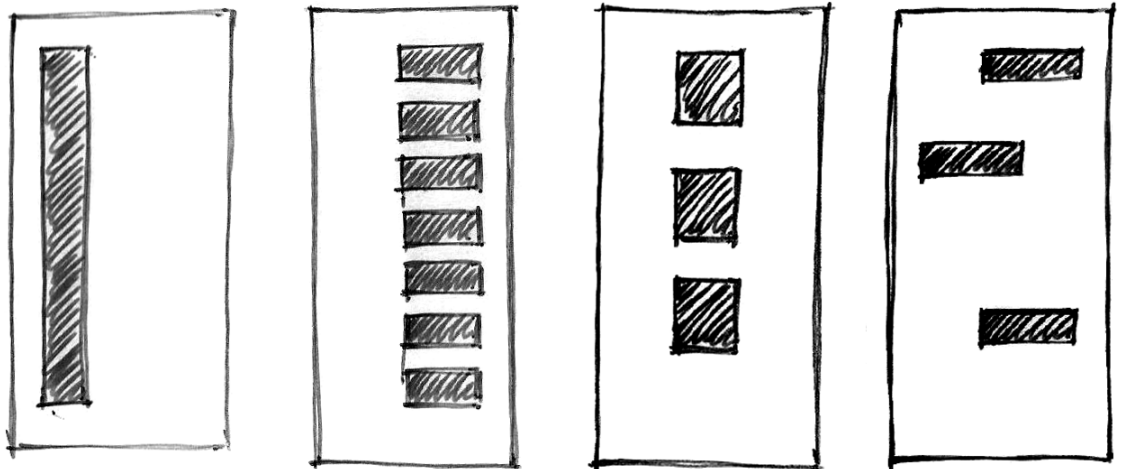


Windows and Doors

Windows with thin, unarticulated frames and sash; operation can be casement, awning and sliding (horizontal sliding windows are not allowed at a front elevation). (See images in this section) Double hung and single hung windows are generally prohibited. Punched openings are generally inconsistent with the Mid-Century Modern Style. Typically, Mid-Century Modern Homes' windows do not have muntin's or divided lights. Some Mid-Century Modern Homes have muntins that have a strong horizontal linear orientation that is best expressed with true divided lights or simulated divided lights. In-glass muntin bars are not permitted in Discovery West Mid-Century Modern Homes.



Typical Door Styles



The High Plains Territorial Style

History and Character

The High Plains Territorial Style has its origins in the arid region of the Great Plains. Timber for framing, siding, and shake roofs was at a premium as a building material in these arid plains. Grasses and soils for daubed clay walls and stone were available as durable exterior materials, able to withstand the cold scouring winds of the High Plains. Until the extension of the railroads allowed for the import of milled wood products, major permanent development in the High Plains occurred near forested areas where structures, and specifically roof structures, could be made from available timber material. Once traditional building materials from the East Coast were made available by railroad, an emphasis for architectural style in the High Plains was to utilize materials that appeared to be regional in nature applied to traditional architectural styles represented in the settlers' states of origin. This translated into stone accent walls and column bases, timber posts and beams, and stucco and lap wood material for siding.

ESSENTIAL ELEMENTS

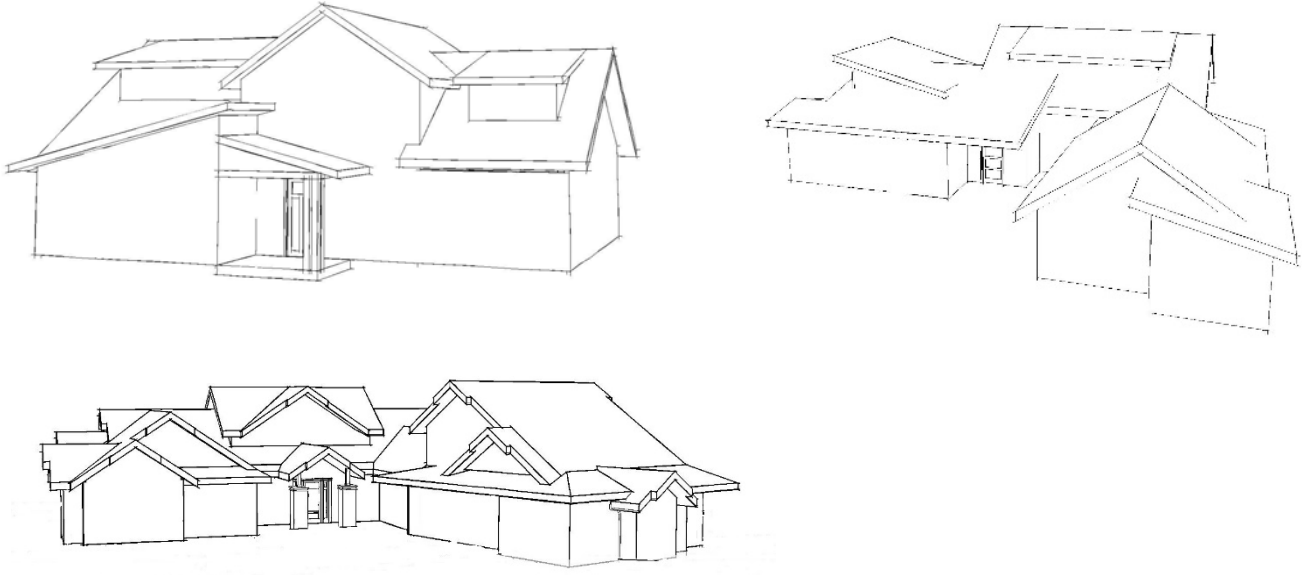
- ☐ Massing generally starts low at structure edges, increasing in height towards center of overall structure
- ☐ Moderate to low roof pitches
- ☐ Medium roof overhangs (typically 24" - 36")
- ☐ Simple gable primary roof forms, complimented by secondary roofs (shed gable or hipped, typically single story)
- ☐ Single story or one-and-a-half stories, upper level with a plate height of no more than 5' above finish floor (occasional two-story accent form/ massing)
- ☐ Upper-level max heated square footage 1/3 of heated square footage at main level (including stairs at upper level)
- ☐ Single story porches integral to design, typical on multiple facades of Home
- ☐ Windows vertically oriented, group together often with grids
- ☐ Prominent fireplace chimney form, typically stone or masonry
- ☐ Exterior façade cladding often with stucco, stone accents, horizontal and vertical wood accent siding, wood detailing



Roofs and Massing

The primary roof form is a moderate gable pitch with low secondary roof pitches. Dormers are encouraged along the primary roof form. Multiple fascia boards at rakes and eaves small eave and barge rafter overhangs provide massing and detailing. Roofing types include laminated composition asphalt shingle, metal, concrete tile, or a mix of asphalt shingle and metal roofing.

Typical Massing Examples



Porches and Entries

Front entry courtyards encouraged; entry porches are often focal points and encouraged at multiple exterior facades. Timber post and beam sizes (measured to outside face of timber).

Materials

Cementitious or cedar lap siding and/or stucco walls with natural/faux stone accents are the primary exterior siding materials. Porches are often accented by wood posts and beams and timber detailing. Stone veneer at the front elevation is required.

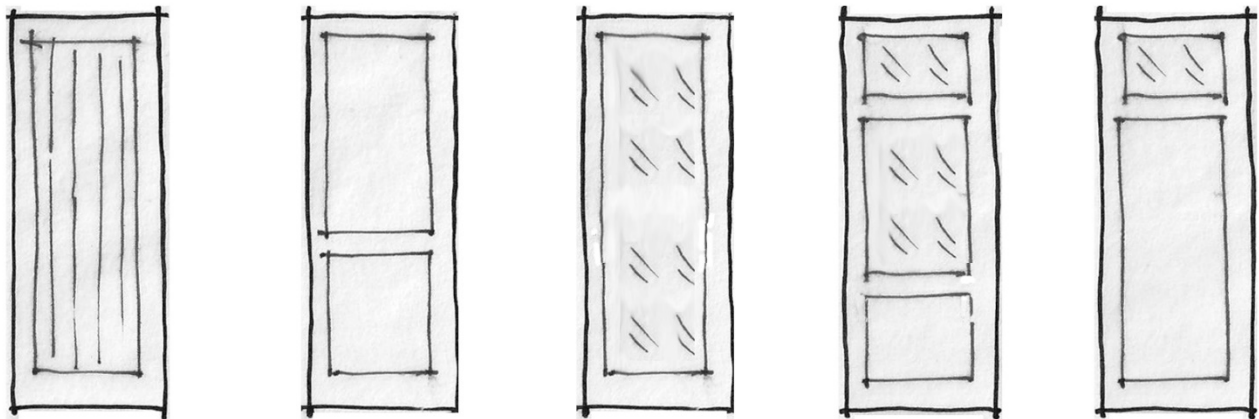


Windows and Doors

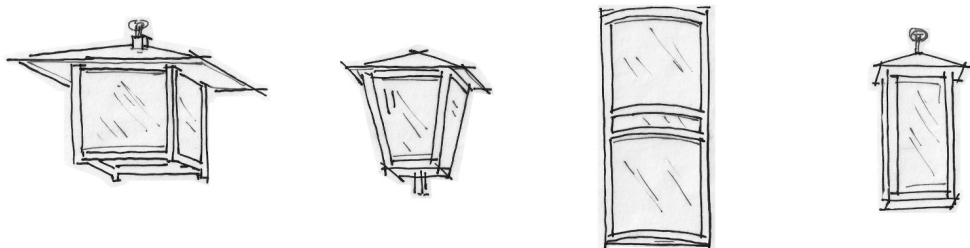
Vertically oriented with 2:2 and 4:4 grid patterns typical at top sash only. Header trim is typically oversized and prominent, with standard wood trim at jambs and sills. Casement, single hung, double hung, fixed, and awning window operations accepted. Windows are to be earth tones only (no white, almond, desert sand).



Typical Door Styles



Typical Lighting



The Woodland Style

History and Character

Inspired by mountain getaways, the artistry of exposed truss design elements, and wood craftsmanship, the Woodland Style welcomes you Home. The Woodlands Style combines the look and feel of centuries old woodworking and joinery combined with today's modern floor plans and construction methods. The use of locally sourced wood timbers and stone relate the Home to its site and surrounding area. Often, the Woodlands Style offers dramatic vaulted ceilings, continuing the wood craftsmanship from the exterior into the Home's interior. Walls of glazing accent the craftsmanship and create the visual connection to the exterior. The warmth of wood elements and features throughout the Home define this Style.



ESSENTIAL ELEMENTS

- ☐ One or two story, central massing as focal point
- ☐ Moderate to steep pitched gable roofs, no greater than 12:12 roof slope
- ☐ Exposed wood timber beam/post/outlooker/truss elements integral to the design
- ☐ Medium eave and rake overhangs (typically 24"- 36")
- ☐ Entry porch grand and inviting
- ☐ Stone foundation accents and stone column piers and bases
- ☐ Upper level (if applicable) often offsets from main level exterior walls below
- ☐ Vertically oriented windows, in groups of two or three, or four

Roofs and Massing

Gable primary roofs are common with gable and shed dormers and accents. Shed and hipped roofs are not common as the primary roof form. Moderate to steep primary roof pitch with a maximum of 12:12. Secondary roof pitches are not as steep (6:12 and 8:12). Multiple fascia boards at rakes and eaves and medium to large eave and barge rafter overhangs provide massing and detailing. Roofing types include laminated composition asphalt shingle, metal, concrete tile, or a mix of asphalt shingle and metal roofing.



Typical Massing Examples



Porches and Entries

Wood timber trusses or major timber beams and detailing are typical. Stone post column bases are required at entry and encouraged at other porches. Porch ceilings are either tongue and groove or an architecturally finished sheet product with battens at edges and in the field at a maximum 2'x2' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are enclosed. Battening is not required at exposed rafter tails. Porch railings integral to design and encouraged.

Materials

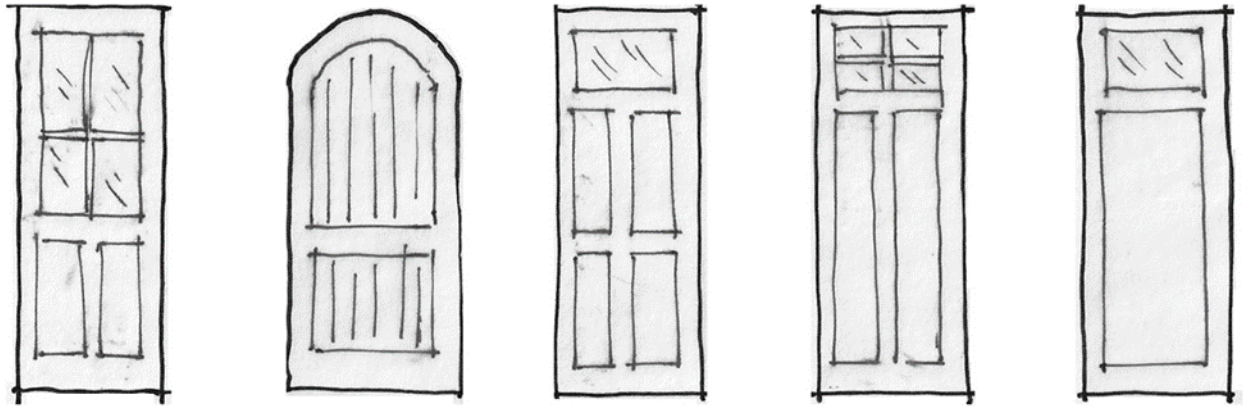
Wood timber framing accents include exposed heavy timber and glue lam beams, posts, brackets, and timber trusses. Timber framing and truss detailing is typical at gable ends. Horizontal lap siding, shingle siding, ship lap siding, vertical tongue and groove, and board and batten are common, with accents of metal siding and stone (excluding river rock).



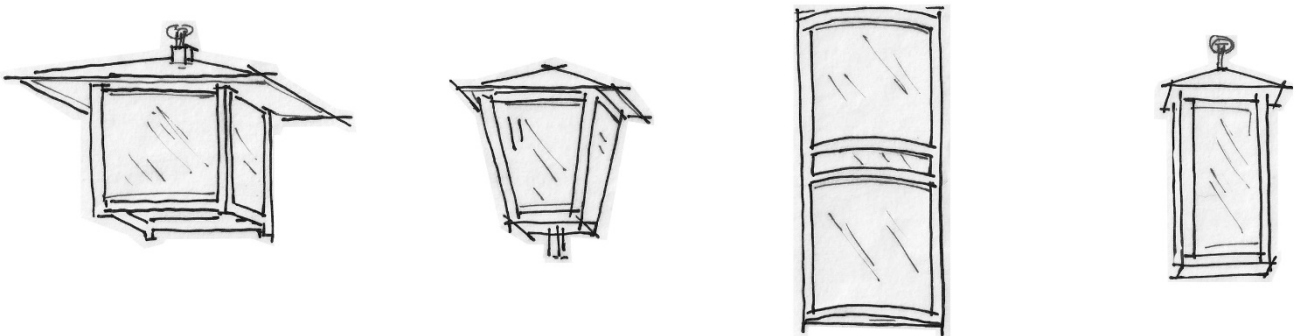
Windows and Doors

Vertically oriented windows with minimum 5/4x6 wood trim surrounds. The header trim is typically oversized. Windows are to be earth tones only (no white, almond, desert sand). Window types allowed are casement, single/double hung, fixed, and awning. Oversized entry wood doors with glass sidelights are typical. Garage doors are typically wood and highly detailed.

Typical Door Styles



Typical Lighting



The American Farmhouse Style

History and Character

American Farmhouse Styles were generally constructed over a period and generally began as a simple two-story form with a large front porch. Additions to the primary mass could be a rectangular room with a gable, hip, or shed roof. It was common for these additions to have siding that varied from the original structure. American Farmhouse Styles generally have smaller vertical windows that are most commonly located in the middle of a wall.

ESSENTIAL ELEMENTS

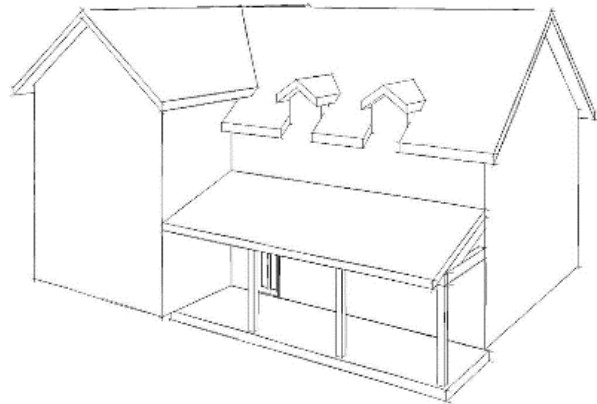
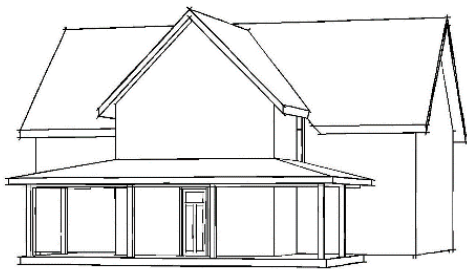
- ☐ Large porches
- ☐ Steep pitched gable roof forms accented by low pitched porch roofs
- ☐ Trims and other architectural enhancements are minimal
- ☐ Columns tend to be simple in nature, single post column with minimal base and head trim
- ☐ Two story massing typical
- ☐ Simple symmetrical massing with symmetrical, vertically oriented windows and door arrangements
- ☐ Upper-level footprint typically matches main level footprint
- ☐ Small eave and rake overhangs (typically 0" to less than 24")
- ☐ Simple exterior siding design and detailing



Roofs and Massing

The American Farmhouse generally has steep pitched gable primary roofs with lower slope secondary roof and porch pitches. Shed and hip roofs are common at single story porches. Roofing types include laminated composition asphalt shingle and metal, though metal roofing is typical at porches. Small roof overhangs at eaves and barge rafters are typical. Two story massing is typical, with single story additions.

Typical Massing Examples



Porches and Entries



Simple post to beam detailing utilizing 6x6 or 8x8 exterior post and beams.

Single story porches are often elevated with a short section of stairs to the entry sidewalk. Porches are generally not enclosed and do not have railing (unless code requires).



Materials

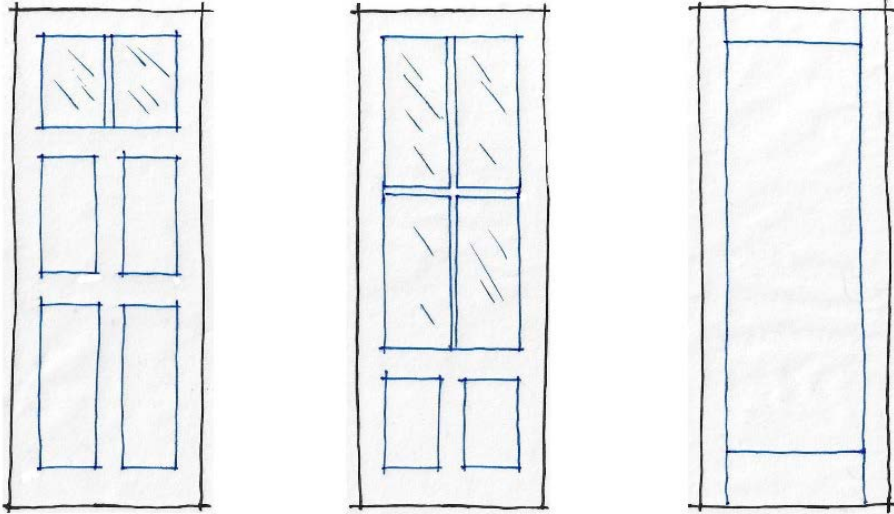
Lap siding, ship lap, and board and batten are the primary exterior siding materials, with selective masonry accents where aesthetically complementary. Stucco is allowed as an accent.

Windows and Doors

Vertically oriented single hung/double hung aesthetic typical, though casement windows are permitted if unit and sash design match single hung look. Simple exterior trim surround.

Entry doors have simple detailing and typically have glazing and sidelights. Simple exterior trim surrounds at windows and doors.

Typical Door Styles



Typical Lighting



The Tudor Revival Style

History and Character

The Tudor Revival Style takes its cues from late Medieval English designs of the early 16th Century. The original designs range in execution from the simple thatched-roof cottage of a common farmer, to the grand manor house of a wealthy family. In the 1920s and 30s, a revival of the Tudor Revival Style occurred. The revival eventually took on a political significance, celebrating England's victory in World War 1. Many of the prosperous families who had been in the United States for generations built an English-Style house to emphasize their Anglo-Saxon roots.



For those who did not have genuine British roots, the Tudor Revival became a symbol of cultural and economic aspirations. If you were newly arrived in the moneyed class, and wanted to proclaim your cultivation and good taste, a Tudor Revival house provided an instant veneer of respectability. Many of the new rich, who earned their wealth in the booming markets of the 1920s, built a Tudor Revival house, hence the term "Stock-broker Tudor." The Style quickly faded from fashion in the late 1930s but had a somewhat modified second revival in the 1970s and 1980s.

Tudor Revival houses can have a variety of exterior cladding types including stucco, brick, stone, or wood. Combinations of materials are common. High style versions may have a false thatched roof design where the eaves come to a roll. Other examples have parapet gable ends. Common to all designs is a heavy use of multiple gables and an asymmetrical façade. Large chimneys and the use of false half-timbering on the gable ends are important visual features.

ESSENTIAL ELEMENTS

- ☐ Round arched entranceways
- ☐ Small eave and rake overhangs (typically 0" to less than 24")
- ☐ Tall, narrow windows
- ☐ Steeply pitched roofs, usually side-gabled with decorative half-timbering
- ☐ Exterior walls clad with brick, stone, or stucco
- ☐ Massive chimneys, commonly crowned with decorative chimney pots

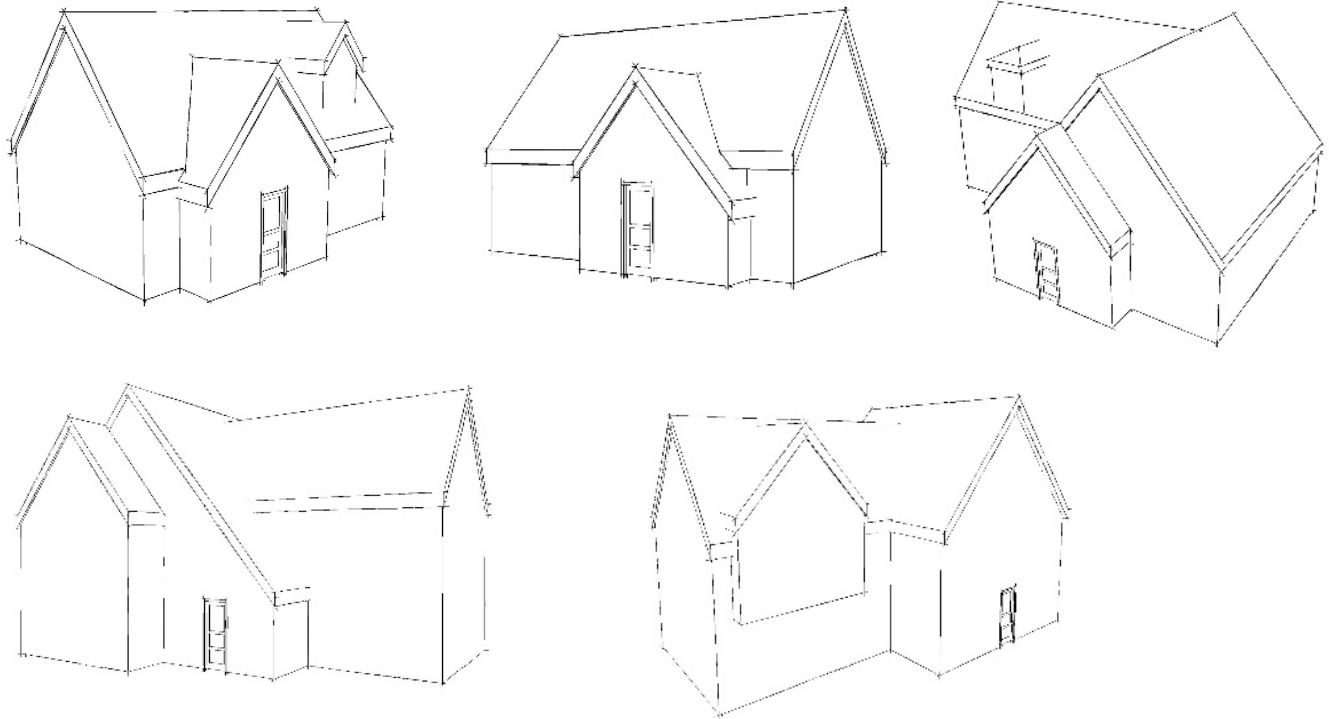
Roofs and Massing

There are five basic Tudor Revival Style houses: (1) the Transitional Tudor, a plan that is reflective of a two-story Arts & Crafts design, (2) the Elizabethan, a boxy design with decorative half-timbering in the gable ends, (3) the Cottage Tudor, a one to one-and-a-half story plan with a steep gable over the entry vestibule, (4) a more complex Composite Tudor which has a design mix to Tudor features and other Styles, usually the Colonial Style, and (5) the Provincial, a large Home with an irregular floor plan that has a high amount of detailing such as round towers, parapet gables and mansard roofs. Numerous variations on these designs can occur, some are shown below.

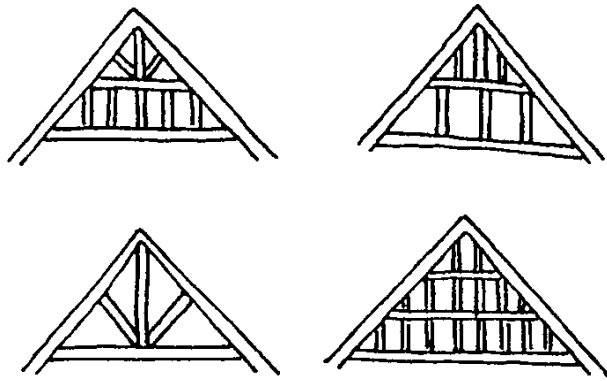


Among the most distinctive features of the Style are the steep pitched roofs with decorative gable ends. Within the gable ends, false or half-timber boards create the effect of a true heavy-timbered Building. Many different designs can be found. Tudor Revivals have a slight overhang at the eaves and the rafter tails are commonly covered or boxed in.

Typical Massing Examples



Typical Gable Patterns



Porches and Entries

Tudors do not have functionally sized porches. Porches act as a covered entry area, often with an arched opening.



Materials

Perhaps the most interesting feature of a Tudor Revival Style Home is the use of multiple materials for exterior cladding. Here in Central Oregon, you can find exterior cladding of brick, stucco, stone, and shingle. Chimneys and foundations are usually the same material as the wall surface to blend in with the rest of the Home. Massive chimneys are especially important to the design of a Tudor Home and commonly a pre-dominant feature of the main façade. Roofing material can be asphalt, slate or tile and is dependent on the look desired by the Owner. Decorative stone and brickwork are often found around the main entrance door. Exterior light

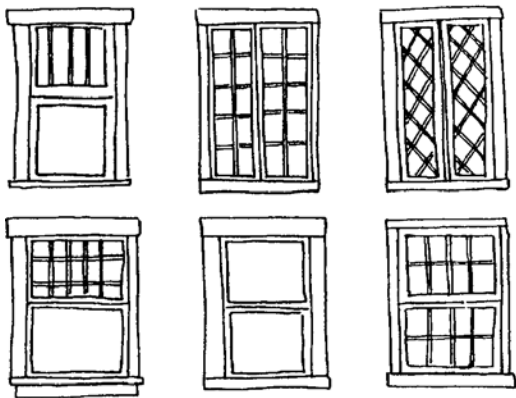
fixtures, particularly those which have a hanging lantern are appropriate for Tudor Revival Style Homes. Some Colonial Style or Craftsman Style lights, as approved by the ARC may work as well.

Windows and Doors

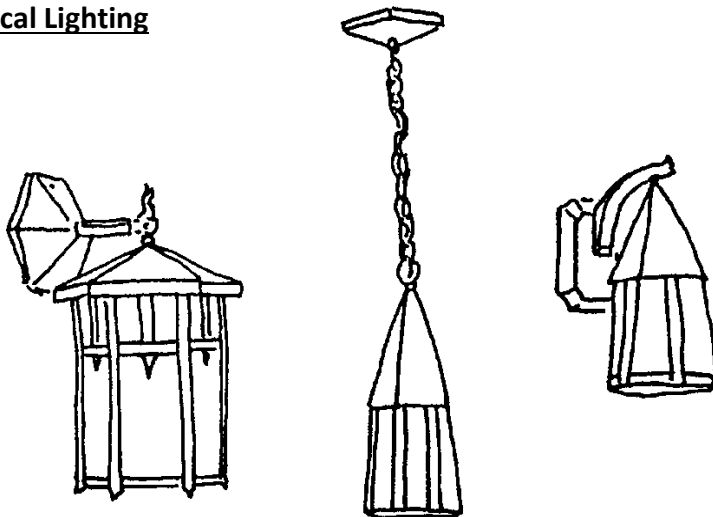
Tudor Style doors and windows are often complex in design. Locations of doors and windows are usually asymmetrical. Doorways are favorite places to add detailing, giving the Home a castle-like effect. Round topped or slightly arched entrances that highlight board and batten style doors are common. Further decoration may include small slabs of cut stone that project into surrounding walls. Doors come in many different designs but typically have little to no glass. Windows are usually a casement style, built of wood or metal, although the more traditional double hang sash can be found. Windows are frequently grouped into strings of three or more and have various patterns of glazing. Most are divided into multiple lights of rectangular spaces; however, diamond pane patterns can be found.



Typical Window and Door Styles



Typical Lighting



The Colonial Revival Style

History and Character

The Discovery West “Colonial Revival Style” Home takes its cues from the rebirth of interest in the early English and Dutch house of the Atlantic seaboard. This was encouraged by a wide dissemination of photographs measured drawings and details in books and periodicals from 1900 through 1950. The new Style brought with it a change in the fundamental design of Buildings. Americans had progressed from walking to driving to work in their new motorcars. As a result, wide front porches began to disappear and move to the side to make room for garages. The spacious front porches of the Craftsman period were virtually unknown in the new house designs of the Colonial Revival period.



Garages became more numerous, detached in the 1920s, but increasingly attached in the 1930s. Lots became larger and landscaping for ordinary Homes became a theme for Home magazines. The Colonial Revival Style remained so popular for so long that even today many new subdivisions in and around Deschutes County, still feature houses with Colonial Style detailing.

One of the more interesting characteristics of the Colonial movement was the replication of the Colonial Style in all components of the Home. Desks, chairs, tables, couches, and even dishes were all exact reproductions of Colonial furnishings from the 1700s. Businesses such as Sears and Wards suggested you could “Return to 18th Century Charm” if you purchased their version of a Colonial dining room set. Dishes, towels, clothes, rugs, mirrors, and radios all featured Colonial themes. Additional landscape features such as gates, trellises and gazebos add an additional touch to the Colonial Home.

ESSENTIAL ELEMENTS

- ☐ Boxed-in eaves with cornice returns
- ☐ Ornate entrance portico having a central door with sidelights and transom
- ☐ Small eave and rake overhangs (typically 0” to less than 24”)
- ☐ Exterior walls clad with horizontal lap siding, brick, shingle, or stucco
- ☐ Paired windows and massive chimneys
- ☐ Simple massing of one, and one-and-a-half or two stories

Roofs and Massing

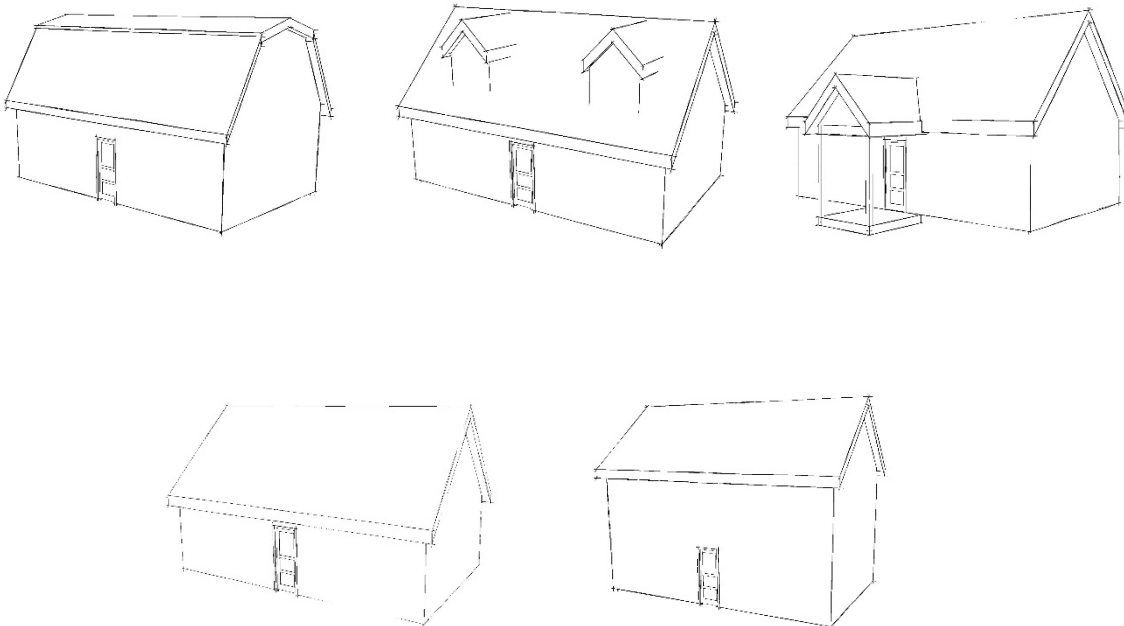
There are five basic Colonial Revival Style houses: (1) the Colonial Bungalow, a small one-story Home with a large entrance portico, (2) the Cape Cod, a simple one-story plan with a side facing gable roof, (3) the Williamsburg, which is similar to the Cape Cod except it has the addition of dormers, (4) a more complex Dutch Colonial plan with a gambrel style roof and, (5) the Georgian, a two-story plan in which the house is side gabled or hipped.

All Colonial Revival Style Homes are simple in massing usually having no outward projections of bay windows or intricate wall surfaces. Small one-story rooms can be added to side elevations for additional room. Shed or gable dormers may be added to Dutch Colonials, while only gable style dormers may be added to the Williamsburg or the Georgian mode.

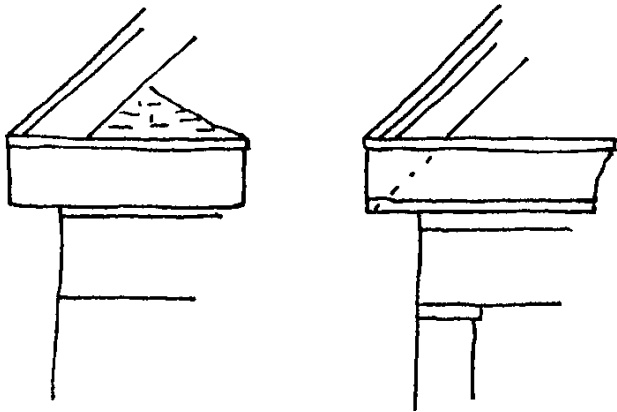
Among the most distinctive features of the Colonial Revival Style is the use of symmetry on the main façade. Building mass, window placement and even landscaping are usually balanced on either side of the main entry. As a result, the entrance, which is always visible from the street, takes on a high degree of significance and is executed with a complex level of detailing.



Typical Massing Examples



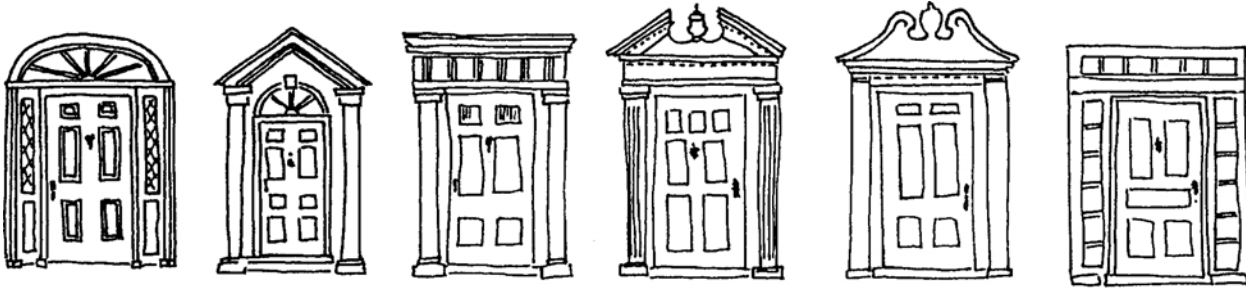
Typical Eave Details



Porches and Entries

Due to the simplicity of the design of most Colonial Revival Style Homes, the main entrance door becomes the focal point of the house. Its importance cannot be over emphasized. The entrance is always visible from the street and is highly complex in design. It must be in harmony with the rest of the Home in proportion, scale, and detailing. Ideally, there should not be more than three steps leading up to the entrance. The walk to such an entrance, if space allows, should be curved or take an irregular course. Doors themselves are simple, while the trim and detailing around them becomes ornate. The execution of the entrance comes in many different designs. Some are shown below.

Typical Entrances



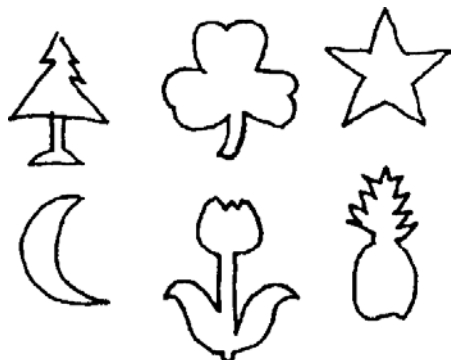
Materials

The exteriors of most Colonial Revival Style Homes are clad with lap siding, with a 6" minimum exposure. However, Homes in the Style can be sheathed in brick, stucco, or shingle. One of the more important features of a Colonial Revival Home is the presence of a chimney. They should be large, always constructed of brick and found on side elevations or roof ridge. Roof material can be asphalt. Eaves on gable roofs are always

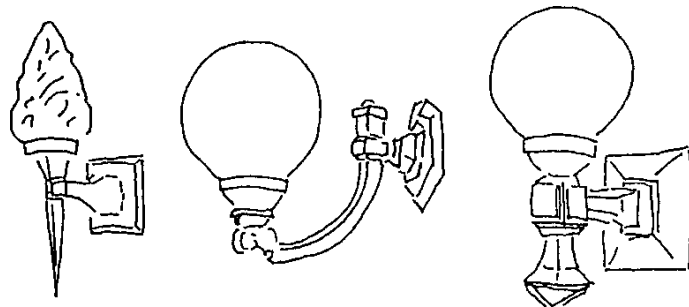
elevation. These cornice returns can have considerable depth, up to a foot, or merely be decorative boards attached to the wall. Hipped roofs usually have an ornate cornice, which extends around the entire Building. Exterior of a fully functional wood shutter. Many designs can be found, including cutouts of pine trees, moon, and tulips. Exterior lighting should be simple in design and discrete in color.



Typical Shutter Details



Typical Lighting

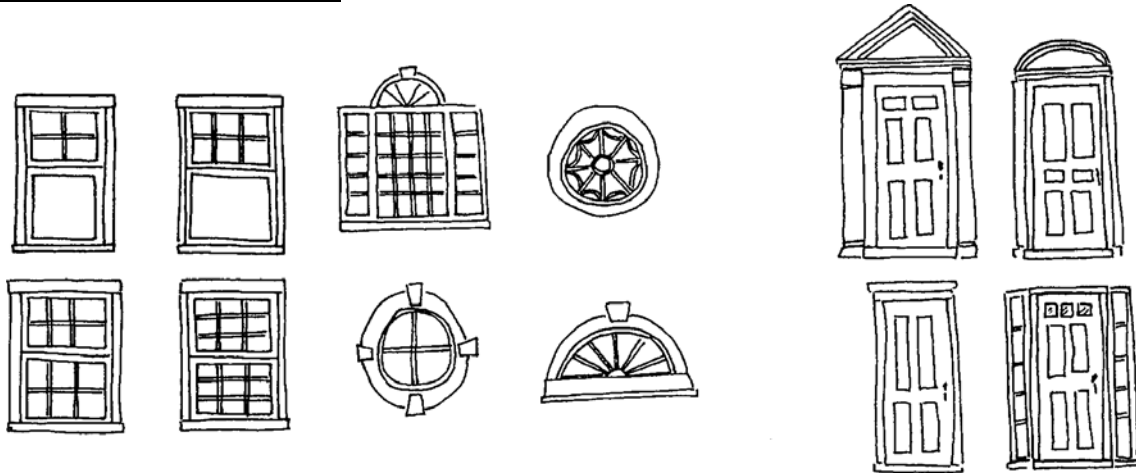


Windows and Doors

Colonial Revival Style doors and windows are often complex in design. Windows are usually double hung with various patterns of glazing. Common are four-over-ones, six-over-ones, six-over-sixs, and eight-over-eights. These windows are often found in groups of two or three. They are always surrounded by moldings, which set them apart from the plane of the wall. Special windows may include round windows on either side of the chimney, cameo or bull's eye windows, Palladian windows, and wheel window. Doors come in many different styles but are usually solid in design. Fan lights and transoms lights over the door or sidelights next to the door, allow light into the entrance hall.



Typical Window and Door Styles



Residential Mixed Housing Architectural Guidelines

Prototypes T-1, M-1, C-1

In the spirit of Bend's dynamic and community-oriented history, the intent of these Architectural Guidelines is to provide a framework for future development in the Discovery West neighborhood through standards that promote high quality design and recognize the diverse architectural styles and heritage of Bend, while encouraging harmony and consistency among future architectural development in the central core of the Discovery West community.

These Architectural Guidelines are organized by building type – *Live/Work Townhomes, Townhomes, Mews, and Cottages* – with each type containing a general vision and descriptions of a unique set of essential elements. They are meant to illustrate a clearly defined but flexible and non-prescriptive framework for each property type, to allow creativity on the part of each individual developer, but strongly encourage design elements and styles that will contribute to the greater composition, quality of life, and architectural spirit of Discovery West. They also promote connection with Discovery West's central plaza – *The Corner* – in order to foster a true neighborhood environment.

Historically characteristic materials, reflecting Bend's surrounding landscape and historic commercial and industrial architectural character, should be used, and transitions between contrasting materials should be detailed elegantly, avoiding an unfinished or inconsistent appearance. Materials and details should appear integral to the building and not look "pasted on," with the overall intent to create "4-sided architecture" where all elevations are treated as important three-dimensional elements that contribute to the architecture of a unified whole. Some appropriate materials may include:

- Wood siding and wood paneling
- Stone siding and paving
- Brick siding and paving
- Cement siding and limited use of finished concrete
- Standing seam metal and other metal paneling

For residential units, parking will be provided in garages which must be accessed from the alley if an alley exists. On-site parking for Accessory Dwelling Units is required, but does not need to be within a garage. Street parking will be available as secondary parking and will be governed by local zoning ordinances. For more information refer to the Architectural Guidelines for each residential mixed use unit type.

Ultimately, all construction is subject to the codes and ordinances as adopted by the State of Oregon, Deschutes County, and the City of Bend, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

Live/Work Townhomes

The Live/Work Townhomes are located in the heart of Discovery West surrounding The Corner, and will significantly contribute to the vibrant street life and scale of the community as a whole. The goals of these buildings are to allow a thriving, urban central core of the neighborhood, with active street life in and around The Corner and to promote an authentic, walkable, connected community. The building design should express a modern character with materials, scale, and details consistent and/or complementary with Bend's rich industrial and commercial heritage.

Each townhome will consist of a commercial "work" space on the ground floor and 2 floors of residential uses above. The primary building facades that face The Corner shall provide a direct and obvious connection between the ground floor commercial spaces and the common areas, encouraging a lively town square atmosphere and blurring the boundaries between indoor and outdoor space. Upper floors will be set back to reduce the overall building massing and provide opportunities for upper level balconies overlooking The Corner. Parking will be provided in garages which must be accessed from the alley.

Architectural Details, Features, and Articulation

- To provide a sense of human scale and proportion, horizontal and vertical façade articulation should be expressed through wall offsets, recessed windows and entries, roof overhangs, upper floor setbacks, and material changes.
- Architectural details and features consistent with contemporary live/work buildings are strongly encouraged to break up large faces and provide a sense of scale and life to each building including reveals, ground level exterior wainscot or bulkheads, cornices, parapet details, railings, window/door trim, expression of structural elements, and other custom details expressing the architecture.
- Roofs will generally be flat with parapet and expressed at different heights when possible, in order to avoid buildings that appear overly massive or top-heavy.
- Awnings, pergolas, and other shading devices incorporated into the overall building design are encouraged to offer shading for outdoor uses and add depth and interest to building facades.
- Each building should achieve "4-sided architecture," meaning a holistic design where all elevations and facades are treated with consistency and equal consideration, and the design elements of each, including materials, form, details, and features, contribute to a unified whole which, when viewed from any perspective, particularly those sides facing the street, appears as one building in harmony with those around it.

Height & Mass

- Live/Work buildings shall be three stories tall with maximum height of 45'-0".
- Floor to floor heights for Live/Work buildings should be approximately as follows:
 - Level 1: 14'-0" (Minimum height to ceiling or ductwork: 12'-0")
 - Level 2: 12'-0"
 - Level 3: 12'-0"
- Upper levels of buildings should generally be set back to break up overall massing of the building and provide access to outdoor living space when possible.
Rooftop terraces are encouraged.

Openings

- Openings should indicate a directionality toward The Corner and provide direct physical and visible connection where possible to common public spaces.
- Glazing on primary facades should be substantial. Glazing should be incorporated in at least 65% of ground floors and 25% of upper floors facing a street or The Corner.

- Entries to commercial and residential spaces should be clearly and separately delineated, with commercial entries prominent and clearly visible to streets and/or The Corner with awnings or signage indicating their location, and residential entries set back with a clear entry vestibule.
- Ground floor commercial/retail spaces should incorporate large format doors which open generously onto The Corner when possible, including garage roll-up, folding, sliding, or large swing doors that allow easy transition between indoors and outdoors.
- In order to allow pedestrians to see activities within the ground floor of the Live/Work buildings and promote an inviting pedestrian environment, mirrored and/or heavily tinted glass is not permitted.

Materials

- Because of the mixed-use character of these buildings, multiple materials are encouraged to indicate a separation between commercial and residential uses.
- Heavy timber, structural steel, stone, or other natural or heritage accents and details should be used to express character and provide authentic elements to each building.
- Material transitions on building elevations shall not occur on outside corners or in a flat plane, and any material changes on building elevations should occur with a vertical plane change of 4"-6" minimum in order to avoid the appearance of flat or one-dimensional façades.

Lighting & Signage

- Signage will be permitted for commercial uses on the ground floors pending ARC approval and must be professionally produced and in coordination with the material palette, color, scale, and style of the building. For more information see "Signs" in the *Discovery West Architectural Guidelines*.
- Exterior lighting fixtures on buildings shall be dark sky compliant with no color or flashing effects.
- Fixture types and styles should complement the architecture while contributing to the aesthetic in The Corner.

Parking

- For more information see "Parking" in the *Discovery West Architectural Guidelines and Discovery West Chapter of the Bend Development Code*.

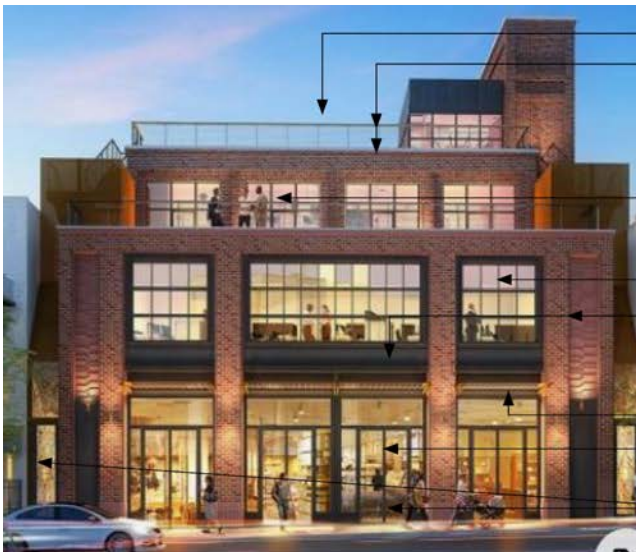
Live/Work Townhomes Precedents



- Roof overhangs to provide articulation, depth, and reduced solar gain
- Multiple materials and elegant transitions between materials
- Substantial glazing on primary facades and ground floors (>65% of total façade facing The Corner)
- Unique architectural features (like this building-height window) that express industrial and/or commercial heritage through materiality (metal and concrete) and design (gridded window pattern)
- Dark sky compliant downlighting complementary to the architecture
- Recessed windows and entries
- Large, full-height, clear glazed openings at ground level
- Clear expression of building entries through recesses, awnings, signage, and lighting
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades



- Multiple recesses and change in building plane while keeping design consistent and clearly one whole building
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades (metal paneling and wood ceilings)
- Recessed windows and clearly delineated entries
- Substantial glazing on primary facades (>65% of total façade facing The Corner)
- Large, full-height, operable glazed openings at ground level providing easy transition between indoors and outdoors



- Rooftop terraces and upper level living spaces
- Additional detailing at cornices, parapets, railings, and other areas of the elevation break down scale and add depth and character
- Upper balconies and other upper-level building setbacks
- Substantial glazing on primary facades (>65% of total façade facing The Corner)
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades (brick and metal paneling)
- Awnings over entries
- Large, full-height, operable glazed openings at ground level providing easy transition between indoors and outdoors
- Entries to commercial and residential spaces clearly and separately delineated, with residential entries set back with an entry vestibule



- Parapet and cornice details add articulation and interest
- Industrial style gridded steel windows recall Bend's industrial past
- 4-sided architecture - all facades are treated with similar materials and design quality making the building read as a complete whole
- Awnings delineate floors, add horizontal articulation, and provide protection from natural elements
- Large glazed openings on the ground floor



- Upper floors set back providing relief in scale and outdoor living space in the form of balconies and terraces
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades with elegant transition details expressing program and level changes
- Recessed walls and windows add depth to facades
- Building signage integrated into building design
- Awnings delineate floors, add horizontal articulation, announce entries, and provide protection from natural elements
- Additional details like columns, railings, and ground level bulkheads
- Large glazed openings on the ground floor



- Rooftop terraces and upper level living spaces
- Upper balconies and building setbacks
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades (brick and metal)
- Substantial glazing on primary facades (>50% of total façade facing The Corner)
- Awnings delineate floors, add horizontal articulation, announce entries, and provide protection from natural elements
- Large glazed openings on the ground floor

Townhomes

The Townhomes line the two primary streets near The Corner, steps from the heart of Discovery West. The design should be complementary in scale and materiality to the larger, more urban and industrial-inspired Live/Work buildings, but incorporate residential, smaller-scale character elements as a transition between the lively core of Discovery West and the quieter residential neighborhoods surrounding it.

Each building will have at least 2 attached townhome units and consist of 2 to 3 floors of living space with a recessed entry and semi-private front yard or porch. A portion of each unit's street fronting façade will be located on or near the minimum setback line to provide a semi-urban street presence for these buildings. Main ground floor entrances will be set back and may or may not be elevated from the street to add depth and give residents appropriate privacy and separation from street life. Though attached to at least one other unit toward the front (street side) of each home, each unit will be designed with some physical separation from the neighboring units toward the back (alley side) of the townhome, creating a courtyard or "back porch" in order to provide air and light to the primary living spaces and potentially offer outdoor living space. Exterior space like a garden, deck, or porch will be provided for each home on the ground floor along the street front to introduce an activated, interstitial layer between street and home, and offer a personal connection to the outdoors for each resident. Parking will be provided in garages and onsite, which must be accessed from the alley if an alley exists, to preserve an authentic townhome appearance at street front.

Architectural Details, Features, and Articulation

- To provide a sense of human scale and proportion, horizontal and vertical façade articulation should be expressed through wall offsets, recessed windows and entries, roof overhangs, upper floor setbacks, and material changes.
- Architectural details and features consistent with the modern residential architectural character of each building are strongly encouraged to break up large faces and provide a sense of scale and life to each building including reveals, ground level exterior wainscot or bulkheads, cornices, parapet details, trellises, railings, window/door trim, and other custom details expressing the architecture.
- Roofs should be either flat, gabled, or a combination of both, relatively simple in form, and express a residential typology.
- Architecturally appropriate awnings, pergolas, and other shading devices incorporated into the overall building design should be provided to offer shading for outdoor uses and add depth and interest to building facades.
- Each building should achieve "4-sided architecture," meaning a holistic design where all elevations and facades are treated with consistency and equal consideration, and the design elements of each, including materials, form, details, and features, contribute to a unified whole which, when viewed from any perspective, appears as one building in harmony with those around it.

Height & Mass

- Maximum height for Townhomes is 35'-0".
- Floor to floor heights for all Townhomes levels should be between 10' and 12'.
- A finished basement space, to be accessed from the building interior, with a minimum ceiling height of 7'-0" may be provided if the ground floor is elevated at least 3'-0" from existing grade.
- Two-floor facades along the street front are encouraged to express a more urban character and potentially offer double height living space, but at least 25% for primary facades should be set back further from the street front to provide relief and a sense of private entry to the home.
- Rooftop terraces are permitted, and their design should avoid emphasizing height and/or building mass.

Openings

- Openings should be street-facing and scaled to complement the larger openings of neighboring Live/Work buildings. This may include large, industrial inspired and/or operable windows and doors to retain a consistent aesthetic between building types and offer opportunities for indoor/outdoor living.
- Glazing should be incorporated in at least 40% of the total area of building entry facades and at least 15% of the total area of each other façade facing a street or other public space.
- Smaller openings in a consistent style are appropriate in recessed and non-primary elevations.
- Ground floors including a front porch stoop will be raised between 2' and 4' from street level and accessed via a front stair.

Materials

- Residential scale details, finish patterns, and materials should be used to express character and provide authentic elements to each building. These materials should minimize the overall scale of the Townhomes and provide a neighborhood aesthetic but complement the tone and texture of the nearby Live/Work buildings.
- In addition to what is stated at the beginning of these guidelines, limited use of industrial or commercial materials similar to the Live/Work buildings may be incorporated to provide a visual connection and consistency between both building types.
- Material transitions on building elevations shall not occur on outside corners or in a flat plane, and any material changes on building elevations should occur with a vertical plane change of 4"-6" minimum in order to avoid the appearance of flat or one-dimensional façades.
- All exterior finish materials shall be durable and require low maintenance.

Lighting

- Exterior lighting fixtures on buildings shall be dark sky compliant with no color or flashing effects.
- Fixtures are to be downcast and style appropriate for the proposed architectural style for the townhome.

Townhome Precedents



- Wall offsets and roof overhangs provide articulation and depth
- Substantial glazing on primary facades (>40% of total façade facing the street and at least 15% of total area of each other facade facing a street or other public space)
- Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades (wood siding and metal paneling)
- Upper balconies and outdoor living spaces
- Clearly articulated and inviting front entries indicated with recessed doors, awnings, material changes, lighting, and landscaping



- Gabled rooflines provide a sense of residential use and minimize building massing
- Multiple, residential-scale materials and finish patterns create a neighborhood feel and offer differentiation and personality between units (wood siding and composite shingles).
- Elegantly differentiated materials adds articulation and interest to facades, and minimizes scale
- Clearly indicated entries with additional detail at front door like awnings and lighting
- Semi-private front yard or porch, separated from street, contributing to neighborhood character and providing private outdoor space and relief from street life



- Roof overhangs provide an additional level of detail, depth, and reduced solar gain
- Building steps back to provide articulation on elevation, relief from street front, and a sense of residential human scale and proportion
- Large areas of glazing on primary façade facing street
- Elevated ground floor and front entries add depth and give residents privacy and separation from street life
- Private patio outdoor space along street front



Rhythm of building massing and articulation

Multiple, residential-scale materials and finish patterns create a neighborhood feel, provide façade articulation, and reduce scale (wood siding, corrugated metal, metal panel)

Elevated front entries, set back from street to provide semi-private garden or porch spaces



Flat roofs offer opportunity for roof decks and should incorporate parapet cap details

Recessed windows and additional changes in wall plane and depth and interest to facades, and may also offer opportunities for sustainable shading strategies

Locally sourced, integral, and historically characteristic materials expressed on multiple or all facades with elegantly detailed transitions of at least a 4" vertical plane change (brick and wood paneling with metal details)



Upper level balconies and living spaces

Two-floor facades along the street front are encouraged to express a townhome character and at least 25% for primary facades set back further from the street front to provide relief and a sense of private entry to the home

Glazed openings on at least 40% of total building entry façades and at least 15% of the total area of each other facade facing a street or other public space

Elevated ground floor with semi-private porches provides separation from street and a sense of privacy and standing along street front

Mews

The Mews are located with primary entries facing a Pedestrian Greenway directly adjacent to The Corner. They are reminiscent of historical mews building types in which two-story attached cottages are clustered around a green linear common space, creating an intimate, garden-like neighborhood setting within a denser overall zone. This Pedestrian Greenway allows and encourages public pedestrian access to The Corner through the Mews. The Mews are smaller scale than the townhomes in Discovery West's center and are unique primarily due to their connection to the Pedestrian Greenway. Their designs should offer outdoor living space and contribute to the communal composition of an intimate and vibrant mini-neighborhood.

Each Mews unit should be 2 stories, with the upper floor approximately half the size of the ground floor, reducing the scale of these homes and emphasizing life in the Pedestrian Greenway. On the ground floor of each is a relatively generous private green space offering an outdoor living area, directly fronting the Pedestrian Greenway, activating a connection between this Pedestrian Greenway and individual homes. Parking is in garages at the back of the homes accessed via rear alleyways, placing the primary façade of each home along the Pedestrian Greenway and encouraging use of this area as a front yard and main access point. Primary façades should face the Pedestrian Greenway, at property line setback as prescribed, with porch or yard space at the ground level, and upper-level balconies to create multiple levels of outdoor living.

Architectural Details, Features, and Articulation

- To provide a sense of human scale and proportion, horizontal and vertical façade articulation should be expressed through wall offsets, recessed windows and entries, roof overhangs, upper floor setbacks, and material changes.
- Architectural details and features consistent with the contemporary village-like residential architectural character of each building are strongly encouraged to break up larger faces and provide a sense of scale and life to each building including reveals, railings, window/door trim, and other custom details expressing the architecture.
- Roofs should generally be gabled or flat, relatively simple in form, and express a residential typology like that of a modern urban cottage. Shed dormers may be included to allow light into upper floors.
- Awnings, pergolas, and other shading devices incorporated into the overall building character should be provided to offer shading for outdoor uses and add depth and interest to building facades.
- Balconies and terraces on upper floors overlooking the Pedestrian Greenway and private gardens below are encouraged.
- Each building should achieve "4-sided architecture," meaning a holistic design where all elevations and facades are treated with consistency and equal consideration, and the design elements of each including materials, form, details, and features contribute to a unified whole which, when viewed from any perspective, appears as one building in harmony with those around it.

Height & Mass

- Maximum height for the Mews is 35'-0".
- Floor to floor heights for the Mews should be approximately 12'.
- Upper floors should be about half the floor area of the ground floor to provide light and air to all parts of the property and emphasize the life at street/garden level.

Openings

- Openings should indicate a directionality toward the Pedestrian Greenway and provide multiple physical and visual connections to the private and public exterior spaces.
- Openings shall be located and sized such that they provide the greatest amount of privacy to homes that are connected and directly adjacent.

- Glazing should be incorporated in at least 40% of the total area of building facades facing the Pedestrian Greenway and at least 15% of the total area of each other building façade facing a street or other public space.
- Ground floor spaces should incorporate large windows and/or doors to provide a clear and useful connection to private outdoor spaces.

Materials

- Multiple materials are encouraged to indicate a separation between forms and spaces, though material variety should be limited to avoid overly busy facades.
- Residential scale details and creative use of natural and/or local materials should be used to express character and provide authentic elements to each building.
- Material transitions on building elevations shall not occur on outside corners or in a flat plane, and any material changes on building elevations should occur with a vertical plane change of 4"-6" minimum in order to create 4-sided architecture and avoid the appearance of flat or one-dimensional façades.

Lighting

Exterior lighting fixtures on buildings shall be dark sky compliant with no color or flashing effects. Fixtures are to be downcast and style appropriate for the proposed architectural style of the townhome.

Pedestrian Greenway

- The Pedestrian Greenway will be a pedestrian-only paved and landscaped public common open space between the 2 rows of Mews housing, leading from NW Celilo Lane (to the south) to NW Ochoa Drive and The Corner (to the north). The intent of this space is to provide a welcoming, communal open area for the Mews housing and nearby residents, and an inviting, pleasant pedestrian walkway leading from The Corner to the neighborhood.
- Fencing to provide privacy for The Mews homes is to be uniform in design across the length of the Mews to provide visual consistency and a sense of neighborhood character and should complement the design character of the Pedestrian Greenway in material, scale, and composition. Fencing shall be between 36" and 48" in height. 18" of additional semi-transparent screening may be allowed when providing privacy to a front yard hard surface gathering area.
- Fencing should provide privacy and enhance the character of The Mews. It should not significantly obstruct views to or from the Pedestrian Greenway and should avoid long stretches of opaque and/or tall segments.

Mews Precedents



Gabled roofs express a residential typology like that of a modern urban cottage

Recessed entries and windows

Private green space offers an outdoor living area, directly fronting the Pedestrian Greenway, activating a connection between the Pedestrian Greenway and individual homes

Pedestrian Greenway creates an intimate, garden-like neighborhood setting



Multiple, residential-scale materials and finish patterns create a neighborhood feel and offer differentiation and personality between units (small scale wood siding and standing seam metal roof)

Primary façades indicate directionality toward Pedestrian Greenway

Front entry directly connected to Pedestrian Greenway but set back and separated from Pedestrian Greenway to provide privacy

Ground floor spaces incorporate large windows and/or doors to provide a clear and useful connection to private outdoor spaces



Flat roofs and changes in wall plane provide consistency with Live/Work buildings and Townhomes at a residential scale, and opportunities for decks, patios, and other outdoor living areas

Use of multiple high quality, durable, local materials with elegantly detailed transitions between materials (multiple applications and colors of wood siding)

Main entries face Pedestrian Greenway, but are recessed or set back for privacy

Privacy elements including fences, landscaping, or low walls create inviting private entry spaces and should remain consistent with the design and character of the home and design aesthetic of The Mews



Use of multiple high quality, durable, local materials with elegantly detailed transitions between materials (brick, wood paneling, metal railing and fascia)

Glazed openings on 40% of facades facing Pedestrian Greenway

Main entries face Pedestrian Greenway, but are recessed or set back for privacy, and are indicated by light fixtures, awnings, or changes in material

Design addresses relationship with Pedestrian Greenway at ground floor through private garden area and low fence that offers privacy but doesn't completely separate public from private



Simple-form gable roofs express a residential neighborhood scale, and an architectural rhythm along Pedestrian Greenway

Locally sourced material used in different applications, patterns, or colors provides differentiation between homes and breaks down scale of overall street facade

Material change indicates a change in plane, appears purposeful, and adds depth and articulation to primary facade

Design addresses relationship with Pedestrian Greenway at ground floor through private garden area and low fence that offers privacy but doesn't completely separate public from private



Changes in wall plane and building form on upper levels indicates a separation between units, allows sunlight to reach the Pedestrian Greenway, and provides relief in scale

A consistent material palette on all homes combined with unique material choices on individual home adds architectural diversity to the neighborhood and a sense of identity for each resident (brick on all ground floors and varied wood paneling on upper floors)

Privacy elements including fences, landscaping, or low walls create inviting private entry spaces and should remain consistent with the design and character of the home and design aesthetic of The Mews



Upper level and rooftop balconies overlooking the Pedestrian Greenway

Changes in wall planes, and recessed windows and entries add depth and articulation to facades, reduces solar gain, and reduces scale

Glazed openings on >40% of facades facing the Pedestrian Greenway

Main entries face Pedestrian Greenway, but are elevated, recessed, and/or set back for privacy, and are indicated by light fixtures, awnings, or changes in material

Cottages

Cluster Cottages are intended to respond to changing household sizes and ages (e.g., retirees, small families, single-person households) and provide opportunities for ownership of small, detached dwelling units within the Discovery West neighborhood. Cluster Cottage developments support the following principles:

- Encourages the creation of more usable open space for residents of the development through flexibility in density and lot standards;
- Supports the goal of more efficient use of urban residential land;
- Creates diversity in housing types by creating middle housing consisting of a small area of higher density residential development with detached dwellings and private and shared open space.

Cluster cottages are located on small residential lots adjoining community open space, and the buildings are limited in size to 1,000 square feet for single-story, and no more than 1,200 square feet for two story units. The residences generally surround common space and share in its care and maintenance. Individual cluster cottages do not necessarily front on streets, but are provided vehicle access via alleys to the rear of each unit. Cluster cottage developments are designed with a coherent concept in mind, including shared functional open space, off-street parking areas, access within the site and from the site, and consistent landscaping.

Architectural Details, Features, and Articulation

- Careful application of the Essential Elements in the Architectural Styles section of these Guidelines is essential. Use of the massing examples are encouraged. Consistent architecture is required for all cottages within a cottage cluster development.
- All cottages shall meet the following garage requirements:
- Only 7' – 8' tall garage doors are permitted. Cottages may have no more than one attached or detached garage bay limited to 330 square feet. The ARC may allow garages larger than 330 square feet based on topography.
- Garages are strongly encouraged to be minimized to reduce garage massing and visual impact. The space between the top of the garage door(s) and the roof shall be kept to a minimum.
- A minimum of one off street parking space is required for each cottage lot. The required parking space must be at least 8' x 18'. The garage can account for the required parking space.

Height & Mass

- Maximum height for the Cottages is 25'-0".
- The total floor area of each cottage shall not exceed 1,200 square feet.
- The maximum main floor area is limited to 1000 square feet (the area of the interior stairway may be allocated between floors served).
- Floor Area (F.A.R.) does not apply.
- Front porches must be sized to function; therefore, all porches must be at least 6' deep as measured from the home's exterior wall to the outside of the railing or front face of porch and be a minimum of 80 square feet.

Cottage Precedents



- Cottages share an architectural theme
- Cottage units face a common green space
- Pedestrian-oriented design



- Cottages are limited in size and are located on smaller residential lots



- Cottages front a communal open space and share in its care and maintenance.
- Cottages do not need to face a street, as they have alley access at the rear of each unit.
- Consistent architectural theme



Consistent architectural theme

Cottages front a communal open space and share in its care and maintenance.

Cottages do not need to face a street, as they have alley access at the rear of each unit.



Consistent architectural theme

Common space(s) for the use and enjoyment of cottage residents

Exhibits

Exhibit A – Final Review Application Form – Single Family Residential/R-1, R-2, R-3

PROCEDURE FOR OBTAINING ARCHITECTURAL REVIEW COMMITTEE APPROVAL REVIEW PROCESS

Phase 2, Lots 40-45 and 67-95: A pre-construction site visit is required with the Discovery West Fire Professional and an ARC member to discuss siting of the home, tree preservation/removal, and to review non development easement (NDE) wildfire mitigation practices and NDE/NBZ (no build zone) requirements. These lots will also have a wildfire mitigation inspection at Final Inspection prior to the ARC deposit being refunded. See Exhibit H - Wildfire Mitigation, Landscape and Construction Requirements for more information on the lot specific Wildfire Mitigation requirements for these lots. Final Applications for these lots must include a landscape plan or they will not be accepted for review.

Deliver one set of full-size drawings (24"x36" preferred), an electronic pdf version of the drawings, a reduced 8.5" x 11" of the front elevation, the design review fee, the refundable deposit, the completed and signed Final Review Application, and exterior materials Color Application Form with paint chips to the ARC at 409 NW Franklin Avenue, Bend OR 97703. The Guild Builder or Owner's builder is to write a check for the refundable deposit and the Owner may pay the design review fee. Please make checks payable to NWX2 LLC. Email pdf copies of the complete application submittal to arc@discoverywestbend.com. Submittals will be reviewed and responded to within 15 days weeks of submittal unless excessive ARC workload requires more time. Call (541) 749-2931 to confirm schedule of Application review.

If changes to the plans are required, the revised plans must be submitted to the ARC for review with changes "clouded". Construction may not begin until written ARC approval is provided, and a signed Conformance Agreement has been returned to the ARC.

For Prototypes R-1, R-2, and R-3 Homes, a \$1,500 design review fee is required. A refundable deposit of \$3,500 for Guild Builders or \$8,500 for other Owners/Builders is required and refundable upon satisfactory completion of the Improvements, as determined by the ARC, and submittal of an Earth Advantage Certification.

If an additional design review is warranted due to a change in architectural design or significant revision an additional \$500 design review fee will be required.

The Color Application Form is best assembled at the time of the Final Review Application. However, Builders/Owners are permitted to submit the Color Application Form at a later date for review and approval. Catalog cut sheets are to be provided for all exterior materials and finishes noted on the Form.

The Discovery West ARC will not review an incomplete submittal.

ITEMS TO REMEMBER

1. ARC approval is required to be received within 12 months of closing on the lot. ARC approval is valid for one year from the date of the ARC approval letter for new construction and six months for remodels. If construction has not begun during that time, a new application and design review fee is required.
2. All Improvements must be completed within one year from the date construction has begun. For *Phase 2 lots*, all improvements must be completed within 18 months from the date construction has begun, no longer than 30 months after closing on the lot.
3. If ARC final inspection approval is not obtained within 18 months of the initial ARC approval letter date, the refundable deposit will be forfeited. Forfeited deposits may be used to bring the subject property into compliance with the approved plans and specifications or for other ARC related expenses.
4. The ARC assumes no liability for encroachments into platted setbacks, solar setbacks, easements, or neighboring properties. Be sure to check the plat map of your Lot and its property lines and obtain a Title Report to avoid encroachments and trespass.



Date Received: _____

ARCHITECTURAL REVIEW COMMITTEE FINAL REVIEW APPLICATION FORM

Property Owner(s) _____

Current Address _____

Email Address _____ Phone _____

Architect/Designer _____

Email Address _____ Phone _____

Contractor/Builder _____

Email Address _____ Phone _____

Architectural Style _____

Lot #: _____ Lot Size: _____ Home Sq. Footage: _____ Garage Sq. Footage: _____ FAR % _____

Deliver:

- ☐ one set of full-size drawings (24"x36" preferred)
- ☐ an electronic pdf version of the drawings
- ☐ a reduced 8.5" x 11" of the front elevation
- ☐ the design review fee with the refundable deposit
- ☐ the completed and signed Final Review Application Form
- ☐ landscape Plan (required for *Phase 2, Lots 40-45 and 67-95*)
- ☐ exterior materials Color Application Form with paint chips

This application must be completed and submitted to the ARC for review and approval of new Home or remodeling project. Contact the ARC at (541) 749-2931, arc@discoverywestbend.com, for additional information and assistance.

**ARCHITECTURAL REVIEW COMMITTEE
CONSTRUCTION AGREEMENT
FOR NEW CONSTRUCTION**

I/We have read and understand the current Discovery West Covenants, Conditions & Restrictions, Architectural Guidelines, and ARC approval requirements.

Enclosed is the design review fee and the refundable deposit of _____, the refundable portion may be refunded upon a satisfactory ARC final inspection of the exterior of the Home and landscaping and receipt of Earth Advantage Certification.

I/We understand that any change(s) to the exterior of the Home from the original, approved submittal must be submitted to the ARC for review and approval before the change may be made.

I/We assume responsibility for any and all damages by the contractor/builder and his agents and subcontractors and their agents to adjacent property and/or to my/our property.

SIGNATURES (all builder/Owners' signatures required)

_____ Date _____

_____ Date _____

Legal Description of Property:

Lot _____ Phase _____

Street Address of Property: _____

Prototypes R-1, R-2, and R-3 Application Item Checklist

The following list of items must be included with all Final Review submittals. Provide one set of 24" x 36" drawings with the application. The ARC will review these items prior to granting final approval for any construction. Initial all items included with this application submittal:

A. SITE PLAN

<u>Initials</u>	<u>Requirements</u>
1.	Identify Architectural Style of the Home. _____
2.	Drawing scale: 1" = 10' (recommended), 1" = 20' (minimum)
3.	Provide dimensions of building footprint, roof plan including overhangs, parking areas, driveway and service areas clearly marked.
4.	Property lines, setbacks, and easements if any.
5.	Existing tree (6" diameter and larger) and rock outcropping locations. Trees which are proposed for removal as well as all existing trees to be retained must be clearly designated on the plan. Tree sizes and species noted, and accurate drip line indicated. If a site has no trees, the site plan must note that condition. Dimension trunk to trunk 30 feet spacing for existing and new conifers.
6.	Grading plan showing existing contours of site, spot elevations at all property corners, proposed contour changes at 1' intervals (retaining walls, if any, must be accurately reflected on the grading plan), and proposed spot elevations at building and exterior patio/walk/driveway corners.
7.	All Lots with five feet or more of grade change must have a topographic survey completed by an Oregon licensed Professional Land Surveyor provided on its own sheet . This survey must be stamped and signed. Existing tree size, species and location to be noted on the survey. Include any trees on adjacent Lots whose drip lines encroach on the subject Lot.
8.	All utility stub locations and proposed utility trenching.
9.	Exterior lighting plan (include fixture catalog cutsheets) showing locations of all exterior lighting on the Home and the site. Exterior lighting shall be dark sky compliant.
10.	North arrow.
11.	Construction staging, access areas and temporary structure locations designated on plan.
12.	Walkways, decks, patios (any kind of hard surface improvement), retaining walls, proposed utility lines, service yard/trash storage, parking areas, utility & meter equipment, exterior HVAC equipment, fences and walls, spa/hot tub facilities, etc.
13.	Existing and proposed grades are to be in relation to the first-floor elevation.
14.	Highest ridge elevation of the Home (in relation to existing grade).
15.	On-site drainage/containment systems locations and details, including gutter downspout termination locations. All drainage must be retained on site.
16.	Tree Protection Measures per City of Bend standard detail.
17.	Floor Area Ratio "FAR" calculation (See Exhibit C – Floor Area Ratio)

B. EXTERIOR ELEVATIONS

<u>Initials</u>	<u>Requirements</u>
1.	Drawing Scale: $\frac{1}{4}'' = 1'$
2.	Doors, window openings, garage doors, trim, design features.
3.	Confirm Essential Elements for architectural style are incorporated into the design
4.	Walls, partitions, hot tub screening, storage enclosures, HVAC enclosure, trash/recycling enclosure.
5.	Stairways, rails, decks, patios, porches, landings, spa facilities, and under deck/stairwell screening.
6.	All utility meter housing locations and housing with the utility meter recessed into the wall.
7.	Roof, siding, foundation, and masonry materials clearly noted. Verify Class A, ASTM E108 compliant roofing is proposed.
8.	Exterior light fixture locations and design.
9.	Proposed structure's main floor line drawn, and its elevation noted, in relation to existing grade.
10.	Elevation of the highest point of the roof ridge in relation to the existing grade at all setbacks or non-development easements. (See Exhibit D – Alley Setback).
11.	Accurate existing and proposed grades drawn and noted.
12.	Clearly show all mechanical, plumbing and all other roof penetrations (avoid visibility from the front elevation when possible). Roof penetrations shall be painted to match adjacent materials.
13.	Required details: Size of materials and material description of all trim and siding, details of all proposed knee braces/outlookers/corbels, detail of typical window and door jamb/head/sill conditions, details of all exposed column-to-beam and column-to-base connections, detail of front porch step handrail and guardrail, section detail through the Front Elevation porch ceiling showing wall/ceiling trim, detail of the chimney cap and shroud.
14.	Gutter and downspout locations.

C. FLOOR PLANS

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: $\frac{1}{4}'' = 1'$ (or as appropriate to accurately and clearly illustrate the floor plans.) Dimensions shall be noted on floor plans.
2.	Walls, partitions, door and window openings.
3.	Utility and trash/recycling locations.
4.	Stairways, rails, decks, patios, porches, landings, spa facility locations.
5.	Heating & cooling system locations.
6.	Gross square footage of each floor.
7.	Verify foundation, roof, and mechanical vents have metal screening with spacing no greater than $\frac{1}{8}''$

D. LANDSCAPE PLAN

A landscape plan should be submitted with the Final Review application but may be deferred (unless otherwise required to be included). If deferred, the landscape plan shall be submitted and approved by the ARC prior to beginning any landscape work, including final grading, on site. Plans shall be on a minimum 11" x 17" sheet size, in color, and provide clear delineation between planting and non-planted areas. Beginning landscaping construction prior to ARC approval may result in a forfeiture of the deposit. No additional fees are required for landscape review.

All plantings proposed shall be consistent with Exhibit F - Approved Fire Resistant Plants and Trees Zone 1 & 2. Plants not indicated on the approved plant list must be vetted for fire resistance prior to submitting the landscape plan.

For Phase 2, Lots 40-45 and 67-95: An inspection of the Firewise approved Landscaping shall be completed prior to a request for final ARC review and return of the refundable deposit. The ARC may approve an extension for landscape completion due to inclement weather, not to exceed 6 months.

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: 1" = 10' Dimensions shall be noted on floor plans.
2.	North Arrow.
3.	Property Boundaries, setbacks, and all easements.
4.	Existing and proposed grading (including decks/porches/patios/paved paths) with drainage and retention features.
5.	Existing trees to remain and trees to be removed clearly noted.
6.	Utility stub locations.
7.	Home footprint and roof overhangs.
8.	Site Improvements including driveway, parking areas, walkways, courtyards, decks, patios, terraces, hot tub pads, retaining walls, service yards, fencing. Combustible framing or decking/stairs is not allowed within five feet of the structure except for wood fence/screen walls.
9.	Landscape lighting, pathway lighting, landscape wall lights.
10.	Trees, plants, and groundcover including common names, size, and quantity.
11.	Water features and landscape boulders.
12.	Wildfire defensible zones identified.
13.	Irrigation zones and types; controller location.
14.	Tree and native vegetation protection fencing.
15.	Street Trees and ROW frontage landscape treatment.
16.	Indicate Zones 1, 2, and 3 according to and in compliance with Exhibit H. Show the NBZ line and the NDE line

Estimated Excavation Start Date: _____

Estimated Completion Date of All Work: _____

**Discovery West
Color Application Form**

Date _____ (attach color samples here or on separate 8.5 x 11 sheet)

Lot # _____

Street Address _____

Builder/Owner _____

The following items are being submitted for approval by the Discovery West Architectural Landscape Review Committee:

Building Colors: Upper Body _____

Lower Body _____

Trim _____

Other _____

Other _____

Roof Selection (submit with Final Application plans) _____

Window Color: (submit with Final Application plans) _____

Exterior Masonry: _____

Front & all other Exterior Doors: (Catalog cuts attached)

Exterior Lighting: (Catalog cut attached)

Landscape Plan: (submit with Final Application plans)

Gutter and Downspout Colors:

The ARC approval process for color palettes is two-fold. The colors will be reviewed and preliminarily approved in the office. The approved palette will then be required to be put on site on a 4x4 color board with exact claddings for ARC review in the field against other previously approved adjacent Homes. The color board shall remain on site until the home is painted.

Exhibit A-1 – Final Review Application Form/Mixed Housing T-1, M-1, C-1

PROCEDURE FOR OBTAINING ARCHITECTURAL REVIEW COMMITTEE APPROVAL REVIEW PROCESS

Deliver one set of full-size drawings (24"x36" preferred), an electronic pdf version of the drawings, a reduced 8.5" x 11" of the front elevation, the design review fee, the refundable deposit, the completed and signed Final Review Application, and exterior materials Color Application Form with paint chips to the ARC at 409 NW Franklin Avenue, Bend OR 97703. The Guild Builder or Owner's builder is to write a check for the refundable deposit and the Owner may pay the design review fee. Please make checks payable to NWX2 LLC. Email pdf copies of the complete application submittal to arc@discoverywestbend.com. Submittals will be reviewed and responded to within 15 days weeks of submittal unless excessive ARC workload requires more time. Call (541) 749-2931 to confirm schedule of Application review.

If changes to the plans are required, the revised plans must be submitted to the ARC for review with changes "clouded". Construction may not begin until written ARC approval is provided, and a signed Conformance Agreement has been returned to the ARC.

For Prototypes T-1, C-1, and M-1 Buildings, a design review fee and deposit are required and refundable upon satisfactory completion of the Improvements, as determined by the ARC, and submittal of an Earth Advantage Certification.

ARC Fees and Deposit				
	<u>Fee</u>	<u>Each Add'l</u>	<u>Deposit</u>	<u>Each Add'l</u>
	<u>One - Two Units</u>	<u>Unit</u>	<u>One - Two Units</u>	<u>Unit</u>
SFA up to Two Units	\$1,500		\$3,500	
SFA more than 2 or Fourplexes	\$1,500	\$500	\$3,500	\$1,750
Multiple Family	\$5,000		\$ per sq ft	
Commercial	\$5,000		\$ per sq ft	

SFA = Single Family Attached

If an additional design review is warranted due to a change in architectural design or significant revision an additional \$500 design review fee will be required.

The Color Application Form is best assembled at the time of the Final Review Application. However, Builders/Owners are permitted to submit the Color Application Form at a later date for review and approval. Catalog cut sheets are to be provided for all exterior materials and finishes noted on the Form.

The Discovery West ARC will not review an incomplete submittal.

ITEMS TO REMEMBER

1. ARC approval is required to be received within 18 months of closing on the lot(s). ARC approval is valid for one year from the date of the ARC approval letter for new construction and six months for remodels. If construction has not begun during that time, a new application and design review fee is required.
2. All Improvements must be completed within 18 months from the date construction has begun.

3. If ARC final inspection approval is not obtained within 18 months of the initial ARC approval letter date, the refundable deposit will be forfeited. Forfeited deposits may be used to bring the subject property into compliance with the approved plans and specifications or for other ARC related expenses.
4. The ARC assumes no liability for encroachments into platted setbacks, solar setbacks, easements, or neighboring properties. Be sure to check the plat map of your Lot and its property lines and obtain a Title Report to avoid encroachments and trespass.



Date Received: _____

ARCHITECTURAL REVIEW COMMITTEE FINAL REVIEW APPLICATION FORM

Property Owner(s) _____

Current Address _____

Email Address _____ Phone _____

Architect/Designer _____

Email Address _____ Phone _____

Contractor/Builder _____

Email Address _____ Phone _____

Architectural Style (Not applicable to T-1 or M-1) _____

For Single Family Detached:

Lot #.: _____ Lot Size: _____ Home Sq. Footage: _____ Garage Sq. Footage: _____ FAR % _____

For Single Family Attached:

Prototype Classification: _____

# of Buildings	Lot #'s	Lot Sizes	Bldg. Sq. Footage	Garage Sq. Footage

Deliver:

- ☐ one set of full-size drawings (24"x36" preferred)
- ☐ an electronic pdf version of the drawings
- ☐ a reduced 8.5" x 11" of the front elevation
- ☐ the design review fee with the refundable deposit
- ☐ the completed and signed Final Review Application Form
- ☐ landscape Plan (required for *Lots with a Non-Development Easement*)
- ☐ exterior materials Color Application Form with paint chips

This application must be completed and submitted to the ARC for review and approval of new Home/Building or remodeling project. Contact the ARC at (541) 749-2931, arc@discoverywestbend.com, for additional information and assistance.

**ARCHITECTURAL REVIEW COMMITTEE
CONSTRUCTION AGREEMENT
FOR NEW CONSTRUCTION**

I/We have read and understand the current Discovery West Covenants, Conditions & Restrictions, applicable Architectural Guidelines, and ARC approval requirements.

Enclosed is the design review fee and the refundable deposit of _____, the refundable portion may be refunded upon a satisfactory ARC final inspection of the exterior of the Home/Building and landscaping and receipt of Earth Advantage Certification.

I/We understand that any change(s) to the exterior of the Home/Building from the original, approved submittal must be submitted to the ARC for review and approval before the change may be made.

I/We assume responsibility for all damages by the contractor/builder and his agents and subcontractors and their agents to adjacent property and/or to my/our property.

SIGNATURES (all builder/Owners' signatures required)

_____ Date _____

_____ Date _____

Legal Description of Property:

Lot(s) _____ Phase _____

Street Address(es) of Property(ies):

Application Item Checklist

The following list of items must be included with all Final Review submittals. Provide one set of 24" x 36" drawings with the application. The ARC will review these items prior to granting final approval for any construction. Initial all items included with this application submittal:

A. SITE PLAN

<u>Initials</u>	<u>Requirements</u>
1.	Identify Architectural Style of the Home/Building and prototype classification. _____
2.	Drawing scale: 1" = 10' (C-1), 1" = 20' (for T-1 and M-1))
3.	Provide dimensions of building footprint, roof plan including overhangs, parking areas, driveway and service areas clearly marked.
4.	Property lines, setbacks, and easements if any.
5.	Existing tree (6" diameter and larger) and rock outcropping locations. Trees which are proposed for removal as well as all existing trees to be retained must be clearly designated on the plan. Tree sizes and species noted, and accurate drip line indicated. If a site has no trees, the site plan must note that condition. Dimension trunk to trunk 30 feet spacing for existing and new conifers.
6.	Grading plan showing existing contours of site, spot elevations at all property corners, proposed contour changes at 1' intervals (retaining walls, if any, must be accurately reflected on the grading plan), and proposed spot elevations at building and exterior patio/walk/driveway corners.
7.	All Lots with five feet or more of grade change must have a topographic survey completed by an Oregon licensed Professional Land Surveyor provided on its own sheet . This survey must be stamped and signed. Existing tree size, species, and location to be noted on the survey. Include any trees on adjacent Lots whose drip lines encroach on the subject Lot.
8.	All utility stub locations and proposed utility trenching.
9.	Exterior lighting plan (include fixture catalog cutsheets) showing locations of all exterior lighting on the Home and the site. Exterior lighting shall be dark sky compliant.
10.	North arrow.
11.	Construction staging, access areas and temporary structure locations designated on plan.
12.	Walkways, decks, patios (any kind of hard surface improvement), retaining walls, proposed utility lines, service yard/trash storage, parking areas, utility & meter equipment, exterior HVAC equipment, fences and walls, spa/hot tub facilities, etc.
13.	Existing and proposed grades are to be in relation to the first-floor elevation.
14.	Highest ridge elevation of the Home/Building (in relation to existing grade).
15.	On-site drainage/containment systems locations and details, including gutter downspout termination locations. All drainage must be retained on site.
16.	Tree Protection Measures per City of Bend standard detail.

B. EXTERIOR ELEVATIONS

<u>Initials</u>	<u>Requirements</u>
1.	Drawing Scale: ¼" = 1'
2.	Doors, window openings, garage doors, trim, design features.
3.	Confirm Essential Elements for architectural style are incorporated into the design (not applicable to Prototypes T-1 or M-1)
4.	Walls, partitions, hot tub screening, storage enclosures, HVAC enclosure, trash/recycling enclosure.
5.	Stairways, rails, decks, patios, porches, landings, spa facilities, and under deck/stairwell screening.
6.	All utility meter housing locations and housing with the utility meter recessed into the wall.
7.	Roof, siding, foundation, and masonry materials clearly noted. Verify Class A, ASTM E108 compliant roofing is proposed.
8.	Exterior light fixture locations and design.
9.	Proposed structure's main floor line drawn, and its elevation noted, in relation to existing grade.
10.	Elevation of the highest point of the roof ridge in relation to the existing grade at all setbacks or non-development easements. (See Exhibit D – Alley Setback).
11.	Accurate existing and proposed grades drawn and noted.
12.	Clearly show all mechanical, plumbing and all other roof penetrations (avoid visibility from the front elevation when possible). Roof penetrations shall be painted to match adjacent materials.
13.	Required details: Size of materials and material description of all trim and siding, details of all proposed knee braces/outlookers/corbels, detail of typical window and door jamb/head/sill conditions, details of all exposed column-to-beam and column-to-base connections, detail of front porch step handrail and guardrail, section detail through the Front Elevation porch ceiling showing wall/ceiling trim, detail of the chimney cap and shroud.
14.	Gutter and downspout locations.

C. FLOOR PLANS

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: ¼" = 1' (or as appropriate to illustrate the floor plans accurately and clearly). Dimensions shall be noted on floor plans.
2.	Walls, partitions, door, and window openings.
3.	Utility and trash/recycling locations.
4.	Stairways, rails, decks, patios, porches, landings, spa facility locations.
5.	Heating & cooling system locations.
6.	Gross square footage of each floor.
7.	Verify foundation, roof, and mechanical vents have metal screening with spacing no greater than 1/8"

D. LANDSCAPE PLAN

A landscape plan should be submitted with the Final Review application but may be deferred (unless otherwise required to be included). If deferred, the landscape plan shall be submitted and approved by the ARC prior to beginning any landscape work, including final grading, on site. Plans shall be on a minimum 11" x 17" sheet size, in color, and provide clear delineation between planting and non-planted areas. Beginning landscaping construction prior to ARC approval may result in a forfeiture of the deposit. No additional fees are required for landscape review.

All plantings proposed shall be consistent with Exhibit F - Approved Fire-Resistant Plants and Trees Zone 1 & 2. Plants not indicated on the approved plant list must be vetted for fire resistance prior to submitting the landscape plan.

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: 1" = 10' Dimensions shall be noted on floor plans.
2.	North Arrow.
3.	Property Boundaries, setbacks, and all easements.
4.	Existing and proposed grading (including decks/porches/patios/paved paths) with drainage and retention features.
5.	Existing trees to remain and trees to be removed clearly noted.
6.	Utility stub locations.
7.	Home/Building footprint and roof overhangs.
8.	Site Improvements including driveway, parking areas, walkways, courtyards, decks, patios, terraces, hot tub pads, retaining walls, service yards, fencing. Combustible framing or decking/stairs is not allowed within five feet of the structure except for wood fence/screen walls.
9.	Landscape lighting, pathway lighting, landscape wall lights.
10.	Trees, plants, and groundcover including common names, size, and quantity.
11.	Water features and landscape boulders.
12.	Wildfire defensible zones identified.
13.	Irrigation zones and types; controller location.
14.	Tree and native vegetation protection fencing.
15.	Street Trees and ROW frontage landscape treatment.

Estimated Excavation Start Date: _____

Estimated Completion Date of All Work: _____

**Discovery West
Color Application Form
(Submit one form for each lot if utilizing a different color palette)**

Date _____ (attach color samples here or on separate 8.5 x 11 sheet)

Lot # _____

Street Address _____

Builder/Owner _____

The following items are being submitted for approval by the Discovery West Architectural Landscape Review Committee:

Building Colors: Upper Body _____

Lower Body _____

Trim _____

Other _____

Other _____

Roof Selection (submit with Final Application plans) _____

Window Color: (submit with Final Application plans)

Exterior Masonry: _____

Front & all other Exterior Doors: (Catalog cuts attached)

Exterior Lighting: (Catalog cut attached)

Landscape Plan: (submit with Final Application plans)

Gutter and Downspout Colors:

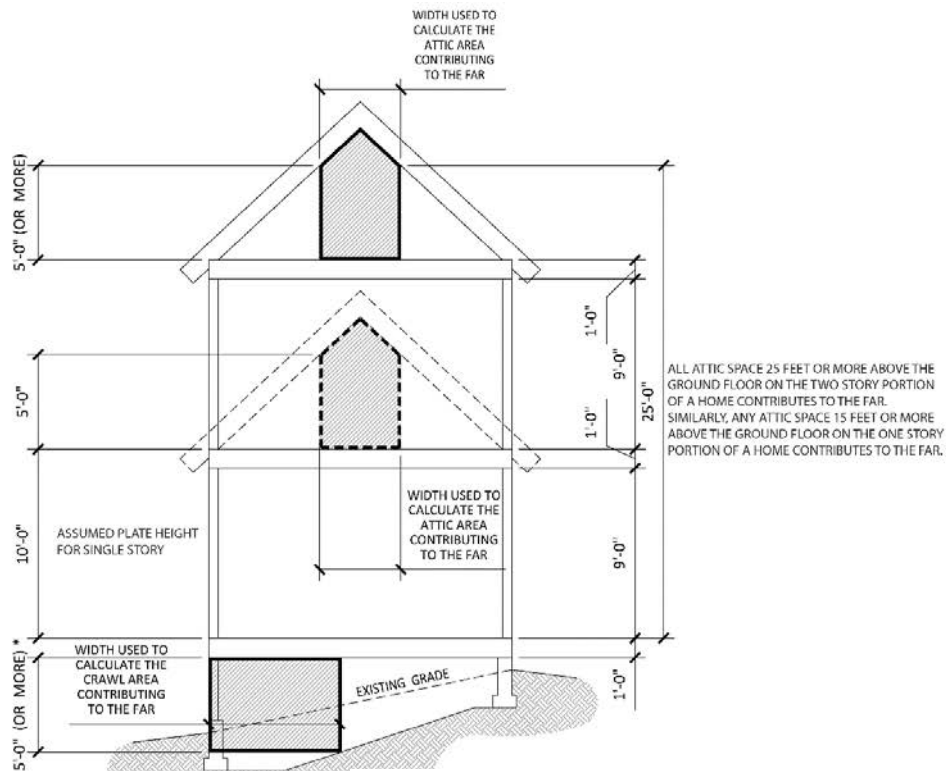
The ARC approval process for color palettes is two-fold. The colors will be reviewed and preliminarily approved in the office. The approved palette will then be required to be put on site on a 4x4 color board with exact claddings for ARC review in the field against other previously approved adjacent Homes. The color board shall remain on site until the Home/Building is painted.

Exhibit B – Prototype Tables

Discovery West Single Family Detached Residential Prototype Table			
Prototype	R-1 Small Lot SFD RS	R-2 Medium Lot SFD RS	R-3 Large Lot SFD RS
Maximum Home Height (See Exhibit E - Home Height)	30'	30'	30'
Floor Area Ratio (FAR) (4)	50%	50%	50%
Lot Requirements:			
Width (2)	< 65'	65'-90'	> 90'
Typical Depth	105'	120'	200' +
Maximum Coverage	50%	50%	35%
Lot Setbacks:			
Front Minimum	10'	10'	20'
Front Maximum	20' (5)	20' (5)	N/A
Front Preferred	10'	10'	10'
Side	7.5'	10'	20'
Rear (1,7)	5'	5'	20'
Garage - Alley Loaded (3)	5'	5'	5'
Garage - Front Loaded (6)	26'	26'	26'
Encroachments into Setbacks allowed:			
Eaves and gables (regardless of setback)	2'	2'	2'
See City of Bend Development Code 2.1.300 Section F for others			
(1) When abutting an alley, 5 feet plus 1 foot for each foot by which the Home exceeds 15 feet.			
(2) Lot width calculation based on the width at the street frontage. Corner lots will have two front and two rear setbacks. The 20 foot side setbacks only applies to lots with 90 feet in width which are designated as Large Lot Residential District on Figure 2.7.3730 Districts in Bend Development Code.			
(3) Garage must be accessed from the alley if an alley exists.			
(4) The maximum Home square footage, including garage, shall not exceed 50% of Lot square footage. Lots with an ADU have a 55% FAR. This massing restriction is calculated based upon the total square feet of the Home including areas with heights of 5 feet or higher for all Lots. See Exhibit C. Refer to local zoning code for FAR vs. Lot Coverage.			
(5) Exceptions will be considered by the ARC on an individual design review basis.			
(6) Garages must be setback from the front face/living space of the Home by 16 feet.			
(7) A line shall be drawn on a 1:1 slope from the actual grade at the setback line up towards the Home from the Non-Development Easement line and no portion of the proposed Home or Improvements shall encroach beyond this 1:1 slope setback.			

Discovery West Mixed Housing and Multi-Family Prototype Table						
Prototype	T-1 Live/Work townhomes SFA RS	T-1 Townhomes SFA RS	C-1 Cottage SFA RS	M-1 Mews SFA RS	Multi-Family MF-1	Small-Scale MF 4-Plexes
Maximum Home Height (See Exhibit E - Home Height)	35' (45')*	35	25'	35'		
Lot Coverage:	60%	60%	N/A	N/A		
Lot Setbacks: (1)						
Front Minimum	10' (2)	10' (2)	(3)	(3)		
Front Preferred	10'	10'	(3)	(3)		
Exterior Side	5' (4)	5' (4)	(3)	(3)		
Rear	5' (4)	5' (4)	(3)	(3)		
Garage - Alley Loaded	5' (4)	5' (4)	(3)	(3)		
<p>* 45' height is Pending City approval of text amendments</p> <p>1) Architectural Features. Except as prohibited in subsection (F)(6) of City Code, the following architectural features are allowed to encroach into the front' side and rear setbacks by no more than two feet provided a minimum setback of three feet is provided from the property line: eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, window wells, and similar architectural features.</p> <p>2) An unenclosed covered or uncovered porch, patio, deck or stoop with a maximum floor height not exceeding 18 inches may be set back a minimum of six feet from the front property line, as long as it does not encroach into a public utility easement. No portion of the structure can encroach closer than six feet to the front property line including the architectural features in subsection (F)(5) of City Code.</p> <p>3) See special standards for cluster housing in Bend Development Code Article XIX, Discovery West Planned Development</p> <p>4) An uncovered porch, patio, deck or stoop located above finished grade with a maximum floor height not exceeding 18 inches must be set back a minimum of 18 inches from the side and rear property lines, as long as it does not encroach into a public utility easement.</p>						

Exhibit C – Floor Area Ratio (FAR) for Residential Prototypes R-1, R-2, R-3



Floor area is calculated to the face of exterior walls.

THE FLOOR AREA RATIO (FAR) IS A PERCENTAGE OF A HOME'S MASSING / VOLUME IN PROPORTION TO THE SIZE OF THE LOT. THE MAXIMUM HOME SIZE IS DETERMINED BY MULTIPLYING THE LOT SIZE BY THE APPLICABLE FAR (50%). FOR EXAMPLE, A 5500 SQUARE FOOT LOT: $5500 \times .5 = 2750$. SO, USING THE DIAGRAMS IN THIS EXHIBIT, THE HOME (INCLUDING THE GARAGE FLOOR AREA) FOR THIS 5500 SQUARE FOOT LOT MAY NOT EXCEED 2750 SQUARE FEET. PORCHES, DECKS AND PATIOS ARE EXCLUDED FROM THIS CALCULATION PROVIDED THEY ARE NOT MORE THAN FIVE FEET ABOVE FINISHED OR EXISTING GRADE, WHICHEVER IS LOWER.

DISCOVERY WEST APPLIES THE FAR TO SINGLE FAMILY DETACHED HOMES / LOTS. THE MAXIMUM FAR FOR A HOME WITH AN ADU IS 55%.

DISCOVERY WEST'S FAR IS MORE RESTRICTIVE THAN THE CITY OF BEND'S FAR STANDARD

STAIRWELLS ARE COUNTED ONCE.

BASEMENTS AND DAYLIGHT BASEMENTS ARE NOT INCLUDED IN THE FAR PROVIDED THEY COMPLY WITH THE DIAGRAMS. AREA WELLS FOR BASEMENT WINDOWS ARE PERMITTED AND DO NOT IMPACT FAR CALCULATIONS; PROVIDING THE GRADE SURROUNDING THE AREA WELL COMPLIES WITH THE DIAGRAM BELOW.

*ATTICS, CRAWLSPACES OR BASEMENTS WITH LESS THAN 5'-0" (PER DIAGRAM) WILL NOT BE INCLUDED IN THE FAR CALCULATION.

MUST BE LESS THAN 5'-0" DISTANCES GREATER THAN FIVE FEET (MEASURED FROM EXISTING GRADE OR FINISHED GRADE, WHICHEVER IS LOWER) WILL CREATE FLOOR SPACE THAT WILL BE INCLUDED IN THE FAR CALCULATION

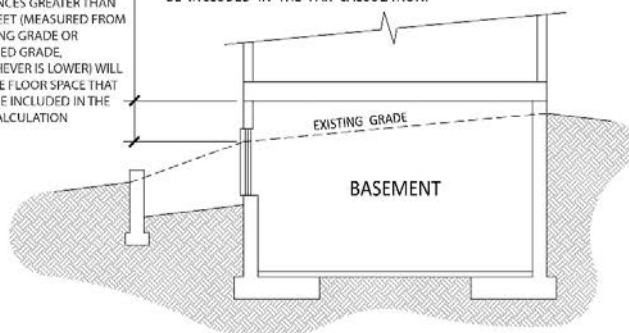


Exhibit D – Alley Setback for Residential Prototypes R-1, R-2, R-3

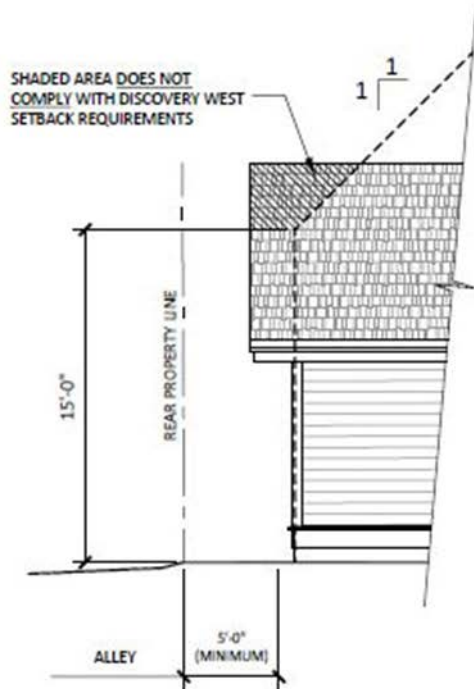
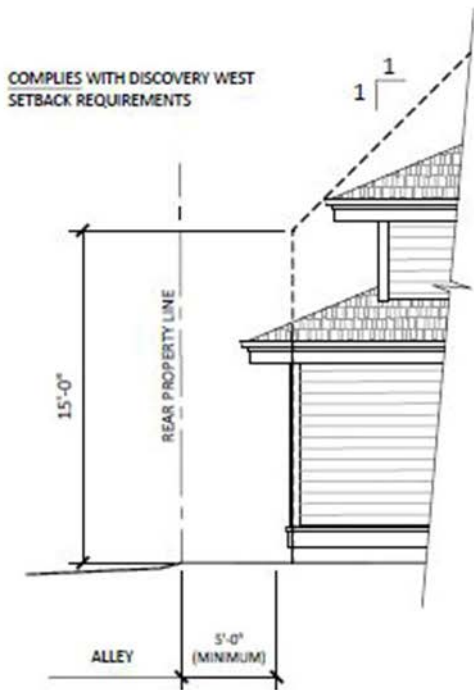
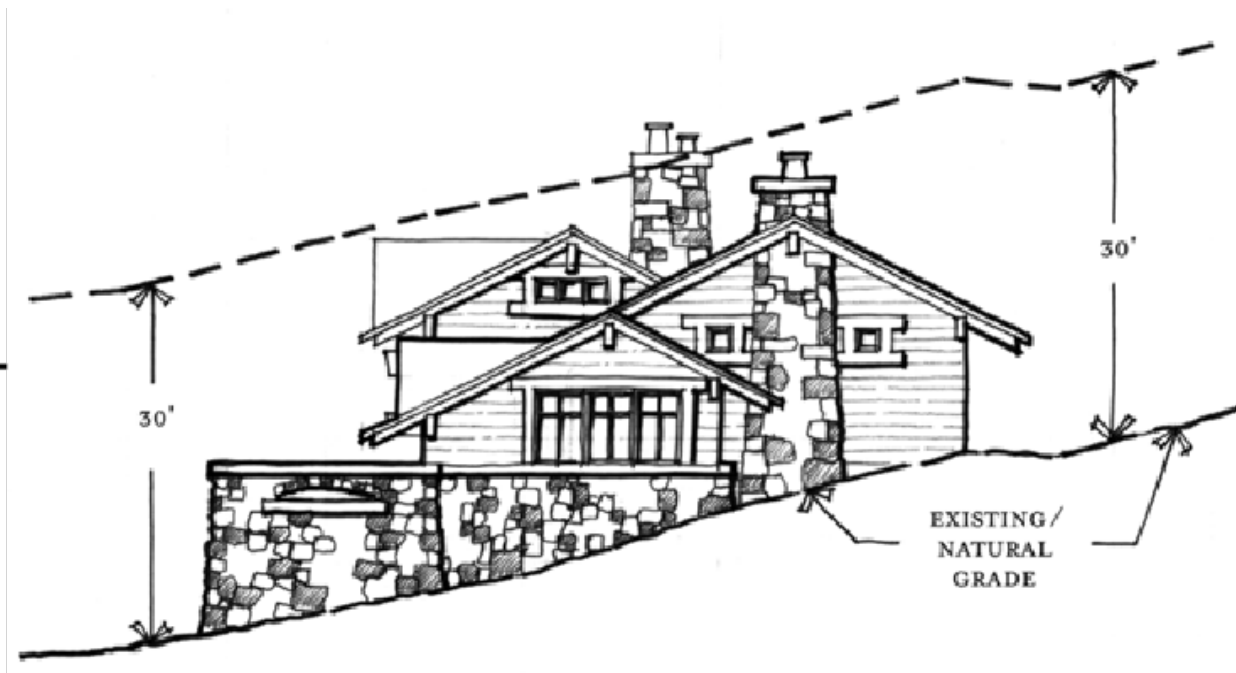


Exhibit E – Home Height for Residential Prototypes R-1, R-2, R-3



In addition to conforming to the City of Bend building height restrictions, no building shall exceed 30 feet in height as noted in the graphic above. The ARC measures maximum height from the highest portion of the roof vertically to the natural or finished grade, whichever is lowest. This measurement shall not exceed 30 feet (see example). Furthermore, the ARC reserves the right to require building heights less than city standards.

Exhibit F – Approved Fire-Resistant Plants and Trees for Zones 1 & 2

Ground Covers

<i>Aizoaceae</i>	Ice Plant
<i>Ajuga reptans</i>	Carpet bugleweed
<i>Antennaria rosea</i>	Pink Pussytoes
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Artemisia caucasica</i> (Zone 2 only)	Caucasica Sage
<i>Artemisia viridis</i> (Zone 2 only)	“Tiny Green” creeping artemisia
<i>Aubrieta deltoidea</i>	Rock cress
<i>Calluna vulgaris</i>	Scottish Heather ground cover
<i>Ceanothus prostratus</i>	Mahala mat
<i>Cerastium tomentosum</i>	Snow-in-summer
<i>Delosperma cooperi</i>	Purple Ice Plant
<i>Delosperma nubigenum</i>	Yellow Ice Plant
<i>Dianthus species</i>	Dienthus, Garden Carnation or Pinks
<i>Eriogonum umbellatum</i> var. <i>majus</i>	Creamy Buckwheat/Parsley Desert Buckwheat
<i>Festuca rubra</i>	Creeping fescue
<i>Fragaria species</i>	Wild strawberry
<i>Lamium species</i>	Dead nettle
<i>Pachysandra terminalis</i>	Japanese pachysandra
<i>Phlox subulata</i>	Creeping phlox
<i>Sedum species</i>	Sedum or stonecrops
<i>Sedum Rupestre Angelina</i>	Angelina sedum
<i>Sempervivum species</i>	Hens and chicks
<i>Thymus praecox</i>	Creeping thyme
<i>Veronica species</i>	Speedwell
<i>Vinca Bowles</i>	Periwinkle, Myrtle ground cover

Perennials

<i>Achillea species</i>	Yarrow
<i>Allium schoenoprasum</i>	Chives
<i>Aquilegia species</i>	Columbine
<i>Armeria maritima</i>	Sea thrift
<i>Artemisia arborescens</i> (Zone 2 only)	‘Power castle’ artemisia
<i>Artemisia arbotanum</i> (Zone 2 only)	‘Tangerine’ sage
<i>Artemisia frigida</i> (Zone 2 only)	Fringed sage
<i>Artemisia ludoviciana</i> (Zone 2 only)	Prairie sage
<i>Artemisia spp.</i> (Zone 2 only)	Wormwood
<i>Artemisia stellerana</i> (Zone 2 only)	Dusty Miller
<i>Aurinia saxatilis</i>	Basket-of-gold
<i>Bergenia cordifolia</i>	Heartleaf bergenia
<i>Campsis radicans</i>	Trumpet vine
<i>Carex species</i>	Sedges
<i>Coreopsis species</i>	Coreopsis or Tickseed
<i>Delphinium varieties</i>	Delphinium
<i>Echinacea purpurea</i>	Coneflower
<i>Epilobium angustifolium</i>	Fireweed
<i>Eriophyllum lantum</i>	Oregon Sunshine

Gaillardia varieties
Galium odoratum
Geranium cinereum
Helianthemum nummularium
Hemerocallis species
Heuchera sanguinea
Hosta species
Iris hybrids
Kniphofia uvaria
Lavandula species
Leucanthemum x superbum
Linum perenne
Lonicera species
Lupinus varieties
Nepeta subsessilis (Zone 2 only)
Oenothera species
Papaver orientale
Penstemon species
Ratibida columnifera
Rudbeckia fulgida (Zone 2 only)
Rudbeckia fulgida (Zone 2 only)
Rudbeckia fulgida v. fulgida (Zone 2 only)
Rudbeckia hirta (Zone 2 only)
Rudbeckia hirta hybrid (Zone 2 only)
Rudbeckia maxima (Zone 2 only)

Salvia species
Stachys byzantine
Yucca species

Blanket flower
Sweet woodruff
Grayleaf cranesbill
Sun rose/rock rose/rushrose/frostweed
Daylily
Coralbells
Hosta lily
Iris, tall bearded
Torch lily or Red-hot poker
Lavender
Shasta Daisy
Flax, blue
Honeysuckle
Lupine
Catmint
Evening primrose
Oriental poppy
Penstemon or Beardtongue
Prairie coneflower or Mexican hat
'Goldstrum' Black-eyed Susan
'Viette's Little Suzy' Black-eyed Susan
Brown-eyed Susan
Black-eyed Susan
'Cherry Brandy' Rudbeckia
Giant coneflower

Salvia or Sage
Lamb's ear
Yucca

Grasses - Ornamental - acceptable in Zone 1

Calamagrostis acutiflora Karl Foerster
Carex

Helictotrichon sempervirens
Calamagrostis acutiflora 'El Dorado'
Calamagrostis acutiflora 'Overdam'
Panicum virgatum 'Shenandoah'
Pennisetum alopecuroides 'Hameln'
Festuca glauca
Sisyrinchium idahoense

Feather reed grass 'Karl Foerster'
Ornamental Grasses/Sedge

Blue oat grass
Eldorado feather reedgrass
Overdam feather reedgrass
Shenandoah switch grass
Hameln fountain grass
Blue fescue
Blue eyed grass

Grasses - Native - acceptable in Zone 1 or 2

Festuca idahoensis
Deschampsia caespitosa
Agropyron spicatum
Leymus cinereus
Koeleria macrantha

Idaho fescue
Tufted hair grass
Bluebunch wheatgrass
Great basin wild rye
Prairie junegrass

Shrubs – broadleaf evergreen

Buxus sempervirens

Cornus sericea

Cornus alba

dogwood

Cotoneaster apiculatus

Daphne x burkwoodii var. “Carol Mackie”

Erica Carnea

Gaultheria shallon

Mahonia aquifolium

Mahonia repens

Paxistima myrsinites

Green velvet boxwood

Redosier dogwood and Kelsey/Kelseyi dogwood

Tartarian dogwood/Siberian dogwood or white

Cranberry cotoneaster

Carol Mackie daphne

Winter/Snow heath

Salal, Shallon (in the Heather family)

Oregon grape holly

Creeping holly

Oregon boxwood/Oregon boxleaf

Shrubs – deciduous

Acer circinatum

Acer glabrum

Amelanchier species

Caryopteris x Clandonensis

Cornus sericea

Cotoneaster apiculatus

Euonymus alatus ‘Compactus’

Holodiscus discolor

Perovskia atriplicifolia

Philadelphus species

Prunus besseyi

Potentilla fruticosa (Zone 2 only)

Rhamnus frangula ‘Columnaris’

Rhamnus frangula ‘Asplenifolia’

Rhus species

Ribes species

Rosa species

Rosa woodsii

Salix species

Spiraea betulifolia

Spiraea x bumalda

Spiraea douglasii

Symphoricarpos albus

Syringa species

Viburnum trilobum ‘Compactum’

Vine maple

Rocky Mountain maple

Serviceberry

Blue-mist spirea

Redosier dogwood

Cranberry cotoneaster

Dwarf burning bush

Oceanspray

Russian Sage

Mock orange

Western sandcherry

White potentilla

Tallhedge

Fernleaf buckthorn

Sumac

Flowering currant

Hardy shrub rose

Wood’s rose

Willow

Birch leaf spirea

Bumald spirea

Western spiraea

Snowberry

Lilac

Viburnum, Compact American cranberry

Trees – conifer

Larix occidentalis

Pinus ponderosa

Western larch

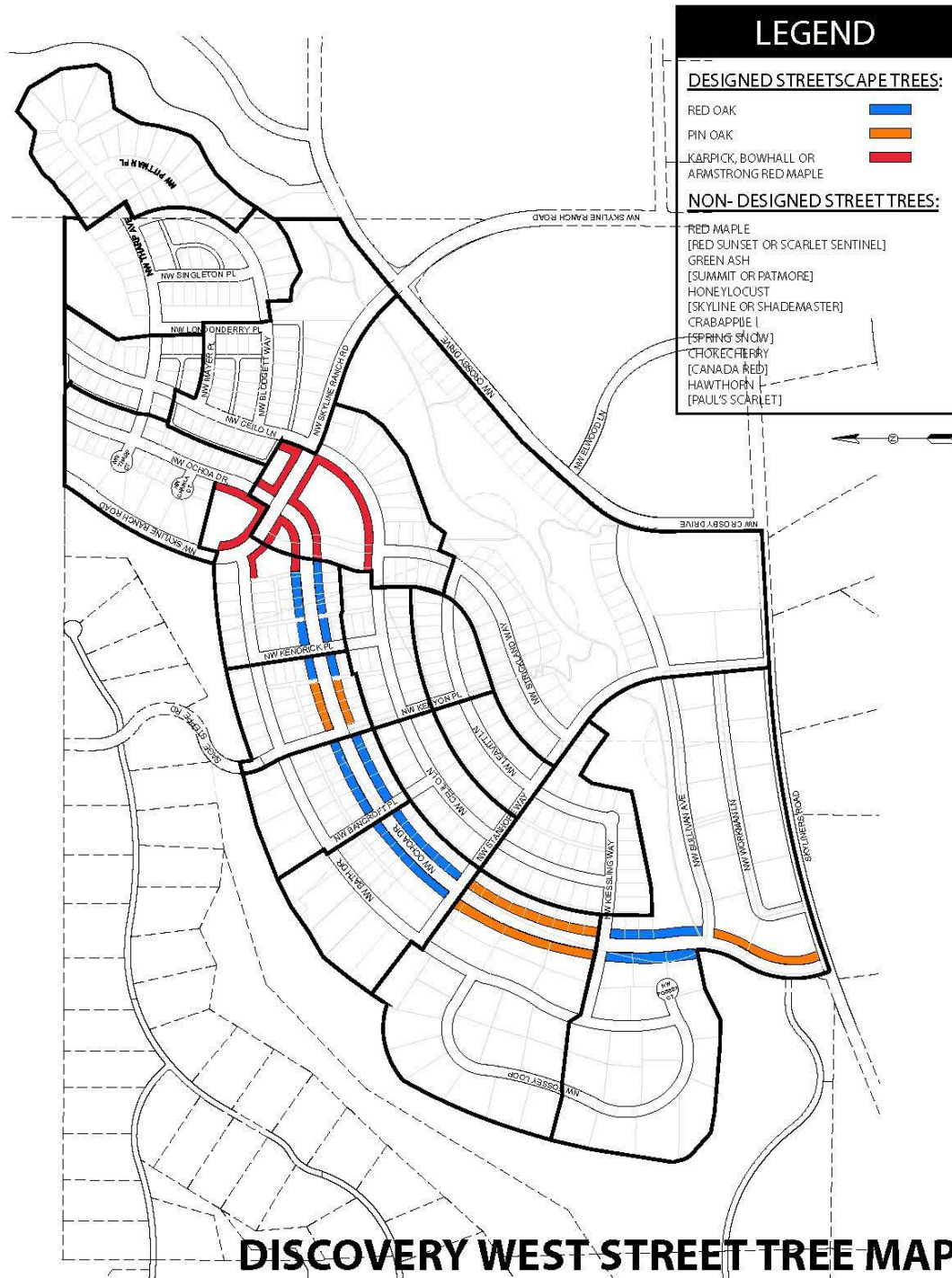
Ponderosa pine

Trees – deciduous

<i>Aceraceae/Acer spp</i>	Maple
<i>Acer ginnala</i>	Amur maple
<i>Acer macrophyllum</i>	Bigleaf maple
<i>Acer palmatum</i>	Bloodgood Japanese Maple/Coral Bark Japanese
Maple	
<i>Acer rubrum</i>	Red maple
<i>Acer tataricum</i>	Tatarian Maple
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Alnus rubra</i>	Red alder
<i>Alnus tenuifolia</i>	Mountain alder
<i>Betula species</i>	Birch
<i>Catalpa speciosa</i>	Western catalpa
<i>Celtis occidentalis</i>	Common hackberry
<i>Cercis canadensis</i>	Eastern redbud
<i>Cornus florida</i>	Flowering dogwood
<i>Crataegus species</i>	Hawthorn
<i>Fagus sylvatica</i>	European beech
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Fraxinus americana</i>	White ash
<i>Gleditsia triacanthos var. inermis. cvs</i>	Thornless honeylocust
<i>Gymnocladus dioica</i>	Kentucky coffee tree
<i>Juglans species</i>	Walnut
<i>Liquidambar styraciflua</i>	American sweetgum
<i>Malus species</i>	Crabapple
<i>Populus tremuloides</i>	Quaking aspen
<i>Populus tremula</i>	Swedish aspen
<i>Prunus virginiana</i>	Chokecherry
<i>Prunus virginiana 'Schubert'</i>	Canada red chokecherry
<i>Quercus palustris</i>	Pin oak
<i>Quercus rubra</i>	Red oak
<i>Robinia pseudoacacia 'Purple Robe'</i>	Purple Robe locust
<i>Sorbus aucuparia</i>	Mountain ash

Exhibit G – Street Tree Guidelines

Park strips are to be planted entirely with sod and/or a combination of low-growing shrubs and groundcover. Underground irrigation is required. A minimum of two street trees, 2" caliper (measured 6" above ground level), are required on all Lot frontages at 30' on center.



Designated Street Trees - Residential Mixed-Use



Bowhall Maple
(Acer Rubrum Bowhall)

Zone: 4
Height: 40'
Spread: 15'
Shape: Upright, very narrow
Foliage: Medium Green
Fall Color: Yellow-orange to reddish-orange



Karpick Maple
(Acer Rubrum Karpick)

Zone: 4
Height: 40'
Spread: 20'
Shape: Narrow oval
Foliage: Green
Fall Color: Yellow to orange



Armstrong Maple
(Acer Rubrum Armstrong)

Zone: 4
Height: 45'
Spread: 15'
Shape: Narrow fastigate
Foliage: Light green
Fall Color: Yellow to orange-red



Designated Street Trees - Residential



Pin Oak
(*Quercus Palustris*)

Zone: 4
Height: 55'
Spread: 40'
Shape: Pyramidal with slender
horizontal branches
Foliage: Green
Fall Color: Rusty orange to red



Red Oak
(*Quercus Rubra*)

Zone: 4
Height: 50'
Spread: 45'
Shape: Rounded
Foliage: Dark green
Fall Color: Red



Non-Designated ***Street Tree - Residential***



Red Sunset Maple
(Acer Rubrum Franksred)

Zone: 4
Height: 45'
Spread: 35'
Shape: Upright branching, oval
Foliage: Dark green glossy
Fall Color: Brilliant orange-red to red



Scarlet Sentinel Maple
(Acer Rubrum Scarsen)

Zone: 4
Height: 40'
Spread: 20'
Shape: Upright rather narrow
Foliage: Dark green
Fall Color: Yellow-orange to orange-red



Summit Ash
(Fraxinus Pennsylvanica Summit)

Zone: 3
Height: 45'
Spread: 25'
Shape: Upright branching, narrow oval
Foliage: Medium green
Fall Color: Yellow





Patmore Ash
(*Fraxinus Pennsylvanica* Patmore)

Zone: 2
Height: 45'
Spread: 35'
Shape: Symmetrical upright branching, oval head
Foliage: Dark green, glossy
Fall Color: Yellow



Skyline Honeylocust
(*Gleditsia triacanthos* Skycole)

Zone: 4
Height: 45'
Spread: 35'
Shape: Broadly pyramidal
Foliage: Fine textured, medium green
Fall Color: Golden



Shademaster Honeylocust
(*Gleditsia triacanthos* Shademaster)

Zone: 4
Height: 45'
Spread: 35'
Shape: Vase to rectangular in outline
Foliage: Fine textured, medium green
Fall Color: Yellow





Spring Snow Crabapple
(*Malus 'Spring Snow'*)

Zone: 4
Height: 25'
Spread: 22'
Shape: Dense oval
Foliage: Medium green
Flower: White



Canada Red Chokecherry
(*Prunus virginiana 'Canada Red'*)

Zone: 2
Height: 25'
Spread: 20'
Shape: Upright spreading, rounded
Foliage: Green
Fall: Red to reddish purple



Paul's Scarlet Hawthorn
(*Crataegus laevigata 'Paul's Scarlet'*)

Zone: 4
Height: 22'
Spread: 20'
Shape: Dense upright spreading, oval
Foliage: Small deeply lobed green
Fall: Red to reddish purple



**Exhibit H – Wildfire Mitigation, Landscape and Construction Requirements
For Residential Prototypes R-1, R-2, R-3**

The information below outlines the landscape and construction requirements for single family detached Homes in Discovery West. The “Implementing Documents” are the governing documents that will explain the requirements and outline the ramifications if the requirements are not met. The “Authority Having Jurisdiction” is the governing body that enforces the requirements and/or levies fines if requirements are not met.

Construction Requirements	Implementing Document	Authority Having Jurisdiction
<p>Meet special minimum side building setbacks</p> <ul style="list-style-type: none"> (see requirements for Discovery West located at https://www.codepublishing.com/OR/Bend/#!/BendDC02/BendDC0207S.html#XIX) <p>Pre-construction: Site visit with Fire Professional and ARC member required after preliminary ARC approval and prior to Final ARC submittal to validate NDE wildfire mitigation plans and other site specific conditions for lots with a Non-Development Easement (Phase 2, lots 40-45, 67-95).</p>	Architectural Guidelines (AG) and City of Bend Development Code (COB)	Architectural Review Committee (ARC) and City of Bend (COB)
Use of non-combustible materials is encouraged, such as metal, steel, or cementitious composite, where a fence or screen connects to the Home or Building	AG and Rules and Regulations (R&R)	ARC and Owners Association (OA)
Use 1/8 th inch metal screening for attic and foundation vents	AG and R&R	ARC and OA
Use fire-resistant exterior materials or finishes or meet a 20-minute rated exterior wall assembly	AG and R&R	ARC and COB
Use concrete tile, slate, clay tile, high-relief asphalt composition shingles, metal, or other roof coverings equivalent to ASTM E108. Wood shingles are prohibited	AG and R&R	ARC and OA
Use pavers, concrete, wood alternative composite decking, or fire-retardant-treated wood for patios, decks, or outdoor living spaces	AG and R&R	ARC and OA
Minimum 12 ft wide driveway with 15 feet vertical clearances	AG and R&R	ARC and OA
Landscape Requirements For Zone 1 (0'-30' from home)	Implementing Document	Authority Having Jurisdiction
Create a "fire-free" area w/in five feet of structures using non-flammable landscaping materials and high moisture plants	AG and R&R	ARC and OA
Keep conifer tree limbs at least 5 ft from structure (vertically and horizontally)	AG and R&R	ARC and OA
Mulch is a combustible material and is discouraged in Zone 1 outside of the “fire-free” area	AG and R&R	ARC and OA

Install non-combustible material underneath or within six inches adjacent to a fence	AG and R&R	ARC and OA
Existing and new conifers must be 30' apart from trunk to trunk, within Zone 1, on a Lot. Conifer trees in Zone 1 may be included in a group of two if the other tree is in Zone 2. Does not apply to lots with a Non-Development Easement (NED) portion of Phases 2, lots 40-45, 67-95. For lots with a Non-Development Easement: <ul style="list-style-type: none"> • No new conifer trees unless approved by ARC. Deciduous trees from the Approved Fire-Resistant Plant list allowed. • Remove ponderosa pines (pp) less than 5-inch DBH, unless 20 feet or more from nearest pp or group of pp. Group size determination is situational and will be reviewed during the required site visit. • Remove Juniper trees 	AG and R&R	ARC and OA
Remove dead vegetation within 30 feet of structures	AG and R&R	ARC and OA
Prune mature conifers so lowest hanging branches are four feet above the ground or 3x the height of any brush near the drip line. Clear brush and cut grass within drip lines of conifers.	AG and R&R	ARC and OA
Only approved, fire resistant plants and trees may be planted. Does not apply to lots with a Non-Development Easement (NDE) portion of Phase 2, lots 4-45, 67-95. For lots with a Non-Development Easement: <ul style="list-style-type: none"> • Thin native brush to individual plants spaced 3x the height of the plant • Favor wax currant over Manzanita and Bitterbrush • Non irrigated fire-resistant plants may be planted in the cleared area between native brush 	AG and R&R	ARC and OA
Keep roofs, gutters, eaves, and decks clear of leaves, pine needles, and other flammable debris	AG and R&R	ARC and OA
Remove all juniper, sage, bitterbrush, manzanita and rabbitbrush. Does not apply to lots with a Non-Development Easement (Phase 2, - lots, 40-45, 67-95) . For lots with a Non-Development Easement: <ul style="list-style-type: none"> • Thin native brush to individual plants spaced 3x the height of the plant. Favor wax currant over Manzanita and Bitterbrush. Non irrigated fire-resistant plants may be planted in the cleared area between native brush	AG and R&R	ARC and OA
Consider fire-resistant material for patio furniture, play structures, swing sets, etc.	AG	Owner

Landscape Requirements For Zone 2 (30'-100' from home or from home to BPRD boundary)	Implementing Document	Authority Having Jurisdiction
<p>Groups of no more than two conifer trees are allowed. Trees in a group shall be of similar size. Spacing between a group of conifer trees as measured from the nearest trunk to the nearest trunk in a group or single conifer tree shall be no less than 30' trunk to trunk. Does not apply to Non-Development Easement (NDE) portion of Phase 2, lots 40-45, 67-95.</p> <p>For Phase 2, lots 40-45, 67-95:</p> <ul style="list-style-type: none"> Remove Juniper trees less than 12-inch DBH 	AG and R&R	ARC and OA
Clear brush and cut grass under conifers and within drip lines	AG and R&R	ARC and OA
Prune mature conifers so lowest hanging branches are 4 ft above ground or 3x the height of any brush near the drip line	AG and R&R	ARC and OA
<p>Mow or prune to break up dense vegetation. Does not apply to lots with a Non-Development Easement (NDE), Phase 2, lots 40-45, 67-95.</p> <p>For lots with a Non-Development Easement:</p> <ul style="list-style-type: none"> Thin native brush to individual plants spaced 3x the height of the plant. Favor wax currant over Manzanita and Bitterbrush. Non irrigated fire-resistant plants may be planted in the cleared area between native brush. 	AG and R&R	ARC and OA
Only approved, fire resistant plants and trees may be planted	AG and R&R	ARC and OA
Consider fire-resistant material for patio furniture, play structures, swing sets, etc.	AG	Owner
Landscape Requirements For Zone 3. (over 100' from the Home) Does not apply to lots with a Non-Development Easement.	Implementing Document	Authority Having Jurisdiction
Only approved, fire resistant plants and trees may be planted. Existing native vegetation may remain.	AG and R&R	ARC and OA
Mow or prune to break up dense vegetation	AG and R&R	ARC and OA
Clear brush and cut grass under conifers and within drip lines	AG and R&R	ARC and OA
Prune mature conifers so lowest hanging branches are 4 ft above ground or 3x the height of any brush near the drip line	AG and R&R	ARC and OA
Consider fire-resistant material for patio furniture, play structures, swing sets, etc.	AG	Owner

General Landscape Requirements	Implementing Document	Authority Having Jurisdiction
Attain and maintain Firewise USA recognition	CCRs	OA
During wildfire season, leave a hose connected to each outside hose bib	AG and R&R	ARC, OA

**Exhibit H-1 – Wildfire Mitigation, Landscape and Construction Requirements
For Mixed Housing Prototypes T-1, C-1, M-1**

The information below outlines the landscape and construction requirements for mixed housing in Discovery West. The “Implementing Documents” are the governing documents that will explain the requirements and outline the ramifications if the requirements are not met. The “Authority Having Jurisdiction” is the governing body that enforces the requirements and/or levies fines if requirements are not met.

Construction Requirements	Implementing Document	Authority Having Jurisdiction
Meet special minimum side building setbacks <ul style="list-style-type: none"> (see requirements for Discovery West located at https://www.codepublishing.com/OR/Bend/#!/BendDC02/BendDC0207S.html#XIX) 	Architectural Guidelines (AG) and City of Bend Development Code (COB)	Architectural Review Committee (ARC) and City of Bend (COB)
Use of non-combustible materials is encouraged, such as metal, steel, or cementitious composite, where a fence or screen connects to the Home or Building	AG and Rules and Regulations (R&R)	ARC and Owners Association (OA)
Use 1/8 th inch metal screening for attic and foundation vents	AG and R&R	ARC and OA
Use fire-resistant exterior materials or finishes or meet a 20-minute rated exterior wall assembly	AG and R&R	ARC and COB
Use concrete tile, slate, clay tile, high-relief asphalt composition shingles, metal, or other roof coverings equivalent to ASTM E108. Wood shingles are prohibited	AG and R&R	ARC and OA
Use pavers, concrete, wood alternative composite decking, or fire-retardant-treated wood for patios, decks, or outdoor living spaces	AG and R&R	ARC and OA
Landscape Requirements For Zone 1 (0’-30’ from home)	Implementing Document	Authority Having Jurisdiction
Create a "fire-free" area w/in five feet of structures using non-flammable landscaping materials and high moisture plants	AG and R&R	ARC and OA
Keep conifer tree limbs at least 5 ft from structure (vertically and horizontally)	AG and R&R	ARC and OA
Mulch is a combustible material and is discouraged in Zone 1 outside of the “fire-free” area	AG and R&R	ARC and OA
Install non-combustible material underneath or within six inches adjacent to a fence	AG and R&R	ARC and OA
Existing and new conifers must be 30' apart from trunk to trunk on a Lot.	AG and R&R	ARC and OA

Remove dead vegetation within 30 feet of structures	AG and R&R	ARC and OA
Prune mature conifers so lowest hanging branches are four feet above the ground or 3x the height of any brush near the drip line. Clear brush and cut grass within drip lines of conifers.	AG and R&R	ARC and OA
Only approved, fire resistant plants and trees may be planted.	AG and R&R	ARC and OA
Keep roofs, gutters, eaves, and decks clear of leaves, pine needles, and other flammable debris	AG and R&R	ARC and OA
Remove all juniper, sage, bitterbrush, manzanita and rabbitbrush.	AG and R&R	ARC and OA
Consider fire-resistant material for patio furniture, play structures, swing sets, etc.	AG	Owner

Exhibit I – Non-Development Easement (NDE-1)

NON-DEVELOPMENT EASEMENT-1 (NDE-1) - UP TO 15 FEET OF STRUCTURE MAY BE PLACED UP TO THE **NBZ** LINE AS SHOWN IN THE GRAPHIC. EAVES AND OVERHANGS MAY EXTEND PAST THE **NBZ**.

FENCING, PATIOS, DECKS, NATURAL ROCK RETAINING WALLS NOT EXCEEDING 48 INCHES IN TOTAL HEIGHT, AND OTHER HARDSCAPE AND LANDSCAPE ARE ALLOWABLE IN THE 15 FOOT AREA BETWEEN THE **NBZ** AND THE **NDE**. ANY FENCING ADJACENT TO THE PARK MUST BE TRANSPARENT. EXCEPTIONS TO THESE LIMITATIONS MAY BE MADE AT THE SOLE DISCRETION OF THE ARC. ANY EXCEPTIONS GRANTED ARE NOT CONSIDERED TO SET A PRECEDENT FOR ANY OTHER APPLICATION. NDE EASEMENT LANGUAGE RECORDED ON THE PLAT SUPERCEDES THE LANGUAGE ON THIS EXHIBIT. THE AREA CLEARED WITHIN THE **NDE** IS TO BE STABILIZED WITH NATIVE GRASSES AS APPROVED IN EXHIBIT F AND BOULDERS INSTALLED BY SMALL SCALE EQUIPMENT THAT MINIMALLY DISRUPTS THE SOIL AND DOESN'T DISTURB VEGETATION TO REMAIN

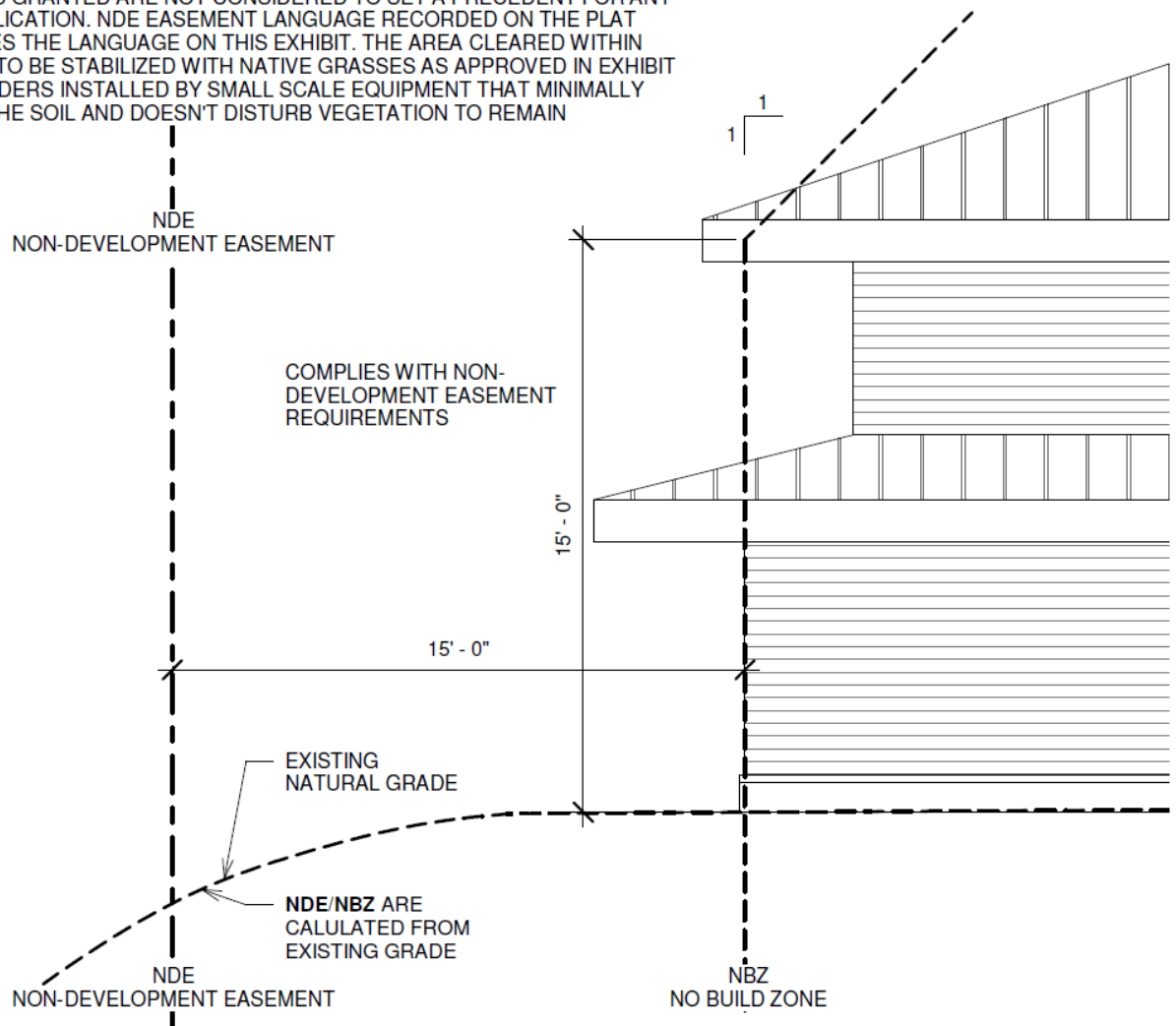


Exhibit I, page 1 of 2

NON-DEVELOPMENT EASEMENT-1 (NDE-1) - UP TO 15 FEET OF STRUCTURE MAY BE PLACED UP TO THE **NBZ** LINE AS SHOWN IN THE GRAPHIC. EAVES AND OVERHANGS MAY EXTEND PAST THE **NBZ**. FENCING, PATIOS, DECKS, NATURAL ROCK RETAINING WALLS NOT EXCEEDING 48 INCHES IN TOTAL HEIGHT, AND OTHER HARDSCAPE AND LANDSCAPE IS ALLOWABLE IN THE 15 FOOT AREA BETWEEN THE **NBZ** AND THE **NDE**. EXCEPTIONS TO THESE LIMITATIONS MAY BE MADE AT THE SOLE DISCRETION OF THE ARC. ANY EXCEPTIONS GRANTED ARE NOT CONSIDERED TO SET A PRECEDENT FOR ANY OTHER APPLICATION. NDE EASEMENT LANGUAGE RECORDED ON THE PLAT SUPERCEDES THE LANGUAGE ON THIS EXHIBIT.

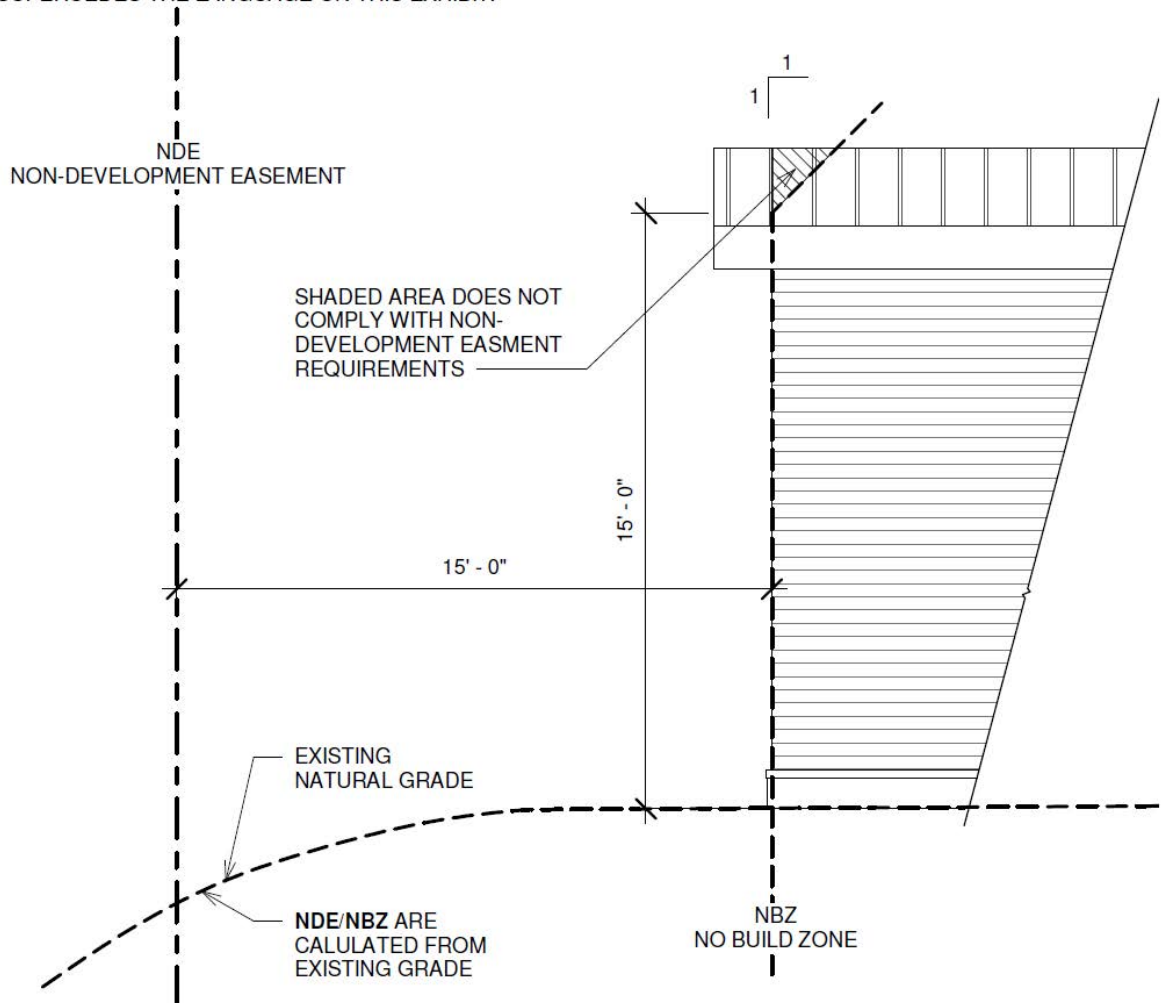


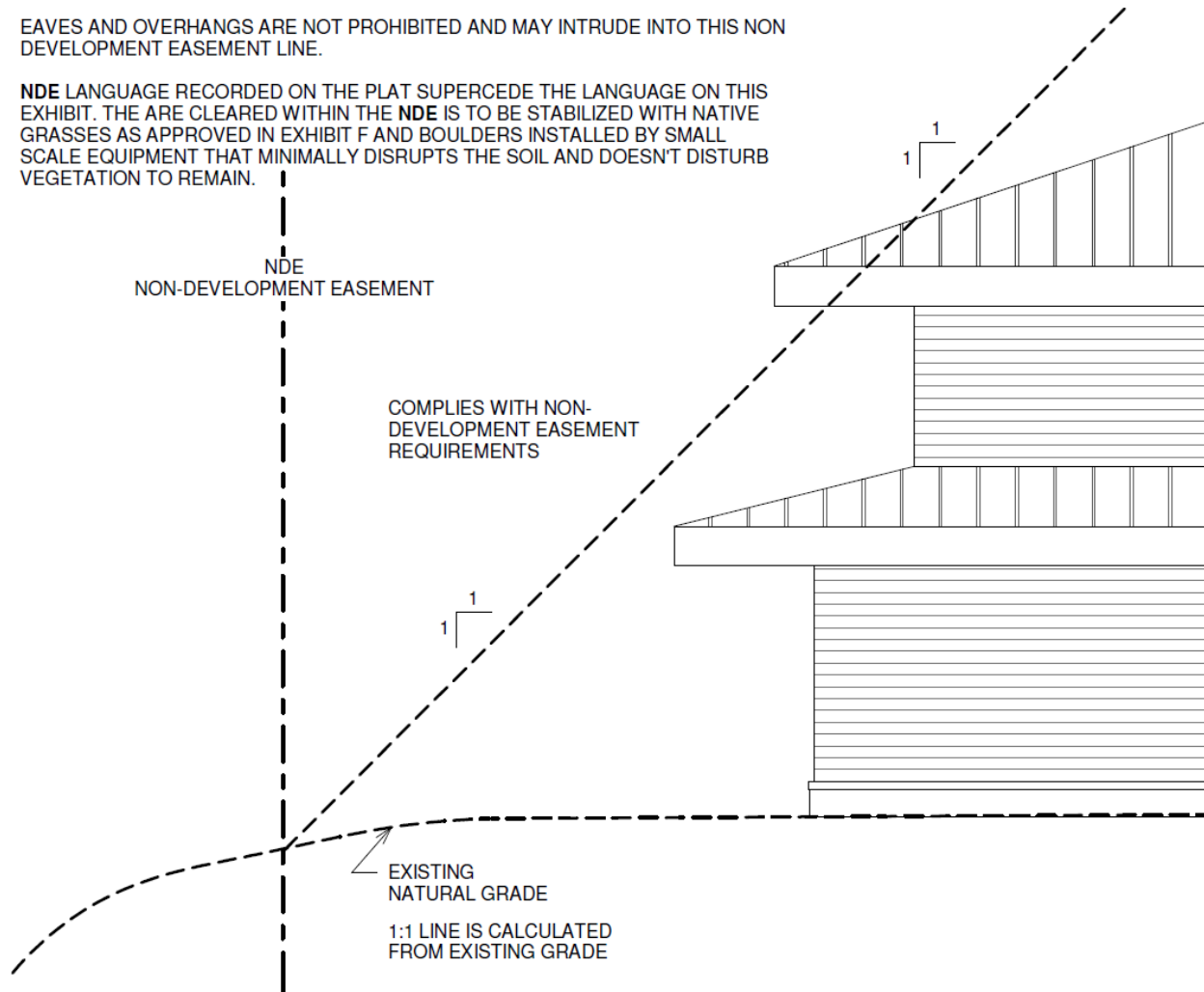
Exhibit I, page 2 of 2

Exhibit J – Non-Development Easement (NDE-2)

NON-DEVELOPMENT EASEMENT 2 (NDE-2) - NO STRUCTURE OR IMPROVEMENT (EXCEPT REESTABLISHMENT OF NATIVE GRADE AND WILDFIRE RESISTANT NON IRRIGATED PLANTINGS) ARE ALLOWED EXCEPT WITHIN THE **NDE** SLOPE LINE FROM NATIVE GRADE UP ON A 1/1 SLOPE. LANDSCAPE IMPROVEMENTS VISIBLE FROM BELOW SHALL BLEND WITH THE NATIVE ENVIRONMENT AS MUCH AS POSSIBLE. THE ARC WILL BE THE SOLE JUDGE DURING DESIGN REVIEW.

EAVES AND OVERHANGS ARE NOT PROHIBITED AND MAY INTRUDE INTO THIS NON DEVELOPMENT EASEMENT LINE.

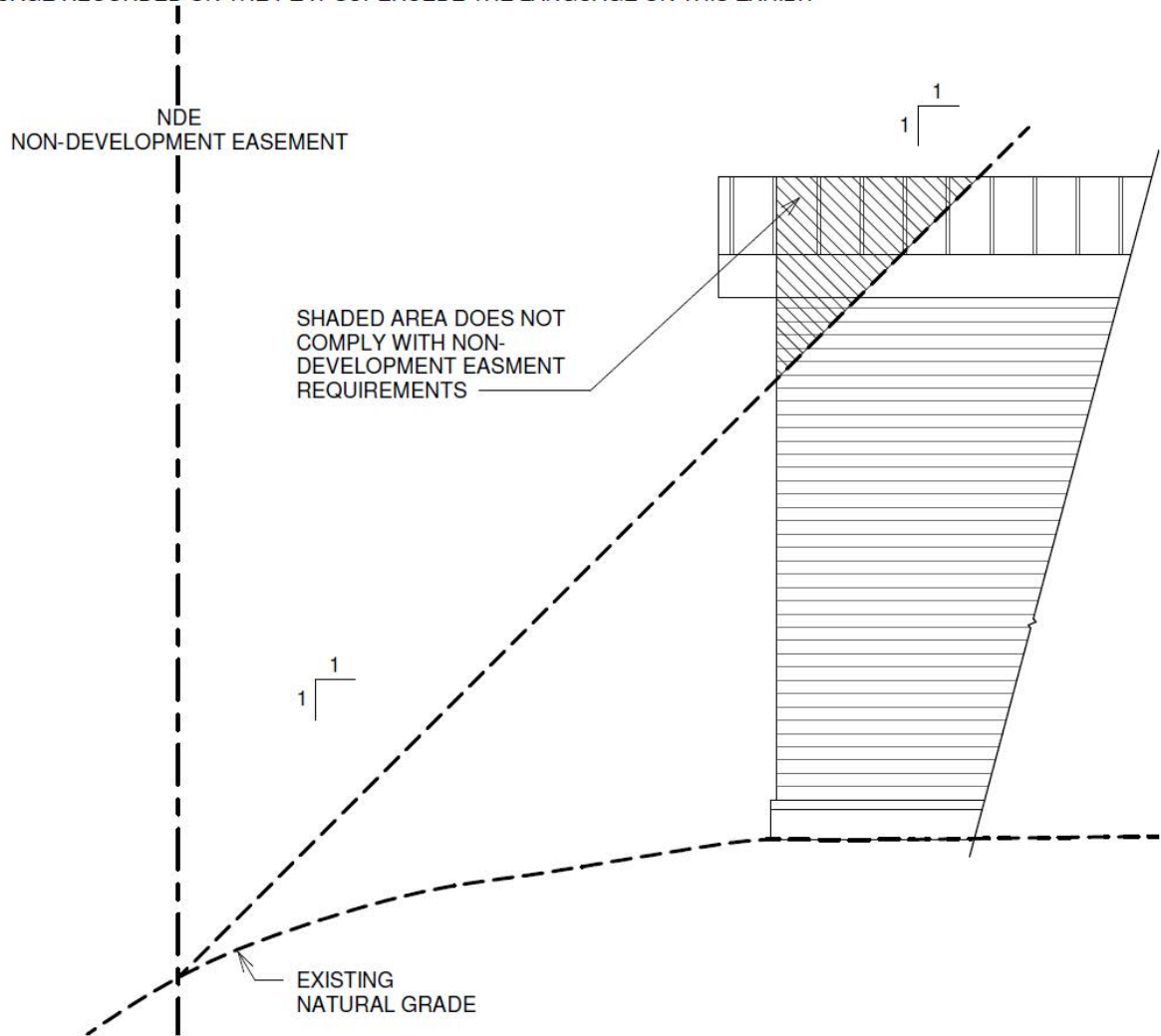
NDE LANGUAGE RECORDED ON THE PLAT SUPERCEDE THE LANGUAGE ON THIS EXHIBIT. THE AREA CLEARED WITHIN THE **NDE** IS TO BE STABILIZED WITH NATIVE GRASSES AS APPROVED IN EXHIBIT F AND BOULDERS INSTALLED BY SMALL SCALE EQUIPMENT THAT MINIMALLY DISRUPTS THE SOIL AND DOESN'T DISTURB VEGETATION TO REMAIN.



THE AREA CLEARED WITHIN THE NDE IS TO BE STABILIZED WITH NATIVE GRASSES AS APPROVED IN EXHIBIT F AND BOULDERS INSTALLED BY SMALL SCALE EQUIPMENT THAT MINIMALLY DISRUPTS THE SOIL AND DOESN'T DISTURB VEGETATION TO REMAIN.

Exhibit J, page 1 of 2

NON-DEVELOPMENT EASEMENT 2 (NDE-2) - NO STRUCTURE OR IMPROVEMENT (EXCEPT RESTABLISHMENT OF NATIVE GRADE AND WILDFIRE RESISTANT NON IRRIGATED PLANTINGS) ARE ALLOWED EXCEPT WITHIN THE NDE SLOPE LINE FROM NATIVE GRADE UP ON A 1/1 SLOPE. LANDSCAPE IMPROVEMENTS VISIBLE FROM BELOW SHALL BLEND WITH THE NATIVE ENVIRONMENT AS MUCH AS POSSIBLE. THE ARC WILL BE THE SOLE JUDGE DURING DESIGN REVIEW. EAVES AND OVERHANGS ARE NOT PROHIBITED AND MAY INTRUDE INTO THIS NON DEVELOPMENT EASEMENT LINE. NDE LANGUAGE RECORDED ON THE PLAT SUPERCEDE THE LANGUAGE ON THIS EXHIBIT



THE AREA CLEARED WITHIN THE NDE IS TO BE STABILIZED WITH NATIVE GRASSES AS APPROVED IN EXHIBIT F AND BOULDERS INSTALLED BY SMALL SCALE EQUIPMENT THAT MINIMALLY DISRUPTS THE SOIL AND DOESN'T DISTURB VEGETATION TO REMAIN.

Exhibit J, page 2 of 2

Exhibit K – Phase 2A-2B NWZ Map Exhibit

EXHIBIT K IS ON THE
NEXT PAGE, WHICH IS
FULL SIZED PLAN SHEET

FUTURE
DISCOVERY WEST
PHASE 3

TRACT E

NO BUILD ZONE

NON-DEVELOPMENT
EASEMENT

DISCOVERY WEST
PHASE 2A

TRACT F

DISCOVERY WEST
PHASE 1

DISCOVERY PARK

TRACT G
TRAIL ACCESS

NON-DEVELOPMENT
EASEMENT

DISCOVERY WEST
PHASE 2B

NON-DEVELOPMENT
EASEMENT

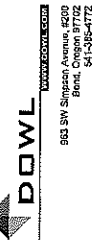
DISCOVERY PARK

PHASE 2 PLAT MAP
SUBJECT TO CHANGE
UNTIL PHASE COMPLETE
AND RECORDED.



0 60 120
SCALE IN FEET

REV	DATE	DESCRIPTION



DISCOVERY WEST PHASES 2A & 2B

PROJECT	14142.04
DATE	9/14/2020
DRAWN BY	PHS
EXHIBIT K	

D:\2021\142-04\DWG\PHS\142-04-01.dwg PLOT DATE: 2020-11-11 11:33:30 AM DATE: 2020-11-04 13:38 USER: bmcghee