



**DISCOVERY
WEST**

Architectural Guidelines

January 31, 2025

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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. The most recent subdivision tentative plan approval for Phases 10-18 was approved by the City of Bend through file PLLD20240465 on November 21, 2024.

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://discoverwestbend.com/>

Components

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

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. See Exhibit B – Mixed Housing and Multi-Family Prototype Table.

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 as depicted on the master plan. See Exhibit B – Mixed Housing and Multi-Family Prototype Table.

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 the 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 home's 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 and their representatives 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 the 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
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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.
- 3D renderings will be required for an "Other" style and are encouraged for all submittals.

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 and 3D renderings.

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. Submit electronic copies of the plan set, Final Application and the front elevation of the home. Provide a hard copy of the plan set to the Architectural Consultant. 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 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. The maximum driveway width shall be per City of Bend Standards and Specifications. 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. Where practicable the main finish floor shall be within one, with a maximum of two feet above or below the property pin elevation height at the street as topography permits. After construction of the foundation, all remaining unused excavation soil must be removed from the Lot. Excess stockpiles of excavation soil, 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, particularly at masonry columns. The ARC may approve masonry terminations along the length of a wall if consistent with the architectural style proposed. Refer to Exhibit O – Compliant Porch Column Detail.

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. Exposed gutters and downspouts shall be colored or painted to match the color of the home.

Heating and Cooling Systems

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 from May through October 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 solar panel frames and racking components shall be dark bronze or black in color. ARC approval of solar equipment 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:

- Identify the Critical Root Zone “CRZ” area, known as the drip line.
- Design around the CRZ whenever possible.
- 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.
- Where footing or trench activity must occur, excavate by hand and cleanly cut any roots encountered, then backfill and water as soon as possible.
- If traffic across the CRZ cannot be avoided, install 10"-12" of woodchips to protect the CRZ from compaction.
- Grade changes within the CRZ should be avoided.
- Owners should check with The City of Bend to determine if their lot will be impacted by the City's tree code.

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 per the utility provider's installation specifications and with ARC approval. 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. Refer to Exhibit M – Venting Details.

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.

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. 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 shall be consistent with the architectural style of the Home. Sensor lighting may be used provided lights have been approved by the ARC and are activated only by motion from on site and do not allow light to shine off property.

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.

Soffit can light trims shall be dark on stained or dark-painted soffits. White can trim shall be used at light-colored soffits.

Exterior Walls and Trim

Homes that display architectural divisions should incorporate heavier materials 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 materials include exposed plain concrete (other than 8" maximum exposure at the foundation), grooved panel siding, (except at eaves) visible seams on sheet products, vinyl building materials, SPF trim larger than 6", roof sheathing less than 7/16" thick, and factory mulled vinyl windows will only be allowed on Mid-Century Modern designs. 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 in 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 alley pavement and located outside any adjacent public utility easement "PUE" and meet City of Bend clear vision requirements. 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 fences must be constructed of #2 or better no-hole cedar. All wood fences must be earth tone stained unless paint is appropriate to the architectural style of the home and approved by the ARC. Wood wrapped steel posts are required.

Fence Construction Requirements pertaining to wildfire mitigation: Fences adjacent to a Home shall be at least three inches from siding or separated from the home by a 3" wide metal decorative post. Non-combustible fence material within five feet of the home is encouraged. The ground beneath all fencing shall be maintained with a non-combustible gravel material flush with the adjacent landscape for an area of six inches on either side of the fence. Where a gate abuts an exterior Home wall, the fence shall be equipped with a latch to secure the gate open during a fire event.

No tree shall be used to attach or support any fence or privacy screen. 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 prior ARC review and approval.

Invisible pet fencing is permitted without ARC approval.

Phase 5, Lots 240 – 244 Side lot line fences are limited to 4' in height within 18' of the rear property line. Any fence adjacent to the split rail fence at the rear property line shall be 4' tall, wrought iron in style, as seen on adjacent lots 234 – 239. This optional rear property line fencing shall be placed on the lot side of the split rail fence. Refer to Exhibit L – Non-Development Easement Fence Standards.

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 (8:12 or greater) 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. Overhead garage door windows within 6' of grade must have obscured glazing in all the windows.

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 at least two vehicles and have a hard surface driveway. Garages may not be converted into living space without ARC review and approval. The owner may propose a pervious driveway material for review and approval at the ARC's discretion. All parking spaces, including within garages, shall be at least nine feet wide by 20 feet deep. Parking in landscaped areas is prohibited.

Homes with garages perpendicular to the street are required leave a 2' landscape buffer between the driveway and the front of the home.

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' to 30' from Home) & Zone 2 (30' to 100' 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 wildfire 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 - Fire Resistant Plants and Trees. 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.

Parking in landscape areas is prohibited.

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 Non-Development Easement Exhibits 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 by the Non-Development Easement Exhibits 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. At the front door porches must be covered and sized to function with 6'x6' as the minimum dimensions. Exceptions may be granted by the ARC based on architectural style.

On architectural styles with a prominent front porch (such as Farmhouse, Craftsman, High Plains Territorial and Woodland styles), all porches at the front facade of the home must be at least 6' deep as measured from exterior wall to the end of the hard surface.

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 porches and decks 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. Refer to Exhibit O – Compliant Porch Column Detail.

Roofing

Slate tiles, concrete tiles, concrete composite shales, 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. Snow cleats on metal roofing shall match the roof color. 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 shales 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 of.

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 events 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 7/8" 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 architectural styles described in this section create the character and fabric of the Discovery West community and provide 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

The Traditional 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, also known as the Arts and Craft movement. The Traditional Craftsman Style is simple, low-to-medium pitched roofs, usually under 2000 SF, one to one-and-a-half stories, large covered front porch raised two to three steps up from walkway. The homes are highlighted with decorative features like knee braces, corbels, exposed rafter tails, attic vents and distinctive “bird-mouth” barge boards. Two-tone paint schemes are typical. Windows are vertically oriented and grouped in twos or threes and tend to be single hung. The garages tend to be accessed from an alley in back or recessed from the front facade.

The Modern Craftsman Style is more complex; usually over 2000 SF, two stories, minimal decorative features and larger trim, corbels and brackets. Larger overhangs are typical. Paint schemes tend to use a single body color with at least two cladding materials. The window groupings are also two or three but tend to be casement instead of single hung. Garages in the front tend to be perpendicular to the street and still allow for a large covered front porch. When two-three risers are not possible, columns should be proud of porch surface and extend to grade.

ESSENTIAL ELEMENTS

- Large functional front porches with at least two risers above the entry walkway.
- Exposed rafter tails (minimum 2x6).
- Low to medium pitched roofs and medium to large overhangs (at least 24" for Traditional and 36" for Modern).
- Overhang soffits and porch lids shall be a grooved or T&G material. Grooves shall run perpendicularly at rakes and parallel at eaves.
- Exterior walls clad in horizontal lap, board and batten, masonry, or shingle. Modern Style can also use stucco.
- Unique coordinated details such as beam-end details, knee braces, door and window trim and sills, water table, etc.
- Garages are secondary in scale to home.
- Windows grouped in twos and threes (Traditional windows are typically single hung and Modern are typically casement).
- Traditional designs include decorative details on the front facade.
- Traditional designs have two tone paint schemes.



Roofs and Massing

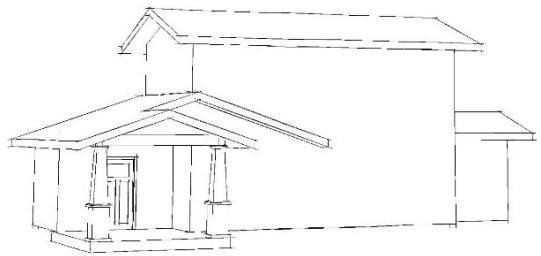
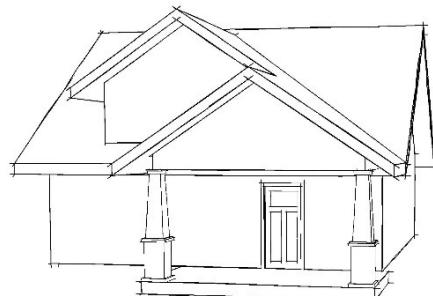
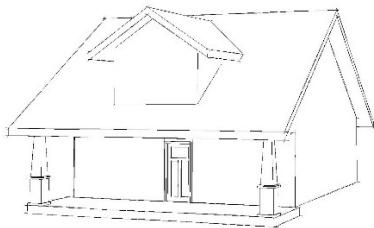
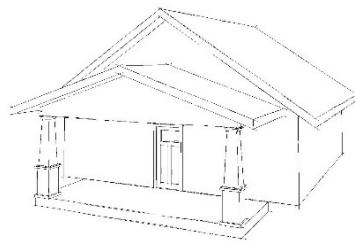
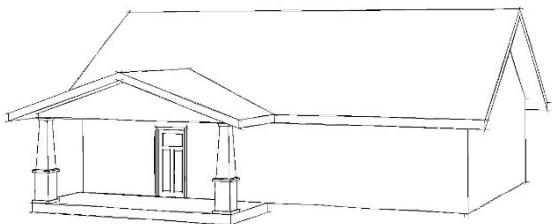
There are four basic Traditional Craftsman Style massing's:

- The simple side-gable with a front porch
- The simple hip with attached porch
- The simple front gable with a front porch
- The double front gable with the house and front porch roofs creating front facing gables

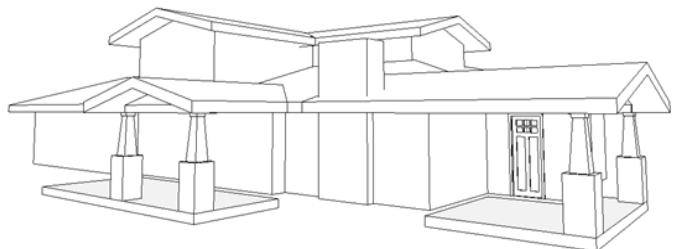
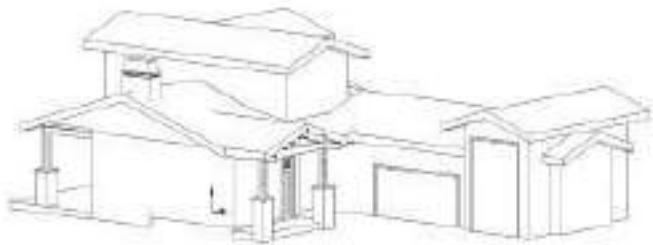
The Modern Craftsman Style massing is more complex and varies widely. Two stories are typical and will often feature a large chimney.



Typical Massing Examples – Traditional



Typical Massing Examples - Modern



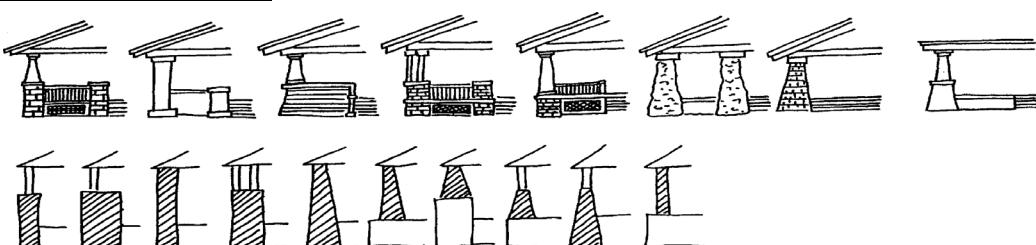
Porches

Large functional porches (minimum 6' deep and approximately 10' wide) are an essential feature of both the Traditional and Modern Craftsman Styles. Ceilings are typically tongue and groove or architecturally finished sheet products without exposed joints. The same treatment can be used at rakes and eaves. A porch can be stand alone or be incorporated into the body of the house.



Typical Porch Supports and Porch Railings

Columns are typically square and can be full height. More commonly columns are half-size and placed on large bases of masonry or stucco. The desired effect is to have porch columns that appear to hold the weight of the house.



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 claddings 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 chain. The ARC may consider more contemporary light styles.



Windows and Doors

Both Traditional and Modern Craftsman Style doors and windows are simple in design. They are typically surrounded by large 5/4x4 or 5/4x6 trims which set them apart from the plane of the wall.

Doors are often natural in color and are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. Side lights may be found on single doors.

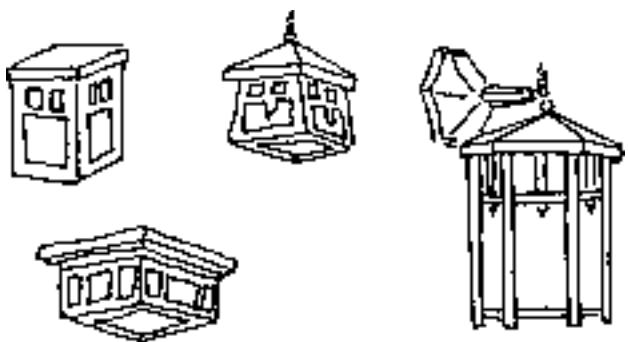
Traditional windows are typically single hung and may have grid patterns in the top half of window. Modern windows are typically casement and rarely have grids. Both Traditional and Modern windows are often found in groups of two or three.



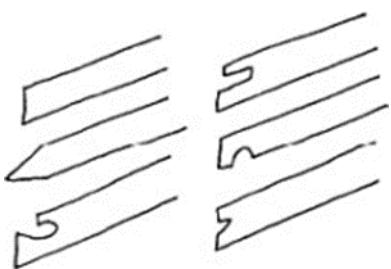
Typical Lighting

Traditional Craftsman Style lighting is typically "Mission Style". These are rectangular lights made of dark metal and have minimally translucent glass panes. They are attached to a wall, ceiling or can hang down on a chain.

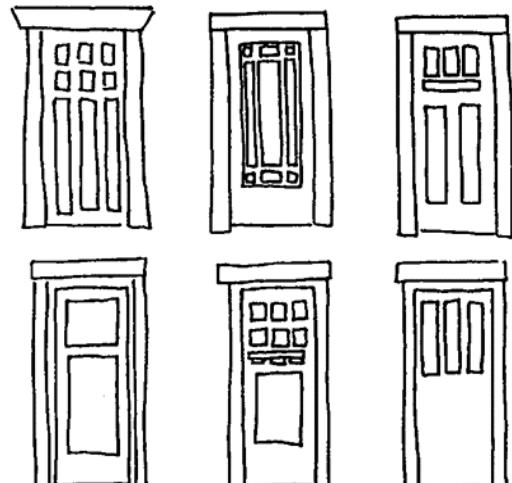
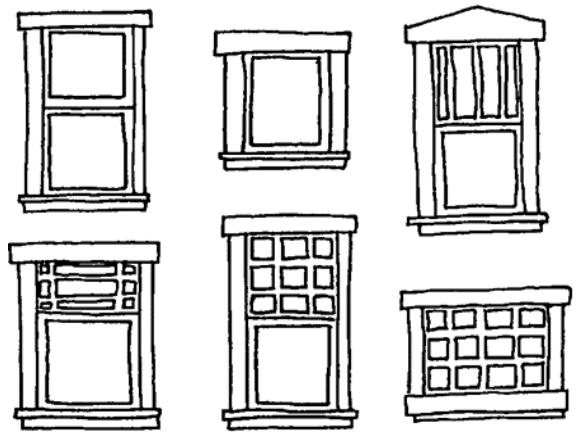
Modern Craftsman Style lights are simple designs that may or may not have glass panels and can be contemporary in style.



Typical Rafter Details



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

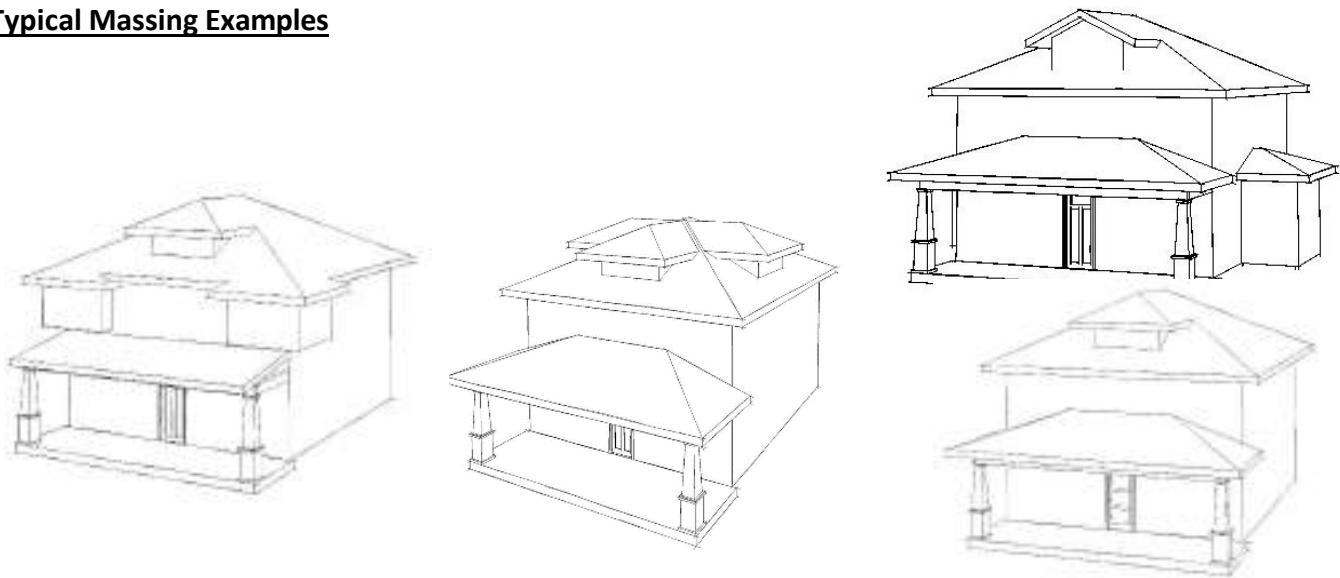
There are three basic American Foursquare massing types: (1) the simple cube American Foursquare where all four sides of the Home are equal in length, (2) the rectangular American Foursquare where the main facade is slightly larger than the side facades, and (3) the tower American Foursquare where the 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 designs. 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

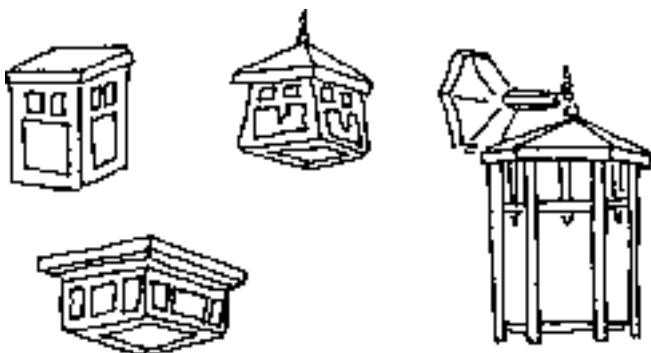
American Foursquare Homes can have a variety of exterior cladding materials. Examples include exteriors of brick, stucco, lap siding, shingle, concrete block, or any combination thereof. Most have a wide water table composed of a 2x12 board with a continuous drip-cap which separates the foundation from the upper cladding materials. Many models have an additional 2x10 belt course which is tucked directly under the sills of the second floor, the belt course 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

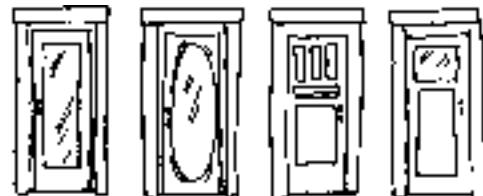
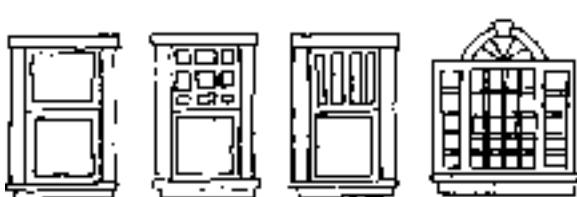
The styles of doors and windows on American Foursquare Homes are usually dictated by the overall Style of the house. Typical windows are single or double hung with various patterns of glazing. One-over-ones, six-over-ones, four-over-ones, and three-over-ones are common.

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
- Large fireplace, chimney element

Roofs and Massing

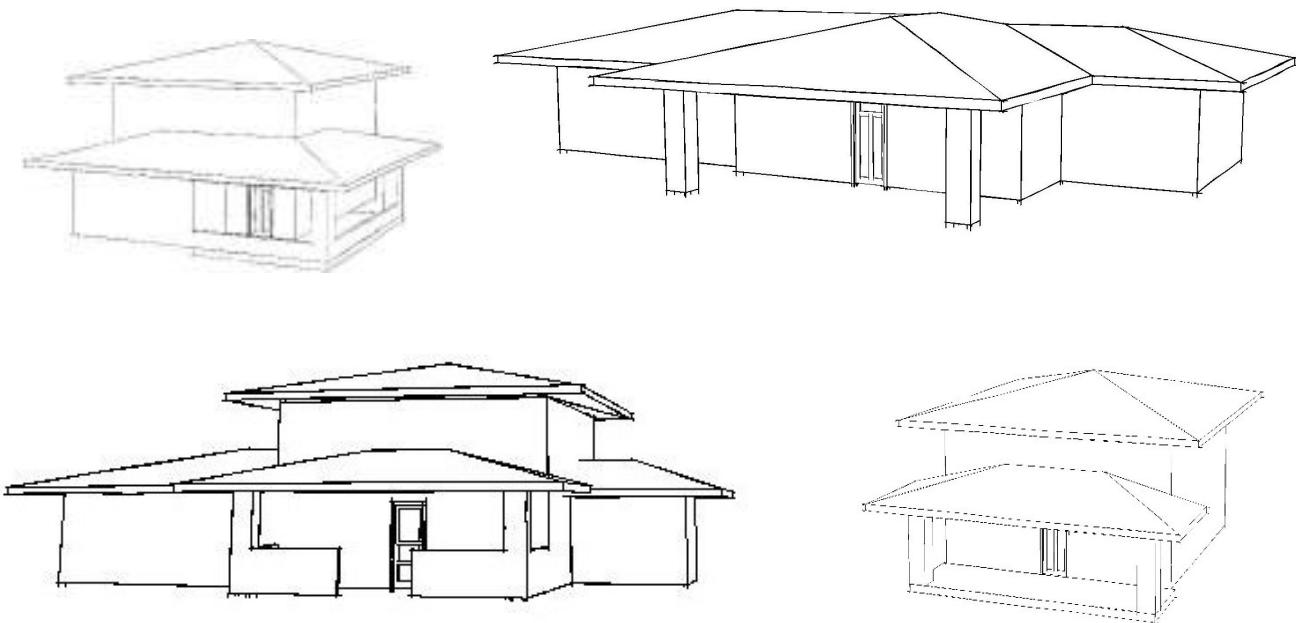
There are four basic Prairie Style houses: (1) the hipped roof, symmetrical with a front porch, (2) the hipped roof, symmetrical with no front entry porch, (3) the hipped roof asymmetrical, and (4) the gabled roof plan with one- story projections. Variations on these designs as well as combinations of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



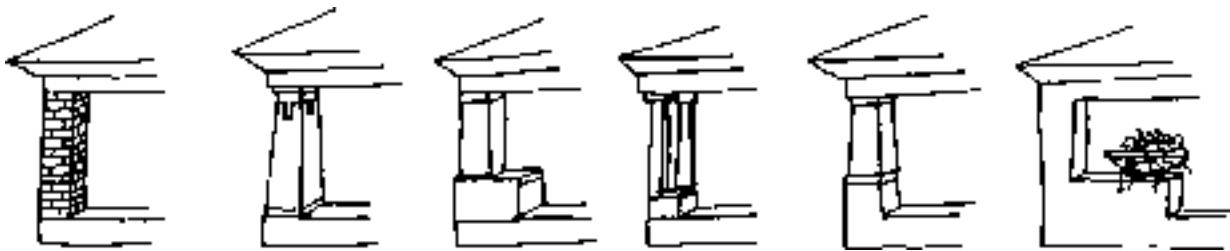
Porches and Entries

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. 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



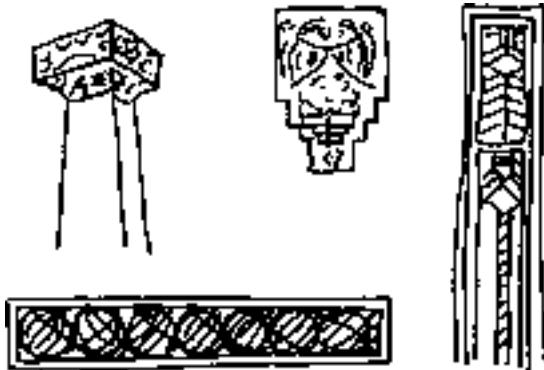
Materials

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

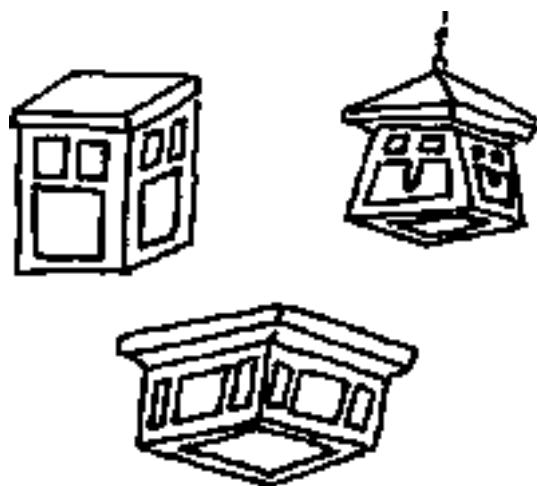


Homes. Decorative patterns of terra cotta and concrete are often found in a frieze board or on the capitals of porch columns. All exterior lighting should be what most catalogues refer to as "Mission" style. These rectangular lights are made of dark, anodized metal with minimally translucent glass panes. 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

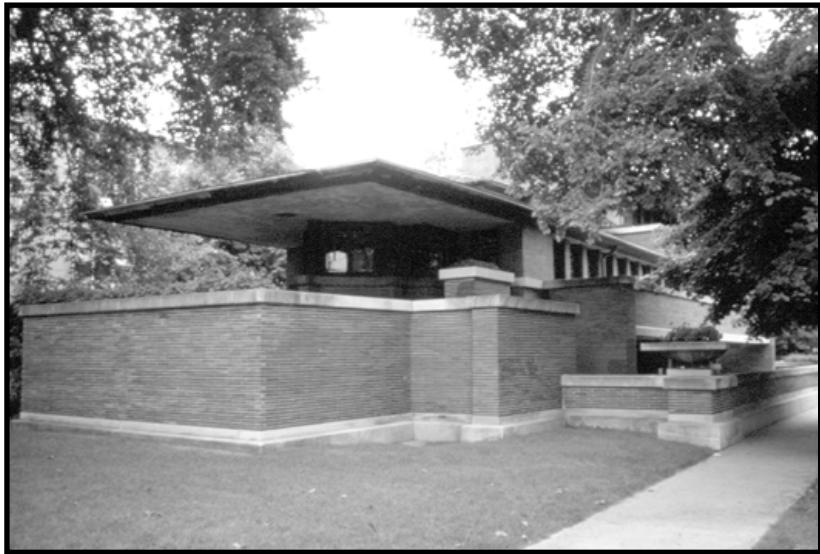


Windows and Doors

Prairie Style door and window glazing can be very simple or complex in design. They are surrounded by large 5/4x4 to 5/4x6 trims 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.

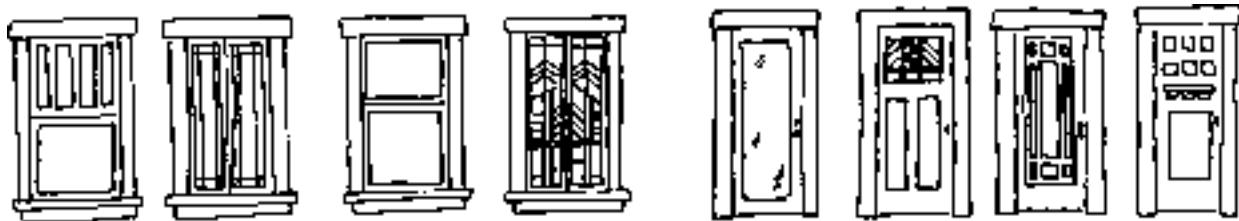
Often geometric muntins of leaded and stained glass can be found. Windows are usually casements but can also be single and/or double hung windows with various patterns of glazing. Common double hung windows include nine-over-ones, six- over-ones, four-over-ones, and three-over-ones. Casement windows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





Entry doors 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

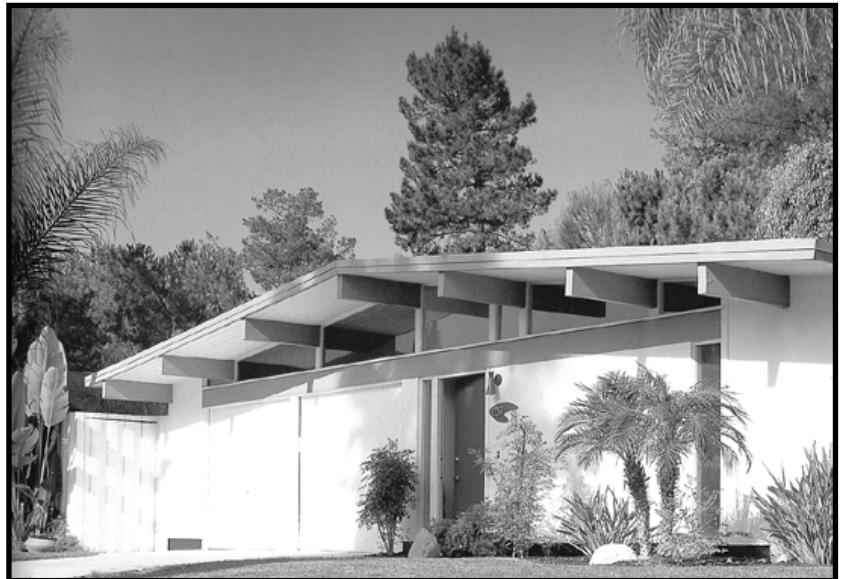


The Mid-Century Modern Style

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 floor plans 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 is integrated with overall design and the use of porches or courtyards to blur the line between the interior and the exterior.

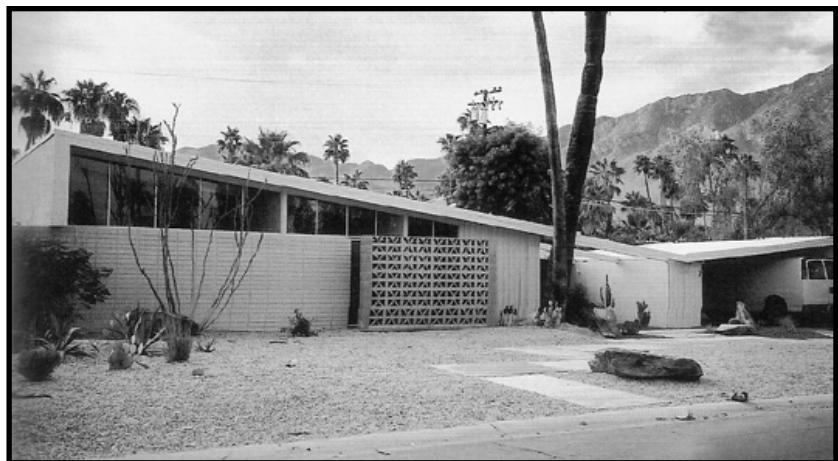


- Window character: thin sash and frame and dark colors.
- Exterior siding is to be of at least three different types. The siding material of a founded chimney may count as the third material.

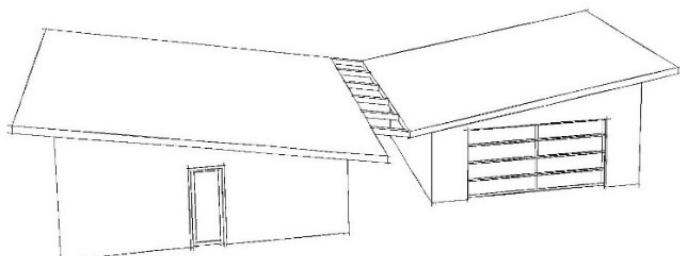
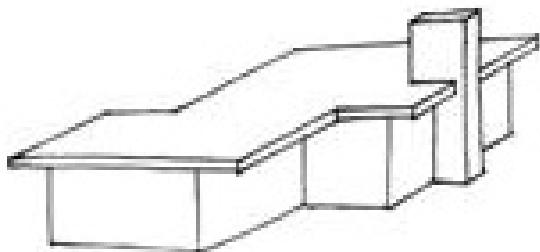
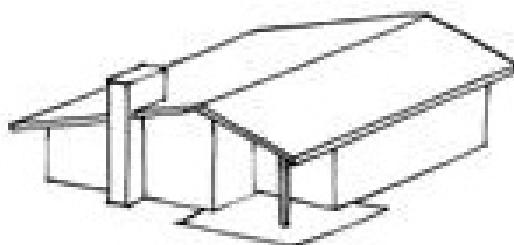
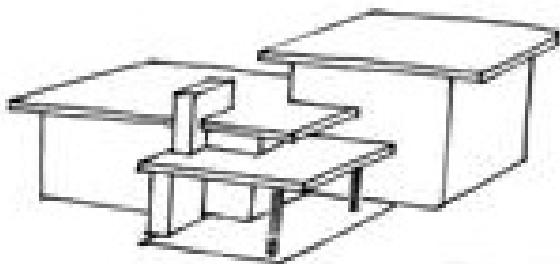
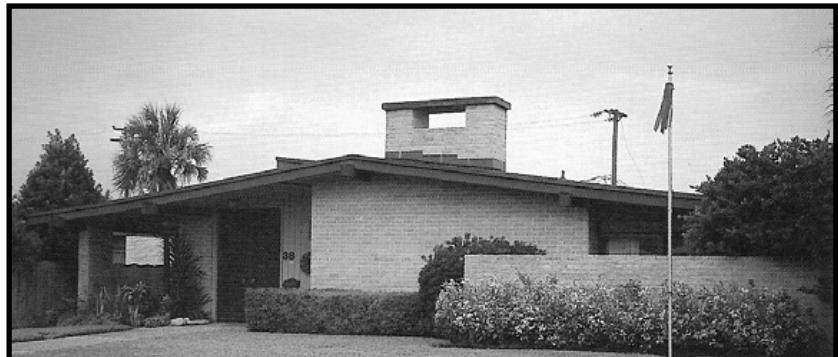
Roofs and Massing

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 products 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

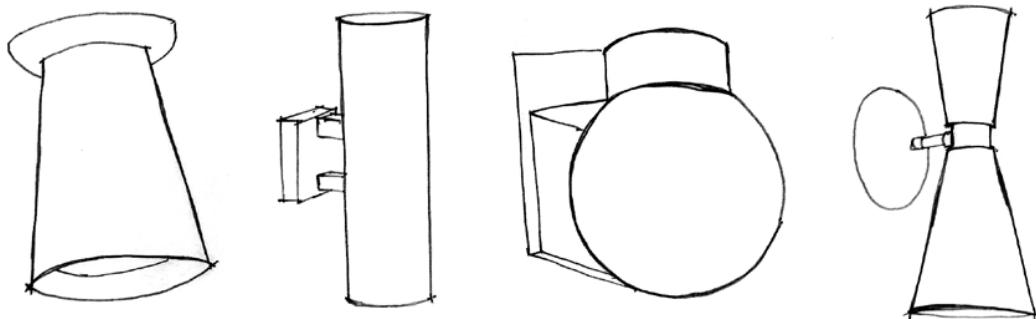
Lapped siding, shiplap siding, panels defined in an approved pattern of battens or reveals, vertical tongue and groove. Stucco, masonry brick, natural stone, and faux stone with manufactured corners that appear to be real stone are approved. Split-face and ground face concrete masonry units (CMU) may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

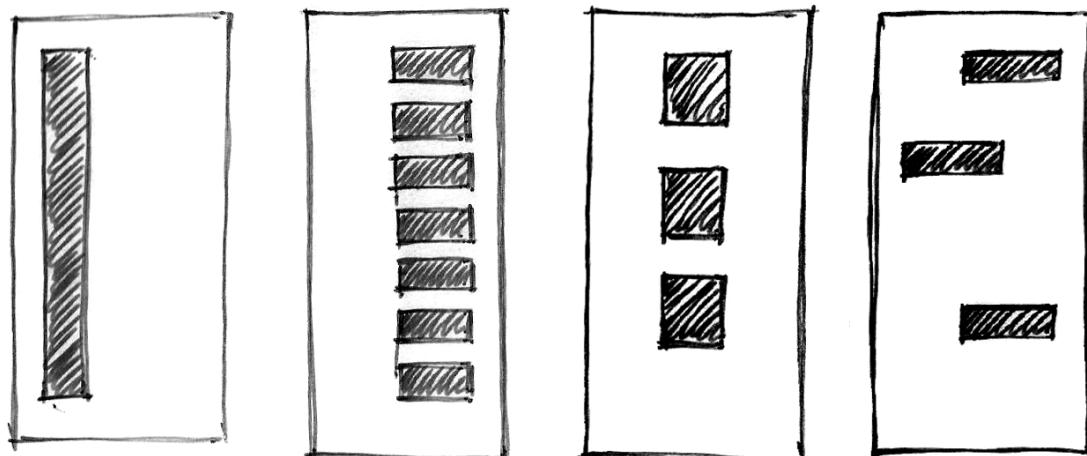


Windows and Doors

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

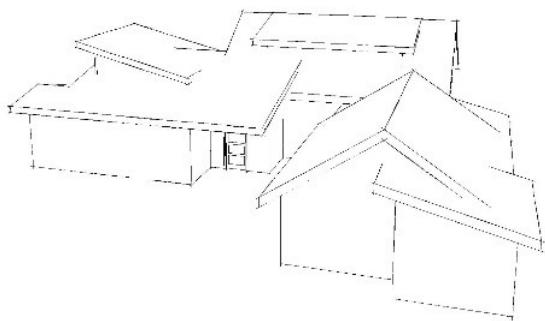
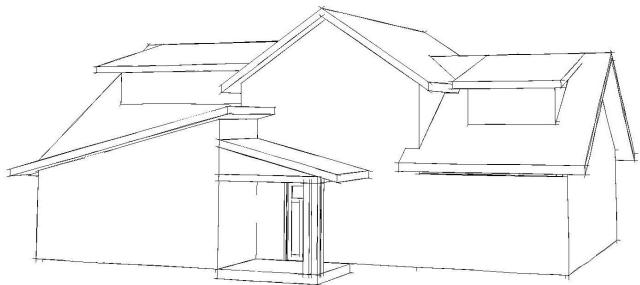
- Simple gable primary roof forms are the primary roof massing. The primary roof forms are complemented by secondary roofs (shed gable or hipped). Typically, secondary roofs are over single-story spaces.
- Massing generally starts low at structure edges, increasing in height towards center of the overall structure.
- Exterior façade cladding often with stucco, stone accents, horizontal and vertical wood accent siding, wood detailing.
- Moderate roof pitches (minimum 8:12 at the primary gable roof form). Low roof pitches for secondary roof forms (minimum 2:12 to 5:12).
- Medium roof overhangs (typically 24"- 36")
- Single story and a half massing forms are encouraged.
- Single story porches are integral to the design and typical on multiple facades of Home.
- Windows vertically oriented, group together often with grids
- Chimneys sided with stone or brick are encouraged. The chimney is less dominant in scale vs. other styles.



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 are encouraged; entry porches are often focal points and encouraged at multiple exterior facades. The minimum Timber post and beam sizes (measured to the outside face of timber) are 6x material.

Materials

Cementitious or cedar lap siding and/or stucco walls with natural/faux stone accents are the primary exterior siding materials. Panel siding materials are not appropriate for this style. Porches are often accented by wood posts and beams and timber detailing. Gable roof ends are typically adorned with 6x wood outlookers. Stone veneer at the front elevation is required.

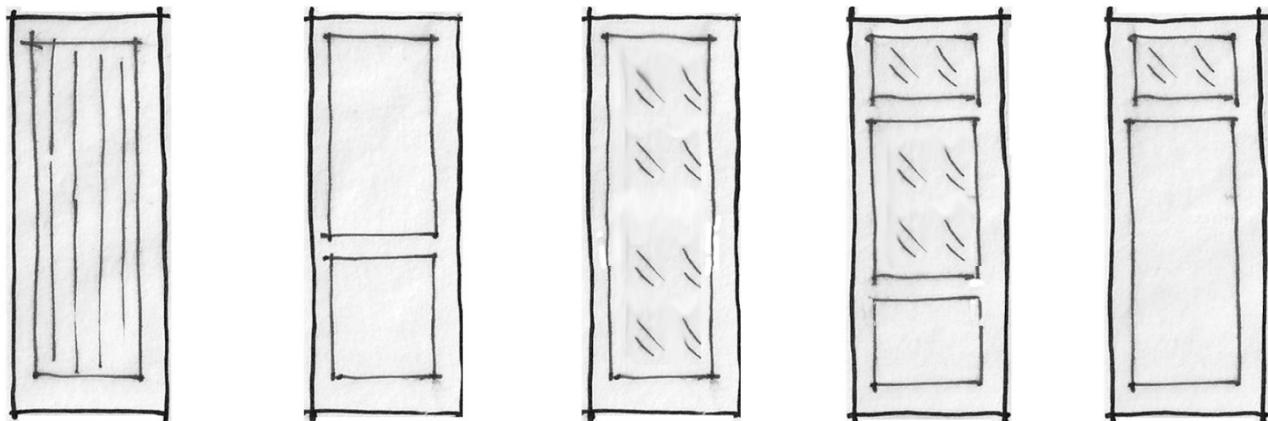


Windows and Doors

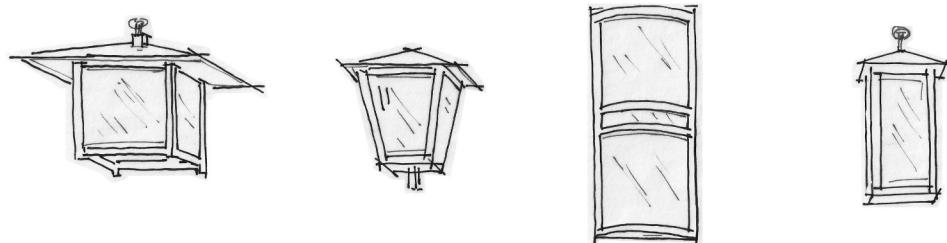
Vertically oriented with 2:2 and 4:4 grid patterns typical at top sash only. Header trim is typically oversized and prominent, with standard wood trim at jambs and sills. Casement, single hung, double hung, fixed, and awning window operations accepted. Windows are to be earth tones only (no white, almond,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



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 relates 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 defines this Style.



ESSENTIAL ELEMENTS

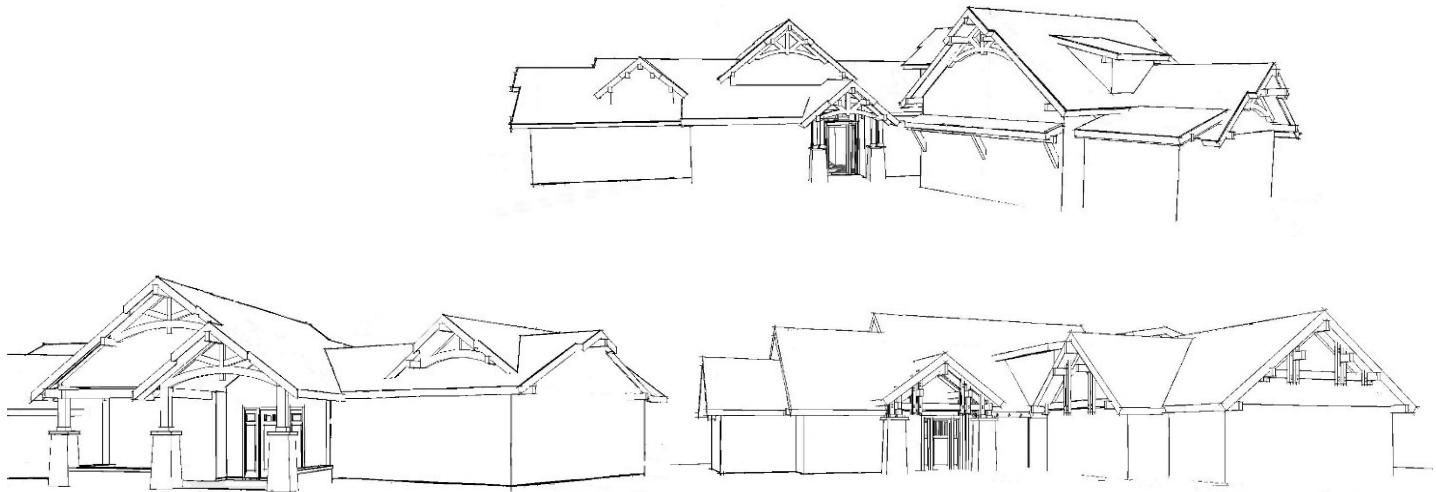
- One or two story, central massing as focal point
- Moderate to steep pitched gable roofs, no greater than 12:12 roof slope
- Exposed wood timber beam/post/outlooker/truss elements integral to the design
- Medium eave and rake overhangs (typically 24"- 36")
- Entry porch is grand and inviting
- Stone 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 pitches with a maximum of 12:12. Secondary roof pitches are not as steep (6:12 thru 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 are integral to the design and encouraged.

Materials

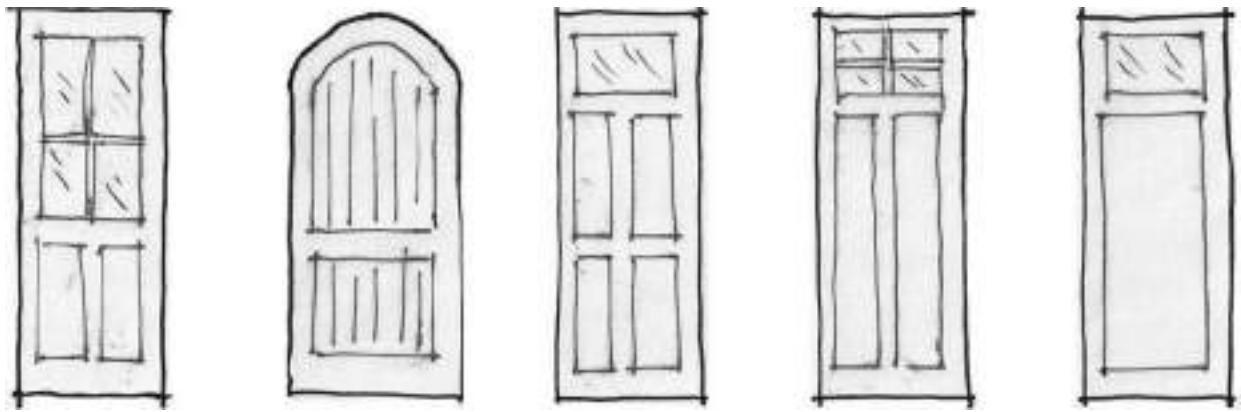
Wood timber framing accents include exposed heavy timber and glue lam beams, posts, brackets, and timber trusses. Timber framing and truss detailing is typical at gable ends. Horizontal lap siding, shingle siding, ship lap siding, vertical tongue and groove, and board and batten are common, with accents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



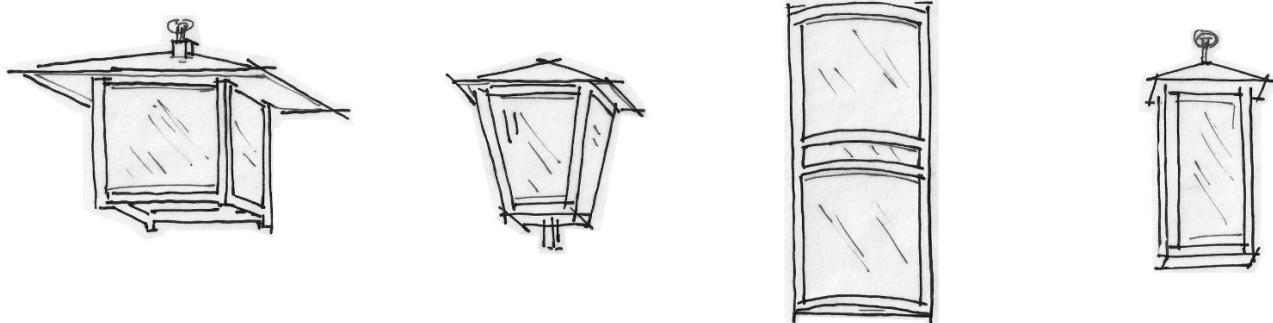
Windows and Doors

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

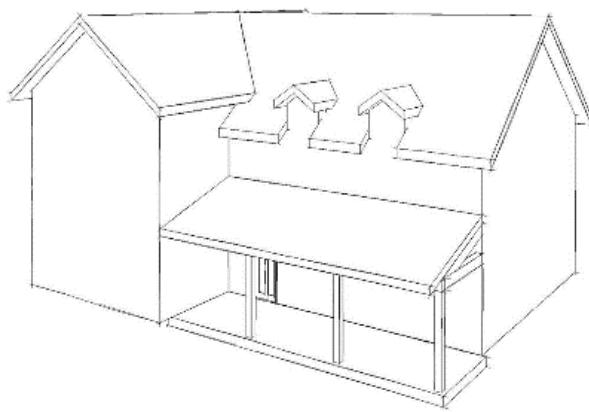
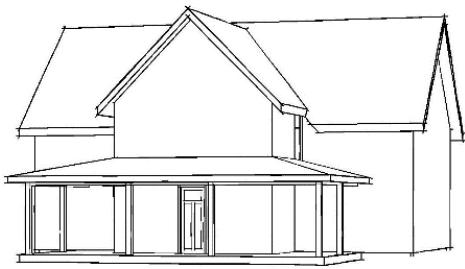
- Large porches
- Steep pitched gable roof forms accented by low pitched porch roofs
- Trims and other architectural enhancements are minimal
- Columns tend to be simple in nature, single post columns with minimal base and head trim
- Two story massing typical
- Simple symmetrical massing with symmetrical, 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 City of Bend 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.

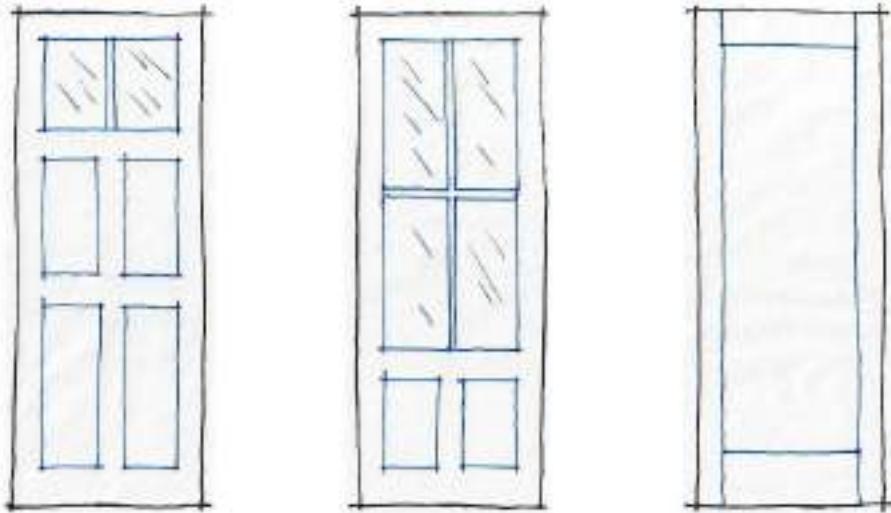


Windows and Doors

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 surrounds.

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



The Tudor Revival became a symbol of cultural and economic aspirations, providing an instant veneer of respectability. 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

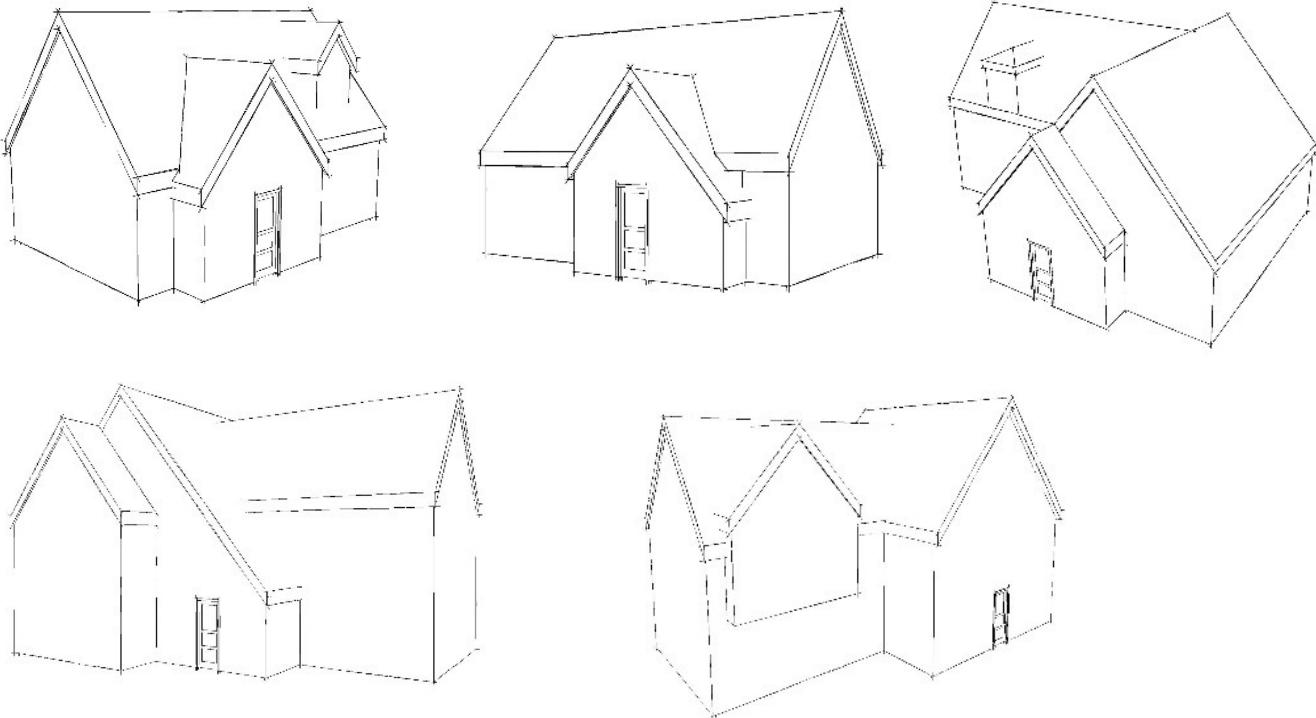
There are five basic Tudor Revival Style houses: (1) the Transitional Tudor, a plan that is reflective of a two-story Arts & Crafts design, (2) the Elizabethan, a boxy design with decorative half-timbering in the gable ends, (3) the Cottage Tudor, a one to one-and-a-half story plan with a steep gable 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 in these designs can occur, some are shown below.

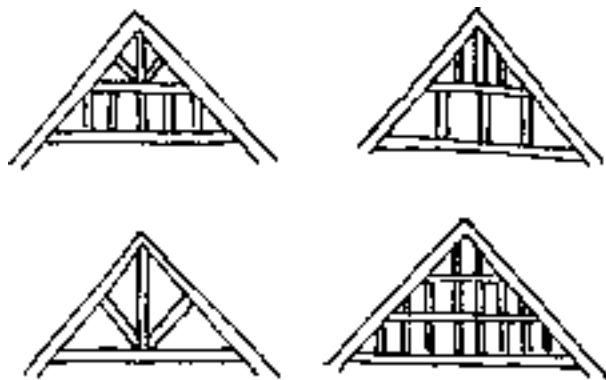


Among the most distinctive features of the Style are the steep pitched roofs with decorative gable ends. Within the gable ends, false or half-timber boards create the effect of a true heavy-timbered Building. Many different designs can be found. Tudor Revivals have a slight overhang at the eaves and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

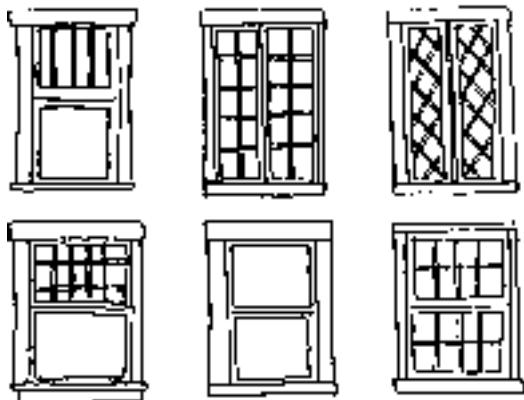
fixtures, particularly those which have a hanging lantern are appropriate for Tudor Revival Style Homes. Some Colonial Style or Craftsman Style lights, as approved by the ARC, may work as well.

Windows and Doors

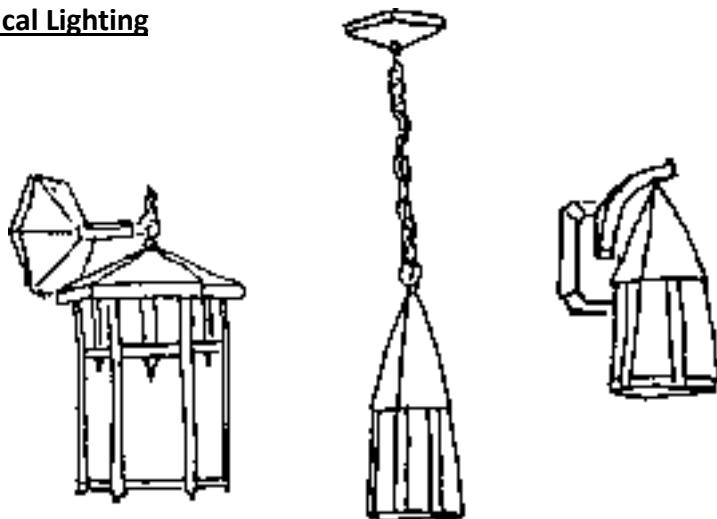
Tudor Style doors and windows are often complex in design. The location of doors and windows are usually asymmetrical. Doorways are favorite places to add detailing, giving the Home a castle-like effect. Round topped or slightly arched entrances that highlight board and batten style doors are common. 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

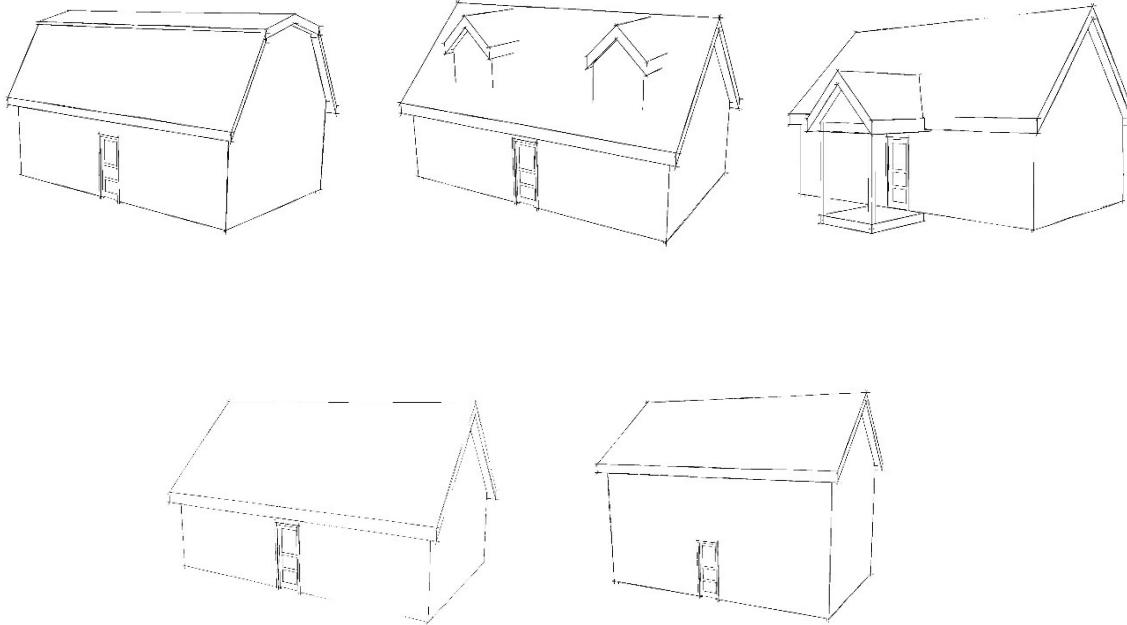
Roofs and Massing

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.

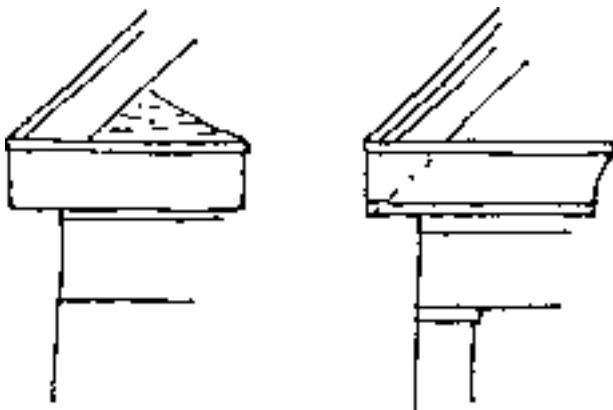
All Colonial Revival Style Homes are simple in massing, usually having no outward projections of bay windows or intricate wall surfaces. Small one-story rooms can be added to side elevations for additional room. Shed or gable dormers may be added to Dutch Colonials, while only gable style dormers may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

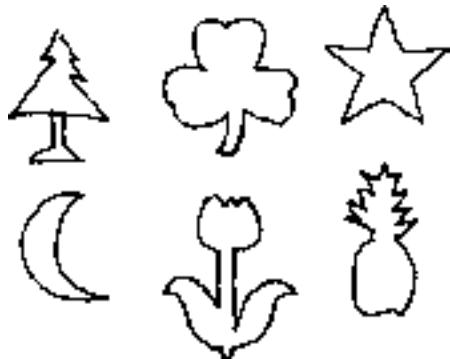


Materials

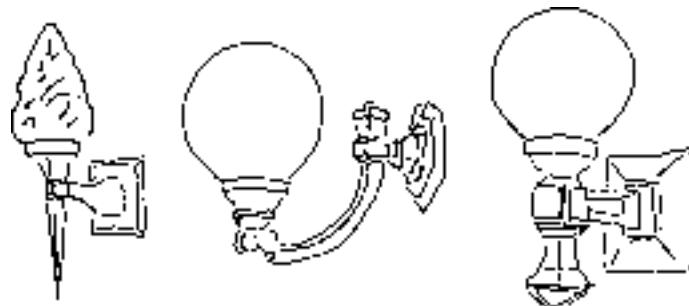
The exteriors of most Colonial Revival Style Homes are clad with lap siding, with a 6" minimum exposure. However, Homes in the Style can be sheathed in brick, stucco, or shingle. One of the more important features of a Colonial Revival Home is the presence of a chimney. They should be large, always constructed 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 discreet in color.



Typical Shutter Details



Typical Lighting

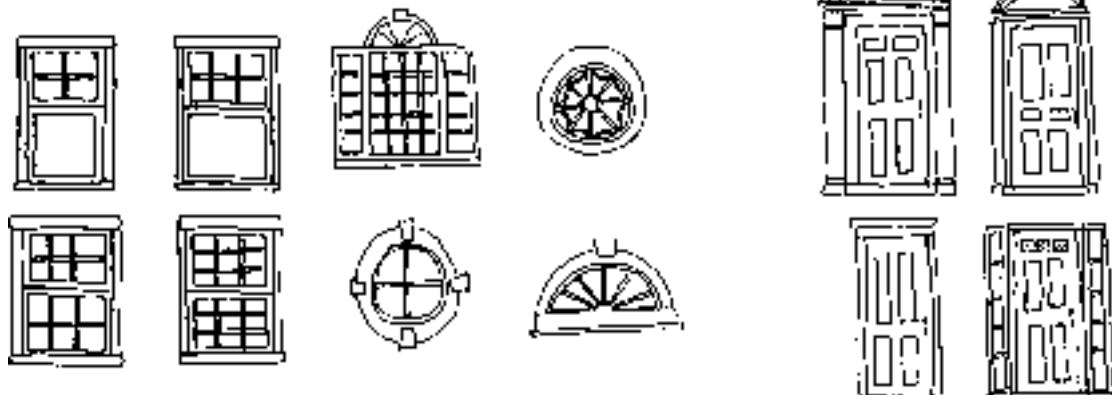


Windows and Doors

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-sixes, 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 transom lights over the door or sidelights next to the door, allow light into the entrance hall.



Typical Window and Door Styles



The Scandinavian Style

History and Character

Emerging in the 1950's, Scandinavian design developed with a focus on simplicity, minimalism, and functionality. Appropriate to the era and heavily influenced by the Nordic climate, Scandinavian home designs were intended to be "useful" as a prominent design principle. Open-floor plans, with flexible spaces that could accommodate a variety of activities. Homes maximize natural lighting at interiors. Simple, well-crafted building forms with natural materials, defined a timeless style.

In Discovery West, additive and subtractive architecture is used to define two Scandinavian massing forms, Traditional and Modern.

The Traditional Scandinavian is defined by a dominate gable form adorned with simple additive and subtractive forms. Often these additive and subtractive forms are single story with different siding materials. Windows and doors are located to complement the style while not detracting from the overall form. The windows and doors create "punched opening" aesthetics. Roof overhangs are typically kept to a minimum.

The Modern Scandinavian also is defined by a dominant gable form. Instead of adding forms to the dominant gable (like the traditional Scandinavian), spaces are defined by "carving" away from the dominant form (subtractive), defining exterior facades. Gable ends are often complemented with door and window glazing continuing from the floor to the roof. Typically, at gable end roofs, overhangs are extended to at least twenty-four inches with wing walls starting at the gable end roof edge and continuing to the foundation. Trapezoid windows are often used in gable ends.

Modern Scandinavian



Traditional Scandinavian



Essential Elements

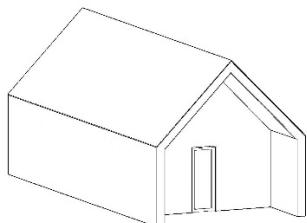
- Simple steep pitched gable roof forms accented with low sloped roofs.
- Roof massing includes minimal (0" ~ 6") overhangs at horizontal eaves on a Traditional Scandinavian.
- The Modern Scandinavian includes minimal to medium (24" ~ 36" plus) overhang at gable ends. Typically, the Modern Scandinavian gable end roofs, thickened forms are extended to at least twenty-four inches with wing walls starting at the gable end roof edge and continuing to the foundation. All soffit material, including the "subtractive" spaces, is a natural stained T&G.
- Exterior siding is to be of two different types. An accent exterior siding material is occasionally provided, typically small in scale.
- Enclosed soffits and materials are integral to design.

- Homes are designed to invite natural lighting. Typically, side elevations offer the aesthetic of “punched openings” for windows and doors. Modern Scandinavian typically has planes of glass, starting at the floor continuing to the roof, at gable ends.
- Support posts or beams are not visible from the exterior.
- No or minimal exterior trim and detailing (maximum 1 ½”x 1 ½”).

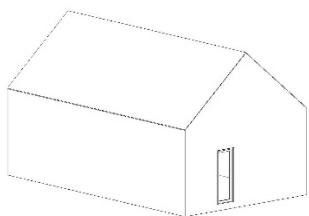
Massing and Roofs

The massing for Scandinavian designs are simple one or one-and-a-half story forms. Gable roofs are common with a minimum 10:12 roof pitch. Low accent roofs which are smaller in scale complement the dominant gable roof form(s). Low roof pitches are ¼:12 to 2:12. Roof dormers are not typical of this style.

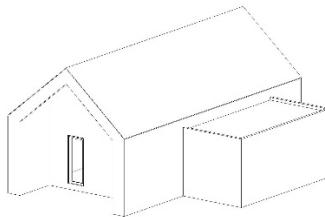
Typical Massing Examples



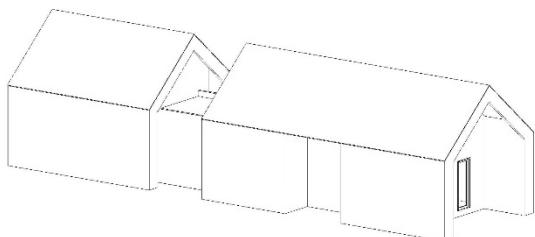
Modern



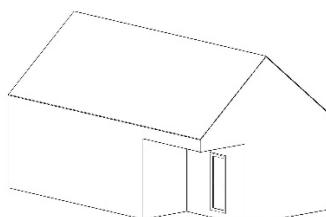
Traditional



Traditional



Modern



Modern

Porches and Patios

Entry porches are typically less grand in scale and detailing versus other home styles. The required Discovery West 6'x6' covered porch may be reduced on this style. Gable end roofs and exterior screen walls extend defining the porch/ patio boundaries typically at gable ends. At side elevations patios are typically recessed into the overall building form. Entry porches are located on grade with a maximum of three steps.



Materials

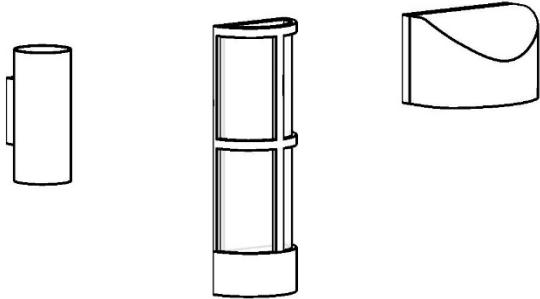
Siding materials offer contrast in colors and patterns/textures. Vertical metal siding, vertical wood siding, board formed concrete, cementitious siding, stucco, brick, natural stone, faux stone (with manufactured corners that appear to be real stone) are approved materials. All siding should be vertically oriented except for brick, stone or board formed concrete. See Exhibit N – Scandinavian Soffit Material Orientation. Earth tones are encouraged for exterior colors. Where applicable, exterior fireplace vent(s) are designed as an architectural detail complementing the simplicity of the building forms.



Typical Exterior Lighting

A minimalist design is also applied to exterior lighting. “Useful” lighting is applied only where appropriate. Often the exterior light fixtures are recessed into soffits and encouraged.

Typical Lighting Examples



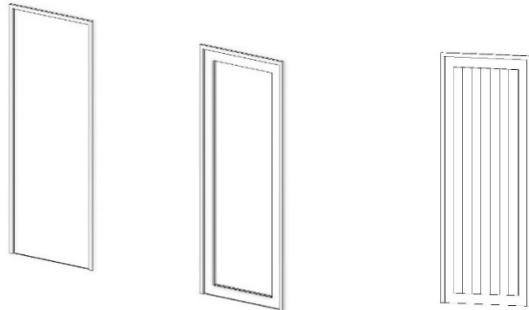
Windows and Doors

Unarticulated thin window frames and sashes are typical, dark in color. Casement, awning, or fixed windows are permitted. Slider windows are not permitted for this style. Window grids (simulated divided lites) are not typical for this style. Windows are individually placed (“punched opening”) and in groups of 2 or more. “Punched openings” typically occur at side elevations. For this home style, factory mulled windows are permitted.

Exterior entry doors are simple glass doors or smooth solid doors. Overhead doors offer a modern aesthetic and visually blend with the adjacent siding.

Minimal trim is provided at windows and doors (maximum trim size is $1\frac{1}{2}'' \times 1\frac{1}{2}''$)

Typical Entry Doors





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 not required. 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. The 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 parapets 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"
- The upper levels of buildings should generally be set back to break up the overall massing of the building and provide access to outdoor living space when possible.
Rooftop terraces are encouraged.

Openings

- Openings should indicate 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.
- See Residential Architectural Guidelines, Exterior Lighting.

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



- 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 facade facing The Corridor).
- 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 the 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 the 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 Townhome 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 with at least 15% of the total area of each 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.
- See Residential Architectural Guidelines, Exterior Lighting.

Townhome Precedents



- Wall offsets and roof overhangs provide articulation and depth
- Substantial glazing on primary facades (>40% of total facade 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 streetlife



- 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 facade 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 add 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 facades 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 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

- See Residential Architectural Guidelines, Exterior 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 facades 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



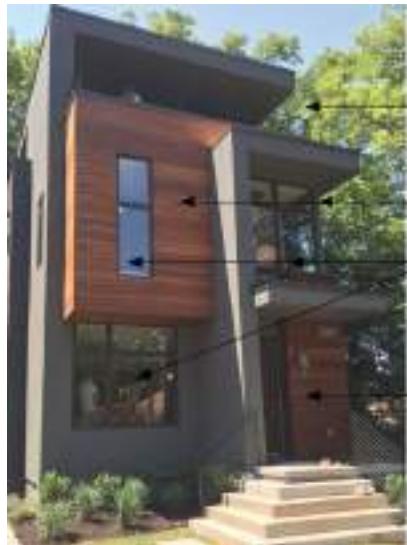
- Use of multiple high quality, durable, local materials with elegantly detailed transitions between materials (brick, wood paneling, metal railing and fascia)
- Glazed openings on 40% of facades facing Pedestrian Greenway
- Main entries face Pedestrian Greenway, but are recessed or set back for privacy, 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 140% 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.
- Create 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 with 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



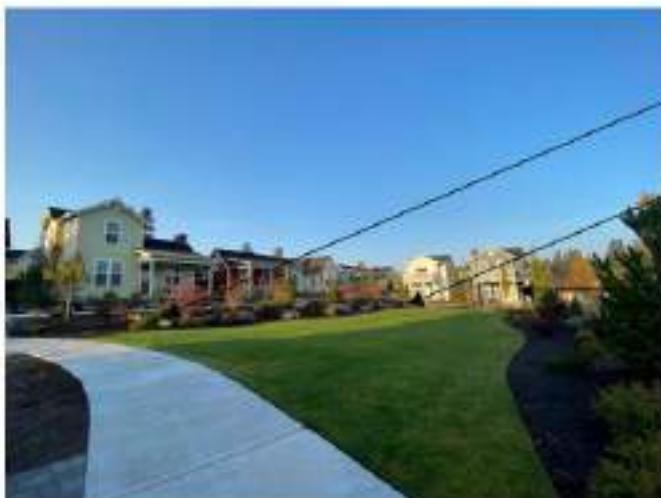
Cottages share an architectural theme

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

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



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.



Discovery West Multiple-Family Large Lots

Description

Overlay District: Residential Mixed-Use Overlay District

Large-Lot Multiple-Family Residential

This building prototype applies to Lot 245 in Phase 5 and the future mixed use residential district lot in Phase 14 directly to the west and is intended to accommodate residential multiple-family uses in the form of multiple buildings. Multiple-family uses include for rent apartments or for sale condominiums. Buildings will be mostly two and three stories along a public street (subject to the height limits noted below under **Height**), creating a relationship with the public street and a pedestrian-friendly environment.

Density

Lot 245 must provide a minimum of 134 multiple family units, and the future residential mixed-use district lot in Phase 14 must provide a minimum of 59 multiple family units, including at least 12 affordable units as defined by the City of Bend.

Setbacks

The setbacks of the City of Bend's RM Zone apply. The preferred setback from a property line abutting a street is 10-feet.

Height

45 feet maximum. On Lot 245, along the Sullivan Avenue frontage, a building may be no taller than 20' at the 10' setback from the property line and may increase at a 1:1 ratio to a maximum 30' tall at 20' from that property line in order to reduce the visual impacts on the single-family residential lots to the north. Beyond 20' from the property line buildings may be 45' tall.

Lot size

Lot 245 is 5.15 acres in size and the future residential mixed-use district lot in Phase 14 is approximately 2 acres. No lot boundaries may be adjusted without the consent of the ARC, which consent may be granted or withheld in the ARC's sole discretion.

Lot Coverage Limitations

None

Parking Standards

On-site parking should be accessed from an alley, if available, or a common driveway, and located away from public streets and alleys, outside of the minimum building setbacks of the RM zone. Exceptions may be made based on review and approval of the Discovery West Architectural Review Committee. The number of on-site parking spaces will comply with the City of Bend development code for Multiple-family housing. If there is no

published minimum, one stall per living unit will be required on site.

Encroachments

As per the City of Bend Development Code for RM Zone.

Signage

As per the City of Bend sign code for multiple-family housing.

Multiple-Family Large Lot Rules and Design Guidelines

Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable. Care shall be taken to avoid duplicating colors of nearby structures. Natural wood siding and natural shakes must be stained or treated.

Exterior Design Treatment

Several points must be considered during the design process to effectively address specific site conditions:

- Sensitively selecting roof pitches and roof massing can lessen the perception of height (See Roofs and Roofing Accessories below).
- Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints.
- Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften the visual impact of the building on neighboring properties.
- Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.).
- Porches, balconies, recessed entrances, changes in materials, and other architectural details are encouraged and may be required elements on the buildings.

The ARC encourages and may require any fenestration, projections, and other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building. Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of grade. Only eight inches of exposed concrete foundation wall is permitted on any exterior elevation. When masonry is used on the front of a building and it extends to any front corner, it must extend at least 24” around the adjoining side elevation. All masonry shall terminate at grade.

Exterior Finishes

In the design of multiple family buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than one material shall change materials along horizontal lines, inside corners, or other architectural features. Some building designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design. Heavier appearing materials shall be used only

below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to ARC review and approval. The following materials are approved for use on exterior walls and trims:

- Wood shingles, board and batten, and lap siding material. Heavy timber and log style buildings may be appropriate on some sites. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged.
- Brick, natural and cultured stone. Textured masonry block units are not to exceed eight inches in height.
- Cementitious panel, shingle, and lap siding products.
- Stucco and synthetic stucco.
- Exposed cast-in-place concrete using dimensional wood form boards.
- Prefinished matte metal siding.

Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows:

- All exterior fixtures must have downward directed light sources which are shielded with a minimally translucent material approved by the ARC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited.
- Architectural pole lighting at parking lots and around buildings should be of a height in scale with the building but not to exceed 20 feet in height.
- Walkway, landscape, and all other decorative light fixtures are subject to ARC review and approval regarding their style, location, number and wattage. No part of the lamp may be exposed through perforated opaque material.
- Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan.
- All exterior light fixtures installed without ARC review and approval must be removed.
- In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right-of-way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property. In some of these cases, recessed or "can" lights may not be allowed.
- Soffit can light trims shall be dark on stained or dark painted soffits. White can trim shall be used at light colored soffits.

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional, or ornamental barrier separating one exterior space from another. No cyclone, metal mesh, or chain link or vinyl fences are allowed whatsoever except that fence posts must be metal enclosed in wood. Freestanding concrete and masonry walls shall be minimum 8" thick. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all unfinished metal surfaces shall be painted.

Acceptable materials for Fences and Landscape/Retaining Walls are as follows:

- Brick, concrete, textured concrete block, stone masonry and boulder retaining walls are allowed up to 4' in vertical height in a single rise. A 4' horizontal step back must be added between additional rises to create a 1:1 aspect. The step back areas between rises shall be landscaped to reduce the visual mass of the retaining wall.

- Architecturally detailed exposed cast-in-place concrete
- Stucco, cement-based
- Wood pickets, lattice and boards; use #2 or better no-hole cedar or other ARC approved wood.
- Painted wrought iron
-

Some Fencing Considerations

- Fences constructed with wood shall use wood wrapped steel posts. All fences shall be five (5) feet in height or less. Wood wrapped steel posts for fences may be marginally higher than five (5) feet with ARC approval.
- Any fence beyond the front of multiple family buildings must not exceed four (4) feet in height. Painting or staining of front fences is required.
- No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- Fences along streets, alleys and pedestrian paths shall be at least 3' away from the pavement. Landscaping shall be between the fence and the hard surface. Landscape plantings shall reach 3' within three years.
- Exceptions to the above standards for fencing around recreational facilities in private areas will be evaluated on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.

Fireplaces

No wood burning stoves, fireplaces or exterior fire pits are allowed. Natural gas or propane devices are allowed.

Garbage and Trash Removal

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC action of having the trash and construction debris removed and disposed. The cost of the removal and disposal of the trash and construction debris shall be deducted from the ARC deposit. Trash and recycling bins must be stored in an area that is not visible from the street or adjoining homesites. (see **Service Yards** for screening information). Burning or dumping of garbage, landscape debris or trash anywhere in Discovery West is prohibited.

Grading

To the maximum extent feasible, all grading on the building site shall conform to existing topography and must be approved by the ARC at the time of construction and/or landscaping review. For purposes of drainage, grading must slope away from structures on a homesite. Both existing and finished grading must be represented on each site plan, each exterior elevation, and each landscaping plan submitted to the ARC.

Gutters and Downspouts

Gutters are recommended and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached. In addition, this drainage must be accommodated on the owner's property. Please consider the addition of French drains or other types of drywell systems to accommodate gutter drainage.

Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites, residences and roadways. Materials to screen HVAC systems should match or complement adjacent building materials.

Hillside Building Sites

Exposed understructures of buildings and decks built on hillside sites are prohibited. Skirt walls (pony walls) exceeding three feet in height shall be landscaped to reduce the scale of the skirt (pony) wall. Additionally, all first-floor decks which are more than 24 inches above grade must have skirt (screening) walls and these walls must be recessed 18 to 24 inches from the deck/porch edge to create shadow lines. Decks more than three feet above grade shall be landscaped to reduce the scale of the skirt (screening) wall.

Landscape

Landscaping is required and shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Re-naturalize all areas disturbed by the construction of the building. Re-naturalizing includes planting native plant material and feathering transitions between truly native areas to the newly restored areas.

Other Landscaping Considerations

- Landscaping must be completed within six months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the ARC.
- Underground irrigation is required unless native or xeriscape design is approved.
- Street tree species, number, size and location are to be determined by the Discovery West Street Tree Guidelines for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. At a minimum, all street trees shall be a minimum 2" caliper at 4' above ground level at time of planting.
- In some situations, the ARC may require an owner to plant trees and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.
- All landscaping submittals shall be compliant with Exhibit H-1 Wildfire Mitigation, Landscape and Construction Requirements.
- Landscape plans must provide the following details:
- Identification, quantity and size of all proposed species of trees and plantings.
- Delineation between areas. For example: sod vs. bark, planting areas vs. sod (preferably in color).

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the body color of the building. Decorative features in unpainted or untreated metal or plastic require prior ARC review and approval.

Parking and Screening Design

Multiple-family parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. Access through parking lots should be designed for pedestrian safety and convenience by providing designated crosswalks and walkways. In addition, walkways connecting the parking lot to public streets

are encouraged and may be required by the ARC. One out of every 12 continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed 11.

Roofs and Roofing Accessories

- Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 25-year warranty) are acceptable roofing applications for Discovery West. Preformed metal roofing and textured metal with a matte finish may be considered on some buildings, with ARC approval. Wood shakes and shingles are prohibited due to fire danger. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Discovery West.
- Low slope single-ply membrane roofs may be permitted when a parapet and cornice are used to conceal roof-mounted equipment from the view of adjacent properties.
- Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to the main building wall or roof ridge, with a minimum 3:12 slope. Eaves and overhangs should be sized and built appropriately for the style of building and are subject to ARC approval.
- All roof-mounted components such as mechanical equipment shall be screened from view from any adjacent street.

Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving devices shall be placed on any building or structure without review and approval of the ARC.

- Satellite dishes over 18 inches in size are not permitted on buildings or sites.
- Location of receiving devices must be inconspicuous and preapproved before placement. Landscape screening may be required in some cases.

Service Yards/Trash Enclosures

When not provided by other structures, each multiple family building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment, etc. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Chain link enclosures are prohibited. For preferred materials see **Fence** standards unless the enclosure is designed to match the building.

Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting, and Balconies

Elevated decks with occupied areas below shall have supports of not less than 6" X 6". Built-up wing walls or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and, in some cases, will be required (see **Hillside Building Sites**).

Acceptable materials are as follows:

- Cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches
- Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies
- Stone, masonry or wood for underside of porches or decks, compatible with adjacent wall materials

Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see **Landscaping**). Utility trenching should be laid out in a manner to minimize the impact on trees' critical root zones.

Utility Meters

All utility meters (gas and electric) should not be visible from roadways or neighboring building sites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the siding color of the building or accessory structure.

Water Features

Water features shall be integrated as part of the landscape or streetscape. Water features shall be sized, located, and oriented to complement the adjacent building or landscape environment. Water features shall be scaled as a minor landscape element; they shall not dominate or distract from the landscaping or the architecture of the building.

Windows, Glazing, Entrances, Door Frames, and Accessories

Wood, vinyl or prefinished metal window frames and sashes are allowed. Reflective glass is not allowed. Aluminum windows, door frames and skylights must be factory painted, vinyl clad, or bronze anodized, unless other treatments are specifically authorized by the ARC. Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or fiberglass shutters are allowed. Interior window treatment shall harmonize with the exterior facade. Bay windows shall extend to the floor level and be visibly supported by brackets or extend completely to the ground.



Commercial/Mixed Employment District Architectural Guidelines

Description

This building prototype is intended to accommodate a variety of employment uses. While no specific building style is required, it is anticipated that buildings will be mostly one to two-stories fronting the street with a campus character rather than storefront. Setbacks are per the City of Bend Code for the underlying Limited Commercial and Mixed Employment zones. Individual buildings are typically less than 20,000 square feet in size, served by a private or common/shared parking lot. Parking is allowed on the sides of buildings, although the preferred location for parking is at the rear of the lot.

Use

Commercial, retail, office and other non-residential and residential uses as permitted in the City of Bend Commercial Limited (CL) and Mixed Employment (ME) zones.

Height

35-foot maximum height on lots abutting Skyliners Road; on all other lots, heights are allowed per the CL and ME zones in the City of Bend development code.

Lot size

Varies, but roughly one-acre in size to limit the overall size of buildings in the area.

Lot Coverage

As allowed in the City of Bend Development Code.

Setbacks

Per City of Bend Code standards for CL and ME Zones.

Building Orientation

Buildings shall abut a street, but main building entries will typically address the interior parking lot. Parking is allowed on the sides of buildings, although the preferred location for parking is at the interior of the lot. Vehicular access to all lots shall be from an alley where provided. For the lots west of Stanhope, primary vehicular access shall be from Workman Lane. No direct vehicular access is allowed from Skyliners Road, Sullivan Avenue, Stanhope Drive, or Ochoa Drive.

Parking and Garages

Parking shall be located off an alley or in the interior of the site. Exceptions to allow parking at the side of the lot shall be conditional based on review and approval of the Discovery West Architectural Review Committee. The ARC may require additional architectural and landscaping enhancements related to side yard parking layouts.

Off-street. Permitted per city of Bend development code.

On-street. Permitted per City of Bend development code.

Signage

All signage is subject to the City of Bend Sign Code. The Phase 4 Live/Work Townhomes are also subject to the Discovery West Residential Mixed Housing Architectural Guidelines, see Lighting & Signage.

Base Zone

Commercial Limited (CL) Mixed Employment (ME).

Overlay District

Discovery West Commercial/Mixed Employment District.

Commercial Rules and Design Guidelines

Adjacent Private Property

Adjacent property may not be used for access or as a parking area or staging area by any contractor or subcontractor working on the building site without Owner's approval. In the event of damage to adjacent property, the property owner and/or his agent(s) will be held responsible for restoration of the adjoining affected property and/or may result in a forfeiture of the ARC fee.

It is imperative to keep adjoining properties free of construction litter. Weekly clean-up is required.

Awnings

Awnings are encouraged at retail and pedestrian settings. All proposed awnings must be submitted for ARC review and written approval. If provided, awnings shall fit the window bays to blend with or augment the architectural character of the building. The awnings must be constructed of a material selected to complement the body color of the building and are only allowed at ground floor elevations. Awnings above the ground floor will be reviewed on a case-by-case basis. No stripes or patterns will be permitted. Glass, metal, wood or fabric are acceptable awning materials.

Burning

The burning of construction or landscape debris is not permitted at any time on any building site in Discovery West.

Drainage

A drainage plan must be included as part of all construction and landscape submittals and is subject to ARC approval. All site drainage must be retained and disposed of on the owner's property. The use of drainage retention ponds and/ or bio-swales are encouraged. Provisions for the disbursement of roof, gutter, site, landscape, walkway and parking lot drainage are the property owner's responsibility. Owners should consult with professionals to discuss their drainage risk factors and specific solutions.

Structures located in such a way that they may be subject to additional water difficulties (from street run-off or other sources) during conditions that exceed the system's designed capacity should investigate the possibilities of a free-draining foundation system around the entire perimeter of the foundation or other effective drainage system(s) recommended by your drainage professional.

For purposes of drainage, grading must slope away from all structures on a site.

Both existing and finished grading must be represented on each site plan, each exterior elevation, and each landscaping plan submitted to the ARC.

Driveways and Walkways

Driveways onto streets and alleys will be limited to two per building site, unless otherwise approved by the ARC. No driveways will be allowed on Skyliners Road, or Ochoa Drive. Access via Stanhope is discouraged. Other driveways are subject to ARC review and approval. Driveways may be concrete, asphalt or masonry paver.

Walkways should be designed to enhance the entry and connect the building to the neighborhood. Buildings shall be constructed as close as possible to the back of sidewalks.

All driveways and walkways shall be finished prior to occupancy. Exceptions may be allowed with ARC approval. Builders and Builder/Owners are responsible for repair of all damaged driveway cuts, curbs, sidewalks or sidewalk aprons.

Duplication

In cases where similarity in building design or appearance is deemed a concern by the ARC, modifications to the design may be required to eliminate similarities.

Excavation

Each building site shall be developed with minimal modification of the existing topography. All excavation spoils must be removed from the site. All areas disturbed during construction must be restored to their original appearance or in accordance with an approved landscape plan. Please refer to the landscaping section for re-naturalization standards. Landscaping shall be designed to "disguise" excessive slope areas caused by fill for parking lots and around the foundations of buildings.

Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Exterior color treatment shall be continuous on all elevations. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of nearby structures. Natural wood siding and natural shakes must be stained or treated.

Exterior Design Treatment

While no specific building style is required, several things must be considered during the design process to effectively address specific site conditions. Select roof pitches and roof massing appropriate to the proposed design style to lessen the perception of height. Stepping the building profile from the point of lower grade towards the higher grade reduces building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. Materials selection may be effective to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.). Building designs must be compatible with the context of the surrounding built environment.

The ARC encourages and may require fenestration, projecting bays, and all other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a "veneer" look. Exterior siding material must be carried down to within eight inches of grade. Only eight inches of exposed foundation is permitted on any exterior elevation.

The use of stucco and/or masonry materials may be exempt from the one treatment look. These materials may be used in conjunction with other approved siding materials to enhance the architectural style and appeal of all sides of a building. When masonry is used on the front of a building and it extends to any front corner, it must extend at least 18" around the adjoining side elevation.

Exposed understructures of buildings built on hillside sites are prohibited.

Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows: All exterior fixtures must have downward-directed light sources which are shielded with a minimally translucent material approved by the ARC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited. Architectural pole lighting at parking lots and around the building should be of a height in scale with the building but not to exceed 20 feet in height. Walkway, landscape and all other decorative light fixtures are subject to ARC review and approval regarding their style, location, number and lumen output. No part of the lamp may be exposed through perforated opaque material.

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan. All exterior light fixtures installed without ARC review and approval must be removed.

Exterior Walls and Trims

Consideration shall be given to an appropriate balance in the amount of each material and the specific areas of their use. Building walls of more than one material shall change materials along horizontal lines, projecting bays, or other architectural features (see illustration). Some building designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design.

Heavier appearing materials shall be used only below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to ARC review and approval.

Prohibited Materials and Conditions:

- unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- seams on sheet (plywood or pressboard type) products
- other similar quality, non-durable products
- vinyl products

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.

Some Fencing Considerations:

- Fences constructed with wood shall use wood wrapped steel posts. All fences shall be six (6) feet in height or less. Wood wrapped steel posts for fences may be higher than six (6) feet with ARC approval. Height shall be measured from the natural grade. "Natural grade" is defined as the site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade. The ARC will evaluate each condition on an individual basis. No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- Fences along alleys shall be at least 2' from the curb.

- Chain link fences are not allowed.
- Freestanding concrete and masonry walls shall be minimum 8" thick.
- Fences shall be setback 3' from pedestrian rights of way. Acceptable materials for Fences and Landscape/Retaining Walls are as follows:
 - Brick, concrete and stone masonry
 - Architecturally detailed exposed cast-in-place concrete
 - Stucco, cement based
 - Wood pickets and boards; use #2 or better no-hole cedar or other ARC approved wood.
 - Powder coated metals

Fireplaces

No wood burning stoves, fireplaces or exterior fire pits are allowed. Gas burning fire pits are allowed.

Flagpoles

Flagpoles, flags and banners require prior ARC review and approval before they may be installed. The size of flag and height of pole are also subject to ARC approval.

Gutters and Downspouts (See Drainage)

Gutters are recommended and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached.

All drainage pipes connected to downspouts must be concealed from the view of neighboring properties. In addition, this drainage must be accommodated on the owner's property.

Please investigate the addition of French drains or other types of dry well systems to accommodate gutter drainage.

Prefinished metal and painted metal downspouts are acceptable.

Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites and roadways. Materials to screen HVAC systems should match or complement adjacent building materials and must be reviewed and approved by the ARC.

Landscapeing

Landscapeing is required and may be a condition of development in some areas. All sites, however, shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material. See Exhibit F for the Approved Plant List.

- Landscaping must be completed within six months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the ARC.

- The front and side setbacks along public Right of Way shall be landscaped. Underground irrigation is required unless a xeriscape design is approved.
- Street Tree species, number, size and location are to be determined by Discovery West Street Tree Guidelines for the area between the curb and sidewalk. This area also requires underground irrigation. At a minimum, all street trees shall be 2" caliper measured 4 feet above the ground.
- In some situations, the ARC may require an owner to plant trees and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.
- It shall be the responsibility of the building owner, when landscaping their property, to follow the landscape plan approved by the ARC.
- When appropriate, contiguous property owners should work together to create a continuous flow from one property to the next avoiding a straight-line delineating property lines.
- Landscape plans must be presented on 11" x 17" or larger paper, in color and provide the following details: identification, quantity and size of all proposed species of trees and plantings and delineation between areas. For example: sod vs. bark, planting areas vs. Sod.
- Irrigation system housings must be painted to match the body color of the building.

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meters shall be painted to match adjacent materials.

Overhead Doors and Garages

Overhead doors should complement the architecture of the building and may be metal and painted to match the color of adjacent building material.

Parking and Screening

Parking lot designs should provide the necessary parking spaces and related landscaping and pedestrian access. At least one paved, continuous and direct pedestrian walkway through the parking lot to the building shall be provided (see illustration).

Primary Entrance

The building must have a primary entry located on the front facade of the building. There must be a direct, paved walkway from the sidewalk to the main entry.

Roofs and Roofing Accessories

Slate, ceramic and concrete tiles, concrete and wood simulated shales, and composition roofing (with at least a 25-year warranty) are acceptable roofing applications for Discovery West. Pre-formed metal roofing and textured metal with a matte finish may be considered on some buildings, with ARC approval. Wood shales and shingles are prohibited. Roofing applications will be reviewed on an individual building basis. All roof-mounted components such as mechanical equipment shall be screened from view from any adjacent street.

Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving devices shall be placed on any building or structure without review and approval of the ARC.

Service Yards/Trash Enclosures

When not provided by other structures, each commercial building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment and so forth.

Trash enclosures shall be detached from the building and must be screened from view of other buildings or roadways. Chain link enclosures are prohibited. All service yards must be reviewed and approved by the ARC.

Solar collectors

Are encouraged; however, the collectors must be flat to the roof. In addition, the majority of the mechanical portion of the system must be contained within the structure and not positioned on the roof. ARC approval is required for all solar collection systems.

Temporary Structures

Construction trailers are allowed during the construction phase of the building and must be removed upon substantial completion of the building. Long-term temporary structures may be considered upon review by the ARC and at their discretion.

Tree Preservation Guidelines

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

- Identify the Critical Root Zone (CRZ) area. The drip line is a good rule of thumb. Design around the CRZ whenever possible.
- Install construction fencing around as much of the CRZ as possible. Do not let any activity (storage, traffic, cleaning of tools, etc.) take place within the fenced area.
- Where activity must occur (usually footing or trench), cut cleanly any roots encountered. Backfill and water as soon as possible.
- If traffic across the CRZ cannot be avoided, install 10"-12" of woodchips to protect the CRZ from compaction.
- No fill or cut may be added within the tree's drip zone.

Trees less than 6 inches may be removed in accordance with fire safety guidelines. Any tree may be trimmed up six feet from ground level for fire safety. Any dead limbs within 15' grade should be removed. Unauthorized tree removal during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and new deposit are received and approved by the ARC.

Tree Removal and Trimming

The removal of any tree larger than 6 inches in diameter (19 inches in circumference) or topping a tree is subject to a fine up to \$5,000 per tree. If an owner or their agent(s) ignores this prohibition, the owner will be required to completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ARC) at the owner's expense.

Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see Landscaping). Utility trenching should be laid out in a manner to minimize the impact on trees' critical root zones.

Utility Meters

All utility meters (gas and electricity) should be screened from roadways or neighboring building sites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the siding color of the building or accessory structure.

Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape or streetscape.

Water features shall be sized, located, and oriented to complement the adjacent building or landscape environment. Noise from water features shall be limited to not impact adjoining or adjacent buildings or homesites.

Windows, Glazing, Entrances, Door Frames, and Accessories

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or "low E" glazing are required. No reflective glass is allowed without the ARC's approval. Aluminum windows, door frames and skylights must be factory painted, vinyl clad or bronze anodized, unless other treatments are specifically authorized by the ARC. Hinged glass doors (not sliding), where visible from the street, are allowed. Entry and overhead doors shall be wood, metal or fiberglass. Wood or fiberglass shutters are allowed. In general, dark window frames are required.

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**

Rim lots with Non-Development Easements and have existing foliage will be required to have 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.

Email an electronic pdf version of the drawings, a reduced 8.5" x 11" of the front elevation, and the completed and signed Final Review Application to arc@discoverwestbend.com. Drop off a hard copy set of the plans to the Architectural Consultant. The design review fee, the refundable deposit, and exterior materials Color Application Form with paint chips can be dropped off 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. 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 the 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 for Guild Builders and a \$3,000 fee is required for other Owner/Builders. A refundable deposit of \$3,500 for Guild Builders and \$12,000 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. Digout and construction must begin within 12 months of Final ARC Approval. All Improvements must be completed within two years of Final ARC Approval.
3. If ARC final inspection approval is not obtained within 24 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**

**DISCOVERY
WEST**

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 % _____

Submit:

- an electronic pdf version of the drawings (site plan, floor plans, elevations and architectural details)
- A hard copy 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 *Rim Lots with NDE*)
- exterior materials Color Application Form with paint chips and corresponding door and light cut sheets

This application must be completed and submitted to the ARC for review and approval of the 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.

I/we give permission for NWX2 LLC to enter details from this Final Submittal into PlatWidget on our behalf.

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, walkways and service areas clearly marked.
4.	Property lines, setbacks, and easements if any.
5.	Existing trees (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.	Indicate Street Trees in the parkstrip.
18.	Floor Area Ratio "FAR" calculation (See Exhibit C - Floor Area Ratio (FAR) – 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, doors, 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.

For Rim lots with an NDE 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 groundcovers include 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, MF-1

PROCEDURE FOR OBTAINING ARCHITECTURAL REVIEW COMMITTEE APPROVAL REVIEW PROCESS

Email an electronic pdf version of the drawings, a reduced 8.5" x 11" of the front elevation, and the completed and signed Final Review Application to arc@discoverwestbend.com. Drop off a hard copy plan set to the architectural consultant. The design review fee, the refundable deposit, and exterior materials Color Application Form with paint chips can be dropped off 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@discoverwestbend.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 ARC meeting timelines.

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, M-1 and MF-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>Maximum</u>
	<u>One - Two Units</u>	<u>Unit</u>	<u>One - Two Units</u>	<u>Unit</u>	<u>Deposit</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		\$1 per sq ft		\$50,000

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**

**DISCOVERY
WEST**

Property Owner(s) _____

Current Address _____

Email Address _____ Phone _____

Architect/Designer _____

Email Address _____ Phone _____

Contractor/Builder _____

Email Address _____ Phone _____

Architectural Style (Applicable to C-1 Prototype) _____

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:

- an electronic pdf version of the drawings
- a hard copy of the plan set
- 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 the new Home/Building or remodeling project. Contact the ARC at (541) 749-2931, arc@discoverwestbend.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.

I/we give permission for NWX2 LLC to enter details from this Final Submittal into PlatWidget on our behalf.

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 if C-1 Prototype: _____
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.
17.	Indicate Street Trees in the parkstrip.

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 (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: $\frac{1}{4}$ " = 1' (or as appropriate to illustrate the floor plans accurately and clearly). Dimensions shall be noted on floor plans.
2.	Walls, partitions, doors, 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 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)	3'	3'	3'
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-Flxes
Maximum Home Height [See Exhibit E - Home Height]	25' (45')*	35'	35'	35'		
Lot Coverage:	60%	60%	N/A	N/A		
Lot Setbacks: (3)						
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)		

* 45' height is Pending City approval of text amendments.

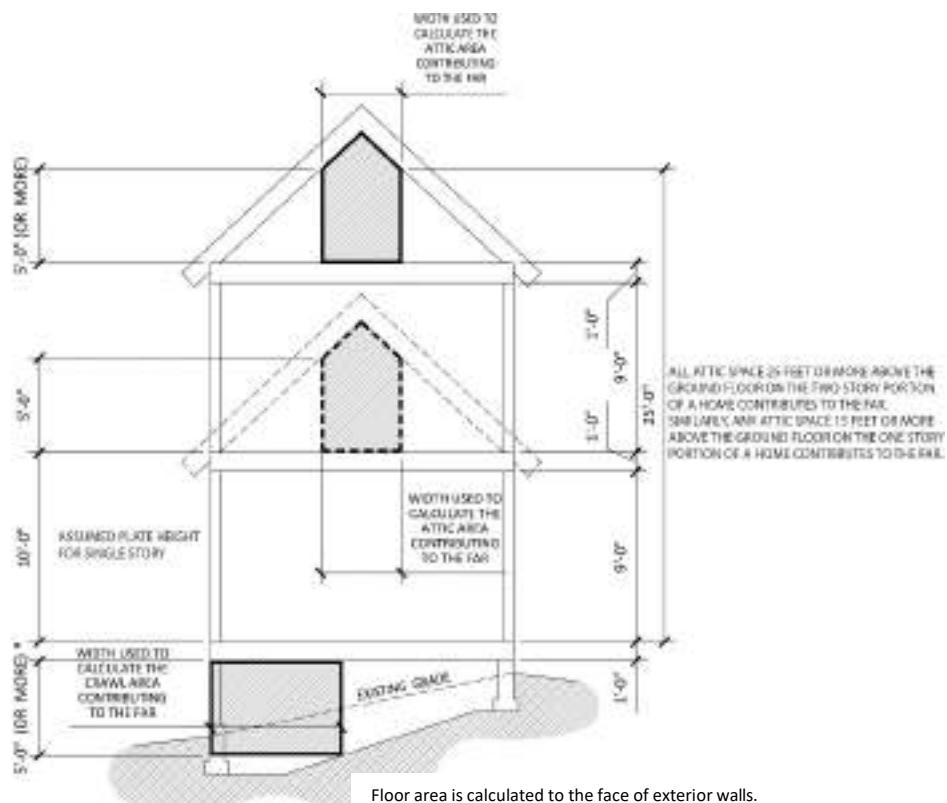
(1) Architectural Features: Except as prohibited in subsection (F)(6) of City Code, the following architectural features are allowed to encroach into the front side and rear setbacks by no more than two feet provided a minimum setback of three feet is provided from the property line: eaves, chimneys including fireplace enclosures and chimney chases, bay windows up to eight feet in width, window wells, and similar architectural features.

(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.

(3) See special standards for cluster housing in Land Development Code Article 300, Discovery West Planned Development.

(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.

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



THE FLOOR AREA RATIO (FAR) IS A PERCENTAGE OF A HOME'S SURFACE / VOLUME IN PROPORTION TO THE SIZE OF THE LOT. THE MAXIMUM HOME SIZE IS DETERMINED BY MULTIPLYING THE LOT SIZE BY THE APPLICABLE FAR (%). FOR EXAMPLE, A 5500 SQUARE FOOT LOT (5500 X .5 = 2750 SF). USING THE DIAGRAMS IN THIS DOCUMENT, 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.

BASMENTS 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; PROVIDED THE GRADE SURROUNDING THE AREA WELL COMPLES WITH THE DIAGRAM BELOW.

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

DISTANCES LESS THAN 5'-0" DISTANCES GREATER THAN FIVE FEET IMBASURED FROM EXISTING GRADE OR FINISHED GRADE, WHICH EVER IS LOWER, WILL CREATE FLOOR SPACE THAT WILL BE INCLUDED IN THE FAR CALCULATION.

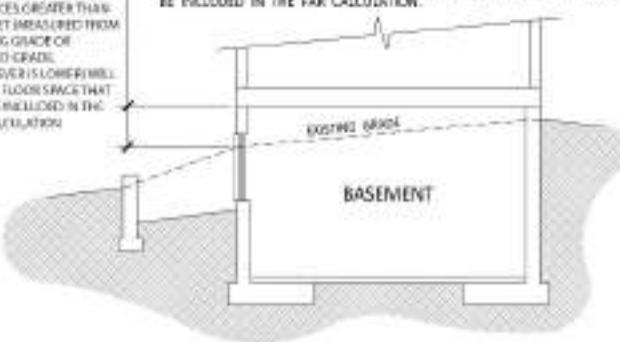


Exhibit D – Alley Setback for Residential Prototypes R-1, R-2, R-3

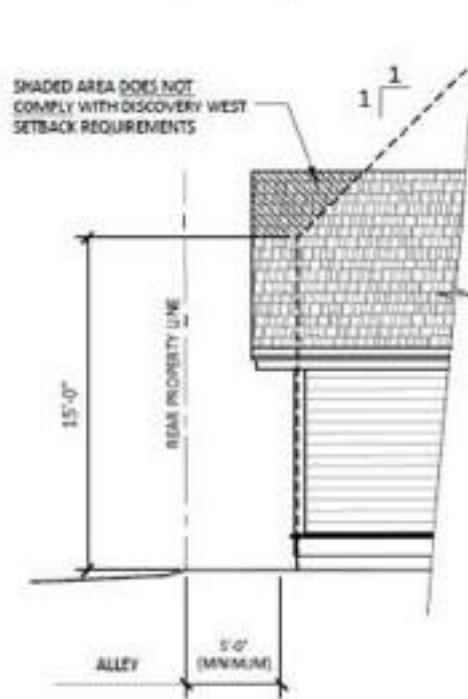
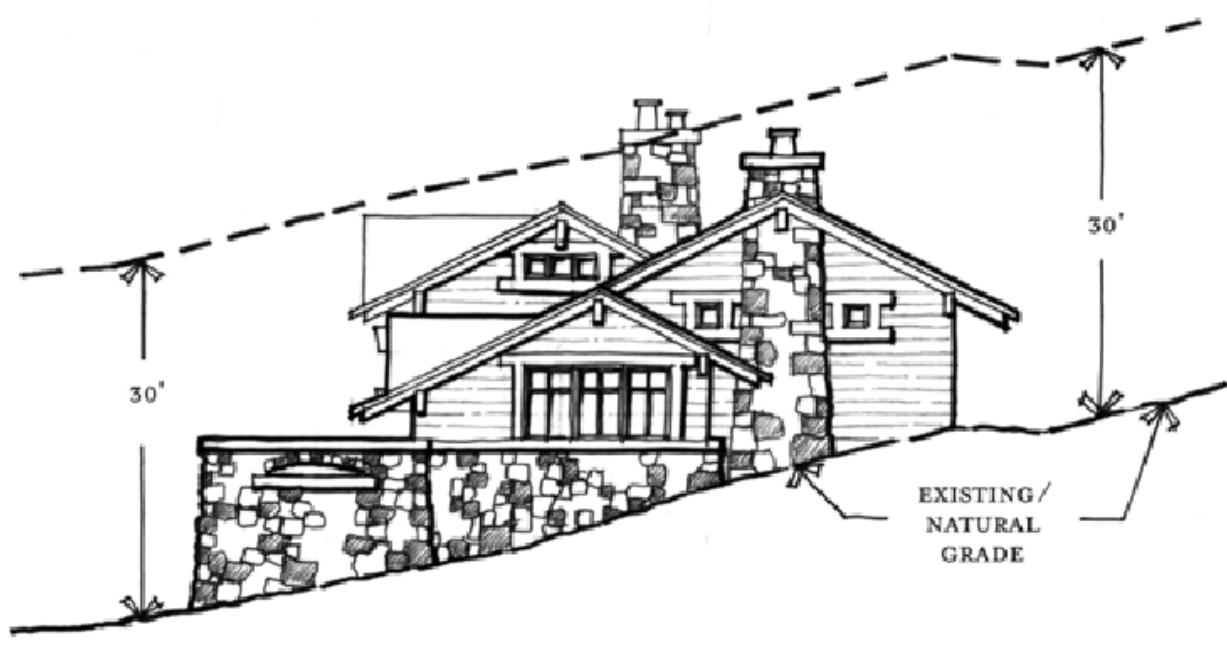


Exhibit E – Home Height for Residential Prototypes R-1, R-2, R-3



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>	Rosy Pussytoes
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Arabis species</i>	Rock Cress Species
<i>Artemisia caucasica</i> (Zone 2 only)	Caucasica Sage
<i>Artemisia viridis</i> (Zone 2 only)	“Tiny Green” creeping artemisia
<i>Aubrieta deltoidea</i>	False Rock cress
<i>Callirhoe Involucrata</i>	Poppy Mallow
<i>Calluna vulgaris</i>	Scottish Heather
<i>Ceanothus prostratus</i>	Mahala mat
<i>Cerastium tomentosum</i>	Snow-in-summer
<i>Convallaria Majalis</i>	Lily of the Valley
<i>Delosperma cooperi</i>	Purple ice plant
<i>Delosperma nubigenum</i>	Yellow ice plant
<i>Delosperma species</i>	John Proffit, Abla, White-eyed
<i>Dianthus species</i>	Dianthus, Garden Carnation or Pinks
<i>Eriogonum umbellatum var. majus</i>	Creamy, Parsley and Desert Buckwheat
<i>Euphorbia species</i>	Spurge species
<i>Festuca rubra</i>	Creeping fescue
<i>Fragaria species</i>	Wild strawberry
<i>Fragaria virginia variety platypetala</i>	Broad petal strawberry
<i>Galium boreale</i>	Northern bedstraw
<i>Galium odoratum</i>	Sweet woodruff
<i>Helianthemum species</i>	Rock rose species
<i>Iberis sempervirens</i>	Candytuft
<i>Lamium species</i>	Dead nettle
<i>Liriopoe</i>	Spinder Grass
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Marrubium rotundifolium</i>	Silver-edged horehound
<i>Pachysandra terminalis</i>	Japanese pachysandra
<i>Phlox diffusa</i>	Spreading phlox
<i>Phlox kelseyi</i>	Lemhi Purple Creeping phlox
<i>Phlox subulata</i>	Creeping phlox
<i>Potentilla neumanniana</i>	Spring Cinquefoil
<i>Saponaria ocymoides</i>	Soapwort
<i>Sedum species</i>	Sedum or stonecrops
<i>Sedum Rupestre Angelina</i>	Angelina sedum
<i>Sempervivum species</i>	Hens and chicks
<i>Teucrium aroanum</i>	Grey creeping Germander
<i>Thymus species</i>	Thyme species
<i>Veronica species</i>	Speedwell
<i>Vinca Bowles</i>	Periwinkle, Myrtle ground cover
<i>Vinca Minor species</i>	Dwarf Periwinkle species

Perennials

<i>Achillea species</i>	Yarrow
<i>Agastache species</i>	Hummingbird mint
<i>Alcea Rosea</i>	Hollyhock
<i>Alchemilla species</i>	Landy's mantle
<i>Allium species</i>	Nodding Onion, Star of Persia, Ornamental Ivory Queen
<i>Allium schoenoprasum</i>	Chives
<i>Aquilegia species</i>	Columbine
<i>Armeria maritima</i>	Sea thrift
<i>Artemisai absinthium</i>	Wormwood
<i>Artemisia arboresecens</i> (Zone 2 only)	'Power castle' artemisia
<i>Artemisia arbortanum</i> (Zone 2 only)	'Tangerine' sage
<i>Artemisia frigida</i> (Zone 2 only)	Fringed sage
<i>Artemisia lodoviciana</i> (Zone 2 only)	Prairie sage
<i>Artemisia spp.</i> (Zone 2 only)	Wormwood
<i>Artemisia stellerana</i> (Zone 2 only)	Dusty Miller
<i>Asclepias tuberosa</i>	Orange butterfly weed
<i>Aster species</i>	Aster
<i>Aurinia saxatilis</i>	Basket-of-gold
<i>Baptisia hybrid</i>	False indigo
<i>Bellium minutum</i>	Miniature Mat Daisy
<i>Bergenia species</i>	Heartleaf species
<i>Calachortus species</i>	Mariposa lily
<i>Campsis radicans</i>	Trumpet vine
<i>Carex species</i>	Sedges
<i>Chrysanthemum maximum</i>	Shasta Daisy
<i>Coreopsis species</i>	Coreopsis or Tickseed
<i>Crocus species</i>	Crocus species
<i>Delphinium varieties</i>	Delphinium
<i>Dianthus species</i>	Firewitch, Tiny Rubiew, Fragrant Snowflake Pineleaf Pink, Cushion Alpine Pinks
<i>Diascia Intergerrima</i>	Coral Canyon Twinspur
<i>Dicentra Formosa</i>	Western Bleeding Heart
<i>Echinacea purpurea</i>	Coneflower
<i>Epilobium angustifolium</i>	Fireweed
<i>Epliobium canum</i>	California Fuchsia
<i>Erigeron linearis</i>	Desert Yellow Fleabane
<i>Eriogonum species</i>	Creamy Buckwheat, Cushion Buckwheat, Sulphur Buckwheat, Buckwheat species
<i>Eriophyllum lantum</i>	Oregon Sunshine
<i>Gaillardia varieties</i>	Blanket Flower
<i>Galium odoratum</i>	Sweet woodruff
<i>Geranium species</i>	Cranesbill species
<i>Geum triflorum</i>	Prairie smoke
<i>Helianthella quinquenervis</i>	Aspen Sunflower
<i>Helianthemum nummularium</i>	Sun rose/rock rose/rushrose/frostweed
<i>Helianthus pumilus</i>	Bush Sunflower
<i>Helianthus salicifolius</i>	Low Down/Willow Leaved Sunflower
<i>Hemerocallis species</i>	Daylily species

<i>Heuchera species</i>	Coralbells
<i>Hosta species</i>	Hosta lily species
<i>Hymenoxys scapose</i>	Thrift Leaf Perky Sue
<i>Ipomopsis aggregata</i>	Scarlet Gilia
<i>Iris species</i>	Iris species
<i>Kniphofia uvaria species</i>	Torch lily, Red-hot or Flamenco Red Hot Poker
<i>Lavandula species</i>	Lavender
<i>Leucanthemum x superbum</i>	Shasta Daisy
<i>Lewisia Longipetala</i>	Little Plum Lewisia
<i>Liatris Aspera</i>	Blazing Star
<i>Liatris punctata</i>	Dotted Blazing Star
<i>Lilium Species</i>	Lily species
<i>Limonium latifolium</i>	Sea Lavendar
<i>Linum species</i>	Flax, blue
<i>Lonicera species</i>	Honeysuckle
<i>Lupinus varieties</i>	Lupine
<i>Mimulus species</i>	Monkey flower
<i>Muscari armeniacum</i>	Grape Hyacinth
<i>Narcissus species</i>	Daffodil, jonquil, narcissus
<i>Nepeta racemose</i>	Catmint
<i>Nepeta subsessilis</i> (Zone 2 only)	Japanese Catmint
<i>Nepeta</i>	Catmint
<i>Oenothera species</i>	Evening primrose
<i>Opuntia species</i>	Prickly pear cactus
<i>Papaver orientale</i>	Oriental poppy
<i>Penstemon species</i>	Penstemon or Beadrtongue
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Phlox paniculate "Barsityone"</i>	Violet Flame Garden Phlox
<i>Polemonium species</i>	Jacob's Ladder species
<i>Polygonatum commutatum</i>	Solomon's Seal
<i>Polystichum munitum</i>	Sword Fern
<i>Potentilla fissa</i>	Bigflower Cinquefoil
<i>Pulsatilla patens</i>	Pasque flower
<i>Ratibida columnifera</i>	Prairie coneflower or Mexican hat
<i>Rudbeckia fulgida</i> (Zone 2 only)	'Goldstrum' Black-eyed Susan
<i>Rudbeckia fulgida</i> (Zone 2 only)	'Vette's Little Suzy' Black-eyed Susan
<i>Rudbeckia fulgida v. fulgida</i> (Zone 2 only)	Brown-eyed Susan
<i>Rudbeckia hirta</i> (Zone 2 only)	Black-eyed Susan
<i>Rudbeckia hirta hybrid</i> (Zone 2 only)	'Cherry Brandy' Rudbeckia
<i>Rudbeckia maxima</i> (Zone 2 only)	Giant coneflower
<i>Salvia species</i>	Salvia or Sage
<i>Saponaria species</i>	Soapwort species
<i>Saxifrage x arendssii</i>	Mossy saxifrage
<i>Scutellaria Alpina</i>	Moonbeam Alpine Skullcap
<i>Solidago sphacelata</i>	Golden Fleece Autumn Goldenrod
<i>Sphaeralcea species</i>	Orange, Scarlet and Globemallow species
<i>Stachys byzantine</i>	Lamb's, Giant and Silver Carpet Lambs Ear
<i>Symphyotrichum species</i>	Aster
<i>Thalictrum fendleri</i>	Fendler's meadowrue

<i>Tradescantia occidentalis</i>	Western Spiderswort
<i>Trifolium species</i>	Clover species
<i>Tulipa species</i>	Tulip species
<i>Valeriana rubra</i>	Jupiter's Beard
<i>Viola species</i>	Violet species
<i>Yucca species</i>	Yucca

Vines

<i>Campsis radicans</i>	Trumpet Vine
<i>Clematis species</i>	Clematis species
<i>Humulus lupulus</i>	Common Hops
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea
<i>Lathyrus species</i>	Sweet pea species
<i>Lonicera sempervirens Magnifica</i>	Trumpet Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Vitis species</i>	Grape species

Grasses - Ornamental - acceptable outside the 5' Fire Free Zone

<i>Achnatherum hymenoides</i>	Indian Rice Grass
<i>Festuca glauca</i>	Elijah Blue Grass
<i>Festuca idahoensis</i>	Idaho Fescue
<i>Festuca ovina</i>	Sheep Fescue
<i>Poa sandbergii</i>	Sandberg's Bluegrass
<i>Pseudoroegneria spicatum</i>	Bluebunch Wheatgrass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sitanion hystrrix</i>	Squirreltail Bottlebrush
<i>Koeleria macrantha</i>	Prairie Junegrass

These grasses are not fire resistant or recommended but are allowed to be planted in Discovery West outside the 5' Fire Free Zone as they harmonize with the high desert landscape.

<i>Calamagrostis acutiflora Karl Foerster</i>	Feather reed grass 'Karl Foerster'
<i>Carex</i>	Ornamental Grasses/Sedge
<i>Helictotrichon sempervirens</i>	Blue oat grass
<i>Calamagrostis acutiflora 'El Dorado'</i>	Eldorado feather reed grass
<i>Calamagrostis acutiflora 'Overdam'</i>	Overdam feather reed grass
<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah switch grass
<i>Pennisetum alopecuroides 'Hamelin'</i>	Hamelin fountain grass
<i>Festuca glauca</i>	Blue fescue
<i>Sisyrinchium idahoense</i>	Blue eyed grass
<i>Poa sandbergii</i>	Sandberg's Bluegrass

Shrubs – broadleaf evergreen

<i>Buxus sempervirens</i>	Green velvet boxwood
<i>Ceanothus gloriosus</i>	Point Reyes ceanothus
<i>Cistus purpureus</i>	Orchid rockrose
<i>Cornus sericea</i>	Redosier dogwood and Kelsey/Kelseyi dogwood
<i>Cornus alba</i>	Tartarian dogwood/Siberian dogwood or white dogwood

<i>Cotoneaster apiculatus</i>	Cranberry cotoneaster
<i>Daphne x burkwoodii</i> var. "Carol Mackie"	Carol Mackie daphne
<i>Erica Carnea</i>	Winter/Snow heath
<i>Gaultheria shallon</i>	Salal, Shallon (in the Heather family)
<i>Hesperaloe parviflora</i>	Texas red yucca
<i>Mahonia aquifolium</i>	Oregon grapeholly
<i>Mahonia repens</i>	Creeping holly
<i>Paxistima myrsinites</i>	Oregon boxwood/Oregon boxleaf
<i>Rhododendron macrophyllum</i>	Pacific Rhododendron
<i>Yucca species</i>	Yucca

Shrubs – deciduous

<i>Abeliophyllum distichum</i>	White forsythia
<i>Acer circinatum</i>	Vine maple
<i>Acer glabrum</i>	Rocky Mountain maple
<i>Amelanchier species</i>	Serviceberry
<i>Aronia melanocarpa</i>	Black chokeberry
<i>Berberis species</i>	Barberry
<i>Caryopteris x Clandonensis</i>	Blue-mist spirea
<i>Ceanothus x pallidus</i> "Marie Simon"	California lilac
<i>Cornus serica</i>	Redosier dogwood
<i>Cornus sericea</i> "Kelseyi"	Kelsey dogwood
<i>Cotoneaster apiculatus</i>	Cranberry cotoneaster
<i>Dasiphora fruticose</i>	Shrubby cinquefoil
<i>Euonymus alatus</i> 'Compactus'	Dwarf burning bush
<i>Forsythia x intermedia</i>	Forsythia hybrids
<i>Holodiscus discolor</i>	Oceanspray
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Philadelphus species</i>	Mockorange
<i>Physocarpus species</i>	Ninebark
<i>Prunus besseyi</i>	Western sandcherry
<i>Potentilla fruticosa</i> (Zone 2 only)	White potentilla
<i>Rhamnus frangula</i> 'Columnaris'	Tallhedge
<i>Rhamnus frangula</i> 'Asplenifolia'	Fernleaf buckthorn
<i>Rhododendron occidentale</i>	Western Azalea
<i>Rhus species</i>	Sumac
<i>Ribes species</i>	Flowering currant
<i>Rosa species</i>	Hardy shrub rose
<i>Rosa woodsii</i>	Wood's rose
<i>Salix species</i>	Willow
<i>Salvia yangii</i>	Russian Sage
<i>Sambucus species</i>	Elderberry
<i>Spiraea betulifolia</i>	Birch leaf spirea
<i>Spiraea x bumalda</i>	Bumald spirea
<i>Spiraea douglasii</i>	Western spiraea
<i>Spiraea species</i>	Spirea
<i>Symphoricarpos albus</i>	Snowberry
<i>Syringa species</i>	Lilac
<i>Viburnum trilobum</i> 'Compactum'	Viburnum, Compact American cranberry

Trees – conifer

Larix occidentalis
Pinus ponderosa

Western larch
Ponderosa pine

Trees – deciduous

Aceraceae/Acer species

Vine Maple, Amur, Rocky Mountain, Bigtooth, Bigleaf, Boxelder, Japanese, Norway, Red, Red Sunset, Tatarian, Bloodgood, Coral Bark, Sugar

Aesculus hippocastanum
Alnus rubra species

Horsechestnut and Red Horsechestnut

Amelanchier species

Red, black and mountain alder

Betula species

Serviceberry species

Carpinus betulus species

Birch

Catalpa speciose

Hornbeam species

Celtis occidentalis

Western catalpa

Cercis canadensis

Common hackberry

Cercoparpus ledifolius

Eastern redbud

Cornus florida

Curl-leaf Mountain Mahogany

Cotinus coggygria

Flowering dogwood

Crataegus species

Common Smoke Tree

Fagus species

Hawthorn

Frangula purshiana

European species

Fraxinus species

Cascara

Ginkgo species
Gleditsia triacanthos var. inermis. cvs

Green, Autumn Purple, Marshall's Seedless, Patmore,

Summit Green Ash

Maidenhair tree species

Thornless, Shademaster, Skyline honeylocust

Gymnocladus dioicus

Kentucky coffee tree

Juglans species

Walnut

Liquidambar styraciflua

American sweetgum

Malus species

Apple, Crabapple, Dolgo Crabapple

Platanus racemose

Western or California Sycamore

Populus tremuloides

Quaking aspen

Populus Tremula

Swedish aspen

Populus species

Cottonwood, Black Cottonwood, Popular

Prunus virginiana

Chokecherry

Prunus virginiana 'Schubert'

Canada red chokecherry

Prunus species

Cherry, Plum

Pyrus species

Pear

Quercus garryana

Oregon white oak

Quercus palustris

Pin oak

Quercus rubra

Red oak

Robinia pseudoacacia 'Purple Robe'

Purple Robe locust

Sorbus aucuparia

Mountain ash

Syringa reticulata

Japanese tree lilac

Tilia species

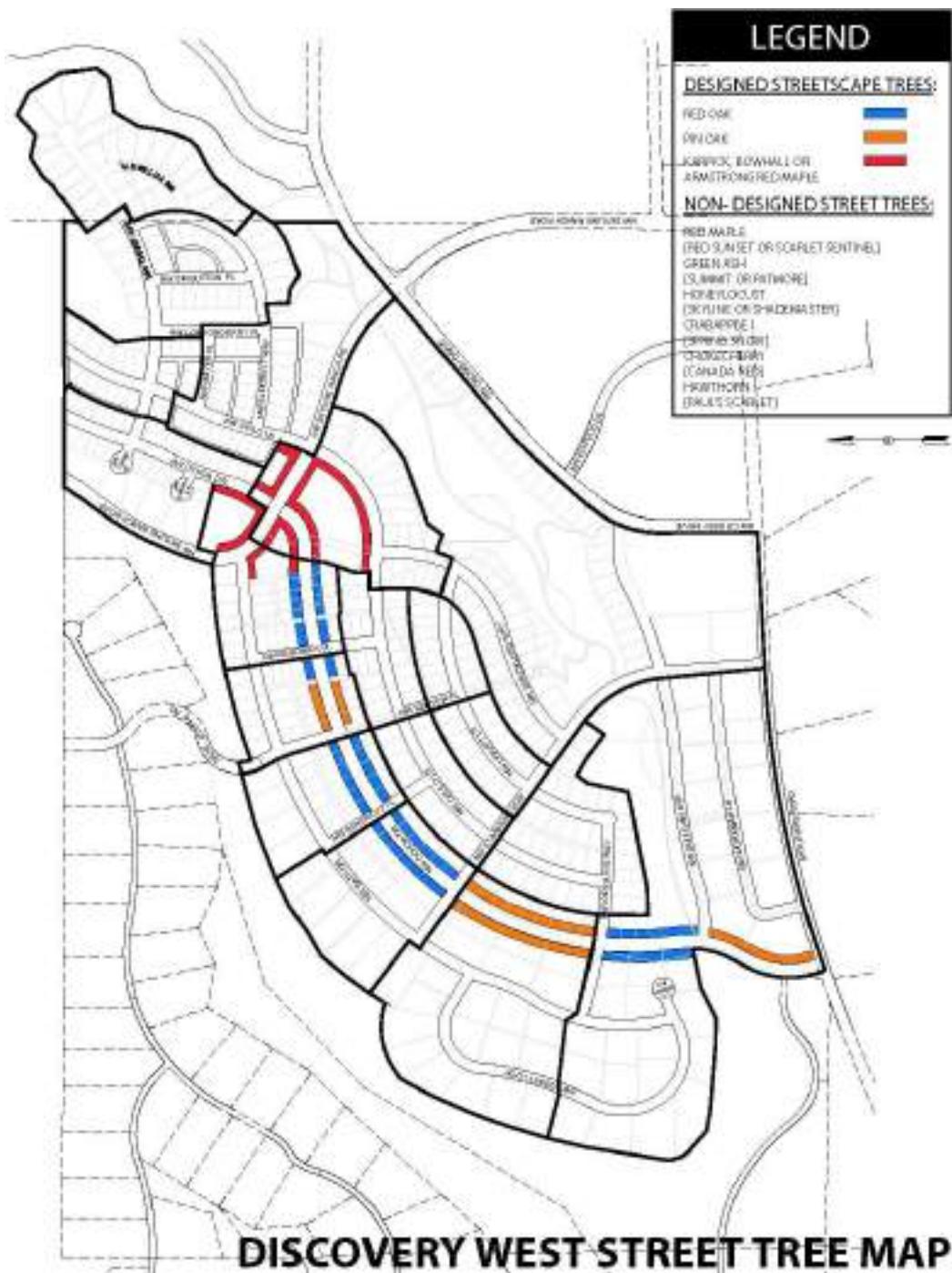
Linden species

Plants approved for revegetating the Non-Development Easement include:

<i>Lupinus</i>	<i>Silky Lupine</i>
<i>Mimulus</i>	Cusick's Monkey flower
<i>Linum species</i>	Flax, blue
<i>Eriophyllum lanatum</i>	Oregon Sunshine
<i>Achillea millefolium</i>	Yarrow
<i>Penstemon humilis</i>	Penstemon
<i>Festuca idahoensis</i>	Idaho Fescue
<i>Achnatherum humenoides</i>	Indian Rice Grass
<i>Koeleria cristata</i>	Prairie Junegrass
<i>Poa sandbergii</i>	Sandberg's Bluegrass
<i>Pseudoroegneria spicatum</i>	Bluebunch Wheatgrass
<i>Sitanion hystrix</i>	Squirreltail Bottlebrush
<i>Leucocrinum montanum</i>	Sand Lily
<i>Ribes species</i>	Flowering currant
<i>Artemisia caucasica</i> (Zone 2 only)	Caucasica Sage

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 fastigiate
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
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) Pre-construction: Site visit with Fire Professional and ARC members 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 & Phase 4, lots 176-183, 187-188.	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 and within six inches adjacent to a fence. If bark is present, six inches of gravel is required. If bare dirt is adjacent to the fence no gravel is required.	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 (NDE) portion of Phases 2, lots 40-45, 67-95 and Phase 4, lots 176-183, 187-188. 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 the 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 40-45, 67-95 and Phase 4, lots 176-183, 187-188. 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 (NDE) Phase 2, lots, 40-45, 67-95 and Phase 4, lots 176-183, 187-188. 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

Stumps from recently cut trees to be cut at natural grade. Decorative aged stumps, root balls and ghost trees are not allowed within Zone 1.	AG	AG and OA
Landscape Requirements For Zone 2 (30'-100' from home or from home to BPRD boundary)	Implementing Document	Authority Having Jurisdiction
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 and Phase 4, lots 176-183, 187-188. For Phase 2, lots 40-45, 67-95 and Phase 4, lots 176-183, 187-188: <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 the 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
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 and Phase 4, lots 176-183, 187-188. 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
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
Install non-combustible material underneath and within six inches adjacent to a fence. If bark is present, six inches of gravel is required. If bare dirt is adjacent to the fence no gravel is required.	AG and R&R	ARC and OA
Decorative aged stumps, root balls and ghost trees are allowed within Zones 2 & 3. Fire retardant is not required.	AG	ARC and OA
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 the 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
Stumps from recently cut trees to be cut at natural grade. Decorative aged stumps, root balls and ghost trees are not allowed within Zone 1.	AG	ARC and OA

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

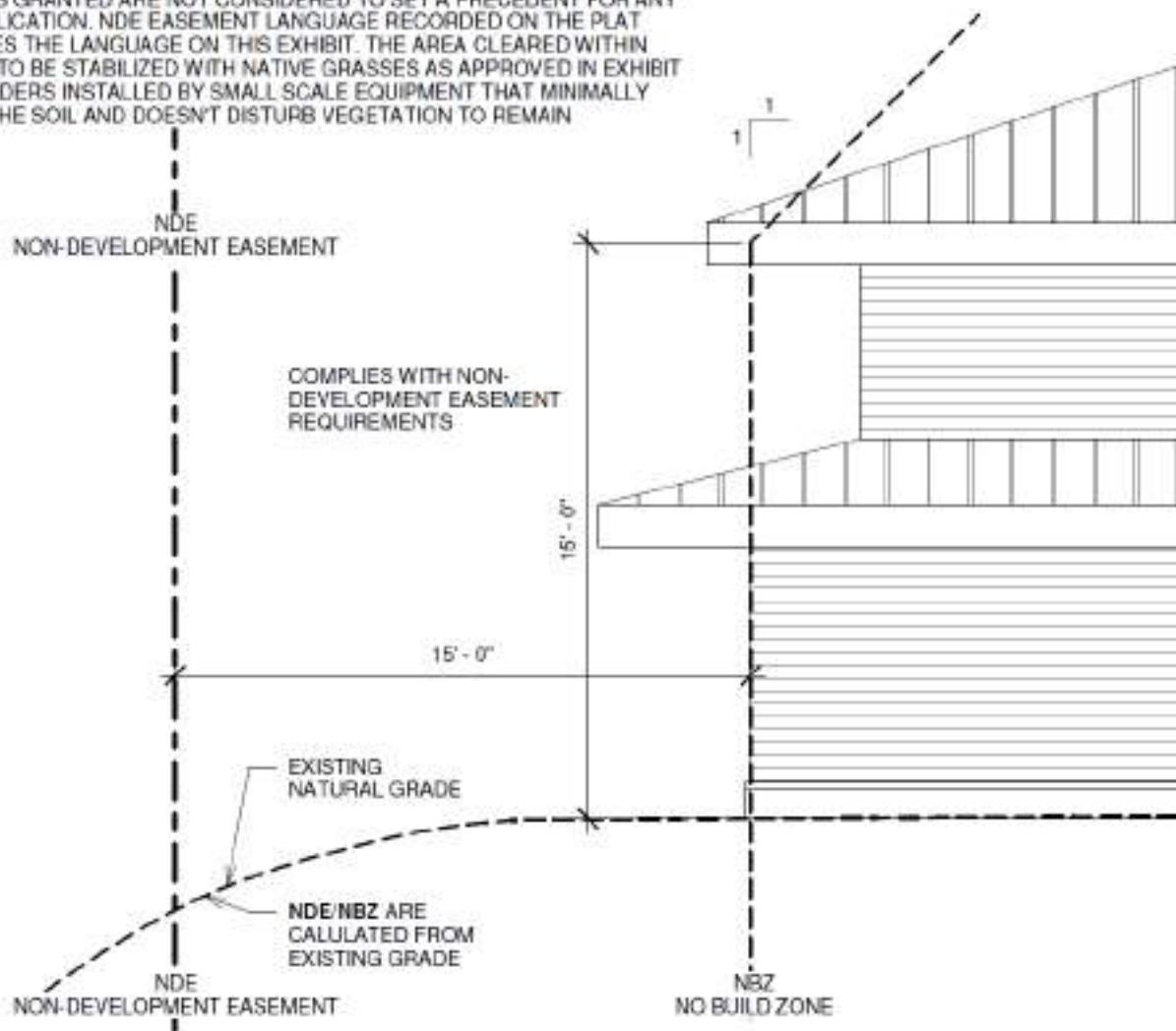


Exhibit I, page 1 of 2

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.

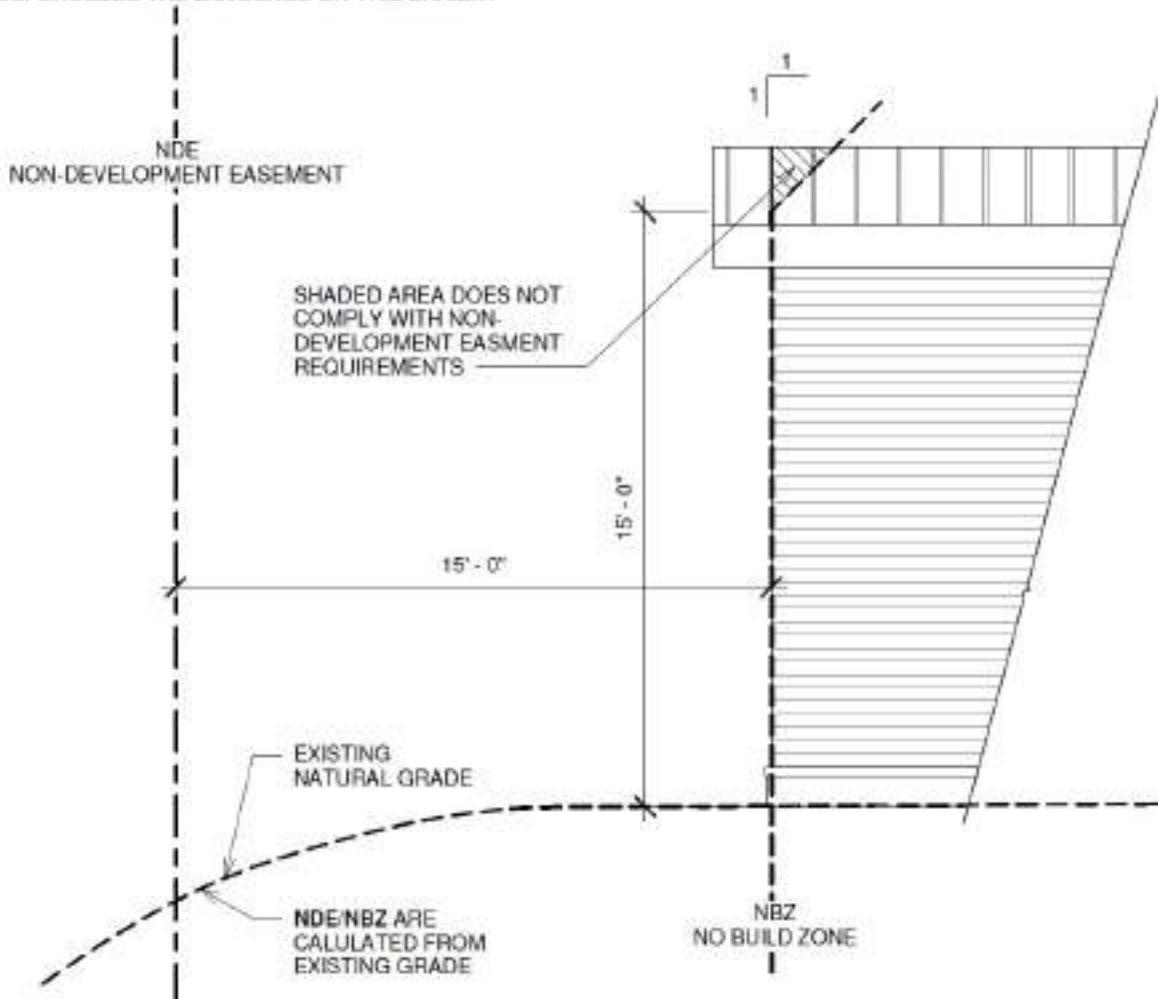


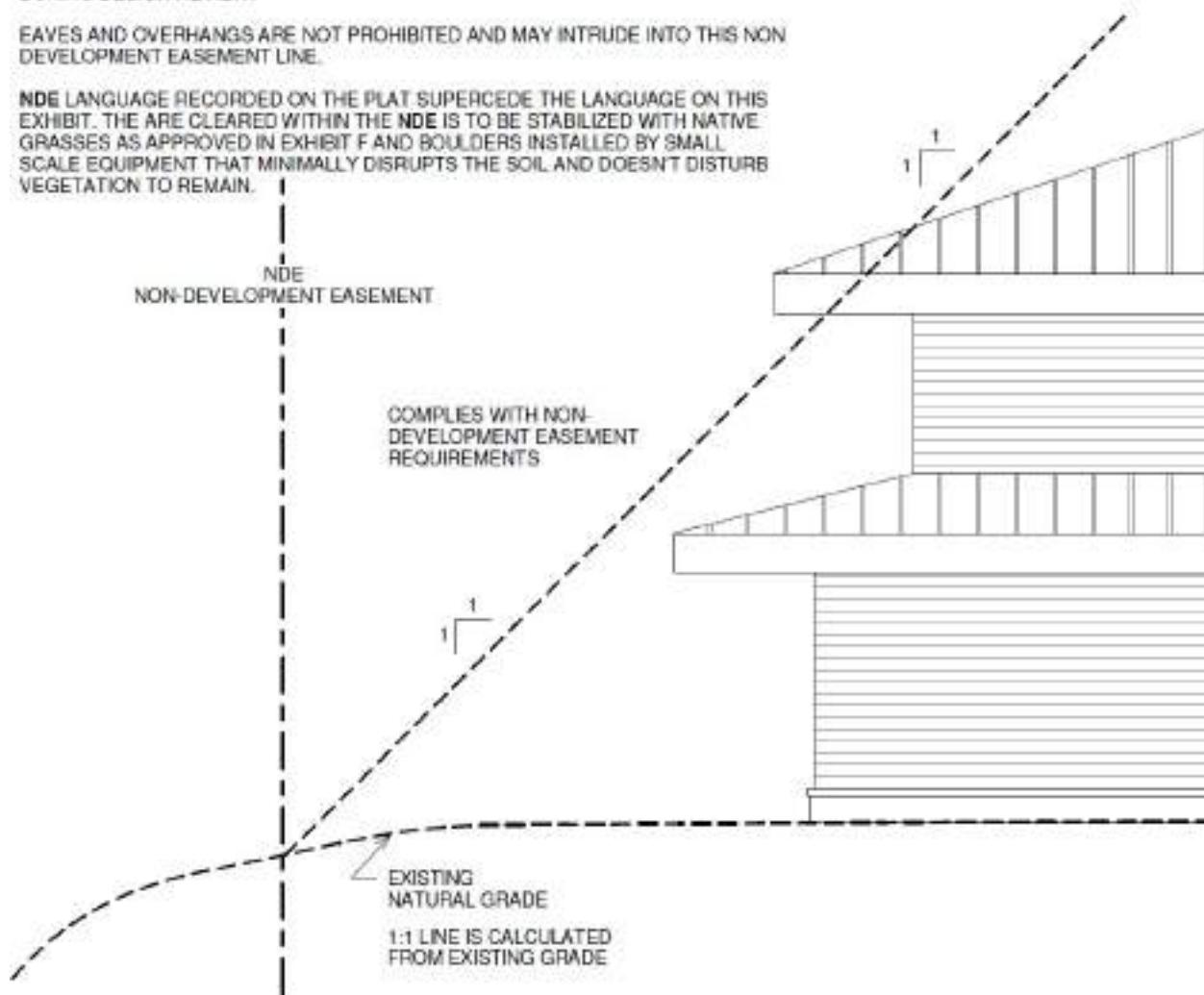
Exhibit I, page 2 of 2

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

NON-DEVELOPMENT EASEMENT 2 (NDE-2) - NO STRUCTURE OR IMPROVEMENT (EXCEPT 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.

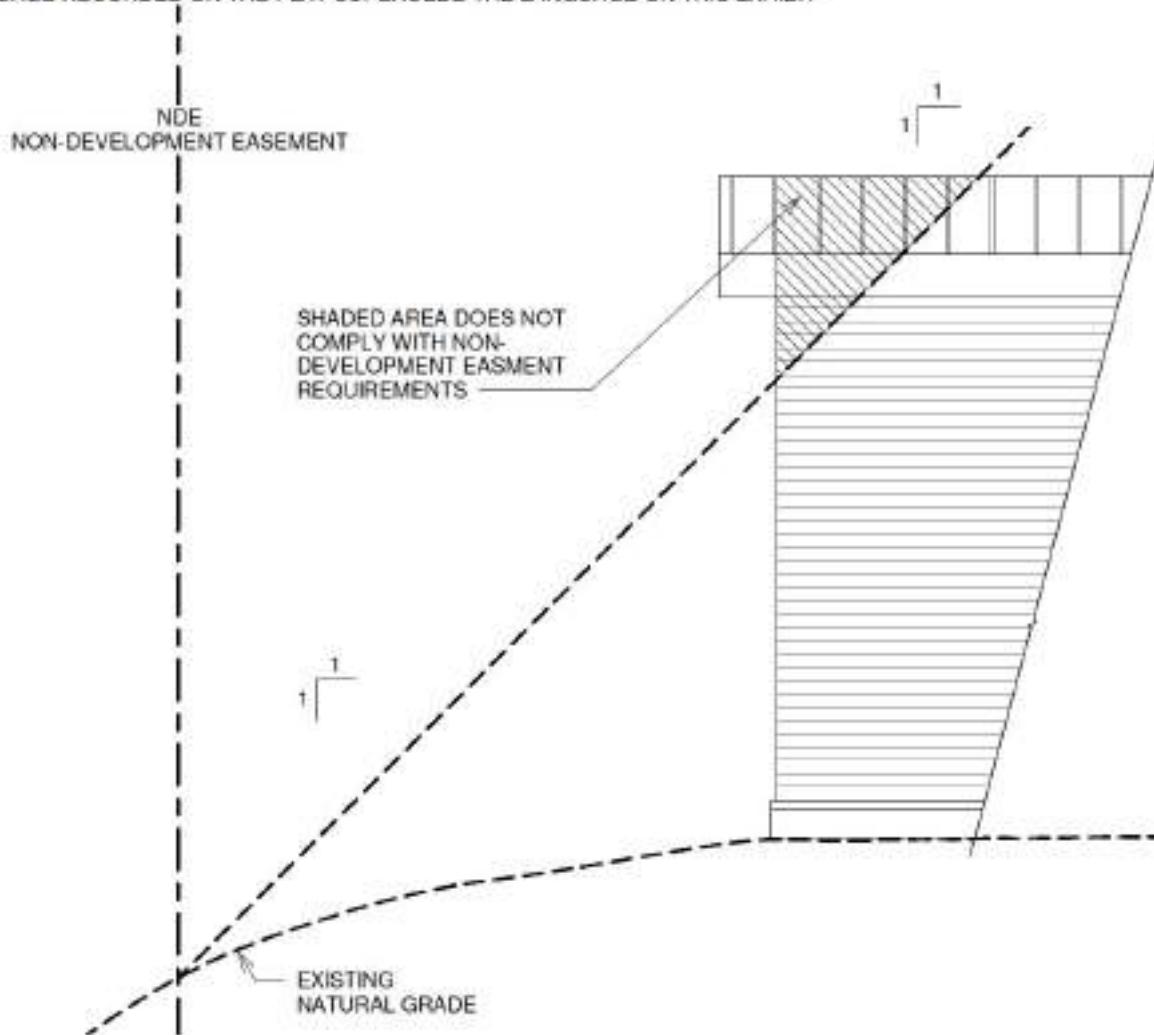
NDE LANGUAGE RECORDED ON THE PLAT SUPERCEDE THE LANGUAGE ON THIS EXHIBIT. THE AREA CLEARED WITHIN THE NDE IS TO BE STABILIZED WITH NATIVE GRASSES AS APPROVED IN EXHIBIT F AND BOULDERS INSTALLED BY SMALL SCALE EQUIPMENT THAT MINIMALLY DISRUPTS THE SOIL AND DOESNT DISTURB VEGETATION TO REMAIN.



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 DOESNT 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 – Non-Development Easement (ND-3) Compliant
Applicable to Lots 207-232 and 234-239

NON-DEVELOPMENT EASEMENT 3 (NDE-3):

NO STRUCTURE OR IMPROVEMENT (EXCEPT REESTABLISHMENT OF NATIVE GRADE AND WILDFIRE RESISTANT NON IRRIGATED PLANTINGS) ARE ALLOWED, EXCEPT WITHIN THE NDE SLOPE LINE. SLOPE LINE IS OFFSET 5'-0" FROM NDE, MEASURES 15'-0" VERTICAL FROM NATIVE GRADE, AND CONTINUES 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

**NDE
(NON-DEVELOPMENT EASEMENT)
(REFER TO SITE MAP FOR
LOCATION)**

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.

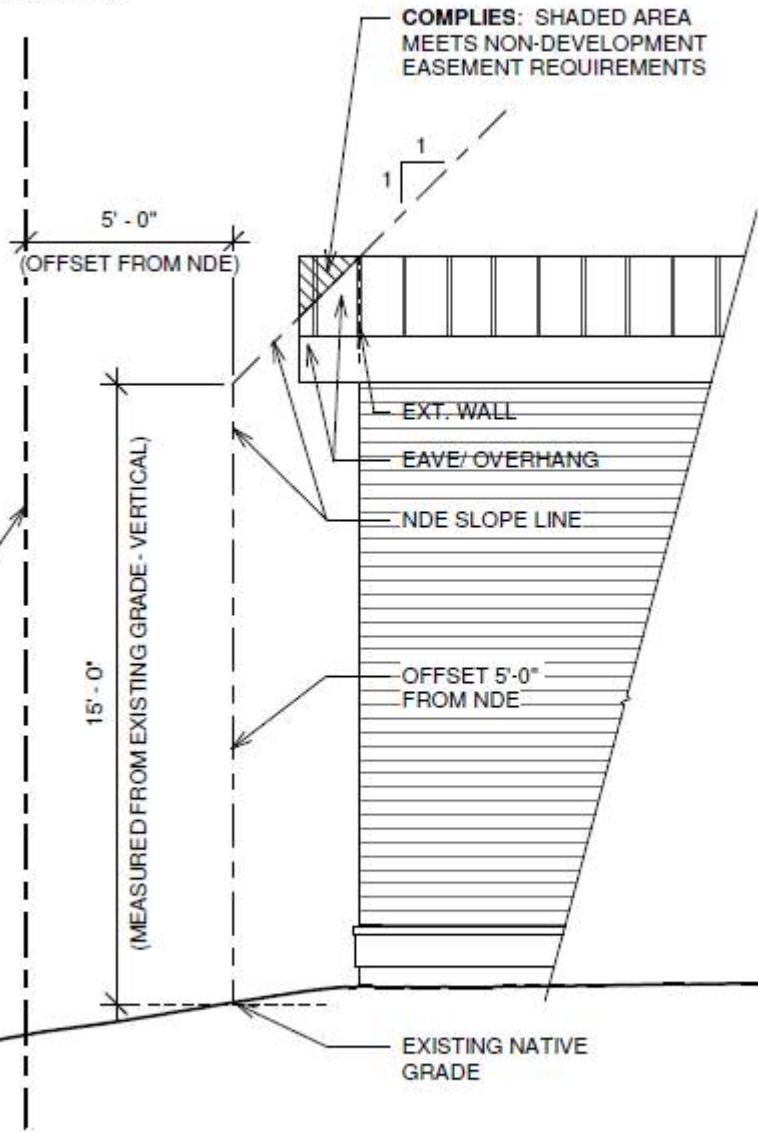


Exhibit K – Non-Development Easement (ND-3) Non-Compliant

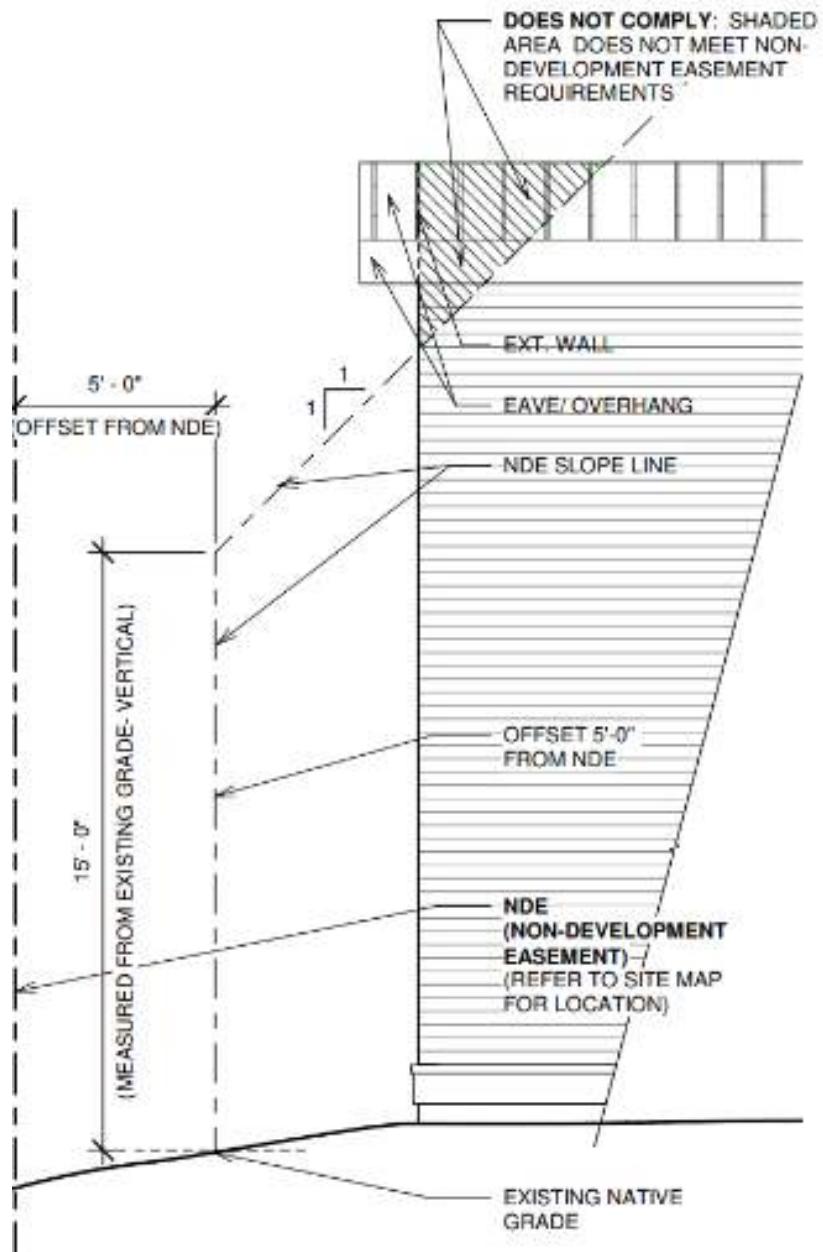
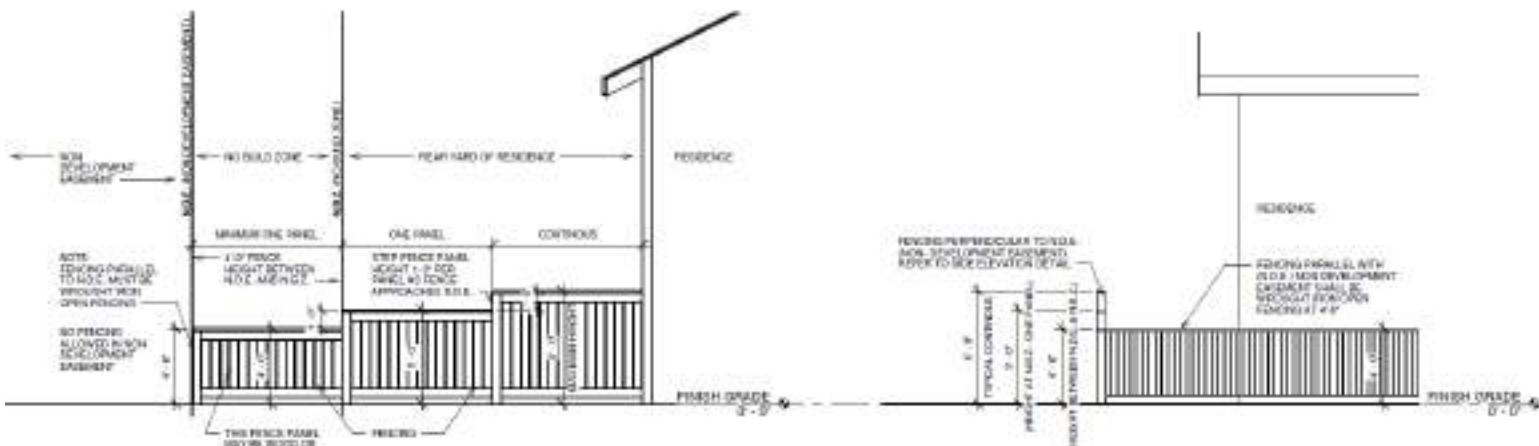


Exhibit L – Non-Development Easement Fence Standards



1 SIDE VIEW AT FENCING

② REAR VIEW AT FENCING AT N.D.E.

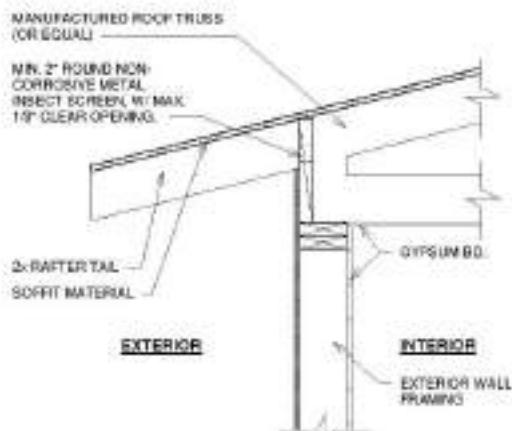


③ PERSPECTIVE VIEW AT REAR YARD FENCING AT N.D.E.

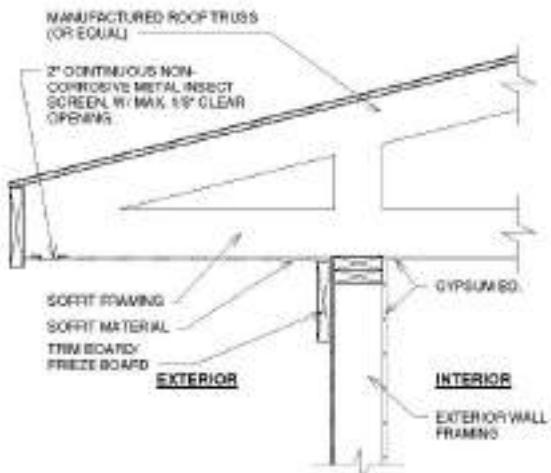
Exhibit M – Venting Details

4 Exhibit M – Venting Details

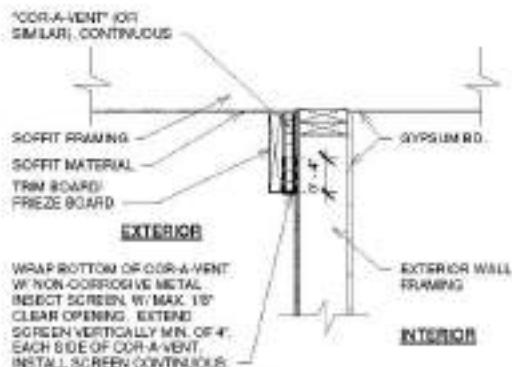
1' = 1'-0"



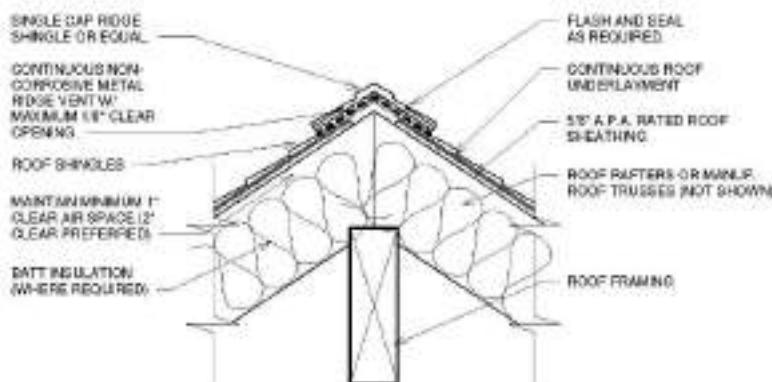
DETAIL M-2 SOFFIT VENT @ OPEN SOFFIT



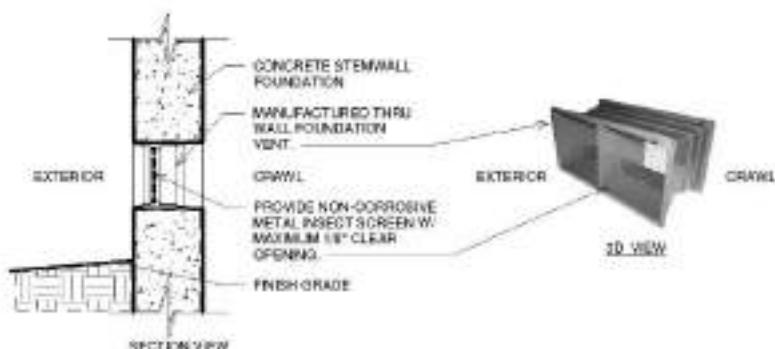
DETAIL M-3 SOFFIT VENT @ CLOSED SOFFIT



DETAIL M-4 COR-A-VENT W/ NON-CORROSIIVE INSECT SCREEN



DETAIL M-5 RIDGE VENT



DETAIL M-6 FOUNDATION VENT

Exhibit N – Scandinavian Soffit Material Orientation

Exhibit N – Scandinavian Soffit Material Orientation

AT INTERIOR FACE OF GABLE END PROJECTIONS, SOFFIT AND SIDING MATERIALS SHALL BE CONSISTENT WITH MATERIAL ORIENTATION.

ALIGN THE WALL SIDING AND SOFFIT BOARDS VERTICALLY (ALIGN SEAMS) OR ALIGN HORIZONTALLY, MAINTAIN CONSISTENCY AT WALL AND SOFFITS.

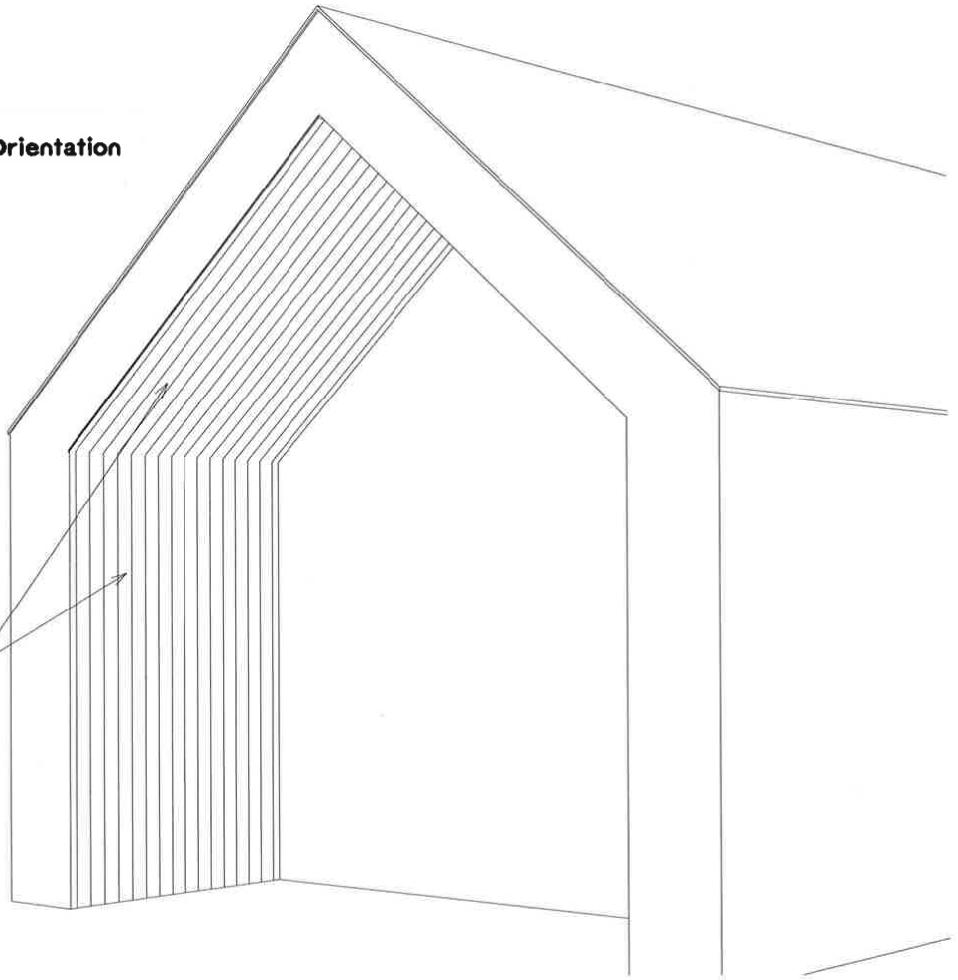


Exhibit O - Compliant Porch Column Detail

