

# DESCHUTES RIVER RANCH

## *Design Guidelines*

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## **I. INTRODUCTION**

The Deschutes River Ranch (DRR) Design Guidelines have been created to assist you in designing and building your home in a manner that preserves the natural beauty of the Ranch, maintains a high standard of quality for all homes, and serves to protect home values for you and your neighbors.

The intent of these guidelines is to ensure that homes and all improvements are of a consistent quality, are aesthetically appealing, preserve view lines, and protect your privacy. Our Design Review Committee (DRC) exists to work with you and your architect/designer to approve your plans expeditiously, as long as they are consistent with the Design Guidelines. Please be assured our review process will be “merit-based” and that we are looking for good ideas and quality homes.

These guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for DRR first recorded on March 11, 2003 in Deschutes County, Oregon.

The Guidelines are to be used by all homesite owners and their designers and builders, to govern new development, additions, landscaping, changes and alterations at DRR.

The Guidelines will be administered and enforced by a Design Review Committee (DRC) in accordance with procedures designated in this document and in the CC&Rs.

This document was adopted by the Committee on March 4, 2003 and may be amended as needed by the Committee.

It is the responsibility of each owner to obtain and review a copy of the most recently revised Design Guidelines prior to submitting plans to the Committee for review.

## **GOVERNING REGULATIONS**

### **All development shall conform to the following:**

- The most recent version of this document in effect on the date that the Owner’s first, complete Schematic Submittal is made to the Committee
- The Declaration of Covenants, Conditions and Restrictions for DRR
- All applicable Deschutes County Ordinances, Regulations, Overlay Zones and Codes
- Applicable Local, State and Federal Codes and Regulations.

## **2. GRAPHIC OVERVIEW**

The following three pages provide a graphic representation of the property from a macro view of the General Plan for the entire ranch, a zoom in from this map showing in greater detail the Initial Offering, and then focus on a single lot which we call the Homesite Evaluation.

### **2.1 GENERAL PLAN (PAGE 5)**

The General Plan was created from an aerial photograph. The darker colored portion outlines the 450-acre Deschutes River Ranch. The lighter colored elliptical-shaped background represents the adjacent patchwork of rural farming parcels here in Tumalo.

Because this is from a photograph it is interesting to note that every green dot represents a real tree. The proportions and scale of each element are accurate. The rooftops within the community have been added by the designer to help visualize the completed neighborhood and assist in the planning and design process.

### **2.2 INITIAL OFFERING (PAGE 6)**

This is a cropped portion of the General Plan (page 7) providing a more detailed view of the Initial Offering which consists of the Community homesites and the four Estate homesites.

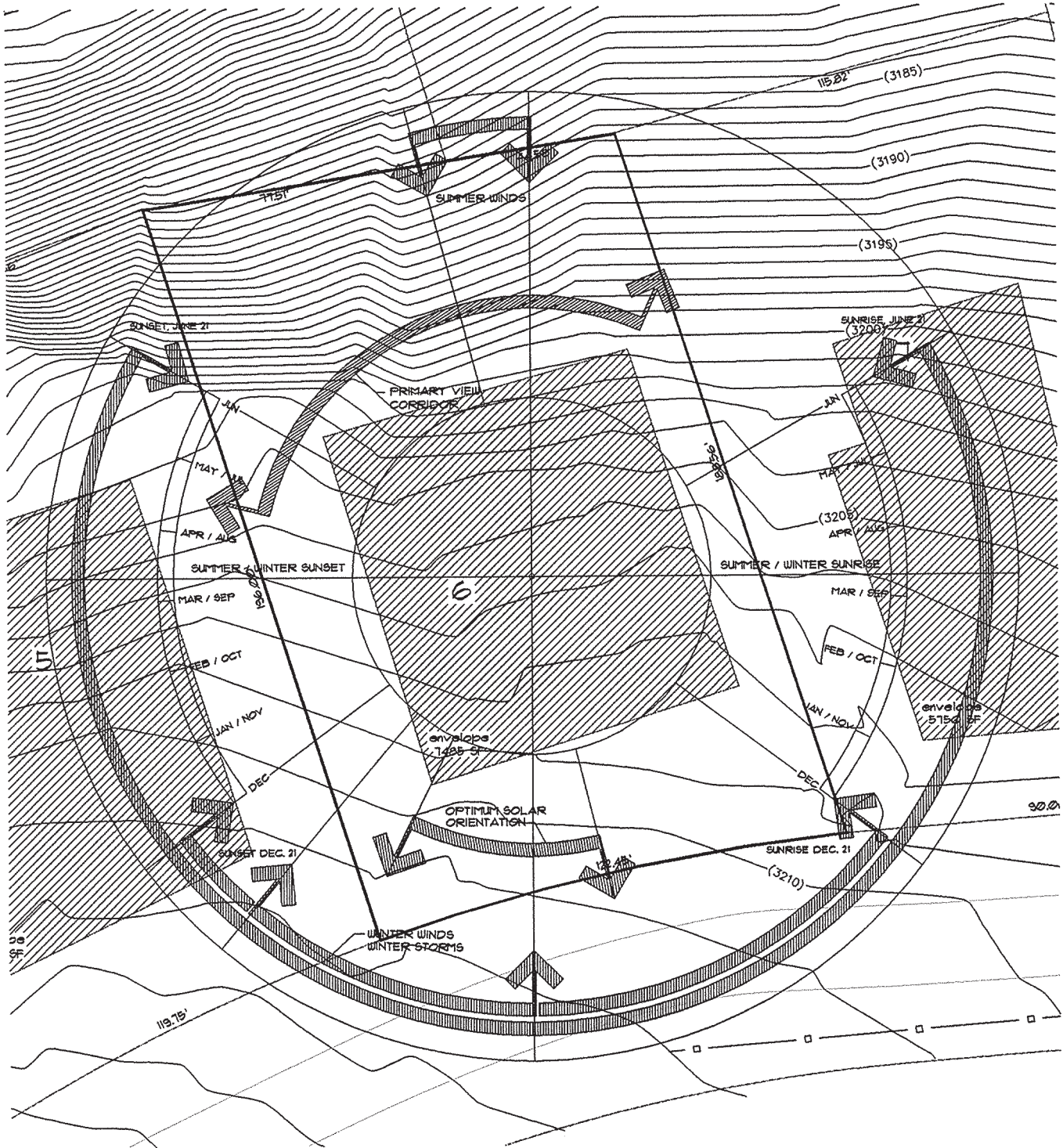
### **2.3 SAMPLE HOMESITE EVALUATION (PAGE 7)**

This is a sample of the Homesite Evaluation Maps that have been created for each homesite. This map defines the lot perimeter and dimensions, building envelope, land contours, seasonal solar orientation, seasonal wind direction, and primary view corridor. It is essentially an “Owner’s Manual” providing essential information for the design of all improvements on the properties.





### SAMPLE HOMESITE EVALUATION



HOMESITE SIX



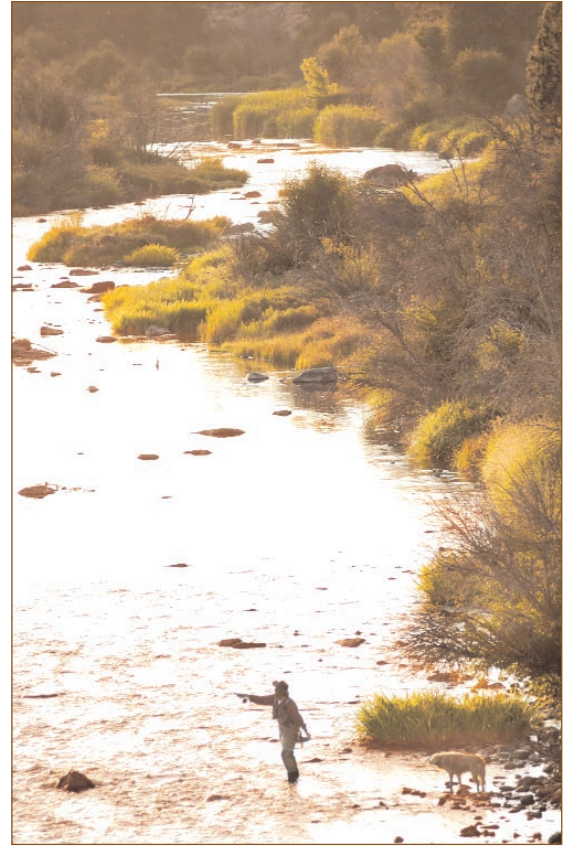
### 3. DESCHUTES RIVER RANCH

#### 3.1 DESIGN PHILOSOPHY

Our design philosophy arises from the overall vision for Deschutes River Ranch. The Design Guidelines have been crafted so that structures and improvements created on the Ranch will contribute to the beauty of the rural landscape.

Those living in the community and experiencing the close relationship with nature will appreciate the vision and corresponding design values which serve to:

- Preserve the diverse beauty of rural agricultural, riparian and pristine upland wildlife area.
- Preserve view corridors, privacy, aesthetic beauty and value.
- Build structures that complement, rather than compete with, the landscape.
- Maintain open space for the protection of wildlife and the enjoyment of residents.



#### 3.2 HISTORY

Marshall Awbrey, known by all as Marsh, was a true pioneer of the Northwest and the original settler of what is now the Deschutes River Ranch. (From what we know of Marsh he would have been pleased with the vision for DRR. He was a man who loved animals, nature and the beauty of Central Oregon.)

DRR is carefully planned to protect and respect its extraordinary setting along the famous Deschutes River. Eons of the river's nurturing flows have deposited rich productive soils creating this rural agricultural zone in the heart of Central Oregon. The special advantage of Ranch's location along the Deschutes gives the property great diversity with pristine examples of all that make Central Oregon so attractive: snow-capped Cascade mountain views, rolling pastures, upland sage and grass meadows, ancient Juniper and classic specimens of towering Ponderosa Pine.

## 4. DESIGN REVIEW PROCESS

### 4.1 ARCHITECTURAL DESIGN SUBMITTAL

#### Get to Know the Site

Each residence at the Ranch should reflect its locale, create a living environment that responds to the individual site and conform to the overall character of all DRR homes in its particular neighborhood. Because conditions vary throughout the Ranch, homesite owners should get to know the entire project and how it relates to their homesite. Walking the area, experiencing the views, and considering the vision for the Ranch as outlined in the Design Philosophy will combine to help shape the orientation and design of the future residence. Also review this Manual and become acquainted with all the other documents that serve to regulate and guide development at DRR.

#### Choose an Architect/Designer

A licensed architect or approved designer must design each residence at DRR. Specialized design skills and an understanding of site and environmental possibilities is of major importance to realize the special character and quality you will want in your residence. Be sure that your architect or designer reads the Design Guidelines and becomes familiar with this document. Your architect should also be aware of and follow the documents referred to in the Governing Regulations.

#### Pre-design Meeting

Schedule a Pre-design meeting with the Secretary of the Design Review Committee.

Homeowners and their architects are asked to meet with the Committee to discuss their particular site and identify the unique opportunities and any concerns prior to preparing a design or any proposed improvements. This meeting will provide guidance prior to the initiation of design work and will outline expectations of the Committee with respect to general design quality and standards required at DRR.

#### Architectural Design

After thorough review of the Design Guidelines, and the Pre-design Meeting, have the architect prepare the Architectural Design for the homesite. The purpose is to communicate to the Committee the design intentions. This review is important to ensure that the initial design conforms to the concepts contained in these Design Guidelines. An early response by the Committee is intended to avert wasted time and professional fees that result from pursuing a design that may be in conflict with the Design Guidelines. The Architectural Design Submittal must include the application form (Appendix D) and the appropriate submittal fee.

**The Architectural Design Submittal shall include three complete sets of the following:**

1. A written explanation of the design approach.
2. A graphic explanation of the design concept including Site Plan, Floor Plans and Exterior Elevations which outlines the overall design intent.
3. A list of proposed materials including siding, trim, roofing, decking, window and door types and all exterior materials or surfaces included in the design concept.

The Architectural Design Submittal can be prepared in any format, but must be clearly labeled with pertinent information, including the document date, homesite number, name, address and telephone number of the owner and architect. The complete Design Submittal and application should be submitted to the Secretary of the Committee. Allow 15 days for a written response from the Committee. The Committee may extend its response if the Committee finds the submittal incomplete.

In the event the Architectural Design Submittal is denied, and a re-submittal is also denied, additional re-review fees will be charged for each additional submittal in accordance with the schedule in Appendix F.

## **4.2 CONSTRUCTION DOCUMENT SUBMITTAL**

### **Construction Documents**

After approval of the Architectural Design Submittal, you are ready to proceed with the detailed construction documents. This section describes the process and requirements for submitting these documents.

**The Construction Document Submittal shall include three complete sets of the following:**

#### **1. Vicinity Plan:**

Indicate proposed site in relationship to adjoining properties and residences (where applicable) within 500 feet. Note that this data is available for every homesite, the DRC will be happy to provide digital or hard copies of this information.

#### **2. Site Plan:**

Indicate proposed building footprint, roof line, property boundaries and easements, utility locations (including connection to the DRR subsurface community drainage system, if applicable—see sect. 8.17 for details), utility meter locations, existing vegetation, water feature locations, existing and proposed one foot contours, areas of cut and fill, drainage, proposed roads, driveways, trails, bridges, decks, and any other proposed improvements. Indicate scale and north direction; take special precaution to clearly indicate how surface and subsurface drainage (if appropriate) is to be handled.

#### **3. Floor Plans and Roof Plans:**

Include all floor plans and roof plan indicating roof penetrations, overhangs and proximity to property lines.

#### **4. Exterior Elevations and Details:**

Indicate the exterior appearance of all views (usually four) labeled in accordance with the Site Plan, the height of chimney (if proposed), natural and proposed finished grades, all roof penetrations including skylights, all flues and plumbing vents, foundation vents and all above-ground utility meters and boxes with required visual screening.

Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, foundation vents, light-fixtures, etc.) The elevation drawings should indicate material textures.

Provide design details to sufficiently represent the visual expression of the building, exposed connections and material interfaces.

**5. Building Sections:**

Indicate building walls, floors, roof eaves and fascia detail, deck railing, interior relationships, existing and finished exterior grades and any other information to clearly describe the exterior relationships of the building.

**6. Material Sample Board:**

For the Committee's permanent records, provide an 8-1/2"x 11" typed summary that clearly states the manufacturer's colors, style, brand names or other identifying information for proposed materials shown on the board (material can usually fit on a 30 by 42 inch board).

**The Material Sample Board should depict:**

- Roof and flashing materials and colors
- Wall materials and colors
- Exterior trim materials and colors
- Fireplace materials
- Window materials and colors
- Exterior door material and color
- Samples of stone/rock and mortar to be used
- Exterior light fixtures, artwork and hardware
- Walkway and driveway materials if other than asphalt or concrete

The Committee will retain this sample board. The sample board must be marked with the owner's name and address. Samples must be identified with the manufacturer's name, color and/or number, model types or other relevant identifying information.

**7. Landscape Plan:**

- a. Proposed plant materials (names, sizes, quantities)
- b. Existing plant materials (names and sizes)
- c. Locations of existing plant materials scheduled for removal
- d. Decks, pavements, service yards, driveways, other proposed freestanding structures
- e. Locations for outdoor lights, signs, address monument, and added rockery or boulders
- f. Complete irrigation plan
- g. Wildfire prevention plan
- h. Proposed spa locations and required visual screening.

See Appendices A, B and C for lists of approved plants and designated zones. Plants not shown on the lists must be approved by the committee.

**8. Construction Schedule:**

A printed Construction Schedule including start and completion dates of the residence, as well as the landscape work, must be provided.

### 9. *Site Staking:*

- a. Stake your site to clearly show all property corners, all building corners, driveways and other improvements. In determining the proper location for each, the Committee shall consider the location of existing and future improvements on adjacent sites, and such other economic or aesthetic considerations as it may deem appropriate.
- b. Stakeout inspections shall only be conducted at a time when the site is free from snow.
- c. Driveway locations should be staked at each side of the drive at 10-foot intervals from the access road to the site.

Documents required for the Construction Document Submittal and Application Fees are to be submitted to the Secretary of the Committee; allow 15 days for a written response from the Committee. The Committee may extend its response time as appropriate if the Committee deems the submittal to be incomplete. The Construction Document Submittal must include the application form (Appendix E), and the appropriate Submittal Fee.

The Committee will review the Construction Document Submittal for compliance with the previously approved Architectural Design Submittal and to ensure that it is in alignment with the intent of the Design Guidelines.

### **4.3 BUILDING PERMIT**

Upon approval of your Construction Document Submittal by the Committee, you must obtain a Building Permit from Deschutes County. Owners are advised that the county may have additional submittal requirements to be met before issuance of a Building Permit. Because of the pre-existence of homes on DRR community homesites, provisional building permits are filed with the County to allow for replacement of homes on these sites. Please consult with the DRC for any questions and information you may need regarding building permits.

### **4.4 BUILDING SITE SURVEY**

A registered survey of all property lines, the Building Envelope, and the driveway is required prior to beginning construction on your homesite. Again much of this work has already been done, and is available through the DRC.

### **4.5 SITE REVIEW**

#### **1. On-site Inspections:**

During construction of your residence, Committee members will conduct periodic inspections. It is the responsibility of the Owner to ensure that construction conforms to the plans and all DRR construction rules.

#### **2. Project Completion Review:**

To ensure that the completed residence is consistent and in accordance with the approved Construction Document Submittal, a Project Completion Review will be required. You should inform the Secretary of the Committee within 10 days of the County Occupancy Permit inspection that a Project Completion Review is requested. The Committee will respond within 14 days of receipt regarding the conformance or non-conformance of the residence and site construction. The construction deposit (paid in accordance with fees required in Appendix F) will be refunded after compliance with the Construction Document Submittal is established, and after any uncollected fines or reimbursements for uncorrected damage to DRR property have been deducted.

### **3. Changes in Plans:**

No significant changes in plans or materials previously approved by the Committee may be undertaken without advanced written Committee approval. No work shall be undertaken (other than routine maintenance and repair) which will result in changes to the exterior building appearance, or landscape improvements, without prior written approval of the Committee.

### **4. Certificate of Occupancy:**

The owner must furnish a copy of the Deschutes County Certificate of Occupancy to the Secretary of the Committee upon completion of the dwelling and homesite improvements.

## **5. SITE DESIGN GUIDELINES**

### **5.1 GENERAL DESIGN CONSIDERATIONS**

The harmonious integration of new residential construction and landscape improvements with the natural landscape is of paramount importance at DRR. The intent of this section is to ensure that adverse impact to the land is minimized. Careful placement of improvements combined with the creation of natural areas that will remain free of disruption, together with the incorporation of certain performance standards and management programs, will aid in maintaining the current rural character of the desert/alpine setting.

### **5.2 LAND USE CATEGORIES**

The residential areas of DRR are divided into the following land use categories:

#### **Common Maintenance Area**

The areas designated in the CC&Rs which are for the use and benefit of all Owners and Residents at DRR, together with all improvements constructed thereon.

#### **Private Owner Parcels**

The privately owned area within the subdivision plat, commonly referred to as an Owner's homesite.

#### **Building Envelope**

Also known as the building site, this is an area designated on each homesite that shall be for the exclusive use of its Owner, within which building may occur subject to the Design Guidelines. The Homesite Evaluation Plan also includes a designated corridor for the driveway.

### **5.3 BUILDING ENVELOPES AND SETBACKS**

Homesite improvements, including building, accessory buildings, walls, fences, and recreational improvements must be placed within the Building Envelope unless specific modification is approved in writing by the Committee as further described below. Landscaping may occur outside the Building Envelope subject to the Landscape Guidelines. The designated Building Envelopes generally shall be subject to the following setbacks, (but do vary from lot to lot):

- A. Front yards adjoining the street: 40 feet
- B. Side yards: 25 feet
- C. Rear yards: 25 feet

Exceptions to the above setbacks are detailed on the respective Homesite Evaluation Plans.

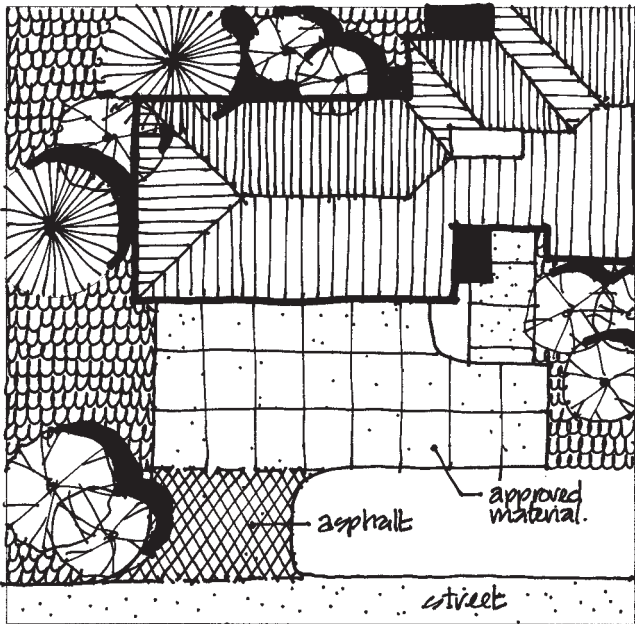
#### 5.4 BUILDING ENVELOPE ALTERATIONS

Existing Building envelopes are governed by a combination of Deschutes County setback requirements and DRR setback restrictions. Each Building Envelope has been carefully developed to ensure and to maintain optimal views, privacy, and separation. As a result, no alterations from the designated Building Envelope will be granted unless there are compelling reasons and/or issues overlooked in the original defining of the building envelopes.

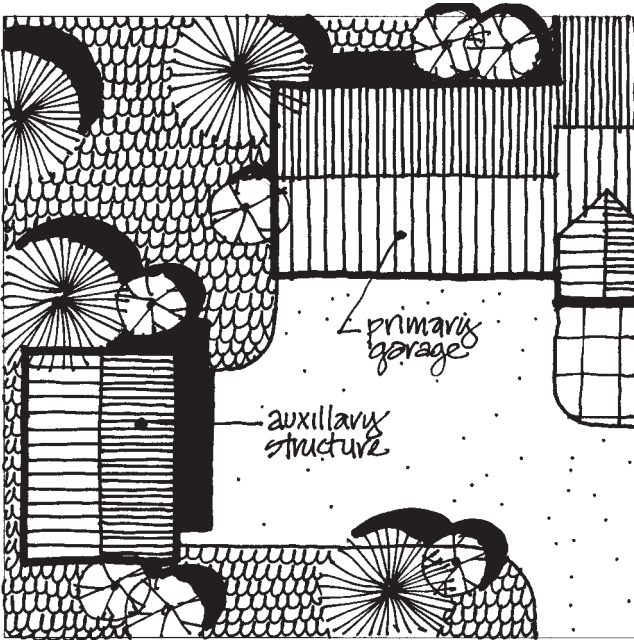
#### 5.5 DRIVEWAYS

The construction and maintenance of driveways shall be the responsibility of the individual homeowner. However, materials used in the driveways and the course traversed by the driveway within the site is subject to approval by the Committee. No more than one driveway intersection per residence with the adjoining road will be approved.

Driveways shall be a maximum of 12 feet wide, running from the access road to the property line of the homesite; this first driveway section must be perpendicular to the road. Driveways shall be constructed of asphalt or other material approved by the Committee. The only approved access for construction of a residence will be the approved driveway for the homesite.



Example: Driveway



Example: Garage/Parking

## 5.6 GARAGES AND PARKING SPACES

Garages must be architecturally integrated with the residential design of the main building. They may be either attached or detached. Each home must have an enclosed garage for at least two cars. Each home must have a minimum of two guest parking spaces. Trailers motor (mobile) homes, trucks, boats, boat trailers, tractors, vehicles other than automobiles, campers not on truck, snow removal equipment, and garden or maintenance equipment shall be prohibited unless it can be kept in an enclosed structure or screened from view from adjacent homesites and roads at all times except when in use. Owners are encouraged to discuss any special requirements with the Committee at the Pre-Design Meeting. No on-street parking will be permitted.

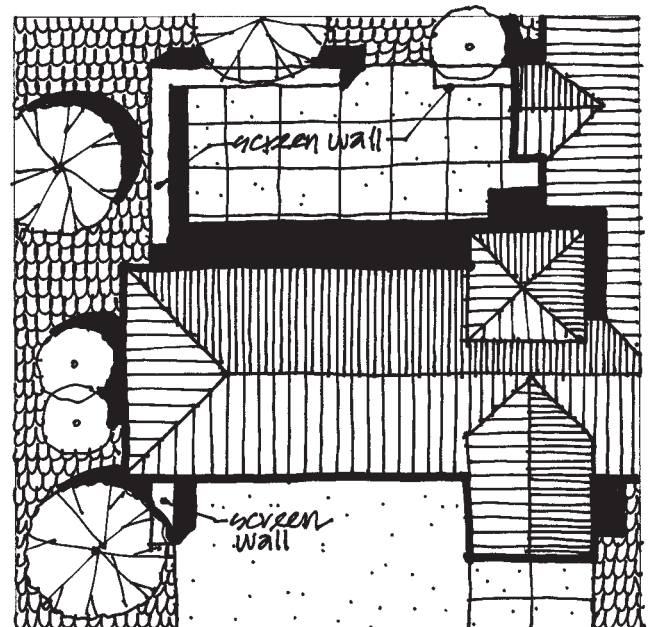
Special care must be employed if windows or skylights are to be constructed for garage or storage areas

to prevent any harsh or direct light from being emitted to the exterior of the residence. The Committee will require such special lighting such as parabolic lenses, or other property screened and baffled light sources, and the Committee may limit the general level of lighting in such circumstances.

## 5.7 FENCES AND PRIVACY WALLS

Fences, walls and barrier devices may be used for privacy and screening purposes within the Building Envelope, but must be incorporated into the total residential structure design. (See example to the right.)

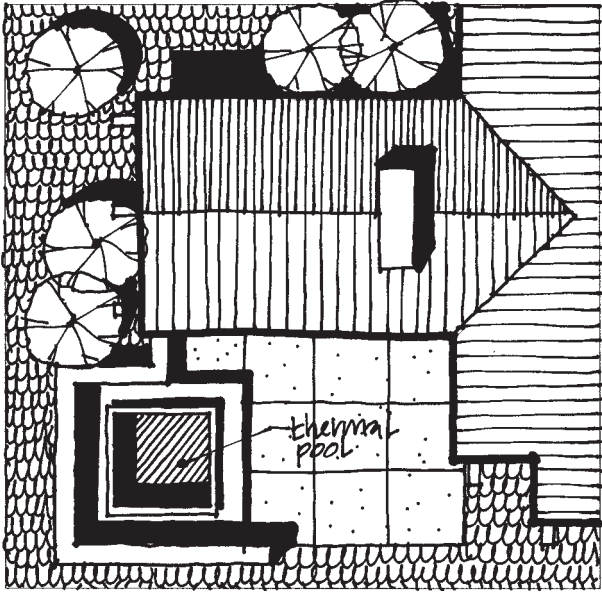
The construction of fences along property lines and outside Building Envelopes is strictly prohibited. In order to maintain existing wildlife movement and natural open space, the Committee shall review the design, appearance, appropriateness, size, materials, and construction of such structures in relation to the proposed and neighboring sites. Chain link, concrete block, glass block, or wire fencing is prohibited.



Example: Fences/Privacy Walls

## 5.8 SOLID WASTE CONTAINERS

All solid waste containers must be animal-proof containers with the design and location of approved by the Committee. Storage shelters for firewood and miscellaneous landscape maintenance equipment must be located in separate structures and are subject to approval by the Committee.



Example: Thermal Pool

### 5.11 DECKS

Decks, as extensions of the primary living spaces, must be designed to minimize impact on neighboring properties while maintaining a strong relationship with the landscape. More and smaller use-oriented decks are preferable over larger, single decks. The use of solid wood, timber or stone wall supports for decks is strongly encouraged. (See example to the right.)

### 5.12 SIGNS

Address identification signs for each residence are required and must be in compliance with DRR specifications. To ensure consistency and quality, Deschutes River Ranch has assigned a specific vendor for the ranch's signage. Please contact the DRC for information.

No "unique" identification devices will be permitted. No additional signage detached from the residence will be permitted other than signage related to the sale of the property.

### 5.13 EXTERIOR LIGHTING

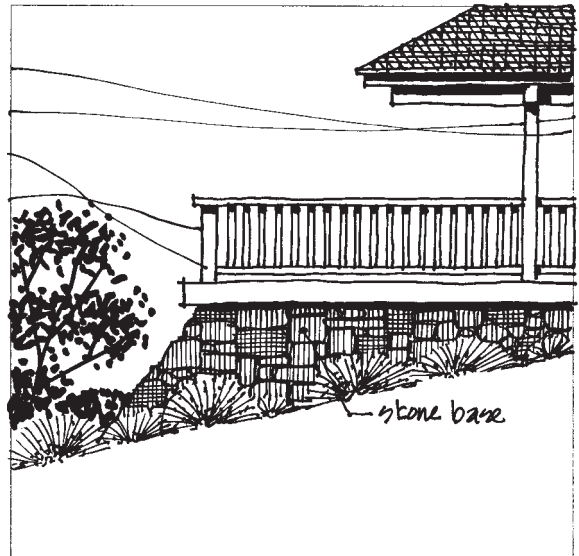
No exterior or interior light whose direct source is visible from a neighboring property, or which produces excessive glare to neighboring properties or to pedestrian or vehicular traffic, shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare (see Deschutes County minimum requirements) and provide general ambient light. Specific approval by the Committee will be required for use of other than white or pale yellow exterior lights. Final approval of the proposed illumination plan and all exterior fixtures will be required by the Committee.

### 5.9 THERMAL POOLS

Thermal pools will be permitted within the Building Envelope. However, they must be visually screened from adjacent homesites by landscaping and/or fencing to be approved by the Committee. (See example to the left.)

### 5.10 AUXILIARY STRUCTURES

Auxiliary structures are permitted within the Building Envelope. The structures must conform to the architectural vernacular of the main residence.



Example: Deck support

### **5.14 NATURAL DRAINAGE**

Drainage-ways should be maintained in as near natural condition as possible. This is recommended so that the volume of run-off entering and leaving the site does not change significantly, and any pollutants generated on-site do not reach waterways. If drainage courses are disrupted, they should be rehabilitated to match their natural state as much as possible. Open grass-lined swales are preferred over artificial channel and piping.

Drainage should be designed to prevent water flows in the direction of the road or adjacent houses. To accomplish this, site plans must indicate site and road edge swales with drainage to retention ponds or dry wells.

Driveways should be designed to channel run-off into roadside swales paralleling the road, in order to minimize the need for culverts and to clean run-off before it reaches waterways. Swales should be vegetated and/or rock-lined to prevent erosion.

Care should be taken to assure run-off from parking areas is adequately treated before it is allowed to enter ground or surface water.

### **5.15 PET CONTROL**

Pets may be contained within fenced kennels and dogs run located within the Building Envelope. Invisible electronic fences are encouraged; however, on a case-by-case basis the Committee may establish the minimum setbacks from adjoining property and portions of the homesite on which pet run areas will be permitted. The Committee must approve such improvements.

### **5.16 SITE MANAGEMENT**

All Owners should adhere to the following planning and design considerations, as the potential for wildfire should be the concern of every Owner:

1. All dead vegetation should be removed from the homesite.
2. A distance of 30 feet of non-combustible space is recommended around the residence. Irrigation is encouraged in this area.
3. Firewood should be stored in separate structures.
4. New trees which mature to a tall height should be planted at least 10' from the roof fascia.
5. All chimneys should be equipped with UL- or I.C.B.U.-approved spark arrester.
6. All roofs and gutters should be kept free of leaves and pine needles.
7. Plants contiguous to building structures should be irrigated.

## **6. ARCHITECTURAL DESIGN GUIDELINES**

### **6.1 DESIGN INTENT**

Architecturally diverse, yet unified in the use of natural materials, the homes of Deschutes River Ranch are intended to represent the architectural heritage of Central Oregon and the Intermountain West. Architectural Design Submittals will be reviewed based upon architectural merit over architectural style. While diverse architectural style is encouraged, it is intended that all homes designed and constructed at the Ranch are relevant to history and landscape of their surroundings.

### **6.2 GENERAL DESIGN CONSIDERATIONS**

DRR is a planned development and special consideration must be given to the placement of all improvements with emphasis on the relationship to existing grades, preservation of natural site features and trees and the relationship to neighboring sites and vistas. All residences will have exterior elevations, roofs, and details that shall be coordinated and consistent in their architectural treatment. The harmony between all designs throughout the Ranch is extremely important.

### **6.3 BUILDING HEIGHT**

Building height limits have been established to promote structures that are compatible with surrounding natural features, while not detracting from views to and from neighboring home sites. Where not otherwise specified, the maximum height of residential homes (as well as home sites not within the designated landscape management zone) shall reveal no more than 30 feet of visible height (including chimneys and mechanical vents) as viewed from the Deschutes River. Guidelines regarding building height are expanded in Appendix G and will be an important point of discussion in the Pre-design meeting.

### **6.4 BUILDING SQUARE FOOTAGE**

Excluding garages, residences will have a minimum of 2,300 square feet of interior space. The total building square footage on a homesite shall be limited by the defined Building Envelope and Building Height. In the case of an exposed walkout basement, the floor area of the basement will be included in the calculations because the massing and the proportions of the entire structure would then be affected.

### **6.5 EXTERIOR WALLS AND FINISHES**

The basic wall materials for all residences and ancillary structures shall be either wood or masonry. Preferable wood siding materials are: tongue and groove, board and batten, plank, natural stucco, or shingle. All wood siding shall remain natural in appearance; however, it may be stained or painted as approved by the Committee. Care should be taken to avoid conditions that will produce water staining on the siding.

The use of stone is encouraged; however, it shall be natural, preferably native, stream or fieldstone. Brick, faux stone, glass block and exposed unit masonry are prohibited. The incorporation of garden and site walls of native stone is encouraged.

Particular attention should be paid to the use of stone on the structure to ensure that the stone appears to be functional and integrated into the structure of the home. It is important that it does not appear to be a cosmetic veneer. Corners and column bases should be thickened and buttressed, as they would be when used as

traditional structural elements. Stone courses should continue around corners terminating in the same manner as used in a structural element. Small inlays of stone, which will appear as veneers between columns (such as between garage doors) should be avoided. Sloping stone caps are preferred to pre-cast or mortar caps.



Example: Roof Type and Configuration

## 6.6 ROOF TYPE AND CONFIGURATION

In general, relatively low-profile buildings with a variety in massing and rooflines are desired. Large, expansive areas of unbroken roof planes and ridgelines are undesirable. Overly complex mixes of shapes, hip, shed, and gable are equally undesirable.

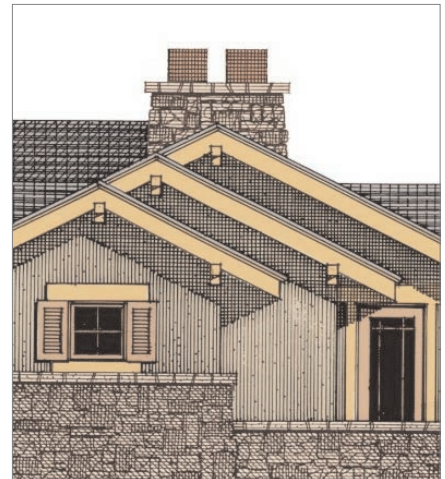
The Committee may consider further alteration of the roof pitch provided the Owner shows design benefits of a greater or lesser roof pitch, and the design contains other significant features and uses of materials to avoid a contemporary style. Gable roofs are preferable; however, shed roofs are permitted subject to the approval of the Committee. (See examples.)

The approved roof materials are natural, sawn cedar shingles or split cedar shakes—which must be fire retardant; concrete shingles,

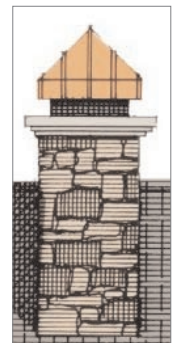
slate or clay tile, and some approved architectural quality asphalt composition roof materials.

Additional specific roof requirements are listed below:

- All roof vents, plumbing vents, flues, and exterior mechanical equipment shall be collected and centralized and screened from view. Where practical, incorporation within chimneys or masses is encouraged.
- All chimneys are to have roof saddles or down draft diverters, and spark arresters.
- Roof skylights are permitted subject to the approval of the Committee. Heated gutters at the bottom edge of skylights are recommended.
- All flashing and approved, unconcealed plumbing vents shall be painted to match roof color or, is to be constructed of a weathering metal, i.e. copper, bronze or zinc.
- Large roof or eave overhangs are encouraged with wood soffits. Plywood and Masonite soffits will be considered on a case-by-case basis.
- Fascias should also be stepped to avoid cupping and rapid deterioration from freeze/thaw cycles and any other factors that in its sole judgment it deems relevant.



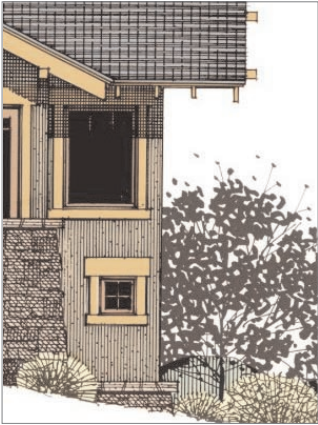
Example: Roof Type and Configuration



Example: Spark arrester

### 6.7 DOORS AND WINDOWS

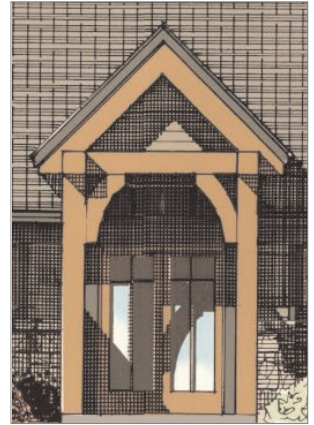
Generally, deeply recessed and articulated doorways and windows are desirable. Careful consideration should be given to the size, number and placement of windows to achieve an effective and sensitive counterpoint to wall surfaces. Reflective or colored glass is not acceptable. Window frames should be made of wood, either finished naturally or painted a natural color. Window frame cladding is acceptable as long as the color is compatible with other elements of the building. Windows should be finished with substantial trims and sills. Mullions, muttons and divided lights are encouraged to break up larger areas of glass. (See examples below.)



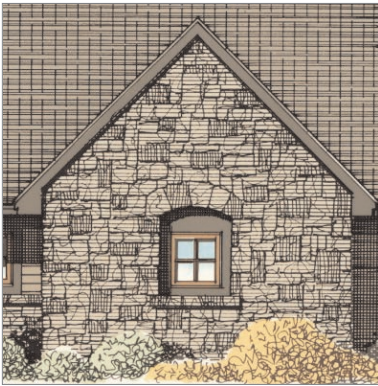
Eave and dormer detail



Garage door detail



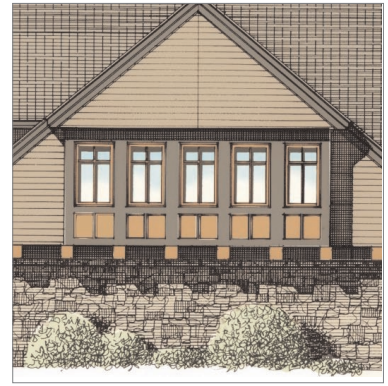
Entry detail



Stone accent



Bay window detail



Window packages

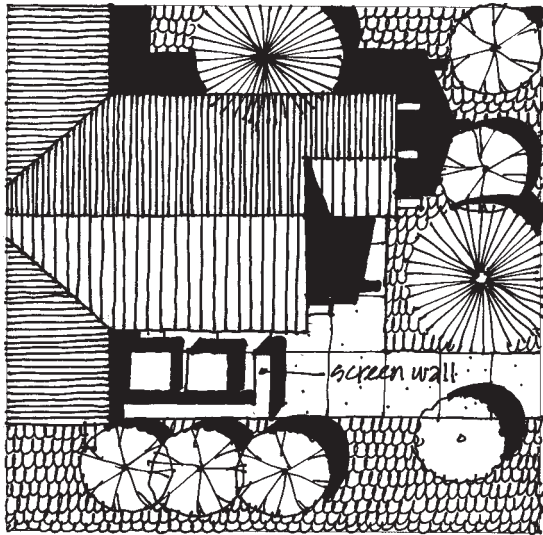
### 6.8 ANTENNAE AND SATELLITE DISHES

Antennae and satellite dishes will not be permitted if they are visible from any other property, including adjacent pastures and common areas. Their location must be shown on the plans. If approved by the committee, they must be painted to match the building and be adequately screened.

**6.9 HEATING, COOLING AND SPECIAL EQUIPMENT**

No roof-mounted or wall-mounted heating or cooling equipment will be permitted. Exterior equipment must be shown on the plans and must be adequately screened for noise and visual appearance. See example to the right.

Emergency electrical generators may be approved at the discretion of the Committee on a case-by-case basis. The Committee shall consider noise level, fuel safety and the storage, adequate visual screening, complete automatic controls to project the power distribution systems and workman, and any other factors (in its sole judgment) it deems relevant.



Example: Heating and cooling equipment

**6.10 OTHER BUILDING DESIGN ELEMENTS**

Roof-venting shall be continuous ridge vent, wood trimmed gable, or dormer vents. Mushroom vents are prohibited.

The expression of protruding horizontal timber beam ends (outlooks and corbels) at ridges and eaves is strongly encouraged. For deep-cantilevered overhangs, the addition of 45-degree knee braces is desirable. Horizontal expression of beams, rafter ties, or timber trusses at the gable ends is encouraged.

Exposed steel or concrete beams, columns or trusses are prohibited. Over sizing of timber columns and beams for aesthetic purposes is encouraged. (See examples below.)

Mechanical connections of exposed timber beams and trusses shall be either by fully concealed knife plated with counter sunk connectors, or bolted architectural surface plates. Exposed metal should be painted to emphasize the structure. If exposed, these structural elements should not be painted to attempt concealment.

The Architect must demonstrate on the construction documents the satisfaction of building code foundation venting requirements. Tabulate the area required and area provided. Foundation vents should be located at the side of the house; however, wherever they are located, architectural detailing is required. Single block out vents and vent plugs are not allowed.



Exterior stone base detail



Porch detail



Attic vent detail

## **7. LANDSCAPE DESIGN GUIDELINES**

An environmental/landscape guideline has been developed to aid in establishing and maintaining standards of preservation and development.

DRR has an incredibly diverse high desert environment, with its own river-canyon setting, native plants and wildlife habitat. It is a natural place where one can live peacefully as part of the natural community and the entire ranch becomes a backyard. The need exists to preserve this innate beauty, to develop continuity and to blend our structures with this environment.

The way each individual home achieves the sense of openness, naturalness or wildness, is through architectural design, color and landscaping. The vision is associated with the idea of a western ranch which hasn't been segregated by fences. All who are part of the Ranch Community have/will have a special appreciation for its unique and tranquil setting and sense of co-adaptation between natural and cultural communities.

### **7.1 GENERAL DESIGN CONSIDERATIONS**

This guide is intended to help you, your landscape design consultant and/or contractor understand the rules and the necessary approval process relating to landscaping your homesite.

#### **Extent of landscaping:**

Extensive landscaping is not required and the DRC encourages natural landscaping in keeping with area water conservation efforts; however, all homesites shall be maintained to present an attractive appearance and to moderate the problems of weeds and wind-blown dust.

All areas damaged by construction must be restored at the time of landscaping, through transplanting and randomly spaced native fescue grasses and sagebrush. Native plant material will likely require water for the first year so it is therefore recommended that transplanting take place during the wet season. Property owners should promptly replace dead or dying native plants in a restoration area and keep noxious weeds, such as Knapweed, Cheat Grass and Russian Thistle to a minimum at all times. We strongly recommend the use of a weed pre-emergent in conjunction with a new landscape.

#### **Conservation:**

Conservation of native landscape trees, shrubs, grasses and major terrain features to be preserved, must be marked and protected by flagging and/or fencing. The Design Review Committee shall have final approval.

Areas of individual homesites exposed to other homesites and roadways should be treated in a casual, fluid manner so as to integrate comfortably with the natural setting of DRR. Formal, regimented plantings are strongly discouraged. Shrubs, trees and other plants should be arranged in groupings.

Landscape construction must be finalized within one year of completion of the home. Failure to do so may result in the forfeiture of a portion of the original DRC submittal fee.

#### **Turf:**

Lawn areas should be kept to a minimum and will be reviewed on an individual basis. Lawns should be kept back at least 4 feet from the street and property lines and shall not extend beyond the interior zone. Lawn edges should be free form with undulating edges that may or may not connect with the neighbor's lawn. One continuous flowing landscape is the theme to the overall DRR design.

**Bark:**

Bark mulch is approved for the interior and transition zones, installed at a minimum of 3-inch depth, and shall not be installed in drainage ways. Dark brown to blackish mulch is preferred over reddish for its ability to blend naturally .

**Landscapes Rocks:**

Rocks used in landscaping should blend with the naturally occurring rocks in DRR. Broken or scarred excavation rock should not be used. Rocks should be grouped with other similar rocks of varied sizes (2' or larger), and should be partially buried to offer a natural appearance on the site. All small rock (less than 18") should be removed. Rocks should always appear as a natural feature.

**Walkways and Borders:**

Walkways between various areas of the homesite should be of materials earthtone in color. Pavers, aggregate, gravel and flagstone are all approved materials. The homeowner's choice for materials should be included on the plan.

In most cases borders are not necessary. However, in some instances, the definition of areas between walkways, lawns, flower beds and natural areas can be difficult. Many times gravel needs to be retained in specific areas. A suggested material for use as a landscape border is bender board or wood headers. The use of small rocks is not permitted. A two foot gravel shoulder shall align all roadways. Landscaping is prohibited within two feet of pavement.

**Drainage:**

All drainage systems (gutters, downspouts, chains and surface water) should tie into dry wells, french drains and dry creek/basin areas.

**Water Management and Irrigation:**

Management of plant irrigation water can be accomplished by conversion to drip irrigation, using water efficient heads and by adhering to a watering schedule with an electronic controller. Watering can be affected by weather, and adjustments may need to be made during extremely dry or wet periods.

The soil condition will have an effect on watering needs. Central Oregon soils are granular and porous and do not retain moisture well. Subsurface rock will also affect the absorption rate of the soil. Trees and shrubs are most effectively watered by drip emitters; watering in the turf zones and natural zones can best be achieved by sprayheads. Knowledge of plants, soils, exposure and weather are all essential in the design of an adequate sprinkler system. It is recommended that professional assistance be utilized.

**Landscape Lighting:**

Lighting may be incorporated into the landscape design. Limitations are that all driveway and exterior lighting must be shielded. **Exposed bulbs are not allowed.** 12-volt systems are recommended.

## **7.2 LANDSCAPE DESIGN SUBMITTAL**

The Design Review Committee (DRC), as provided for in the Declaration of Covenants, Conditions and Restrictions, exists at DRR to maintain the high standards for design, development and appropriate use of homesites. Landscape review submittals provide the DRC with the information necessary to review the proposed landscape design for compliance with the Guidelines. The DRC will respond with approval or required modifications within 30 days from the date all required documents have been received. Plans should be submitted for review upon substantial completion of the exterior of the home and before any execution of such work. Completion of landscaping must occur within one year of completion of the home.

## **7.3 LANDSCAPE SUBMITTAL REQUIREMENTS**

Landscaping submittals are to include one set of drawings which should provide the following information:

- Zone locations, quantity and sizes of all proposed plant materials
- North arrow and drawing scale
- Existing approved structures, including the footprint of the home, decks, driveway, walkways and any proposed hard features.
- Locations and identification of existing trees (designate any to be removed) and rock outcroppings
- Outdoor lighting layout, including catalog cuts or drawings of the fixtures
- Property lines
- Existing or approved topography and proposed changes including berms, rock features, drainage swales and dry creeks.

### **Planting Zones**

(See example on page 28 and Appendices A, B, & C)

All landscape designs regardless of the shape and location of the homesite should consider utilizing three planting zones to make the transition from the heavily landscaped area to the undisturbed/indigenous areas appear natural. Plant materials featured in these guidelines were chosen for their particular adaptability to the Central Oregon High Desert bio-region's weather and soils and for their resistance to pests and diseases.

The neighboring deer we have in our fields can be destructive to our landscapes. They're inherently curious and love sampling our new plants; but, they are selective feeders. Landscaping with deer-resistant plants is an alternative, however that is not a guarantee of their feeding preferences. Many deer-resistant plants on our recommended list have been used successfully. Still, you may want to contact a local authority.

Each landscape zone must dovetail with adjacent properties.

## **7.4 INTERIOR LANDSCAPE ZONE 1**

The Interior Zone is the area directly adjacent to the home and is reserved for the most intense and formal design elements. The Interior Zone may contain the greatest diversity of plant materials—including non-native varieties—and will most likely incorporate the use of turf grass. Zone 1 plantings typically require the most water. Elements such as birdbaths, sculptures, stream beds, water features, etc. should be located in the Interior Zone and must be submitted for DRC approval. If added at a later time, the DRC should be contacted for approval. No additional fees will be charged at that time.

## 7.5 TRANSITION LANDSCAPE ZONE 2

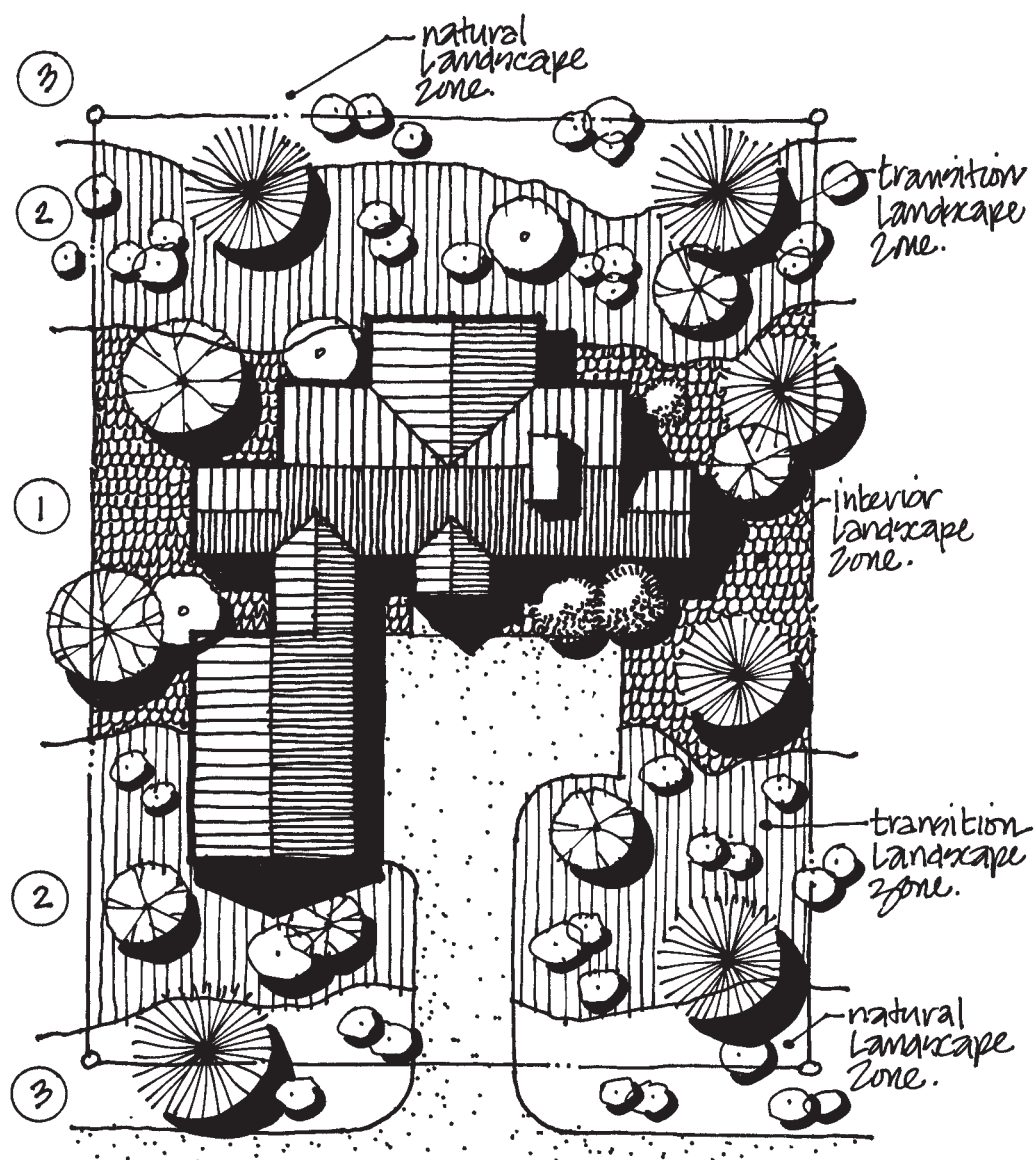
Between zones 1 and 3, the Transition Zone will serve to blend native and non-native plants and will most likely contain fewer plants than the Interior Zone. Flower and herb gardens may be integrated into the design. Vegetable gardens (which need barriers for protection from wildlife) must be developed to comply with DRR regulations.

## 7.6 NATURAL LANDSCAPE ZONE 3

This sensitive zone (borders roads and property lines) should contain original, natural, and/or truly native plant materials. Clearing of this zone should be limited to elimination of weeds. Irrigation of this zone should be kept at a minimum to re-establish native plants during the first few years after planting. There should be no lawn in this zone except to possibly connect with an adjoining lawn.

(In reality, some homesites may not have the space to effectively implement the three-zone plan. It may be more appropriate to use the Interior Zone 1 and Transition Zone 2 on these homesites.)

### Planting Zones



## **8. CONSTRUCTION REGULATIONS**

To ensure that sites will not be irreparably damaged during the period a residence is being built, all Contractors and Owners shall abide by the following construction regulations. These shall be a part of the construction contract document specifications for each residence.

### **8.1 CONSTRUCTION AREA**

Prior to construction, the Owner or Contractor shall provide the Secretary of the Committee with a detailed plan showing the areas in which all the construction activity will be confined—including size and location of construction material storage, limits of excavation, drive areas, parking, chemical toilet locations, temporary structures (if any), dumpsters, storage or debris, fire extinguisher, utility trenching and construction signage. This plan should also identify the methods for how the homesite will be protected, such as snow fencing, flagging, rope, barricades or other means (to be set up prior to construction).

Each site shall be protected by a series of re-bar posts set on the property line. These posts shall be on 5-foot centers with orange plastic caps, set at least 8 inches into the ground for the entire frontage of the homesite.

### **8.2 IMPROVEMENT SURVEY**

After the foundations have been poured, a licensed surveyor is required to make a site inspection to certify that all the improvements are located within the homesite's Building Envelope and that they match all approved plans. Verification will be sent to the Committee within 10 days of the survey.

### **8.3 CONSTRUCTION ACCESS**

The approved driveway for the homesite will be the only approved construction access during the time a residence is being built, unless the Committee approves an alternative access point.

### **8.4 CONSTRUCTION TRAILERS AND TEMPORARY STRUCTURES**

Temporary structures must be located on the homesite. Their size, configuration and location must be pre-approved by the Committee. All temporary structures shall be removed after the occupancy permit is issued. Any damage caused by the placement, use or removal of such structures will be promptly repaired/restored at the Owner's or Contractor's expense.

### **8.5 CONSTRUCTION STAGING**

Construction staging areas are defined as specific areas designated within the Building Envelope for the purpose of storing, maintaining and deploying construction materials. Construction staging shall only occur in pre-approved construction staging areas.

### **8.6 DAILY OPERATION**

Daily working hours for each construction site shall be Monday through Friday from 7:00 A.M. to 7:00 P.M. and Saturdays from 8:30 A.M. to 5:00 P.M. unless otherwise restricted by the Committee. No construction will be allowed on New Years Day (January 1), Memorial Day (designated Monday in May), July 4<sup>th</sup>, Labor Day (designated Monday in September), Thanksgiving (designated Thursday in November), or Christmas (December 25). On all other legal holidays construction will be permitted from 8:30 A.M. to 5:00 P.M.

## **8.7 BLASTING**

Any plans to blast shall be brought to the attention of, and approved of, in writing by the Secretary of the Committee before commencement. Proper safety and protective actions shall be used and evidence of insurance coverage shall be provided, with the DRR Owner's Association named as an additional insured.

## **8.8 DUST AND NOISE CONTROL**

Every effort should be made to control dust and noise emitted from a construction area. The contractor shall be responsible for controlling excessive dust and noise from the site.

The playing of radios or use of other audio equipment by construction crews is prohibited.

No swimming, sunbathing or consumption of alcoholic beverages is allowed.

## **8.9 RESTORATION AND REPAIR**

Damage by contractors to any property other than the Owner's, shall be promptly repaired at the expense of the Owner employing the person or entity causing the damage. (This includes damage done by cleaning out concrete trucks on-site, damage to asphalt roads and shoulder's edges, utilities, signs, vegetation, etc.) Every effort will be made to keep mud from the excavated site from the DRR roadways.

## **8.10 EXCAVATION**

Excess excavation material shall be removed from the DRR. The material shall not be placed in open areas, roads or other homesites. Excavation, except for utility trenching, shall be done only on the homesite.

## **8.11 DEBRIS AND TRASH REMOVAL**

Proper storage and disposal of refuse material is the Owner's and the Contractor's responsibility. Debris and trash shall be picked up daily and removed on a weekly basis and hauled to a designated dump outside DRR. Owner and Contractor will take the necessary precautions to prevent debris and/or material from blowing off the homesite and shall be responsible for the cost of cleaning up blown and scattered debris from the construction site.

Burning of any kind is prohibited on construction sites—including warming or trash fires.

## **8.12 VEHICLES AND PARKING**

All vehicles will be parked within the designated construction area so as not to inhibit traffic and not damage the natural landscape. Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

Prior arrangements must be made with the Gatehouse for trucks and trailers over 40-feet in length to ensure they can safely negotiate the entry gates. The Owner/Contractor will be responsible for restoring any damaged roadways caused by construction vehicles or equipment.

## **8.13 PORTABLE TOILETS**

Portable toilets shall be provided by the Contractor and placed in an approved location.

### **8.14 SIGNAGE**

Temporary construction signs shall be limited to one sign per site, not to exceed 6 square feet of total surface area. Neutral colors and natural wood should be used. This sign will be freestanding and the Committee shall approve the design and location of such sign.

No signage will be placed prior to submittal of the Schematic Design of the homesite to the Committee. Signs shall be promptly removed, and any resulting damage shall be repaired, upon issuance of a certificate of occupancy.

### **8.15 PETS**

Contractors, subcontractors and their employees are prohibited from bringing dogs and other pets to the DRR construction site.

### **8.16 FIREARMS**

There shall be no discharge of firearms by any contractors, subcontractors and their employees on DRR property.

### **8.17 UTILITIES**

#### **Community Water**

The Ranch has its own community water system which operates as a non-profit corporation. It is called Deschutes River Improvement District, Inc.—incorporated in 1968. The district has three wells: a new primary well, which was drilled in 2002 and pumps over 200 gallons per minute, and two back-up wells. The wells pump into an 18,000-gallon cistern. An additional 12,000- to 15,000-gallon cistern will be added in 2004.

There is a pump house with new pressure systems and a back-up power system which runs on propane. All new “looped” piping has been installed to serve the 24 lots, 4 estate lots, the lodge (future home site) and one planned additional home site. Each home site has a meter; water usage will be metered and billed through the Improvement District.

#### **Landscaping Water**

Water for landscaping will be provided by the Improvement District. Each home shall have an approved back-flow device for providing irrigation water. Location of the back-flow device will be provided with the landscape plan submittal. Even-numbered lots (2–24 and estate lots 2 and 4) will irrigate on even-numbered days. Odd-numbered lots (1-23 and estate lots 1 and 3) shall irrigate on odd-numbered days. There will be no irrigation on the 31st day of any month.

#### **Community Septic**

A community septic system has been designed and approved by the Oregon Department of Environmental Quality (DEQ). Each home must have at least a 1,500-gallon, double chambered concrete holding tank. Each residence will also be required to install and maintain an internal submersible pump (1/2 HP Stayright, Model #P100511 with 1/4-inch flow controllers). Each individual lot has a sewer lateral located at the lot line for connection to the pressurized collection system. The filtered waste is pumped to the AdvanTex treatment facility. The treatment facility recirculates the waste and pumps the treated effluent to a community drainfield.

The community septic system has been engineered to significantly higher design standards to accommodate the size of home and lifestyles of Deschutes River Ranch residents.

### **Electricity**

A new backbone was installed in 2002/2003. All home sites are served by 400-amp service, and estate lots by 600-amp service. There are new power vaults and redundant underground conduits. The provider is Central Electric CoOp.

### **Telephone**

New underground phone lines were installed in 2002/2003. The provider is Qwest.

### **Cable**

Due to its location, there is no cable provider for the Ranch. The Design Guidelines allow for 18" satellite dishes.

### **Utility Guidelines**

Your utilities should be designed and constructed for the most intensive use that can be reasonably foreseen. All utilities must be buried. Water and sewer piping must be located in different trenches, with separation distances as required by the County of Deschutes. Power and telephone may be in common trenches with other services if acceptable by governing building codes and regulations. Contractors should check with utility companies to determine current installation standards.

#### ***The following general considerations are applicable to buried utilities:***

- In order to avoid damage from the rocky subsoils of the area, all pipe and wiring (including wiring in conduit) should be bedded over and under with at least 4 inches of sand or pea gravel minimum, or as required by governing authority.
- No pipe or wire should be installed directly above another; at least 18 inches horizontal offset should be provided.
- Location tape should be provided with all buried utilities. Location tape above non-metallic piping should be magnetically detectable. A separate location tape should be provided for each pipe or wire even if installed in a common trench.

Accurate as-built drawings should be prepared by all developers to tie the locations of all utilities to permanent reference points. Copies will be submitted to the governing utility or regulatory agency upon completion of construction.

## APPENDIX A

### PLANTINGS IN THE INTERIOR LANDSCAPE ZONE 1

Austrian Pine	Moonglow Juniper
Blue Spruce	Mugho
Birch - European White	Mt. Hemlock
Alpine Fir	Murrayana Pine
Blue Atlas Cedar	Nanking Cherry*
Jacmonti or River Birch	Rhododendron-H1, H2
Aspen	Artic Willow
Lilac	Japanese Holly-Blue Girl/Blue Boy
Vine Maple*	Azaleas
Blue Globus Spruce	Cranberry*
Bird's Nest Spruce	Red Twig Dogwood*
Japanese Barberry	Cistina Plum*
Burning Bush*	Rock Daphne
Spireas	Vicarii Privet

#### Perennial which can be interchangeable with zone 2:

Shasta Daisy	Vinca
Iris	Daylily*
Veronica	Phlox Sea Pink
Wooly Thyme	Penstemon
Aster	Lupin
Ajuga	Bachelor Button
Sword Fern	

#### Grasses:

Turf lawn  
Fescue, Rye, Bluegrass mixes  
Natives

\* Indicates plants that deer especially like to eat

## APPENDIX B

### PLANTINGS IN THE TRANSITION LANDSCAPE ZONE 2

Canadian Red Chokecherry\*  
 Red Pin-Oak  
 Bristlecone Pine  
 Desert Olive  
 Murrayana Pine  
 Potentilla  
 Oregon Grape  
 Spireas  
 Mt. Ash  
 Blue Mist Spirea  
 Rocky Mt. Maple\*  
 Dogwood\*  
 Nannyberry  
 Cottoneaster, Spreading and Peking  
 Wayfaring Viburnum, Arrowwood, Alfredo, Burkwoodii  
 Lydia Broom

#### Perennials:

Catmint	Red Hot Poker*
Snow In Summer	Moss Rose
Lambs Ear	Sedums Coreopsis
Kinnikinnick*	Iceplant
Creeping Juniper	Pink Pussytoes
Sweet Woodruff	Basket of Gold
Ore. Grape Repens	Daylily*
Siberian Iris*	Yucca
Virginia Creeper	Clematis

#### Grasses - *Natural/Transition* -

Natives  
 Blue Fescue  
 Buffalo Grass  
 Blue Oat  
 Carex  
 Fountain

\* Indicates plants that deer especially like to eat

## APPENDIX C

### PLANTINGS IN THE NATURAL LANDSCAPE ZONE 3

Currant\*  
Serviceberry  
Western Sand Cherry\*  
Fragrant Sumac  
Clavey's Honeysuckle  
Buffaloberry Silver  
Sage  
Mockorange  
Snowberry  
Rabbit Brush  
Ponderosa Pine  
Great Basin Rye\*  
Indian Blanket Flower  
Yarrow  
Blue Flax\*  
Mexican Hat

These plants are all native and natural in appearance to this area.  
They're also drought tolerant, once established.

#### Grasses - *Natural/Transition*

Natives  
Blue Fescue  
Buffalo Grass  
Blue Oat  
Carex  
Fountain

\* Indicates plants that deer especially like to eat

**APPENDIX D**

**APPLICATION FOR ARCHITECTURAL DESIGN SUBMITTAL**

Date: \_\_\_\_\_ Homesite: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

This application will only be considered complete if the following are included:

- 1. A written explanation of the design approach.
- 2. Design Documents (3 sets) as follows:
  - a. Site Plan @ 1" = 10'0" minimum
  - b. Floor plan(s) @ 1/4" = 1'0"
  - c. Exterior Elevations @ 1/4" = 1'0"
  - d. Site/Building section @ 1" = 10'0" minimum
- 3. A list of proposed materials including siding, trim, roofing, decking, window and door types, and all exterior materials or surfaces included in the design concept.
- 4. A design review fee of \$250.00.

Signature of Owner or Owner's Representative: \_\_\_\_\_

## APPENDIX E

### APPLICATION FOR CONSTRUCTION DOCUMENT SUBMITTAL

Date: \_\_\_\_\_ Homesite: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

This application will only be considered complete if the following are included:

1. Construction Documents (3 complete sets) as follows:
  - a. Site Plan @ 1" = 10'0" minimum
  - b. Floor plan(s) @ 1/4" = 1'0"
  - c. Exterior Elevations @ 1/4" = 1'0"
  - d. Site/Building section @ 1" = 10'0" minimum

Structural, Mechanical, and Electrical sheets, as part of the construction document package, are not required for the Construction Document Submittal unless requested by the Design Review Committee.

2. Material Sample Board as outlined in Section 4.2.6 of the Design Guidelines.
3. Landscape Plan as outlined in Section 4.2.7 of the Design Guidelines.
4. Construction Schedule as outlined in Section 4.2.8 of the Design Guidelines.
5. Site Staking as outlined in Section 4.2.9 of the Design Guidelines.
6. A Plan Review fee of \$500.00.

Signature of Owner or Owner's Representative: \_\_\_\_\_

**APPENDIX F**

**APPLICATION FEES**

Architectural Design Submittal Fee .....	\$250.00
Construction Document Submittal Fee .....	\$500.00
Minor Additions and Resubmittal Fees .....	\$100.00

## APPENDIX G

### ARCHITECTURAL CHARACTER

As stated earlier in this manual, the homes of Deschutes River Ranch are intended to represent the architectural heritage of Central Oregon and the Intermountain West.

The diverse nature of the surroundings at Deschutes River Ranch provide for the opportunity to encounter the homesites from a distant perspective as well as in close proximity.

As a result, the architectural character of the homes at Deschutes River Ranch developed from the overall building massing, to the intermediate arrangement of spaces, and finally the individual details.

#### The Distant View:

- Building massing, forms, and skyline
- Roofline, building heights and roof massing

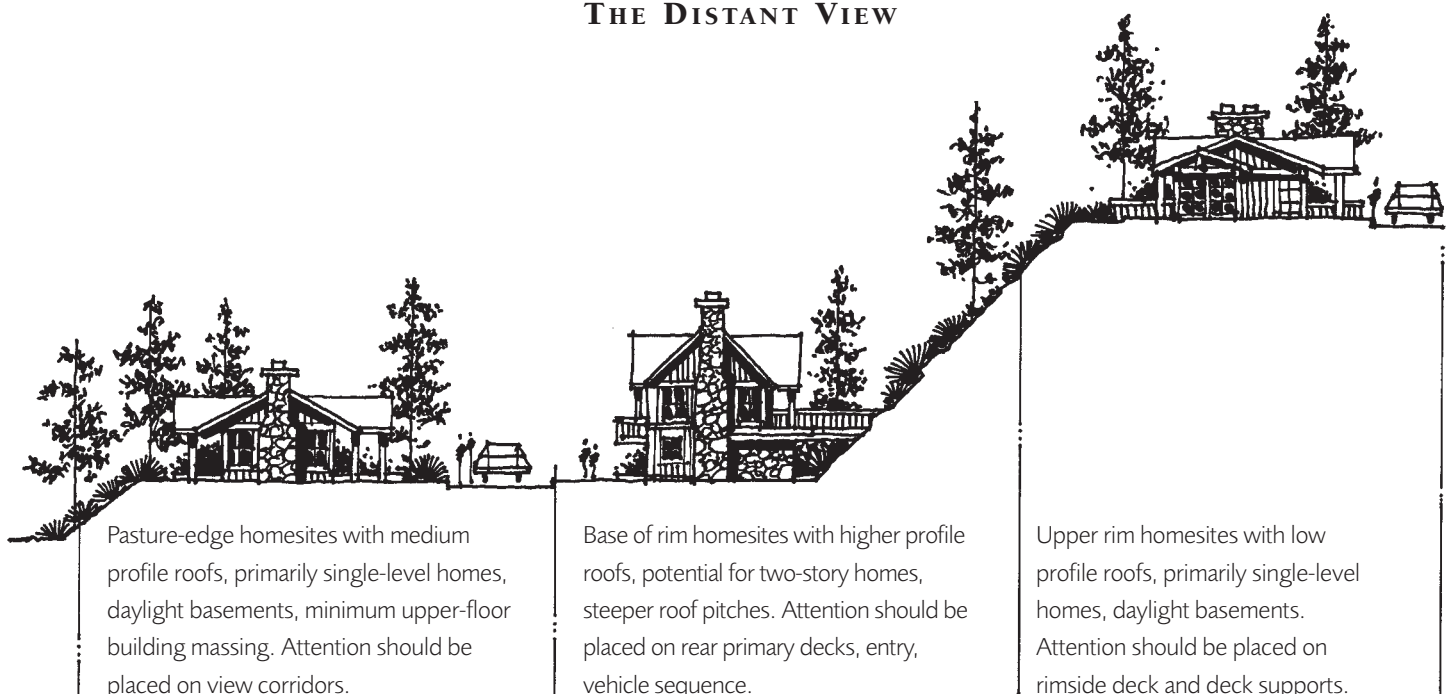
#### The Middle View:

- Overall roof articulation
- Landscaping, natural surroundings
- Exterior building treatments and materials

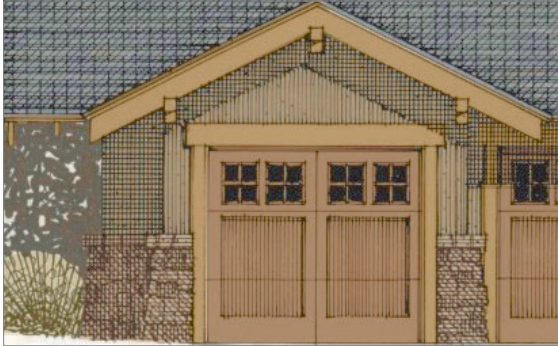
#### The Closer View:

- Architectural detailing
- Trim and connection details
- Color and texture

### THE DISTANT VIEW



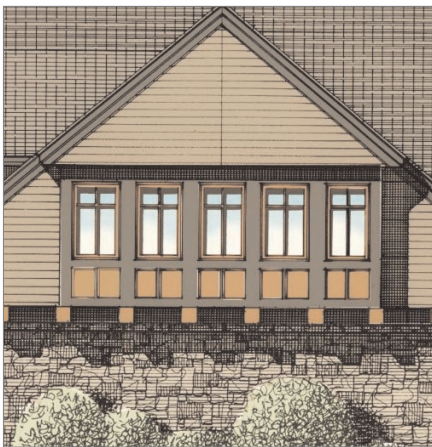
## THE MIDDLE VIEW



- articulated roof forms
- beam extensions
- heavy trim accents
- historical garage door treatment
- stone base



- extended overhangs on low profile roofs
- use of window shutters
- large stone massing
- diverse use of historic materials

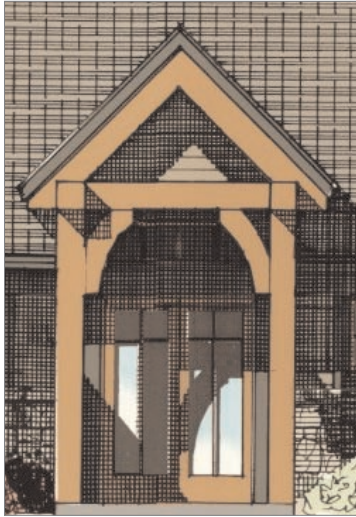


- strong stone bases
- articulated window packages
- heavy timber treatments
- base of house grows from landscape



- use of historic stone facades
- alternating roof pitches
- traditional detailing

### THE CLOSER VIEW



- craftsman-like beam connections
- use of natural timbers
- traditional doors and windows



- strong connection of home to earth
- multiple materials in context
- true-dimensional timbers



- traditional attic vents
- heavy trim and sill treatments



- historical garage detailing
- traditional stone headers
- large-to-small stone treatments

# APPENDIX H

## EXTERIOR COLORS, TEXTURES & MATERIALS

BODY	TRIM	ACCENT	STONE	SIDING	ROOFING
					
					
		