

Denali Summit PUD Architectural Pattern Book Lots 17-25; 34-41

Issued To: City of Sherwood

Project Name: Denali Summit PUD

Applicant: Jacob Miller, LLC.

Date: July 1, 2020



23008 SW Murdock, Sherwood, Or. 97140

Office: 503-515-9281

Description

The Denali Summit (Lots 17-25 and 34-41) PUD development project is approximately a 5-acre site located within the Southeast Sherwood Master Plan, east of SW Murdock Road and north of SW Ironwood Lane. The development project is being submitted as a 17-lot single family detached development with minimum lot size being 10,000 sq. ft., in compliance with the current zoning overlay. The 17 lots consist of one lot with an existing home and 16 lots intended for new residential construction.

The project is being submitted as a Planned Unit Development (PUD) to allow for flexibility and creativity in the overall site design and layout. As part of the PUD standards, the Applicant has prepared this Pattern Book to describe the architectural design features that guide the design and development of the new residential structures to be constructed on each of the approved lots.

The purpose of this Pattern Book is to act as an illustrative guide on how the PUD standards will be applied.

This Pattern Book shall address the architectural design criteria contained in the Sherwood Zoning and Development Code (section 16.40.020(G) "Architectural Pattern Book").

Architectural Pattern Book: A compendium of architectural elevations, details, and colors of each building type shall be submitted with any PUD application. The designs shall conform to the site plan urban design criteria in Section 16.90.020(G) or any other applicable standards in this Code. A pattern book shall act as the architectural control for the homeowner's association or the commercial owner. An Architectural Pattern Book shall address the following:

- a. Illustrative areas within the development application covered by the pattern book.***
- b. An explanation of how the pattern book is organized, and how it is to be used.***
- c. Define specific standards for architecture, color, texture, materials, and other design elements.***
- d. Include a measurement or checklist system to facilitate review of the development for conformity with the pattern book.***
- e. Include the following information for each building type permitted outright or conditionally proposed in the PUD:***
 - (1) Massing, facades, elevations, roof forms, proportions, materials, and color palette.***
 - (2) Architectural relevance or vernacular to the Pacific Northwest.***
 - (3) Doors, windows, siding, and entrances, including sash and trim details.***
 - (4) Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.***
 - (5) A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020***

The proposed Denali Summit development project has completed its' pre-app meeting with the City of Sherwood and is preparing the final documents to be submitted for land-use approval, and until such time that the City of Sherwood has approved the application/submittal we will not be able to complete the exact house plan design(s) and exterior elevation features. Once the development has been accepted and approved by the City, defining total number of lots and lot dimensions, we can proceed with the details of the house design and architectural features, utilizing the guidelines defined in this document.

The basis for our house designs will range from a Contemporary to Transitional to Modern to Traditional to Early American and Modern Farmhouse styles that will complement the surrounding community. We have included, in this submittal, examples of homes styles that we believe will meet the demand of the new home market and become an asset to the Sherwood community.

a. Illustrative Areas

The Illustrative areas within the development application covered by this Pattern Book are focused on the architecture design features that each home will uniquely characterize.

b. Organization and Use

The organization and use of this Pattern Book is broken down in order to address the criteria listed in the development code standards.

Through the process of design and development of each of the residential structures this criteria shall govern how and where the design features best apply.

The overall design and architecture of the structures are subject to final approval by the Architectural Review Committee (ARC), as shall be outlined within the subdivision CCR's. The CCR's will be drafted once the development project is approved and all conditions are determined.

Building Design

1. All residential structures shall comply with the requirements defined in the CCR's specific to this project.
2. Each structure shall have an individual and distinctive appearance.
3. There shall be no duplicate elevation of a single family home within sight of each other.
4. The mix of housing types shall feature materials that are compatible with the surrounding community and the topography of each lot.
5. Each structure shall be constructed to utilize the characteristics of the lot with the front of the home oriented toward the driveway approach, as shown on the approved design.
6. All new home plans must be drafted and engineered by a qualified person licensed to perform their trade. All engineering shall be stamped and signed by the person(s) performing or inspecting the final engineered plans.
7. The exterior siding shall be comprised of i) composite siding, ii) wood siding, iii) brick, iv) stone, or other materials specifically approved by the ARC.
8. Siding, trim and roof colors will be approved by the ARC with each submittal. No duplication of colors will be allowed, with the exception of roof color.
9. Height of the structure shall comply with existing zoning regulations.

Landscaping

1. Every landscape plan shall have an individual and distinctive design.
2. Landscape front and side yards must be completed within 30 days of final inspection (weather permitting)
3. The design and type of plantings are to enhance the building architecture and be consistent with the neighborhood and environment.
4. Extensive use of colored rocks and gravel for ground cover is prohibited.

c. Design Specifics

The specific standards for architecture, color, texture, materials, and other design elements are illustrated with the following examples.

Examples of Building Elevations



The design theme is intended to follow a land use plan that provides for a mix of housing types that are compatible with current trends.

Examples of Siding Materials



Stained Cedar Tongue & Groove



Composite Lap Siding



Composite Lap Siding with Bead



Cedar Board & Batten



Composite Painted Shake



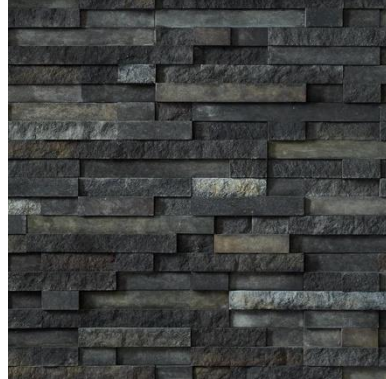
Composite Board & Batten

Examples of Masonry Materials

Cultured stone/Brick are versatile materials with many options in order to achieve individuality and uniformity at the same time. There are a multitude of colors and types available to be used to compliment design and color themes. These examples are not intended to dictate exact colors.



Profit Alpine Ledgestone



Profit Terrain Ledgestone



Profit Platinum Ledgestone



Slate S. Ledgestone



Shale Profit Ledgestone



Chardonnay S. Ledgestone

Example of Roofing Colors

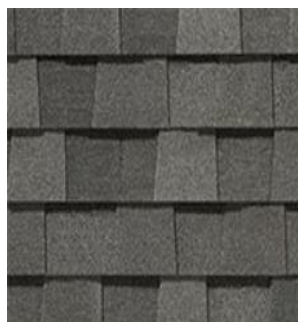
Architectural Composition shingles



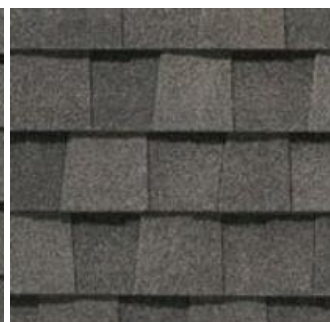
Weatherwood



Black



Georgetown Gray



Colonial Slate

Examples of Exterior Lighting

Finish: Oil Rubbed Bronze or Nickel



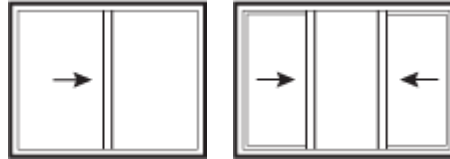
Examples of Window Styles

Window frames are a vinyl material in **Almond, White, Black**

PICTURE FRAME



SLIDER



SINGLE HUNG

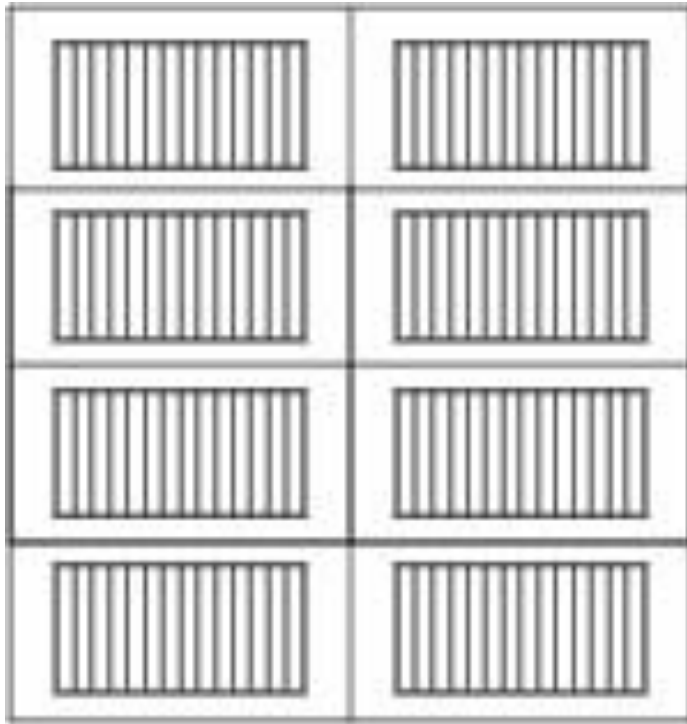


CASEMENT



Examples of Overhead Doors

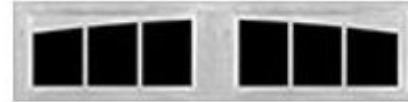
Door design and style will vary with house type. Below are pictures of different door and window styles that could apply. Windows may be configured horizontally or vertically with clear, obscured, satin etched, or white laminated glass. Finish paint color will vary with color scheme.



Sonoma Garage Door



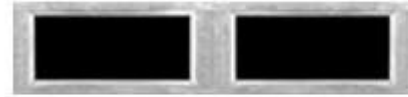
Sonoma Arched Windows



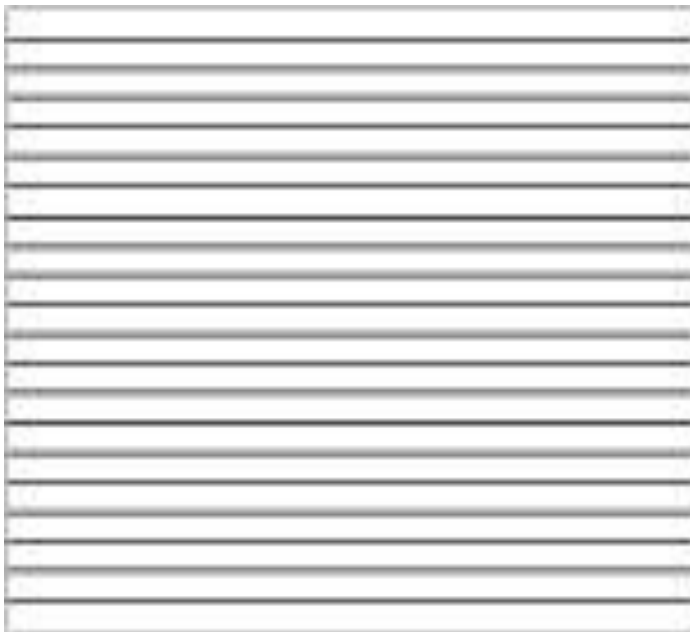
Sonoma Arched Windows w/ Grids



Sonoma Plain Windows w/ Grids



Sonoma Plain Windows



Horizontal Garage Door



Horizontal Window Pattern



Vertical Window Pattern

Examples of Front Door and Hardware

(Door Material: Fiberglass or Stained Wood)



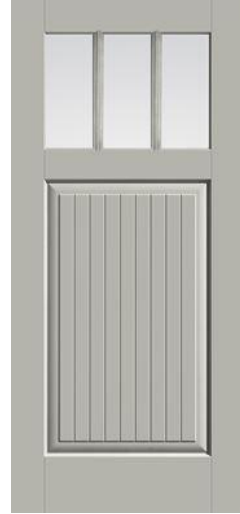
Full Lite Door w/ Panels



Shaker Style



2 Panel 1 Lite



1 Panel w/ Grid Lite



Door Hardware Finish: Oil Rubbed Bronze, Black, Nickel, Iron, Chrome & Polished Chrome

Example Exterior Paint Colors Sample Color Palettes

There are no pre-determined exterior color selections made at this time. The following color palettes are provided only as examples of color opportunities that would be used in making the selections once the homes designs are completed.



Examples of Stain Colors for Wood Siding



d. Checklist

The following represents an example of the ARC checklist form that will be submitted with each house plan designed specific to each lot. This checklist will be incorporated into the final CCR's for the development.

Architectural Checklist - New Home Construction

Property Owner: _____ Phone # _____

Lot # _____ Property Address _____

Contractor Name and Phone Number _____

Complete this checklist and submit with full set of plans and samples as necessary. A submitted plan will not be reviewed by ARC until all items required by this form are received. The submittal must be complete and not submitted as "piece-meal".

CHECKLIST

_____ *One full set of plans to scale (1/4" or 1/8") to include:

Site Plan showing:

- Lot # and house address
- Property corner elevations / contour (topo) lines / easements
- Dimensions for all perimeter boundary lines
- Sq. ft. of lot, sq. ft. of house/garage footprint
- Street Trees, location and type
- Garage and House setback dimensions / Easements
- Finish Floor elevation of Main, Lower, Garage Floor
- Approach and Driveway w/dimensions
- Location of AC units, trash and recycling containers. Must be screened from street view
- Fence location and type, Retaining wall location and type
- Utility meters
- Owner & Contractor name, contact info (phone/email)

Front, Side(s), Rear elevations showing:

- Exterior siding and trim materials
- Window locations, size and operable function
- Decks (include stairs if applicable)
- Note height at highest ridge in relationship to the street

Front and corner (street side) Landscaping Plan showing:

- Street trees, noting size and type
- Yard trees, noting size and type
- Grass planting areas, noting total coverage area
- Shrub planting areas, noting type, number and size
- Show water features
- Note any exterior lighting

MATERIALS USED

_____ 1. Roof material: *color Weatherwood Black Georgetown Gray Colonial Slate

_____ 2. Building Siding: *type Composite Lap, Cedar Lap, Cedar T&G
 Other

describe: _____

* On additional page, submit paint or stain colors for each siding

type

selected

_____ 3. Exterior Masonry: *type Cultured Stone describe:

location: _____

Natural Stone

describe:

location: _____

Brick

describe:

location: _____

Other

describe:

location: _____

e. Information for Each Building Type

- (1) *Massing, facades, elevations, roof forms, proportions, materials, and color palette.*
**** See information provided above***
- (2) *Architectural relevance or vernacular to the Pacific Northwest.*
**** The architectural relevance of the intended building designs and styles is consistent with the current market trends for our metropolitan area and the Pacific NW. The application of the Contemporary and Traditional designs has been applied in our market for several years and the introduction of the Modern and Modern Farmhouse design has adapted to current market demands.***
- (3) *Doors, windows, siding, and entrances, including sash and trim details.*
****See information provided above***
- (4) *Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.*
****The specific details of the architectural features will not be determined until the final house plan designs are completed. And the houses cannot be designed until the plat is approved. Examples have been provided above.***
- (5) *A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020*
**** A fence plan delineating the length and location of fencing cannot not be created until the house plan/site plans are completed, which first requires acceptance of the project by the city.***

This completes the Architectural Pattern Book for the Denali Summit PUD.

Denali Summit PUD Architectural Pattern Book Lots 1 – 16; 26 - 33

Issued To: City of Sherwood

Project Name: Denali Summit PUD

Applicant: JT Roth Construction, Inc.

Date: July 2020



12600 SW 72nd Ave, suite 200, Portland, Or. 77223 off 503 639 2639 CCB# 31700

Description

The Denali Summit PUD development project is approx. 9.95-acre site located within the Southeast Sherwood Master Plan, east of SW Murdock Road and north of SW Ironwood Lane. The development project is being submitted as a 24-lot single family detached development with minimum lot size being 10,000 sq. ft., in compliance with the current zoning overlay. The 24 lots consist of one lot with an existing home and 23 lots intended for new residential construction.

The project is being submitted as a Planned Unit Development (PUD) to allow for flexibility and creativity in the overall site design and layout. As part of the PUD standards, the Applicant has prepared this Pattern Book to describe the architectural design features that guide the design and development of the new residential structures to be constructed on each of the approved lots.

The purpose of this Pattern Book is to act as an illustrative guide on how the PUD standards will be applied.

This Pattern Book shall address the architectural design criteria contained in the Sherwood Zoning and Development Code (section 16.40.020(G) “Architectural Pattern Book”).

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 - (1) Massing, facades, elevations, roof forms, proportions, materials, and color palette.***
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The proposed Denali Summit development project has completed its’ pre-app meeting with the City of Sherwood and is preparing the final documents to be submitted for land-use approval, and until such time that the City of Sherwood has approved the application/submittal we will

not be able to complete the exact house plan design(s) and exterior elevation features. Once the development has been accepted and approved by the City, defining total number of lots and lot dimensions, we can proceed with the details of the house design and architectural features, utilizing the guidelines defined in this document.

The basis for our house designs will range from a Contemporary to Transitional to Modern to Traditional to Early American and Modern Farmhouse styles that will complement the surrounding community. We have included, in this submittal, examples of homes styles that we believe will meet the demand of the new home market and become an asset to the Sherwood community.

a. Illustrative Areas

The Illustrative areas within the development application covered by this Pattern Book are focused on the architecture design features that each home will uniquely characterize. Each of the 23 house plan designs will be unique to themselves with features that are dissimilar to the other designs.

b. Organization and Use

The organization and use of this Pattern Book is broken down in order to address the criteria listed in the development code standards.

Through the process of design and development of each of the residential structures this criteria shall govern how and where the design features best apply.

The overall design and architecture of the structures are subject to final approval by the Architectural Review Committee (ARC), as shall be outlined within the subdivision CCR's. The CCR's will be drafted once the development project is approved and all conditions are determined.

Building Design

1. All residential structures shall comply with the requirements defined in the CCR's specific to this project.
2. Each structure shall have an individual and distinctive appearance.
3. There shall be no duplicate elevation of a single family home within sight of each other.
4. The mix of housing types shall feature materials that are compatible with the surrounding community and the topography of each lot.
5. Each structure shall be constructed to utilize the characteristics of the lot with the front of the home oriented toward the driveway approach, as shown on the approved design.
6. All new home plans must be drafted and engineered by a qualified person licensed to perform their trade. All engineering shall be stamped and signed by the person(s) performing or inspecting the final engineered plans.
7. The exterior siding shall be comprised of i) composite siding, ii) wood siding, iii) brick, iv) stone, or other materials specifically approved by the ARC.
8. Siding, trim and roof colors will be approved by the ARC with each submittal. No duplication of colors will be allowed, with the exception of roof color.
9. Height of the structure shall comply with existing zoning regulations.

Landscaping

1. Every landscape plan shall have an individual and distinctive design.
2. Landscape with irrigation systems must be completed within 30 days of final inspection (weather permitting)
3. The design and type of plantings are to enhance the building architecture and be consistent with the neighborhood and environment.
4. Extensive use of colored rocks and gravel for ground cover is prohibited.

c. Design Specifics

The specific standards for architecture, color, texture, materials, and other design elements are illustrated with the following examples.

Building Elevations (conceptual)

Contemporary



Transitional



Modern



Traditional



Early American



Modern Farmhouse



The design theme is intended to follow a land use plan that provides for a mix of housing types that are compatible with current trends.

Siding Materials (examples)

(Not limited to these examples). These are to be used to flow with the style of the home and add character.



*(stained cedar T&G *vertical or horizontal)*



(composite lap siding)



(staggered composite siding)



(stained cedar lap siding)



(batt & board)



(accent Shingle)



(smooth panel)



(vertical siding)

Masonry Materials (examples)

Cultured stone/Natural Stone/Brick are versatile materials with many options in order to achieve individuality and uniformity at the same time. There are a multitude of colors and types available to be used to compliment design and color themes. These examples are not intended to dictate exact colors.



Roofing Material (examples)

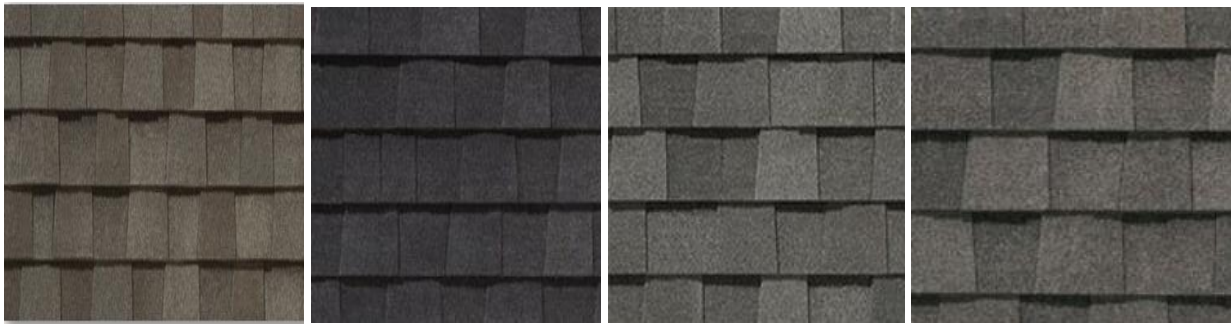
Composition shingles are the most widely used roofing material. The color choices are noted below.

Weatherwood

Black

Georgetown Gray

Colonial Slate



Exterior Lighting (examples)

Examples of exterior lighting that are proposed for exterior use.

Note: Fixture finish color may change based on home style and application. Finish color options include: *Black, *Satin Nickel, *Bronze, *Chrome

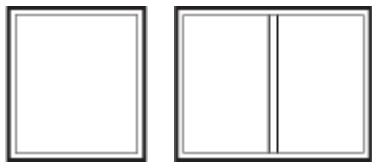


Windows Styles (examples)

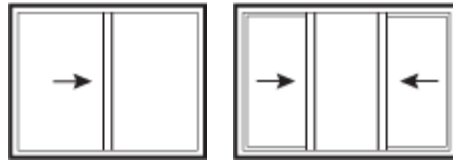
Window frames are a vinyl material. Color options are: *Almond, *Clay, *White, *Black

PICTURE FRAME

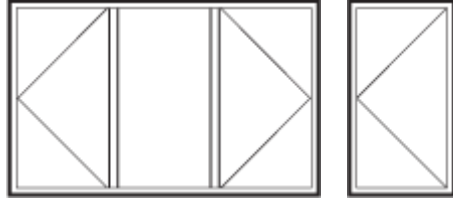
Example of window types
SLIDER



SINGLE HUNG

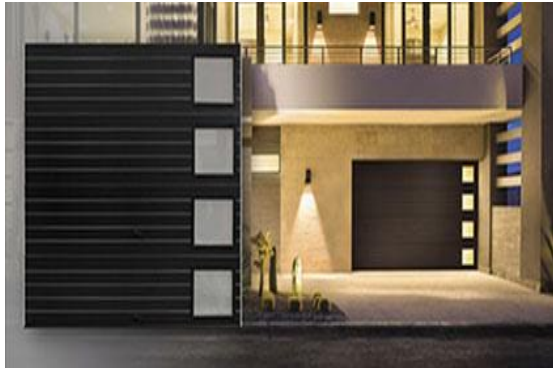


CASEMENT



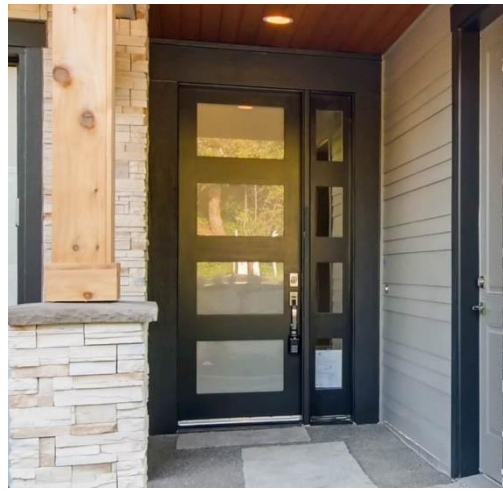
Overhead Doors (examples)

Door design and style will vary with house type. Below are pictures of different door styles that could apply to the finish house design. Finish paint color will vary with color scheme.



Entry Doors/Hardware (examples)

Door style



Exterior Paint (examples)
Sample Color Palette

There are no pre-determined exterior color selections made at this time. The following color palettes are provided only as examples of color opportunities that would be used in making the selections once the homes designs are completed.

Bohemian Black SW 6988	Ibis White SW 7000	Ceiling Bright White 7007	Eider White SW 7014	Simple White SW 7021
Domino SW 6989	Marshmallow SW 7001	Alabaster SW 7008	Repose Gray SW 7015	Alpaca SW 7022
Caviar SW 6990	Downy SW 7002	Pearly White SW 7009	Mindful Gray SW 7016	Requisite Gray SW 7023
Black Magic SW 6991	Toque White SW 7003	White Duck SW 7010	Dorian Gray SW 7017	Functional Gray SW 7024
Inkwell SW 6992	Snowbound SW 7004	Natural Choise SW 7011	Dovetail SW 7018	Backdrop SW 7025
Black Of Night SW 6993	Pure White SW 7005	Creamy SW 7012	Gauntlet Gray SW 7019	Griffin SW 7026
Greenblack SW 6994	Extra White SW 7006	Ivory Lace SW 7013	Black Fox SW 7020	Well-Bred Brown SW 7027

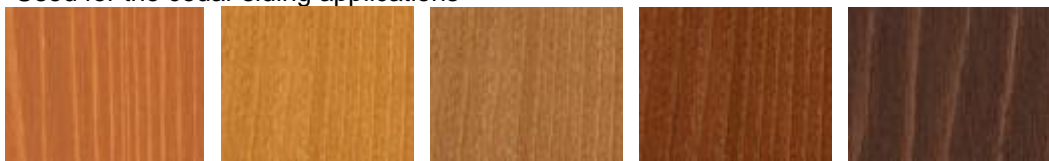
THE *creativity* EXCHANGE
exterior colors



www.thecreativityexchange.com

Stain Samples (examples)

*Used for the cedar siding applications



d. Checklist

The following represents an example of the ARC checklist form that will be submitted with each house plan designed specific to each lot. This checklist will be incorporated into the final CCR's for the development.

Denali Summit PUD – Pattern Book

Architectural Checklist - New Home Construction

Property Owner: _____ Phone # _____

Lot # _____ Property Address _____

Contractor Name and Phone Number _____

Complete this checklist and submit with full set of plans and samples as necessary. A submitted plan will not be reviewed by ARC until all items required by this form are received. The submittal must be complete and not submitted as "piece-meal".

CHECKLIST

_____ *One full set of plans to scale (1/4" or 1/8") to include:

Site Plan showing:

- Lot # and house address
- Property corner elevations / contour (topo) lines / easements
- Dimensions for all perimeter boundary lines
- Sq. ft. of lot, sq. ft. of house/garage footprint
- Street Trees, location and type
- Garage and House setback dimensions / Easements
- Finish Floor elevation of Main, Lower, Garage Floor
- Approach and Driveway w/dimensions
- Location of AC units, trash and recycling containers. Must be screened from street view
- Fence location and type, Retaining wall location and type
- Utility meters
- Owner & Contractor name, contact info (phone/email)

Front, Side(s), Rear elevations showing:

- Exterior siding and trim materials
- Window locations, size and operable function
- Decks (include stairs if applicable)
- Note height at highest ridge in relationship to the street

Front and corner (street side) Landscaping Plan showing:

- Street trees, noting size and type
- Yard trees, noting size and type
- Grass planting areas, noting total coverage area
- Shrub planting areas, noting type, number and size
- Show water features
- Note any exterior lighting

MATERIALS USED

_____ 1. Roof material: *color Weatherwood Black Georgetown Gray Colonial Slate

_____ 2. Building Siding: *type Composite Lap, Cedar Lap, Cedar T&G

Other describe: _____

* On additional page, submit paint or stain colors for each siding type selected

_____ 3. Exterior Masonry: *type Cultured Stone describe: _____

location: _____

Natural Stone describe: _____

e. Information for Each Building Type

- (1) *Massing, facades, elevations, roof forms, proportions, materials, and color palette.*
*** See information provided above**

- (2) *Architectural relevance or vernacular to the Pacific Northwest.*
*** The architectural relevance of the intended building designs and styles is consistent with the current market trends for our metropolitan area and the Pacific NW. The application of the Contemporary and Traditional designs has been applied in our market for several years and the introduction of the Modern and Modern Farmhouse design has adapted to current market demands.**

- (3) *Doors, windows, siding, and entrances, including sash and trim details.*
***See information provided above**

- (4) *Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.*
***The specific details of the architectural features will not be determined until the final house plan designs are completed. And the houses cannot be designed until the plat is approved. Examples have been provided above.**

- (5) *A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020*
*** A fence plan delineating the length and location of fencing cannot not be created until the house plan/site plans are completed, which first requires acceptance of the project by the city.**

This completes the Architectural Pattern Book for the Denali Summit PUD