

June 6, 2023

Discovery West Architectural Guidelines (Dated July 11, 2022)
Addendum #3
June 2023

Addendum to Residential Architectural Styles to include the Scandinavian Style as a permitted residential style, Page 19.

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

(see attached Scandinavian Style pages)

Scandinavian

History and Character

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

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

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

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

Modern Scandinavian



Traditional Scandinavian



Essential Elements

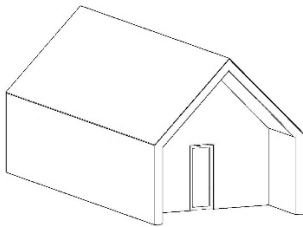
- Simple steep pitched gable roof forms accented with low sloped roofs.
- Roof massing includes minimal (0" ~ 6") overhangs at horizontal eaves on a Traditional Scandinavian. The Modern Scandinavian includes minimal to medium (0" ~ 36" plus) overhang at gable ends. Typically the Modern Scandinavian gable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

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

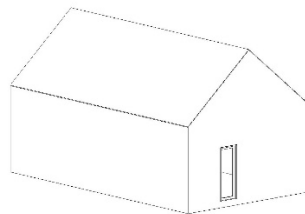
Massing and Roofs

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

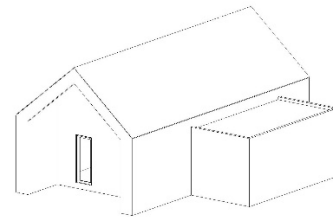
Typical Massing Examples



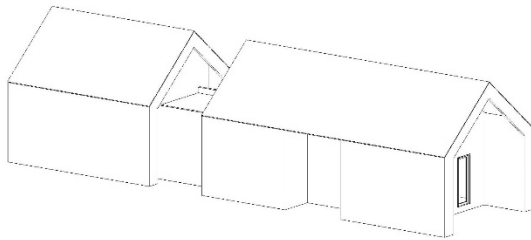
Modern



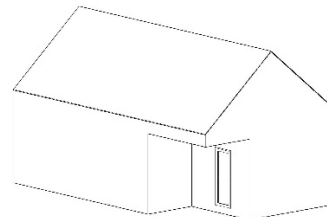
Traditional



Traditional



Modern



Modern

Porches and Patios

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



Materials

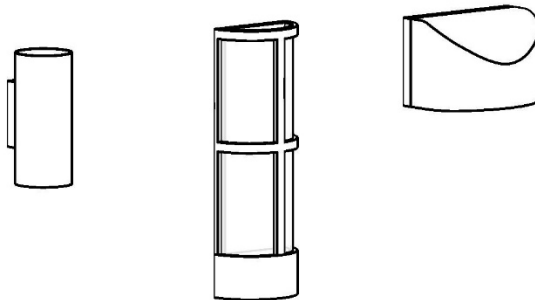
Siding materials offer contrast in colors and patterns/textures. Vertical metal siding, vertical wood siding, board formed concrete, cementitious siding, stucco, brick, natural stone, faux stone (with manufactured corners that appear to be real stone) are approved materials. All siding should be vertically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



Typical Exterior Lighting

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

Typical Lighting Examples



Windows and Doors

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

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

Minimal trim is provided at windows and doors (maximum trim size is 1 ½” x 1 ½”)

Typical Entry Doors

