



SKYRIDGE

LIVE 360

Design Guidelines Phase 2

June 2016

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1. Introduction

Skyridge is located in a coastal forest setting adjacent Garibaldi Highlands in the District of Squamish. The development is characterized by single-family homesites, multi-family homesites, in and around a forest setting. The Design Concept for Skyridge is to **capture the feeling of coastal living within the context of the coast mountains**. The design of buildings and the landscape setting should reflect an interpretive expression of the architectural style typically associated with the inland forest setting, reflect the natural setting and recognize efforts within the community to adhere to sustainable building practices and green planning strategies.

Compliance with Skyridge design theme can be achieved through the use of building forms, materials, colors, and architectural details that are characteristic of Squamish Coastal mountain setting. In doing so it is imperative that the design be consistent within a single project, and that the adaptation or conformance with a specific style be carried out in a legitimate and faithful manner. The unique character and natural environment must be maintained and neighbouring developments, both existing and subsequent must be respected. Ultimately it is expected that individual owners will respect the natural setting of their homesite and find a solution, which serves their needs and is sympathetic to the physical attributes of the site.

2. Purpose of Design Guidelines

With its rich compliment of views, terrain, vegetation and Skyridge’s natural setting exemplifies Squamish. The site offers distant panoramas of snow covered mountains, secluded forest surroundings all within the heart of the Squamish Community. The Skyridge Design Guidelines have been prepared to ensure visual harmony between the built environment and the landscape, to preserve the rich natural environment, maintain and enhance views and to ensure that construction within Skyridge is done in a sensitive and sustainable manner.

The primary goal in the planning and development of Skyridge has been the preservation and enhancement of the landforms, vegetation that characterizes this setting. Another goal is to create and promote an architectural vernacular consistent with the landforms and surrounding vegetation. This is to be achieved by encouraging a characteristic style of landscape and building design that not only conveys an image, but also assures compatibility between buildings and their settings. While all buildings in Skyridge are to some degree reflect an interest in green building strategies, each building should also present unique and creative design solutions that avoid a repetitive copy of precedent structures.

All new buildings, modifications to existing buildings, landscaping site improvements, and the use of property within Skyridge must be reviewed and approved in accordance with the provisions of these Guidelines. Skyridge **Design Review Committee (DRC)** has been appointed to implement these Guidelines and assist owners with the design review process.

Design Review Committee (DRC)

Home Designer, Jamie A Martin Designs	graphtech@shaw.ca	604. 892. 3755
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These Design Guidelines are binding upon all persons who at anytime construct, reconstruct, refinish, alter or maintain any improvement upon the property, or make any change in the natural or existing surface, drainage or plant life therein. It is the responsibility of each owner / client representative to obtain and review a copy of the Design Guidelines. It is the lot owner’s responsibility to comply with the building permit requirements established by the District of Squamish, and all other requirements of the Zoning and Parking Bylaws.

3. Skyridge Design Guidelines

3.1 Site Planning Guidelines

Site Planning involves location and orientation of buildings, driveways and other improvements on a site. Due to the topography, ridgelines, and general terrain found in Skyridge, site planning is a particularly important part of the design process. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site's natural features. A well-designed site plan must be done in concert with the architectural and landscape design of the site.

The overall form, massing, and location of a building should be designed in response to the natural landforms and topography of a site. On steep sites, buildings should be designed to step with site contours. In order to minimize site grading, level changes can be incorporated into a building to create a composition of forms rather than a single massive structure. Building forms and rooflines should relate to surrounding landforms and natural slopes. Careful consideration must also be given to driveways and access when locating a building on a site.

a) Building Envelopes

A building envelope has been defined for all single-family homesites. The purpose of defining building envelopes is to reduce uncertainty of neighbors as to location of future construction and to help insure that structures blend with the surrounding landscape and minimize impacts on the natural characteristics of the site. Building envelopes have been determined based on the topography, natural features of each site, views, the relationship to adjacent building envelopes and local bylaws. The building envelope defines the portion of each lot within which all structural improvements must be located. The siting design shall demonstrate that such improvements do not adversely affect the natural characteristics of the site or impact adjacent properties.

b) Building Siting

Most building sites in Skyridge have some degree of slope, and as such, the locations of buildings and site improvements are a key component of the design process. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step with the site, accomplishing level changes through a composition of forms rather than extensive site grading. Building forms and rooflines should relate to site contours and surrounding land forms. Exposed building profiles atop ridgelines in contrast to natural slopes, are inappropriate.

The Location and design of buildings should minimize disturbances to existing vegetation on a site. Building footprints that run perpendicular to the general slope of the site should be avoided. Access should also be considered during the site planning and building design process. Effective site planning can minimize the need for extensive cut and fill slopes to accommodate site access. The development of individual properties should also respect critical relationships to neighbouring properties including snow management, overview, shading, and obstruction of views.

c) Grading and Drainage

The impact of site development and construction on the existing natural landforms and drainage patterns shall be minimized. All lot owners should review the Available geotechnical report for the subject lot requirements

EROSION: In no instance shall the design and construction of improvements on a lot cause a condition that leads to soil erosion. Erosion control measures are outlined in the construction Regulation section of this document.

MODIFICATION OF EXISTING CONTOURS: The modification of existing contours should be limited to the extent necessary to accommodate the development of a site. In order to minimize site disturbances, all improvements must be designed in response to the existing contours of a site. With the exception of grading for site access, all grading should be limited to areas within the building envelope if possible.

CUT AND FILL SLOPES: Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation. Final grading of long slopes should be based upon site-specific soil characteristics, but in no case should they be greater than a 2:1 slope. Re-contouring of large areas or over lot grading is prohibited. All slopes will be required to be approved by a Geotechnical Engineer.

NATURAL OR EXISTING DRAINAGE PATTERNS: The location of buildings, structures and other improvements shall not adversely impact or disrupt the natural or existing drainage patterns of the site. Drainage patterns may be modified, but all modifications shall require approval of the design review committee. Owners are responsible for controlling the drainage resulting from the development of the site and may not direct water onto another lot unless such a diversion is located within a designated drainage swale. Runoff from impervious surfaces, such as roofs, driveways or other paved areas, shall be directed away from foundations. Drainage shall be directed to natural or improved drainage swales/ditches or dispersed into shallow sloping vegetated areas. Storm drainage shall not connect into sanitary sewer systems. Improvements to minor drainage or the development of new drainage swales to accommodate development, shall be constructed as natural grass/ drain rock lined swales with a minimum 2% slope. Exposed drainpipe or impervious man-made material is unacceptable.

d) Site Access, Parking and Garages

Site access is an important consideration in the design and siting of a building because of the grade relationship between the access drive and the building footprint.

ACCESS DRIVEWAYS: In order to minimize site disturbance and grading, the access driveway's location and grade may dictate the finished floor elevation of a home. Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right of way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. The driveway shall meet the main road at no less than a 45-degree angle for no less than a twenty (20) foot length measured at centerline. Under special site conditions, the design Review committee may allow the intersection to be less than a 45-degree angle. Indirect or side loaded access to the garage opening is strongly encouraged

GRADING AND MODIFICATION OF EXISTING SITE CONTOURS: Grading and modification of existing site contours should be minimized to the greatest extent possible. Recommended maximum driveway grades are 5% for the first twenty (20) feet from the roadway, and no greater than 15% on all other portions of the driveway. In addition, the driveways should be designed with a minimum 2% negative grade from the centerline of the road to the adjacent ditch line. With the exception of on-site parking areas adjacent to garages, the minimum driveway width shall not be less than twelve (12) feet and should not exceed 20 (20) feet. Roadway drainage shall be accommodated by a culvert under the driveway. The size of the culvert shall be engineered and constructed at the owner's expense. When culverts are required, culvert ends shall be cut to match the slope. End walls shall be constructed of stone or concrete faced with stone to match building pattern. Flared metal ends are unacceptable unless covered with acceptable materials. For specific guidelines on paving materials, refer to the Driveway paving materials section of the Landscape Design Guidelines.

REQUIRED PARKING: A minimum of three parking spaces shall be provided for each single-family dwelling unit. At least one of the required parking spaces shall be fully enclosed within a garage. Garages should be

attached or semi attached to the main residence. The Design Review committee may, however, approve garages that are physically separated from the main residence if such a design is warranted by existing site contours and will result in a more sensitive design solution. In all cases, the design of the garage shall be compatible with the architecture and materials of the main residence. The driveway area can be considered as parking stall provided it meets the district of Squamish zoning and parking bylaws.

e) Exterior Equipment, Recreation Facilities, Signage

All outdoor mechanical and electrical equipment, such as metering devices, transformers and air conditioning units shall be concealed from the view of adjacent lots and common spaces. Wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Refer to Retaining Walls, Landscape Walls, Fences and Screening section of the Landscape Design Guidelines for appropriate means of screening free standing equipment. Window or wall-mounted air conditioning units are not permitted. Built-in exterior barbeque grills, portable barbeques, or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence, and within the relevant setbacks.

Satellite dishes shall be no bigger than twenty-four inches (24") in diameter and will present no significant adverse visual impacts on adjacent lots or common roadways. When necessary the dish shall be painted to blend with surrounding buildings or landscape. In addition, landscape materials shall be utilized to screen the dish. Rooftop installations are not permitted. All exterior heatpumps and mechanical equipment is to be screened from view as well.

All recreational facilities, structures and improvements, including hot tubs and swimming pools shall be located within the building envelope and at the discretion of a Geotechnical Engineer. Open structures, such as trellis and pergolas, shall be allowed. Walls, fences or landscaped screens maybe required to reduce the visual impact of recreational facilities from adjacent properties

3.2 Architectural Design Guidelines

While the Architectural design for Skyridge calls for relatively simple building forms, many opportunities are available to add character and interest to buildings. Buildings in Skyridge should be enriched by the introduction of well crafted building details such as features accenting door and window openings, balconies, fireplaces, railings, dormers, decks, terraces and feature lighting. In concert with the overall architectural style, details should be consistent in their origin and interpretation throughout the building, and crafted in a fashion appropriate to the region.

A high level of Architectural Design is expected to enhance view opportunities, provides good sun exposure, minimizes visual impacts, illustrates a pride in ownership, and adds value to the community.

In addition to detailing, a major architectural feature of buildings in Skyridge are strong substantial walls and large roof overhangs. Exterior walls should include a liberal use of durability and sense of permanence to express mass and create the appearance of a building that has grown from its site. Roof pitches are comprised of a major roof plane with secondary roof planes. Roof dormers are frequently used to provide natural light into upper roof areas. Consistent use of similar exterior material and colors will assure visual compatibility and help establish an image of lasting quality.

The following architectural guidelines outline specific design considerations to be addressed during the design process. While the design theme calls for buildings to reflect our coastal forest region, it is also important that the design of buildings responds to existing site characteristics, climate considerations and our modern era. Therefore log homes and home built prominently of log are discouraged. Issues of sustainability, green-building techniques, building technology, security and the environment, are all-important contemporary issues to consider. In addition to reflecting the design style, roof forms should be designed with regard to solar orientation, and snow shed. A successful design solution will reflect the desired design style while also responding to practical local design considerations.

a) Building Form and Massing

Building massing and volume are of particular concern to Skyridge. The apparent size and scale of buildings should be appropriate to the site and the adjacent properties. As discussed earlier building masses should step with terrain and use strategies which allow the building to be kept to a perceived two-story mass (maximum) with the third floor set into the roof. The eave line of any building should be no higher than two stories from grade. The building should be designed in relation to the overall composition of the building and the natural characteristics of the site. Although we have requested building massings to be quite simple, it does not support the concept of a two-story block building. What we do encourage is a simple mass with varying degree of secondary massing and façade articulation to give a unique expression of interest and craftsmanship. The individual components of the massing (roof/wall/windows, etc.) should be given substantial consideration to create a composition, which is interesting, varied and well proportioned. Each of these elements at the residential scale can add uniqueness within the overall project. Variation in massing from lot to lot is strongly encouraged throughout Skyridge.

Roofs are a very prominent visual element of a building. Roofs provide a strong unifying characteristic between buildings. The use of consistent roof forms and materials is also an important element of the building design. A simple pattern of roof forms and a limited palette of materials and colors are the primary design objective. Roof forms should be reasonably broken up to break down the apparent mass of the building. A varied number of roof heights are supported in a response to the mostly sloping sites, with the roof form limited to gable, hip, and shed type roofs. Flat roofs are supported upon adequate review with the design review committee. In order to assure interesting form and reduction of visual scale, roofs should be comprised of primary and secondary roof planes. The composition, scale and proportions of secondary roofs shall be compatible with the primary roof form.

Generous roof overhangs of at least twenty-four (24) inches should be incorporated into the design of roofs. Roofs should be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas should be protected from potential snow shedding. This can be achieved most effectively by the form and slope of the primary and secondary roof and by dormers. The use of snow fences or other mechanical devices is not encouraged; particularly to provide protection to exposed snow-shed areas. Snow shedding should be resolved at the conceptual level of design not as a last minute “band-aid” solution. The roof pitch of secondary roofs shall be complimentary to the primary roof. This is not to imply that the pitch of secondary roofs must be the same as primary roofs. Secondary roof pitches may vary from the primary roof. Roof materials and colors should be selected to blend with the terrain and soils found in skyridge. Roofs shall generally be constructed of asphalt shingle, but alternatives will be considered. All exposed roof and vent flashing, gutters, downspouts, and other miscellaneous metal roofing devices shall be made of aluminum or other suitable alternatives as approved by the Design Review Committee. In all cases, such materials shall be compatible with colors and materials of the residence and community.

Roof dormers are an important element of the building design. Used effectively, dormers can break up the mass of a structure and reinforce building symmetry. Dormers should be designed and located relative to the overall proportional balance of the roof and building. Dormer forms may be gable, hip, or shed. Shed dormers should not exceed more than 2/3 of the primary roof plane. In order to effectively break up the mass of the structure, the front face of large shed dormers should be recessed at least two (2) feet from the eave line of the roof. Skylights are permitted provided that they are located at ridges and do not create issues of privacy, overview.

Roofs should be relatively simple and as such, the design and location of ancillary elements such as flues, vents, mechanical equipment, snow fences and clips, heat tapes are all very important in order to minimize roof clutter. Ancillary elements should be designed to be compatible with the primary roof and to not create a visual distraction. All flues and vents should be consolidated and enclosed in a structure compatible with the overall roof form. In the event that the consolidation and enclosure of all flues and vents is not feasible, the Design Review Committee may approve unenclosed flues and vents provided they are small in size and painted to match the roof color. When used, snow guards should be fastened to the basic roof structure by steel connections and brackets. Horizontal fencing members may be made of steel, painted to match the roof color, timber or log. Snow clips maybe of aluminum or painted metal.

b) Exterior Walls

The use of a relatively limited range of exterior wall materials and colours will assure overall compatibility throughout Skyridge. Exterior walls should be characterized by strong simple forms. Exterior walls should visually emerge from the ground, express mass, and convey a sense of strength and permanence. Walls can be complimented with materials of the area such as wood and stone, in sheathing fascias, exposed trusses, extended rafters and purlins, half timber framing, balconies, doors, and sheathing on soffits, gables, and secondary wall areas. The scale of buildings should be established with a composition of additive wall surfaces and rectangular building forms. Change of directions, offsets, and the placement of windows and doors should be used to reduce the visual scale of walls. Large monolithic structures and expansive, uninterrupted wall planes should be avoided.

Acceptable exterior wall materials include stone, cement panel and wood. Stucco may be used on a limited basis as an accent and may not account for more than 10% of the overall exterior coverage. Stone shall be used as an expression of mass; heavy timber or wood framing may be used to express form; wood siding may be used for exterior sheathing; and board trim may be used for detail such as fascia, eave, corner, and window trim. In all cases, the use of exterior wall materials shall accurately convey the structural integrity of the residence.

Wood, cement panel, cedar siding and sheet metal products should be the primary exterior building material within Skyridge. Siding of channel rustic, cedar shingle, shiplap, tongue and groove, or board and batten are appropriate. Due to their natural weathering characteristics, western red cedar is the most appropriate siding material. Cedar will age naturally to a blend of beautiful colors. Heavy timber, logs, and glu-lam beams can be used to express the structural framing of the building, particularly as trusses, lintels, sills, beams, purlins, and rafters. The scale of these members should be consistent with their structural purpose. Connection details should be done with care and attention.

When “mass” walls of stone are applied, lintel and sills at door and window openings can be used. These lintel and sill members shall be detailed and proportioned so as to appear structurally sound. Lintels and sills may be made of hewn timber, logs, cut stone, or natural stone.

In order to define the design theme and establish continuity between buildings, exterior wall materials are generally limited to the materials described above. At the discretion of the Design Review Committee, materials other than those specifically listed may be approved.

The following materials are inappropriate for Skyridge:

- **Plastic Materials**
- **Imitation Brick**
- **Cinder Block**
- **Ceramic Tile**
- **Plywood**
- **Cultured stone**

c) Exterior Trim

Exterior trim may be applied to windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork, and lighting. Details should be consistent in their origin and interpretation throughout the building.

d) Windows & Doors

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing opening and patterns on walls. Consideration should be given to locating doors and windows to establish order on primary facades, while being responsive to interior functions and view opportunities.

Windows within wood walls may be used as single openings or in combination to create a transparent wall between well-proportioned timber or log framing. Windows within stone walls should be set within the wall and should not appear as repetitive, linear rows of continuous windows or “curtain walls”.

Bay windows may be used to enhance views and provide interest to exterior walls. Arched or round top windows may be an appropriate form as openings in a stone wall but are not appropriate in a wood siding or log wall. Trapezoid windows and other unusual shapes are not encouraged and if used should be used in conjunction with divided light windows. Window casing shall be made of wood with exterior finishes stained, painted, or clad in metal or vinyl. Colour on metal clad windows must be factory applied. Mirrored or reflective glass is prohibited. Exterior windows, window walls and skylights should be of extra strength glass (e.g. tempered or multi-layered glazed).

Exterior doors should be made of wood, glass, metal, fiberglass or vinyl clad. Hardware for exterior doors and windows, including hinges, latches, handles, and pulls should be designed with artistic expression and constructed of materials such as wrought iron, stainless steel or aluminum.

e) Balconies and Railings

Properly located balconies on sunny exposures can provide pleasant outdoor spaces. Balconies can either be recessed into the wall mass or projected from exterior walls. With projected balconies, protection from snow shedding from overhead roofs must be considered. The underside of projecting balconies must be finished with wood siding or other exterior wall materials to match. For structures proposed to be supported wholly or in part on stilts, the under floor areas should be encased to the ground line.

Balconies should be sized to individual rooms or functions within the building and should be proportional to the overall exterior elevation of the building.

f) Foundations

One of the primary objectives of the design process is to create a close integration of the building with its site and landscape. Foundations and finished site grading should be designed so that the building appears to emerge from the ground.

On sloping sites, foundations should be stepped with the contours to avoid high retaining walls or extensive cut and fill slopes. Where possible, building foundations should be designed to visually line with the landscape walls in order to reinforce the visual harmony between buildings and the landscape.

Due to the nature of soils and geology on mountain building sites, a site-specific geo-technical report shall be required for each site. All foundations, footings, retaining walls, and related drainage systems shall be designed by a licensed engineer.

g) Chimneys

Chimneys are a strong visual element of a home and should be designed in relationship to the form and materials of the building. Chimneys can be constructed of stone or other materials to match the exterior finish of the home and incorporate cut stone caps, concrete or decorative metal spark arresting “roofs”. Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within the chimney. All exposed metal flues or pipes shall be enclosed or painted to match the approved roof colour.

h) Vents

Attic ventilation openings, foundation or under-floor vents, or other ventilation openings in vertical exterior walls and vents through roofs should not exceed 144 square inches each. The vents should be covered with noncombustible mesh with opening not to exceed 1/2 inch.

i) Exterior Walls

The overriding principle for the exterior colour of buildings within Skyridge is to blend buildings into the terrain and vegetation of the natural landscape. Therefore, naturally weathering materials such as cedar shakes and shingles, redwood and western red cedar boards, corten, aluminum, and native stone are central to the design theme.

If exterior stains are to be used on wood, they must be semi-transparent in colours, which are subtle, and only accent the natural wood tones. Paint colours on exterior must be earth tone in nature and subject to the Design Review Committee's approval.

Accent colours can be used to bring interest and individual identity to the buildings. Colours which relate to natural wildflowers of the site area can be effective, vibrant accents to the subdued tones of the overall buildings. Accent colours may also be used on secondary details of the buildings such as door and window trim, fascias, and frieze boards. When accent colours are used, they shall be selected to blend with the overall colours of the building. Bright colours, colours that call undue attention to a specific element of a building or colours that overpower the building shall not be permitted.

j) Solid Waste Collection and Service

Adequate areas shall be provided for trash containers, storage areas for patio furniture, firewood, and maintenance and recreational equipment. Storage areas incorporated within the building are required. The enclosures or screens shall be compatible with the overall style, form, and material of the residence. Refer to Retaining Walls, Landscape Walls, Fences and Screening for specific screening guidelines. Trash containers shall be designed to prevent access by wildlife and domestic animals and shall not be left outside overnight as per municipal by-law.

k) Sustainable “Green Building” Practices

The Squamish community is located in a Coastal Forest ecosystem and it is strongly encouraged that the new buildings are designed with a “best practices” approach to environmental sustainability in mind, specifically a Built Green standard. The approach requests a comprehensive design approach including: site planning, materials, life cycle costing, storm water management, appliances and construction technology. Specific issues to consider include:

- Use of energy efficient appliances, lighting and fixtures
- Use of insulation with high “R” value
- Incorporation of alternative energy sources (e.g. solar, geothermal)
- Use of recycled materials/materials with recycled content
- Use of Non-toxic/Non-chemical materials
- Use of “I” joists, finger jointed studs and engineered lumber
- Use of regional materials (e.g. stone and wood)
- On site recycling/minimizing of construction waste
- Application of appropriate landscape treatments

3.3 Landscape Architectural Guidelines

The goal of landscape design for Skyridge is to integrate development with the inherent scale, form, massing, colour and texture of the natural landscape. The natural landscape of Skyridge is defined by rocky mountain terrain and Coastal vegetation. The landscape theme should further the natural characteristics of the site through the use of natural materials that are an outgrowth of their setting.

The native landscape area should generally include portions of the lot outside the building envelope. The native landscape area is to remain predominantly undisturbed during site development. Re-vegetation of the native landscape area should erase traces of disturbance and recreate character of the site using indigenous plants. A manicured landscape is permitted with the use of native plants, this should be minimized to conserve water and maintain the natural character of the site.

The objective of these guidelines is to ensure that the landscape design reflects the rustic qualities of Squamish while retaining the overall qualities and integrity of the existing site and forest landscape.

a) Native Landscape Area

The native landscape area is generally defined as the portion of the lot located outside the building envelope. The purpose of this area is to maintain a common natural landscape element throughout Skyridge. In addition, the native landscape can extend into the building envelope to reinforce the relationship between the built and natural environment. Except for the installation of the driveway, the native landscape area should remain as undisturbed as possible during construction. Unless specifically approved by the Design Review Committee, all construction, excavation, cut and fill slopes, vegetation and tree removal, and other forms of disturbance are prohibited within the native landscape area / or tree preservation area.

All portions of the native landscape area that are disturbed during construction shall be re-vegetated with plant material indigenous to Squamish. The introduction of plant material into the native landscape that is not indigenous is prohibited. These plants should be selected according to micro-climatic conditions, natural vegetation patterns, plant geography, plant associations, and plant coverage patterns of the existing vegetation on the site. The use of low water usage plants and moisture sensors on irrigation systems is encouraged.

b) Retaining Walls, Landscape Walls, Fences & Screening

Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade and to define exterior living spaces. The location and alignment of such features should be determined based on-site contours, natural features, or man-made improvements. In no case shall walls, screens, or fences follow property lines.

Materials used to construct walls shall be consistent with the architectural materials, textures, and colours used on the main building. Generally, walls should be constructed of stone, wood or concrete with a stone veneer. The use of brick or stucco as a wall is inappropriate. Stone should be of an indigenous Squamish source and shall be laid in a pattern matching building construction. Landscape walls should emerge from the ground and convey a sense of strength and permanence. Within this design theme, joinery and finished detailing are encouraged to provide a complimentary display of craftsmanship against the heavy and rustic structural elements.

Unless otherwise approved by the Design Review Committee, the maximum vertical face for individual retaining walls shall not exceed six (6) feet above finished grade. It is recommended that terraced retaining walls be used for extreme grade changes. Terraced walls should be designed with a minimum of three feet from the back of the lower wall to the face of the upper wall in order to allow for the use of plants between terraces. Walls used to screen service yards, utility tanks, trash containers, storage for patio furniture, maintenance and recreational equipment shall not exceed six (6) feet. Free standing low landscape walls used as a transition or to define outdoor spaces should not exceed five (5) feet (sixty inches) above finished grade. Wood fences may be used for screening. Metal fencing may be permitted when used as an accent decoration such as a gate, or to allow for views.

c) Terraces, Patios, Walkways & Decks

Terraces, patios, walkways, and decks can serve as an effective transition between the mass of a building and the topography, vegetation, and other natural characteristics of the site as well as the location of interior spaces. On above grade decks, support columns and underside decking shall be finished to match materials used on the main residence. Acceptable paving materials for terraces, patios, and walkways include flagstone, sandstone, cobblestone, concrete pavers, exposed or coloured concrete.

d) Terraces, Patios, Walkways & Decks

Appropriate surfaces for driveways include asphalt, paving stones, cobbles, and exposed coloured concrete. Gravel is unacceptable as a paving material.

e) Exterior and Landscape Lighting

The intent of lighting guidelines is to maintain the rural character, preserve the night sky, and protect neighbouring properties from bright lights and indirect light sources. Exterior lighting shall be limited to identification signs, security and safety lighting, accent architectural lighting, and landscape lighting. Signs, and residence address signs shall be illuminated and visible from access roadways. Driveways, porches and patios, entrances and pathways may be illuminated for safety and security. In all cases, down lighting shall be used in order to reduce glare to pedestrian or vehicular traffic. Light shall be installed such that the direct light source is not visible from neighbouring lots.

4. Design Review and Construction Process

Introduction: Five Step Review and Construction Process

The following pages outline the five steps in the design review and construction process:

- Step One: Pre-Design Meeting**
- Step Two: Preliminary Design Review**
- Step Three: Final Design Review**

A design review fee of \$750.00 shall be submitted to the DRC in order to defray the cost of reviewing submittals and for site and building inspections. The fee shall be paid in one installment. The fee shall be submitted at the Pre-Design meeting. It is also understood that a bond of \$7,500.00 be provided at the time of purchase to insure the compliance of the design guidelines. Once landscaping and occupancy has been completed a final review will be done and if the work is substantially complete and representative of the landscape concept provided the full amount of the bond will be returned. If the work is incomplete a portion of the bond will be retained to complete the work as originally proposed by the developer's team.

Step One: Pre-Design Meeting

The purpose of this meeting is to discuss Skyridge Design Guidelines and the owners' development objectives. It is recommended that the owner's design team attend this meeting, and that the meeting be held prior to initiating any formal design work on the project.

The Pre-Design meeting will address the following:

- Property boundaries and building envelope
- Utilities and Easements
- Architectural design, site planning, and landscape design regulations

- Site specific characteristics and design opportunities
- Preliminary design concepts
- Design review and approval process
- Construction process and construction Bond
- Preservation Areas
- Other relevant design considerations and regulations.

Other than the design review fee, there are no formal submittal requirements for the pre-design meeting.

Step Two: Preliminary Design Review

The purpose of the Preliminary Design Review is to address the conceptual design of the proposed site, building and landscape improvements. One set of drawings (11X17) are to be submitted to the DRC for a review. See the following section for a checklist of items needed for the Preliminary Design Review. Upon receipt of the preliminary design, the DRC will notify the owner within fourteen (14) business days of the review comments. Applicants who receive preliminary plan approval may submit plans for Final Design Review. If the DRC rejects the preliminary design, the applicant may revise and resubmit to the DRC.

Step Three: Final Design Review

Upon approval of the preliminary design, the owner shall submit one set of drawings to the DRC for Final Design Review See the following section for a checklist of items needed for the Final Design Review.

Upon receipt of the Final Design, the DRC will notify the owner within seven (7) business days of the Applicants who receive final design approval may proceed with the preparation of construction drawings. If the DRC rejects the final design, the applicant may revise and resubmit to the DRC.

Final Inspection: Final inspection is scheduled at completion of all construction, landscaping and site work. In order to receive final inspection approval, all aspects of the proposed residence must be completed. Final inspection and approval from the DRC shall be obtained prior to the applicant seeking a Certificate of Occupancy by the Building Department. The DRC shall issue a Certificate of Compliance for all projects approved at final inspection.

Preliminary Design Checklist

SUBMITTAL TO ADMINISTRATOR

- Set of Drawings (11X17)
- Administrative Fee
- Half Page Statement of Design Intent by Architect

SITE PLAN

- Entire Property Shown
- Existing and Proposed Topography
- All Special Terrain Features to be Preserved
- Property Boundaries Shown
- Easements
- Setbacks
- Edge of Pavement
- Proposed Construction Activity Zone (Include Driveway Access & Temporary Fencing for Utility Trenching)
- Building Footprint
- All Proposed Structures shown with Roof Overhangs and Directions
- Driveways, Parking Area(s), Paving, and Surface Materials
- Patios, Porches, Decks, Terraces, Site Walls and facing materials
- Finish Floor Elevation of All Levels
- Location and Maximum Heights of Retaining Walls
- Location of Utilities and Proposed Trenching
- Location of all Improvements on Adjacent Parcels
- Square Feet of Impervious Coverage
- Location of Previous Site Disturbances

CONCEPTUAL LANDSCAPE ZONING AND INVENTORY

- Location of any Enhanced Landscape If Available
- Areas of Pre-existing Site Disturbances
- All Areas to be Re-vegetated
- Paving, Terraces, Patios, Courtyards, Structures, Posts, Walls
- Approximate Locations of All Existing Groundcovers, Shrubs, Thickets, Trees, with Specimens to be Removed Indicated
- Approximate Locations of all Specimens to be Preserved Indicated

FLOOR PLANS

- Patios, Porches, Decks, Terraces, Site Walls
- Window Locations
- Finish Floor Elevations

EXTERIOR ELEVATIONS

- Minimum of Four Full Elevations
- Existing and Finish Grades
- Plate Heights
- Ridge Heights
- Indication of All Exterior Material
- Fenestration and Window Composition

Final Design Review Checklist

SUBMITTAL TO ADMINISTRATOR

- Set of Drawings (11 x 17)
- Cut Sheets, Lamp Size Intentions, and Finishes for All Exterior Light Fixtures
- Plant List Containing Species, Quantities and Sizes of Specimens to be Added
- Completed Exterior Colour and Material Form

SITE PLAN - Scale 1/8" = 1'0"

- Entire Property Shown
- Existing and Proposed Topography
- Property Boundaries Shown
- Easements
- Setbacks
- Edge of Pavement
- Proposed Construction Activity Zone (Include Driveway Access & Temporary Fencing for Utility Trenching)
- Building Footprint
- All Proposed Structures shown with Roof Overhangs and Directions
- Driveways, Parking Area(s), Paving, and Surface Materials
- Patios, Porches, Decks, Terraces, Site Walls
- Finish Floor Elevation of All Levels
- Location and Maximum Heights of Retaining Walls
- Location of Utilities and Proposed Trenching
- Location of all Improvements on Adjacent Parcels
- Location of Previous Site Disturbances
- All Protected Plants and Trees
- Location of Utility Connections to Home
- Filter Fencing, Drip Trenches, and Other Temporary and Permanent Best Management Practices Located and Noted

LANDSCAPE PLAN - Scale 1/8" = 1'0"

- Quantities, Sizes, Species and Locations of Proposed Plants
- Location of any Enhanced Landscape if Applicable
- Areas of Pre-existing Site Disturbances
- Paving, Terraces, Patios, Courtyards, Structures, Posts, Walls
- Vegetation and Trees to be Transplanted, with New Locations
- Irrigation System: Locations, Types, Lifetime Limit if Applicable
- Decorative Material and Borders
- Details or Sections of Posts, Address Marker Stones, Containment Devices and any Other Elements at Scale 1" = 1'0"
- Any Exterior Landscape Lighting

FLOOR PLANS - Scale 1/4" = 1'0"

- Patios, Porches, Decks, Terraces, Site Walls
- Window Locations
- Finish Floor Elevations
- Exterior Light Fixture Locations

EXTERIOR ELEVATIONS – Scale 1/4" = 1'0"

- Minimum of Four Full Elevations
- Existing and Finish Grades
- Plate Heights
- Ridge Heights
- Indication and Notation of All Exterior Material
- Fenestration and Window Composition (Include Garage Doors, Front Door, etc.)
- Colour Rendering on One Elevation

ROOF PLANS – Scale 1/4" = 1'0"

- All Roof Pitches (framing plans not necessary)
- Locations of Proposed Roofing Materials
- Skylights (if applicable)

BUILDING SECTIONS – Scale 1/4" = 1'0"

- Existing and Finish Grades
- Minimum One for Each Major Structure

COLOUR BOARD

- Samples of Each Exterior Material, Firmly Secured to a Stiff Board (Siding, Roofing, Stone, Non-Asphalt Paving, Flashing, Trim, Doors, Windows, Accents, Light Fixtures)