



RAVENS DRIVE DEVELOPMENTS LTD.

Ravenswood Phase 4 Design Guidelines

21/05/2019

1.0 Contacts

Developer: Infinity Properties Ltd.
#205 – 6360 – 202 Street,
Langley, B.C., V2Y 1N2
Tel: (604) 532-6060 Fax: (604) 270-8238

Design Consultant Michael Tynan
Tynan Consulting Ltd.
13659 – 108 Avenue
Surrey, B.C., V3T 2K4
Tel: (604) 921-6912 Fax: (604) 921-6952
Email: mtynan@tynanconsulting.net

Civil Engineer Cormac Nolan
Core Group Civil Consultants Ltd.
#320 – 8988 Fraserton Court,
Burnaby, B.C. V5J 5H8
Tel: (604) 299-0605 Fax: (604) 299-0629
cnolan@coregroupconsultants.com

2.0 Design Approval Process

2.1 Compliance With Guidelines

The Owner/Builder shall not apply for building permit from the District of Squamish or commence site work or construction of any improvement until the Design Consultant has approved:

- a) site plan, which shall also be in conformance with the sediment control plan and approved grading plan; and
- b) architectural plans

2.1 Design Submission

- a) Preliminary Approval

The Owner/Builder is required to submit a simple site plan and front elevation prior to commencing full design.

- b) Full Design Submission

The following are required prior to issuance of design approval:

- Design Review Fee, to be paid when final plans are submitted to the design consultant;
- Floor plans for all floors
- Elevation plans for all four elevations showing:
 - all floor elevations, and garage slab elevation;
 - preconstruction and finished grade lines;
 - maximum height per zoning bylaw;
 - exterior finishing details and materials; and

- grade level at the sideyard closest to the corners of the house
- Site plan showing:
 - Location of all structures, dimensioned to prove conformance with setback provisions of the zoning bylaw;
 - driveway location, driveway slope and materials;
 - preconstruction and post construction grade lines at each lot and building corner (i.e. existing and proposed grades);
 - location, height and material for retaining walls;
 - location of accessory buildings; and
 - calculations proving compliance with lot coverage and floor area restrictions of the zoning bylaws
- Landscaping plan, which can be incorporated into the site plan
- Colour and material schedule

2.2 Security Deposit and Design Review Fee

- The Design Review Fee of \$625.00 plus tax is to be paid to the Design Consultant with the submission of the Full Design Submission.
- The Security deposit of \$10,000 is to be paid to the Developer at time of completion of the purchase of a lot.
- Failure to comply with these guidelines will result in the forfeiture of all or part of the design deposit at the sole discretion of the Developer.

3.0 House Design

3.1 House Size

	<u>Minimum</u>
Two storey	1,800 sq.ft.
Rancher	1,400 sq.ft.
Multilevel	1,800 sq.ft.

NB: 1) Floor size excludes garage and basement level (where less than 4 feet is exposed at the front.
 2) Where house design and siting merit, Design Consultant may allow variances from the above minimum house sizes.

3.2 Massing

- Two storey high walls, not broken with a roof line, are not permitted on the front elevation, unless a specific exemption is granted by the design consultant based on the overall strength of architectural features;
- Main floor elevation is not to be greater than 1.2 m. above surrounding grade on the front façade, unless grading conditions make conformance with this regulation impossible, in which case design strategies shall be used to reduce the apparent wall mass, as determined by the Design Consultant;
- Over height garages are to be treated through roof breaks or trim details to reduce the flat wall face above the garage door. Garage walls shall not exceed a height of 11'-10" measured from the garage slab to the top of the double top plate; and
- to reduce emphasis on the garage element, only common hip, or shed roof forms should be used above the garage, and common gable roofs should not be used unless approved by the Design Consultant based on the strength of the architecture overall.

3.3 Building Repetition and Transition of House Styles

- no repetition of identical, mirror image or insignificant variations in front elevation is permitted within 3 lots on either side of street;
- Permitted architectural styles include only "West Coast Contemporary", "West Coast Modern", and "Modern Prairie", as determined by the Design Consultant. Styles not permitted include "Heritage", "Neo-Heritage", "Traditional", "Neo-Traditional", "Colonial" and other non-modern styles, as determined by the Design Consultant.
- the Design Consultant can reject any architectural style if in the Design Consultant's opinion the chosen architectural style is not compatible with the style of neighbouring homes, or is inconsistent with the emerging style of the overall project;
- Generally, transitions of greater than 4:12 roof pitch between adjacent homes will not be permitted. Exceptions can be considered where alternate transitional strategies such as variable exterior wall heights are used to achieve an acceptable transition, subject to the discretion of the Design Consultant;
- Generally where prior design approvals have created a uniform streetscape of a single architectural style, contrasting architectural styles will not be permitted in the midst of the predominant architectural style. It is recommended therefore that if a specific architectural style is desired, that the intended design be reviewed by the Design Consultant prior to final subject removal on the lot purchase; and
- Where in the opinion of the Design Consultant, adjacent homes have significantly different architectural styles, the Design Consultant may require the later approved house plan to alter roof pitches, colours, finishing materials, and trim details to increase consistency between contrasting architectural styles.

3.4 Exterior Finish

- Not more than 3 different cladding materials permitted on any one elevation
- Cladding materials should be consistent with the permitted modern styles, and incorporate feature areas with materials such as Longboard, clear stained narrow profile horizontal cedar siding, Fibre-cement panels, masonry applied in a manner consistent with the permitted modern styles, and other materials which reinforce the style character as determined by the Design Consultant.
- Approved materials are:
 - **Vinyl siding** - manufacturers premium lines only, and in neutral or natural colours only, at the sides and the rear of the home only, subject to approval of the Design Consultant
 - **Hardiplank and Hardipanel** (or other fibre cement board subject to approval of the Design Consultant.
 - **Shingles** - wood or fibre-cement products only (no vinyl). Application must be consistent with modern styling, as determined by the Design Consultant.
 - **Stone** - reflective stone not permitted. Modern style application required.
 - **Brick** - in neutral and natural colours only.
 - **Cedar**
 - **Stucco**
- Vinyl siding should not be used on any street facing wall face;
- In addition to wood trim, homes with vinyl siding on street facing elevations are to have additional detailing (eg: covered porches with wood railing or a minimum of 20% of exposed wall face accented in wood and/or brick or stone feature, or additional treatments as determined by the Design Consultant). Where wood, brick or stone feature extend to a corner, the accent material shall "turn the corner" by not less than 3 feet or to a vertical break such as chimney or wall projection (unless such brick or stone return is to simulate a column, in which case the return shall be at least equal to the width of the front column face);
- Vinyl and stucco should not be used on the same home;
- No concrete blocks or jumbo brick are to be used;
- Vinyl siding to be premium manufacturers lines only, and in colours approved by the Design Consultant; and

- Exposed concrete foundation walls are not to exceed 0.6 m. in height. On front or exterior side yards, exposed concrete foundation walls over 0.4 m. height are to be screened by landscaping.

3.5 Accent Materials and Trims

- accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed wall face on the ground floor, unless the Design Consultant approves a lesser quantity based on the amount of other additional feature wall cladding materials such as wood shingles, wood siding, Hardiplank, Hardipanel with wood battens or other materials used on the front facade;
- brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- only 1 x 4 nominal or 1 x 6 nominal trim is used on all street facing elevations unless the use of this trim is inconsistent with the style of the home, as determined by the Design Consultant;
- mortar shall be grey or earth tone colours only;
- the base of the structure at the front of the home is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material;
- all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

3.6 Roofs

- Roof overhangs are to be a minimum of 1'-8" at the lower floor and a minimum of 1'-4" at the upper floor. Larger roof overhangs may be required subject to consistency with the style and design of the home, as determined by the Design Consultant. Main floor roof overhangs must exceed upper floor roof overhangs by a minimum of 4 inches, unless a reduction is justified based on architectural merit, as determined by the Design Consultant;
- The minimum roof pitch is flat, and the maximum roof pitch is 8:12;
- Permitted roof materials are:
 - asphalt shingles in shake profile with 30 year or greater warranty and manufactured raised ridge cap;
 - metal roof. Colour and profile subject to approval of Design Consultant;
 - for roof pitches under 3:12 roll roofing or tar and gravel roofing is permitted;
- Only the following roof colours are approved: grey, brown or black; and
- Skylights which are bubble style are not permitted on street facing elevations

3.7 Colours

- Colours must complement the forest setting. Earth tones or naturally occurring shades are encouraged;
- White and other bright colours are not permitted on main cladding materials; and
- All colours must be approved prior to installation.

3.8 Windows

- Window openings on the front façade are only of a consistent geometrical shape with the exception that a maximum of two feature windows on the lower floor may be of different shape.

3.9 Front Entry Design

- The front entrance design does not exceed a height of 3.05 metres (10.0 feet) measured from the top of the stoop slab to the underside of the entry roof, except where the front entrance roof is vaulted in which case the maximum height shall be determined by the Design Consultant.

3.10 Chimneys and Protrusions

- All chimney, closet or hutch protrusions that are visible from the street are to be extended to the ground and are not permitted to be cantilevered. Projections at the main floor level that are visible from the street, including chimneys, hutches, closets, and bay or boxed windows are to extend to within 10 inches of the final landscape grade, or where the projection is located above a deck, the projection is to extend fully down to the deck floor below.

3.11 Decks and Raised Porches

- On front and exterior side yards, the exterior wall face beneath a raise deck or porch is to be finished in the primary wall cladding or other material approved by the Design Consultant;
- On front and exterior side yards, raised decks and porches are not to be enclosed by lattice but are either to be left open below the deck with appropriate ground cover or are to be screened by landscaping; and
- No more than 0.5 m. gravel strip adjacent to the house will be permitted beneath a raised deck or porch on the front or exterior side yard.

4.0 The Lot Design

4.1 Driveways, Walkways and Parking

- No carports, single car garages or garages in the rear yard (except on corner lots) are permitted. Garages must be fully enclosed.
- If the garage is attached, it must be coloured and finished the same as the house.
- If the garage is detached, then the same or complementary style may be permitted
- Driveways and sidewalks are to be in the following materials:
 - pavers in grey or browns
 - stamped concrete in grey or browns
 - “broom-finish” (brushed) concrete, only if coloured in medium to dark neutral or natural concrete colours.
 - exposed aggregate
- The location of driveway and walkways avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales on the lot grading plan.
- The front entry walkway material does not differ from that used for the driveway
- Asphalt surfacing materials are not used anywhere on the lot

4.2 Siting and Setbacks

- The siting of house and accessory buildings must comply with:
 - the District of Squamish zoning bylaw;
 - District approved development variance permits for the development; and
 - easements and covenants on title;
- The siting of improvements complies with the Design Consultant’s requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent improvements; and
- The siting of improvements does not conflict with the location of significant trees, streetlights, swales, or utility boxes.

4.3 Lot Grading

- The proposed lot grading is in accordance with the lot grading plan for the development that has been accepted by the District of Squamish and preserves any swales or sub-surface storm water systems

4.4 Retaining Walls

- The maximum height of a retaining wall is no more than 0.9 metres (3.0 feet) except retaining walls approved by the District on the lot grading plan for the development.
- Retaining walls visible from the street are constructed of architecturally treated masonry (eg. Allan Blocks or Pisa Stone)

4.5 Landscaping

- All yards are to be landscaped within 60 days of substantial completion of the home.
- Front and exterior side yards are to be sodded from the curb to the house and landscaped with significant areas of flower beds and shrubbery (typically 15 shrubs of a minimum 3 gallon size)
- Rear yards are to be seeded or sodded.

4.6 Fencing

- No fencing permitted in the front yard or in the exterior sideyard (flanking street side of a corner lot) in the area between the rear wall face of the house and the front lot line;
- Rear yards that flank a street must be enclosed with a solid 6 foot cedar fence (no lattice permitted); and
- Only solid 6 foot cedar fence (no lattice) is permitted in interior side yards and rear yards (except in the case where the Developer has installed another style of fence along the riparian edge).

5.0 Construction Practices

5.1 Damages

- The Builder and/or lot owner is responsible for repairing any damage to curb, sidewalk, roadways, swales, service connections, street trees, and landscaping within municipal property, as a result of the house construction. The Builder and/or lot owner should inspect the lot prior to construction and inform the Developer, the Design Consultant and the Permits & Licenses Department of the District of Squamish of any existing damage. Once the house is constructed, the lot and adjacent services will be inspected to ensure that any and all damage is repaired. Should the Builder and/or owner fail to make the necessary repairs, then the Developer will do so and deduct the costs from the compliance deposit. If the cost of repairs exceeds the value of the compliance deposit, the owner shall both forfeit the compliance deposit and be liable for the full amount of costs in excess of the value of the compliance deposit.

5.2 Site Cleanliness

- The Builder and/or lot owner is required to keep the lot, sidewalk, curb, and street clean and orderly during construction. This requirement includes keeping roads clear of soil and debris

throughout the entire course of construction. Failure to keep roads clean may result in remedial action being undertaken by the Developer, with costs including an administration charge, to be deducted from the compliance deposit. There shall be no burning of construction waste.

- All debris from construction is to be removed within 30 days.

5.3 Sediment Control

- The development is surrounded by creeks which provide habitat for fish that must be protected from sediment laden surface runoff. It is critical that a sediment control plan be prepared, installed and maintained for each lot prior to starting any construction or site works.

6.0 Liability and Variances

- The Developer, its designated Design Consultant, and the District of Squamish assume no responsibility for the accuracy of the information provided or from any losses or damages resulting from its use. Nothing contained within these Design Guidelines shall impose any liability on the Developer, the District of Squamish, or the Design Consultant, for damages of any kind, consequential or otherwise, resulting from these building design guidelines.
- The purpose of these guidelines is to provide a pleasing streetscape and neighbourhood at the discretion of the Developer and Design Consultant. The Developer and the Design Consultant may vary any of these guidelines for one or more of the proposed lots.